

Time Out

New York

1,469
EVENTS INSIDE!

SEPTEMBER 18-24, 2008 ISSUE 677
\$3.99 TIMEOUTNEWYORK.COM

THE BEST 'HOODS

for living, eating, shopping, the arts and more!
(did yours win?)



arts community • bar scene • diversity • shopping • architecture • food • street culture • parks • layout

WITH
32 *nabes,*
judged by
the experts

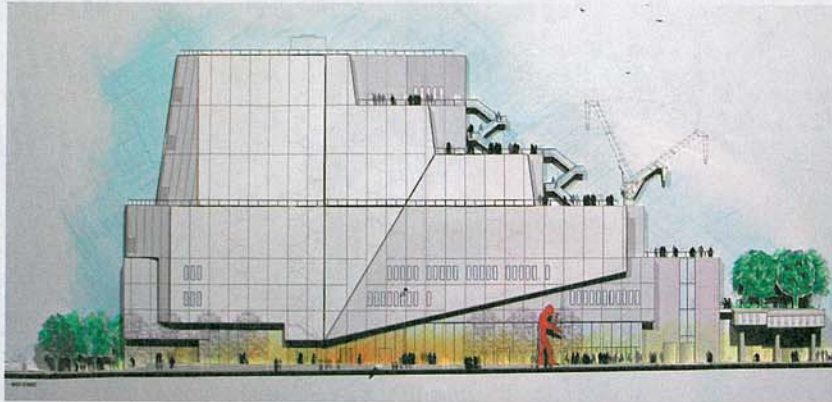
AND
The most
affordable
(surprise: it's in Manhattan)

Construction junction

When the dust settles, each of these ten new projects will change the face of its neighborhood. By **Scot Meyer**

1 The downtown Whitney

Gansevoort St between Washington and West Sts, adjacent to the High Line park



CURRENT SITE

Expected: Late 2012

What it brings to the neighborhood: The six-floor annex will offer outdoor and indoor exhibition space, with a building designed by Pritzker Prize-winning architect Renzo Piano.

What it takes away: An abandoned meatpacking plant, located on city property that some would like to see used for a school instead. Initial community response to the proposed museum has been positive, although the project still has to go through the city's Uniform Land Use Review Procedure. That means any objections can still be heard before the planned start of construction next spring.

2 Museum for African Art

1280 Fifth Ave between 109th and 110th Sts



Expected: Fall 2010

What it brings to the neighborhood:

The first new construction on Museum Mile since the opening of the Guggenheim in 1959. A tower of 115 luxury condos will rise on top of it, and the whole thing is designed by Robert A.M. Stern.

What it takes away: The Nueva Esperanza Jardin, a community garden, was razed last year to clear the way for construction.



CURRENT SITE

3 Boricua Village

A 4.5-acre parcel of land bounded by Elton and Third Aves and E 161st and 163rd Sts, Melrose, Bronx



Expected: 2010

What it brings to the neighborhood:

Seven residential buildings with about 750 apartments, including 214 for low-income and 234 for middle-income tenants; a 14-story building that will serve as the Bronx campus of Boricua College; and about 40,000 square feet of retail space.

What it takes away: The construction site was formerly mostly vacant lots and empty commercial buildings owned by the city. But the Bronx Municipal Court Second District Building, deemed eligible for New York City Landmark designation, had to go too.



CURRENT SITE

4 505 West 37th Street

505 W 37th St at Tenth Ave

Expected: September 30, 2009

What it brings to the neighborhood: The two rental-apartment towers (36 and 44 stories tall) will deliver restaurant and retail business to Hell's Pantry. Rezoned from industrial use to residential and commercial use only in 2005, the area has been sorely lacking in those amenities.

What it takes away: Pedestrian-friendly streets. The new building, like others going up in the area, includes underground parking garages. Critics argue that this will facilitate automobile use, adding traffic and exhaust to a district already dominated by the car-choked ramps in and out of the Lincoln Tunnel.



