

**Liberty View Industrial Plaza**  
**850 Third Avenue, Brooklyn**

Type: Adaptive reuse  
Historic preservation  
Client: Salmar Properties  
Year: 2015 ~ Present  
Cost: \$98.8 million  
Project Size: 1,120,000 S.F.

This facility was designed and built in the age of reinforced concrete building structures. Rather than tearing it down, it was important to design with these features in mind. By not destroying the existing structure of this historic site we managed to preserve and reuse over 60,000 tons per cubic feet of concrete.

Partner in charge: Willy Zambrano  
Design Partner: Daniel Barrenechea  
Project Manager: Nancy Guzman  
Project Manager: Ebru Sulker



Award of Merit Adaptive Reuse / Historic Preservation



American Institute of Architects Brooklyn + Queens Design Awards 2016

**ZAD**

Zambrano Architectural Design  
410 Atlantic Avenue  
Freeport, NY 11520  
[www.zambranoarchitects.com](http://www.zambranoarchitects.com)

LIBERTY VIEW INDUSTRIAL PLAZA  
BROOKLYN GRANGE . BEYOND AT LIBERTY . MORGAN & MORGAN  
850 THIRD AVENUE,  
BROOKLYN, NY 11232



Owner: Salmar Properties, LLC  
850 Third Avenue,  
Brooklyn, NY

Contractor: Pheonix Network LLC

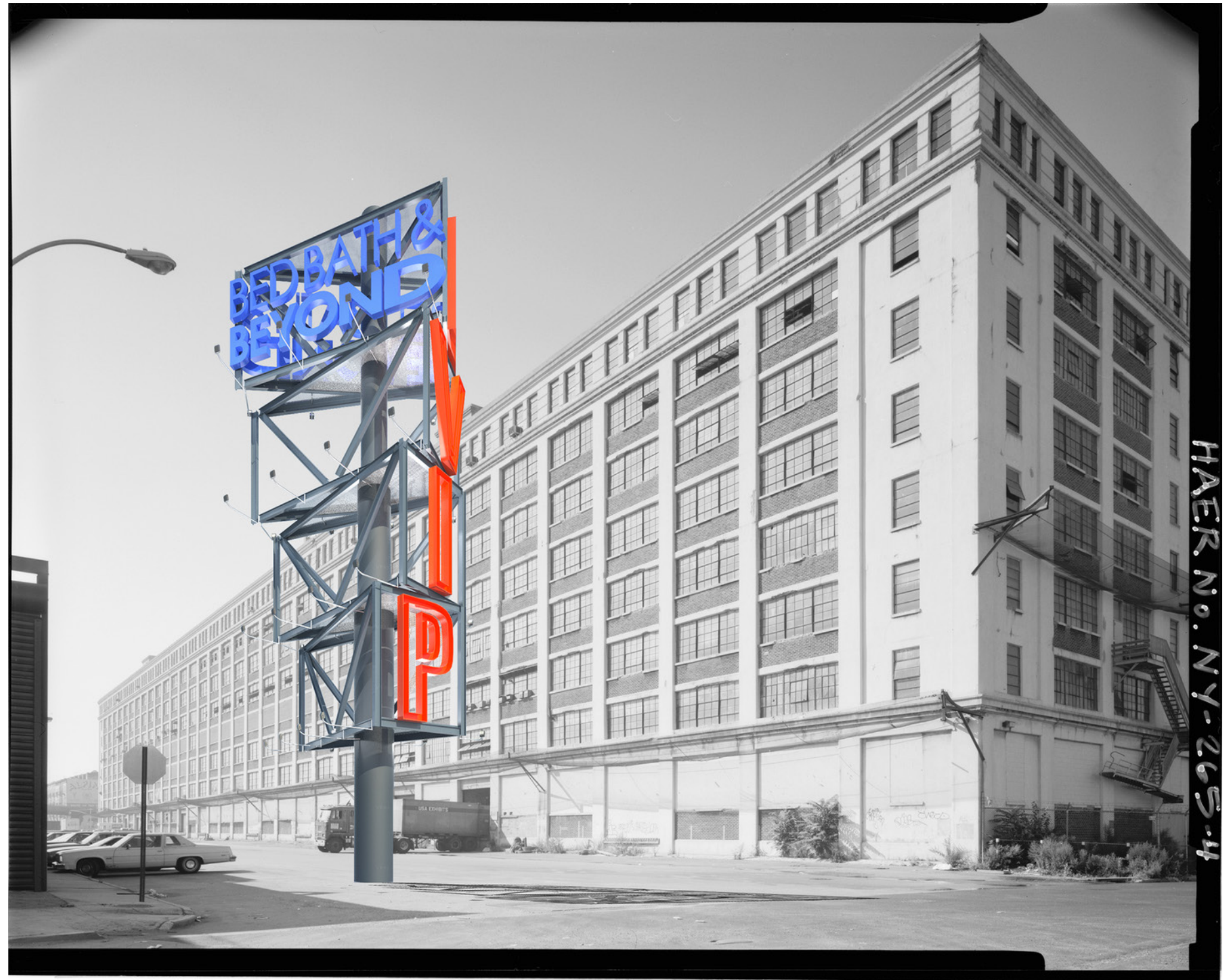
Structural: Titan Engineers

Mechanical: MGEengineering, DPC

Electrical: MGEengineering, DPC

Plumbing: MGEengineering, DPC

Liberty View Industrial Plaza (LIVP), formerly known as The U.S. Navy Fleet Base Storehouse No. 2, was designed and built as a military supply storage and distribution center warehouse in 1921, and for the duration of its military life was used as a major logistic component in support for the Third Naval District in the Sunset Park Waterfront area in South Brooklyn.



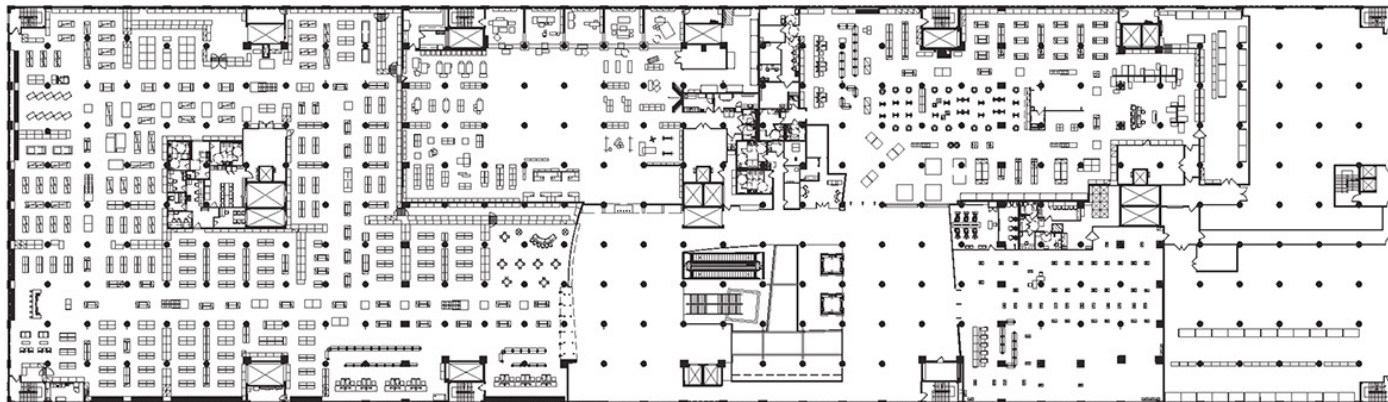
**ZAD**

Zambrano Architectural Design  
410 Atlantic Avenue  
Freeport, NY 11520  
[www.zambranoarchitects.com](http://www.zambranoarchitects.com)

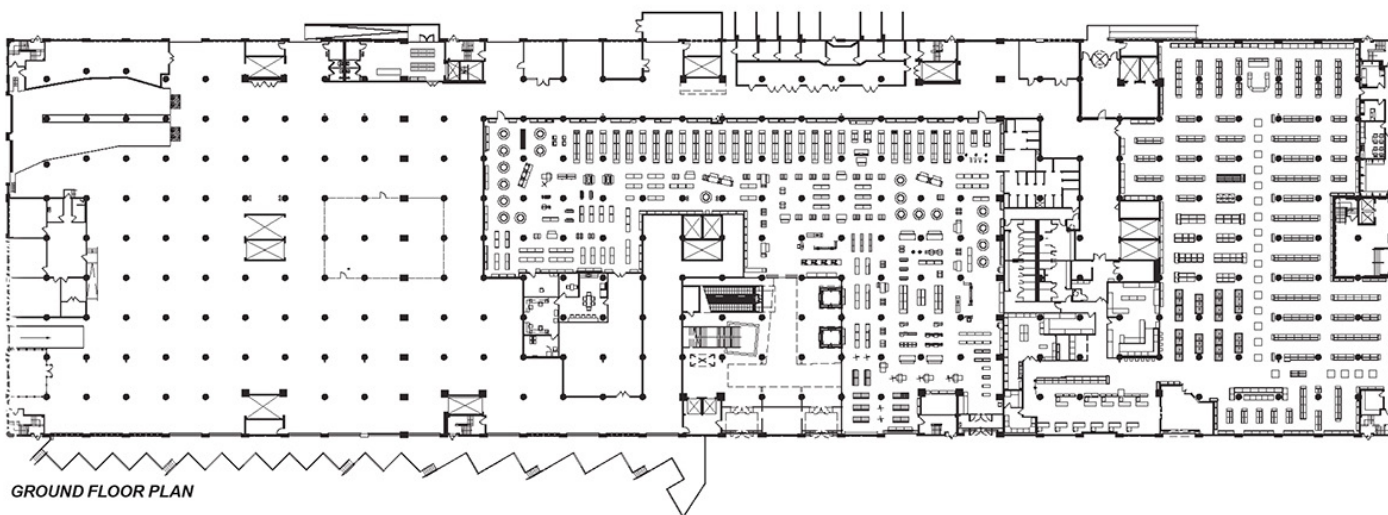
LIBERTY VIEW INDUSTRIAL PLAZA  
BROOKLYN GRANGE . BEYOND AT LIBERTY . MORGAN & MORGAN  
850 THIRD AVENUE,  
BROOKLYN, NY 11232



