

***Community Meeting:***

# **PROPOSED HUDSON SQUARE REZONING MEANS BIG CHANGES —**

***How Will They Affect You?***

***How Can You Affect What Happens?***

Soon Trinity Realty will be filing to change the zoning in Hudson Square, to encourage new large-scale development, while limiting some types of development and uses in the area. Any plan must be heard and voted on by the Community Board, Borough President, City Planning Commission, and City Council. The plan will affect the look and feel of our neighborhood. We all want the best for our community. Find out what's being considered, what the changes mean, and how you can make your voice heard.



(l.) Proposed Hudson Square rezoning area; (r.) Trump SoHo

**Tuesday, March 27th at 6:30 P.M.  
SoHo Playhouse  
15 Vandam Street (west of 6th Ave.)**

**Sponsored by:** The Greenwich Village Society for Historic Preservation, the Charlton Street Block Association, the Vandam Street Block Association, the SoHo Alliance, the Greenwich Village Community Task Force, and Greenwich Village Block Associations

# Hudson Square Rezoning Community Meeting March 27, 2012

## **Sponsored by:**

Greenwich Village Society for Historic Preservation

Charlton Street Block Association

Vandam Street Block Association

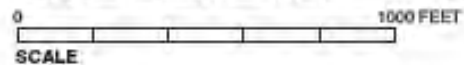
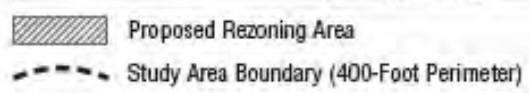
SoHo Alliance

Greenwich Village Community Task Force

Greenwich Village Block Associations

# Hudson Square Rezoning Community Meeting March 27, 2012

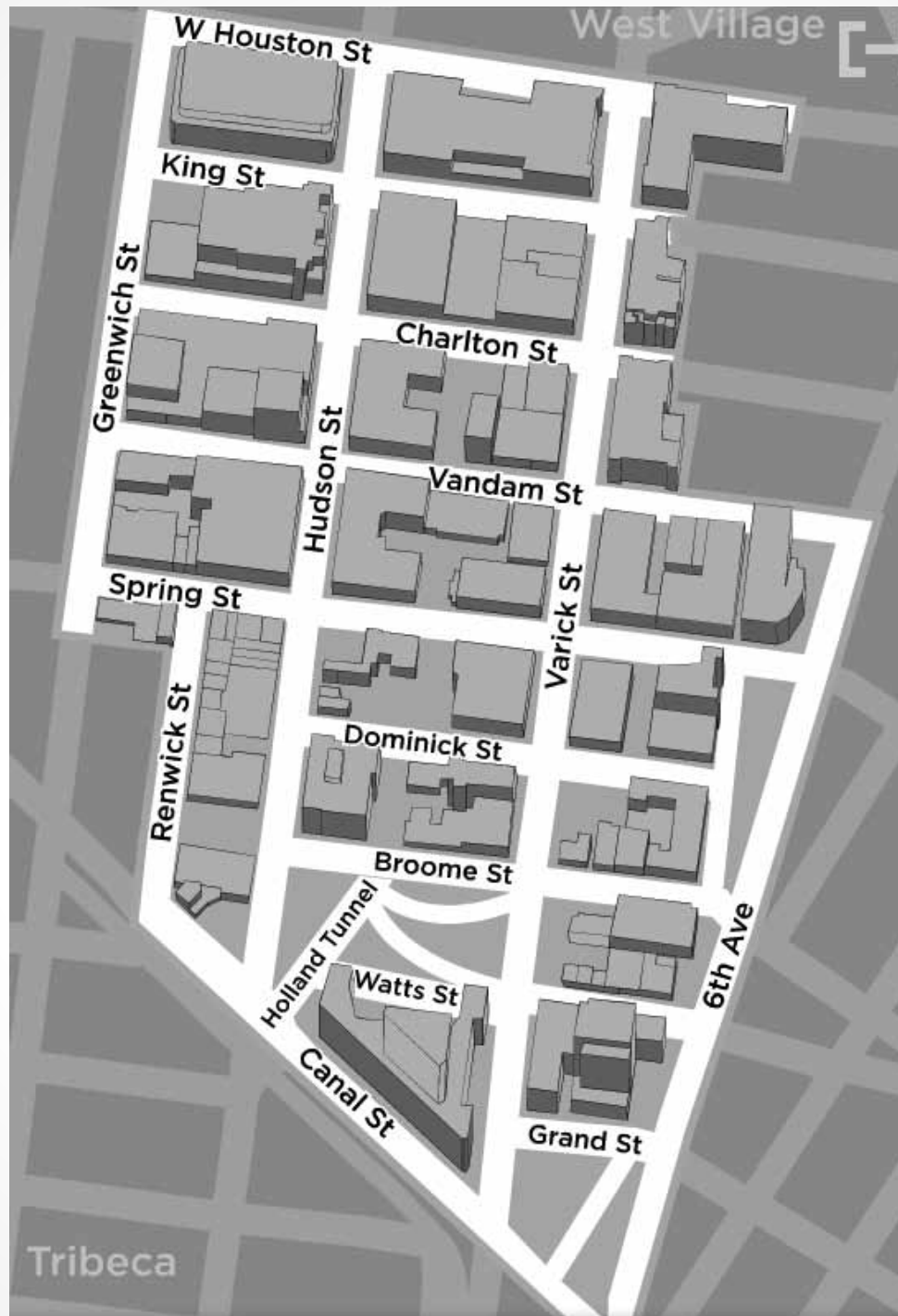
Andrew Berman,  
Executive Director  
Greenwich Village Society  
for Historic Preservation











