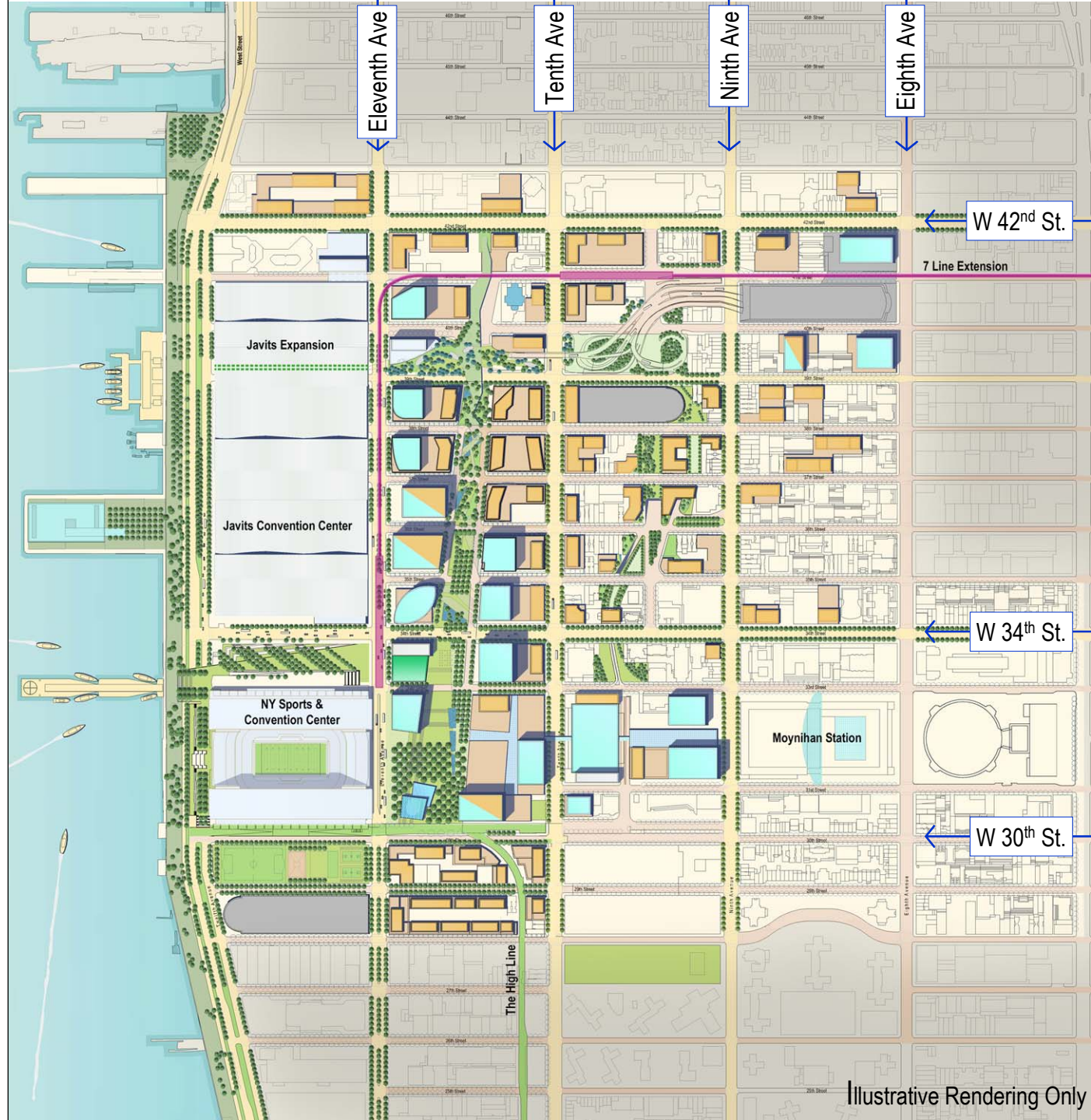


Hudson Yards Plan

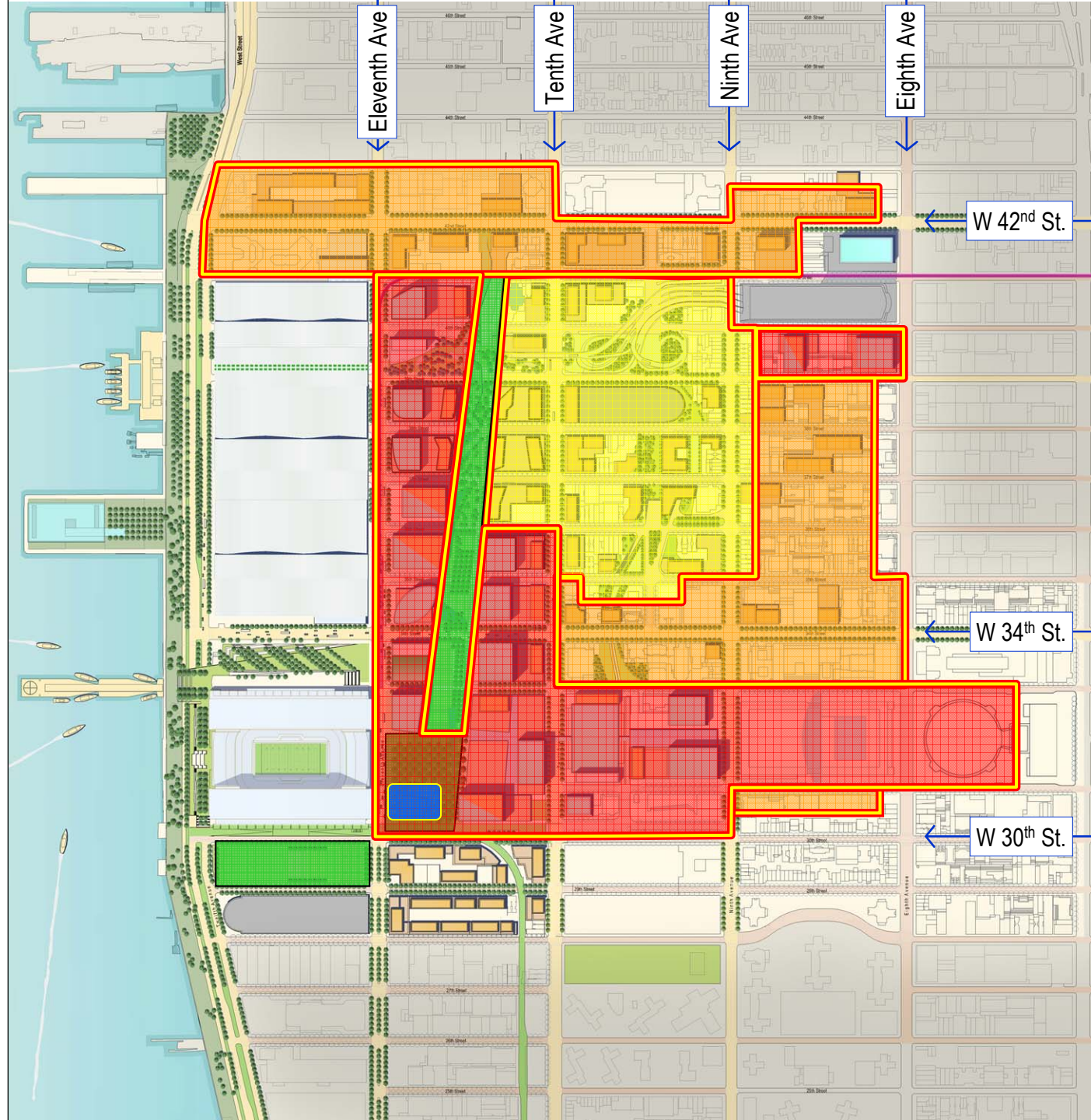
residential
commercial



Land Use & Density

Land Use

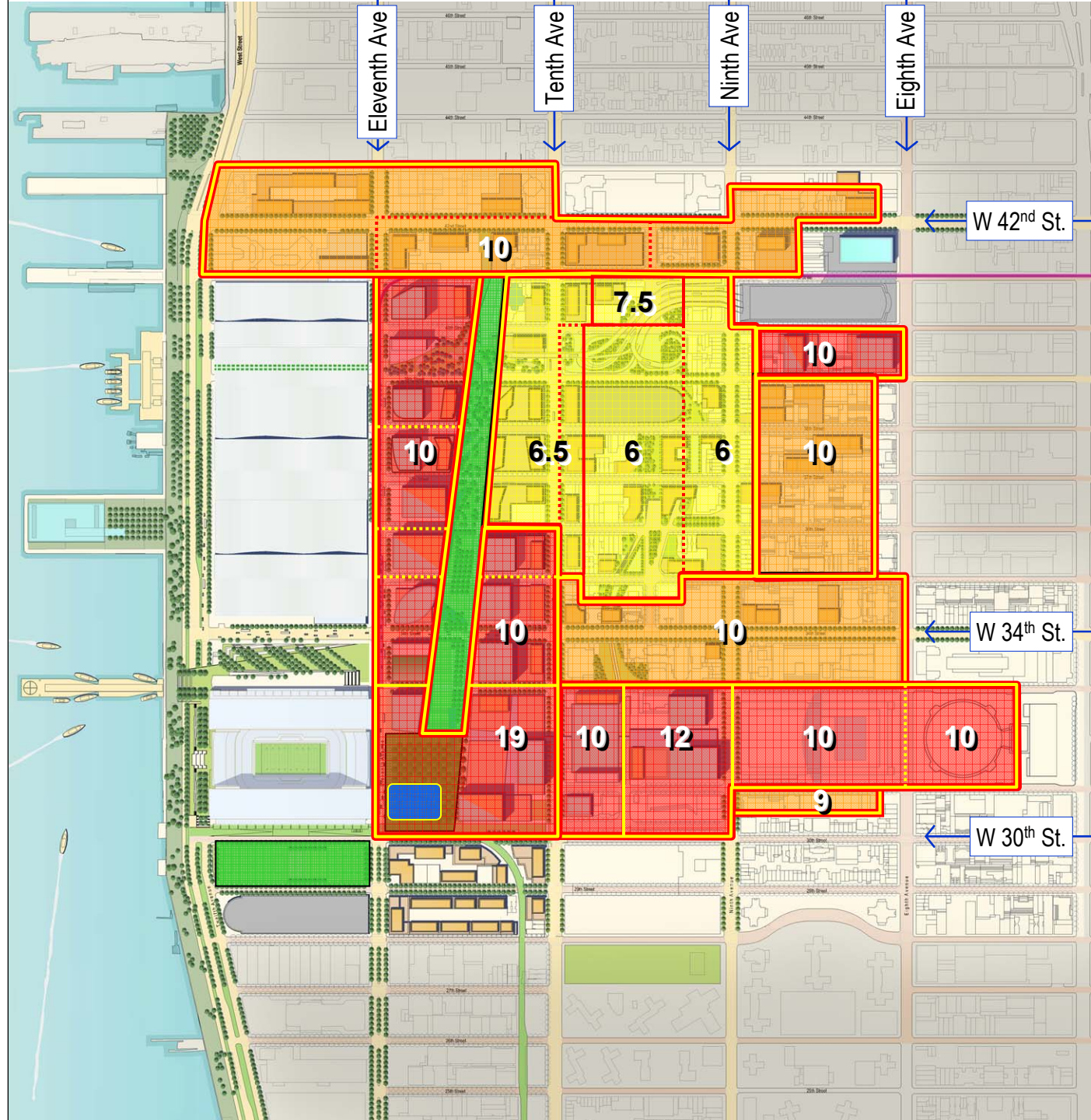
-  predominantly residential with limited retail
-  mixed use
-  predominantly commercial with limited residential
-  open space
-  institutional



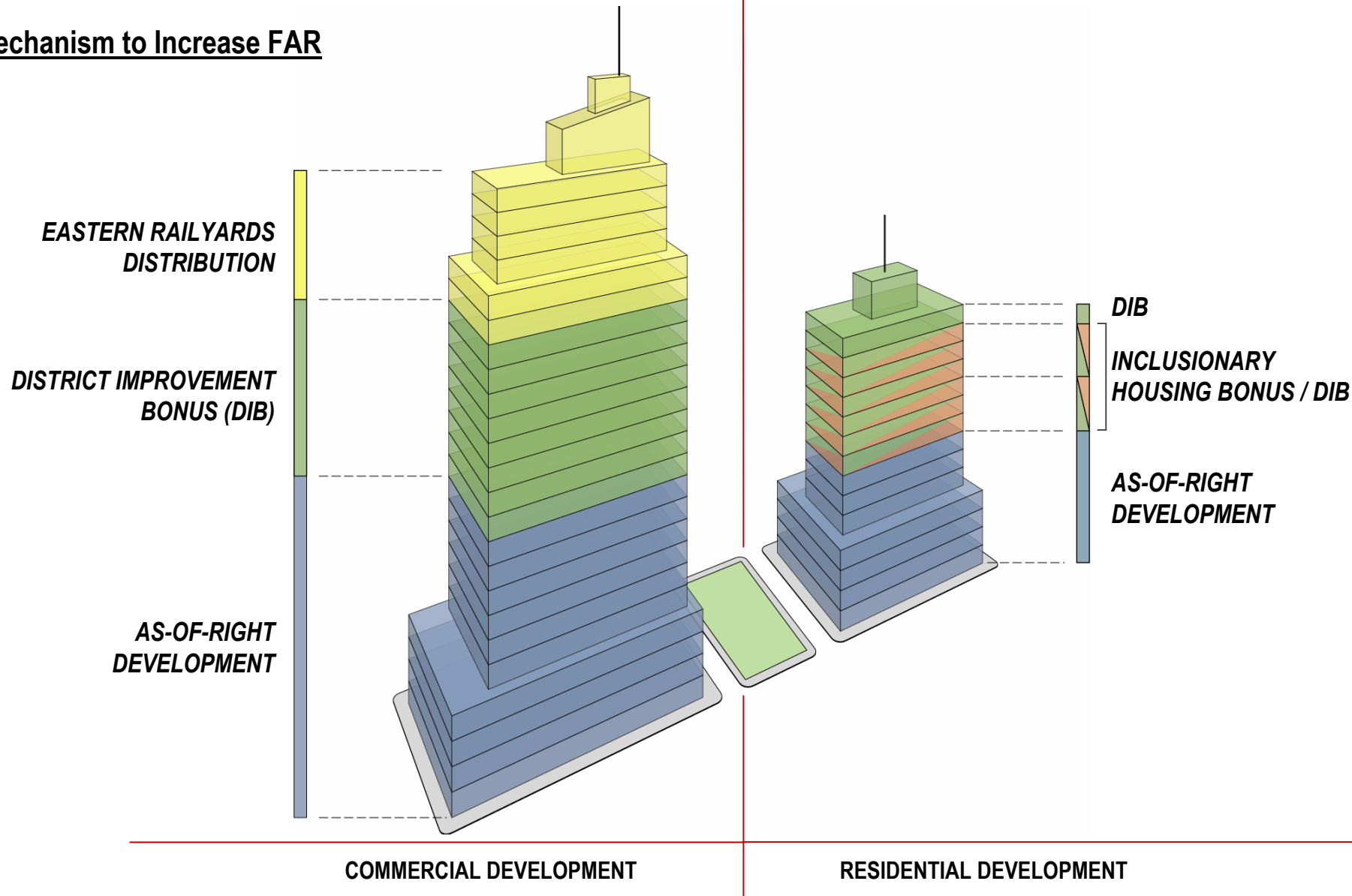
Land Use & Density

Density

▷ base FAR



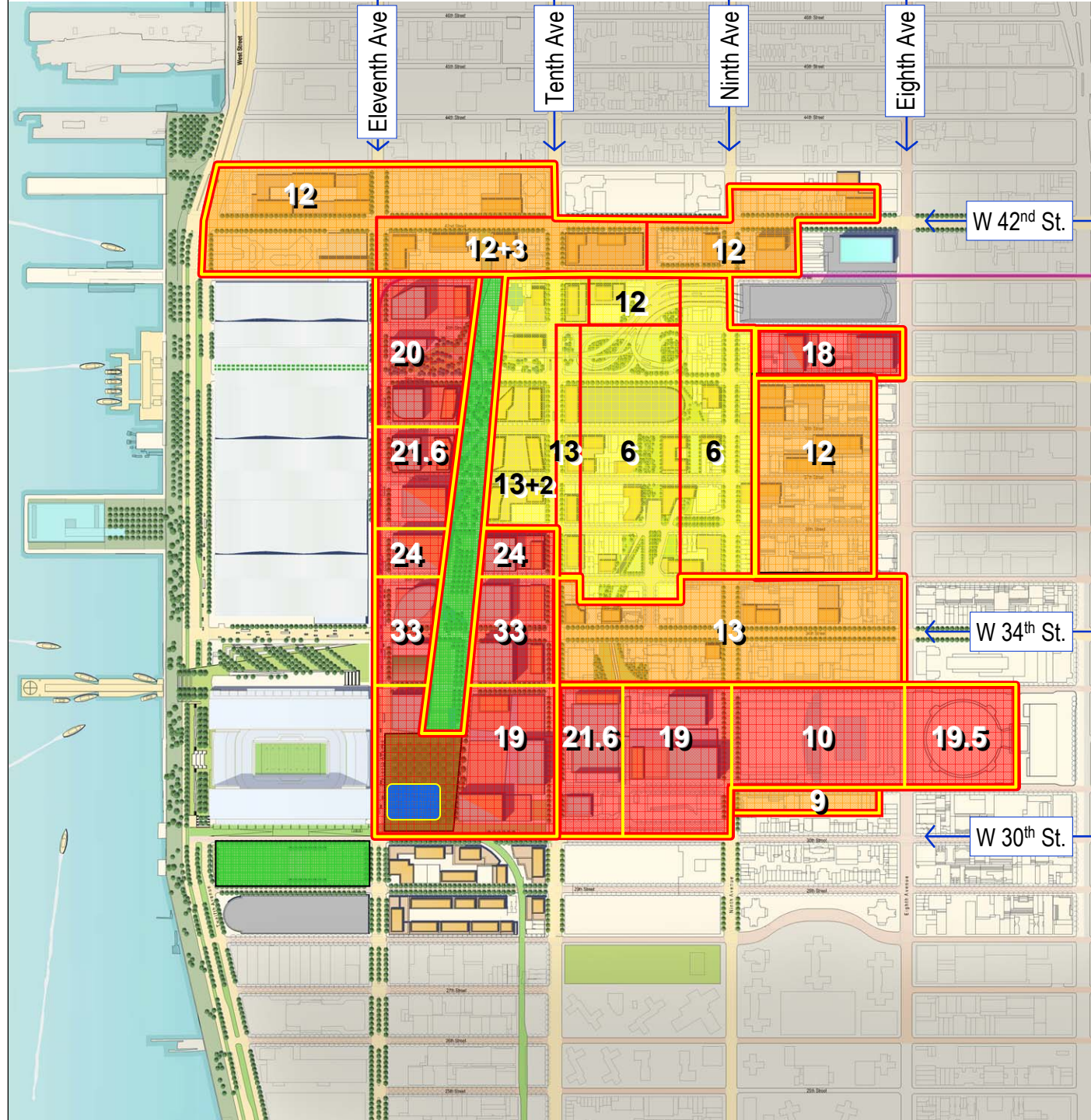
Mechanism to Increase FAR



Land Use & Density


Density

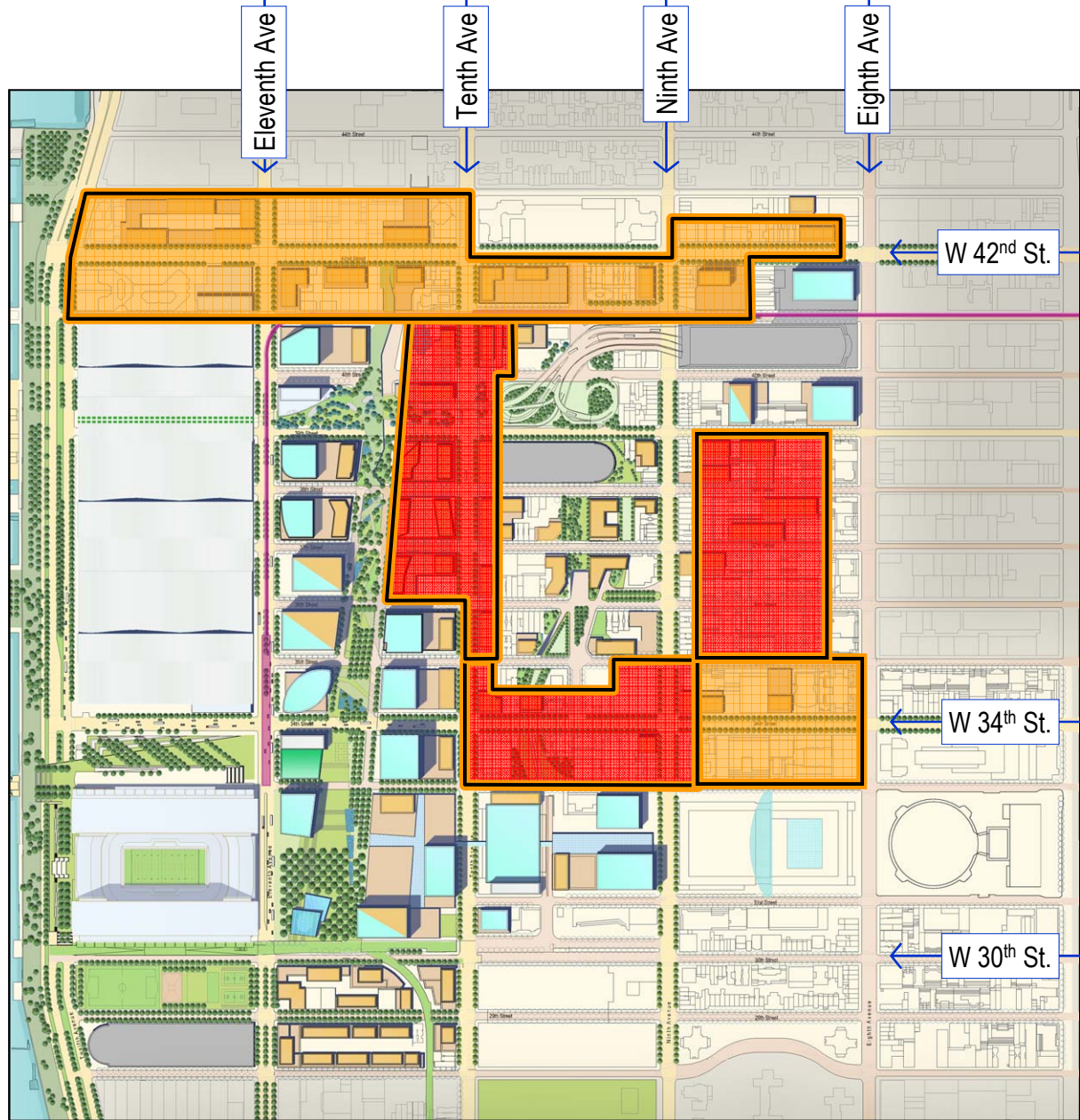
▷ maximum FAR



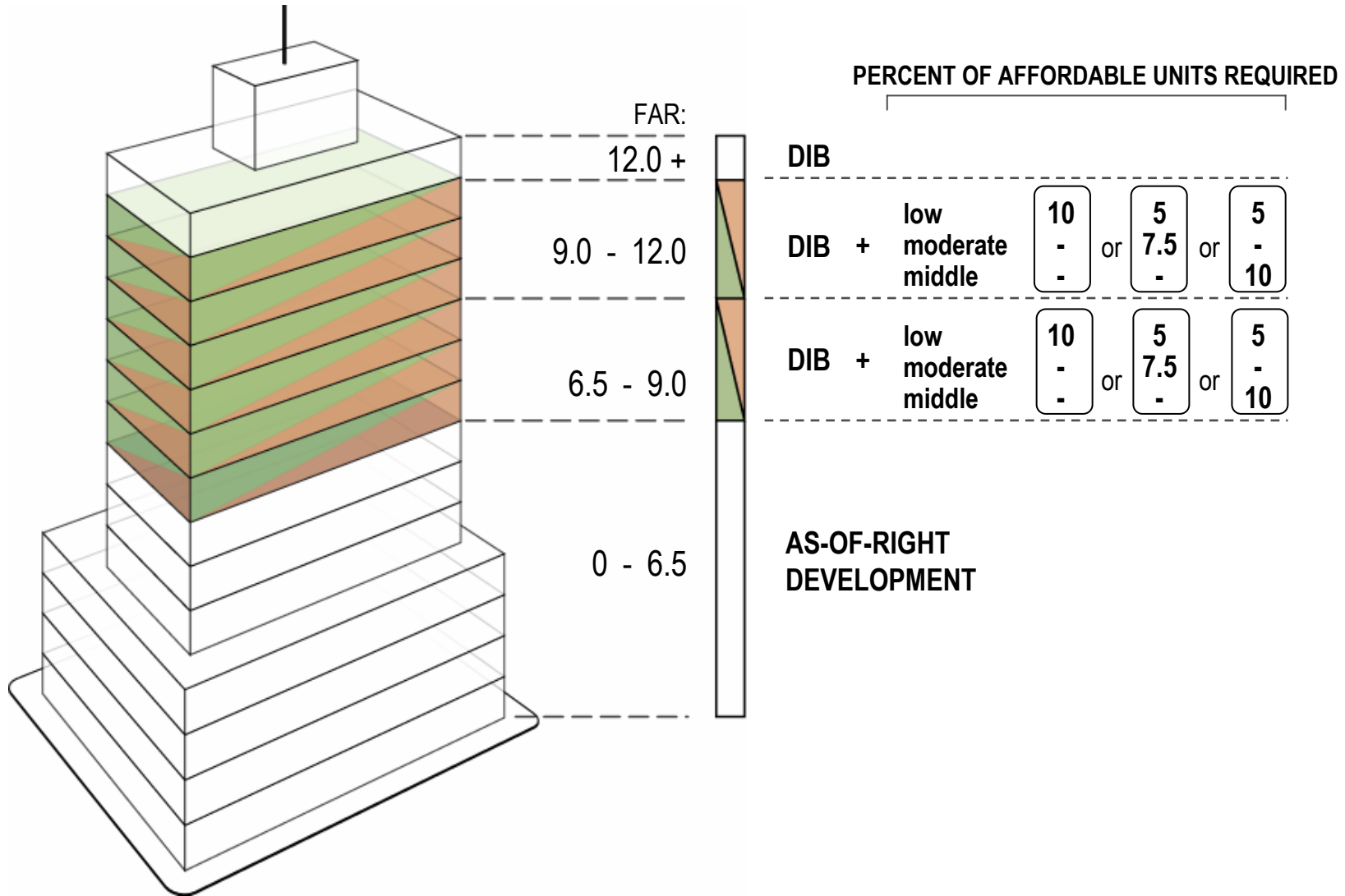
Inclusionary Housing Bonus

 Existing inclusionary housing bonus

 Special Hudson Yards
inclusionary housing bonus



Special Hudson Yards Inclusionary Housing Bonus



Parking

Parking

▷ Required parking below-grade:

