

BLOCK 675 PLANNING FRAMEWORK

May 8, 2017



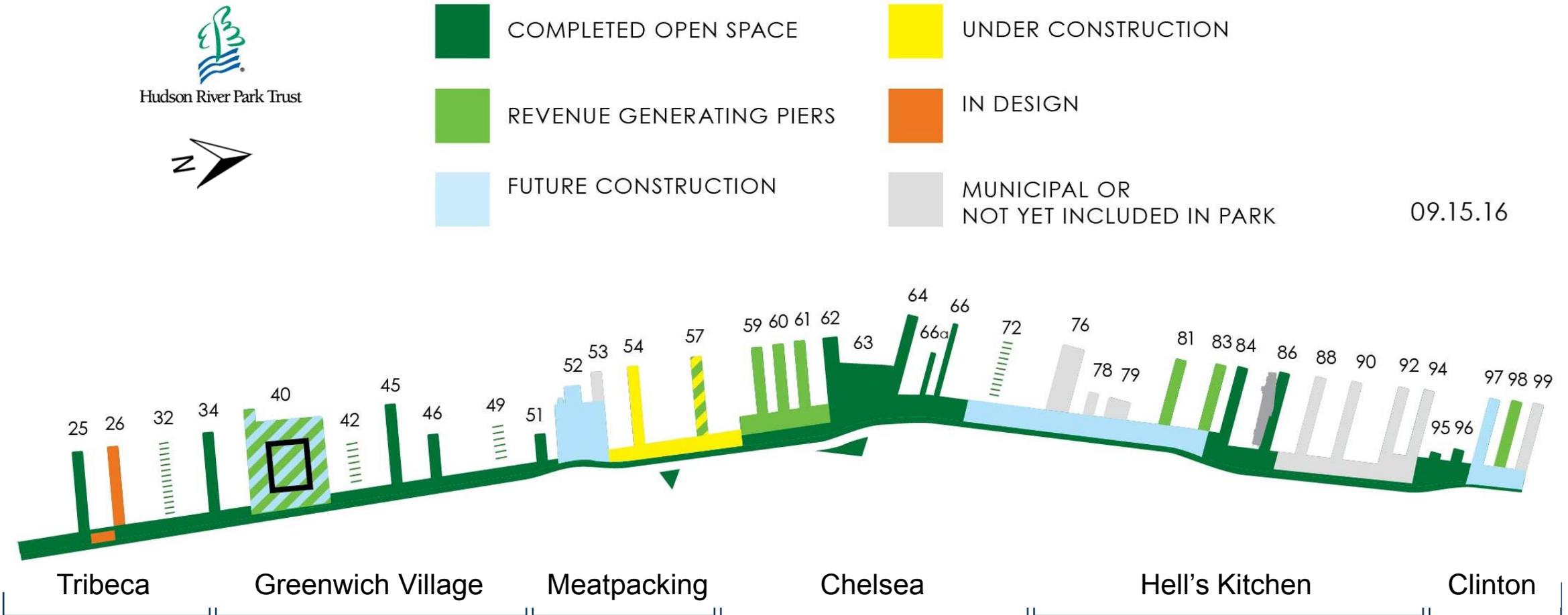
- **Articulate the Department's vision for Block 675 in terms of appropriate uses, density, massing and urban design**
- **Establish parameters to inform the review of future private land use applications**
- **Support targeted expansion of Special Hudson River Park District**



- 1. Hudson River Park and Special Hudson River Park District**
- 2. Block 675 Background**
- 3. Block 675 Planning Framework**

I. OVERVIEW | Hudson River Park

- In 2013, State legislature adopted an amendment to the Hudson River Park Act to allow the Hudson River Park Trust to sell development rights to sites within one block of the Park's boundary, to the extent permitted by local zoning law.



I. OVERVIEW | Special Hudson River Park District

Objectives of the Special District (adopted Dec. 2016)

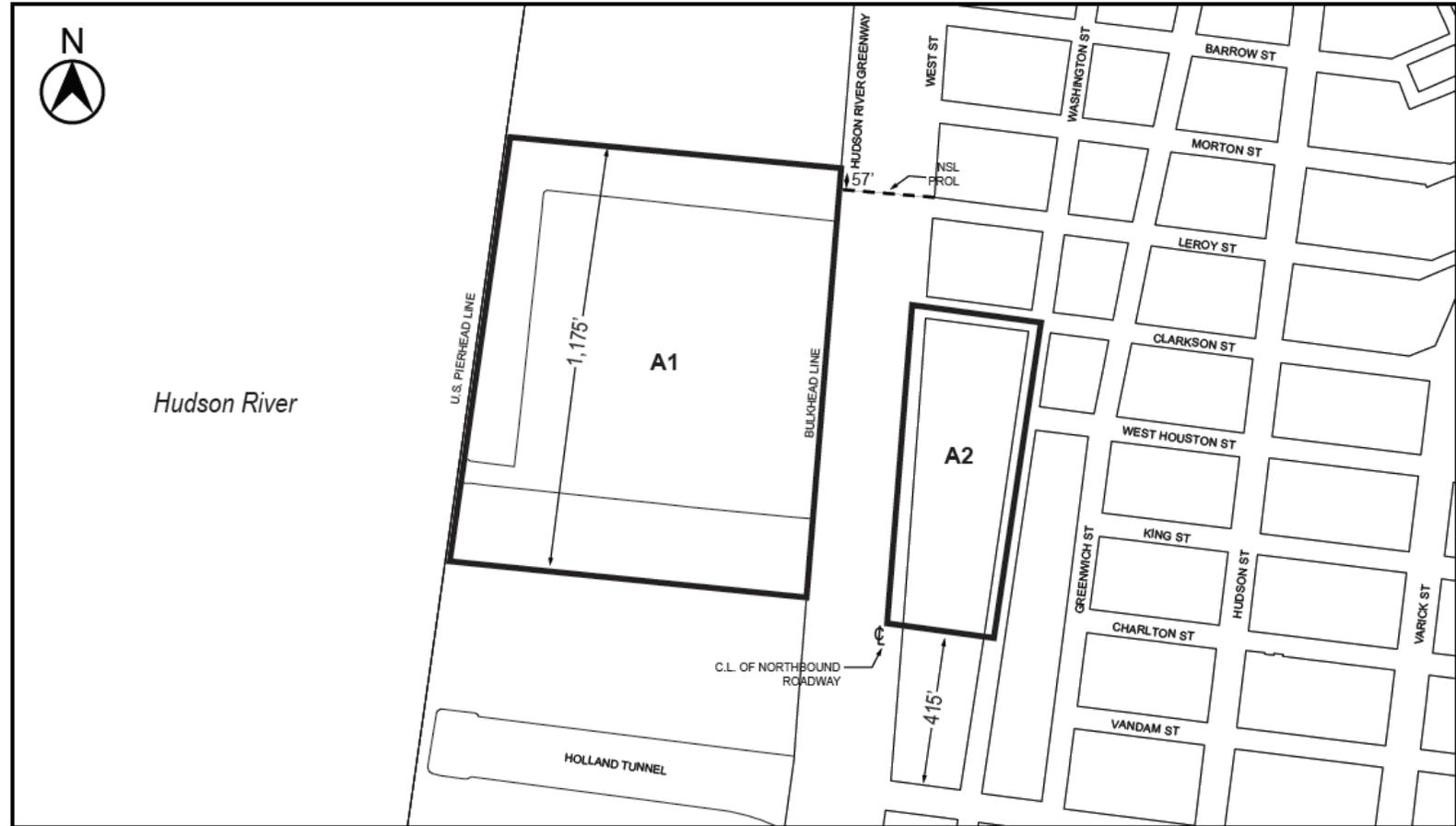
- Facilitate the repair, rehabilitation, maintenance and development of HRP through the transfer of development rights
- Promote an appropriate range of uses that complements HRP and serves residents of varied incomes



I. OVERVIEW | Special Hudson River Park District

Special Hudson River Park District Map

- As adopted, the Special Hudson River Park District only includes Pier 40 (granting site) and the 550 Washington Street (receiving site).
- It is anticipated that, in the future, to transfer floor area from additional areas of Hudson River Park to new receiving sites, the Special District boundary will be amended to include those sites.
- Sites on Block 675 have been identified as potential new receiving sites for unused development rights on Piers 59, 60 and 61 including head houses in Hudson River Park.



