

# BLOCK BY BLOCK

The story of New York development in recent years has been defined by mega-projects, the large-scale urban moves unleashed by a rip-roaring market, sweeping rezonings, and once-in-a-generation super-deals. But the current economic meltdown has made for a very different mood. Certainly not chastened—this is still New York, after all—but circumspect, even cautious. A number of ambitious projects we featured here in the past—the proliferating towers at Queens West, or the 14-acre Sky View Parc in Flushing—are still gallantly moving ahead. Yet other grand plans have been parceled out in phases, pared back, or quietly put on ice.

To take stock of this changing landscape, we've gathered a selection of new projects—large and small, flashy and unfussy—that are filling in the streetscape and skyline, from hotspots like Williamsburg to newly beckoning corners of the Bronx. Together they offer a portrait of a city shaped less by the bravado of master builders than the block-by-block business of architecture. And that might not be a bad thing at all.

Produced by Jeff Byles, Danielle Rago, and Olivia Chen.

All images courtesy respective developers.



#### 450 HUDSON BOULEVARD

**Location:** 450 Hudson Boulevard  
**Developer:** Alloy Development  
**Architect:** Della Valle Bernheimer  
**Size:** 1.1 million sq. ft.  
**Type:** Mixed-use  
**Completion (est.):** 2013



#### MANHATTAN WEST

**Location:** 9<sup>th</sup> Avenue between West 33<sup>rd</sup> and West 31<sup>st</sup> streets  
**Developer:** Brookfield Properties  
**Architect:** Skidmore, Owings & Merrill  
**Size:** 5 million sq. ft.  
**Type:** Mixed-use  
**Completion (est.):** 2013



#### 316 11<sup>TH</sup> AVENUE

**Location:** 316 11<sup>th</sup> Avenue at 30<sup>th</sup> Street  
**Developer:** Douglaston Development  
**Architect:** The Stephen B. Jacobs Group  
**Size:** 34 floors, 369 units, 387,500 sq. ft.  
**Type:** Mixed-use  
**Completion (est.):** 2009



#### GANSEVOORT PARK

**Location:** 420 Park Avenue South at 29<sup>th</sup> Street  
**Developer:** Gansevoort Hotel Group with Centurion Realty  
**Architect:** The Stephen B. Jacobs Group  
**Size:** 18 floors, 225 units, 200,000 sq. ft.  
**Type:** Mixed-use  
**Completion (est.):** 2009



#### HL23

**Location:** 515 West 23<sup>rd</sup> Street  
**Developer:** Alf Naman Real Estate Advisors  
**Architect:** Neil M. Denari Architects  
**Size:** 14 floors, 11 units  
**Type:** Residential  
**Completion (est.):** 2009



#### ALMA

**Location:** 30 West 21<sup>st</sup> Street  
**Developer:** Beck Street Capital  
**Architect:** Karl Fischer Architect  
**Size:** 11 floors, 11 units  
**Type:** Residential  
**Completion (est.):** 2009