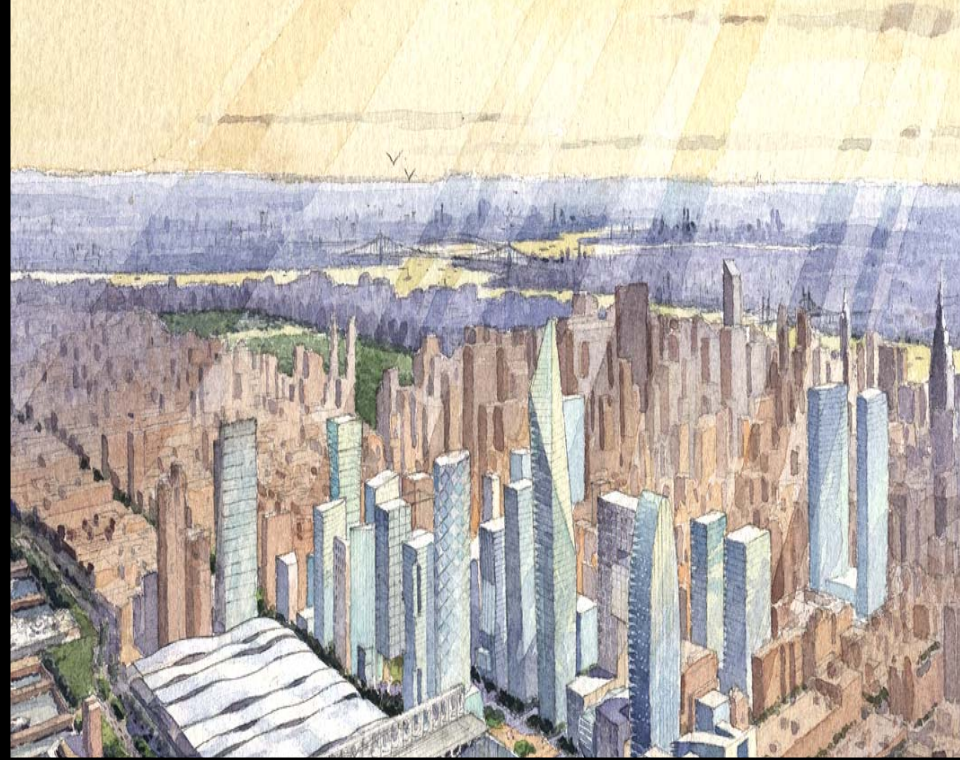


# Hudson Yards Redevelopment



**Discussion of Property  
Acquisition and  
Relocation**



Note: This document is for informational purposes only and is not intended to be, and should not be relied upon as, a comprehensive statement of the rights, obligations or policies of any governmental agency.