- Special Hudson River Park District
- A1 Granting Site
- A2 Receiving Site

2. BLOCK 675 | Background

- Ownership
- Site Conditions
- Existing Zoning & Limitations
- Built Character & Surrounding Growth
- Public Realm
- Infrastructure Needs



2. BLOCK 675 | Background

- Ownership

Douglaston Development LLC

- Gas station and minimart
- Art studios
- DSNY office
- PANYNJ parking/office

Outparcel (Georgetown Company LLC)

- Auto repair shop

Lalezarian Properties LLC

- DSNY storage/maintenance

The Georgetown Company LLC

- PA easement, used for bus parking



2. BLOCK 675 | Background

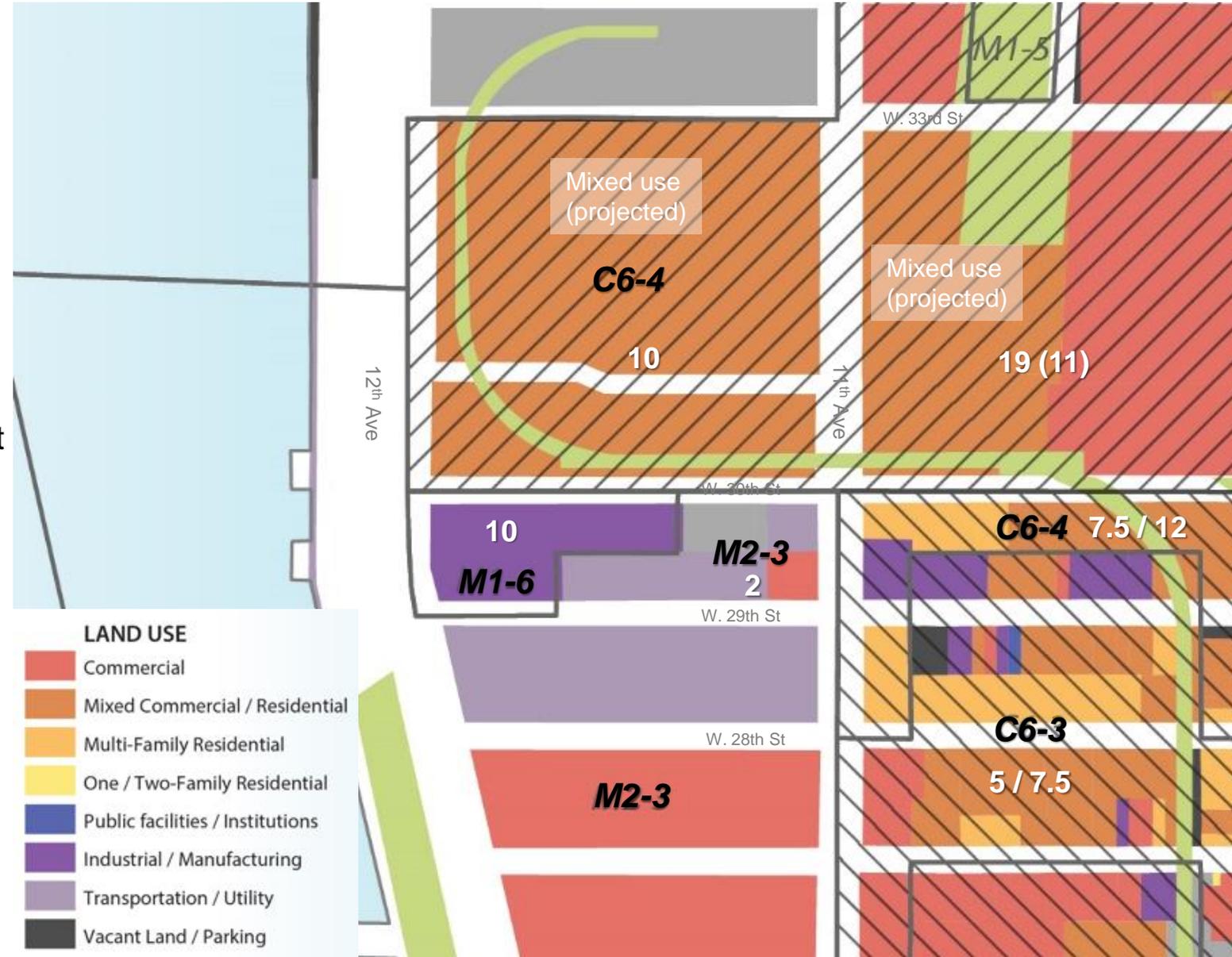
- Ownership
- Site Conditions
- **Existing Zoning & Limitations**

M2-3

- **Low density medium manufacturing** district
- Industrial and commercial uses
- **No residential use permitted**

M1-6

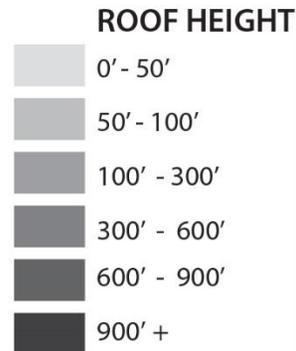
- High density light **manufacturing** district
- Light industrial and commercial uses
- **No residential use permitted**



2. BLOCK 675 | Background

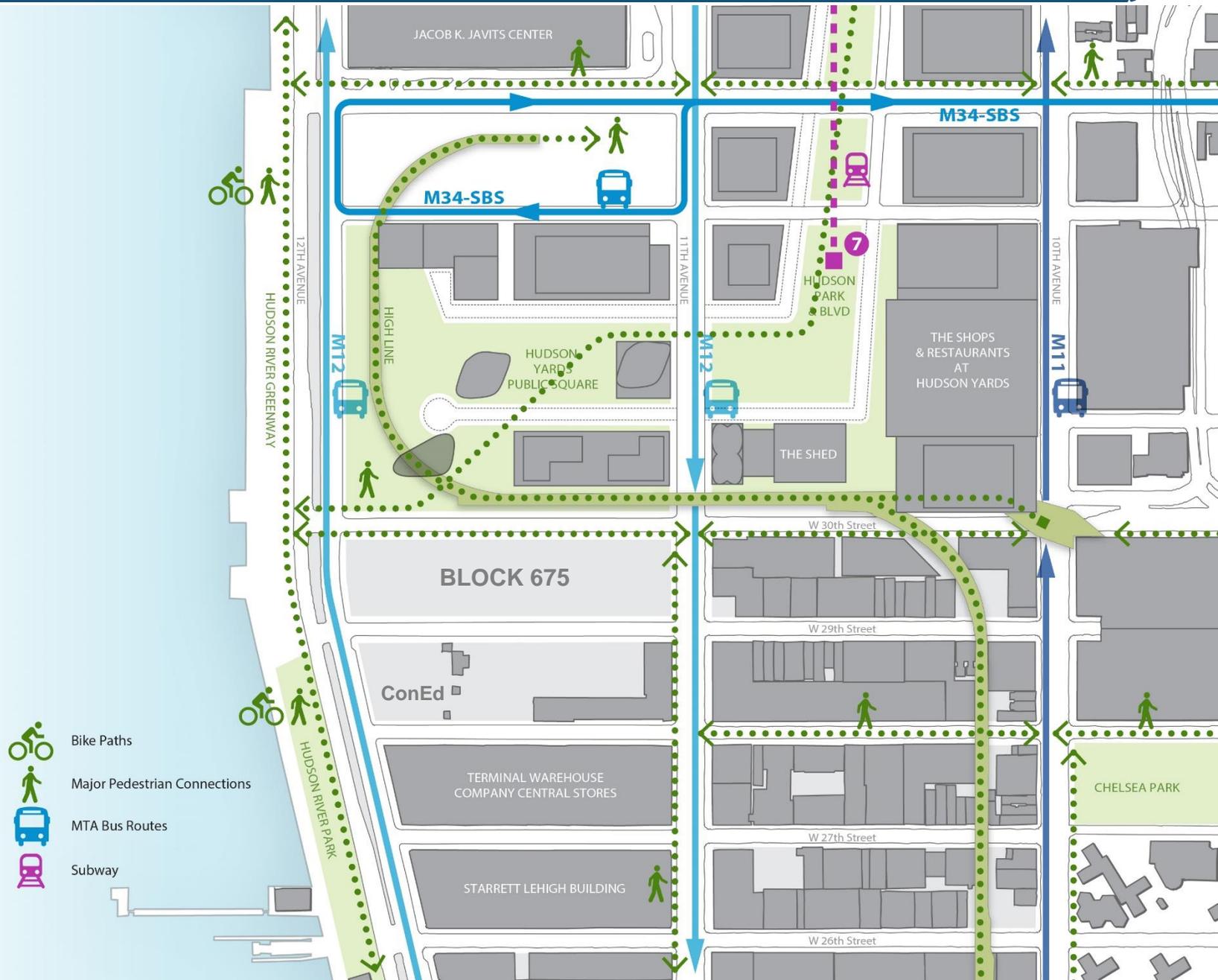
- Ownership
- Site Conditions
- Existing Zoning & Limitations
- **Built Character & Surrounding Growth**