Commercial:

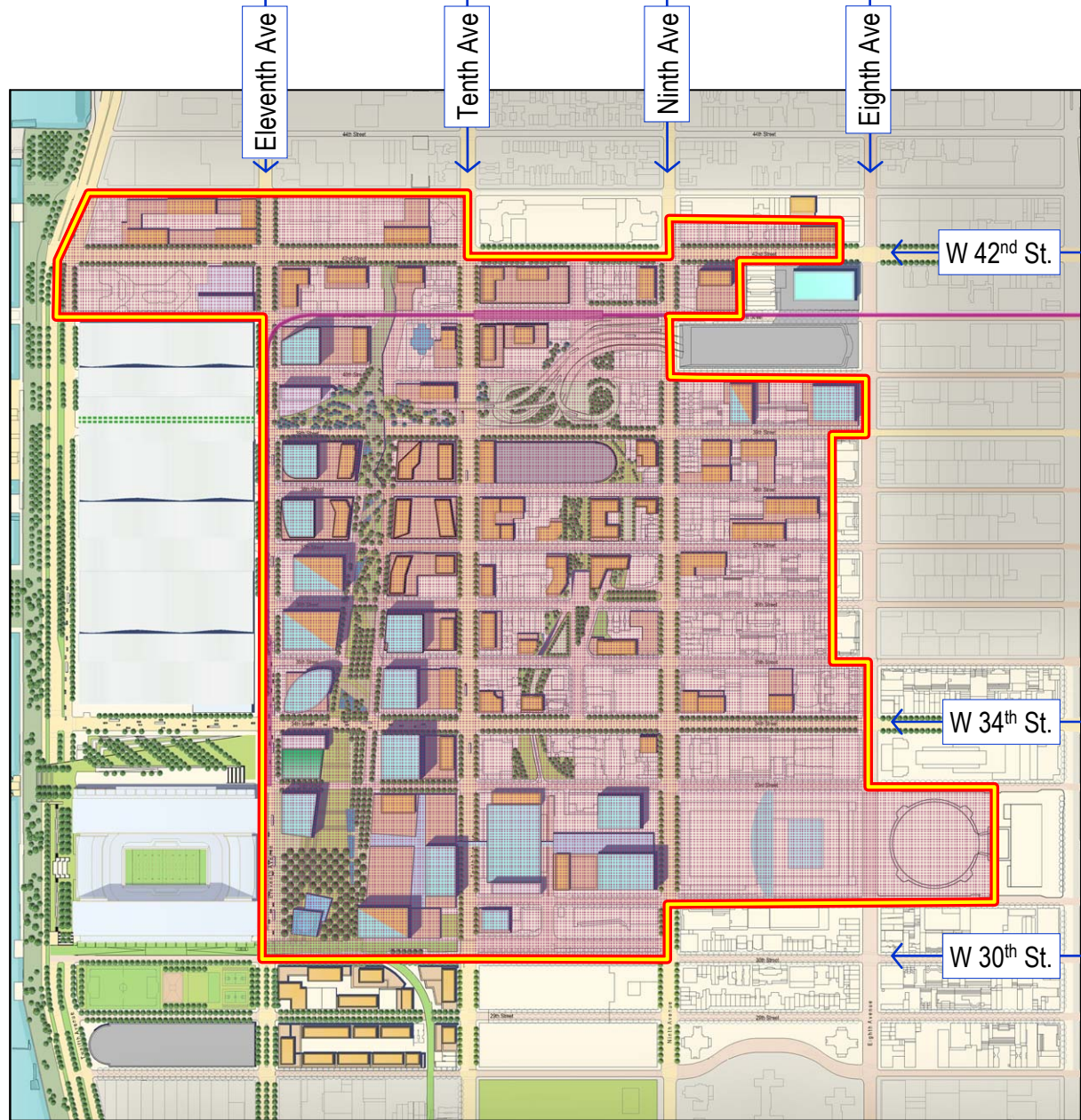
Min: 1 space per 3,350 sqft

Max: 1 space per 3,075 sqft

Residential

Min: 1 space for 33% of units

Max: 1 space for 40% of units



Special HY District

Subdistricts:

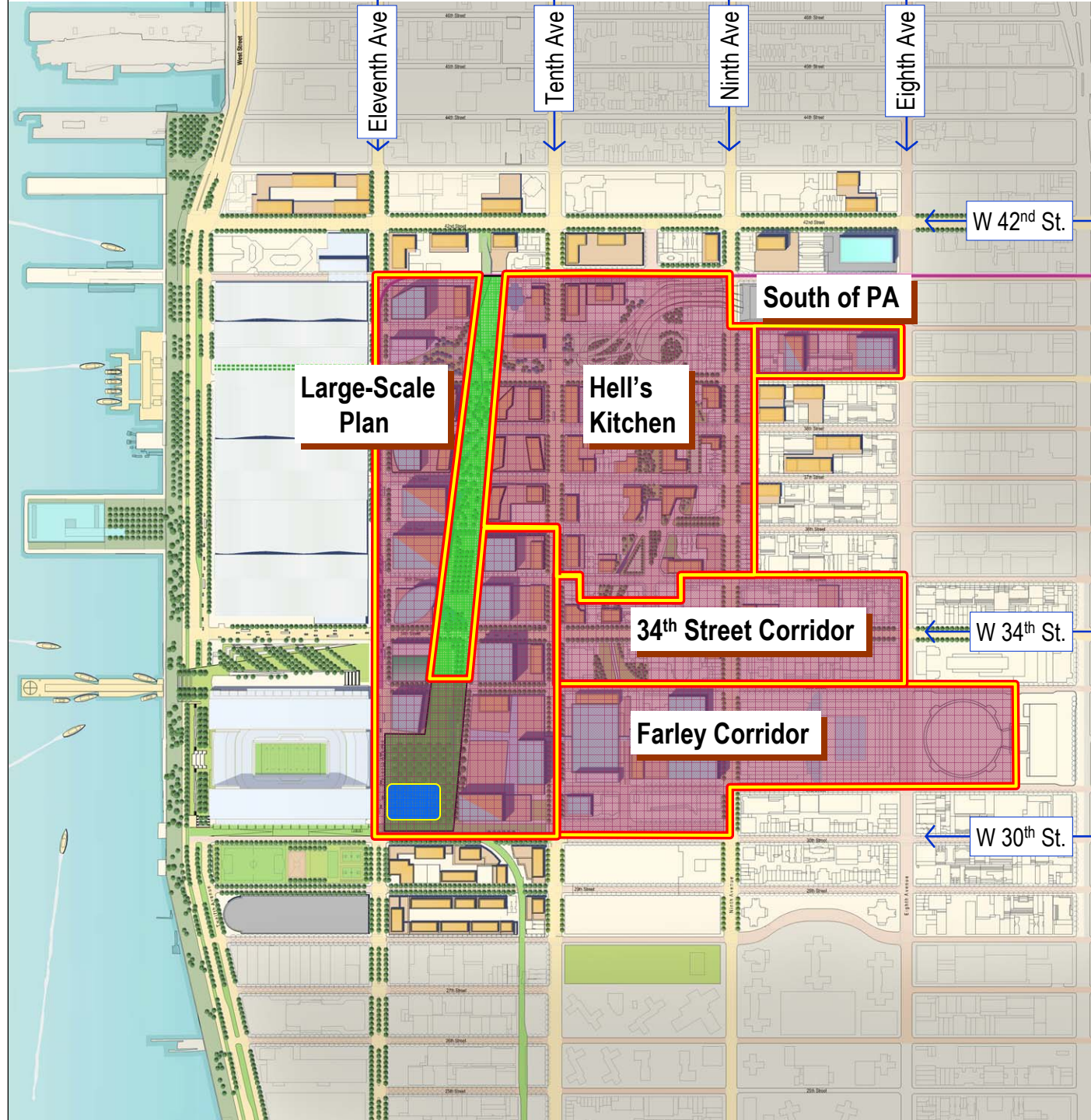
Hell's Kitchen

Large-Scale Plan

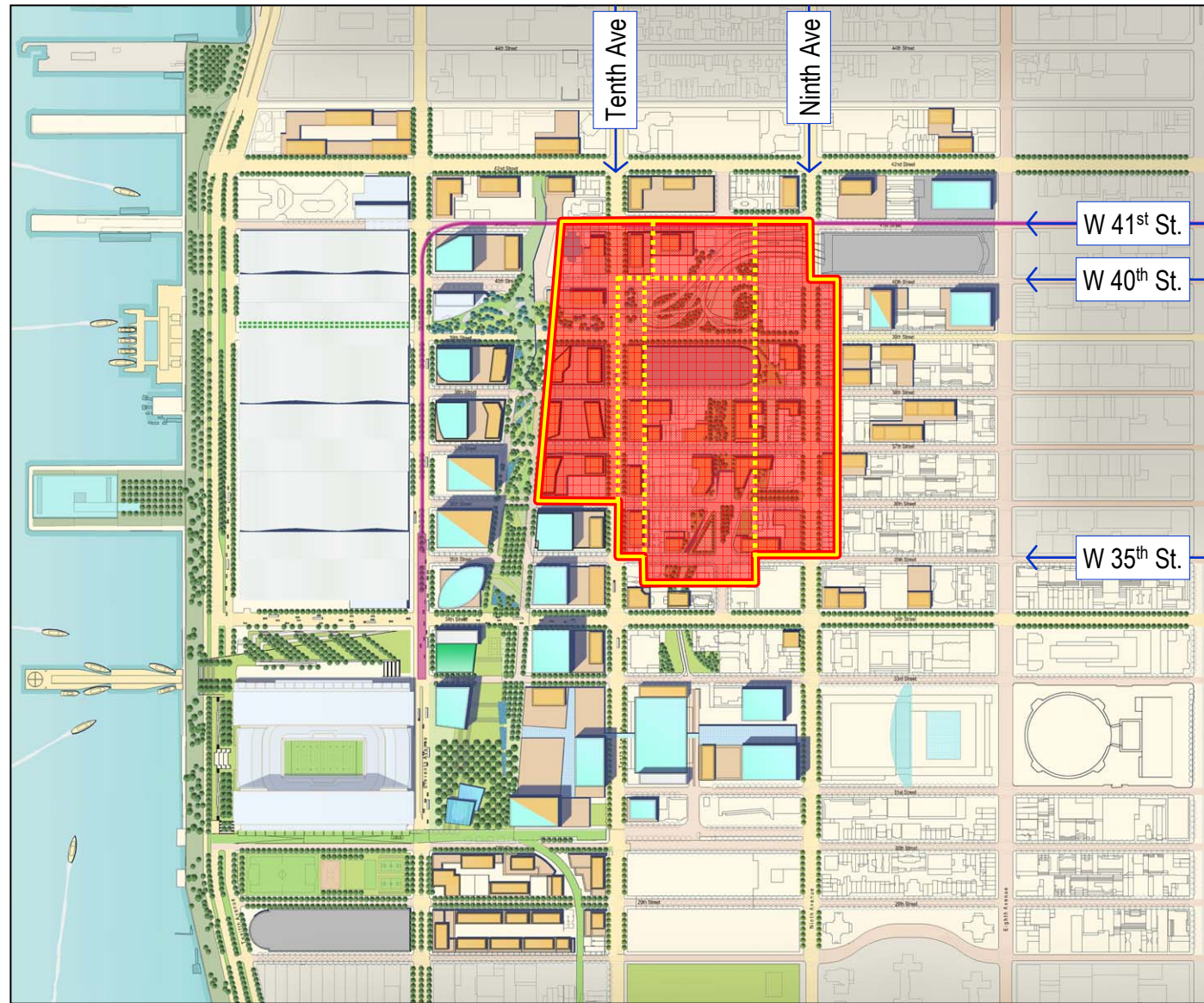
Farley Corridor

34th St Corridor

South of Port Authority



- ▶ Maintain Ninth Avenue ("Main Street")
- ▶ Allow new residential in Midblocks
- ▶ Encourage infill development
- ▶ Preserve existing neighborhood character
- ▶ Create new context along 10th Avenue



Ninth Avenue:

FAR: MAX: 6.5

USE:

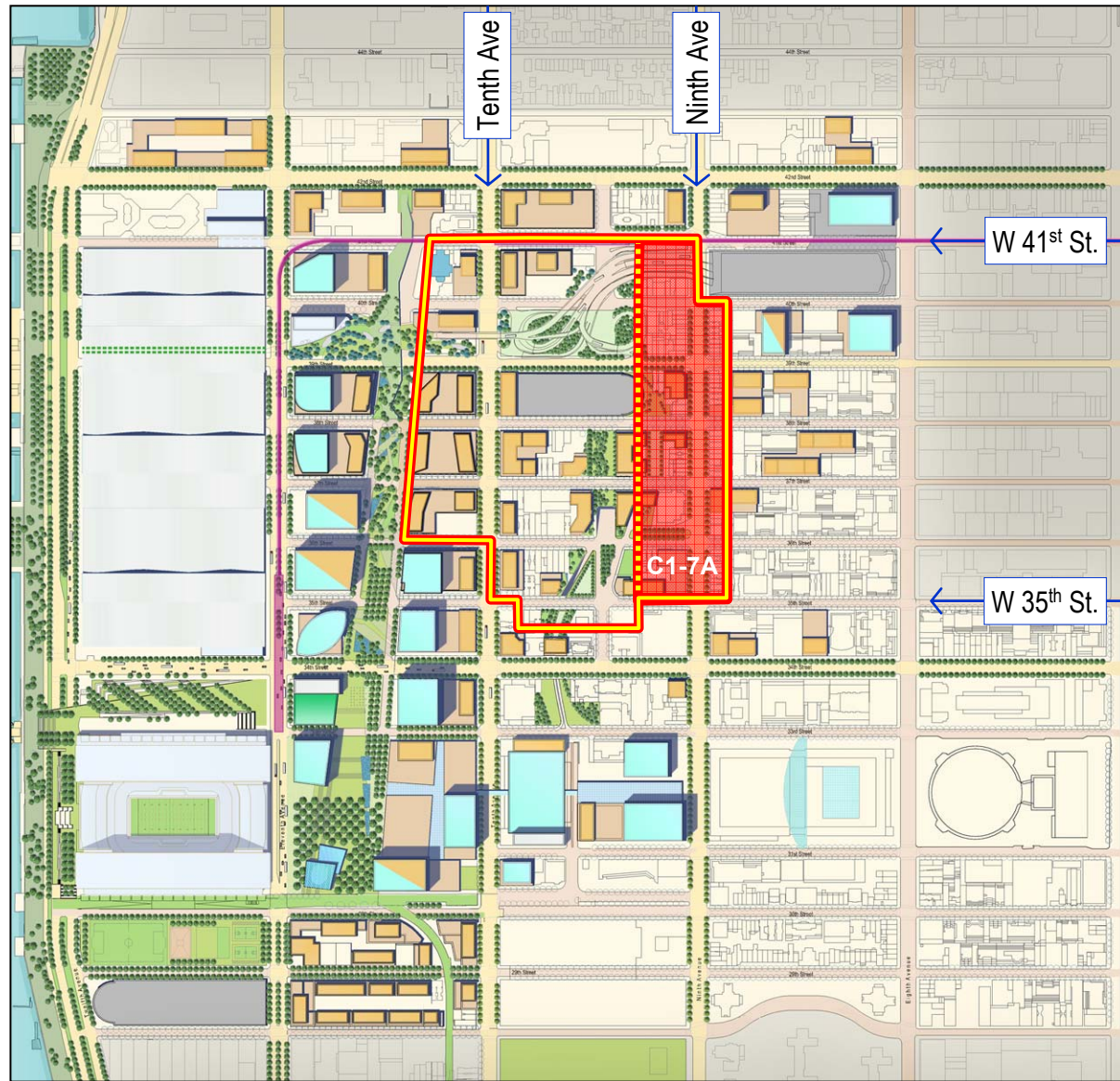
commercial: 2.0 FAR
 residential: 6.02 FAR
 community facility: 6.5 FAR

BULK:

Ninth Avenue

required street wall: 60' – 85'

height limit: 120'



Midblocks:

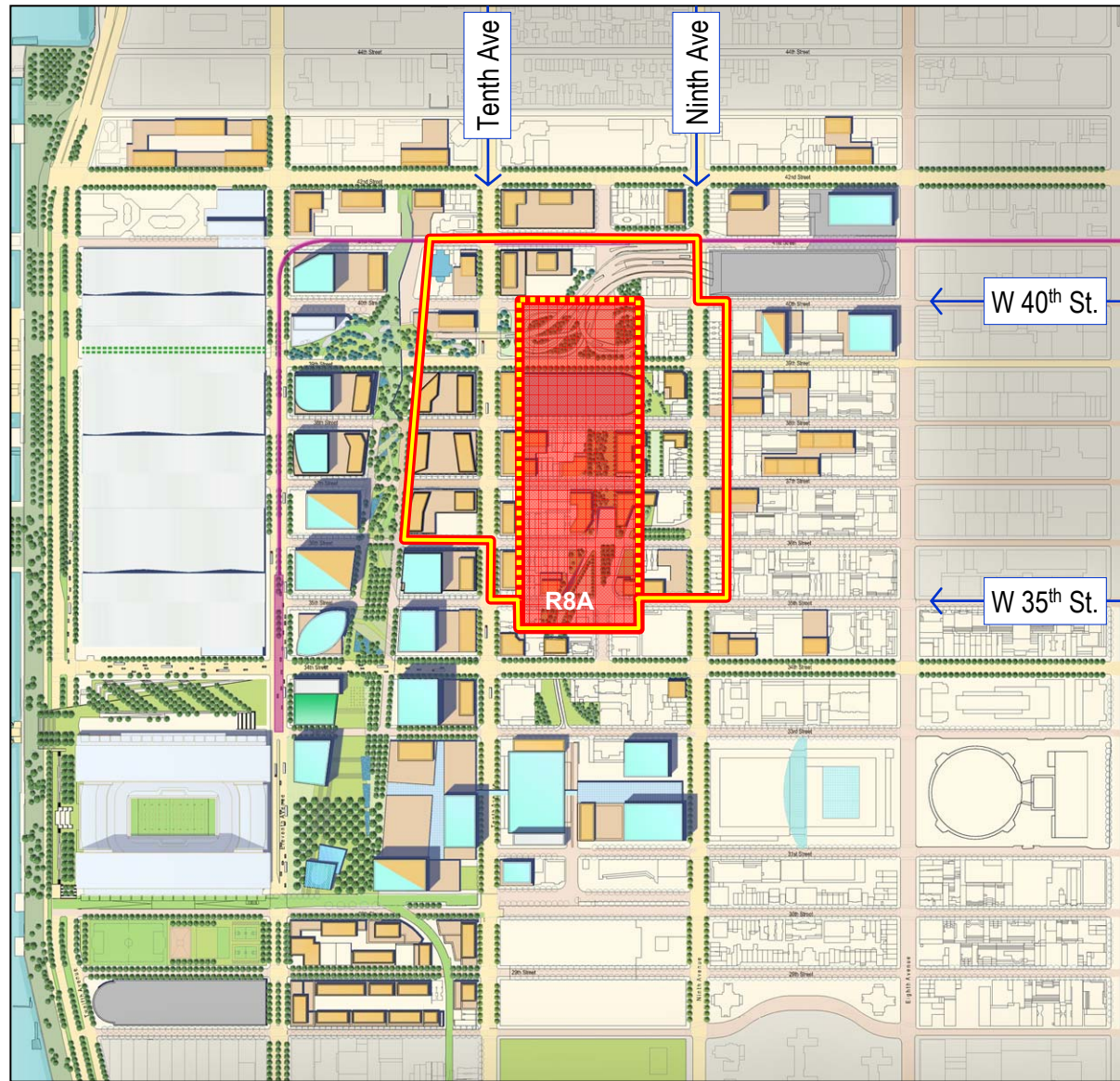
FAR: MAX: 6.5**USE:**

commercial: 2.0 FAR
 residential: 6.02 FAR
 community facility: 6.5 FAR

BULK:

required street wall: 60' – 85'

height limit: 120'



Hell's Kitchen core (Ninth Avenue and Miblocks):

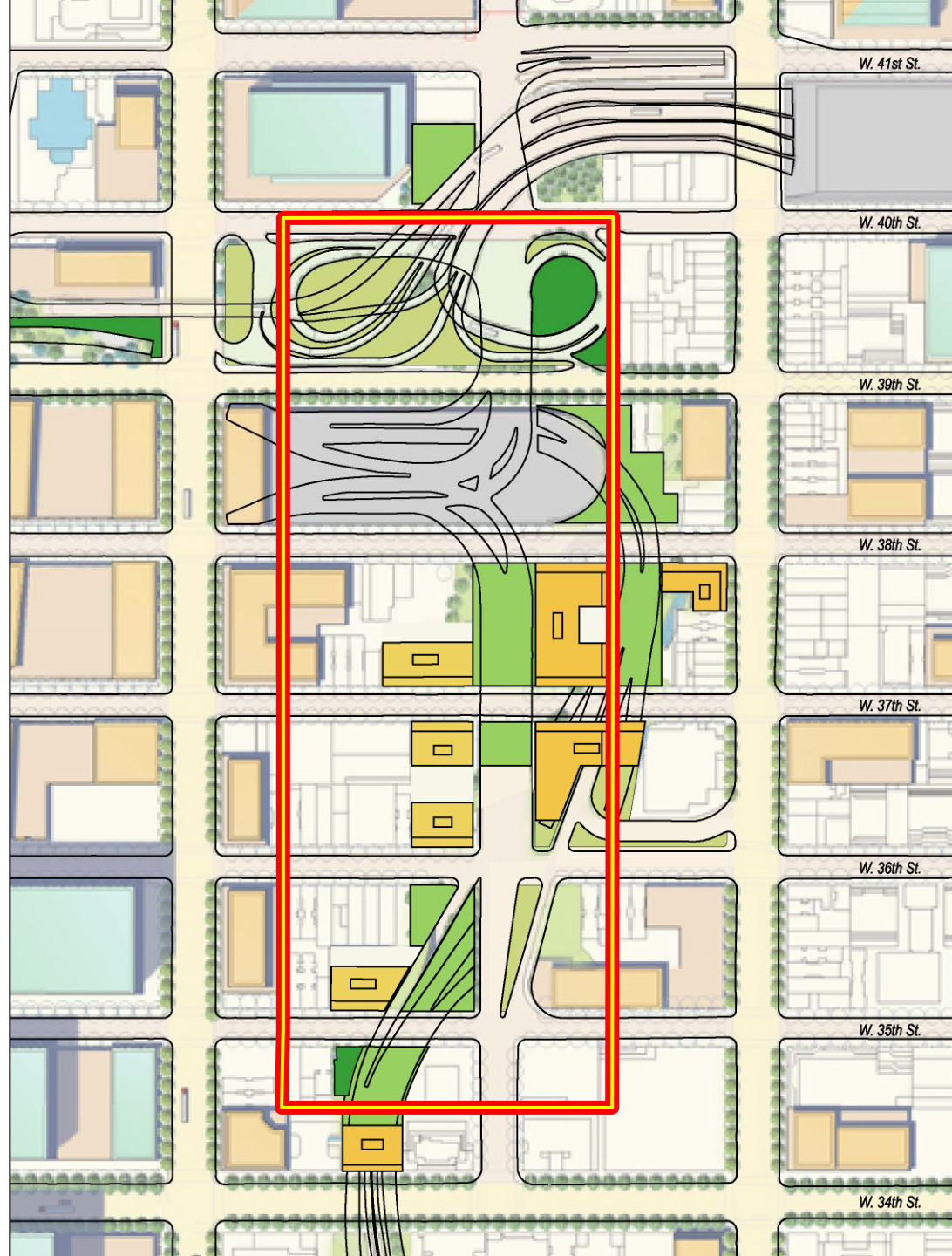
6.02 FAR (comparable contextual envelope building)

