

Top 10 biggest real estate projects coming to NYC

The largest plans currently in the works, based on September's permit applications

October 13, 2014 08:00AM

By [Claire Moses](#)

UPDATED, 2:51 p.m., October 13: September saw two applications filed for projects in excess of 1 million square feet, according to last month's permit applications filed with the city's Department of Buildings. Of the top 10 biggest projects, half were filed in Manhattan and half in Brooklyn. No other borough made the top this month, which ranges from 1.6 million square feet for a commercial property at Hudson Yards to the No. 10-ranked 330,000-square-foot residential building at Atlantic Yards, according to data from [PropertyShark](#).



401 Ninth Avenue at Hudson Yards

1. 401 Ninth Avenue

Much like the past two months, the largest permit filed with the Department of Buildings in September was for an office building in Hudson Yards. According to plans filed on September 17, 401 Ninth Avenue will stand 69 stories and 995 feet tall. The proposed commercial building encompasses over 1.6 million square feet. Skidmore, Owings and Merrill – or SOM – is designing the office tower. The building will come with 17 parking spaces.

2. 227 Cherry Street

Extell Development applied for a permit to construct its 13-story, 1.1 million square-foot

development at 227 Cherry Street in the Lower East Side. The building will have 1.1 million square feet of residential development and a 25,516-square-foot commercial component. The permit application [calls for 205 residential units](#) inside the 140-foot tall building. The building will come with 137 parking spaces. The site formerly housed a Pathmark. Extell bought the property for \$175 million in 2013. Dattner Architects is designing the proposed building.

3. 420 Albee Square

JEMB Realty [is planning](#) a 751,548-square-foot 65-story mixed-use building at 420 Albee Square in Brooklyn. This is this month's biggest application filed for a Brooklyn development. If completed, the building would be taller than 388 Bridge Street, the borough's current highest residential tower. SLCE Architects is the designer of record. The 679-foot-tall building will house 620 units across 480,345 square feet. The building will include a 271,203-square-foot commercial component.



86 Fleet Place in Brooklyn

4. 86 Fleet Place

John Catsimatidis applied for a permit to construct the largest building of his Red Apple Group's Myrtle Avenue development. The proposed building will have [32 floors](#) and stand 346 feet tall. The project will be divided between 384,239 square feet of residential divided among 191 units and 10,619 square feet of commercial space. The new tower will be across the street from 160 Myrtle Avenue, where construction is already underway.

5. 325 Kent Avenue

Two Trees Management, headed by David and Jed Walentas, filed an application to construct a 16-story residential building that will hold 522 units at 325 Kent Avenue, as part of their [Domino Sugar Factory redevelopment](#). Of the total 382,746 square feet, more than 9,300 square feet of space will be reserved for commercial use and 1,822 square feet will become a community facility.

6. 45 Hoyt Street

Handel Architects is designing a 380,673-square-foot mixed-use building at 45 Hoyt Street. The 26-story building will include 349 units across 309,359 square feet of residential space. The building will have 14,114 square feet devoted to commercial space. The New York City

Human Resources Administration was once located at this location between Livingston and Schermerhorn Streets. Handel Architects is designing the building.



233 West 125th Street

7. 233 West 125th Street

The Lam Group is looking to redevelop the site of Harlem's Victoria Theater at 233 West 125th Street. Aufgang is designing the 375,187-square-foot mixed-use development. The building will house 191 units across 172,067 square feet of residential space. The remaining 203,120 square feet will become a hotel. The building will be 28 stories and 300 feet tall. The Victoria Theater will be integrated in the plans for the new development, with the original structure's frontage on 125th Street left intact.



468 Eleventh Avenue

8. 466 Eleventh Avenue

Siras Development – [which owns this Hudson Yards location](#) together with Chinese real estate development company Kuafu Properties – filed an application to construct a 47-story mixed-use building on the site. The proposed total for the building is 374,600 square feet, with 279,849 dedicated to commercial space. The 700-foot-tall building will have 400 luxury hotel units, across 20 floors, and 50 luxury condominiums. The building will rise directly

across the street from the Jacob Javits Center, right by the new entrance to the final phase of the High Line. The Shanghai Club – an exclusive membership club – will occupy three floors in the building. Goldstein, Hill & West is the architect of record.



101 Murray Street

9. 101 Murray Street

Fisher Brothers, Howard Lorber and Witkoff Group bought this Tribeca property in 2013 for more than [\\$200 million](#). Now, the developers have applied to construct their 62-story tower at the site, which formerly housed a 10-story building owned by St. John's University. The proposed building will house 139 units spread across 365,162 square feet of commercial space. The 66-story building will have a 2,887-square-foot commercial component. Goldstein, Hill & West is the architect of the tower.

10. 550 Vanderbilt Avenue

Greenland Forest City is planning to build a 17-story residential building at this Atlantic Yards site. The filing for this application follows the plans to construct a new building at 535 Carlton Avenue. The 330,778-square-foot development will include a 4,731-square-foot commercial component. The rest of the space will be divided among 282 residential units. COOKFOX Architects is the architect of record.

Correction: A previous version of this story incorrectly identified the developers of 325 Kent Avenue. Two Trees Management is the developer.