- **Current Zoning: M1-6**

No height limits

No contextual envelopes, no limits on air rights transfers

Maximum allowable Floor Area Ratio\* (FAR) 10, up to 12 with inclusion of public plaza

Residential development/conversion not allowed

Transient Hotels allowed

### **Draft Trinity Rezoning Plan**

Plaza bonus eliminated

Contextual zoning (new development must come out to streetwall; new building envelopes and height limits specified, limiting air rights transfers) in all areas

- Canal, Varick, and Hudson Streets and Sixth Avenue: 320 ft. height limit, 10 FAR for commercial uses, 9 FAR for residential/12 FAR with affordable housing
- Broome and Watts Streets: 125 ft. height limit, 5.4 FAR for residential/7.2 FAR with affordable housing
- All other streets (Greenwich, Spring, etc.): 185 ft. height limit, 6.5 FAR residential, 8.5 FAR with affordable housing
- Duarte Square Development (Canal, Varick, & Grand Streets and Sixth Avenue): 429 ft. tall residential development with 420 seat K to 5th grade public school space and public park
- Transient hotels with more than 100 rooms only allowed by special permit from City Planning Commission
- Commercial/manufacturing buildings of more than 50,000 sq. ft. could not be converted to residential
- If commercial/manufacturing buildings of more than 50,000 sq. ft. are demolished, replacement must contain equal number of commercial/manufacturing space
- New nightclubs not allowed
- Big box stores (except supermarkets) not allowed

*\* Floor Area Ratio (FAR) is a development's ratio of the allowable zoning floor area to the area of the site upon which it is built, i.e. a 10,000 sq. ft. site which allows 10 FAR allows 100,000 sq. ft. of development. However, air rights transfer can increase the allowable number of square feet.*



## CURRENT ZONING

## PROPOSED REZONING

USE	RESIDENTIAL	PROHIBITED	ALLOWED
	COMMERCIAL	ALLOWED	ALLOWED
	HOTEL	NO RESTRICTIONS	SPECIAL PERMIT > 100 KEYS
	SCHOOL	NONE	ALLOWED / 420 SEAT PUBLIC SCHOOL PLANNED
	CULTURAL	RESTRICTED	ALLOWED
	BIG BOX STORES	ALLOWED	RESTRICTED
	NIGHTCLUBS	ALLOWED	ONLY BY SPECIAL PERMIT

HEIGHT	WIDE STREETS	NO HEIGHT LIMIT	320 FEET
	NARROW STREETS	NO HEIGHT LIMIT	185 FEET
	WATTS/BROOME STREETS	NO HEIGHT LIMIT	120 FEET