## **What is the Hudson Yards Redevelopment Plan?**



# Project Overview

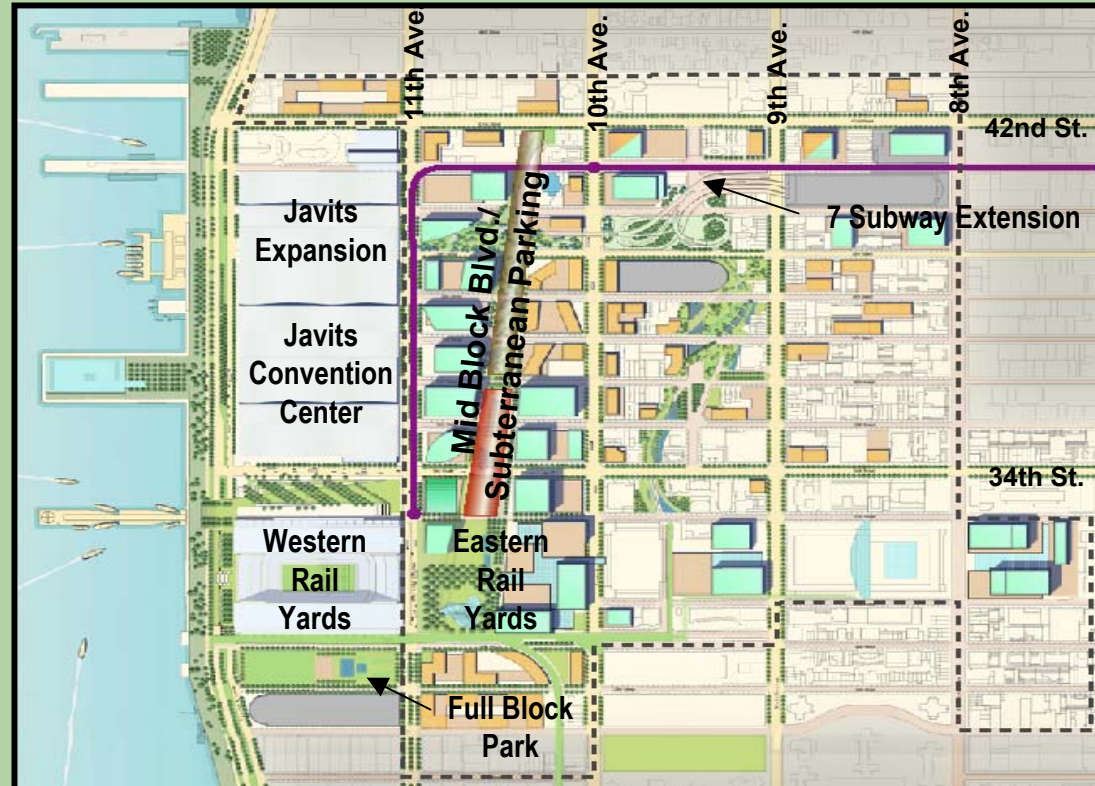
The Hudson Yards Redevelopment Plan (the “Plan”) primarily affects the area of Manhattan located between 29<sup>th</sup> and 43<sup>rd</sup> Sts., and 7<sup>th</sup> Ave. and Hudson River Park.

Over the next 30 years, the Plan will create a vibrant mixed-use expansion of the Midtown Central Business District, generating new revenues for the City and State projected to total approximately \$60 billion.

The Plan includes:

- Extension of the Number 7 subway line;
- Rezoning to permit new residential and commercial space;
- Expansion of the Jacob K. Javits Convention Center;
- Creation of a new subterranean parking facility, mid-block park and boulevard system and other open space; and
- Relocation of existing municipal facilities to a new site.

Major elements of the Plan have already been adopted by the relevant governmental authorities. For example, the Javits expansion was authorized in late 2004 by the State Legislature, and the rezoning of the area (together with the authority to acquire property) was adopted by the City Council in a 46 to 1 vote in January 2005.



