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Morris Adjmi-Designed 30 East 31st Street Climbing Quickly, Gets First Glass, Midtown South



30 East 31st Street, rendering by Morris Adjmi Architects

BY: [NIKOLAI FEDAK](#) 8:00 AM ON OCTOBER 16, 2017

Back in February of 2015, [YIMBY reported on the initial new building applications for 30 East 31st Street](#), between Park and Madison Avenues, in Midtown South. In November of that year, [we revealed the first rendering for the project](#). Since then, filings have been amended for a slight height increase of two floors, and construction has entered full swing, with the Morris Adjmi-designed skyscraper now up to its fourteenth floor per the latest photos from [JC_Heights](#).



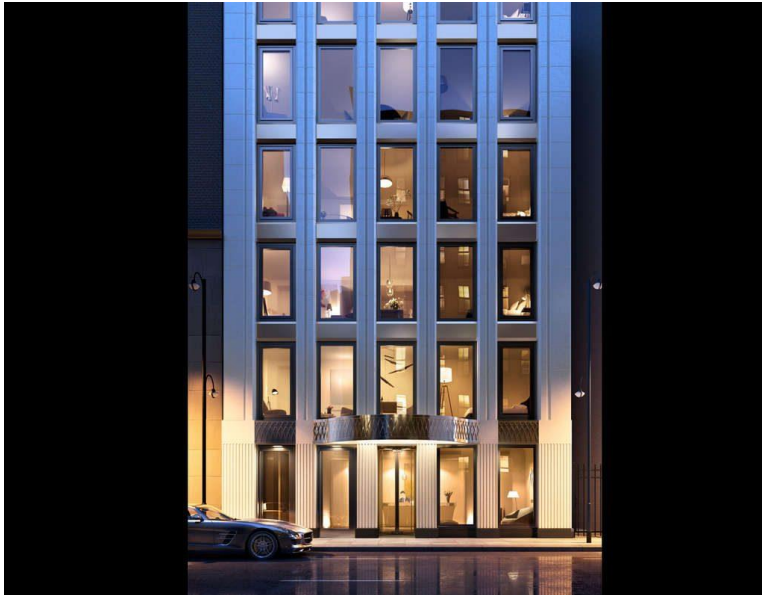
30 East 31st Street, photo by JC_Heights

The initial new building applications showed a 40-story building that would comprise 38 units. The revised applications show a 42-story tower with 41 units, with each of the spacious full-floor condominiums averaging over 1,700 square feet apiece. At 479 feet to the rooftop, the project will be quite prominent for the immediate neighborhood, which sits just to the south of the Midtown skyscraper plateau.



30 East 31st Street, photo by JC_Heights

The design shift since initial renderings were revealed has been quite positive. Besides the slight height increase, the base of the project now fronts directly onto 31st Street, where a break in the street-wall had previously been rendered. The exterior will be particularly attractive, and while it isn't obvious just yet, the concrete columns will end up crowning the building in a diagrid pattern, ensuring its relatively small mark on the overall skyline will be both distinctive, and attractive.



30 East 31st Street, rendering by Morris Adjmi Architects

The retail component has also disappeared in the re-filings, though the base will still be quite bright and attractive, and doormen still count as eyes on the street. The total construction area will be just over 88,000 square feet.

Ekstein Development is the developer, and completion is likely by the end of 2019.

<http://bit.ly/2ggelH4>