** Roof heights of buildings in Hudson Yards are shown to the extent known for illustrative purposes*



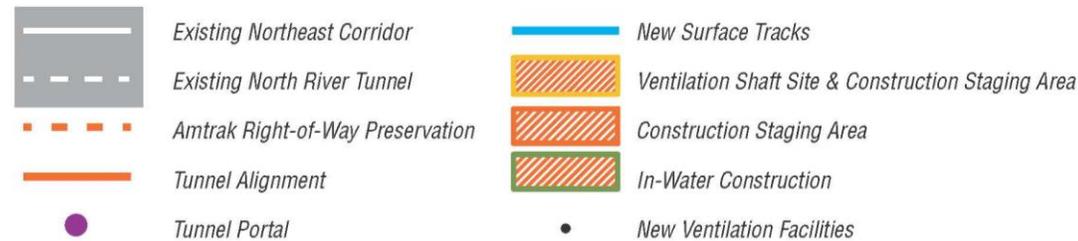
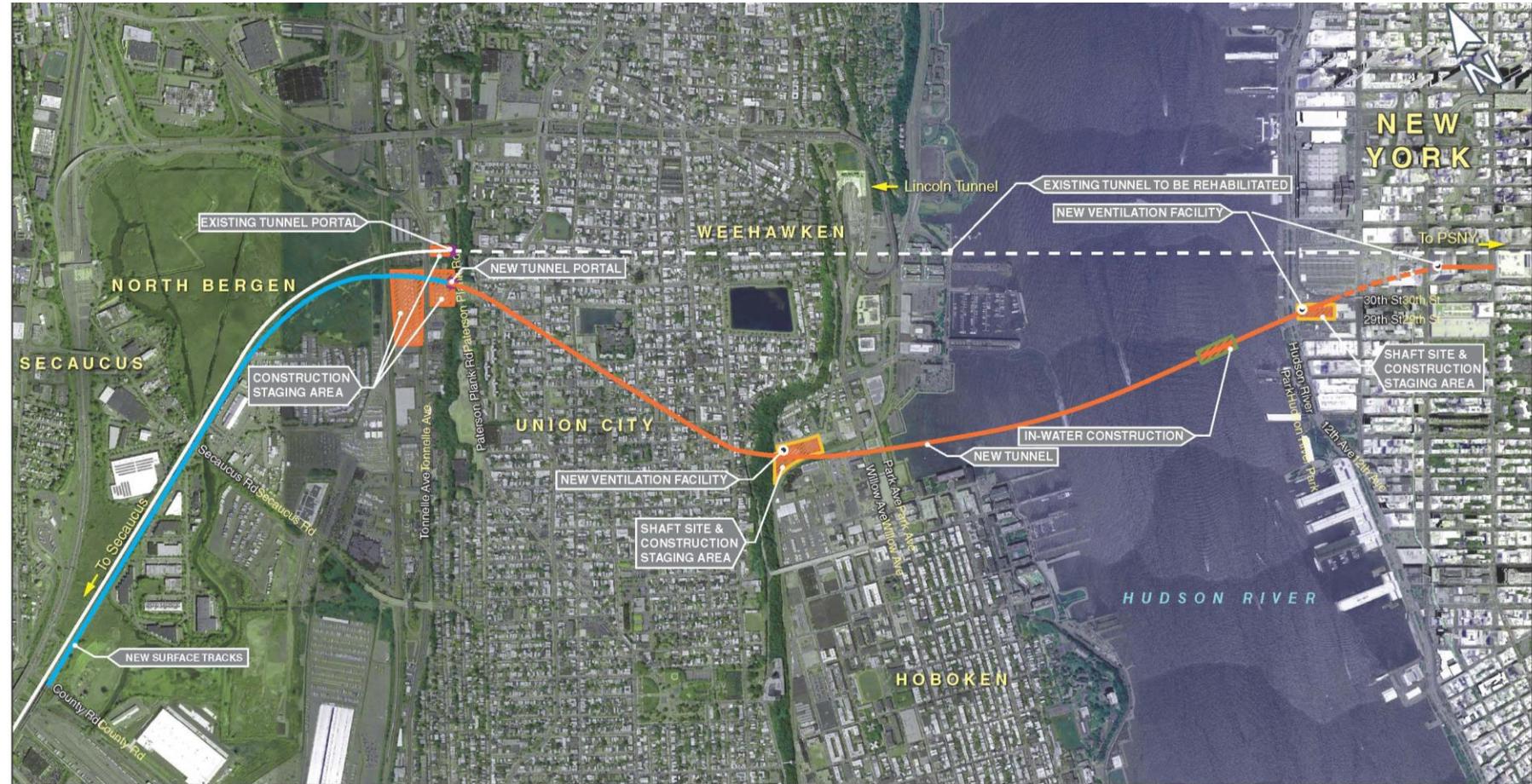
2. BLOCK 675 | Background

- Ownership
- Site Conditions
- Existing Zoning & Limitations
- Built Character & Surrounding Growth
- **Public Realm**
 - Open space and street network
 - Public transit



2. BLOCK 675 | Background

- Ownership
- Site Conditions
- Existing Zoning & Limitations
- Built Character & Surrounding Growth
- Public Realm
- **Infrastructure Needs**
 - Hudson Tunnel



3. BLOCK 675 | Planning Framework

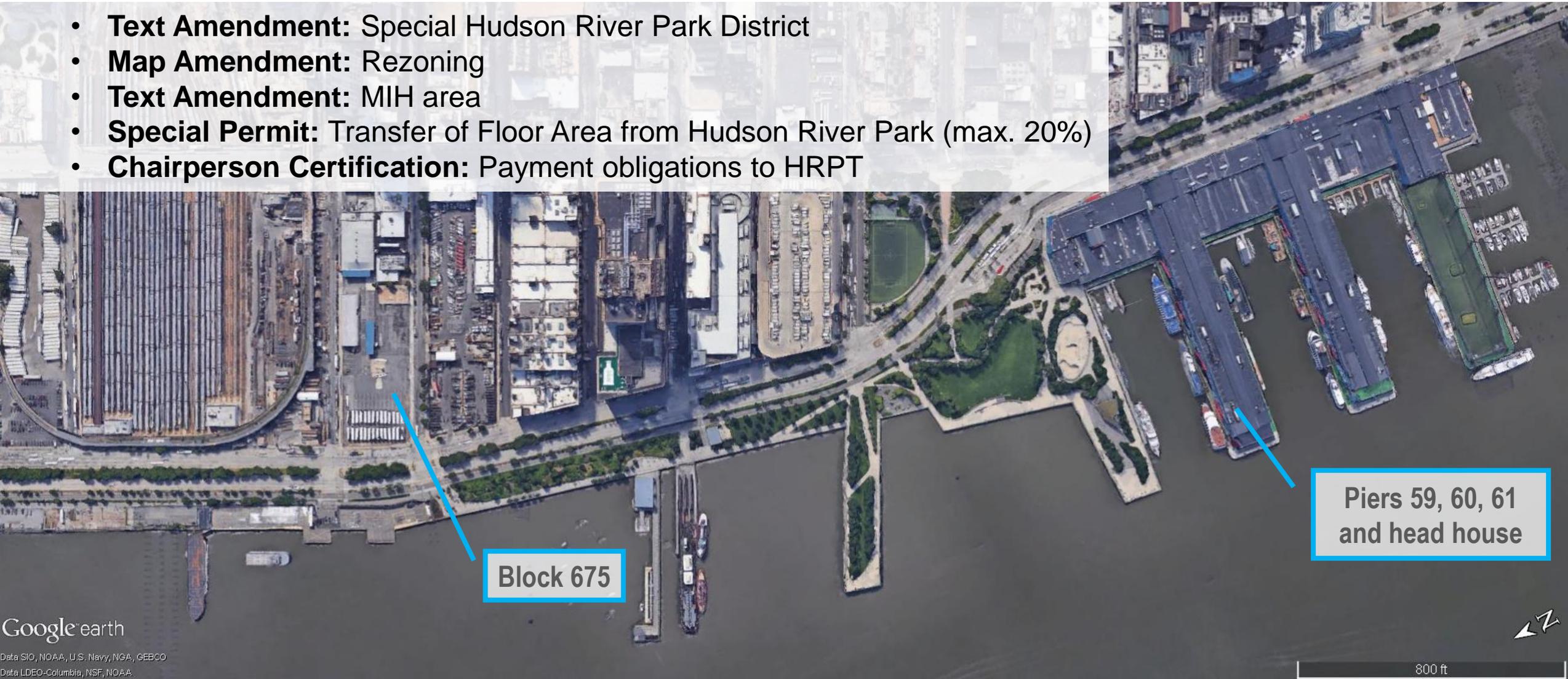
- ZONING MECHANISM
- USES
- DENSITY
- URBAN DESIGN / MASSING



