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LATE CITY FINAL

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Two parking lots will become two different residential developments by **Ken Horn** of Alchemy Properties.

The lots at 44 W. 14th St. and 121 W. 21st St. were owned by three elderly brothers who decided to cash out at \$35.5 million.

Eric Anton and **Ron Solarz** of Eastern Consolidated Properties, who handled the transaction, said the 65,000 and 70,000-square-foot sites

sold for \$245 a foot and is close to record pricing for that area. Horn is also creating cutting-edge designs for the site using Fox & Fowle as the architects.

Across the street from another Alchemy renovation on W. 19th Street, **Veronica Hackett's** Clarett Group bought a different garage at 126 W. 19th St. for a ground-up development, also through the Eastern team.

Hackett said **Randy Gerner** of DKG Architects, who also created her Opus at 108th Street and Broadway is working on the design.

"It takes us seven to nine months to design and price it," Hackett explained. Because there is a height limit in the Chelsea neighborhood, this will top out at around 13 stories. "This is always the dilemma," Hackett said. The buyers want the ceilings as high as possible.

Meanwhile, Hackett has begun construction on E. 57th Street, and her sales office opens in January.