



OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN
THE CITY OF NEW YORK

1 Centre Street, 19th floor, New York, NY 10007
(212) 669-8300 p (212) 669-4306 f
431 West 125th Street, New York, NY 10027
(212) 531-1609 p (212) 531-4615 f
www.manhattanbp.nyc.gov

Gale A. Brewer, Borough President

July 22nd, 2021

**Recommendation on ULURP Application No. C210324 ZMM, C210325 ZRM,
C210326 PCM
495 Eleventh Avenue – Slaughterhouse
By Economic Development Corporation of New York City**

PROPOSED ACTIONS

The Economic Development Corporation of New York City (the “Applicant”) seeks three land use actions to facilitate the redevelopment of a City-owned parking lot (the “Proposed Development”). The Proposed Development is located at 495 Eleventh Avenue (Block 685, Lot 38) in the Hell’s Kitchen neighborhood in Manhattan Community District 4. These actions would facilitate the creation of a single building with a 57-story residential tower and 56-story hotel/commercial tower. The residential tower would contain 350 permanently affordable units of housing under Mandatory Inclusionary Housing (“MIH”). The commercial tower would consist of a 680 room hotel. The base of the towers would contain a new special vehicle parking facility for the New York City Police Department (“NYPD”), a supermarket, offices, and separate lobbies for the two towers.

The Applicant proposes the following actions:

- a) Zoning map amendment to Section 8d, by changing from M1-5 District to an C4-6 District; and
- b) Zoning map amendment to include the Proposed Development within the Special Hudson Yards District as a new Subdistrict G; and
- c) Zoning text amendment to Appendix F of the Zoning Resolution to establish an MIH boundary at the Proposed Development; and
- d) Combination Acquisition and Site Selection by the City for use as a special vehicle parking facility for the NYPD.

BACKGROUND

495 Eleventh Avenue first served as a slaughterhouse for the New York Butchers’ Dressed Meat Company. The building was constructed in the Neo-Renaissance style between 1903 and 1905 at the corner of Eleventh Avenue and West 39th Street, and expanded to Eleventh Avenue and West 40th Street in 1917. The location provided convenient access to freight rail lines and water transportation near the Hudson River. Its use as a slaughterhouse ended in the late 1950s and the City gained ownership of the site in 1975. During this time, the structure began to deteriorate.

In the late 1980s, the City sought to redevelop the site. However, no interested parties stepped forward. Concurrently, Manhattan Community Board 4 (“CB4”) requested that the Landmarks Preservation Commission (“LPC”) landmark the building. LPC refused to landmark the structure and it continued to fall further into disrepair. The building’s deterioration led the City to demolish the building after it became evident that LPC would not designate the building as a landmark and that the City would not seek any additional Requests for Proposals for the site.

After the building was demolished, the NYPD began to use the site as a temporary parking facility for their vehicles. From the 1990s through 2010s, CB4 advocated for affordable housing on the site. Even as discussions for the development of Hudson Yards progressed, the New York City Department of Housing Preservation and Development (“HPD”) was reluctant to utilize the site for affordable housing. This was due to the site’s proximity to the tubes of the Lincoln Tunnel, which are located beneath the site.

In 2015, CB4 again raised the potential for affordable housing at the site, in part due to the loss of 75 affordable housing units elsewhere in Community District 4. At this point, the concept gained more traction with City agencies and other elected officials. Radson Development was selected as the developer and discussions have continued over the past several years.

PROPOSED DEVELOPMENT

Area Context

The Proposed Development is located adjacent to the Special Clinton District, which is generally bordered by West 41st and West 59th Streets between Eighth and Twelfth Avenues. While Eighth Avenue is characterized by mixed use buildings, the mid-blocks of the District are characterized by multifamily buildings. The special district was established in 1974, and is in large part intended to preserve the residential character of the neighborhood, which is adjacent to both Times Square and Hudson Yards. The site is located very near the Jacob K. Javits Convention Center and Hudson Yards. Further away is the Intrepid Sea, Air, and Space Museum and the Port Authority Bus Terminal.

The area is well served by public transit. The site is four blocks away from the 42nd Street – Port Authority Bus Terminal subway station, which provides access to the A, C, E, N, Q, R, W, 1, 2, 3, and 7 lines and the 42nd Street Shuttle. Bus service is also available via the M12, providing north and south bound service. Crosstown bus service is available via the M42 bus, two blocks to the north.

Site Description

The Proposed Development is a 38,971 square foot site that is currently a parking lot used by the NYPD which stores their special vehicles. These vehicles are oversized and used in particular responses by the NYPD. The site is zoned M1-5, with allows for a variety of uses including one-to two-story warehouses, offices, hotels, and retail. In some instances industrial buildings may be converted for residential uses as is what is allowed in the Special Chelsea District. The site is situated above two tubes of the Lincoln Tunnel.

Project Description

The Proposed Development will consist of a single building with two towers, with a total floor area of 581,601 square feet (23.55 FAR). The two towers are to be joined by a 5-story mixed-use podium. The northern tower is proposed to be 57 stories and to contain the 350 permanently affordable housing units. These units would also include 75 supportive housing units for formerly homeless individuals and families. Approximately 71 of the residential units would be set aside for household incomes below 80% of Area Median Income (“AMI”). The most an individual would pay in rent for a studio apartment at 80% of AMI is \$1,314, and the most a family would pay in rent for a three-bedroom apartment is \$2,273.¹ In addition to the residential units, this tower will also house amenities for residents including a fitness room, lounge, business center, and an exterior recreation space.

The southern tower is proposed to be 56 stories with a total floor area of 280,000 square feet. The tower and will contain the 680 room hotel rooms operated by three separate hotels with a ballroom, meeting rooms, and eating and drinking establishments. Separate entrances for the two towers will be located in the building’s base. The base will also contain a 12,000 square foot supermarket, 9,000 square feet of office space, and 39,000 square feet for the NYPD special vehicle parking facility. The NYPD facility would not take up any space on the sidewalk, which would only be used on an as-needed basis.

COMMUNITY BOARD RESOLUTION

At its June 2nd, 2021 meeting, Manhattan Community Board 4 voted to recommend approval of the Application with conditions:

1. All affordable housing units must be permanently affordable;
2. Supportive housing must be integrated throughout the development;
3. Commitment from the Applicant to work with the Slaughterhouse Plaza Working Group

BOROUGH PRESIDENT’S COMMENTS

I am supportive of this project because of the commitment being made to bring hundreds of affordable housing units into the CB4 area. The Applicant has worked closely with Community Board 4 to ensure that CB4’s concerns would be addressed. As the project continues to move forward, I urge the Applicant to continue to engage with the community and participate in broader discusses as they evolve.

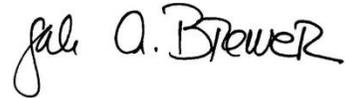
Manhattan needs more projects that produce affordable housing units, and it needs more projects that create 100% affordable units. This project is a testament to the success of developers working with the community and local elected officials.

¹ [2021 HPD AMI Guidelines](#).

BOROUGH PRESIDENT’S RECOMMENDATION

Therefore, the Manhattan Borough President recommends approval of ULURP Application No. C210324 ZMM, C210325 ZRM, and C210326 PCM with the following conditions:

1. All affordable housing units must be permanently affordable;
2. Supportive housing must be integrated throughout the development;
3. Commitment from the Applicant to work with the Slaughterhouse Plaza Working Group.



Gale A. Brewer
Manhattan Borough President