



The New York Times

February 4, 2007

POSTING

Views in Perpetuity, Probably

By JEFF VANDAM

TENTH AVENUE in Hell's Kitchen, at the point where it stretches north and south from 52nd Street, cannot at this point claim the shops and restaurants that have made the neighborhood territory on Ninth Avenue so appealing. The French bistros have not yet arrived, nor have the tapas bars or businesses re-embracing the neighborhood name, which once made the area menacing to outsiders.

Instead, there is Sonny's Grocery selling El Visitante prepaid phone cards, a Midas lube shop changing oil and the store Adam Plus selling all things 99 cents. But above 52nd Street, a pair of glass and brick towers is going up, along with sleek retail spaces, not-for-profit theaters and, it seems, even a tapas bar. All of it will fall under the banner of Archstone Clinton, a development of premium rentals and commanding views.

"There's not going to be another building between us and Midtown, ever," said Daniel Doern, vice president for development of Archstone-Smith, which is developing the project with the Dermot Company, as he stood at a 15th-floor window facing east toward a vista that stretched from the Time Warner Center to the Empire State Build-

ing. He was referring to the Special Clinton District, a zone of low-rises that maintains a six-story cap on building heights.

The complex will include 627 luxury rental units contained in the two 24-story towers. Rental prices will start at \$2,699 a month for a studio apartment, with one-bedroom units starting at \$3,020 and two-bedroom, two-bath apartments at \$5,100.

Rates are obviously not this high in the small-scale row houses and apartment buildings in the immediate vicinity, but Archstone-Smith and Dermot plan to provide amenities to match the higher prices. For example, residents whose garments are in the laundry room will be able to receive e-mail or text messages when the clothes



GLASS AND BRICK
A rendering of Archstone Clinton, which will have 627 apartments.

are finished. They will also be able to consult a flat-screen monitor in the mail room indicating package arrival at the 24-hour concierge.

The south tower will open starting in February; the north tower is to be ready in April along with six condo units being built adjacent to it. Retail spaces are also being prepared, along with facilities for two non-

profit theaters, and that tapas bar and a cafe will soon appear on 52nd Street between 10th and 11th Avenues. "This is going to be a midblock community, a little enclave," Mr. Doern said.

The units, it nearly goes without saying, will have large kitchens with granite countertops, oversized windows with either river or city views.