



**Greenwich  
Village  
Society for  
Historic  
Preservation**

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April 5, 2012

Hon. Christine C. Quinn  
Speaker, New York City Council  
224 West 30<sup>th</sup> Street, #1206  
New York, NY 10001

**Re: Hudson Square Rezoning and Proposed South Village Historic District**

Dear Speaker Quinn,

We write regarding the potential Hudson Square rezoning proposal and the impact such a zoning change might have on the adjacent historic and not-yet-landmarked South Village.

The proposed rezoning of Hudson Square would without a doubt increase development potential in the area. By bringing in permanent residents and a wider array of retail options, the rezoning is aimed at making what is currently a quiet, somewhat "off the beaten path" area a more active destination. Experience has shown that allowing as-of-right residential development in an area where it was previously prohibited, especially in Manhattan, inevitably leads to increased development activity.

For this reason, we believe that the proposed rezoning of Hudson Square has the potential to impact adjacent areas such as the South Village, which is currently low-rise and lacking in landmark protections. With a rezoned area on its doorstep that will attract new development, new residences, and new retail activity, development pressure upon the South Village will inevitably increase.

We do not fundamentally oppose a rezoning of Hudson Square, and in fact many of us have long urged that the current zoning for the area be changed. But in light of the likely impact upon the unprotected South Village, we feel strongly that a Hudson Square rezoning should not move ahead unless it is accompanied by designation of the adjacent proposed South Village Historic District. Such a designation is necessary to ensure that any new development potential in Hudson Square does not help lead to the destruction of the South Village's vital historic character and resources.

We have been frustrated by the Landmarks Preservation Commission's lack of action on the remainder of the proposed South Village Historic District, which they promised to consider. The possible consideration of a Hudson Square rezoning provides us all with an opportunity to insist that this developer's application for a zoning change only moves ahead if the remainder of the proposed South Village Historic District is designated.

As the Councilmember representing the area and the Council Speaker, we believe that you are in a unique position to insist that no Hudson Square rezoning move forward unless South Village landmarking does as well. As you have previously supported designation of the proposed South Village Historic District, we hope that you will use this opportunity to insist upon such action by the City.

Thank you for your support, and we look forward to hearing back from you about this.

Sincerely,



Andrew Berman, Executive Director  
Greenwich Village Society for Historic Preservation



Sean Sweeney, Director  
SoHo Alliance



Richard Blodgett, President  
Charlton Street Block Association



Marilyn Dorato, Executive Director  
Greenwich Village Block Associations



Katy Bordonaro and Zack Winstine  
Greenwich Village Community Task Force



Silvia Beam, President  
Vandam Street Block Association