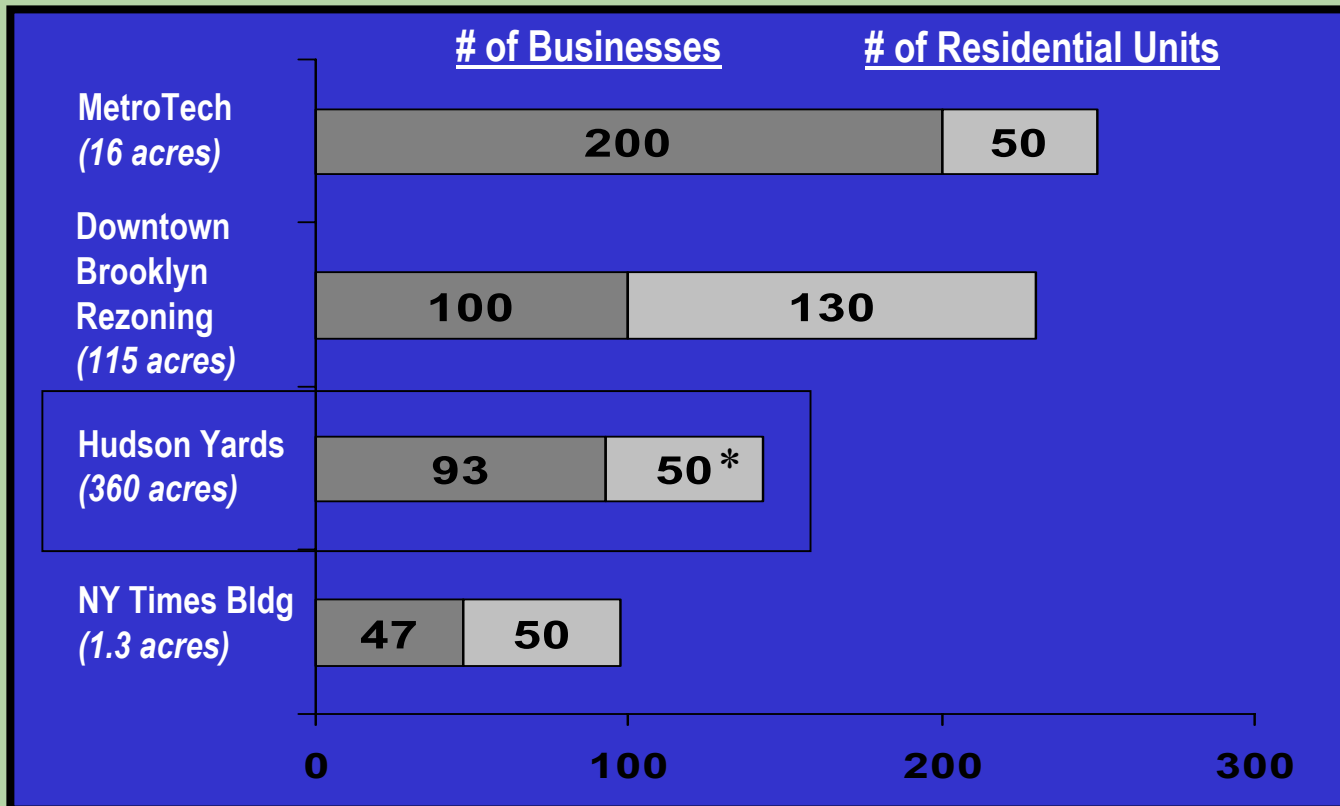
• Further information on the Plan can be found at: <http://www.nyc.gov/html/dcp/html/hyards/hymain.html>

**How Many Properties May Be Subject  
to Governmental Acquisition in  
Connection with the Plan?**

# Overview of Impact

The Plan will require governmental acquisition of property for the creation of new municipal facilities, subterranean parking, parks and open space and the extension of the Number 7 train (“City Acquisitions”).

