

Hochul unveils team for 1,127-unit Hell's Kitchen housing project

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New York Gov. Kathy Hochul has unveiled the winning proposal to redevelop a state-owned parking lot in Hell's Kitchen into a mixed-use project with 1,127 apartments, including 338 affordable units.

The Gotham Organization, Fisher Brothers and MURAL Real Estate Partners will lead the development at 621 W. 45th St.

The site is currently being used as a parking lot for the nearby Intrepid Museum.

“By transforming a state-owned parking lot into more than 1,100 new homes — with hundreds of permanently affordable units and homeownership opportunities — we are taking direct aim at the housing shortage while strengthening one of New York's great cultural institutions,” Hochul said in a [statement](#).

The project will feature two connected towers on a 50,600-square-foot site. The affordable units will be reserved for individuals or families making between 40% and 130% of area median income. For an individual in 2026, that range translates to \$47,520 at the low end and \$154,440 at the high end.

The proposal also includes affordable homeownership opportunities through income-restricted condominium units.

The project will also expand the Intrepid Museum's public campus, deliver retail space and add new public space along the waterfront.