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### Here Comes the Neighborhood

Three veteran art dealers in two cultural capitals open new galleries in surprising locations. The spaces have begun to transform gritty areas in Hollywood and New York's Hell's Kitchen. **BY WILLIAM HANLEY**



**THE PIONEER** When Sean Kelly abandoned New York's SoHo for the warehouses of Chelsea in 2001, he set up shop a few blocks north of his peers. His latest space, which opened in October, again pushes into territory just beyond the New York art map. Located in Hell's Kitchen, Kelly's two-level gallery occupies 22,000 square feet of a 1914 building (near right). Family friend Toshiko Mori designed the renovation, organizing gallery and administrative spaces (far right and above) around a central library (above right). A few blocks from the Hudson Yards mega-development, near which Mori is designing two subway entrances and a café, the project will get some high-profile neighbors by 2017. But the architect expects other art dealers to follow Kelly's lead even sooner. "The neighborhood doesn't really have an identity," she says, "and the art world tends to gravitate toward those kinds of holes in the urban fabric."