The area has remained loyal to its industrial past, enduring changing economies, and demographics. In 2012, Salmar Properties acquired the building from the New York City Industrial Development Agency (NYCIDA) as part of the Sunset Park Waterfront Vision Plan to revitalize the former industrial areas, with the objective to provide the opportunities to develop these sites into a 21st Century model for a diverse, dense and environmentally sustainable industry. The resulting project presents a building restored with the care and attention required to enhance a re-emerging neighborhood with all its new design features inserted strategically to support the continuing story of the new building's reincarnation. These interventions are solely aimed at creating an attractive tenant environment for LIVP. This is a State Historic Preservation Office registered project, and as such, has been the recipient of up to \$20 million in Tax Credits.



SECOND FLOOR PLAN



GROUND FLOOR PLAN





Since its inception, the restoration of the facility's façade to its original state was deemed a necessary first step. This was achieved through careful historical research of original architectural and historical documents available. Being aware that the former use of this building was one of the military warehouse capabilities, it was also important to acknowledge the robust features of this military depot of early 20th-century design. This facility was designed and built in the age of reinforced concrete building structures. Its strong grid system of piers and window openings creates a very striking and robust aesthetic, typical of military facilities of the time. To adapt its former life to the current use of light manufacturing and retail, a lighting design strategy to enhance its features was adopted. Additional exterior lighting design turns this mammoth structure into a neighborhood beacon, visible not only from the waterfront Sunset Park area and surrounding residential zones but from fast-moving Gowanus Expressway lanes. The resulting design restores the dignity and public presence of a former silent giant that is Liberty View Industrial Plaza.





All interior design interventions for tenants are aimed at maximizing natural light, the creation of flexible and multi-use spaces with sustainable design features. LIVP's public lobbies which are modern in design, include the prominent use of existing building features, such as exposed concrete columns and exposed sandblasted cleaned reinforced concrete slabs and wall surfaces in combination with strong colorful washes of golden walls and ceilings. Interiors were designed with clean lines, forms, and use of restrained materials, but with a lighting design strategy that highlights with precision existing architectural features mixed with contemporary materials. Its design has been intentionally restrained in color and finishes to allow individual tenants the liberty of introducing their brand highlights in color and program flexibility.





**Brooklyn Grange** farms rooftops, builds green spaces, and promotes sustainable living and local ecology through food, education, and events. They run on the belief that social enterprise is a powerful driver of positive change, and that businesses should be a nourishing part of their community. Located on a 3.5-acre rooftop farm in Sunset Park, Brooklyn, the light-flooded indoor/outdoor events space overlooks the New York Harbor, downtown Manhattan and Lady Liberty. Local bluestone slabs create vast outdoor patio spaces and walkways as timeless as they are ecologically friendly. The venue also includes a botanical- and vegetable-forward beverage program that aims to send no waste to landfills.



**ZAD**

Zambrano Architectural Design  
410 Atlantic Avenue  
Freeport, NY 11520  
[www.zambranoarchitects.com](http://www.zambranoarchitects.com)

LIBERTY VIEW INDUSTRIAL PLAZA  
BROOKLYN GRANGE . BEYOND AT LIBERTY . MORGAN & MORGAN  
850 THIRD AVENUE,  
BROOKLYN, NY 11232



The open and airy indoor spaces offer flexibility for small meetings and 200 person events alike. Natural light floods through floor-to-ceiling glass sliding doors. The Gazebo is an open-air seating area with overhead covering and water views, edison bulb string lights, nestled amongst wildflowers. The rooftop also grows herbs for exquisite, house-made botanical cocktails and greens that are irresistible all year round. The bare roofs are transformed into agricultural ecosystems, where farmers employ natural farming practices to grow a wide array of crops.





Way beyond four great stores in Sunset Park is ***Beyond at Liberty View***. Comprised of Bed bath and Beyond + Face Values + Buy Buy Baby + World Market + Public Food Hall, the double heighth space is markated by an upsidedown “disco floor” ceiling.



**ZAD**

Zambrano Architectural Design  
410 Atlantic Avenue  
Freeport, NY 11520  
[www.zambranoarchitects.com](http://www.zambranoarchitects.com)

LIBERTY VIEW INDUSTRIAL PLAZA  
BROOKLYN GRANGE . BEYOND AT LIBERTY . MORGAN & MORGAN  
850 THIRD AVENUE,  
BROOKLYN, NY 11232