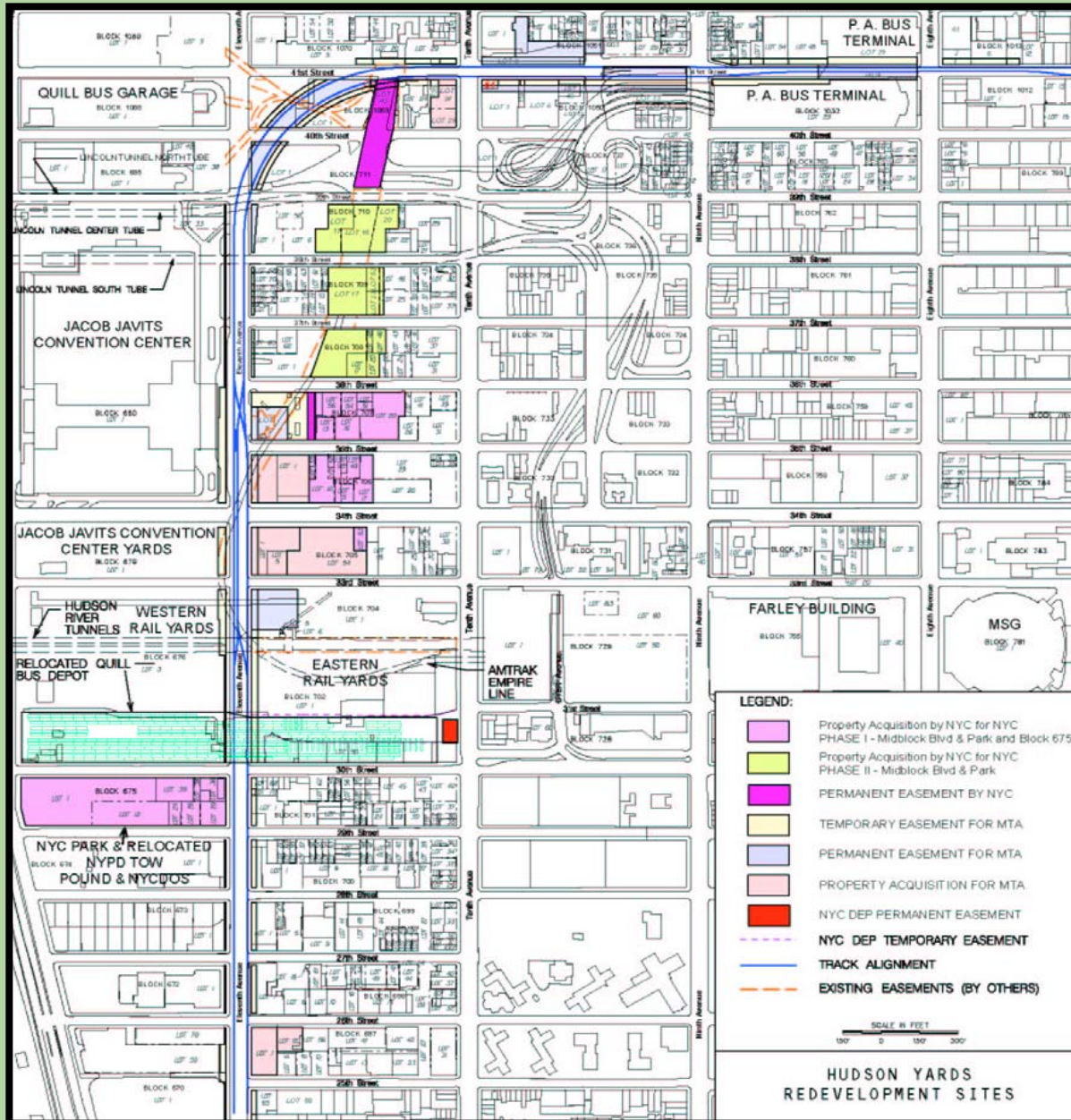
These acquisitions, however, will result in far less commercial and residential displacement than did acquisitions under other, recent redevelopment projects in New York.



\* Represents high end of range currently estimated to be 39 - 50 (see p. 8)

The City Acquisitions will include acquisitions of “fee simple” interests (i.e., full title), and “easement” interests (i.e., more limited property rights, most of which will be underground and will have limited or no impact on surface uses).

# Map of Proposed Acquisitions



The Plan currently calls for the City Acquisitions to happen in two phases (each of which may occur over several years):

- **Phase I:** Extension of Number 7; first segment of mid-block park and boulevard system (from 33<sup>rd</sup> to 36<sup>th</sup> Sts.); subterranean parking facility (from 34<sup>th</sup> to 36<sup>th</sup> Sts.); proposed full-block park (between 29<sup>th</sup> and 30<sup>th</sup> Sts. and 11<sup>th</sup> and 12<sup>th</sup> Aves.).

- **Phase II:** Second segment of mid-block park and boulevard system (north of 36<sup>th</sup> St.).

A list of the parcels that are proposed to be acquired can be found in **Appendix A**.



