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BIG DEAL

## A Posse of the Fabulous Braves the Far, Far West

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**A** MIGRATION is taking place. From Richard Meier's green-glass condo creations at Perry Street in the far West Village to the celebrity magnet of Morton Square to MERYL STREEP'S proximate ascension to the \$8.95 million penthouse at River Lofts in TriBeCa, the well known and the well-to-do are massing on Manhattan's western shore.

Attracted in part by the long green swath of the new Hudson River Park, developers continue to shovel more of the long green into projects that take advantage of the views and underused spaces of the island's once industrial edge.

"The whole West Side is boiling," said Peter Moore, an architect and developer with several projects off West and Canal Streets.

Suddenly, traffic-clogged, noisy, isolated, sterile, quasi-suburban West Street is the epitome of real estate cool. "We love the fact that there's not going to be anything built in the middle of the West Side Highway," said AMY POEHLER, the actress who appears on "Saturday Night Live" and in "Mean Girls."

"To have at least one possible promise that you won't be obstructed is pretty great in New York," said Ms. Poehler, who with her husband, the actor Will Arnett, has just bought a two-bedroom condo overlooking the Hudson River at Morton Square, where studios cost \$950,000.



Associated Press

Meryl Streep's move to West Street has created a kind of celebrity critical mass.

Michele Kleier, a broker at Gumley Haft Kleier who helped the couple find their new apartment and sell their old one on Washington Street, called it "the new frontier."

"So many things are opening up down there, and people like to be in the vanguard," she said. Now, Ms. Streep's move to West Street — abandoning, in the process, a town house in the heart of Greenwich Village — has created a kind of celebrity critical mass. "I just want to live within a mile radius of where Meryl Streep lives; call me a stalker, that's my goal," Ms. Poehler joked. "Wherever she is, I know that's the place to be."

Here are some of the newest developments on West Street and beyond:

At 423 West Street, just north of the Richard Meier towers in the old home of the Pit Stop car-repair shop, Michael Yanko, a developer, is planning a 23.5-foot-wide, 10-story sliver tower with 8 condo units, to be marketed by the Corcoran Group. Mr. Yanko is proposing to install a chef in a basement kitchen who would cook dinners for residents.

Designers for CALVIN KLEIN are hard at work fitting out his triplex penthouse at the Meier towers on Perry Street, at the same time that MARTHA STEWART and NICOLE KIDMAN are trying to flip their units without ever moving in.

A few feet to the south of the Richard Meier towers, at 165 Charles Street, the developers Izak Senbahar and Simon Elias are building a third, 31-unit tower designed by Mr. Meier.

In what could cement this corner of the far West Village as a haute architecture ghetto, the architect Zaha Hadid, winner of the Pritzker Prize, is designing an unusual, fin-shaped building for a 22-foot-wide lot at 163 Charles Street, tucked behind the third Meier tower. The developer is Kenny Schachter, an art gallery owner married to Ilona Rich, a fashion designer and the daughter of the songwriter Denise Rich and her ex-husband, Marc Rich, the once-fugitive financier pardoned by President Clinton. Construction on the nine-story building with six condo units could begin by early next year.

Morton Square, at West and Morton Streets, will soon become home to MARY-KATE and ASHLEY OLSEN, the artist CHUCK CLOSE and the hockey player ERIC LINDROS. The project, with 140 condos, six town houses and 135 rental units, opens this fall. Morton Square is a short distance from the Archive Building at 666 Greenwich, home to MONICA LEWINSKY.

The United Parcel Service parking lot at West and Spring Streets may soon be sold to a residential developer. It occupies two full blocks roughly halfway between the territory at the north staked out by Mr. Meier and at the south by Ms. Streep. It also happens to be near a sanitation garage on a triangle of land at the intersection of Spring and Canal. The city says it plans to move the garage but doesn't know where or when. On a less odoriferous triangle across Canal, the Parks and Recreation Department is building a new green space to be called Canal Park.

The long-stalled plan to build a Philip Johnson-designed glass condominium building at 332 Spring Street at the corner of Washington, next door to the Ear Inn bar, is finally moving ahead. A development group that includes Charles Blachman (an investor in the original Meier towers) agreed last month to pay upward of \$20 million for a controlling stake in the project initiated by Antonio Nino Vendome. A garage on the site was torn down last month and construction could begin this fall.

Around the corner, work is progressing on a 104-unit building at 505 Greenwich Street due to open this fall. The actor Roger Howarth, who appears on the soap opera "One Life to Live," has bought into the building. The project has been so successful that the developers, Metropolitan Housing Partners and Apollo Real Estate Advisors, are now in talks to buy a nearby lot on Renwick Street, near Canal, for another new building.

Next door at 497 Greenwich, the 22-unit Greenwich Street Project, with its wavy glass front designed by the architect Winka Dubbeldam, is under construction.

The developer and architect Peter Moore is seeking zoning approval for a nine-story, 13-condo building at 471 Washington Street at the corner of Canal. And, with his partner, Mark Mancinelli, he is preparing to start work on an 11-story, 13-unit building at 302 Spring Street at the corner of Renwick. Mr. Moore is also converting two buildings to condos, 161 Hudson (27 units), where the Wetlands nightclub once was, and 157 Hudson (up to 16 units).

Fabian Friedland has acquired a triangular property at 471 Greenwich Street at Canal and Watts, where he is seeking a zoning variance for an eight-story building with 21 high-end units.

The Jack Parker Corporation has proposed zoning changes that would allow it to build a 275,000-square-foot residential tower that could rise some 21 stories on West Street between Washington and Desbrosses, according to documents submitted late last month to the city Planning Department. Madelyn Wils, the chairwoman of Community Board 1, said the community board would fight the zoning change because the building is "out of context with the size of the neighborhood."

A fever of condo conversion and construction is raging in a micro-neighborhood within TriBeCa around the intersection of Laight and Hudson Streets, in and around the Holland Tunnel's exit roads. Coming up: the Grabler Building, an 18-unit conversion; 48 Laight, a 10-unit building; and the Hubert at 7 Hubert Street, a 33-unit building.