3. BLOCK 675 | Planning Framework

- **ZONING MECHANISM**

- **Text Amendment:** Special Hudson River Park District
- **Map Amendment:** Rezoning
- **Text Amendment:** MIH area
- **Special Permit:** Transfer of Floor Area from Hudson River Park (max. 20%)
- **Chairperson Certification:** Payment obligations to HRPT



Google earth

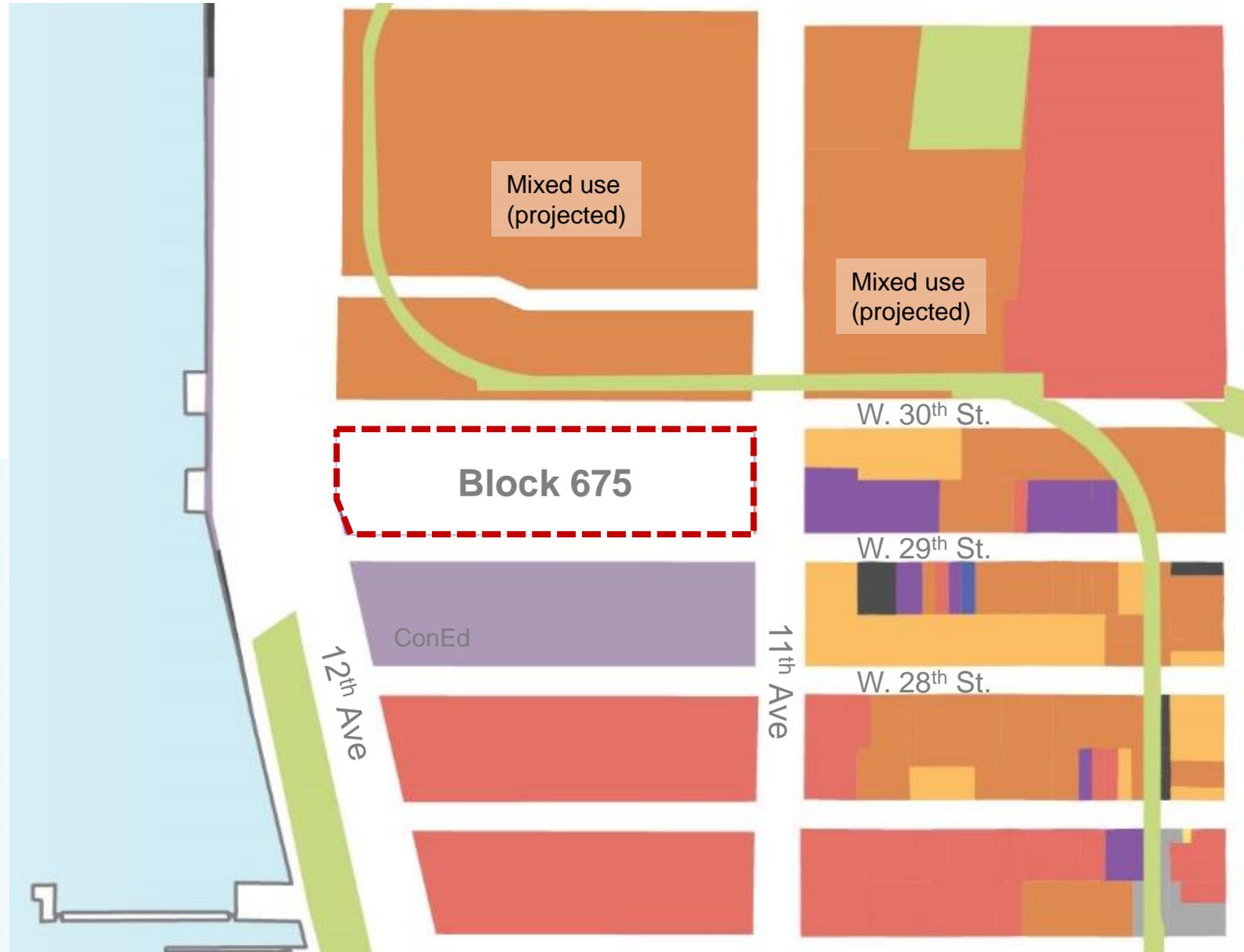
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Data LDEO-Columbia, NSF, NOAA

3. BLOCK 675 | Planning Framework

- ZONING MECHANISM

- USES

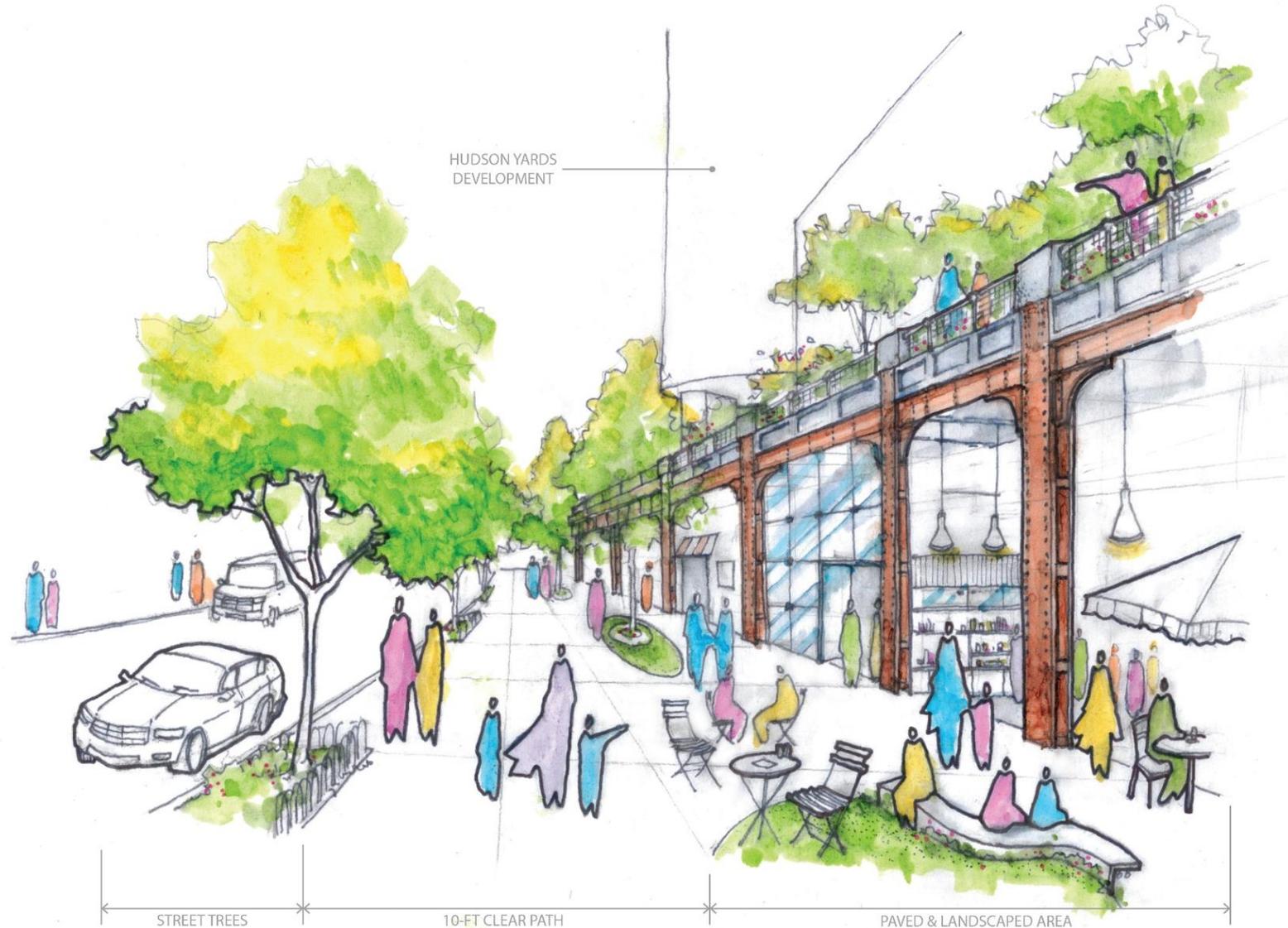
- Include a mix of residential, commercial, and public facility uses
- Provide affordable housing within MIH framework