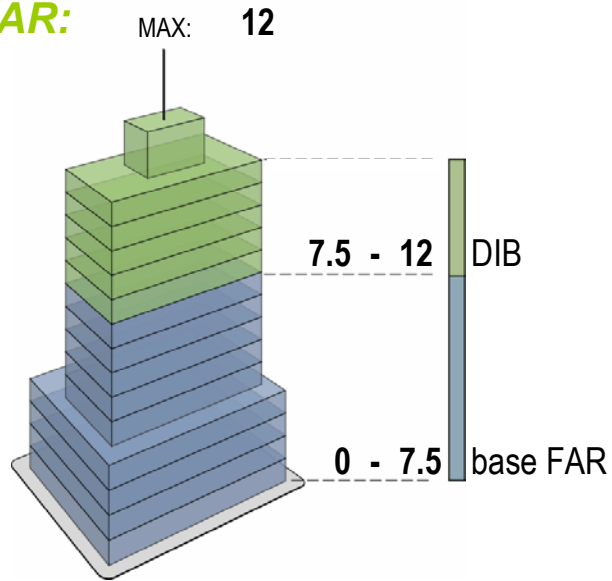


37th Street and Ninth Ave

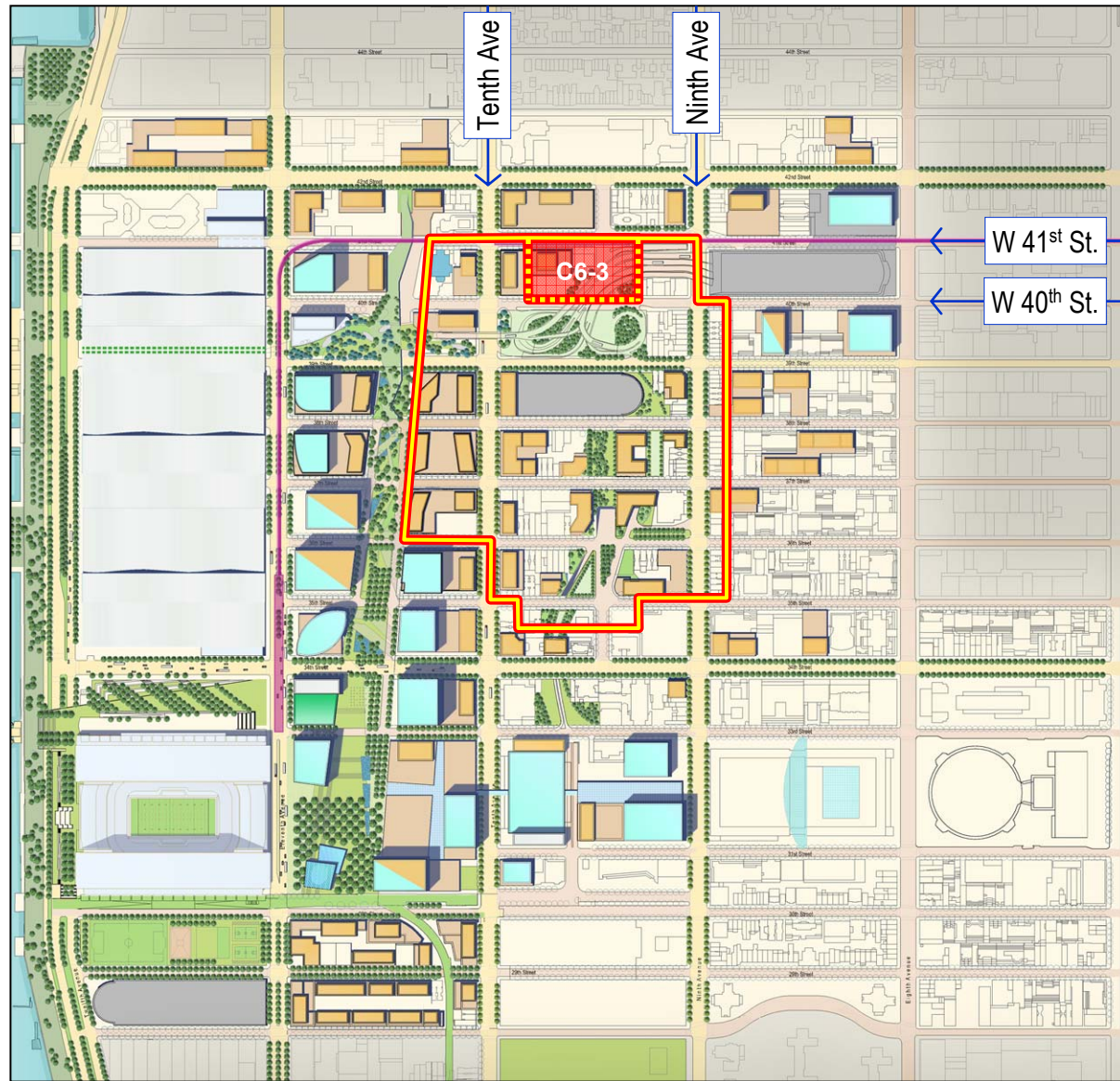
Authorization for Open Space

- For developments within Midblocks
- Must provide open space over or adjacent to Lincoln Tunnel ramps
- Allow increase in height from 120ft to 180 ft

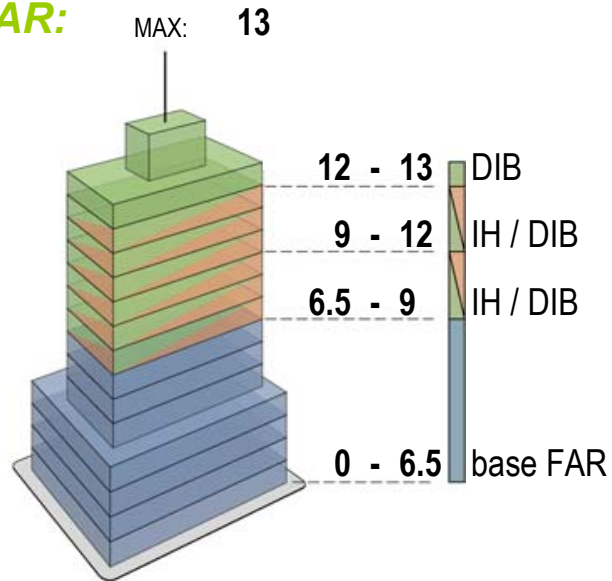


FAR:**USE:**

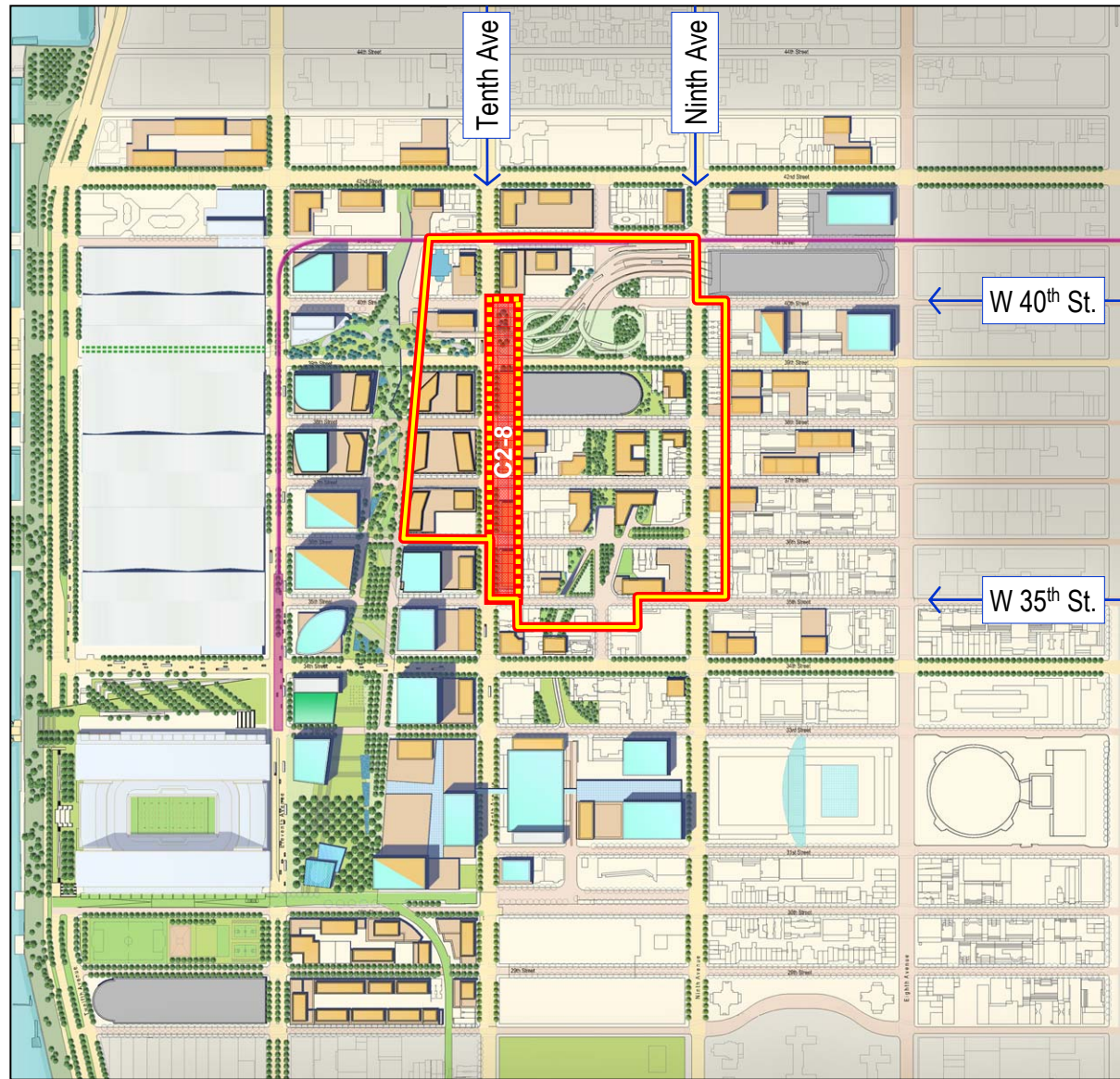
commercial: 7.2 FAR
 residential: 7.5 FAR
 community facility: 12.0 FAR



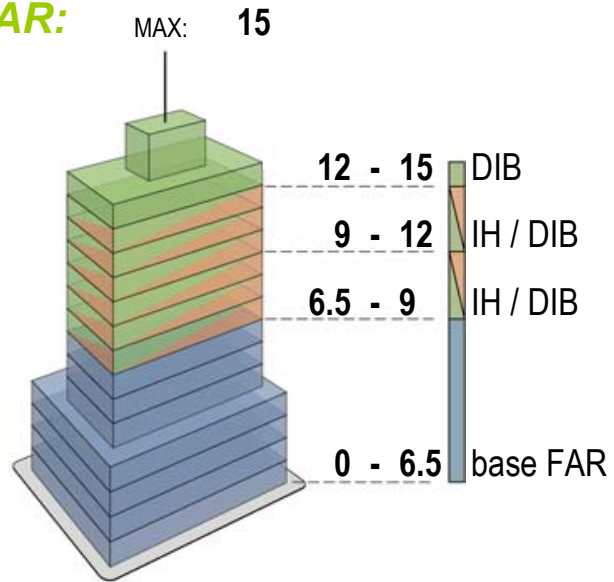
Tenth Avenue East:

FAR:**USE:**

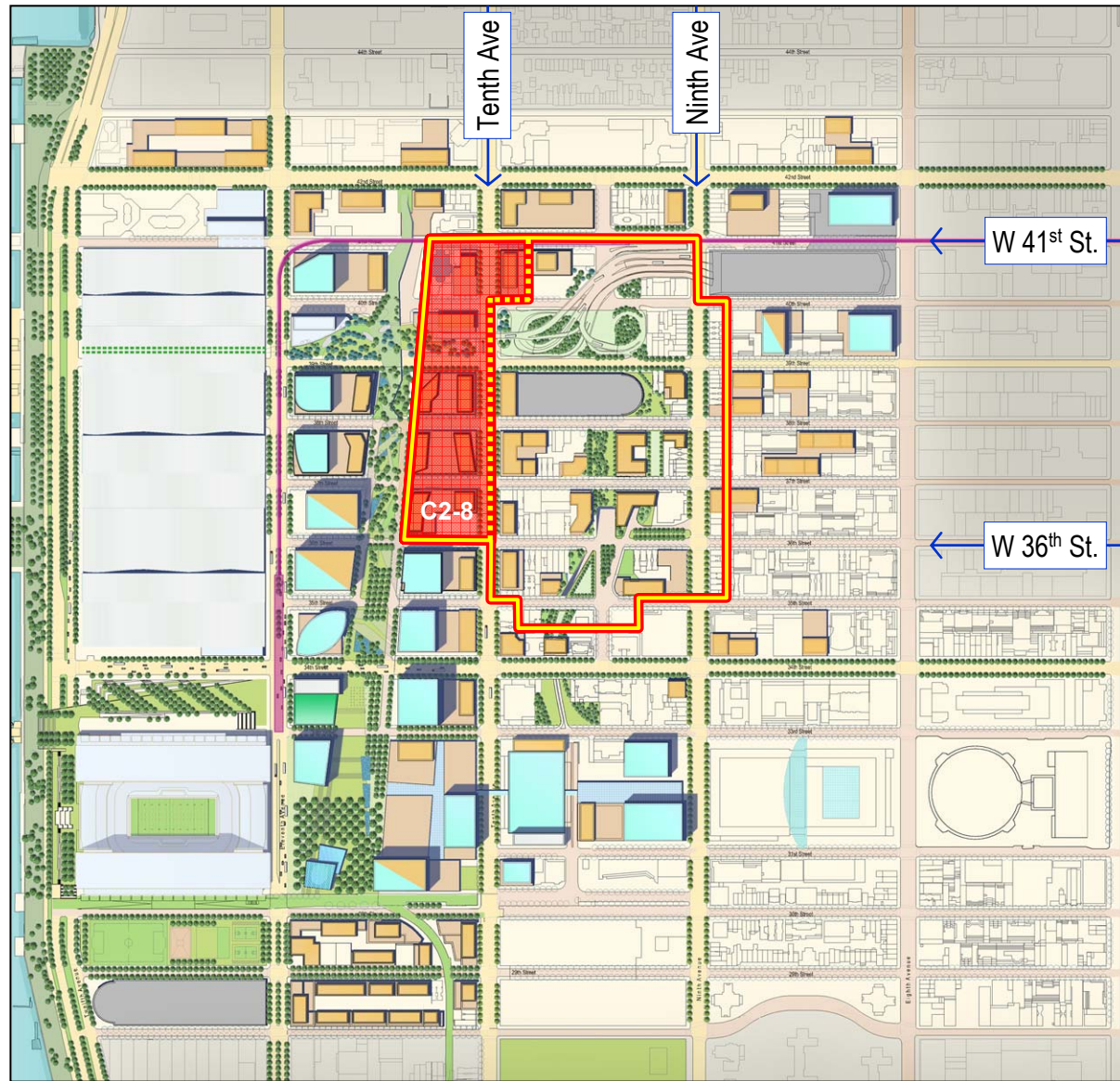
commercial: 3 FAR
 residential: 12 FAR
 community facility: 12 FAR



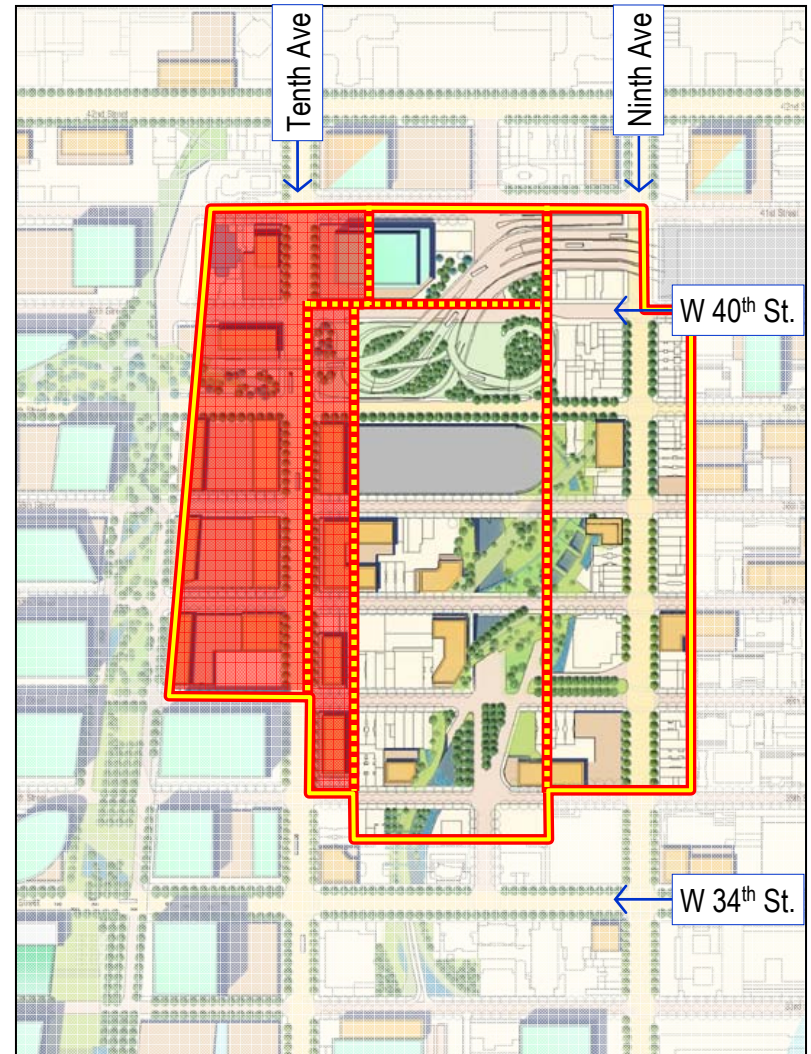
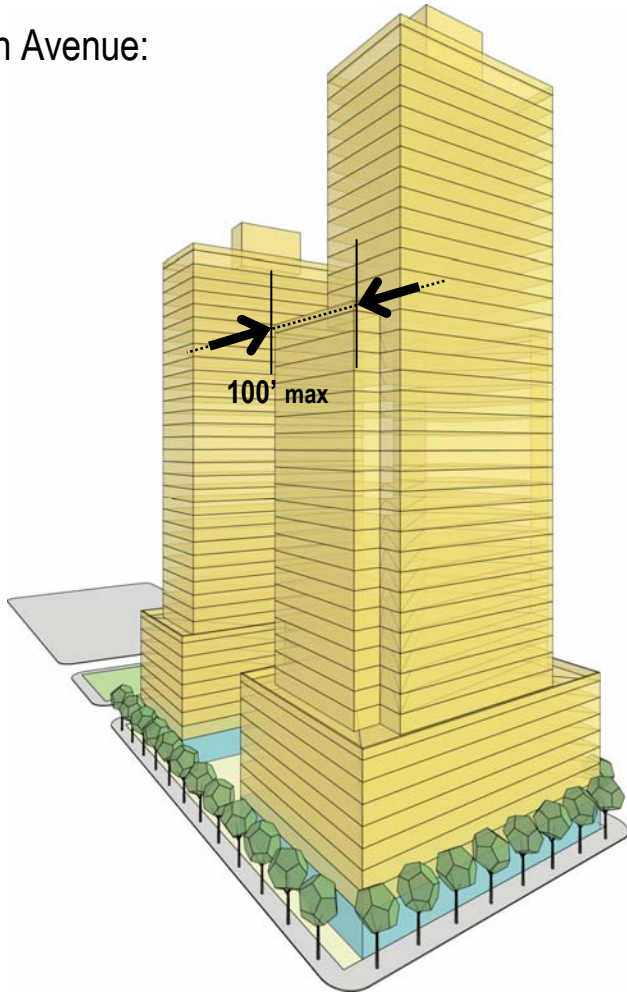
Tenth Avenue West:

FAR:**USE:**

commercial: 3 FAR
 residential: 12 FAR
 community facility: 12 FAR



Tenth Avenue:



Tenth Avenue

Hudson boulevard

narrow street (north)

required street wall:

90' – 150'

90' – 120'

60' – 120'

max shear wall:

100'

tower coverage:

30 - 40%

30 – 40%

30 – 40%

max east-west tower width:

100'

Tenth Avenue:

comparable residential buildings



Beekman Tower

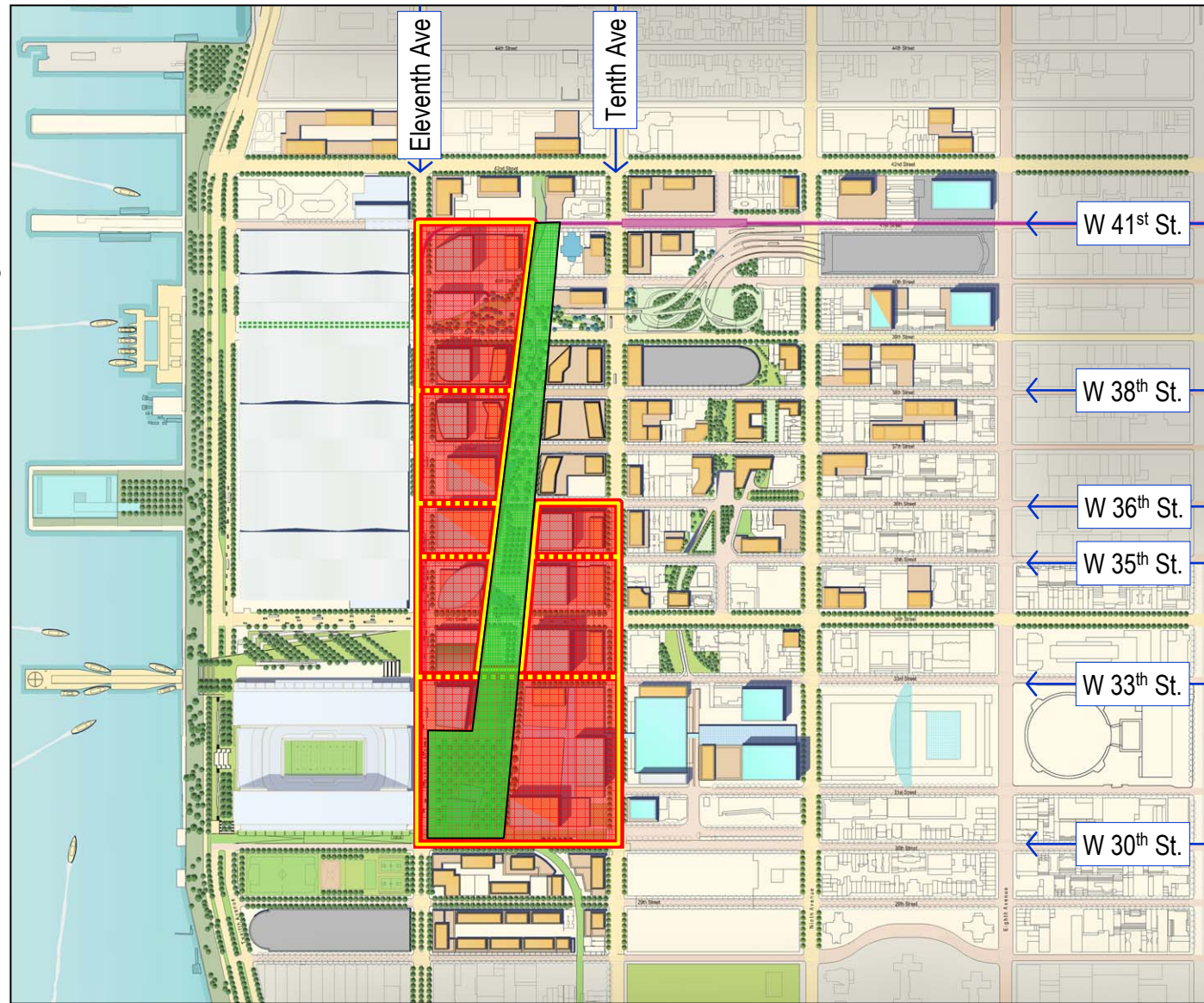


101 West End Avenue



Tribeca Pointe

- ▶ Create opportunity for headquarter office buildings
- ▶ Major address along new boulevard and open space
- ▶ Allow modern architectural expression
- ▶ Facilitate pedestrian circulation
- ▶ Frame the midblock open space



Eastern Railyards:

FAR: MAX: 19

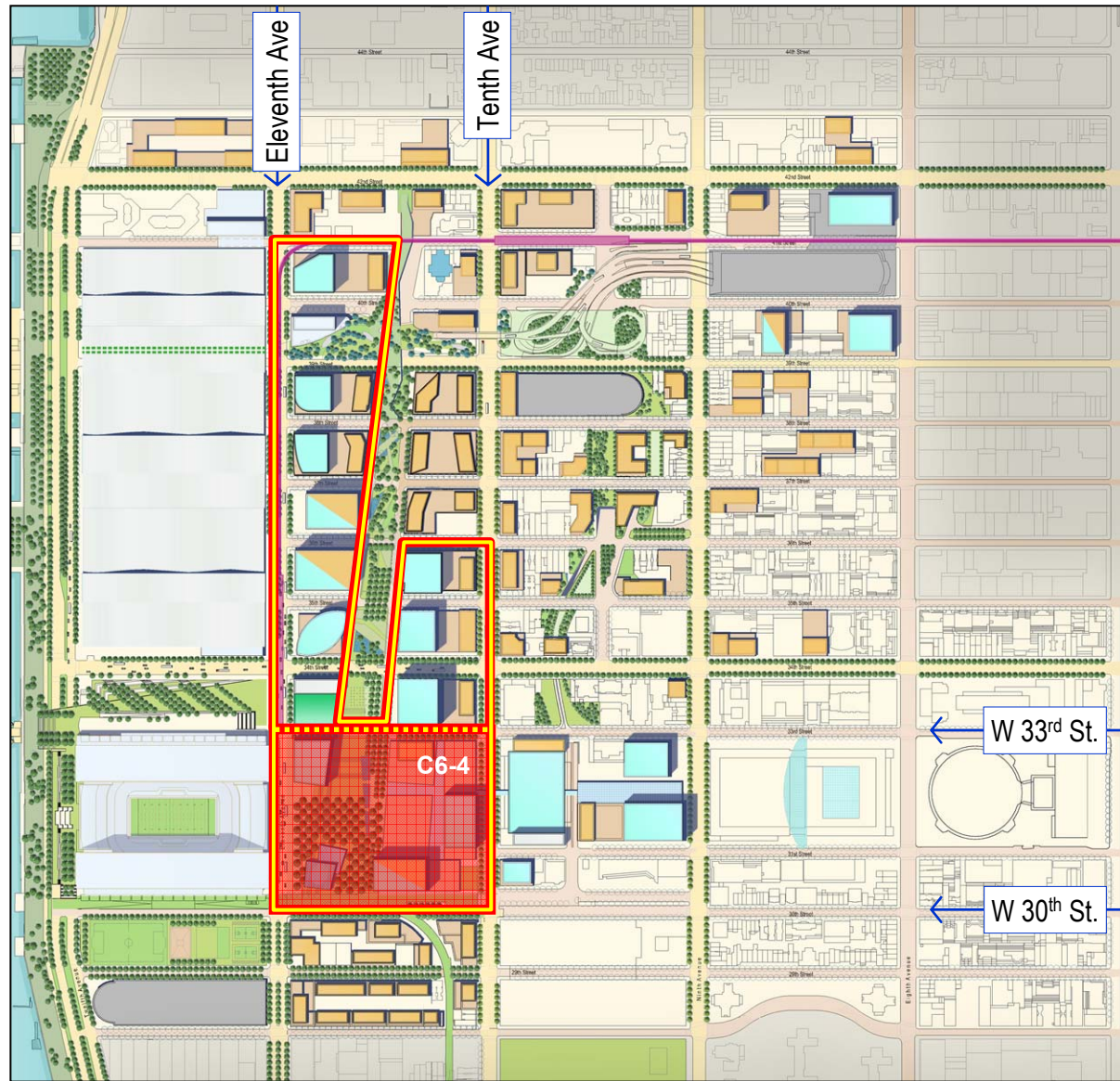
9 - 11 FAR on site

8 - 10 FAR distributed within
Large-Scale Plan**USE (on site):**

commercial: 9 FAR

residential: 3 FAR

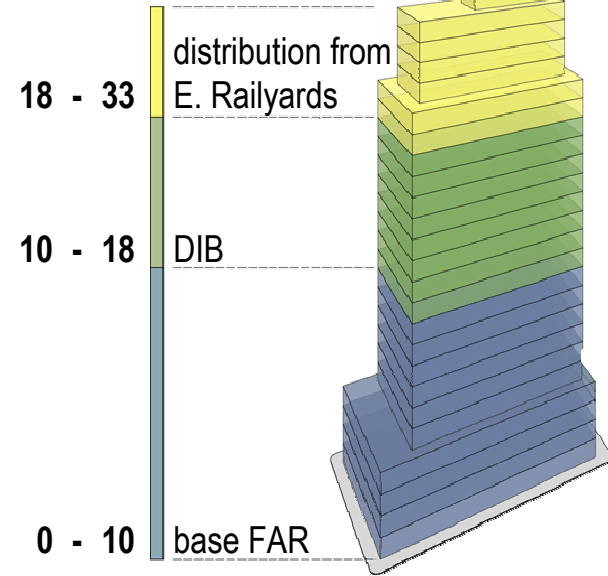
community facility: 2 FAR



Large-Scale Plan

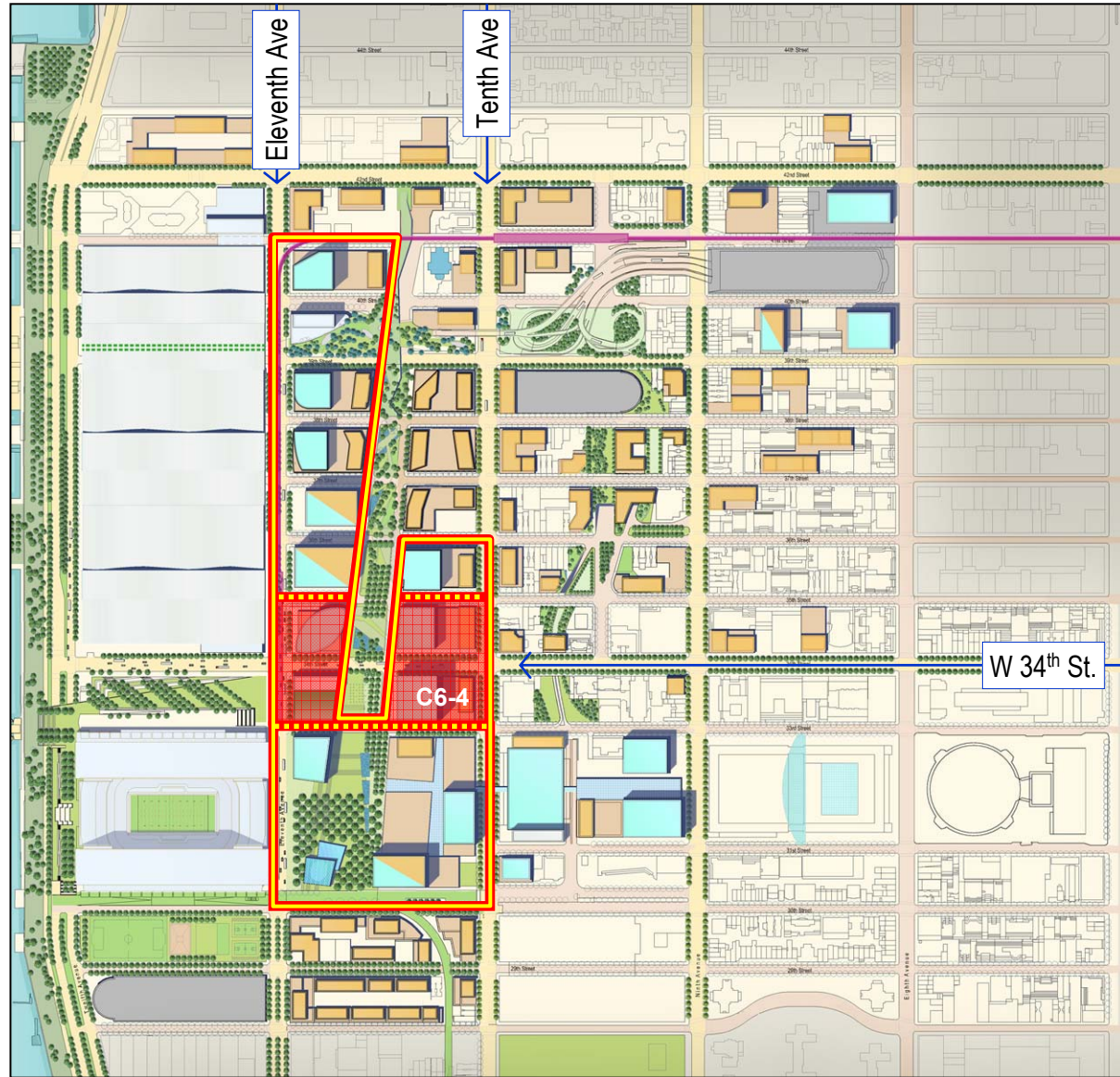
Four Corners:

FAR: MAX: 33



USE:

commercial: 33 FAR
 residential: 6 FAR
 community facility: 2 FAR

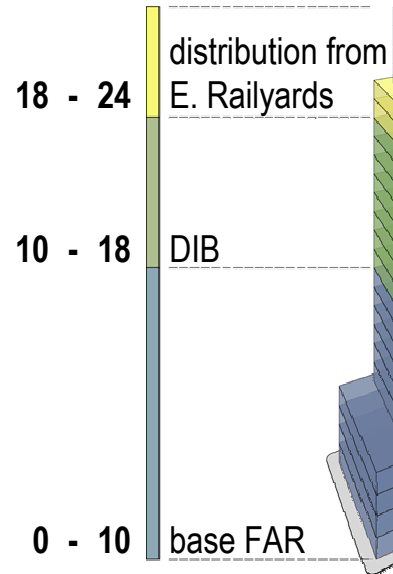


Large-Scale Plan

Northern Blocks (Subarea 3):

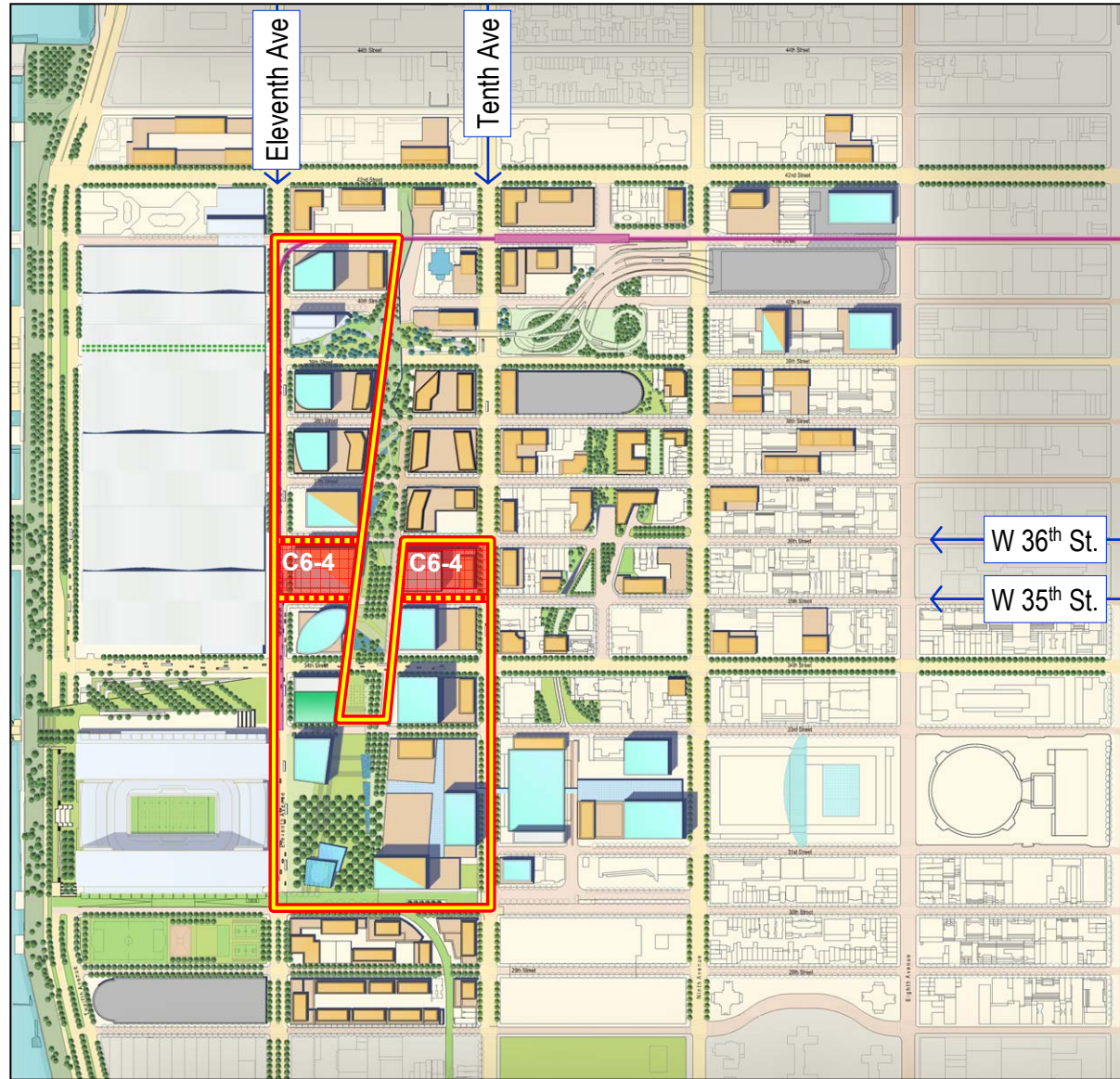
FAR:

MAX: 24



USE:

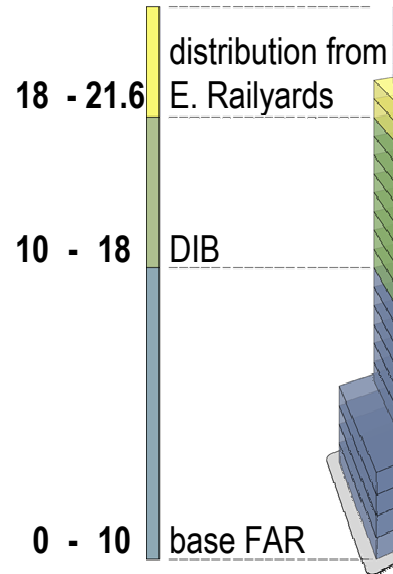
commercial: 24 FAR
 residential: 6 FAR
 community facility: 2 FAR



Large-Scale Plan

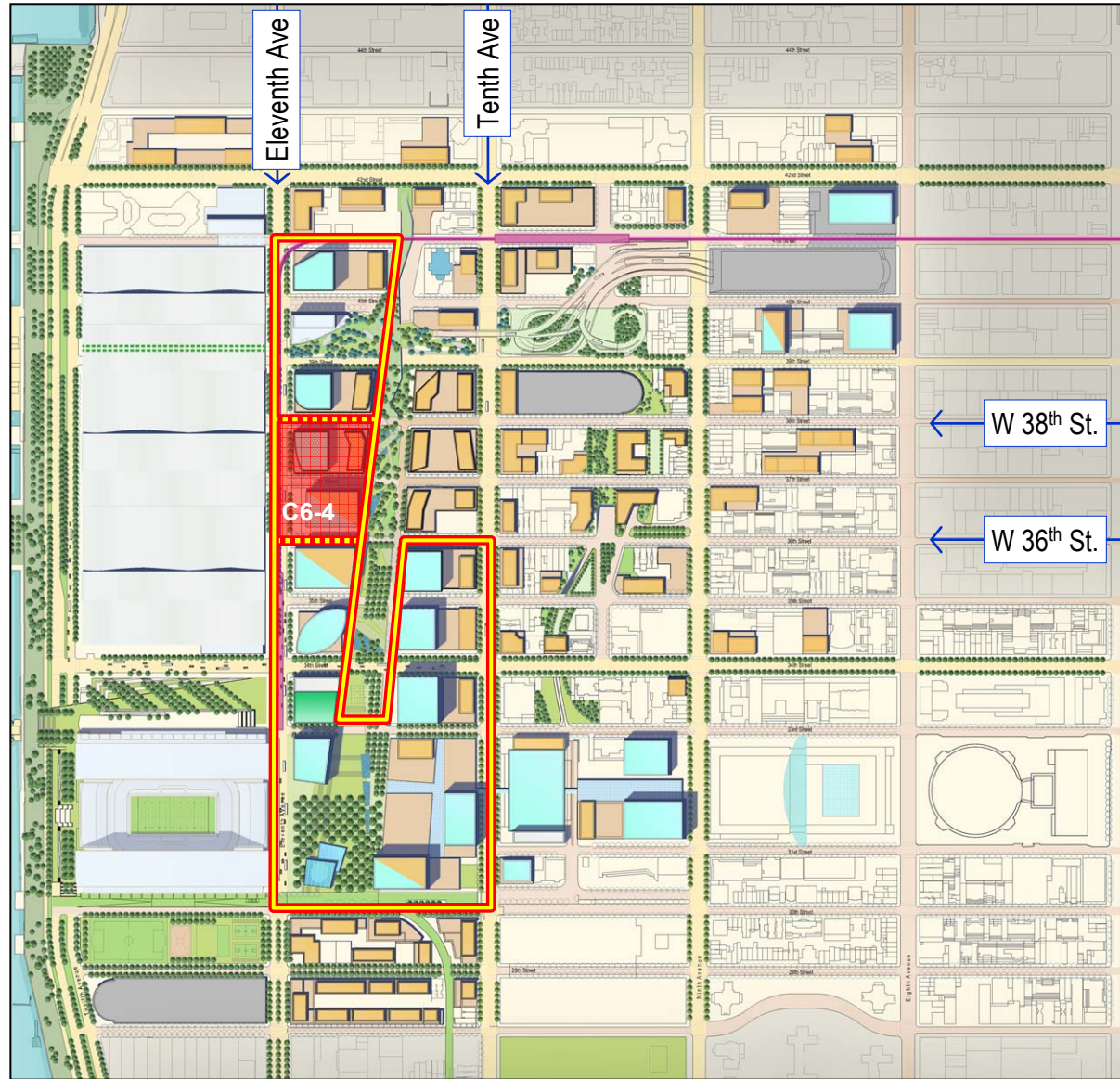
Northern Blocks (Subarea 4):

FAR: MAX: 21.6



USE:

commercial: 21.6 FAR
 residential: 6 FAR
 community facility: 2 FAR

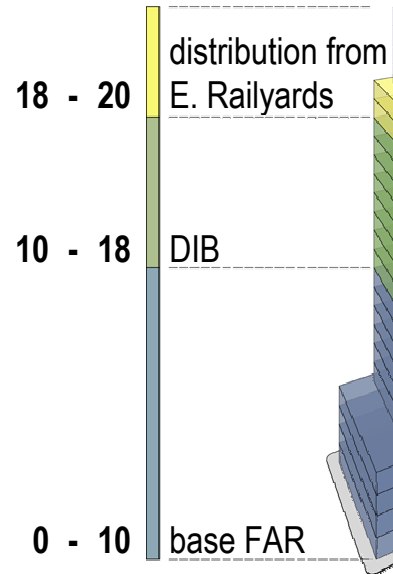


Large-Scale Plan

Northern Blocks (Subarea 5):

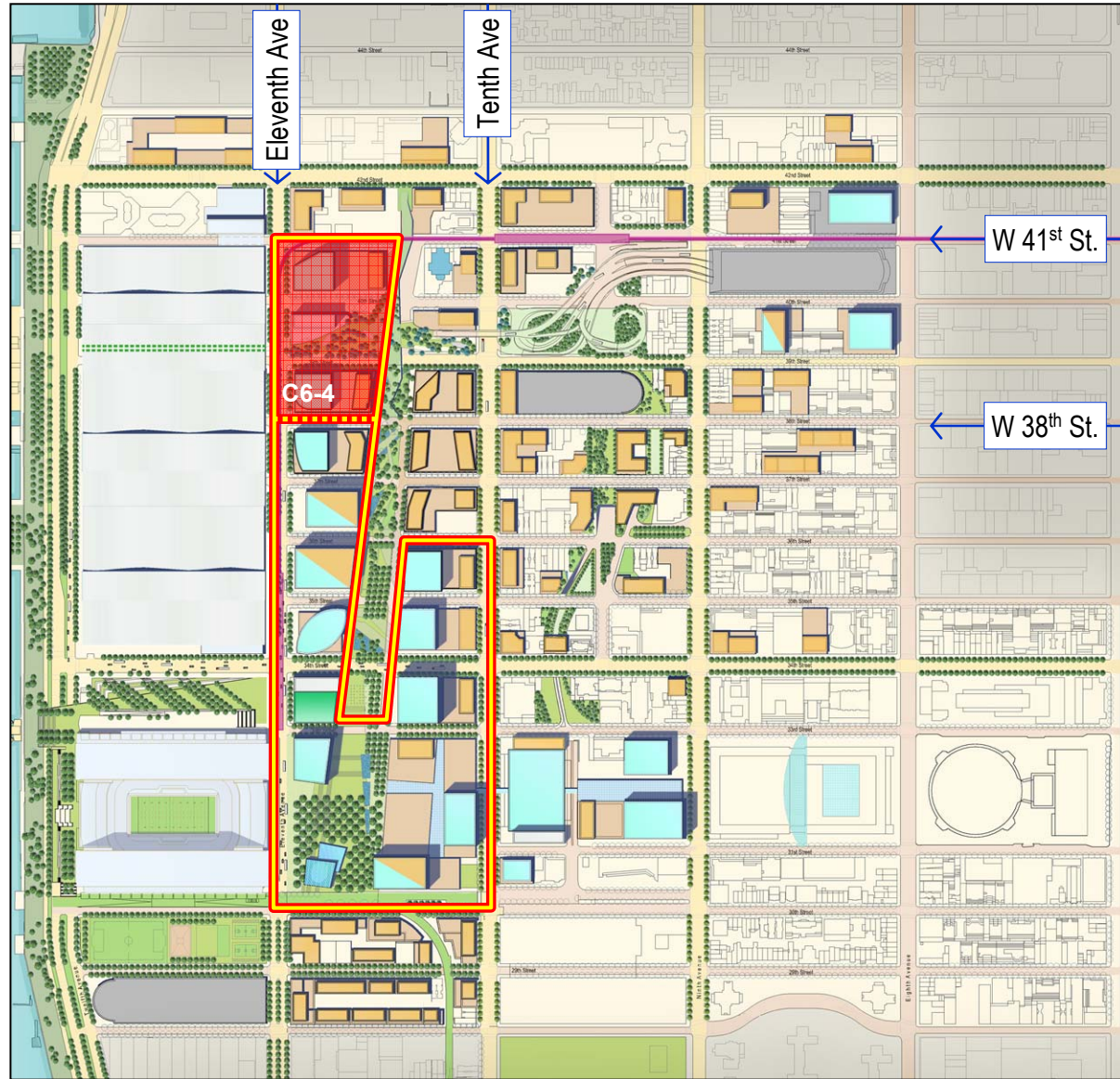
FAR:

MAX: 20



USE:

commercial: 20 FAR
 residential: 6 FAR
 community facility: 2 FAR



Phase 2 Park Subarea

Permitted uses for granting sites

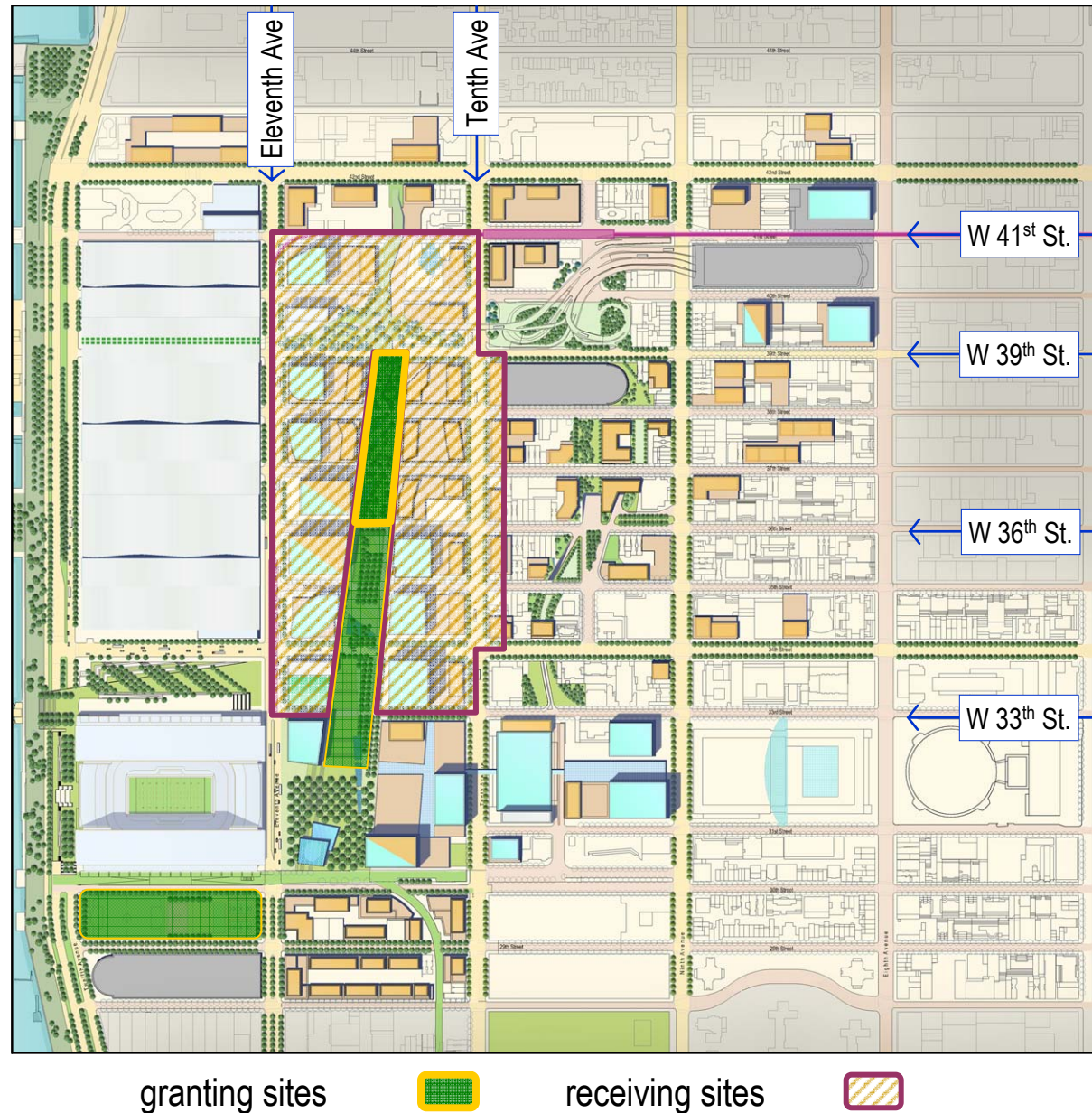
- Existing uses may remain
- No new development or expansion permitted

Permitted transfer by certification

- Floor area transfer to receiving site in lieu of DIB.

