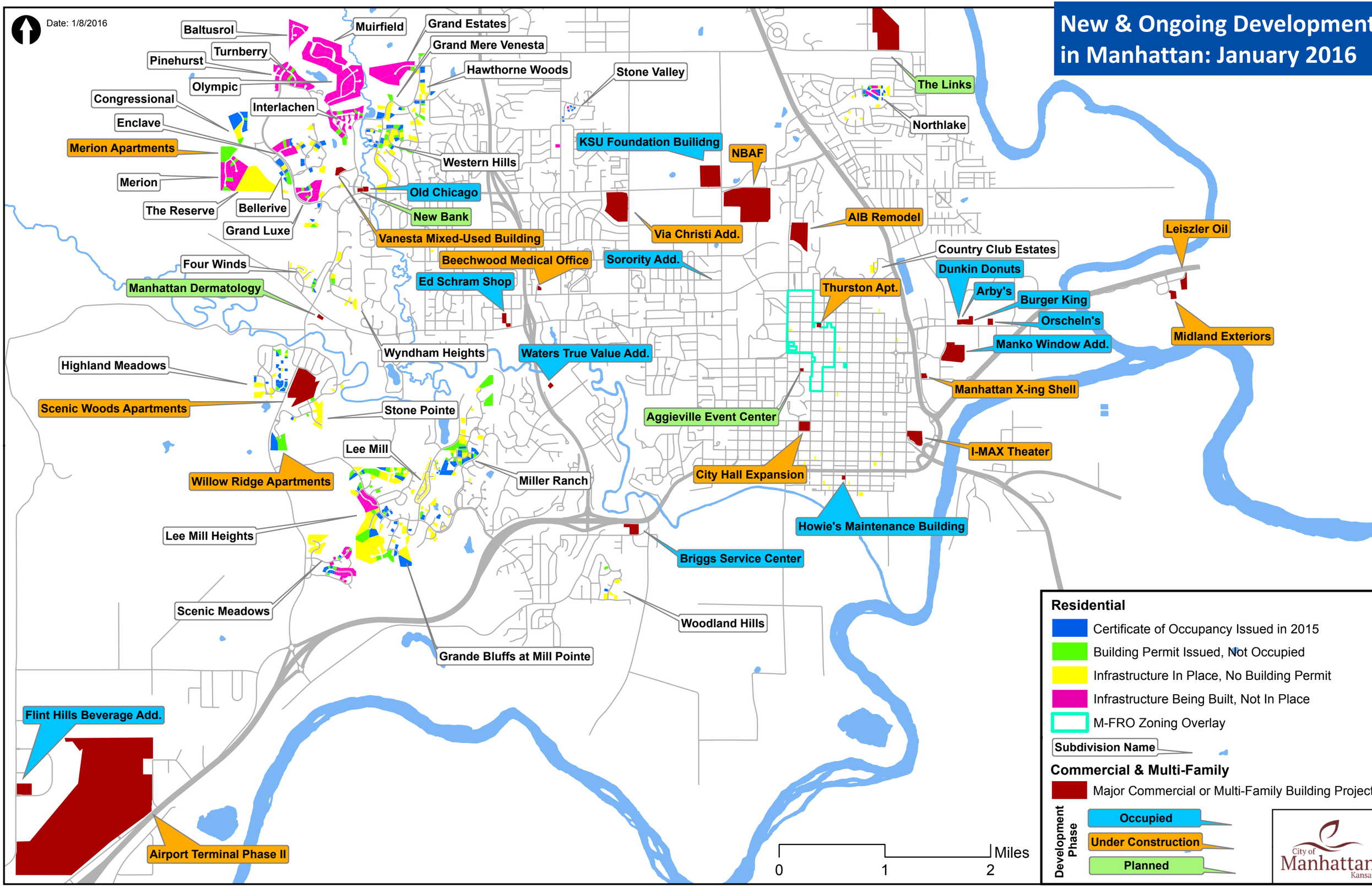New & Ongoing Development in Manhattan: January 2016