3. BLOCK 675 | Planning Framework

- ZONING MECHANISM
- USES
 - Include a mix of residential, commercial, and public facility uses
 - Provide affordable housing within MIH framework
 - Activate streetscape along W 30th St., 11th Ave. and at prominent corners
 - Retail continuity at street level
 - Transparency on the ground floor

Conceptual illustration of north side of W 30th Street in Western Rail Yards



3. BLOCK 675 | Planning Framework

- ZONING MECHANISM
- USES
 - Include a mix of residential, commercial, and public facility uses
 - Provide affordable housing within MIH framework
 - Activate streetscape along W 30th St., 11th Ave. and at prominent corners



Active uses/glazing on ground floor



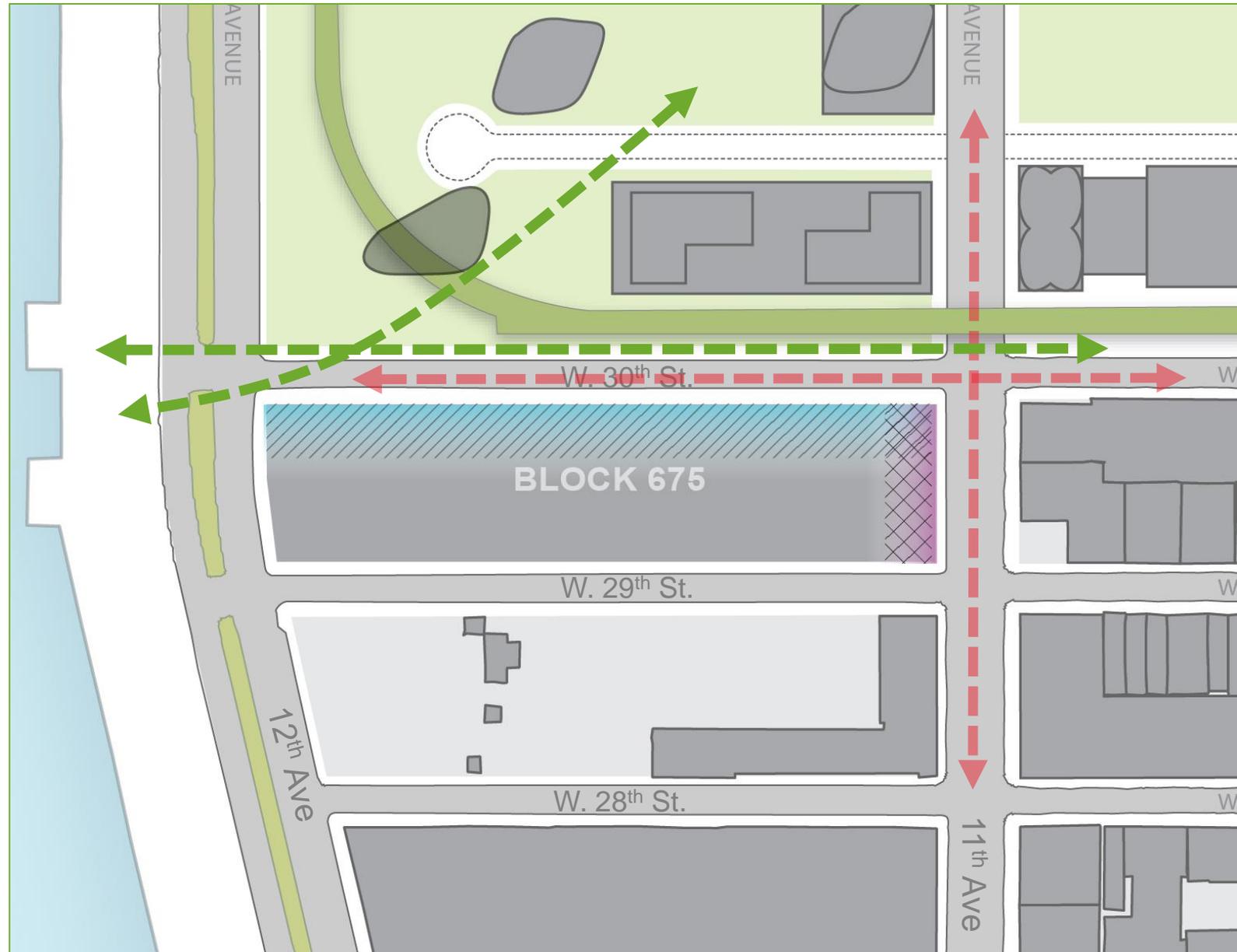
Active uses/glazing on lower floors



Open Space Corridor



Commercial / Residential Corridor



3. BLOCK 675 | Planning Framework

- ZONING MECHANISM

- USES

- Include a mix of residential, commercial, and public facility uses
- Provide affordable housing within MIH framework
- Activate streetscape along W 30th St., 11th Ave. and at prominent corners
- Animate the High Line interface
 - Active and semi-active uses on frontages facing the High Line
 - Transparency at and above the High Line level



