



September 8, 2014

CURBED MAPS

The Definitive Guide to the Hudson Yards Development Boom

By Jessica Dailey



Related Companies's 28-acre **Hudson Yards** megaproject isn't the only thing rising on the west side. The [2005 rezoning](#) that paved the way for the new neighborhood created an entire district ripe for new development, and now, nearly 10 years later, these developments are happening at breakneck speed. The [first tower](#) of [Hudson Yards](#) is rising, the High Line is [nearing completion](#), and dozens of new projects seem to pop up every day. To keep up with the craze, here is a map of **33 projects in the works** [within](#) the **Special Hudson Yards District**, which stretches roughly from 30th Street to 41st Street and from Eleventh Avenue to Eighth Avenue.



Note that this map only includes developments located within the Special District (above), so some developments that are very close to Hudson Yards but not actually within the district—like Related's new [Abington House](#) and their planned rental building at [520 West 30th Street](#)—are not included.

Development in the Hudson Yards Special District



10 HUDSON YARDS

The 52-story [10 Hudson Yards](#) will be the first tower completed [at the site](#). Designed by Kohn Pedersen Fox, it's currently under construction and on track for a late 2015 opening. The tower straddles the 10th Avenue spur of the High Line with a 60-foot arch, and Coach, the anchor tenant, will have a multi-story atrium that looks out over the elevated park.

10TH AVE & W 30TH ST, NEW YORK, NY 10001



30 HUDSON YARDS

The second Kohn Pedersen Fox-designed office tower at Hudson Yards sits at the northeast corner of the site, and it will rise to 1,337 feet, with an observation deck on the 75th floor. Permits were filed for it earlier this summer, and Time Warner Inc. has signed on as the anchor tenant. The 7-story retail podium sits between nos. 10 and 30.

10TH AVE & W 33RD ST, NEW YORK, NY 10001



THE SHOPS AT HUDSON YARDS

Towers 10 and 30 will be connected by a two-block-long, seven-story retail space with lots of glass and pedestrian walkways. It was recently announced that [Neiman Marcus](#) would be debuting its first NYC store as an anchor tenant at the site. There will also be restaurants on the fourth floor (chosen by Danny Meyer) and a ten-screen movie theater on the fifth.

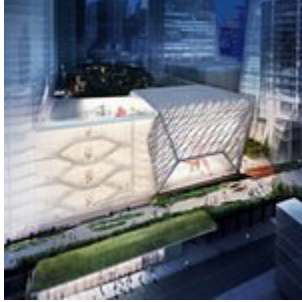
10TH AVE & W 31ST ST, NEW YORK, NY 10001



15 HUDSON YARDS

At 30th Street and Eleventh Avenue will sit Hudson Yards' only all-residential building, designed by Diller Scofidio + Renfro and David Rockwell. Quite the powerhouse team! It will rise more than 900 feet and contain 385 condos and rentals. Unfortunately, its design was recently dumbed down a bit, with the [elimination of decorative criss-crossing](#) at the middle of the facade. Completion is set for 2018.

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CULTURE SHED

The Culture Shed will be located at the base of 15 Hudson Yards, and its [innovative design](#) will feature a retractable canopy to make for a flexible space on the complex's public square. At one point work was supposed to start this year, but that's unlikely.

11TH AVE & W 30TH ST, NEW YORK, NY 10001



35 HUDSON YARDS

Like tower no. 15, 35 Hudson Yards (at left in this photo) also saw some kind of [unfortunate design changes](#). Created by David Childs, the tower was formerly a cylinder (and originally [a curvy, stepped structure](#)), and now it's your standard rectangle. It will hold 100 condos and a 150-room hotel, and it's unclear when construction could start on this tower.

11TH AVENUE & WEST 33RD STREET, NEW YORK, NY 10001



PUBLIC SPACE

Related has big dreams for the public space of Hudson Yards, envisioning it as NYC's version of Trafalgar Square and Piazza San Marco. Chairman Stephen Ross [commissioned](#) British artist Thomas Heatherwick to create a central public artwork for the space, which he says will be a "a new icon for the city." Heatherwick will work with landscape architect Thomas Woltz of Nelson Byrd Woltz Landscape Architects to design the 4-acre plaza in which the artwork will be placed.

