Hochul taps developers to build $1B Hell's Kitchen towers

therealdeal.com/new-york/2026/07/15/hochul-taps-developers-to-build-1b-hells-kitchen-towers

TRD Staff

July 15, 2026

The state has tapped three New York developers to build two towers with more than 1,100 homes on a publicly owned parking lot in Hell's Kitchen across from the USS Intrepid museum.

Gov. Kathy Hochul selected The Gotham Organization, Fisher Brothers and Mural Real Estate to construct the highrises with 1,127 condos and apartments at 621 West 45th Street, Crain's New York reported.

Plans for the $1 billion project, dubbed Hudson Landing, include two connected towers containing 1.3 million square feet on a 1.2-acre lot across from Pier 86 on the Hudson River.

Of the 1,127 units, 108 would be for-sale condominiums, of which 28 would be set aside as affordable, according to Crain's. Of the remaining rental apartments, 338 would be deemed affordable for households earning between 40 percent and 130 percent of the area median income

Pending approvals, the project would connect to the museum by a pedestrian bridge. It would contain an unspecified number of shops and restaurants and a nearly 10,000-square-foot park.

The height and number of stories in the proposed buildings aren't clear. The state-owned site atop a former gas plant across from a self-storage building is zoned for light manufacturing.

The state, as part of Hochul's Redeveloping Underused Sites as Housing policy launched in 2024, said it would override local zoning rules to allow for mixed-income housing.

In its request for proposals, Empire State Development, the state's economic development arm, said it planned to sell the site at a fair market value to the developers.

A timeline for construction was not disclosed.

Gotham is run by fourth-generation CEO David Picket, and developed Gotham West, a four-block, 1,238-unit project in Hell’s Kitchen, a few blocks from the Hudson Landing site.

Winston Fisher and Kenneth Fisher are cousins who run Fisher Brothers’ 9 million-square-foot portfolio, including office towers on Park Avenue and an entertainment complex in Las Vegas. Both serve on the board of the Intrepid Museum. Martin Edelman is also a partner in the firm.

Mural, founded by former Cedar Realty Trust executive Robin Zeigler, has joined forces with Gotham and Fisher.

Hochulannounced the request for proposals for the parking lot in February 2025 as part of her efforts to identify state-owned sites to increase New York housing stock.

– *Dana Bartholomew*