

Intrepid Parking Lot Set to Become 1,127-Home West Side Development

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The state has selected a development team to transform the Intrepid Museum's surface parking lot into a major mixed-income housing complex, advancing plans to build more than 1,100 new homes on one of Hell's Kitchen's largest undeveloped sites.



A developer has been selected by the state to construct two residential towers at 621 W45th Street.
Rendering: Empire State Development

Governor Kathy Hochul announced Wednesday that The Gotham Organization, Fisher Brothers and Mural Real Estate have been chosen to redevelop the state-owned parcel at 621 W45th Street along the West Side Highway. The nearly \$1 billion proposal calls for two connected residential towers containing 1,127 homes, including 338 permanently affordable apartments — 30% of the total — serving households earning between 40% and 130% of Area Median Income. The plan also includes a for-sale condominium component with income-restricted ownership units.

The 50,584-square-foot site, currently used as a surface parking lot serving the Intrepid Museum, was [put out to developers through a Request for Proposals last year](#) as part of the state's effort to build housing on underused public land.

In addition to the housing, the proposal includes a new roughly 9,800-square-foot public park connected to the Museum's sky bridge, a new roughly 22,000-square-foot expansion of the Intrepid Museum's campus — featuring a visitor's center, STEM education hub and café — replacement bus parking for the museum, and continued 24-hour pedestrian access to the bridge connecting the site to Hudson River Park. Museum parking is expected to remain uninterrupted throughout construction.

"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 in a statement.



The surface parking lot is currently used by the Intrepid Museum. Photo: Phil O'Brien

When Empire State Development issued the RFP last year, it required proposals to include at least 25% affordable housing while preserving bus parking for the museum and maintaining pedestrian access to Hudson River Park. With 338 permanently affordable homes planned, the selected proposal exceeds that affordability requirement.

Empire State Development said the site will be sold to the development team at fair market value. The parcel — owned by the state Department of Transportation and currently zoned for light manufacturing — sits on land that was historically part of a manufactured gas plant; the development team has committed to remediating the site to state Brownfield Cleanup Program standards. The state plans to override local zoning to allow the residential development, building on Governor Hochul's Executive Order 30, which directs state agencies to identify opportunities for housing on underused state-owned sites.



The Gotham Organization is no stranger to Hell's Kitchen, having developed the nearby 1,238-unit Gotham West complex on W45th Street (between 10/11th Ave). The company also developed [The Maybury](#), the mixed-use residential building at 550 10th Avenue (between W40/41st St).





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No construction timeline has been announced.