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CITY PLANNING RELEASES HUDSON SQUARE REZONING STUDY

New York City, NY – Department of City Planning Director, Amanda M. Burden, today announced the release of a study of the Hudson Square neighborhood, called "Hudson Square Rezoning Study", undertaken in response to land use changes and increasing development pressure in the area.

The report analyzes the existing conditions and trends of zoning, land use, and employment; identifies significant issues; and presents zoning recommendations for an approximately 34-block area bounded by Avenue of the Americas, between Canal and Barrow streets to the West Side highway. The goal of the rezoning proposal is to provide a comprehensive and balanced land use strategy for the area which is currently zoned for manufacturing and commercial uses. The strategy would support and retain existing commercial and manufacturing uses in the heart of the district as well as provide opportunities for new housing development on underutilized and vacant land where there is no longer a concentration of commercial activity, while preserving the existing neighborhood character and context.

Amanda M. Burden, Director of City Planning said, "The strength of New York City lays in the vitality of its unique and ever-changing neighborhoods. It is critical to actively plan for a neighborhood's future growth and development while considering the needs of all its different land use interests. I am confident that this report will help guide the type of balanced residential and industrial development that will benefit Hudson Square and the City as a whole."

The heart of the area is characterized by large loft buildings which at one time contained a concentration of printing and graphic arts-related firms. Over the last several years, there has been considerable reinvestment in these buildings, and a shift in employment and land uses from printing and manufacturing toward commercial and office-based uses. At the same time, the area continues to contain a number of significant industrial uses, including Federal Express and United Parcel Service (UPS) distribution facilities. With the planned development of the Hudson River Park to the west, as well as the granting of several BSA variances for residential use at the northern and southern edges of the study, the broader area is confronting increasing development pressure and the prospects of significant land use change.

The Department, through the Economic Development Corporation (EDC), has hired Philip Habib & Associates as consultants to prepare an Environmental Impact Statement (EIS). Over the next few months, the Department will be discussing the rezoning proposal with Community Board 2, civic groups, property owners, and elected officials. As part of this review, the Department will develop a zoning map amendment application and, once the Draft EIS is finalized, initiate the formal public review process later this year.

About City Planning

The Department of City Planning is responsible for the City's physical and socioeconomic planning, including land use and environmental review; preparation of plans and policies; and provision of technical assistance and planning information to government agencies, public officials, and community boards.

Read the full report "[Hudson Square Rezoning Study](#)"