

# 1 Hotel Central Park

Starwood Capital  
New York, NY



Development of a new brand, 1 Hotel by Starwood Capital. Conversion of an existing 19 story commercial office building into a 230 key luxury lifestyle hotel at 1414 Avenue of the Americas in midtown Manhattan.

## Architect

Gwathmey Siegel Kaufman & Associates Architects, LLC  
New York, NY

## Interior Designer

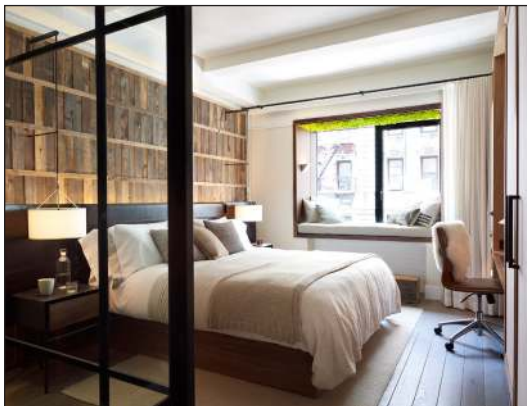
AvroKO Hospitality Group, New York, NY

## Owner

Starwood Capital Group, Greenwich, CT

## Challenges

- selective demolition and asbestos removal working around two existing tenants
- existing tenant (Dentist on 18<sup>th</sup> floor) remained throughout construction. All MEP and egress was redesigned around occupied areas. Maintained 2 means of egress and 2 elevators plus all services at all times



## Features

- façade restoration and construction of new entryways including custom steel storefront
- renovations to core including relocation of stairwells and construction of new elevator shaft
- innovative VRF (Variable Refrigerant Flow) HVAC system
- custom box-bay replacement windows
- fully integrated IT with Crestcon systems, iphone central for room control
- LEED certified
- custom built three tiered roof dunnage to house HVAC equipment
- creation of high end social spaces and restaurant “Jams” by star chef Jonathan Waxman
- fully irrigated living exterior wall at storefront and 3 levels of façade and guest entry
- reclaimed wood from old water tanks and barns used for paneling of guestroom walls and ceilings



## Services

Construction Management