# Residential Properties

It is currently estimated that City Acquisitions of “fee interests” will affect existing residential properties in Hudson Yards containing the following numbers of units:

<u>Phase</u>	<u>Projected Residential Relocation</u>
Phase I	34 units
Phase II	5-16 units
<b>Total</b>	<b>39-50 units</b>

When fully built-out, it is anticipated that the Plan will create many more new residential units in Hudson Yards than it will displace. Recent studies project that new residential construction could create approximately 13,500 units, including nearly 4,000 units of affordable housing.



# Commercial Properties

It is currently estimated that City Acquisitions of “fee interests” will affect existing commercial properties in Hudson Yards containing the following numbers of businesses:

<u>Phase</u>	<u>Projected Commercial Relocation</u>
Phase I	75 Businesses
Phase II	18 Businesses
<b>Total</b>	<b>93 Businesses</b>

When fully built-out, it is anticipated that the Plan will create many more new jobs in the City than it will displace. Recent studies project that new City employment could total over 218,000 direct and indirect temporary jobs generated by construction activity in Hudson Yards, and approximately 234,000 direct and indirect permanent jobs generated by on-going activity in Hudson Yards.

## **How Does the Process of City Acquisition Work?**

# Overview of City Acquisitions

City Acquisitions will likely occur through a combination of negotiated purchases and acquisitions through eminent domain. In the case of acquisitions through eminent domain, the condemning authority will likely follow the steps outlined below:

Step	Description	Projected Schedule
<ul style="list-style-type: none"> <li>• Eminent Domain Procedure Law (EDPL) Hearing</li> </ul>	<ul style="list-style-type: none"> <li>• Public hearing where those affected by Plan and community members may offer testimony about proposed acquisitions.</li> <li>• After hearing, written submissions will be accepted for a period of approximately two weeks.</li> </ul>	<ul style="list-style-type: none"> <li>• June 16, 2005</li> </ul>
<ul style="list-style-type: none"> <li>• Determination and Findings</li> </ul>	<ul style="list-style-type: none"> <li>• Official decision about whether acquisitions may occur.</li> <li>• Adopted and published by condemning authority.</li> </ul>	<ul style="list-style-type: none"> <li>• Mid- to late summer 2005</li> </ul>
<ul style="list-style-type: none"> <li>• “Final” Offer*</li> </ul>	<ul style="list-style-type: none"> <li>• Purchase offer from condemning authority to each property owner scheduled for acquisition through eminent domain in Phase One of Plan (Phase Two offers will likely follow later).</li> <li>• Offer is based on appraisal by condemning authority.</li> <li>• Offer may be accepted, negotiated or rejected by owner.</li> </ul>	<ul style="list-style-type: none"> <li>• Late summer to fall 2005</li> </ul>
<ul style="list-style-type: none"> <li>• Transfer of Title*</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Accepted “Final” Offer</u>: If offer is accepted (after negotiation or otherwise), owner will transfer title to, and receive agreed price from, condemning authority.</li> <li>• <u>Rejected “Final” Offer</u>: If offer is rejected, condemning authority will commence a formal condemnation proceeding in New York State Supreme Court, seeking transfer of title.</li> </ul>	<ul style="list-style-type: none"> <li>• Fall 2005</li> </ul>
<ul style="list-style-type: none"> <li>• Relocation Assistance*</li> </ul>	<ul style="list-style-type: none"> <li>• Available by right if property is acquired through eminent domain.</li> <li>• See next section for discussion.</li> </ul>	<ul style="list-style-type: none"> <li>• Winter 2005/06</li> </ul>

\* Assumes that Determination and Findings authorize acquisition through eminent domain to proceed

**Are Occupants of Properties Acquired  
Through Eminent Domain Entitled to  
Relocation Benefits?**



# Overview of Relocation Assistance

If a property is acquired through eminent domain, the owner will be entitled to just compensation. In addition, certain commercial tenants may be entitled to compensation for the fair value of their fixtures.