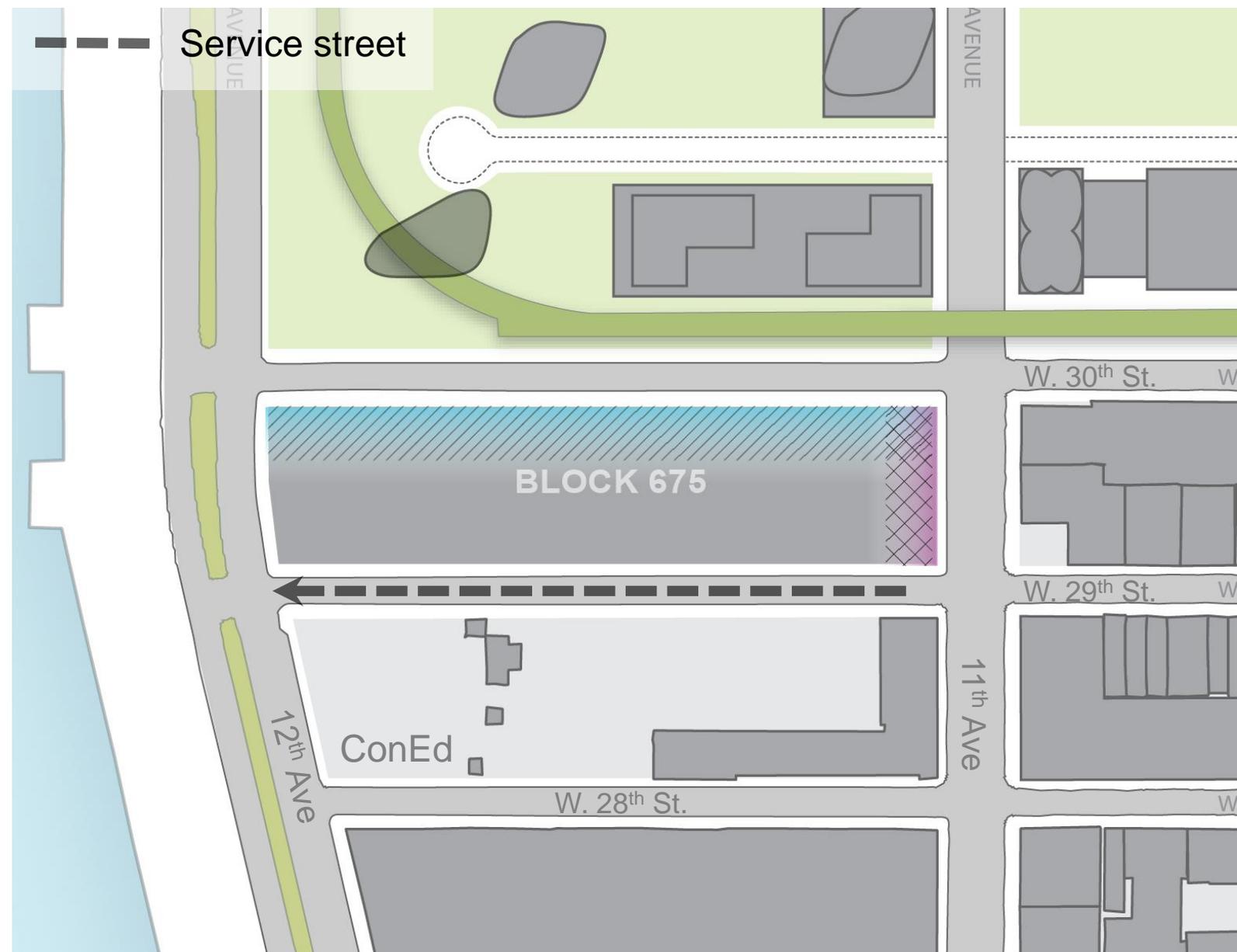
3. BLOCK 675 | Planning Framework

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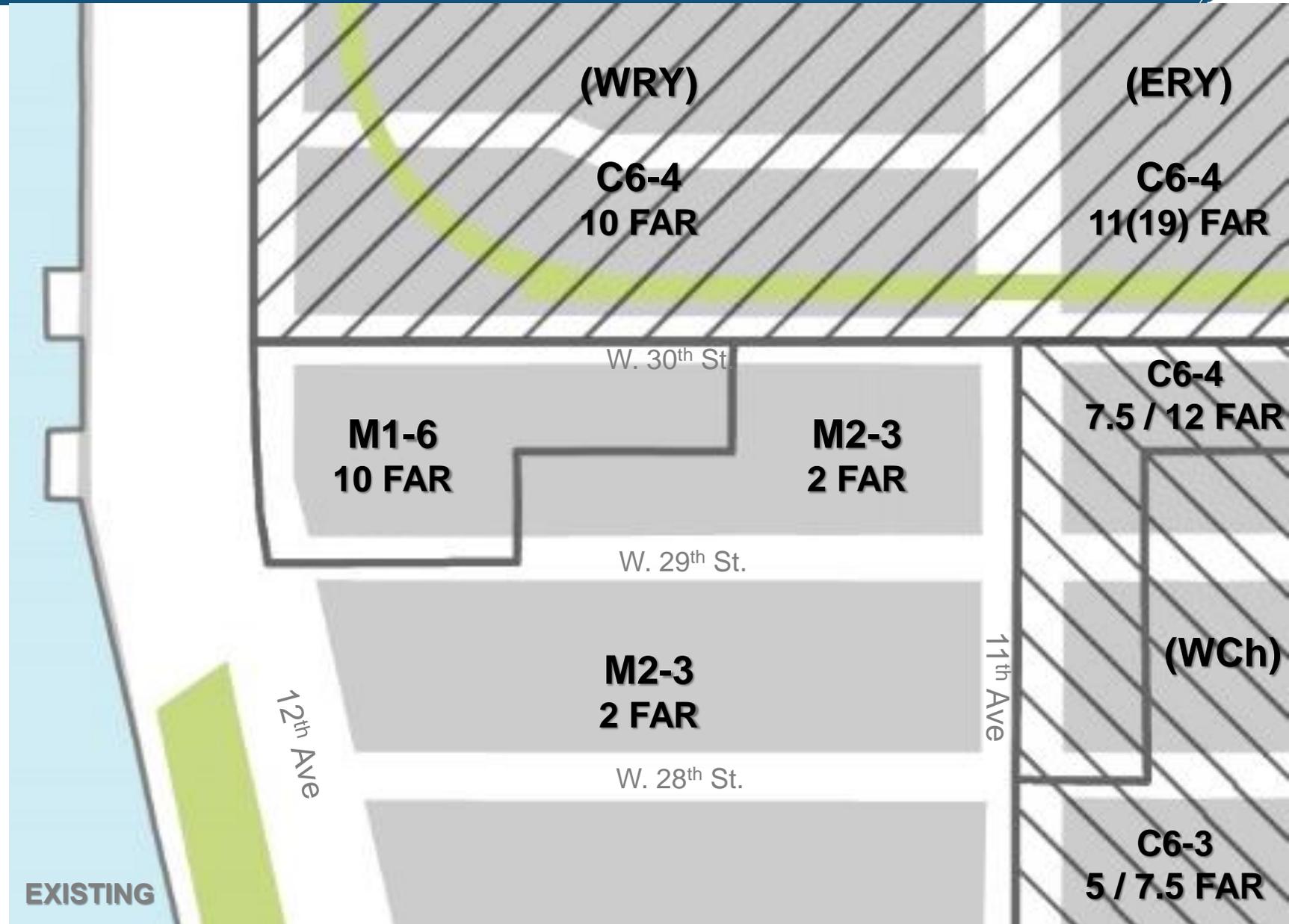
3. BLOCK 675 | Planning Framework

- ZONING MECHANISM
- USES
 - Include a mix of residential, commercial, and public facility uses
 - Provide affordable housing within MIH framework
 - Activate streetscape along W 30th St., 11th Ave. and at prominent corners
 - Animate the High Line interface
 - Accommodate public facility and infrastructure needs
 - Ventilation structure
 - Potential EMS facility
 - Other