W 34TH ST & 11TH AVE, NEW YORK, NY 10001



HIGH LINE PHASE III

The final leg of the High Line will open to the public on [September 21](#), meaning that visitors will be able to walk, uninterrupted, from Ganesvoort Street to 34th Street. Even with this, however, there will be one chunk that is still incomplete: the 10th Avenue spur, as it's directly connected to the construction of 10 Hudson Yards.

555 W 30TH ST, NEW YORK, NY 10001



55 HUDSON YARDS

Formerly known as One Hudson Yards and formerly owned by Gary Barnett of Extell, 55 Hudson Yards was acquired by Related [a year ago](#). Like a few other Hudson Yards towers, the design has changed since the original reveal. The 51-story office tower is designed by Eugene Kohn of Kohn Pedersen Fox and Kevin Roche of Kevin Roche John Dinkeloo and Associates LLC.

W 34TH ST & 11TH AVE, NEW YORK, NY 10001



50 HUDSON YARDS

Not many details have been revealed yet for the commercial office tower at 50 Hudson Yards, aside from its size; it will rise 62-stories and 1,068 feet. The site is currently occupied by buildings that Related will

eventually tear down. Recent renderings show a boxy building, but it's unclear which architecture firm will be designing it.

10TH AVENUE & WEST 33RD STREET, NEW YORK, NY 10001



HUDSON BOULEVARD

In addition to the new public square, Hudson Yards will also be home to a new pedestrian greenway called [Hudson Boulevard and Park](#). It will stretch between 33rd and 39th Streets, connecting with the square, which connects to the High Line, so one will eventually be able to walk from the Meatpacking District all the way to Hell's Kitchen in a park. The first chunk of the boulevard, between Tenth and Eleventh Avenues, is set to open with the 7 train extension entrance.

10TH AVENUE & WEST 33RD STREET, NEW YORK, NY 10001



3 HUDSON BOULEVARD

One of the first buildings to rise along Hudson Boulevard will be a 66-story, 1.8 million-square-foot tower by the Moinian Group. At 1,050 feet, it will reach supertall status, and it may or may not hold condos at the very top. The FXFOWLE-designed tower shares its foundation with the 7 train extension.

11TH AVENUE & WEST 34TH STREET, NEW YORK, NY 10001



7 LINE EXTENTION

The 7 train extension is more than eight months past its opening date, but during a tour in August, reps said that it would still open before the end of the year. It's 95 percent complete, but many vital pieces are part of that last 5 percent. As [of June](#), the tunnel ventilation hadn't passed acceptance, and the contract for the escalators, elevators, and communication was not finished.

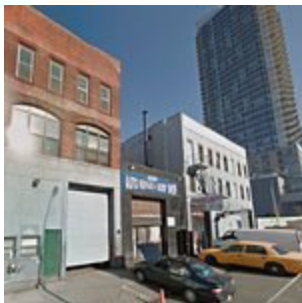
NEW YORK



435 TENTH AVENUE

There was a lot of hype about this site, which real estate firm Massey Knakal dubbed "[Hudson Spire](#)," as it could have held the tallest tower in the western hemisphere, but new owner Tishman Speyer (the spurned original winner of the right to develop Hudson Yards) is only planning a 61-story tower that will cost an eye-popping \$3.2 billion.

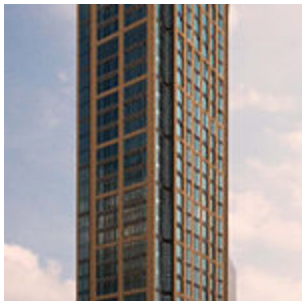
435 10TH AVENUE, NEW YORK, NY 10001



541-545 WEST 37TH STREET

Not one to be left out, developer Joseph Chetrit [purchased](#) four lots on West 37th and West 38th streets north of Hudson Yards in August 2012. [Demolition permits](#) for the four vacant buildings were approved in February of this year. He can build between 172,813 square feet as of right, and 373,275 square feet if he taps into the extra square footages allowed through the special district zoning.