Following an acquisition through eminent domain, occupants of an acquired property (whether owner-occupants or tenants) will also be entitled to assistance from the City. This assistance is anticipated not only to include mandated relocation benefits, but supplemental benefits, as well.

Provided below is a brief description of some of the relocation assistance likely to be available to occupants in Hudson Yards. For a full description of mandated assistance, see the Rules of the City of New York, Title 28, Section 18-04.

- Payment to eligible commercial and residential occupants of actual, reasonable costs of moving.
- Payment to eligible commercial and residential occupants of certain storage costs (up to six months).
- Payment to eligible residential occupants of the difference between their rent at a new location and their rent at the acquired property (up to \$4,000).
- Payment to eligible commercial and residential occupants of certain other limited expenses incurred (e.g., up to \$500 to eligible commercial occupants for search costs).
- Provision of services to eligible commercial and residential occupants at City's sole cost by Cornerstone Group (relocation specialist with experience in Downtown Brooklyn, 42<sup>nd</sup> Street, etc.):
  - One-on-one meetings with eligible occupants to assess individual relocation needs;
  - Identification of alternative locations within City for eligible occupants;
  - Arrangement of site visits at alternative locations for eligible occupants;
  - Assistance with negotiations at alternative locations for eligible occupants; and
  - Arrangement of move logistics for eligible occupants.
- Granting of priority status for available City Department of Housing Preservation & Development units to eligible residential occupants.
- Provision by New York City Economic Development Corporation of existing City as-of-right (and, if appropriate, discretionary) benefits to eligible commercial occupants.

# Answers to Other Relocation Questions

<u>Question</u>	<u>Answer</u>
<ul style="list-style-type: none"> <li>• What makes an occupant of a property acquired through eminent domain eligible for relocation assistance?</li> </ul>	<ul style="list-style-type: none"> <li>• Generally, to qualify for relocation assistance, an occupant of an acquired property must at least meet the following criteria:               <ul style="list-style-type: none"> <li>➢ Must occupy acquired property on date of acquisition;</li> <li>➢ Must have been in occupancy at property for at least 90 days prior to date of acquisition; and</li> <li>➢ Must actually have been displaced and moved as a result of acquisition.</li> </ul> </li> <li>▪ A more detailed discussion of eligibility requirements can be found in the Rules of the City of New York, Title 28, Section 18-04 (the “Rules”).</li> </ul>
<ul style="list-style-type: none"> <li>• Will relocation assistance be available only to tenants of a property acquired through eminent domain?</li> </ul>	<ul style="list-style-type: none"> <li>• If the owner of an acquired property is also an eligible occupant of that property (see above), that owner will be entitled to receive relocation assistance.</li> </ul>
<ul style="list-style-type: none"> <li>• If a property is acquired through eminent domain, are both the residential and commercial occupants of that property eligible for relocation assistance?</li> </ul>	<ul style="list-style-type: none"> <li>• If a property is acquired through eminent domain, both the qualified residential occupants and qualified commercial occupants of that property will generally be eligible to receive relocation assistance. However, as discussed on the previous page (and in greater detail in the Rules), in certain limited instances, certain types of relocation assistance may only be available to one category of occupant.</li> </ul>
<ul style="list-style-type: none"> <li>• If a property is acquired through eminent domain, will the occupants of that property be required to move out immediately?</li> </ul>	<ul style="list-style-type: none"> <li>• It is currently anticipated that, after each property is acquired by eminent domain, the occupants of that property will be allowed to remain there by paying use and occupancy fees until the condemning authority needs to commence demolition work on the site (for parks/open space, relocated municipal facilities or the subway extension). The schedule for this demolition work is still being refined. However, current plans envision that demolition work for the subway extension will occur prior to other demolition work, and that demolition work will be unlikely to commence on any site until at least early 2006.</li> </ul>

