

# New York's High Line inspires high-end developments

## 纽约高线公园引发高端住宅开发热潮

Apartment with private pool in the Soori High Line condo building, priced from \$3,000 per sq ft

拥有私人泳池的Soori High Line公寓楼，起价3000美金每平方米

By Troy McMullen

撰文：Troy McMullen

Not since Central Park opened in 1857 has a public space altered Manhattan's urban landscape as much as the High Line, the former elevated rail track that was transformed into a public park in 2009.

自1857年中央公园开放以后，还没有哪个公共空间像高线公园一样，将曼哈顿的都市外观改变了如此之多。此前，“高线”是一条高架铁路，2009年被改造为公园。

This planted pathway, which was recently extended in a third and final phase (known as Rail Yards) along Manhattan's west side, attracts almost 5m visitors each year and is one of the city's most popular tourist attractions. The 7.3-acre park has also become the centrepiece of a revived Chelsea district that has shaken off decades of neglect and emerged as a hub for contemporary art in the city.

这条种满绿色植物的道路在近期完成了第三期也是最后一期的改造（被称为“铁路基地”）。它位于曼哈顿西侧，每年吸引着将近500万游客，是纽约最受欢迎的景点之一。占地7.3英亩的高线公园也已经成为切尔西区的亮点之一。几十年来，切尔西区一直颇受忽视；现在，它已摇身一变，成为纽约现代艺术的枢纽。

Originally constructed between 1929 and 1934, trains stopped running on the High Line in 1980. In 1999, Friends of the High Line was formed to fight the proposed demolition of the elevated track. They were successful in persuading the then mayor, Michael Bloomberg, to stop these plans and the first phase of the park was opened in 2009.

“高线”区域的铁路最初修建于1929年至1934年间，1980年停止运行。1999年，Friends of the High Line组织成立，目的就是反对拆除高架轨道这一计划。他们成功说服了当时的市长Michael Bloomberg，公园一期也于2009年正式对公众开放。

Five years on, the High Line is still having a profound effect on Manhattan's real estate landscape as developers add more residential projects to the area, many with noted architects attached. Frank Gehry, Jean Nouvel, Zaha Hadid and Norman Foster all have projects in the pipeline or recently completed. At present there are more than 20 new

developments – with more than 2,700 new units – planned either near, alongside or under the High Line, according to New York City’s Department of Buildings, making this narrow, 2.3km-long strip of land one of the highest concentrations of new architecture and property development in the US.

五年过去了，“高线”仍旧对曼哈顿的房地产业产生着深厚的影响。开发商不断在这个区域投资建设新住宅，并聘请了著名的建筑师们主持设计。弗兰克·盖里、让·努维尔、扎哈·哈迪德和诺曼·福斯特都有正在施工或近期竣工的项目。纽约市房屋管理局的数据显示，目前在“高线”附近、沿线和下侧，有超过20个项目正在开发，共计2700多间新公寓，使得这条2.3公里长的狭窄道路成为全美最集中的建筑和地产开发区。

Property values in Chelsea are among the highest in New York City and since the park opened in 2009, the average price of a condominium in the district has risen 85 per cent, according to data from property appraiser Miller Samuel.

切尔西是全纽约市地产价格最高昂的区域之一。地产估价师Miller Samuel的数据显示，自2009年公园开放以来，该区公寓的平均价格上涨了85%。

“Chelsea’s transformation has been very attractive to developers and the High Line is obviously a big part of that,” says Mackenzie Landers Thorn, a director at HFZ Capital Group, a real estate and investment company. “Homebuyers, particularly at the luxury end, see the area as ripe for investment.”

“切尔西区的变革对开发商是极具吸引力的，‘高线’显然在其中起到了至关重要的作用，”房产和投资公司HFZ资本集团总监Mackenzie Landers说道。“房产购买者，尤其是高端客户，认为这片区域已经成熟。”

HFZ is developing 505 West 19th Street, a pair of 10-storey limestone towers flanking the High Line. The 35-unit project, designed by Danish architect and interior designer Thomas Juul-Hansen, will have its front door directly below the elevated park and include a 420 sq ft lobby skylight with views of the park’s steel trusses. Home prices range from \$2,500 a sq ft to more than \$3,500 – well above the Manhattan average of \$1,270 – and construction is expected to be complete in 2015. The Corcoran Sunshine Marketing Group is handling sales.