545 WEST 37TH STREET, NEW YORK, NY 10018



509 WEST 38TH STREET

In [May](#), Iliad Development announced plans to move forward with a 30-story rental tower located a few blocks north of the official Hudson Yards development. The tower has been in the works for more than two years, and it will hold 225 studios, one bedrooms, and two bedrooms; 46 of these will be affordable. BKSK Architects designed the building, and Ismael Levy is the architect of record.
509 WEST 38TH STREET, NEW YORK, NY 10018



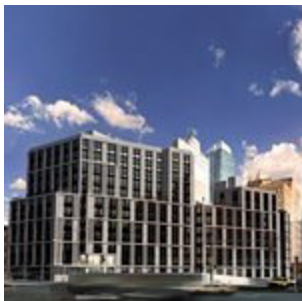
DERMOT COMPANY SITES

The Dermot Company bought two parcels of land from the Port Authority in July. The developer plans to build a residential tower designed by FXFOWLE, and per the requirements of the site, a public space will be built along [Dyer Avenue](#). The property has 540,000 square feet of buildable area, plus the option to purchase an additional 85,225 square feet of air rights.
DYER AVENUE, NEW YORK, NY



411-421 WEST 35TH STREET

A 187-unit residential building will also be rising along Dyer Avenue. [Permits were filed](#) for the 12-story building in late 2013, and a [rendering](#) by architect Ariel Aufgang surfaced not long after. Madding Equities is the developer.
421 WEST 35TH STREET, NEW YORK, NY 10001



445 WEST 35TH STREET

Another Ariel Aufgang-designed building will rise just down the block as well. [Permits were filed](#) in August for a 12-story, 125-unit rental building, and a rendering spotted on [Madd Equities website](#) shows it will look very similar to its sister site at no. 421 West 35th Street.
445 WEST 35TH STREET, NEW YORK, NY 10001



470 WEST ELEVENTH AVENUE

Sean Ludwick of the residential firm Blackhouse bought a site across from the Javits Center in April, and a slew of renderings and details have already been revealed for the mixed-use building. Designed by Archilier Architecture, this new tower will rise 720-feet at 470 11th Avenue on the corner of West 38th Street, and it will hold a 410-room hotel and 51 luxury condos. It will cater to Chinese buyers, and its design is "inspired by traditional Chinese lanterns."
470 11TH AVENUE, NEW YORK, NY 10018



350 WEST 39TH STREET

Hotel developer Sam Chang laid claim to this piece of land for a cool \$112 million. Sam [told the Observer](#) that he wasn't sure what he wanted to do with the land, but it might be a hotel-condo combination. The site came with 300,000 buildable square feet, with up to 160,000 for residential, 50,000 for retail, and the rest offices or a hotel.
350 WEST 39TH STREET, NEW YORK, NY 10018



451 TENTH AVENUE

Madd Equities laid claim to a development site on the northwest corner of Tenth Avenue and 35th Street in April. They plan to build a 415,000-foot-structure with a hotel or office space on the lower levels and apartments on top.

451 10TH AVENUE, NEW YORK, NY 10018



MANHATTAN WEST

Brookfield Properties' mini-megaproject Manhattan West is currently under construction between 32nd and 33rd Streets. The three-tower project consists of building a platform over rail yards between Ninth Avenue and 450 West 33rd Street. Twin 65-story office towers, a 60-story Skidmore, Owings & Merrill-designed residential tower, and a public space will sit atop the platform. Brookfield is also overhauling the drab 450 West 33rd as part of the project.

9TH AVENUE & WEST 33RD STREET, NEW YORK, NY 10001



555 TENTH AVENUE

Extell may have sold one site to Related, but the developer is still active in the area, with plans for a 52-story dorm and rental building on Tenth Avenue. It will have a 300-bed student dormitory on floors two through seven, and 600 rental apartments, 120 of which will be affordable, in the rest of the building.

SLCE designed the boring box of a building, and construction is underway.