## **Appendix A: Proposed City Acquisition Parcels**

# Proposed Acquisition Parcels

<u>Block/Lot*</u>	<u>Address*</u>	<u>Interest Sought**</u>	<u>Projected Phase</u>
670/70	231 11 <sup>th</sup> Ave.	TE	Phase I
672/1	20 Joe DiMaggio Highway (West Side Highway)	TE	Phase I
673/1	261 11 <sup>th</sup> Ave.	TE	Phase I
674/1	240-258 12 <sup>th</sup> Ave.	TE	Phase I
675/1	260 12 <sup>th</sup> Ave.	A	Phase I
675/12	613-635 W. 29 <sup>th</sup> St.	A	Phase I
675/24	609 W. 29 <sup>th</sup> St.	A	Phase I
675/26	603 W. 29 <sup>th</sup> St.	A	Phase I
675/29	301 11 <sup>th</sup> Ave.	A	Phase I
675/36	309-315 11 <sup>th</sup> Ave.	A	Phase I
675/38	604 W. 30 <sup>th</sup> St.	A	Phase I
675/39	606-616 W. 30 <sup>th</sup> St.	A	Phase I
696/1	202 11 <sup>th</sup> Ave.	TE	Phase I
696/65	210 11 <sup>th</sup> Ave.	TE	Phase I
697/1	220 11 <sup>th</sup> Ave.	A	Phase I

\* Additional acquisition parcels are believed to be owned by governmental entities and thus will be acquired through means other than eminent domain; Note that Addresses are for convenience only and that, if Addresses and Block/Lot conflict, Block/Lot shall control

\*\* TE = Temporary Easement; PE = Permanent Easement; A = Fee Acquisition; PA = Partial Fee Acquisition



# Proposed Acquisition Parcels (continued)

<u>Block/Lot*</u>	<u>Address*</u>	<u>Interest Sought**</u>	<u>Projected Phase</u>
697/60	544 W. 26 <sup>th</sup> St.	A	Phase I
698/1	244 11 <sup>th</sup> Ave.	TE	Phase I
699/1	262 11 <sup>th</sup> Ave.	TE	Phase I
700/1	282 11 <sup>th</sup> Ave.	TE	Phase I
701/1	302 11 <sup>th</sup> Ave.	TE	Phase I
701/68	314 11 <sup>th</sup> Ave.	TE	Phase I
701/70	312 11 <sup>th</sup> Ave.	TE	Phase I
705/1	380-386 11 <sup>th</sup> Ave.	A	Phase I
705/5	553-557 W. 33 <sup>rd</sup> St.	A	Phase I
705/53	524-526 W. 34 <sup>th</sup> St.	A	Phase I
705/54	528-556 W. 34 <sup>th</sup> St.	A	Phase I
706/1	400 11 <sup>th</sup> Ave.	A	Phase I
706/10	545 W. 34 <sup>th</sup> St.	A	Phase I
706/15	533-535 W. 34 <sup>th</sup> St.	A	Phase I
706/17	527-531 W. 34 <sup>th</sup> St.	A	Phase I

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# Proposed Acquisition Parcels (continued)

<u>Block/Lot*</u>	<u>Address*</u>	<u>Interest Sought**</u>	<u>Projected Phase</u>
706/48	534-536 W. 35 <sup>th</sup> St.	A	Phase I
706/50	538-540 W. 35 <sup>th</sup> St.	A	Phase I
706/52	542-544 W. 35 <sup>th</sup> St.	A	Phase I
706/55	550 W. 35 <sup>th</sup> St.	A	Phase I
707/13	537-541 W. 35 <sup>th</sup> St.	A	Phase I
707/16	529-536 W. 35 <sup>th</sup> St.	A	Phase I
707/20	517-527 W. 35 <sup>th</sup> St.	A	Phase I
707/51	524 W. 36 <sup>th</sup> St.	A	Phase I
707/54	530 W. 36 <sup>th</sup> St.	A	Phase I
707/56	542 W. 36 <sup>th</sup> St.	A	Phase I
708/1	438 11 <sup>th</sup> Ave.	TE; PA	Phase I (TE); Phase II (PA)
708/17	527 W. 36 <sup>th</sup> St.	A	Phase II
708/20	525 W. 36 <sup>th</sup> St.	A	Phase II
708/46	518 W. 37 <sup>th</sup> St.	A	Phase II
708/48	522 W. 37 <sup>th</sup> St.	A	Phase II

