



200 Amsterdam, 555 West End, and 50 West 66th Street among the many new development condos on the Upper West Side

From [Future New York](#)

Upper West Side New Development Round-Up; West Park Presbyterian Church due before Landmarks



By [CityRealty Staff](#)
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Those hoping to cultivate a sense of community while living amidst the best of New York would be well advised to look to the Upper West Side. The area is flanked by two parks and home to city institutions like Lincoln Center, Beacon Theater, the American Museum of Natural History, and the New York Historical Society. It is also home to top schools, popular restaurants, gourmet supermarkets, and a variety of shop.

The Upper West Side comprises four distinct areas - [Central Park West](#), [Lincoln Center/Square](#), [Riverside Drive](#), and Manhattan Valley - with their own history and community. While [Morningside Heights](#) is north of Central Park, many nevertheless consider it - and Columbia University - to be part of the Upper West Side.



The Upper West Side is substantially protected by historic districts, meaning new development cannot take place without the blessing of the Landmarks Preservation Commission ("Landmarks"), and locals are fiercely protective of the neighborhood as a whole. Witness the ado over the [West Park Presbyterian Church](#) at 165 West 86th Street: The church has been in talks with developers since the early 2000s, but its status as a New York City Landmark has delayed the process and scared prospects away. Most recently, the church has entered contract to sell the 132-year-old building to Alchemy Properties for \$33 million, but it cannot be torn down until Landmarks removes its status. All the while, locals have lobbied to save the building and to raise the money to repair it.

However, despite the outcry of local preservationists, sometimes the religious organizations themselves are the ones that want the sales and changes the most. When Shaare Zedek sold their neo-Classical synagogue to a development team, the deal included a new sanctuary with a separate entrance at [212 West 93rd Street](#). Several blocks north, Union Theological Seminary sold approximately 350,000 square feet of development rights to the team behind [Claremont Hall](#) and used the proceeds to finance a much-needed renovation to their over 100-year-old buildings.

A Landmarks hearing for the West Park Presbyterian Church is expected to take place after Labor Day. In the meantime, we take a look at the most appealing new buildings on the market and the new construction we're most excited to see. This new development pays respectful tribute to historic Upper West Side architecture while offering the views, space, finishes, and amenities that the modern buyer has come to expect.



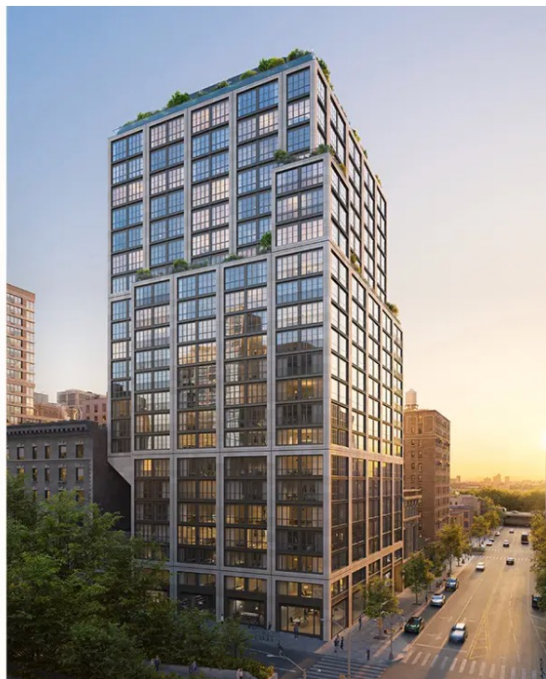
200 Amsterdam Avenue via Binyan Studios

Now Selling

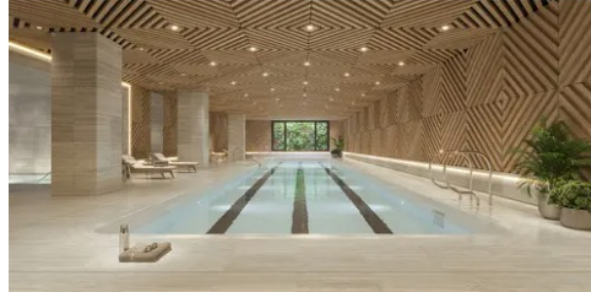
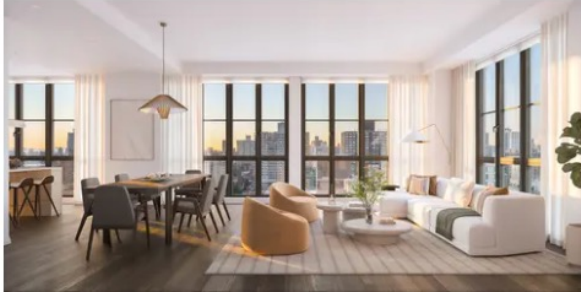
96+Broadway

Developed by JVP Development | Design by Stephen B. Jacobs Group and Thomas Juul-Hansen

20 stories | 131 units | 11 availabilities from \$1.395 million



96+Broadway (Compass)



As construction winds down on 96+Broadway, **Van Nguyen** of JVP Development Group has announced his intention to move into the building upon completion. It is hard to say which aspect was key in drawing him: the interiors by Thomas Juul-Hansen with high-end, organic finishes; an expansive amenity package that includes a basement-level pool, a regulation squash court, a music practice room, and a rooftop terrace; or the prime Upper West Side location near Central Park, Riverside Park, gourmet supermarkets, cultural institutions, and local and express transportation.

<https://www.cityrealty.com/nyc/market-insight/features/future-nyc/upper-west-side-new-development-round-up-west-park-presbyterian-church-due-before-landmarks/45702>