555 10TH AVENUE, NEW YORK, NY 10036



520 WEST 41ST STREET

Silverstein Properties is building an 1,100-foot residential tower on 41st Street and Eleventh Avenue. It will be a very square, glass-clad tower atop a tiered 140-foot podium that stretches from 40th to 41st Street and from Eleventh Avenue to the entrance of the Lincoln Tunnel. It will be one of the largest apartment buildings in the city, with a whopping 104 floors and 1,400 units.

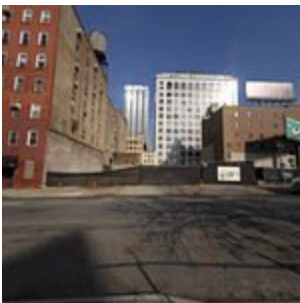
520 WEST 41ST STREET, NEW YORK, NY 10036



360 TENTH AVENUE

Developer/super rich dude Frank McCourt dropped \$167 million on a piece of land at Tenth Avenue and 30th Street, where he plans on building a 730,000-square-foot residential and office tower. Since he purchased the site, things have been quiet, so it's still unknown who the architect is or what the tower might look like.

360 10TH AVENUE, NEW YORK, NY 10001



511 WEST 35TH STREET

Former governor Eliot Spitzer bought this site from Alloy Development for \$88 million late last year. As of right, Spitzer could build 172,000 square feet, but [in August](#), he filed to purchase an additional 138,250 square feet of development rights. He plans to build a hotel with retail.

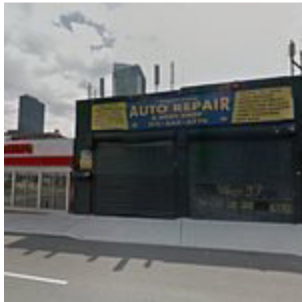
511 WEST 35TH STREET, NEW YORK, NY 10001



517 WEST 35TH STREET

Yet another Related Companies building will be located along Hudson Boulevard. The developer bought the site in September 2013, but they have not yet revealed plans for what it will hold. It can accommodate a 235,000-square-foot building.

517 WEST 35TH STREET, NEW YORK, NY 10001



448 ELEVENTH AVENUE

Real estate investor David Marx has wanted to develop a 210,000-square-foot hotel on this site near the Javits Center since 2007, when he first bought it for \$45 million. He then lost the site to his lender Lehman Brothers in 2011, but in August 2013, he bought it back for \$30 million.

452 11TH AVENUE, NEW YORK, NY 10018



528-534 WEST 39TH STREET

Rockrose [purchased the final piece](#) of this 75,000-square-foot site in 2012, but the developer has yet to set a timeline for construction. The property runs through to 38th Street, and it can hold 1 million square feet of commercial space and 400,000 square feet of residential, but [the Real Deal reports](#) that Rockrose currently only has plans for 530 apartments and some retail. An office or hotel could come later.

534 WEST 39TH STREET, NEW YORK, NY 10018



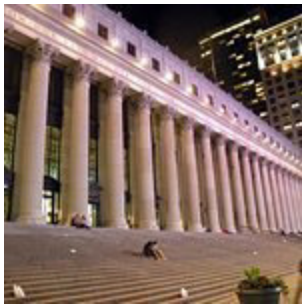
FOUR POINTS BY SHERATON

[Madd Equities](#) is developing a 155-room Four Points by Sheraton just across the street from the development site they picked up earlier this year. [Ariel Aufgang](#) is the architect.
444 10TH AVENUE, NEW YORK, NY 10001



461 WEST 34TH STREET

Another hotel will be built on an empty lot a block from the Javits Center. Karl Fischer is designing this one, and it will be a Marriott with 399 rooms and very square windows.
461 WEST 34TH STREET, NEW YORK, NY 10001



JAMES FARLEY POST OFFICE

Very little is actually happening at the future Moynihan Station right now, but one day it will hold a Penn Station extension. It could also fuel the construction of a new tower in the Hudson Yards district: state officials are currently shopping around the landmark's 1.5 million square feet of air rights.
421 8TH AVE, NEW YORK, NY 10001
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