

Hochul taps development team for 1,100-home project near Intrepid Museum

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Gov. Kathy Hochul has selected the developers Gotham Organization, Fisher Brothers and Mural Real Estate Group to transform a Hell's Kitchen parking lot near the Intrepid Museum into a mixed-use development with more than 1,100 new homes, her office announced Wednesday.

The state owns the roughly 51,000-square-foot site at 621 W. 45th St. and currently uses it as a surface parking lot for the famed military, aerospace and history museum at Pier 86 on the Hudson River. The project is part of Hochul's efforts to build more homes on state-owned land, a key component of her overall housing agenda.

The joint venture will redevelop the Hell's Kitchen lot with two connected towers containing a total of 1,127 apartments, of which about 338 would be set aside as affordable for households earning between 40% and 130% of the [area median income](#), or between \$61,080 and \$198,510 for a family of three. It will also include a total of 108 for-sale condo units, 28 of which will be affordable.

“The far West Side of Manhattan has a storied history as a vibrant, inclusive community, and this proposal will carry that legacy forward by building for a more affordable future,” Hochul said. “By transforming an underused State-owned parking lot into more than 1,100 new homes — with hundreds permanently affordable and affordable homeownership opportunities — we are taking direct aim at the housing shortage while strengthening one of New York’s great cultural institutions.”

Beyond housing, the project will also include retail and replacement parking spots — although exactly how much is unclear — as well as 9,800 square feet of new open space, known as Intrepid Park, which will connect to the museum’s sky bridge. It will expand the museum’s footprint as well via a new 22,641-square-foot community facility across the West Side Highway, called Intrepid Concourse, which will include a visitor’s center, STEM education hub, and café.

The site once served as a manufactured gas plant, and the development team plans to remediate it as part of the state’s Brownfield Cleanup Program.

Hochul [announced](#) the request for proposals for the parking lot in February 2025 as part of her administration’s efforts to identify state-owned sites that could be used for residential projects to increase the housing supply in New York. She had previously announced a joint partnership of BXP, BRP Cos., the Moinian Group and Urbane Development to build a residential project with roughly 1,400 homes, a hotel and a climate change museum at 418 11th Ave. by the Jacob Javits Convention Center, along with residential developments at Harlem’s former [Lincoln Correctional Facility](#) and Chelsea’s former [Bayview Correctional Facility](#).