

Innovator of the Year

Nominee: Strategic Development & Construction for State Renaissance Court

Developer: Strategic Development & Construction

State Renaissance Court is an 8-story mixed income rental building that is the first among a group of new buildings that are transforming Schermerhorn Street in Downtown Brooklyn from an inactive street with a proliferation of parking lots to a thriving residential and retail street that will reconnect the thriving brownstone neighborhoods of Brooklyn Heights, Boerum Hill and Fort Greene.

The project consists of 158 units with 30% designated for low income families, 20% for middle-income families and 50% at market rents; all in a full service luxury building. There is 15,000 square feet of ground-level retail space and a 72-vehicle parking garage. Built directly on top of the Hoyt-Schermerhorn subway station, the building had to meet stringent seismic parameters set by the NYC Transit Authority. Strategic Construction Corp. was the general contractor of the project. The whole building is supported by the roof of the subway station.

The centerpiece is a complex, external support network of 270 custom-designed steel spring isolator assemblies which serve as a cushion and allow a soft connection with the subway structure, as opposed to a rigidly fixed contact. The steel spring isolators sit on top of 26 concrete-encased steel girders, which are part of the original subway structure and ensure that the building will not exert any lateral loads to the subway structure in the event of an earthquake. The spring isolators were also designed to prevent transfer of sound and vibration from the subway. State Renaissance Court is a joint venture of Strategic Development & Construction Group and IBEC Building Corporation and is funded by HDC with \$35.2 million in tax exempt bonds and \$3.5 million in HDC financing. The bonds were credit enhanced by Freddie Mac and underwritten by Merrill Lynch. By obtaining a forward commitment from Freddie Mac, bond proceeds were available during construction and were administered by Citibank CDC.



Photos: State Renaissance Court, Brooklyn, NY