BULK	COMMERCIAL	10 FAR (2 FAR PLAZA)	10 FAR
	RESIDENTIAL	N/A	9 FAR (3 FAR AFFORDABLE HOUSING BONUS)  WATTS/BROOME: 5.4 FAR (1.8 FAR AFFORDABLE HOUSING BONUS)

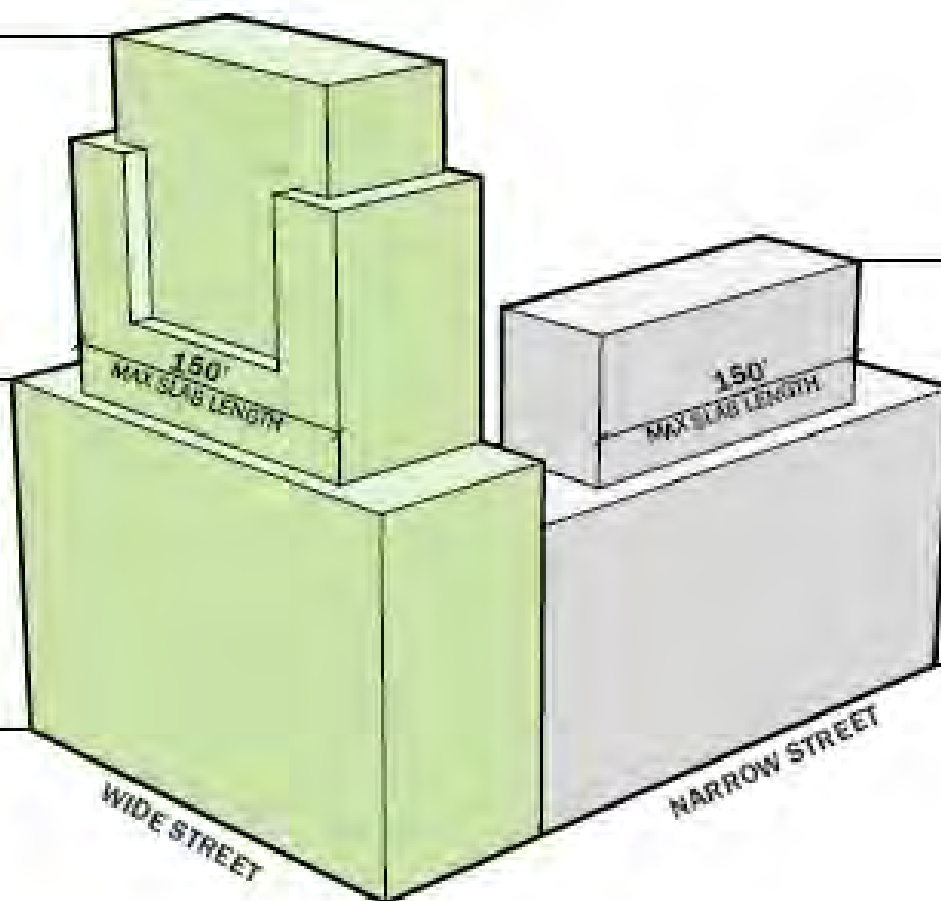
CONVERSION / DEMOLITION	NO DISINCENTIVES	PROHIBITS CONVERSION OF BUILDINGS > 50,000 SF OR DEMOLITION OF BUILDINGS > 50,000 SF WITHOUT 1:1 REPLACEMENT OF NON-RESIDENTIAL USES
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320' HEIGHT LIMIT