HFZ正在开发西19街505号、“高线”侧腹的两座10层石灰岩高楼。该项目共有35间公寓，由丹麦建筑和室内设计师Thomas Juul-Hansen设计。正门将位于高线公园正下方，420平方英尺的大厅天窗可以直望公园的钢架构。公寓价格从2500美金每平方英尺到超过3500美金——比曼哈顿1270美金的均价还高出许多。工程预计2015年完工。Corcoran Sunshine市场营销集团正在负责销售工作。

The new properties rising in Chelsea differ in style and scope but nearly all target the upper end of the market, which has sparked concern that the flood of expensive developments could lead to a glut reminiscent of the previous housing slump. Increased inventory is already affecting Chelsea home sale prices: the median price of a condominium reached \$1.82m in the third quarter, down 2.6 per cent compared with the same period last year, says Miller Samuel.

虽然在设计和规模上有所区别，但切尔西区的新地产几乎全部针对高端市场，这也引发了一些质疑。豪华住宅的迅速涌入有可能导致再一次的房价跳水。不断增加的库存已经对切尔西区的住宅价格产生了影响。Miller Samuel指出，第三季度公寓类价格中位数为182万美金，比去年同期下降2.6%。

“In a strong market there is always a concern of overbuilding or saturation,” says Ashwin Verma, a managing partner at New York-based Siras Development. “But Manhattan is attracting larger numbers of global investors as well as American buyers so there’s a resilience here that’s really unlike many other places around the world.”

“坚挺的市场总会带来建造过量或市场饱和的顾虑，”纽约开发商Siras公司的执行合伙人Ashwin Verma说道。“但是，曼哈顿在吸引美国买家的同时，也吸引着大量的国际投资者，因此它的弹性之强是世界大多数地区并不能及的。”

Siras is developing Soori High Line, a 27-unit condo on West 29th. The 11-storey tower between 10th and 11th Avenues will include several triplex penthouses and more than a dozen lower-floor apartments complete with private pools. The project is scheduled to open in spring 2016 and prices start at about \$3,000 a sq ft. Douglas Elliman is handling sales.

Siras公司目前正在开发Soori High Line项目，位于西29街的一座拥有27个单元公寓。这座11层高的楼位于第十和第十一大道之间，将有多个三间式顶层公寓，及十几个有私人泳池的低层公寓。公寓计划在2016年春开始发售，起价约3000美金每平方英尺。销售工作由Douglas Elliman负责。

“Rezoning has had the biggest impact on property development,” says John Gomes, an estate agent with Douglas Elliman, referring to new building codes implemented around the High Line allowing for expanded commercial and residential building. “By the time the High Line was finished Chelsea had already become a magnet for investment but the rezoning around the park just helped push residential values much higher.”

“重新分区对房地产开发有着最大的影响，”Douglas Elliman的房产经理人John Gomes说。他指的是在“高线”附近实施的新建筑标准——允许商业地产和住宅的扩张。“‘高线’项目结束时，切尔西区已经成了众多投资者垂涎的目标；公园周边的重新分区则将住宅价格推至新高。”

One of the latest developments to be announced for construction near the High Line is Jardim, a 36-unit condominium designed by Brazilian architect Isay Weinfeld. Located just west of the park on West 27th Street, the project will comprise two 11-storey buildings with direct High Line views. Residences will range from one to four bedrooms and sales start in 2015, according to the developers, Centaur Properties and Greyscale Development Group.

“高线”附近最新的项目之一Jardim公寓楼，它由巴西建筑师Isay Weinfeld设计，有36间公寓。项目就位于公园以西的西27街，将由两栋11层高楼组成，可直接观览“高线”风景。Centaur地产和Greyscale开发集团透露，每间公寓将拥有一到四间卧室，销售将于2015年开始。

## Buying guide

### 购房指南

The High Line runs for 2.3km from Gansevoort Street in the Meatpacking District to West 34th Street

“高线”全长2.3公里，从Meatpacking区的Gansevoort街起，至西34街

The park is about 15 miles from Newark airport and 17 miles from JFK airport

公园距Newark机场15英里，距JFK机场17英里

Real estate commission in Manhattan is typically 6 per cent of the sale price

曼哈顿的房地产佣金一般在售价的6%左右

## What you can buy for...

### 你可以买到...

\$1.5m A one-bedroom, one-bathroom loft-style apartment with 750 sq ft of living space near Tenth Avenue

150万美金 单间公寓，750平方英尺，一卧一卫，靠近第十大道

\$5m A two-bedroom, duplex condo on Ninth Avenue measuring 1,500 sq ft with a balcony and views of the Hudson river

500万美金 豪华公寓，1500平方英尺，两卧，位于第九大道，有阳台，观景哈德逊河

\$10m a three-bedroom, penthouse overlooking the High Line with 20ft-high ceilings, a fireplace and a large terrace

1000万美金 顶层公寓，三卧，20英尺高天花板，有壁炉和大型阳台，俯瞰“高线”