Authorization for in-kind contribution

- Following floor area transfer
- Granting site can be improved for park or street purposes at applicant's expense
- In exchange for improvement, a floor area credit is provided against the DIB.



comparable high density commercial buildings



1585 Broadway - Morgan Stanley building

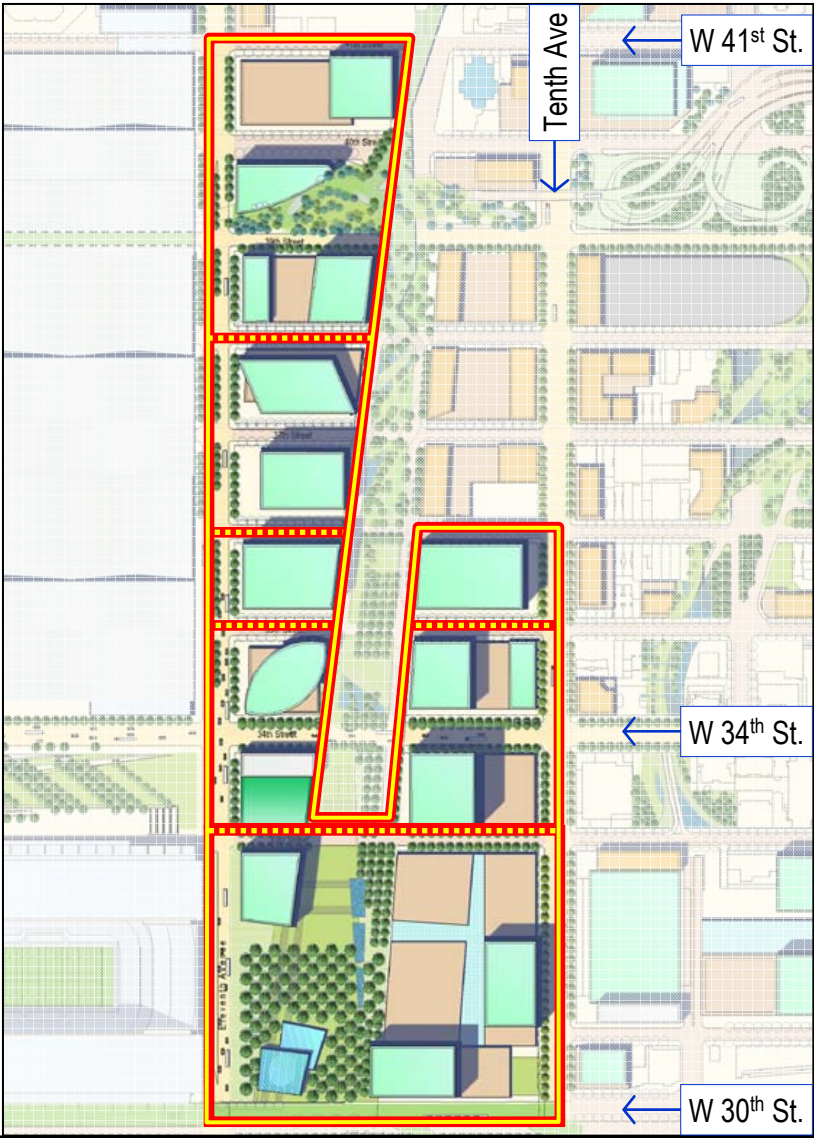
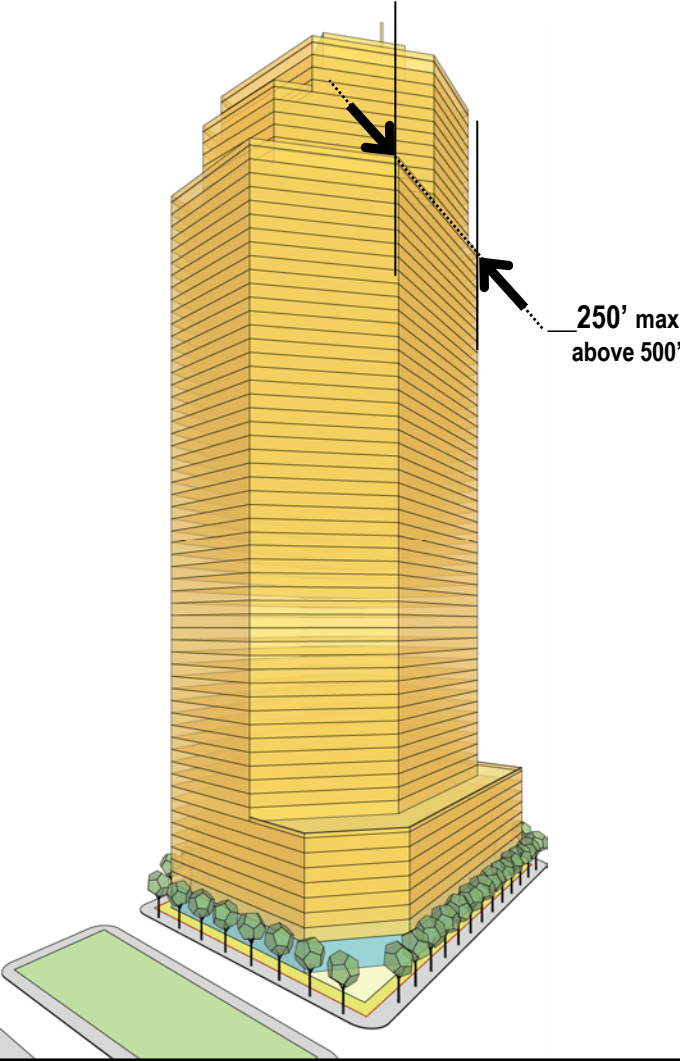


3 Times Square - Reuters building



383 Madison Avenue

Large-Scale Plan

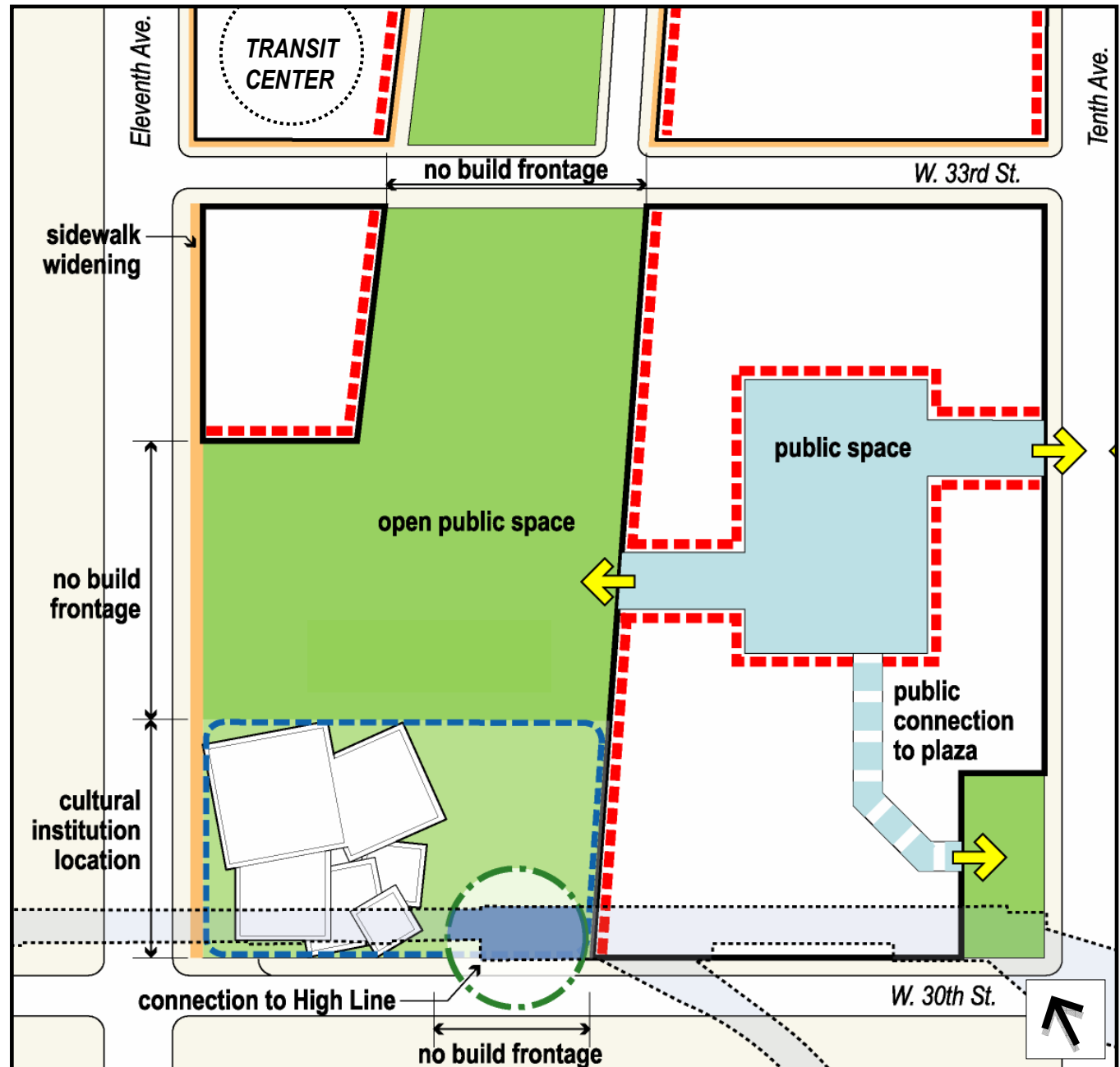


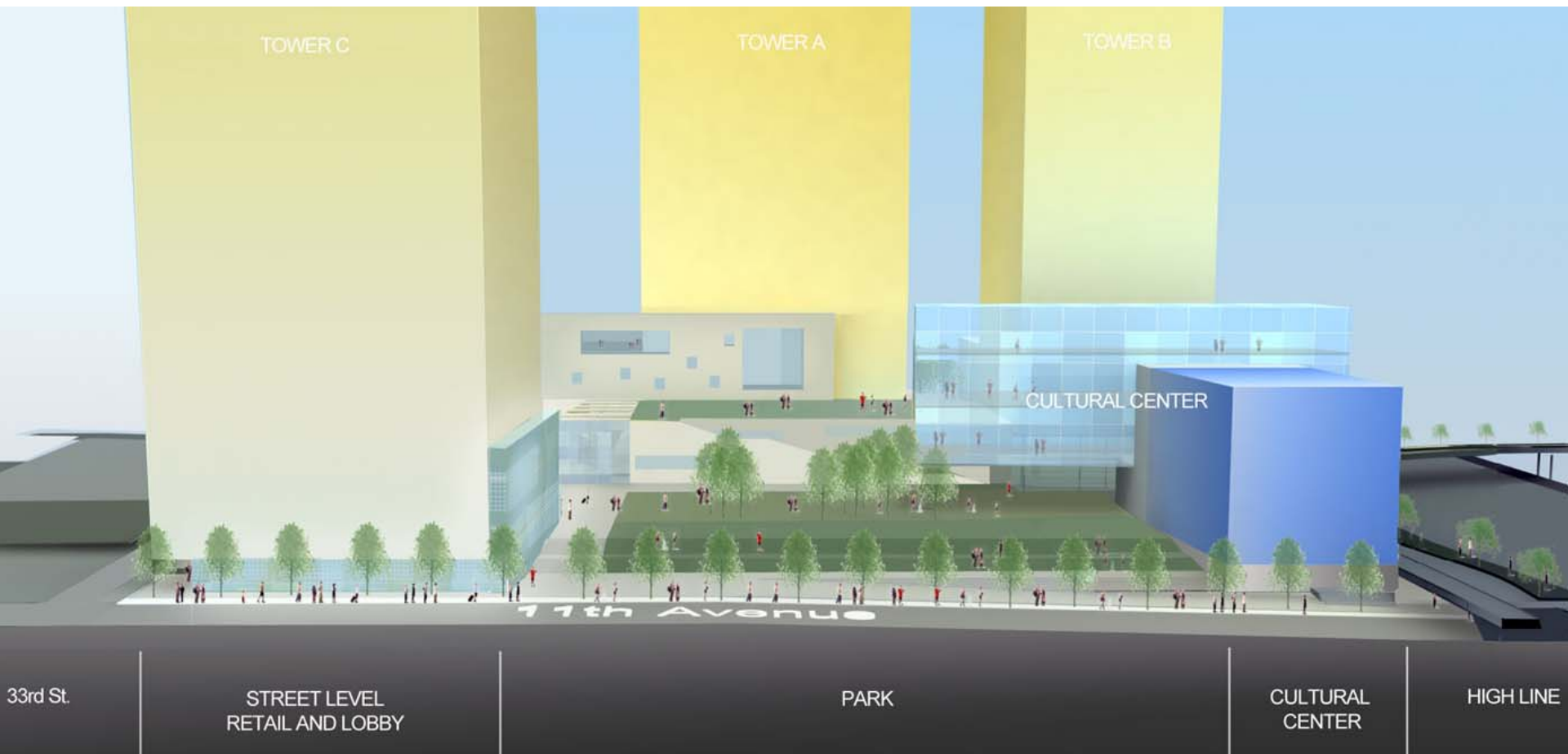
	Hudson boulevard	34 th Street	Tenth Avenue	narrow street (north)		
required street wall:	90' – 120'	90' – 150'	90' – 150'	60' – 120'	max shear wall:	100'
					max e-w tower width:	250'

Eastern Railyards

- * 55% public space
- * Plaza at 10th Ave and 30th Street
- * Connection and Bridge east to Farley corridor
- * High Line Connection
- * Major cultural facility
- * Retail requirements along public places

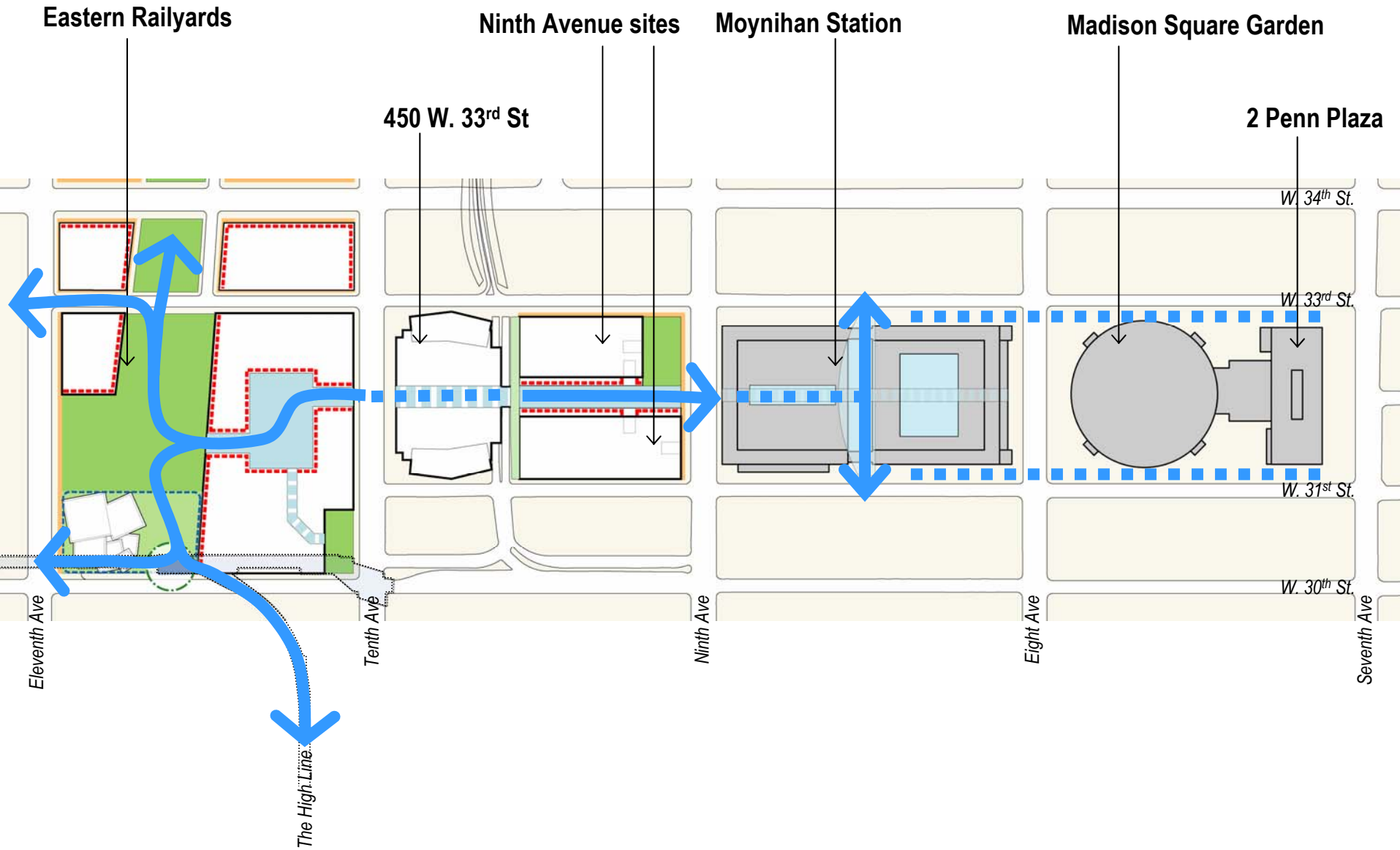
- open public space
- enclosed or unenclosed public space
- ground floor retail frontage required



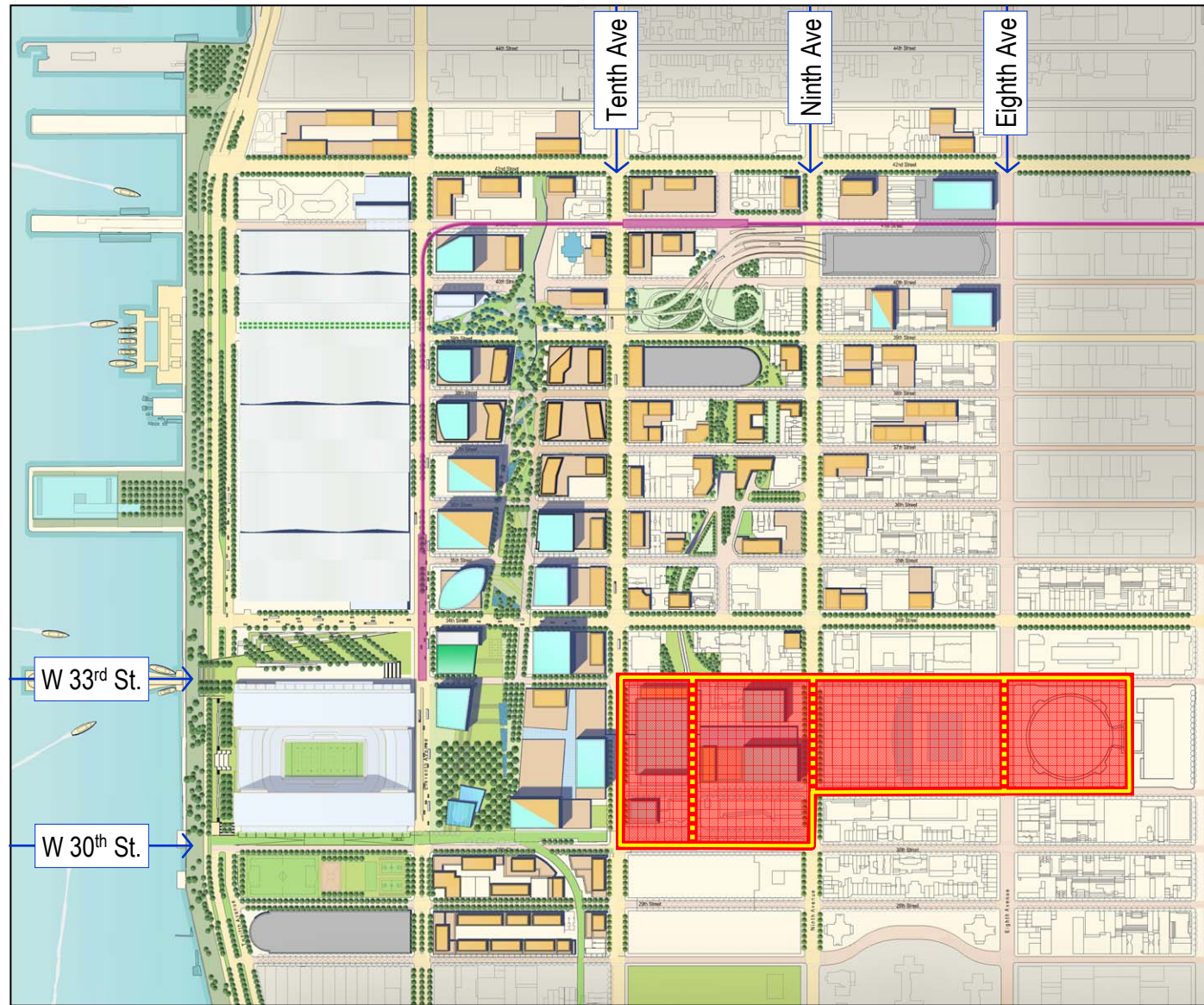


Eastern Railyard - view looking east

Farley Corridor



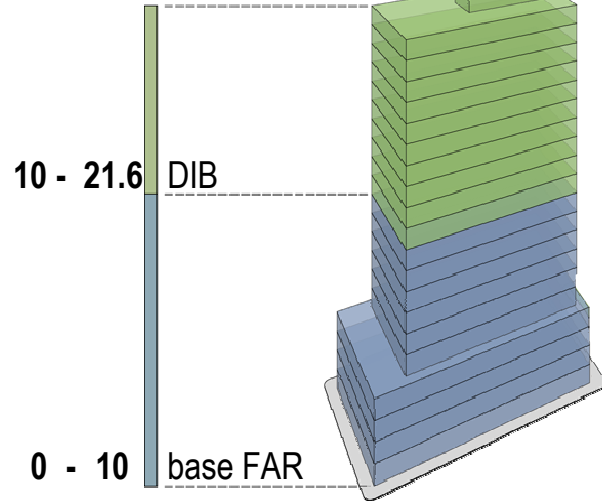
- ▶ Opportunities for major office development
- ▶ Reintroduce 32nd Street as a pedestrian corridor
- ▶ Enhance connections between Midtown and Hudson Yards



Farley Corridor

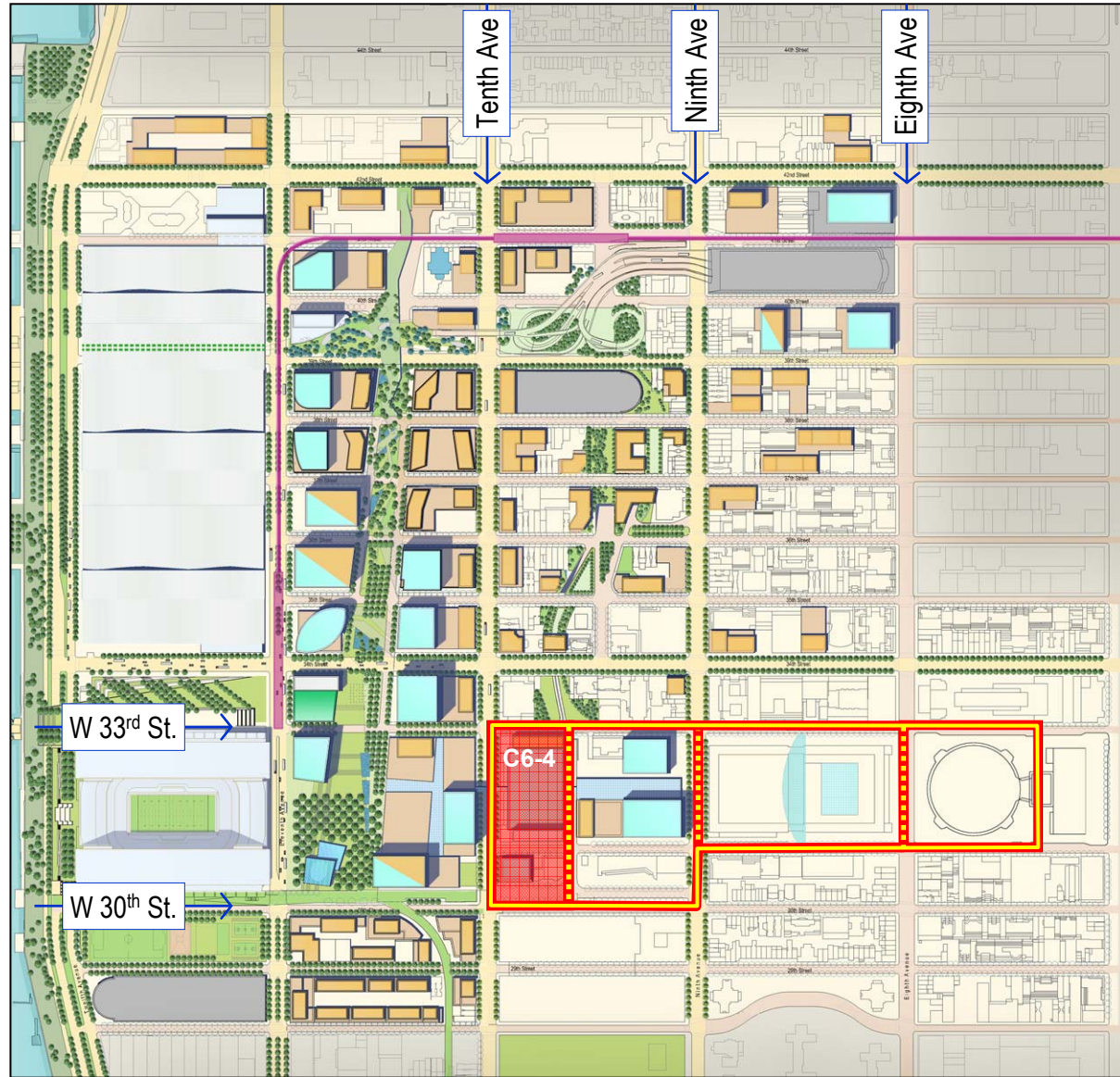
Western Block:

FAR: MAX: 21.6



USE:

commercial: 21.6 FAR
 residential: 6 FAR
 community facility: 2 FAR



Farley Corridor

Central Blocks:

FAR:

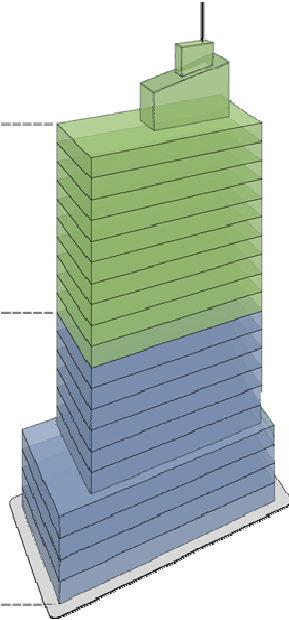
MAX: 19

12 - 19

DIB

0 - 12

base FAR

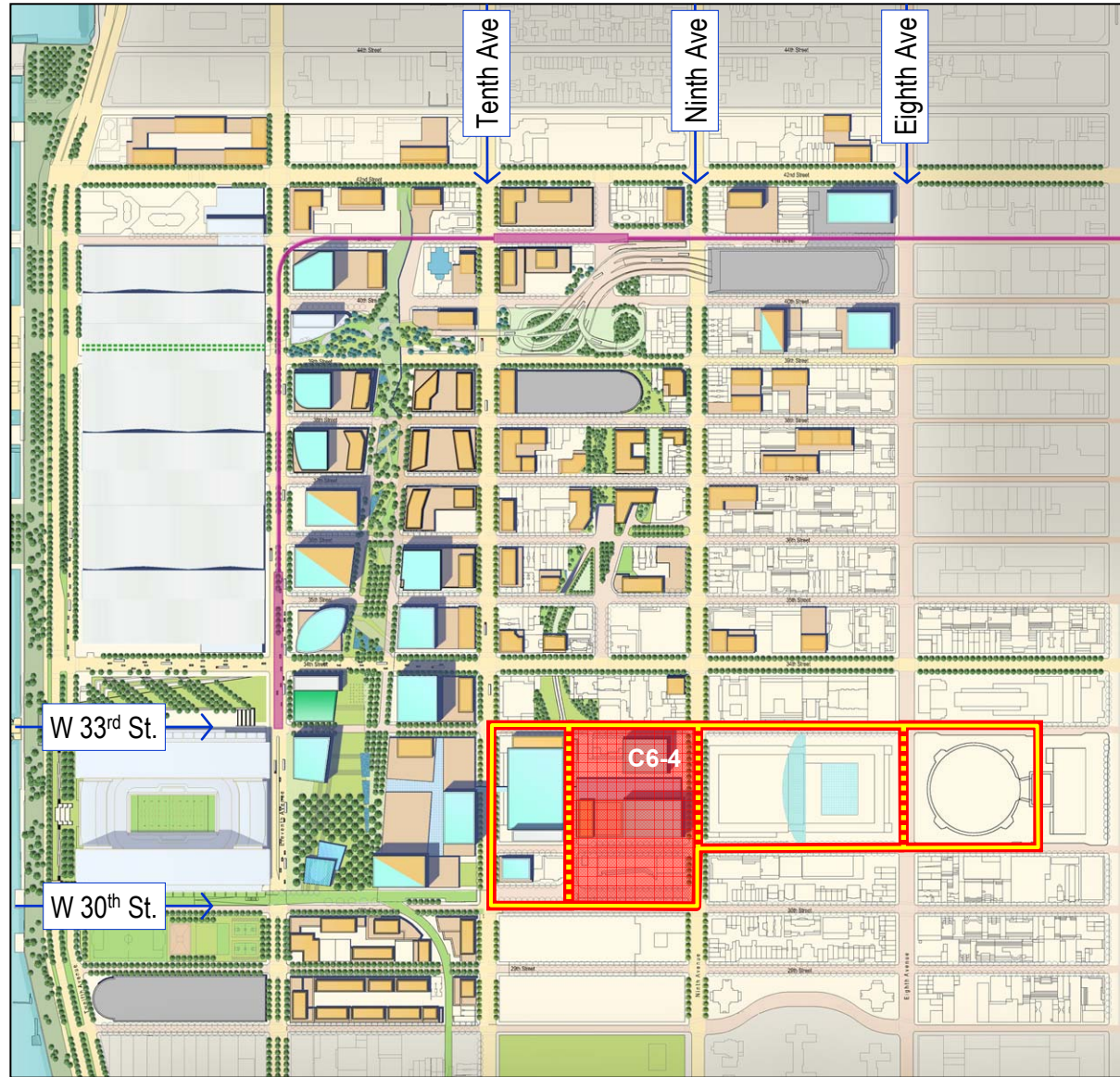


USE:

commercial: 19 FAR

residential: 4 FAR

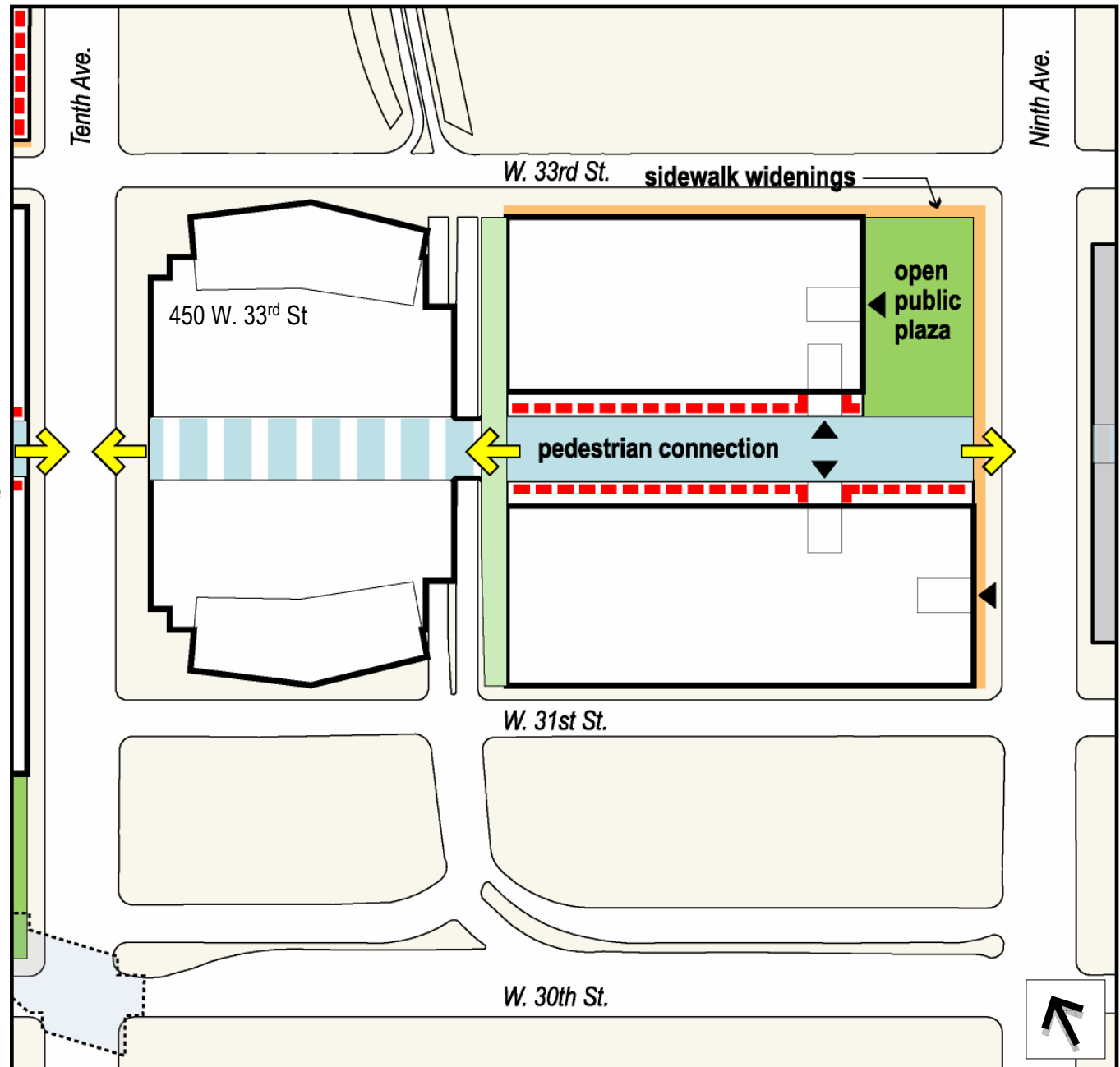
community facility: 2 FAR



Western and Central Blocks

- * 32nd Street pedestrian connection
- * Public plaza at Ninth Ave and 33rd Street
- * Retail along public passage

- open public space
- enclosed or unenclosed public space
- ground floor retail frontage required

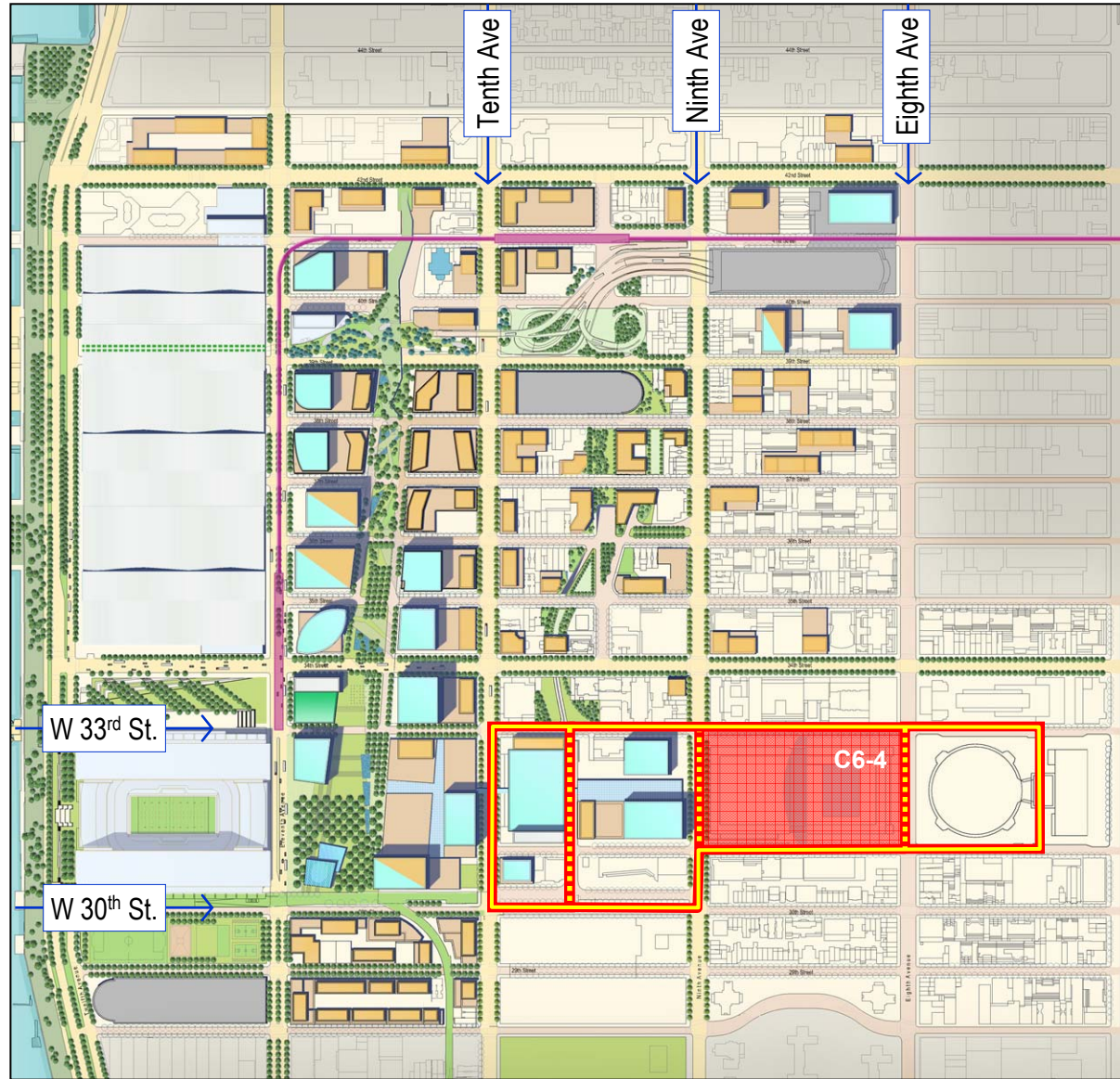


Farley Post Office Block:

FAR: MAX: 10

USE:

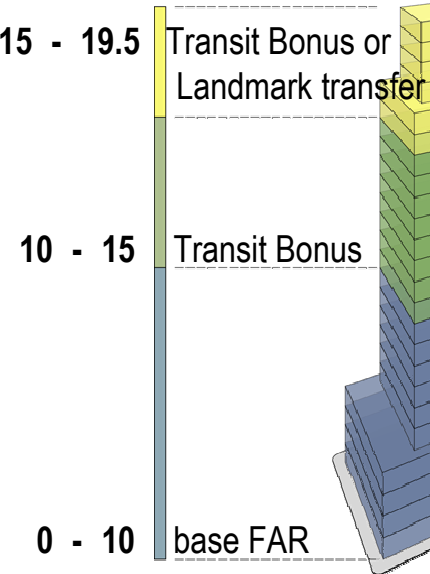
commercial:	10	FAR
residential:	-	
community facility:	2	FAR



Farley Corridor

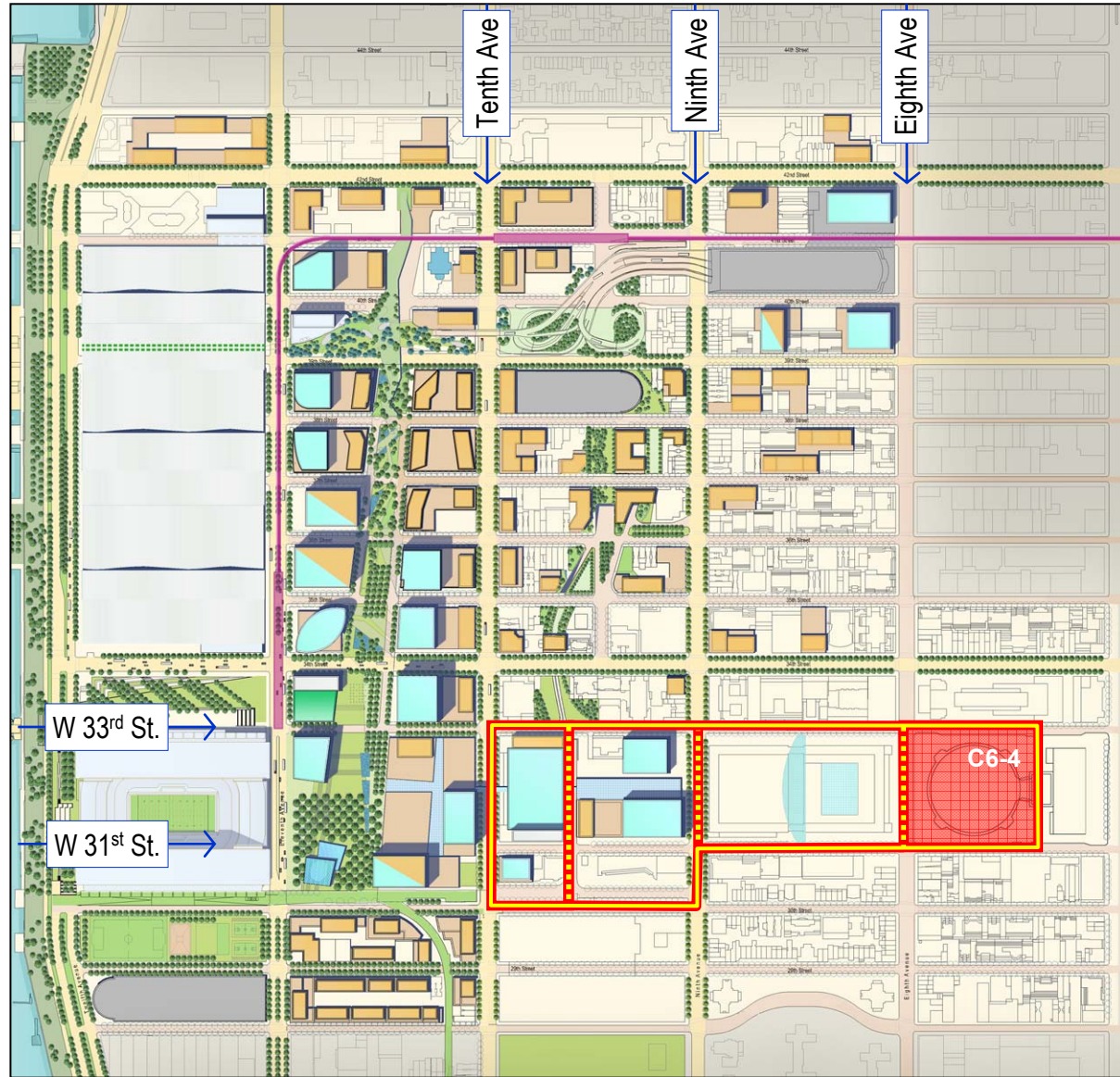
Pennsylvania Station:

FAR: MAX: 19.5



USE:

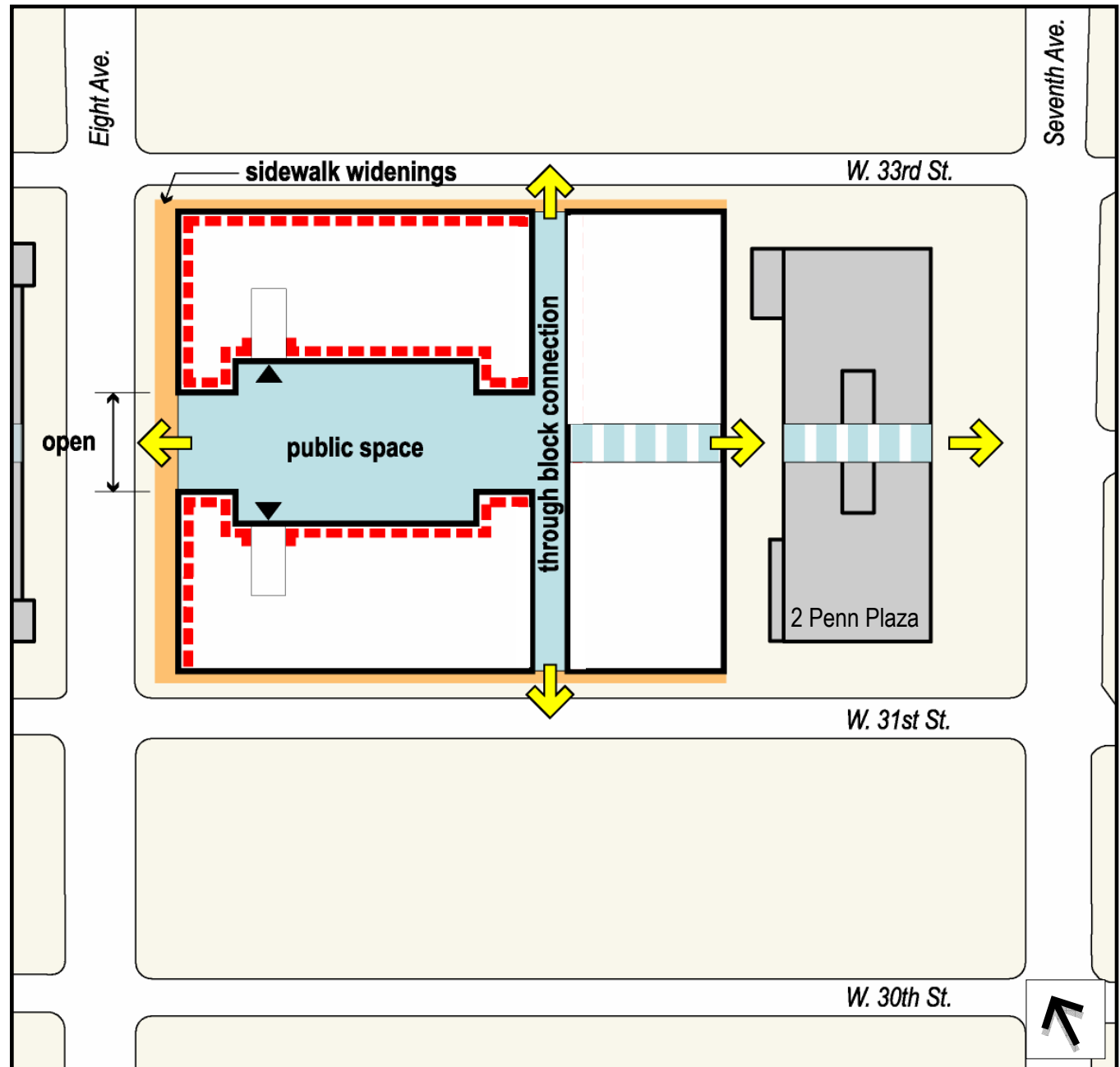
commercial: 19.5 FAR
 residential: -
 community facility: 2 FAR



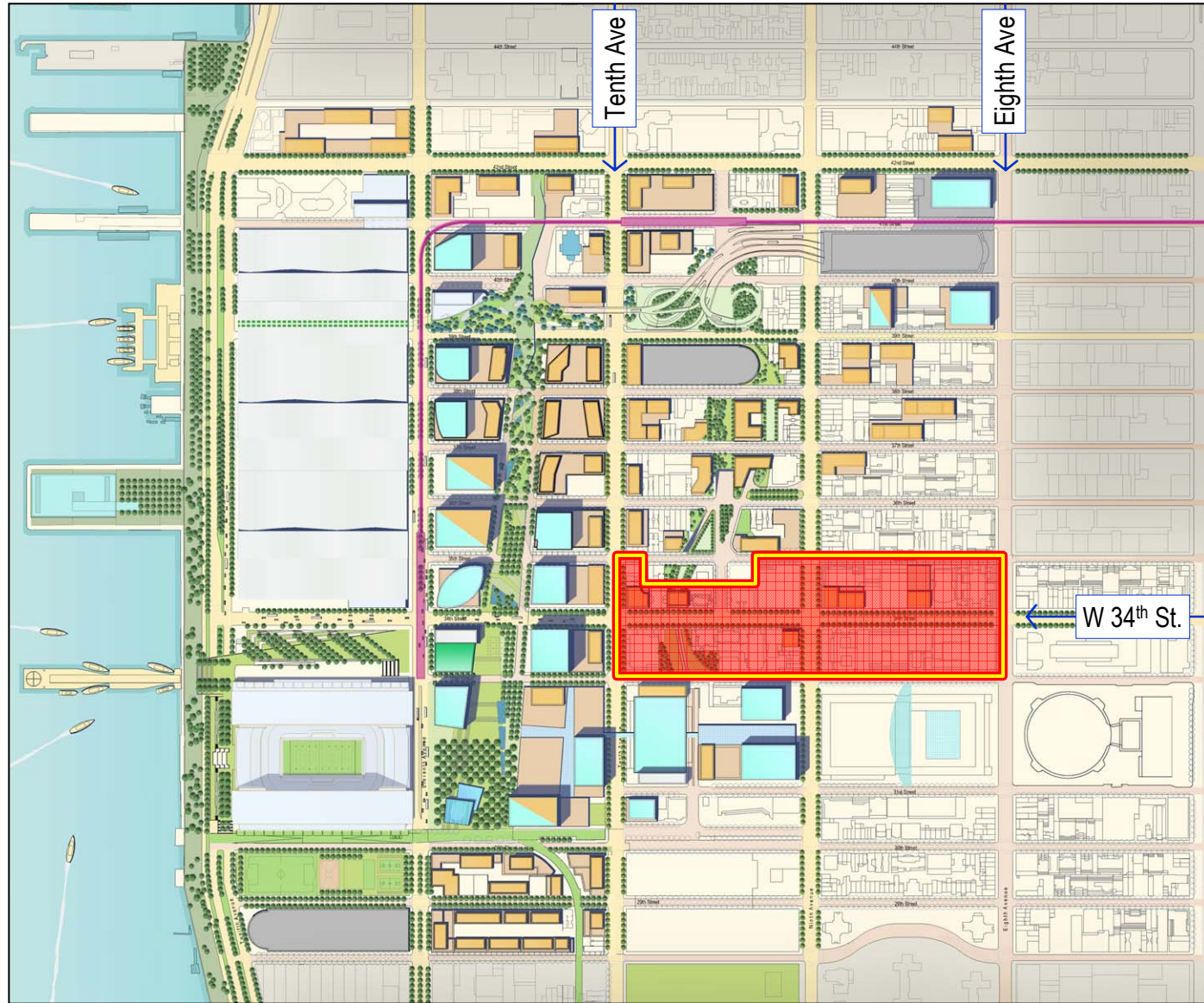
Pennsylvania Station:

- * 32,000 sf of public space
- * Pedestrian connection to transit center
- * Through block pedestrian connections
- * Retail along Eighth Ave, 33rd Street and interior public space

- open public space
- enclosed or unenclosed public space
- ground floor retail frontage required

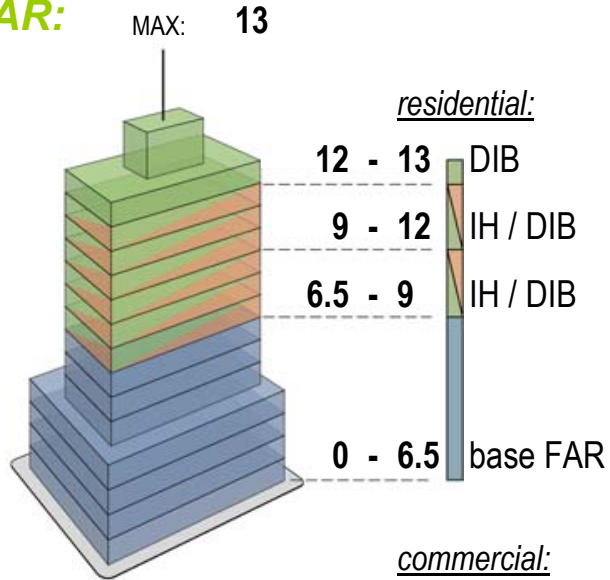


- ▶ Reinforce existing mixed residential and commercial uses

34th Street

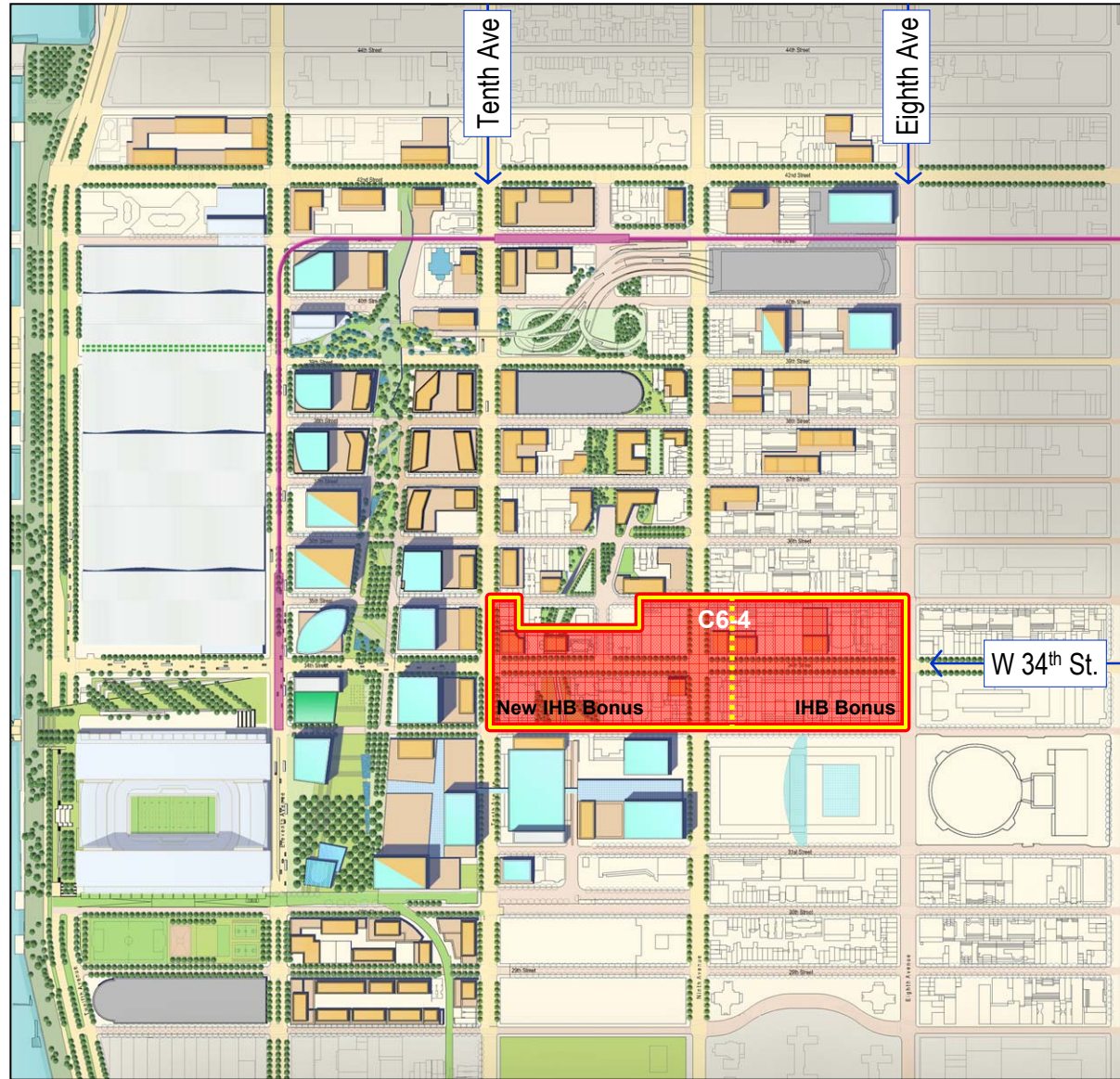
34th Street Corridor:

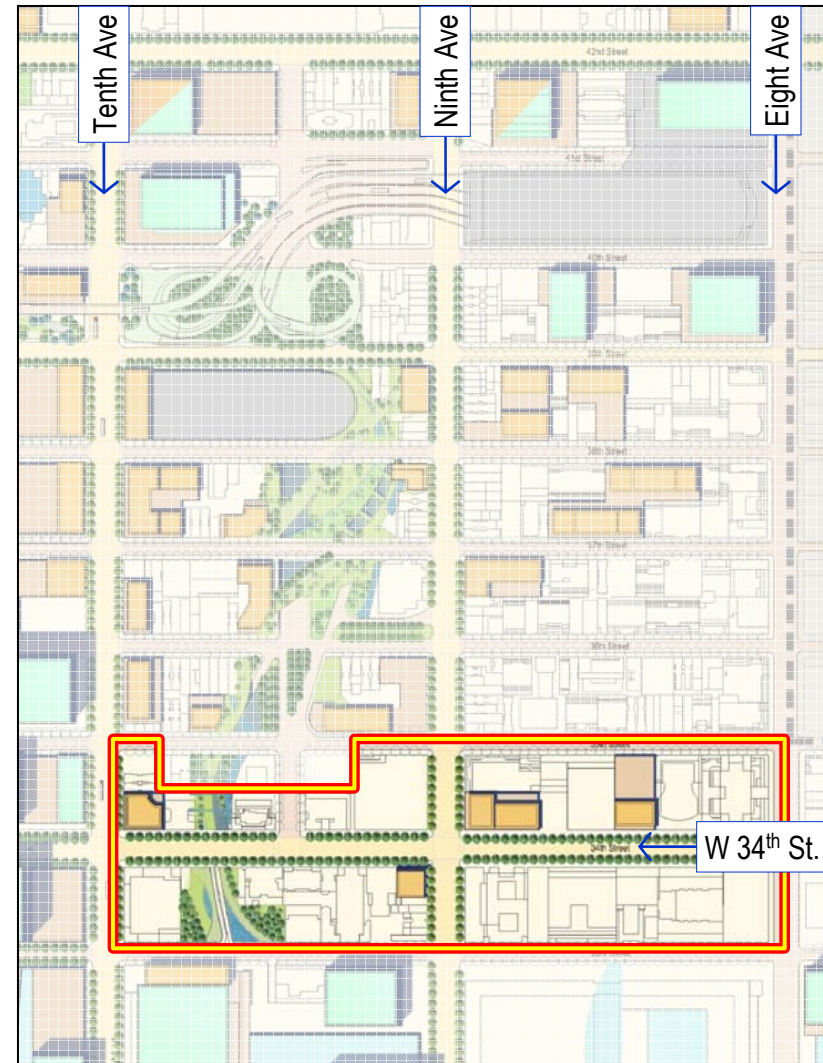
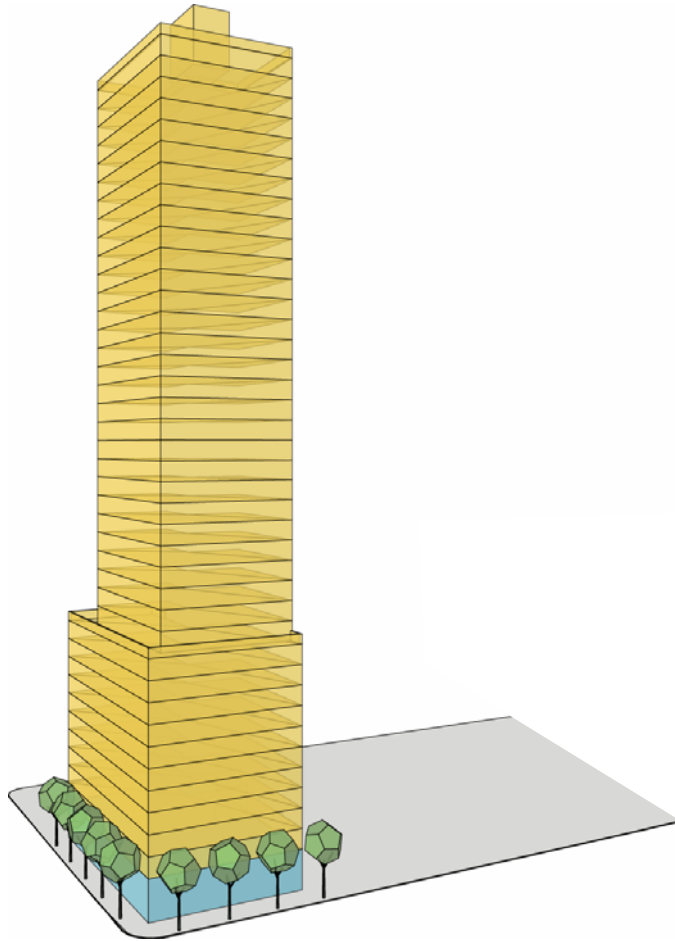
FAR:



USE:

commercial: 13 FAR
 residential: 12 FAR
 community facility: 12 FAR





34th Street corridor

required street wall:

120' – 150'

tower coverage:

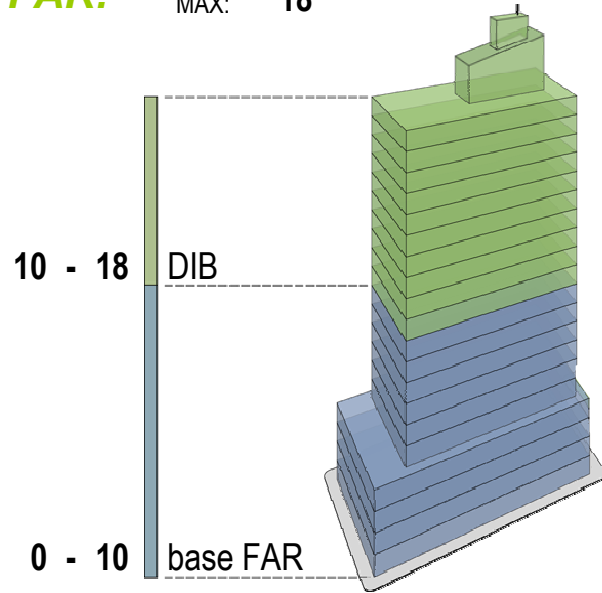
30 - 40% residential; 60% max commercial

South of Port Authority

South of Port Authority:

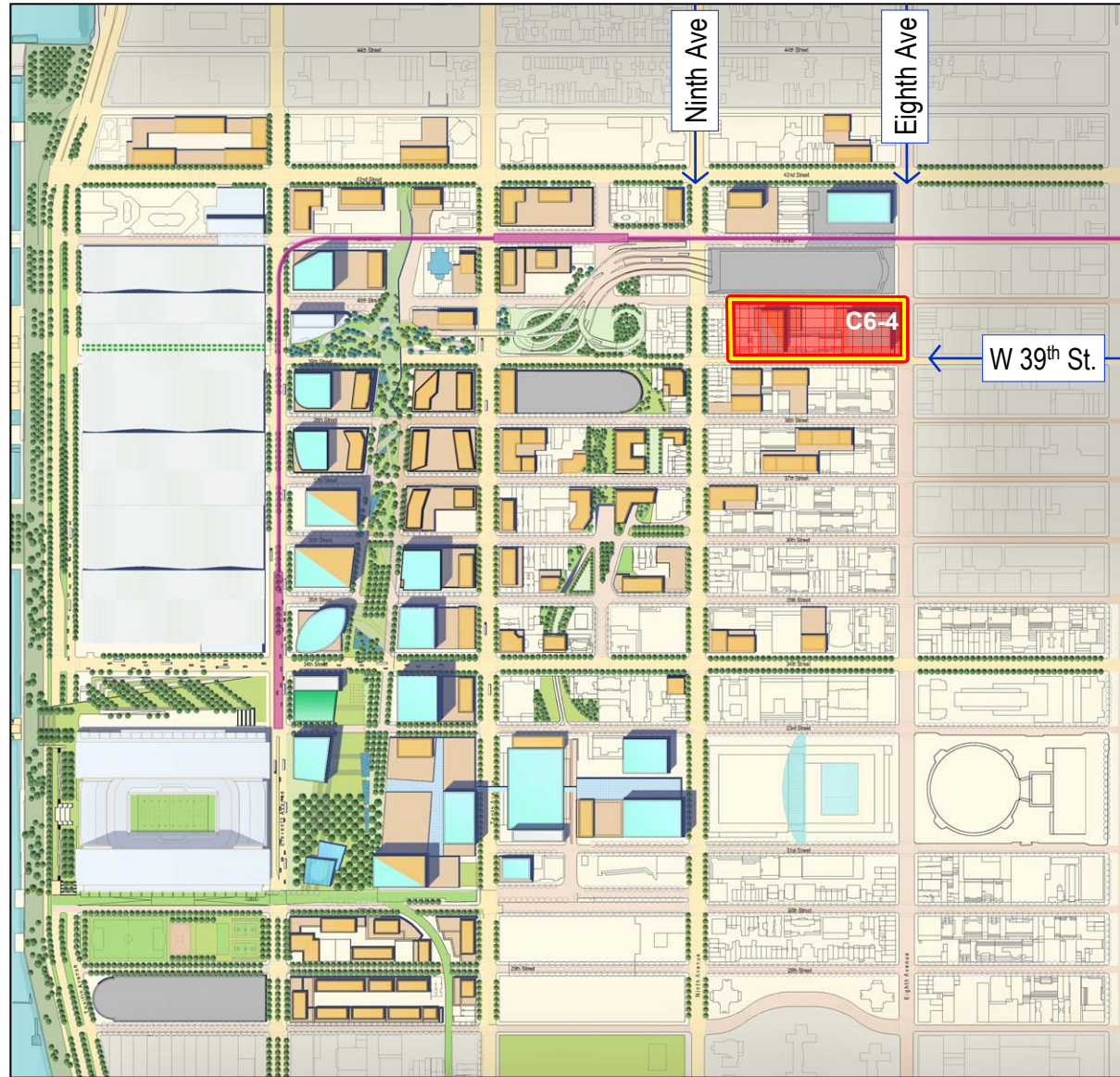
FAR:

MAX: 18



USE:

commercial: 18 FAR
 residential: 3 FAR
 community facility: 2 FAR

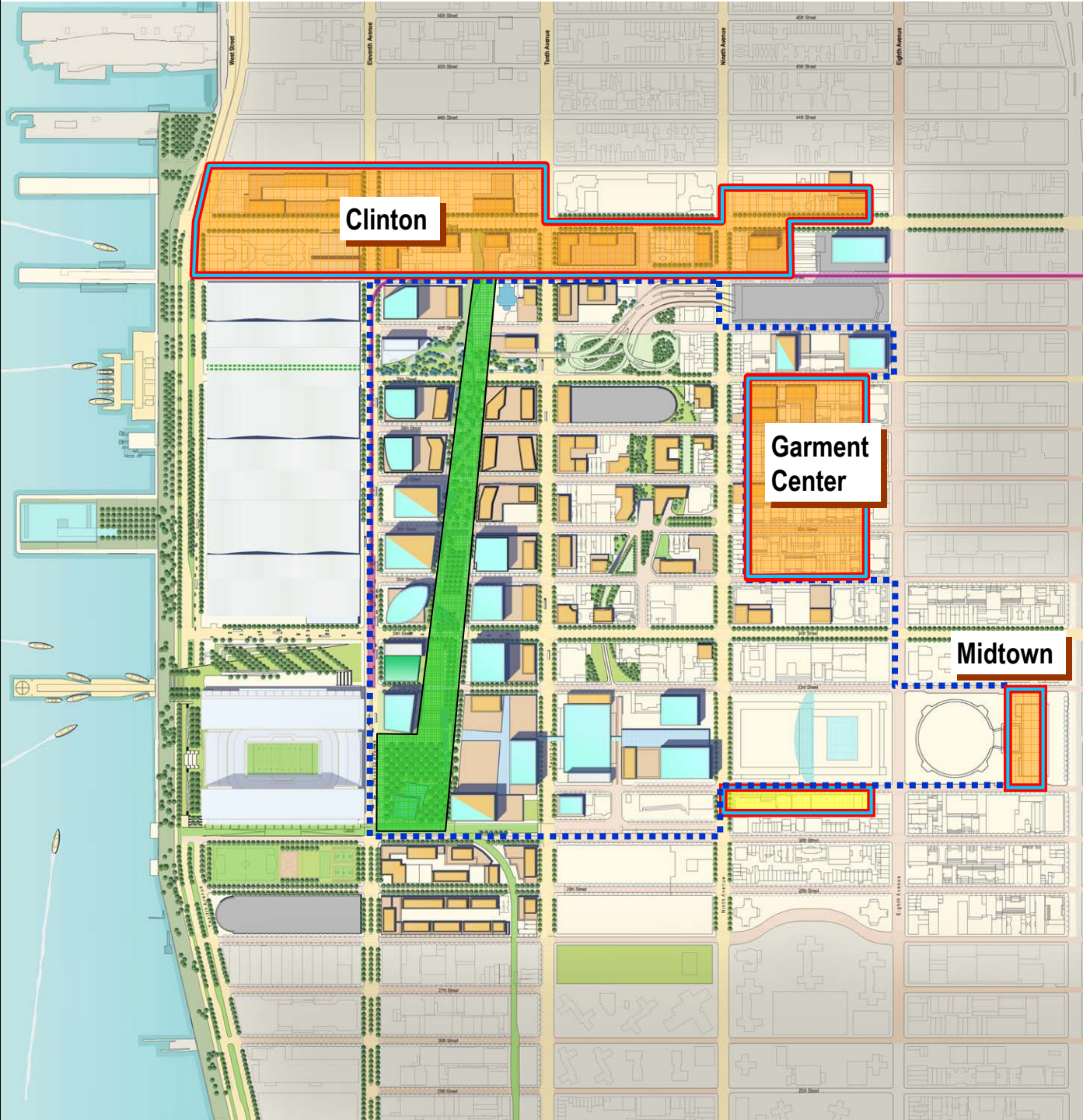


ULURP Actions

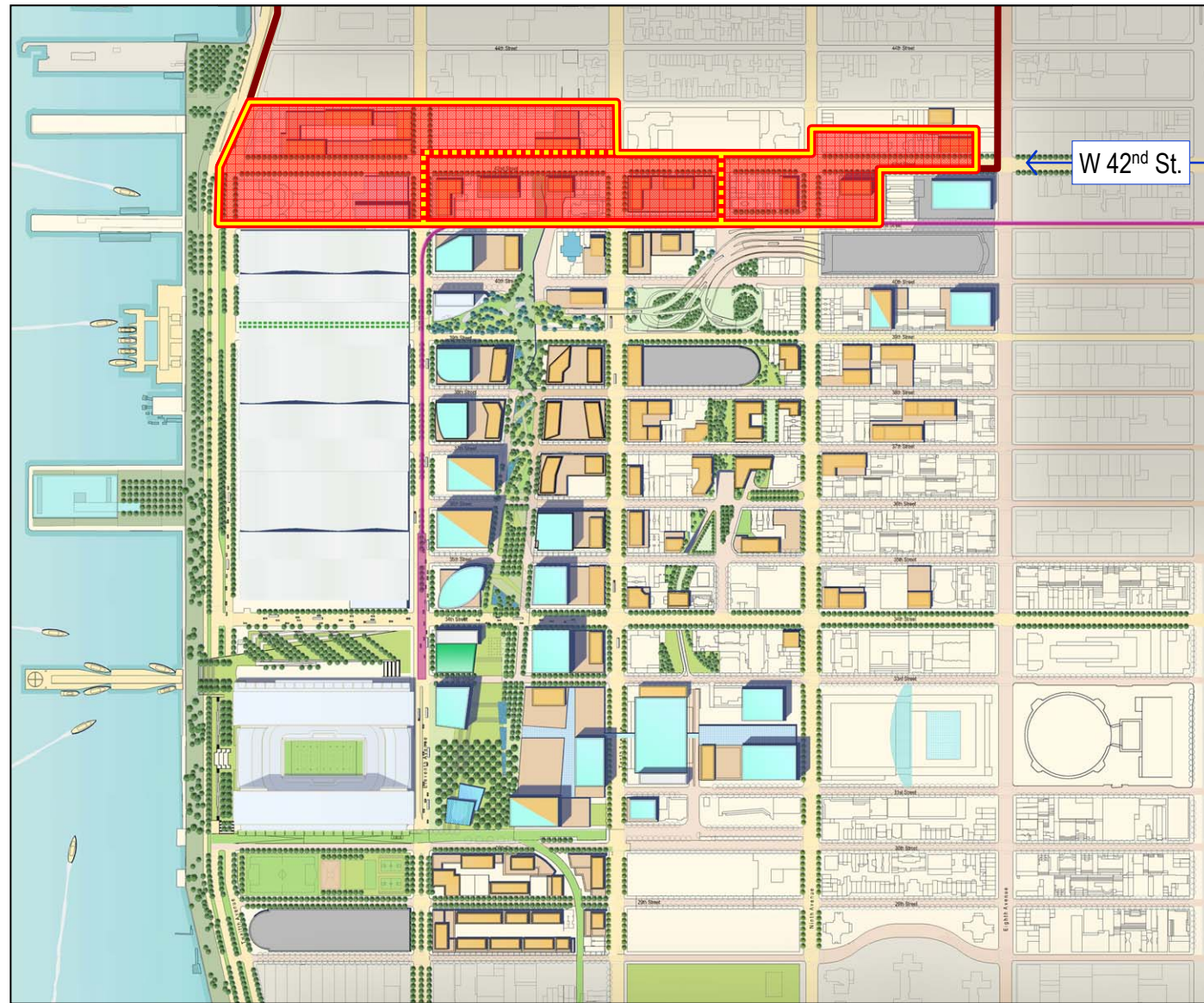
Modifications to Adjacent Special Districts:

- Clinton
- Garment Center
- Midtown

Other Area

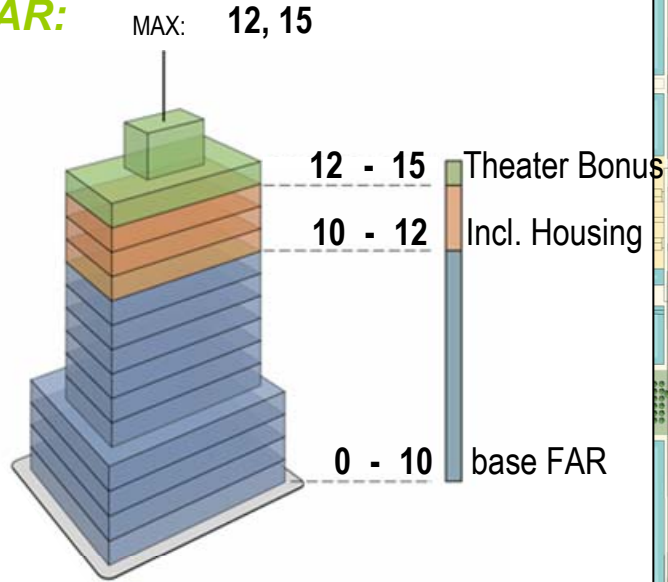


- ▶ Reinforce existing mixed-use high-rise context
- ▶ Provide opportunities for mixed commercial/residential development adjacent to new subway station