150' MAX STREETWALL HEIGHT

10' MIN SETBACK

0' BASE PLANE



HEIGHT LIMIT 185

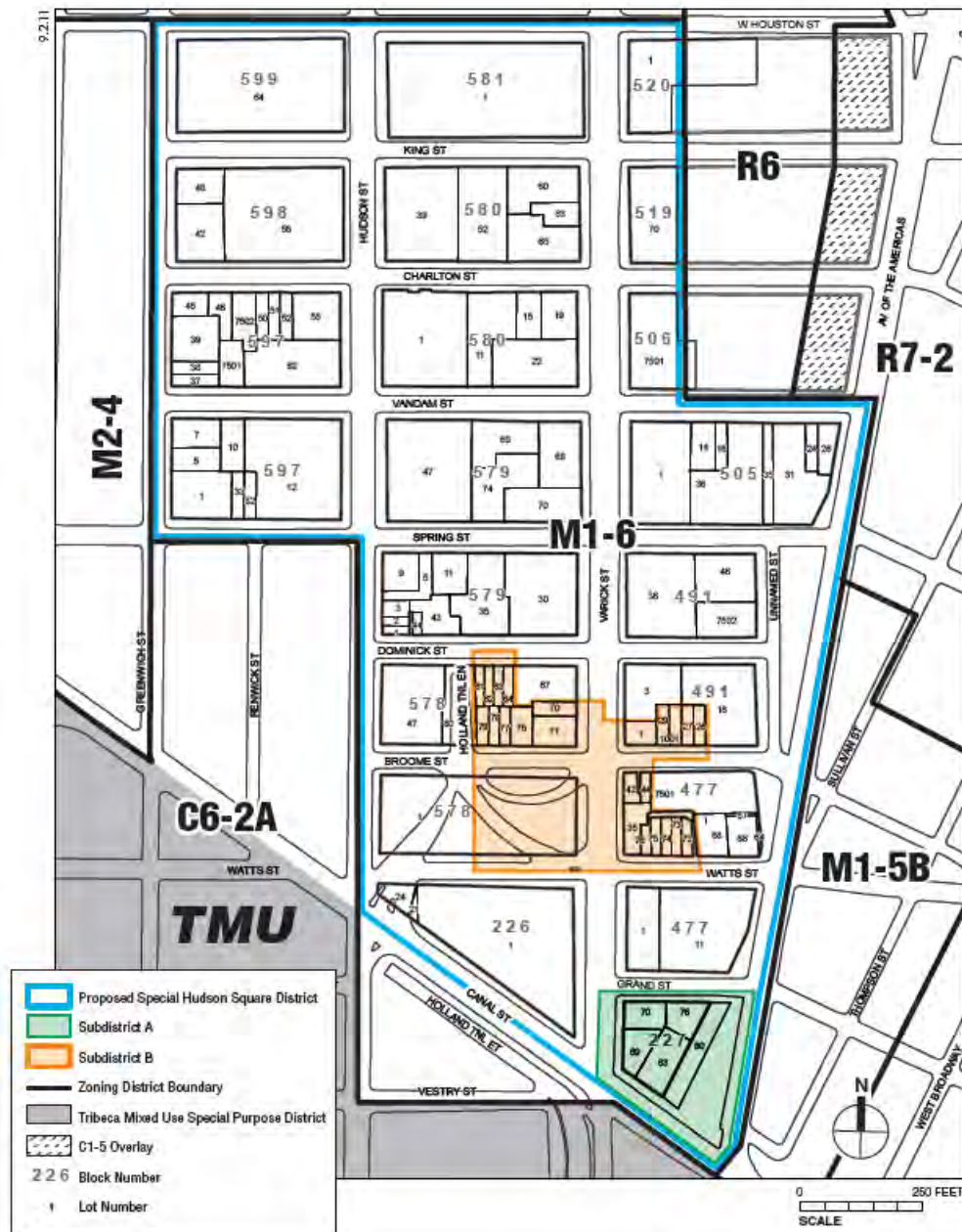
MAX STREETWALL HEIGHT 125

MIN SETBACK 15

BASE PLANE 0

WIDE STREET

NARROW STREET



## Proposed Special Hudson Square District – “Subdistrict C Development Option”

### Trinity’s proposal:

- Height limit of 185’ on narrow streets; 320’ on wide streets
- 9.0 FAR base / 12.0 FAR max through Inclusionary Housing Program
- Buildings must be constructed on all street frontages (street wall requirement)

### Problems for “through-lot” development sites:

- Proposed height limit inhibits efficient, high-quality residential buildings.
- Street wall regulations require construction of two buildings.
- Required street walls prevent the creation of any public space.
- Proposed density (development potential) is difficult or infeasible to achieve.
- Key development sites produce less new housing, including affordable housing.
- Zoning goals for vibrant, mixed-use neighborhood are undermined.

