

River & Warren

New York City, USA

What makes this building work for children and youth?

- A variety of amenities are vertically integrated into the building.
- The lobby connects directly to Teardrop Park and Rockefeller Park.
- The private rooftop space includes a play area, entertainment area and outdoor kitchen.
- Residents have access to extra storage and a bike room.
- Most units have two or more bedrooms.



The lobby of River & Warren opens directly onto the Teardrop Public Park.

PROJECT INFORMATION

Address: 212 Warren Street

Developer: Centurion Real Estate Partners and Five Mile Capital Partners

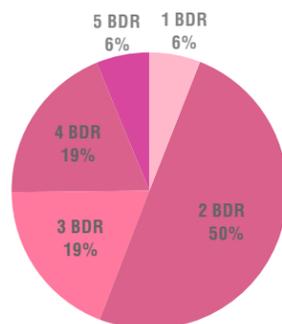
Architect: CetraRuddy

Year Completed: 2001, renovated in 2014

Built Form Typology: 28 storey tower

UNIT BREAKDOWN

Total units: 168



River and Warren is a newly renovated development located on the Hudson River Waterfront and in the heart of Battery Park City, a predominantly residential planned community in downtown Manhattan.

Of the 168 spacious units, a majority contain two, three and four bedrooms, which are suitable to a variety of household sizes. To facilitate a healthy lifestyle, there is a large fitness center spanning two floors. A number of fitness rooms have views out to the river and support many different types of activity such as a strength training studio, cardio conditioning area and glass-encased yoga room. In addition to the generous amount of storage built into the units, additional storage space and a bike room is accessible to residents within the building.

The lobby opens up to Battery Park on the harbour side of the building and to Teardrop Park on the other side,

providing 36 acres of outdoor space that can be supervised from lower level units. Residences also have access to a shared rooftop space on the 18th floor, equipped with a green lawn, a grill for cooking and cabanas for dining or socializing.

In recognition of its proximity to the water, River & Warren has a nautical themed playroom with an interactive lighthouse. The walls are graphic and include magnetic and dry-erase surfaces to encourage creativity on days spent indoors.

- 2+ Bedrooms
- Additional Personal Storage
- Storage for strollers & bikes
- Indoor Amenity for Children
- Outdoor Amenity for Children
- Vertically Integrated Facility
- Shared Community Amenities



Inside the children's playroom, the nautical theme is inspired by the building's location next to the waterfront.



The River & Warren building, as seen from Battery Park, features a vertically integrated outdoor amenity space halfway up the building on the 18th floor.



The rooftop garden has a variety of spaces that can be used for play or entertainment. They are connected directly to the indoor amenity areas.



The two-bedroom unit includes a large entrance and adjacent powder room and storage room. Bedrooms are separated from living areas for optimum privacy.