CURRENT SITE

5 Star Tower

42-46 28th St at 42nd Rd, Long Island City, Queens

Expected: Winter 2009

What it brings to the neighborhood:

A 25-story condo tower (with rooftop deck, pool and cabanas) that's likely to attract well-off buyers with its views of Manhattan and the Queensboro Bridge, and the promise of an easy commute to midtown.

What it takes away: A bit of local history. The site, in a nabe with a curious mix of condos and industrial buildings, was once home to the Long Island Star newspaper.



CURRENT SITE

Best 'hoods

6 HL23

515-517 W 23rd St at Tenth Ave, beside (and over) the High Line



CURRENT SITE

Expected: Late 2009

What it brings to the neighborhood: Stylish architecture. The 14-story edifice—which is the subject of an exhibit at the Museum of the City of New York, closing Sunday 21—will expand as it rises, extending over the High Line. Inside, there will be 11 apartments, ranging in price from \$2.65 million to \$10.5 million.

What it takes away: Cachet. Some fans of the High Line contend that all the glitzy new buildings will eliminate the atmosphere of isolation that made the High Line special in the first place. Also, the developer of a building next door has filed complaints with the Department of Buildings, citing concern for the safety of the residents during construction.



7 Beekman Tower

8 Spruce St between Nassau and William Sts

Expected: The lower floors by late 2010; the rest in 2011

What it brings to the neighborhood:

The 76-story mixed-use building designed by starchitect Frank Gehry will attract residents and retail to downtown Manhattan. It will also house a public school and an ambulatory-care facility for New York Downtown Hospital. What's more, the project is being financed with bonds that will generate about \$6 million, which is slated to go toward the construction of affordable apartments, according to the city's Housing Development Corporation.

What it takes away: Peace and quiet during the multiyear construction phase, according to area residents, who say the work often continues into the evening. The building, erected on a former one-acre parking lot, is also accused of making parking even scarcer in the neighborhood.



CURRENT SITE



8 80 DeKalb Avenue

80 DeKalb Ave at Rockwell Pl, Fort Greene, Brooklyn



CURRENT SITE

Expected:

Late 2009

What it brings to the neighborhood: Some affordable housing, along with a lot more that isn't—thanks to a 34-story residential stack designed by Costas Kondylis, the architect behind Trump World Tower and the Plaza Hotel's renovation.

What it takes away: Any faith you might have had in the state's common sense. According to critics, the NYS Housing Finance Agency handed out \$109.5 million in tax-exempt bonds to finance this project—which means that each of its 73 affordable apartments will cost the state \$1.5 million.



10 East River Plaza

On the former site of the Washburn Wire Factory, along the FDR Dr between 116th and 119th Sts



Expected: October 2009

What it brings to the neighborhood:

This giant shopping mall will provide suburban-style big-box shopping, complete with parking and stores like Target and Best Buy. The project's backers say it will also bring 1,200 to 2,000 retail jobs and will generate tens of millions in new sales-tax revenues for the city.

What it takes away: Fresh air? Critics contend it will be easier to get to the mall by car than by public transit, and that both traffic and air quality will suffer as a result.



CURRENT SITE

9 Two Northside Piers

Kent Ave between North 4th and 5th Sts, Williamsburg, Brooklyn

Expected: Early 2010

What it brings to the neighborhood:

Besides providing more housing for the well-heeled, the 30-story condo with 270 apartments will include a public pier, set to open this fall, that will let even the less affluent enjoy a view of Manhattan. This is the second building in Northside Piers, the first residential development in the former warehouse district on Williamsburg's waterfront.

What it takes away: Many current Williamsburg residents say the rise of towers like this one along the river is obscuring their view of Manhattan. They also worry that the influx of condo dwellers will mean fewer seats on the already-crowded L train.



CURRENT SITE