### Request:

- a. The “Subdistrict C Development Option” be included in Trinity’s zoning application (preferred); or
- b. The “Subdistrict C Development Option” be studied as an alternative in the EIS Scope.

### Proposed Zoning Map:



### Proposed Zoning Text:

- For developments on “through lots” that are within Subdistrict C, the City Planning Commission may modify street wall, height and setback regulations provided that public open space is created on site as part of the development project.
- Option is available to only 4 sites
- Option requires City Planning certification after referral to CB2 to ensure the public space is designed as a green leafy park that provides light, air, and the type of amenities needed in this high density, increasingly residential, commercial district.
- Option permits development of a single residential building of up to 320’ at the same density (no bonus) provided that the development includes a southern privately-owned public space (park).
- Consistent with the community-based “Gap Line” proposal which allows 320’ buildings on certain sites in exchange for new public open space.
- Precedents exist, e.g. Hudson Yards District (ZR § 93-543).

### Community Benefits:

1. Maximizes the amount of new affordable housing available to the community, and helps ensure overall residential goals are met.
2. Encourages the creation of new public spaces on through-lot sites to address the existing shortage of parks and increasing demands on open space; the proposed zoning would not allow such spaces to be created at all.
3. Provides public review to ensure public spaces are designed appropriately.





## HELP US TRADE PARKING FOR A PARK!

Dominick Street Park will have a positive impact on the quality of life in our neighborhood. How? By adding much needed green space into the urban mix and serving as a place for kids to play and workers to relax. Open, accessible, friendly and green, it will become a symbol of a thriving neighborhood and a gathering place for local workers and residents of all ages.



### How do we make Dominick Street Park a reality? Well, here's the situation:

- The New York City Department of City Planning is considering new zoning for the Hudson Square neighborhood.
- The new zoning will determine the type, size and shape of new development.
- The proposed zoning plan is expected to preserve office space for tens of thousands of workers and attract over 3,200 new residents, but the plan does not include any new open space.
- Our plan would create new open space on land currently used for parking, but this can only happen if the zoning plan is changed.

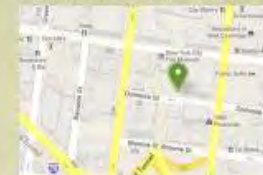
If the zoning plan isn't changed, this open space will never be realized. The time is now to call for a zoning plan that provides for new public open space.

### Stay Connected

[greenspace@dominickstreetpark.org](mailto:greenspace@dominickstreetpark.org)

### Location

The park will be located on Dominick Street between Verick Street and Hudson Street.



### Make your voice heard

The zoning approval process is expected to begin this spring.

Submit the petition below to let the key decision makers know you want a zoning plan that provides new open space.

Petition will go to:

- Manhattan Community Board 2
- Manhattan Borough President Scott Stringer
- City Council Speaker Christine Quinn
- City Planning Chair Amanda Burden

First Name

Last Name

Email Address

Please select all that apply:

☐

I live in the neighborhood

☐

I work in the neighborhood

☐

I'd like to live in the neighborhood

☐

I'd like to work in the neighborhood

☐

I am a neighborhood visitor

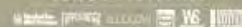
I support a zoning plan that provides new open space on Dominick Street.

