

211 West 84th Street Rises On Manhattan's Upper West Side



Photo by Michael Young

BY: MICHAEL YOUNG AND MATT PRUZNICK 8:00 AM ON MAY 30, 2024

Construction is rising on [211 West 84th Street](#), an 18-story residential building on Manhattan's [Upper West Side](#). Designed by [Hill West Architects](#) and developed by [Naftali Group](#), which purchased the assemblage of properties for \$71 million in 2022, the 209-foot-tall structure will span 154,598 square feet and yield 45 condominium units with an average scope of 3,371 square feet, as well as 2,898 square feet of ground-floor retail space, a cellar level, and 17 enclosed parking spaces. The project occupies nearly 250 feet from the corner of Broadway to the middle of the block.

Much has changed at the site since [our last update](#) in March 2023, when demolition was just getting started on the low-rise former occupants at 207–221 West 84th Street. In the intervening months, the structures were all razed, excavation and foundation work completed, and the reinforced concrete superstructure is now steadily ascending. 211 West 84th Street is located directly south of The Apsley at [2330 Broadway](#), and will stand 21 feet shorter than its recently completed neighbor upon topping out, which could happen by the end of summer.



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Some arched window outlines are visible across the western and southern elevations.



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A double-height opening is located in the center of the wide southern profile that will likely serve as the main residential entrance.



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Crews are putting together concrete formwork and scaffolding at the very top of the building.

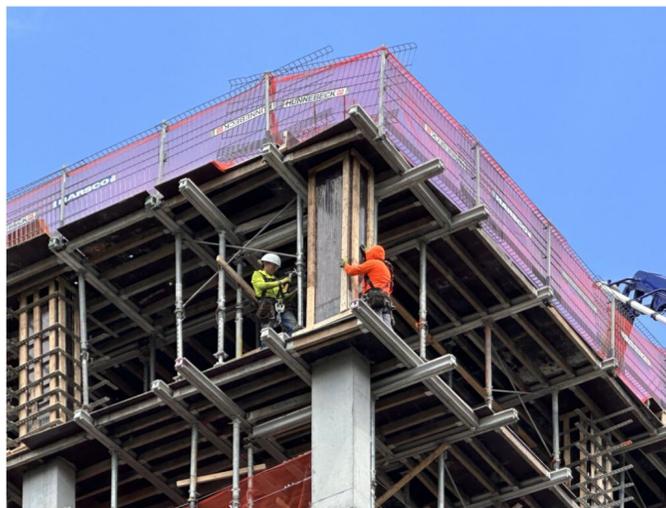


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No finalized rendering has been released for the project, and the only preview of the design is the below axonometric diagram from the construction board. The drawing shows the building consisting of a large podium standing more than a third of the structure's overall height, and the main tower rising on the western end. The upper levels of the tower have several setbacks for outdoor terraces, and the building culminates in a multifaceted mechanical bulkhead.

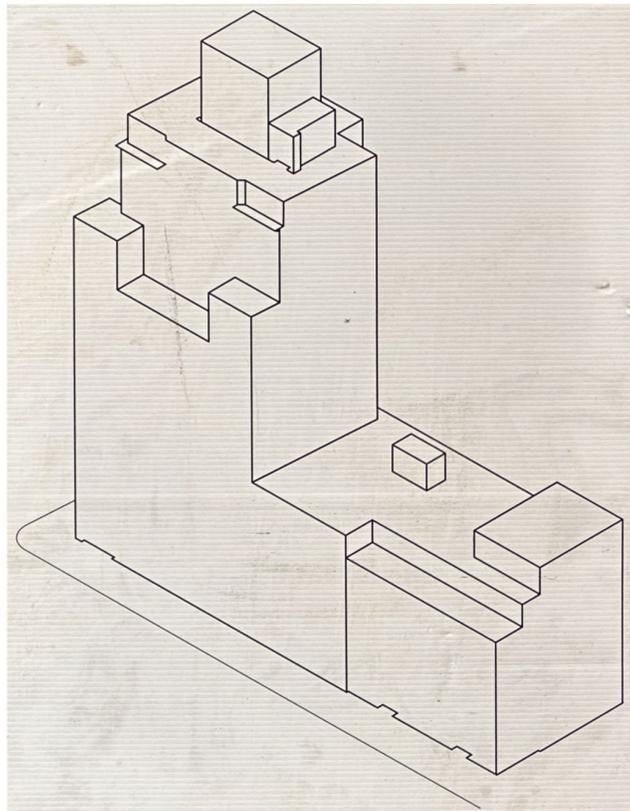


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The site is located two blocks south of the 86th Street subway station, which is served by the local 1 train.

211 West 84th Street's anticipated completion date is slated for spring 2026, as noted on site.