



The LiRo Group

Avant Caribe, Design of Multi-use Building

East Harlem, Manhattan, NY

Client:

Horizon Investment Corporation
228 Alexander Avenue,
Bronx, NY 10454

Reference:

Aureo Cardona

718-585-4534

Total Project Cost:

\$250,000,000

Completion Date: 2009

Project Overview:

Avant Caribe is an 800,000 sf mixed-use residential/commercial/hotel/museum project located on a full city block between Madison and Park Avenues and 111th and 112th Streets, in East Harlem. The current estimated construction cost is \$250 million. LiRo will provide help with the architectural design. (Robert J. Piscioneri, \$250M, 2005)

The development, in recognizing the aspirations of the developer and the community, as stated in the AVANT CARIBE CONCEPT, provided an integrated harmonious multi-use environment with all aspects of daily life enriched by the inclusion of significant cultural, entertainment, community, retail, service and residential elements.

The architectural expression defined and highlighted each element with both distinctive form and material (such as the Taller Boricua Gallery/ Museum) and integrated each element into a varied but cohesive overall structure.

Through the inclusion of a semi-public interior east/west corridor and a north/south mid-block access the full block development was opened up, and made permeable at both the pedestrian scale, and with significant glass elements at an overall massing scale as well.

Richly colored, traditional, high quality iron-spot brick was used extensively on the affordable housing elements on both 111th and 112th Street as an iconic reference to historical housing in NYC. The predominate use of glass on the overall project expressed the crystalline faceted forms, which provided a shimmering, reflective quality which changes with the weather and the time of day. The program, with this architectural expression is now a beacon of liveliness and hope within this community.

Avant Caribe is an 800,000 sf mixed-use residential/commercial/hotel/museum project located on a full city block between Madison and Park Avenues and 111th and 112th Streets, in East Harlem. The current estimated construction cost is \$250 million. The project is sponsored by Taller Boricua, a noted Puerto Rican art and culture organization. The project features a 35,000 s.f. world class gallery/museum/workshop for Taller Boricua. The developer is HIC LLC (Horizons Investors Crop.) with financing provided by Banc of America. The project included a 145-unit hotel, a 28 story 130 unit condominium tower and 254 units of mixed income subsidized housing. We have completed schematic design and are currently on review of the project with New York City HPD and City Planning Commission, in preparation for a ULURP process. Construction is scheduled to begin in late 2006. We are working with Robert J. Piscioneri, Architect, Weidlinger Associates, Structural Engineers and Cosentini Associates, MEP Engineers.