Clear

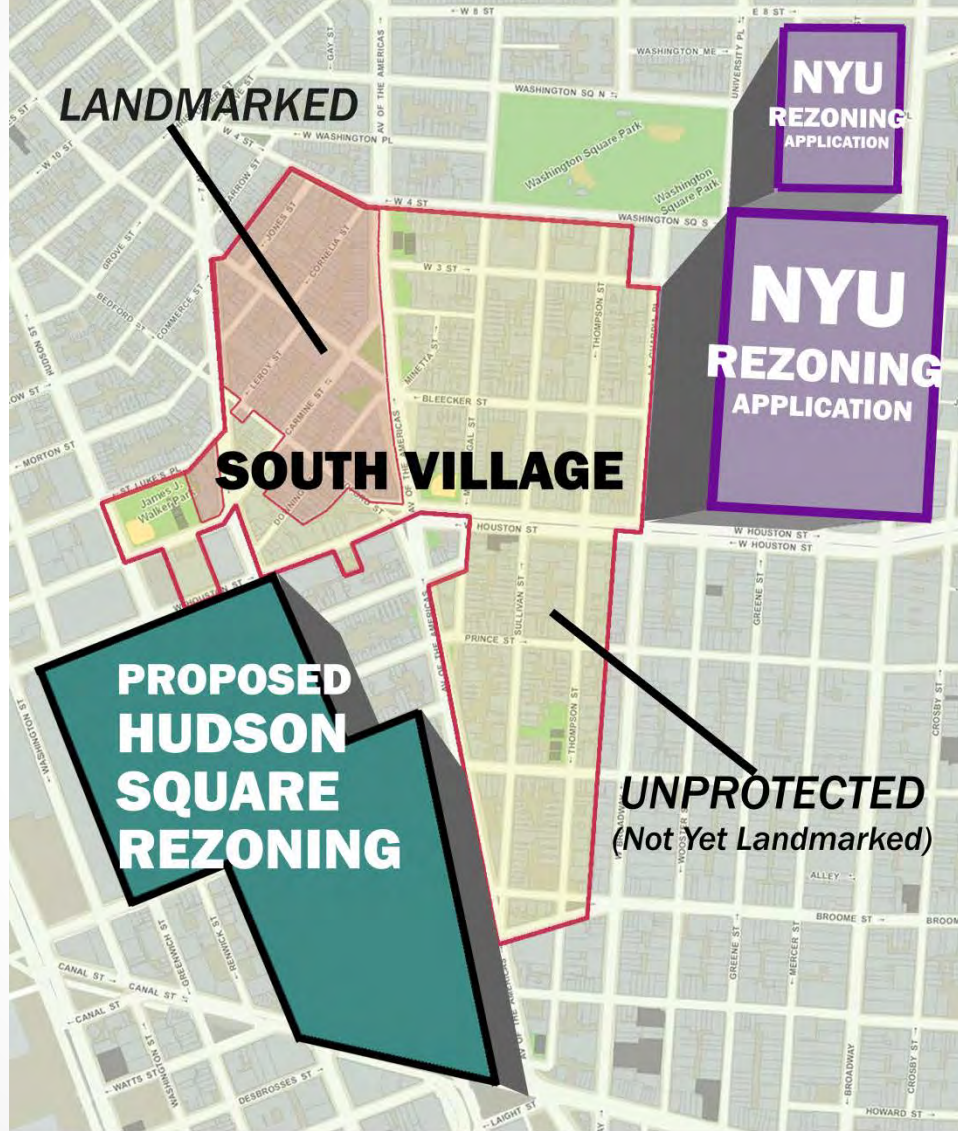
Submit

a project of

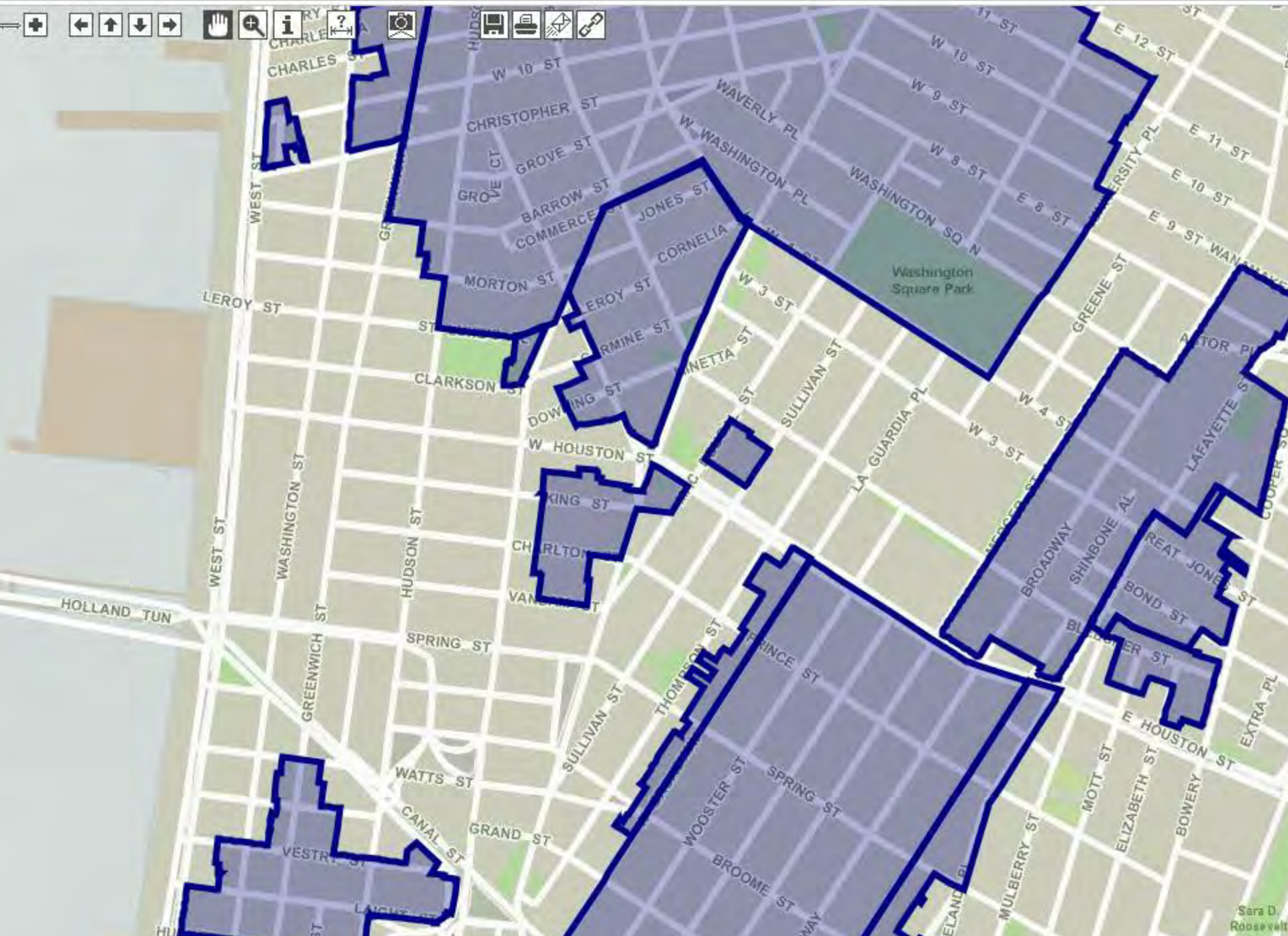
EDISON PROPERTIES



**NEARBY PROPOSED REZONINGS  
INCREASE DEVELOPMENT PRESSURE  
ON THE SOUTH VILLAGE**







# Possible Concerns About Rezoning

- Height and Bulk limits too great
- Effort to make them even higher
- Increased incentive for demolition of smaller buildings
- Loss of quiet character of neighborhood/too much retail
- Increased development pressure on adjacent South Village, and other non-landmarked areas.

# Rezoning Review/ Approval Process

- Community Board
  - 60 days
  - Must hold at least one public hearing (probably zoning committee)
  - Voted on by full board, where public can testify
  - Vote is ADVISORY
- Borough President
  - 30 days
  - Not required to hold public hearing, but can (rare)
  - Vote is ADVISORY

# Rezoning Review/ Approval Process

- City Planning Commission
  - 60 days
  - Must hold public hearing
  - 13 members, 7 appointed by Mayor, 1 by Public Advocate, 5 each by Borough Presidents
  - Vote is binding; i.e. approval is necessary
- City Council
  - 50 days
  - Must hold at least one public hearing (probably zoning Zoning Subcommittee)
  - Local Councilmember and Speaker have most influence – both in this case are Christine Quinn
  - Vote is binding; i.e. approval is necessary