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# Proposed Acquisition Parcels (continued)

<u>Block/Lot*</u>	<u>Address*</u>	<u>Interest Sought**</u>	<u>Projected Phase</u>
708/65	450 11 <sup>th</sup> Ave.	TE	Phase I
709/1	456 11 <sup>th</sup> Ave.	TE	Phase I
709/2	460 11 <sup>th</sup> Ave.	TE	Phase I
709/3	462 11 <sup>th</sup> Ave.	TE	Phase I
709/17	525-539 W. 37 <sup>th</sup> St.	A	Phase II
709/23	521 W. 37 <sup>th</sup> St.	A	Phase II
709/25	513 W. 37 <sup>th</sup> St.	PA	Phase II
709/46	510 W. 38 <sup>th</sup> St.	PA	Phase II
709/52	522 W. 38 <sup>th</sup> St.	A	Phase II
709/68	470 11 <sup>th</sup> Ave.	TE	Phase I
709/70	466 11 <sup>th</sup> Ave.	TE	Phase I
709/71	464 11 <sup>th</sup> Ave.	TE	Phase I
710/1	476 11 <sup>th</sup> Ave.	TE	Phase I
710/11	535 W. 38 <sup>th</sup> St.	A	Phase II
710/15	520 W. 39 <sup>th</sup> St.	A	Phase II

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# Proposed Acquisition Parcels (continued)

<u>Block/Lot*</u>	<u>Address*</u>	<u>Interest Sought**</u>	<u>Projected Phase</u>
710/20	519 W. 38 <sup>th</sup> St.	A	Phase II
1013/1	640 8 <sup>th</sup> Ave.	TE	Phase I
1013/6	640 8 <sup>th</sup> Ave.	TE	Phase I
1013/12	241 W. 41 <sup>st</sup> St.	TE	Phase I
1032/5	351 W. 41 <sup>st</sup> St.	TE	Phase I
1032/7	347 W. 41 <sup>st</sup> St.	TE	Phase I
1032/48	330 W. 42 <sup>nd</sup> St.	TE	Phase I
1032/101	355 W. 41 <sup>st</sup> St.	TE	Phase I
1050/1	538 10 <sup>th</sup> Ave.	TE; PE	Phase I
1050/6	455 W. 41 <sup>st</sup> St.	TE; PE	Phase I
1050/49	440 W. 41 <sup>st</sup> St.	TE; PE	Phase I
1050/61	554 10 <sup>th</sup> Ave.	TE; PE	Phase I
1050/158	454 W. 41 <sup>st</sup> St.	TE; PE	Phase I
1069/1	514 11 <sup>th</sup> Ave.	TE; PE	Phase I
1069/24	503 W. 40 <sup>th</sup> St.	TE; PE	Phase I

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# Proposed Acquisition Parcels (continued)

<u>Block/Lot*</u>	<u>Address*</u>	<u>Interest Sought**</u>	<u>Projected Phase</u>
1069/29	537 10 <sup>th</sup> Ave.	A	Phase I
1069/34	547 10 <sup>th</sup> Ave.	A	Phase I
1069/136	502 W. 41 <sup>st</sup> St.	TE; PE	Phase I
1070/5	521 W. 41 <sup>st</sup> St.	TE	Phase I
1070/20	508-512 W. 42 <sup>nd</sup> St.	TE	Phase I
1070/29	557 10 <sup>th</sup> Ave.	TE; PE	Phase I

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