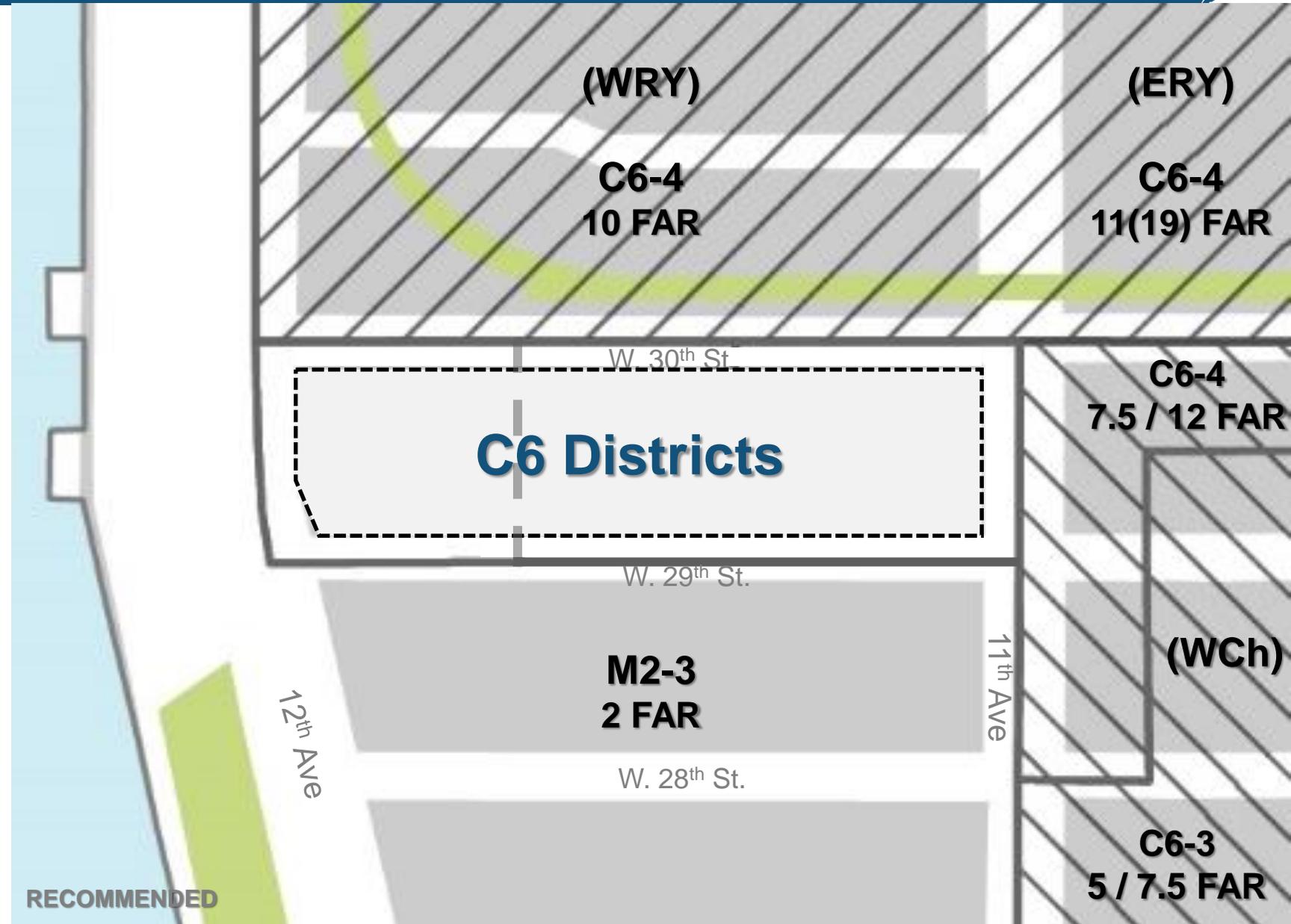
3. BLOCK 675 | Planning Framework

- ZONING MECHANISM
- USES
- **DENSITY (EXISTING)**
- **Inland portion**
 - Low density medium manufacturing district
- **Waterfront portion**
 - High density light manufacturing district



3. BLOCK 675 | Planning Framework

- ZONING MECHANISM
- USES
- **DENSITY (RECOMMENDED)**
- **Inland portion**
 - High density commercial districts
 - 20% development rights from Hudson River Park
- **Waterfront portion**
 - Higher density commercial districts
 - 20% development rights from Hudson River Park
- Floor area exemption for Hudson Tunnel ventilation structure

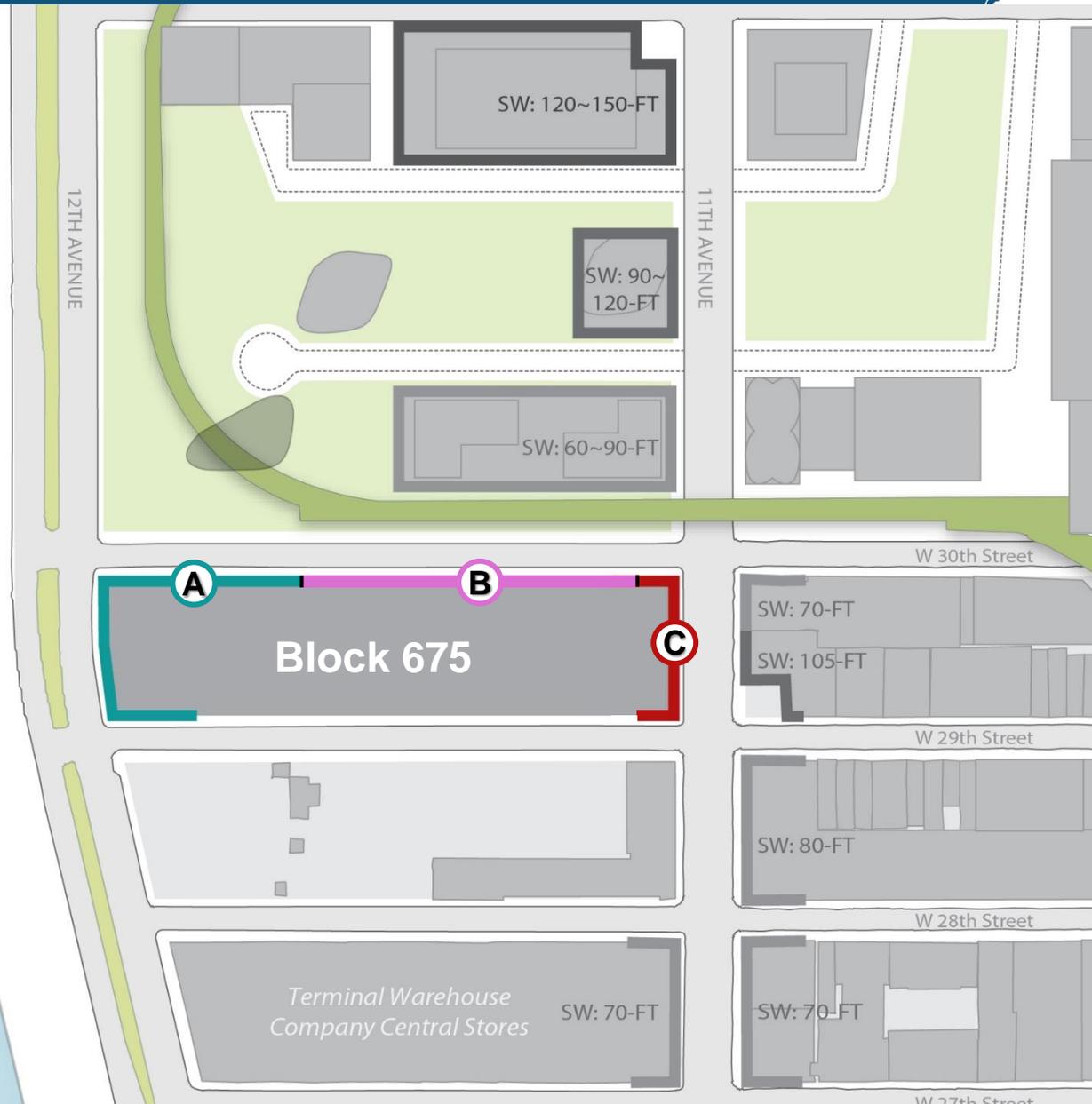


3. BLOCK 675 | Planning Framework

- ZONING MECHANISM
- USES
- DENSITY
- **MASSING / URBAN DESIGN**
 - Establish a strong building base that rises to appropriate heights

General range of recommended base heights:

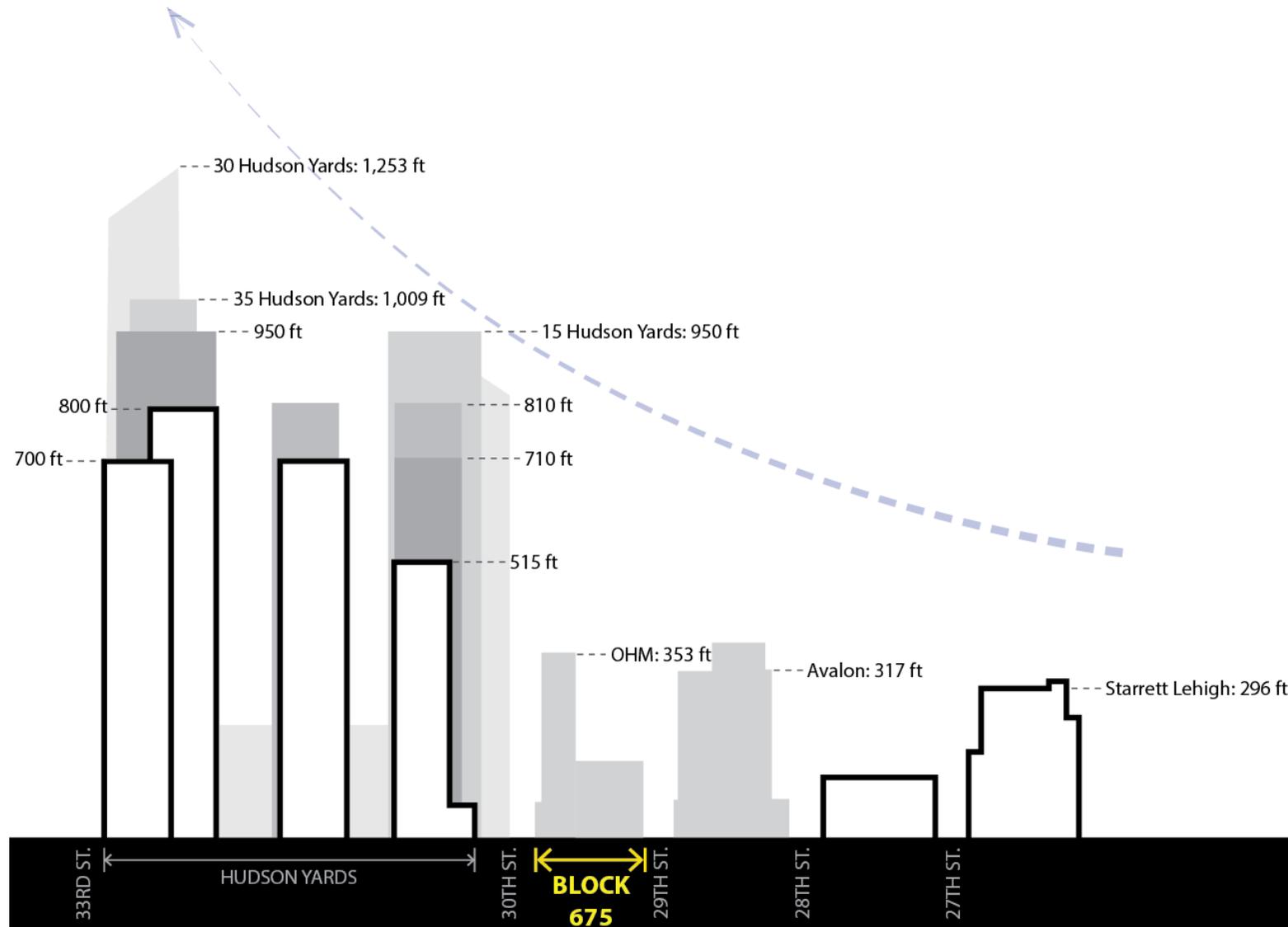
- (~ 25' – 45') **A** Street Wall Type A:
Hudson River Park Frontage
- (~ 45' – 85') **B** Street Wall Type B:
High Line Platform / Mid-block
- (~ 85' – 90') **C** Street Wall Type C:
11th Avenue Frontage
- Street Wall Height: 60~90 FT
- Street Wall Height: 90~120 FT
- Street Wall Height: 120~150 FT



3. BLOCK 675 | Planning Framework

- ZONING MECHANISM
- USES
- DENSITY
- **MASSING / URBAN DESIGN**

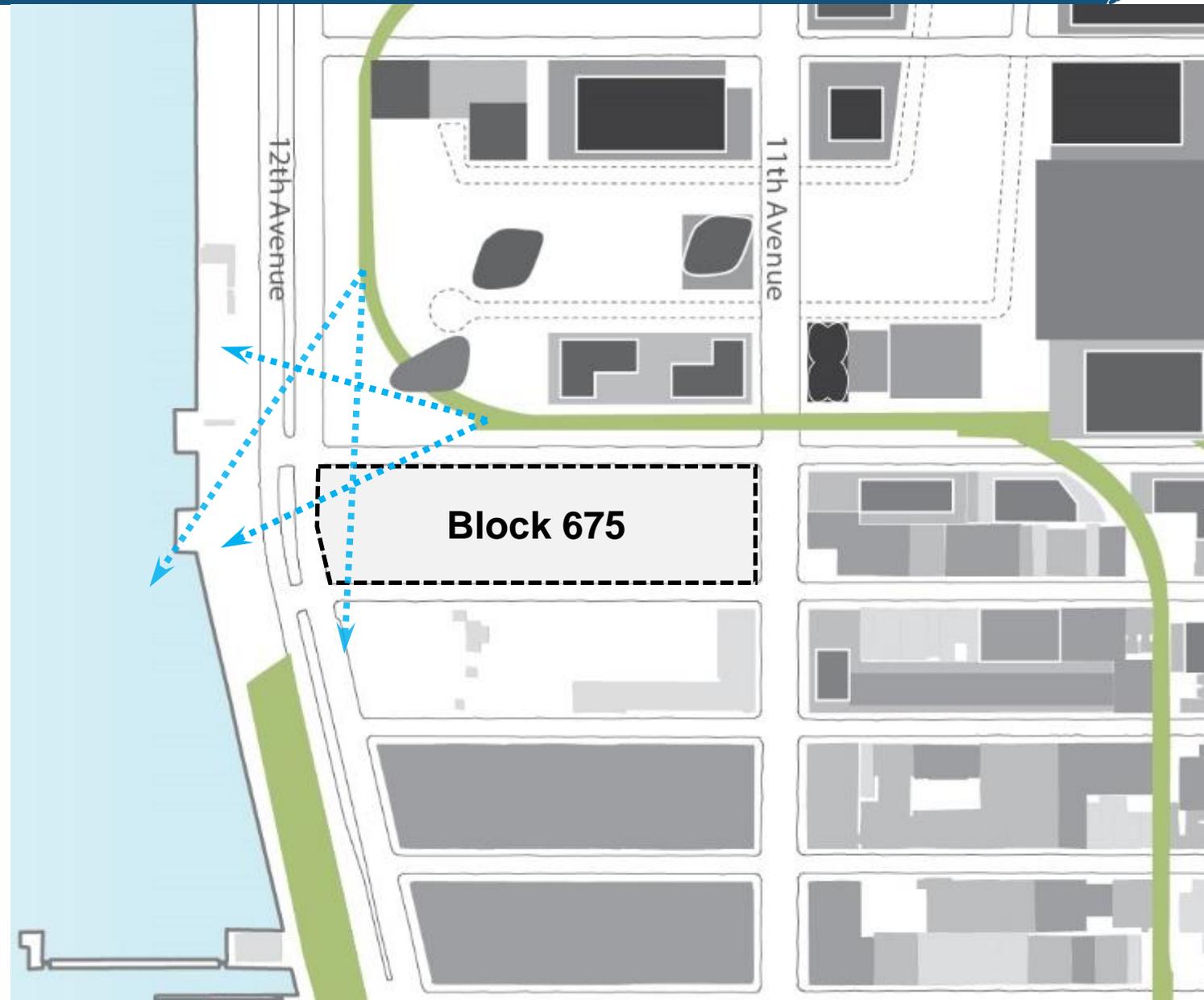
- Establish a strong building base that rises to appropriate heights
- Contribute to a dynamic bulk rhythm
 - Appropriate massing response to a transitioning context



3. BLOCK 675 | Planning Framework

- ZONING MECHANISM
- USES
- DENSITY
- **MASSING / URBAN DESIGN**
 - Establish a strong building base that rises to appropriate heights
 - Contribute to a dynamic bulk rhythm
 - Appropriate massing response to a transitioning context
 - Allow views of the city and towards the Hudson River

.....> Sight lines



3. BLOCK 675 | Planning Framework Summary

Zoning Mechanism

- **Text amendment:** new granting and receiving sites in Special Hudson River Park District
- **Map amendment:** rezoning
- **Text amendment:** MIH area
- **Special permit:** transfer HRP development rights
- **Chair certification:** payment schedule

Density

- **Inland portion:**
 - High density C6 district
 - + Up to 20% HRP TDR
- **Waterfront portion:**
 - Higher density C6 district
 - + Up to 20% HRP TDR
- Floor area exemption for Hudson Tunnel ventilation structure

BLOCK 675

- Include a mix of residential and commercial uses
- Provide affordable housing within MIH framework
- Activate streetscape along W. 30th St / 11th Ave
- Animate the High Line interface
- Accommodate public facility and infrastructure needs

Uses

- Establish a strong building base that rises to appropriate heights
- Contribute to a dynamic bulk rhythm
- Allow views of the city and towards the Hudson River

Massing / Urban Design