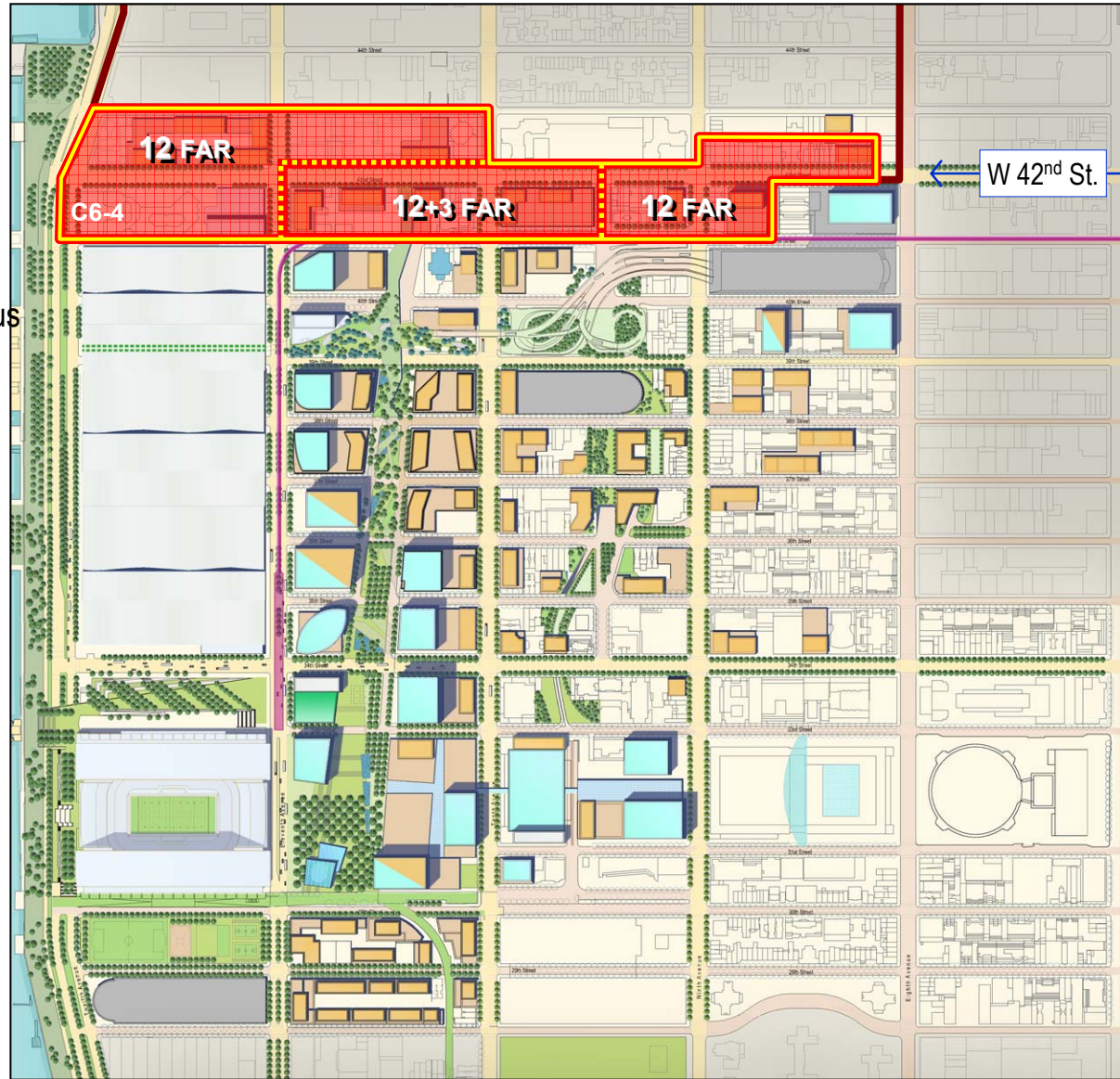
Clinton District

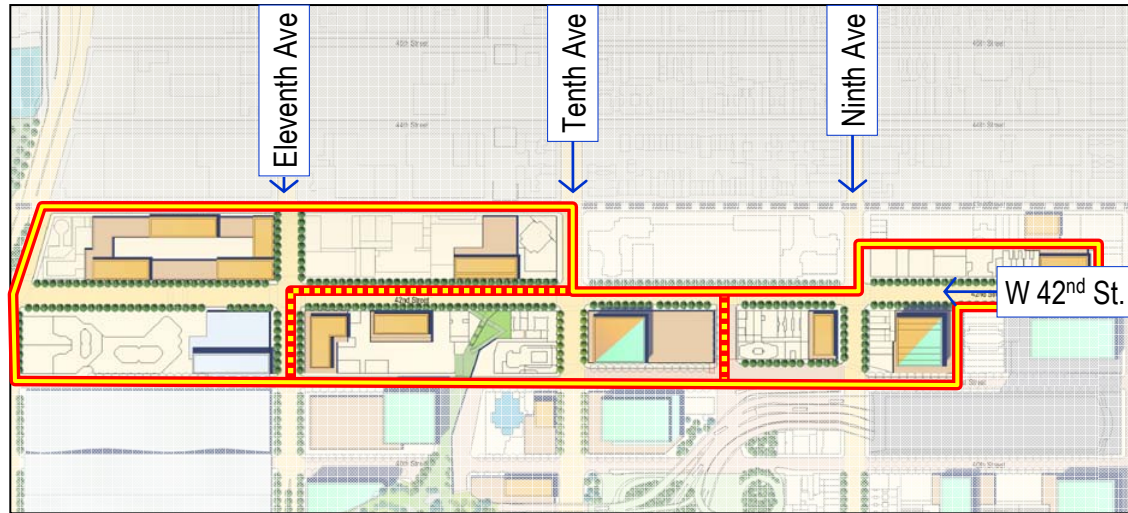
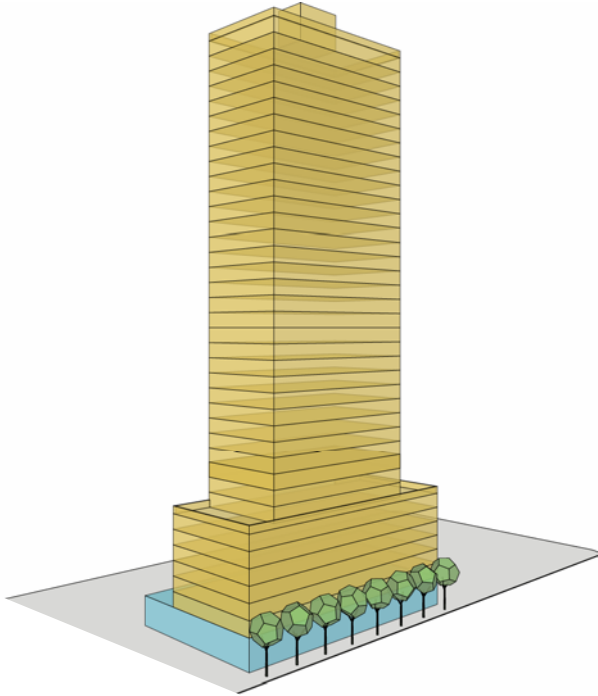
FAR:



USE:

commercial: 12, 15
 residential: 12
 community facility: 12





42nd Street

required street wall:

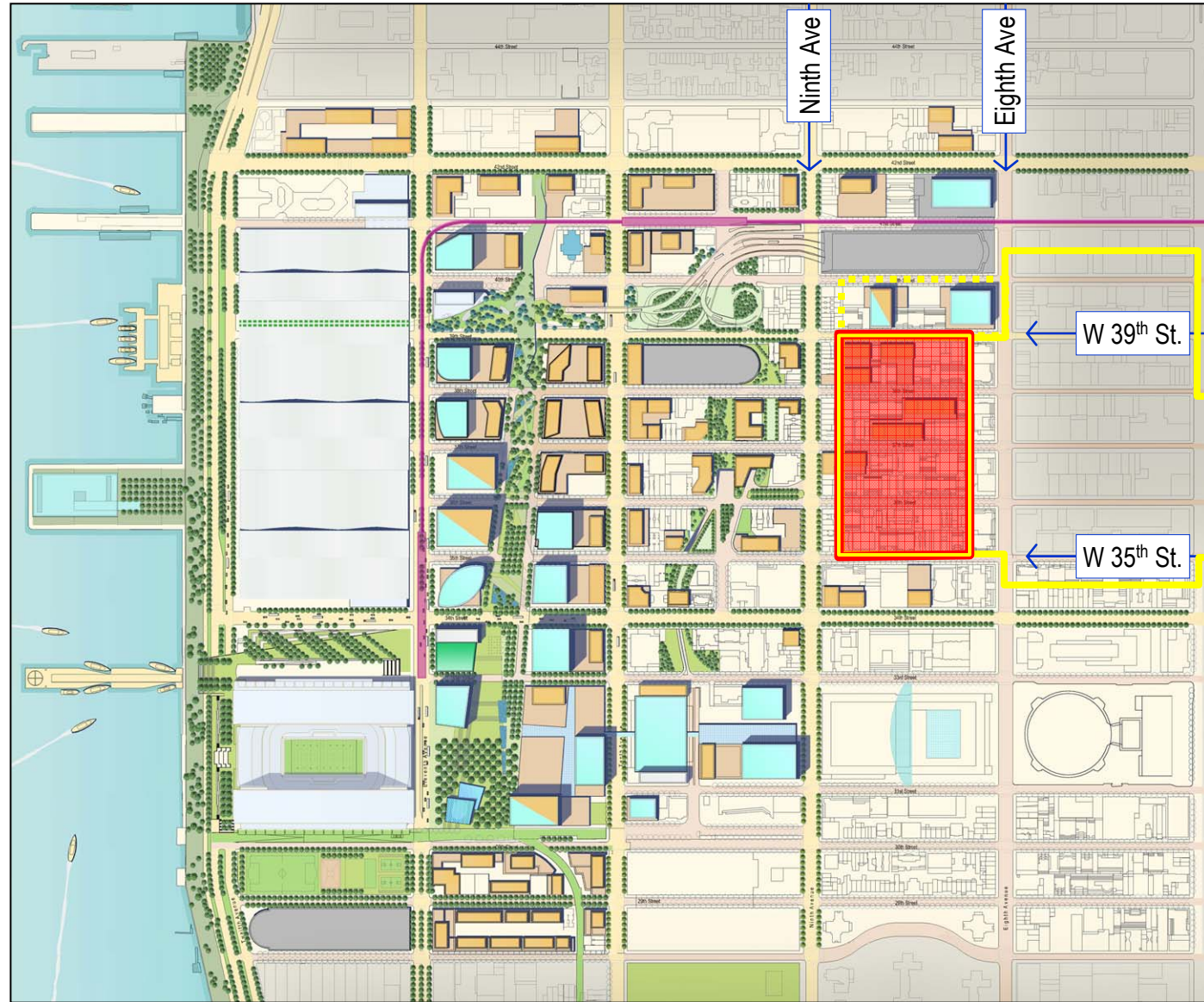
40' – 85'

tower coverage:

**30 - 40% residential
60% max commercial**

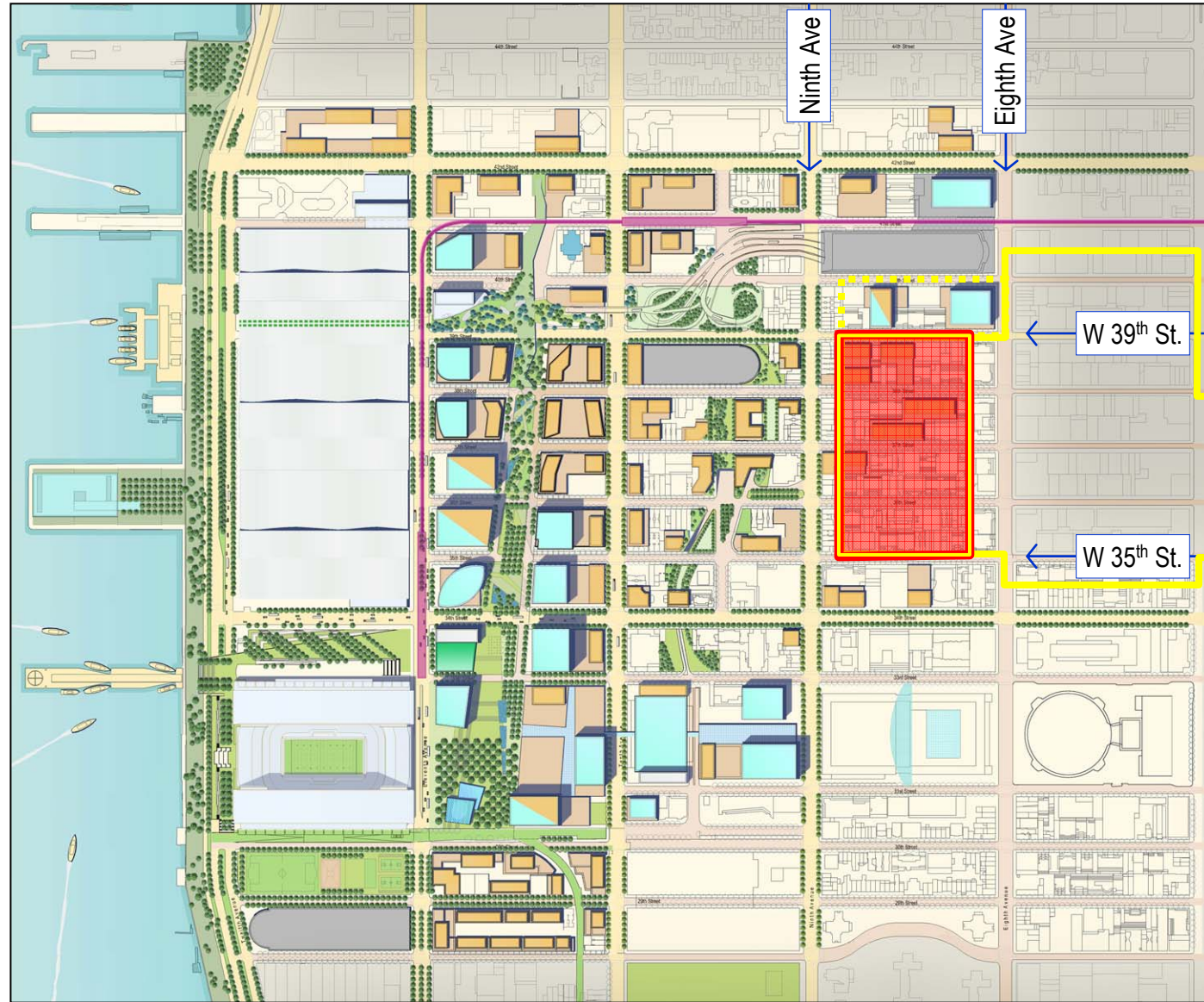
Garment Center District

- ▶ Balance preservation of garment related uses with new development
- ▶ Residential and commercial in-fill development
- ▶ Reinforce connections to Hudson Yards
- ▶ Loft type building forms



Garment Center District

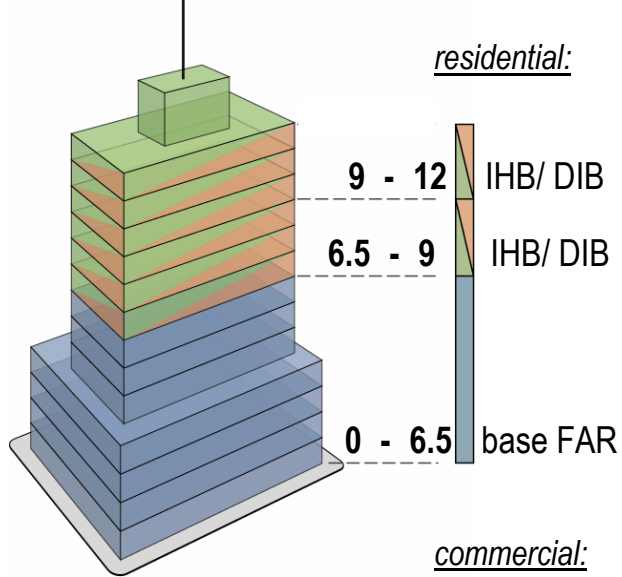
- ▶ Vast majority of garment jobs east of Eighth Avenue
- ▶ Midblocks 8th to 9th Avenue, 85% of garment jobs in large buildings
- ▶ Allow as-of-right conversions in buildings less than 70,000 sqft.
- ▶ Retain preservation requirements in buildings over 70,000 sqft
- ▶ Authorization to waive preservation requirements: Space not occupied by garment related use for past 3 years



Garment Center District

Garment Center:

FAR: MAX: 12



commercial:

10 - 12 DIB
0 - 10 base FAR

USE:

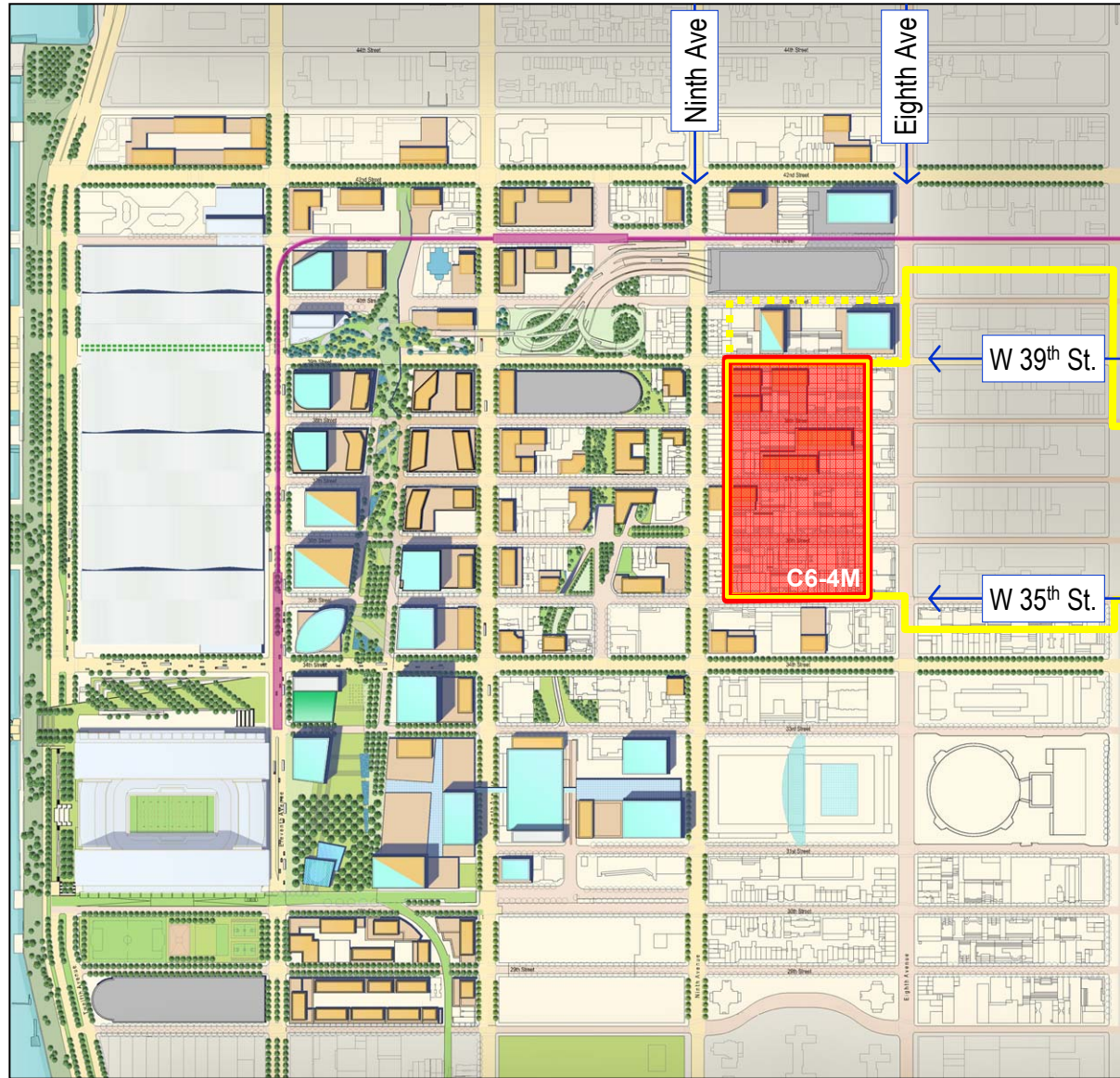
commercial: 12 FAR
residential: 12 FAR
community facility: 2 FAR

BULK:

Midblocks

required street wall: 90' - 120'

height limit: 250'



Midtown District

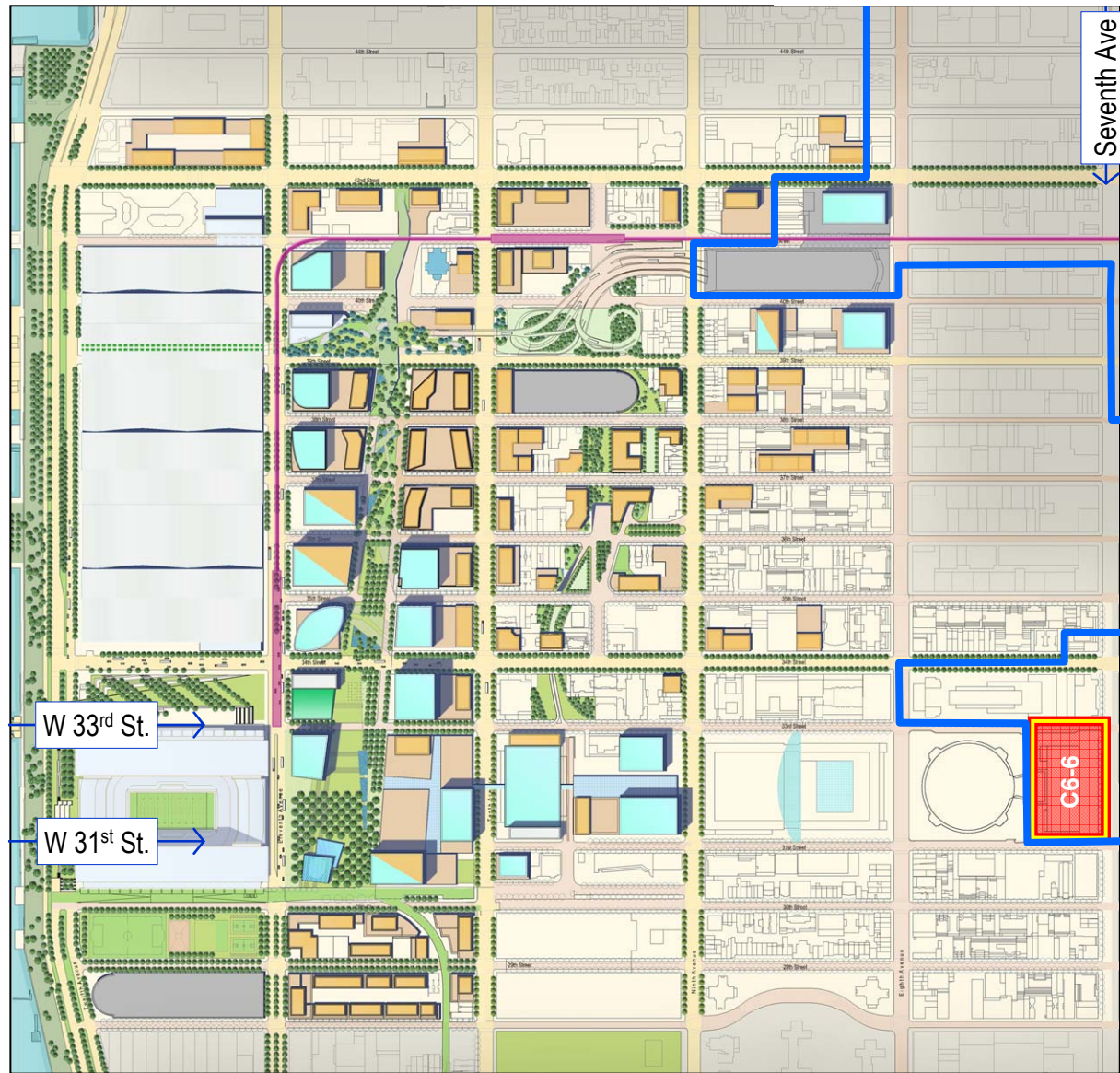
- ▶ Extend Special Midtown District west to 250 feet
- ▶ Rezone to C6-6 district

FAR:

	NO MAX	
15	As-of-right	
18	Bonus Mechanisms	
no max	Landmark Transfer	

USE:

commercial:	no max	FAR
residential:	12	FAR



► Rezone to C6-3X

South side of West 31st Street

FAR: MAX: 9

USE:

commercial:	6 FAR
residential:	9 FAR
community facility:	9 FAR

