



OWNER, DEVELOPER, MANAGER

Media Contact: Great Ink – 212-741-2977
Roxanne Donovan/Kelly Ferraro/Alyson Leiter

HFZ Announces Collaboration with Robert A.M. Stern Architects Full Block Transformation of Historic Belnord Marks First for Firm

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***Creating Magnificent Condominiums in Coveted Upper West Side Full-Block Gem
With Commitment to Outstanding Architecture and Design***

New York, NY - April 5, 2017 -- Ziel Feldman, Chairman and Founder of HFZ Capital Group, today announced that HFZ will collaborate with renowned Robert A.M. Stern Architects to design and execute the long-planned transformation of the historic Belnord into luxury condominiums. The Belnord represents the first conversion of a historic full-block apartment house for Robert A.M. Stern Architects. The limestone-and-brick Italian Renaissance building, originally completed in 1908, occupies a full square block on the east side of Broadway between West 86th and West 87th Streets. Together, HFZ and Stern will reimagine and complete the conversion of approximately 95 of the rental apartments at The Belnord to luxury condominium residences. The elements of the HFZ plan will be unveiled when the property is brought to the market in the third quarter of 2017. BP Architects is executive architect for the project.

HFZ, one of the most prolific developers in Manhattan, is currently managing or bringing to market over 6 million square feet of mixed use property to New York City offering 2,500 residential units, in addition to multiple endeavors nationwide.

The selection of Robert A.M. Stern Architects to re-envision the Belnord comes on the heels of HFZ's recent work with other noted architects including David Chipperfield in his first residential commission The Bryant. HFZ also commissioned Thomas Juul-Hansen on a pair of boutique properties showcasing the first buildings he has designed both inside and out: 505 West 19th Street and 11 Beach. The Belnord is HFZ's second full square block development in Manhattan underway this year. The firm is also developing The Eleventh, a full square block mixed-use property at 76 11th Avenue, with Bjarke Ingels Group as architect and featuring luxury condominiums, the nation's first Six Senses hotel as well as a park, spa and retail space.

HFZ enjoys a stellar reputation for restoring and preserving historic buildings to their original grace and refinement, as well as for developing architecturally significant ground up properties. At The Belnord, originally designed in 1908 by famed architectural firm Hiss and Weekes, the 14-story property offered more than 200 elegant residences surrounding a beautifully landscaped garden entered through a porte-cochere. Designated a New York City landmark in 1966, the Belnord was added to the National Register of Historic Places in 1980.

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HFZ and RAMSA Collaborate on Belnord Transformation

Robert A.M. Stern Architects is internationally recognized for its expertise in the design of apartment buildings, including in New York the record-setting 15 Central Park West for Zeckendorf Development, 220 Central Park West for Vornado, The Chatham and Superior Ink for Related, and 30 Park Place for Silverstein Properties. The firm's founder, Robert A.M. Stern, a committed preservationist as well as a practicing architect, is also lead co-author of the renowned *New York* book series that documents the history of the city's architecture and urbanism from the end of the Civil War to the millennium.



"We have a long history of success with thoughtful conversions that preserve and enhance irreplaceable pre-war structures, especially the magnificent properties that are the very fabric of the Upper West Side," said HFZ Chairman Ziel Feldman, noting the firm's experience with properties such as the Chatsworth at 344 West 72nd Street, The Astor at 235 West 75th Street and The Marquand at 11 East 68th Street in collaboration with design firm Shelton, Mindel & Associates. "Working with Bob Stern and his team at the Belnord ensures we will truly enrich the property and the experience of living in an historic building, blending the gracious early 20th Century era of design and space with every modern, elegant touch."

"It is a privilege to be able to be part of the reimagined Belnord, the grandest of New York's turn-of-the-twentieth-century full square block courtyard buildings and a building I've long admired," said Robert A.M. Stern, founder and Senior Partner of Robert A.M. Stern Architects. "The Belnord has great bones and we're giving it a top-drawer restoration, preserving its original charm, but with a few nips and tucks for security and accessibility already approved by the Landmarks Preservation Commission; creating a new fitness center; and then transforming the apartments to suit 21st-century living."

ABOUT HFZ CAPITAL GROUP

HFZ Capital Group is a Manhattan-based real estate investment and development firm with expertise in

a broad range of real estate disciplines including underwriting analytics, structured finance, investment, development, construction and asset management. HFZ capitalizes on development and investment opportunities both in the U.S. and abroad and has acquired, owned, developed and operated properties across many asset classes, including residential, hotel, retail, sports and entertainment. Ziel Feldman, HFZ's Founder and Managing Principal, has championed the development of mixed-use luxury properties for over 25 years across a broad range of Manhattan neighborhoods with over 13,000 residential units bought, sold and developed. Today HFZ is managing and developing over 6 million square feet of real estate and bringing nearly 2,500 residential units to market. The company has a stellar reputation for restoring and preserving historic buildings to their original grace and refinement, as well as ground up developments that deliver architecturally significant properties through collaboration with renowned architects and designers. www.hfzcap.com

ABOUT ROBERT A.M. STERN ARCHITECTS, LLP

Robert A.M. Stern Architects is a 300-person firm of architects, landscape designers, interior designers, and supporting staff. Over its 48-year history, RAMSA has established an international reputation as a leading architecture firm with wide experience in residential, commercial, and institutional work. The firm does not promote a signature style, but rather has developed a scholarly approach to architecture that enables its buildings to carry forward the best aspects of the physical and cultural context—to celebrate the spirit of the place—that is unique to every project. This approach has led to successful residential buildings in New York, Philadelphia, Atlanta, Dallas, Los Angeles, Toronto, Vancouver, Taipei, Hong Kong, Shanghai, and Lima, Peru—projects documented in the recently published monograph *City Living: Apartment Houses by Robert A.M. Stern Architects*. Robert A.M. Stern, the firm's founder and Senior Partner, is co-author of the renowned five-volume *New York* series, which documents the city's architecture and urbanism from the end of the Civil War to the millennium. For more information, please visit <http://www.ramsa.com>.