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How Two Massive New Meccas Measure Up

By Zachary Kussin

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REAL ESTATE FACE-OFF

WEST SIDE STORY

HOW TWO MASSIVE NEW MECCAS MEASURE UP

By ZACHARY KUSSIN

HUDSON YARDS

WATERLINE SQUARE

SIZE MATTERS

The nation's largest private real estate development, Hudson Yards (right), stretches across 28 acres and will feature 16 edifices encompassing more than 18 million square feet.

STARCHITECT POWER

The 285-unit, Fifteen Hudson Yards condominium is a collaboration between famed firms Diller Scofidio + Renfro and Rockwell Group. The 178-unit One Hudson Yards luxury rental, meanwhile, features architecture by Davis Brody Bond and layouts by executive architect Ismael Leyva, with Andre Kikoski adorning interiors.

ARTISTIC ENDEAVORS

The Shed (bottom right) — a 200,000-square-foot center for the arts — will debut in spring 2019. It will border Hudson Yards' public square and gardens, anchored by Thomas Heatherwick's striking "Vessel," an interactive sculpture comprised of 2,500 steps.

GOING GREEN

More than 5 acres of plazas, gardens and groves — connected to the popular High Line — will be unveiled in 2019.

LEISURE TIME

A retail center will house more than 100 luxe shops — including the city's first Neiman Marcus. Chef Thomas Keller will curate a collection of onsite restaurants, while chef José Andrés will operate an Eataly-style Spanish food hall.

HOME SWEET HOME

Fifteen Hudson Yards offers one- to four-bedroom residences, with views of the Hudson River, One World Trade Center and the Midtown skyline. Dwellings in One Hudson Yards (center right) come with chef's kitchens and spa-like master bathrooms.

MOVING IN

The roster of corporate HQs relocating here — including Coach and L'Oréal — is sure to lure stylish executives. Condos at Fifteen Hudson Yards start at \$3.9 million (move-ins begin in late 2018), while rentals have already begun (from \$4,995 per month) at One Hudson Yards.



David Rockwell



José Andrés



Giuseppe Cipriani



Richard Meier

SIZE MATTERS

The three-building Waterline Square (left, on the Upper West Side) will total 2.1 million square feet across nearly 5 acres.

STARCHITECT POWER

Pritzker laureate Richard Meier joins forces with Champalimaud Design on One Waterline Square, while Kohn Pedersen Fox marries its architecture with interiors by Yabu Pushelberg for Two Waterline Square. Rafael Vinoly, meanwhile, has sculpted Three Waterline Square, with Groves & Co. creating elegant interiors.

ARTISTIC ENDEAVORS

This development has artistic residents in mind. Its music studio (bottom left) is stocked with a baby grand piano, an electric guitar and a drum kit for jam sessions. An additional music-recording studio offers sound mixing and production equipment, while an art studio provides easels for painting and drawing.

GOING GREEN

A nearly 3-acre park will connect the three Waterline Square towers. Designed by Mathews Nielsen Landscape Architects, the lush space will feature open grassy lawns, walking paths, a playground and tree-lined groves.

LEISURE TIME

The Cipriani family is creating 28,000 square feet of culinary space inside Two Waterline Square. It will include a food market, restaurants and fast-casual eateries — all designed by London-based interiors architect Martin Brudnizki.

HOME SWEET HOME

Its three towers house one- to five-bedroom residences (center left), which look out on wide vistas of the Hudson River and the Manhattan skyline — all the way down to the Statue of Liberty. Light pours in through floor-to-ceiling windows, while kitchens boast handsome waterfall counters and bathrooms dazzle with marble touches.

MOVING IN

The development's UWS location — near Tony schools like Collegiate and Heschel, as well as Hudson River Park — makes it a quaint nesting place for families (move-ins begin in late 2018). Homes start around \$2 million.