

Borough President Recommendation

City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Fax # (212) 720-3488

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

Applications: N 190205 ZRM

Docket Description:

IN THE MATTER OF a private application for a text amendment to the Special Hudson Yards District to modify lobby requirements for large buildings along Hudson Boulevard.

COMMUNITY BOARD NO:

4

BOROUGH: Manhattan

RECOMMENDATION

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- DISAPPROVE
- DISAPPROVE WITH MODIFICATIONS/CONDITONS (Listed below)

EXPLANATION OF RECOMMENDATION – MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

See Attached



BOROUGH PRESIDENT

FEB 25 2019

DATE



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

February 25, 2019

Recommendation on Non-ULURP Application N 190205 ZRM
66 Hudson Boulevard
By Tishman Speyer

PROPOSED ACTIONS

Tishman Speyer Properties (the "Applicant") is seeking an amendment to the Zoning Resolution (ZR) to change the maximum width of a building lobby pursuant to ZR § 93-14 as well as street tree planting requirements pursuant to ZR § 93-62 of the Special Hudson Yards District. The proposed amendment would apply to the Applicant's proposed 65-story commercial office building located at 66 Hudson Boulevard in the Hudson Yards neighborhood of Community District 4 (the "Proposed Building").

In evaluating the zoning text amendment application, this office must consider if the proposed language meets the underlying purpose of the Zoning Resolution to promote the general safety and welfare of the city. The office will also evaluate whether the proposed development or developments it would facilitate would be appropriate for the neighborhood.

BACKGROUND

The Special Hudson Yards District, which is located to the south of the Proposed Building, was designed to encourage high-density, transit-oriented business and residential development over the West Side Yard and the surrounding industrial neighborhood. The special district allows a maximum FAR of up to 33.0. The No. 7 subway line was extended westward to provide public transit, and more than 17 million square feet of mixed-use development is planned.

The text of the Special Hudson Yards District outlines several mechanisms that allow developers to increase the FAR of their sites in exchange for public benefits. Among them are:

- Transfer of development rights from Hudson Boulevard Park (ZR § 93-32)
- Increase of FAR in exchange for a contribution in-kind to the Hudson Yards District Improvement Fund (ZR § 93-32)
- Transfer of development rights from the Eastern Rail Yard Subarea (ZR § 93-34)

PROPOSED BUILDING

The Proposed Building will be located in Subarea A2 of the Special Hudson Yards District and encompass the entire block bounded by West 34th Street, West 35th Street, 10th Avenue, and Hudson Boulevard (Block 706, Lots 17, 20, 29, 35, and 36).

The building will be 65 stories and approximately 950 feet in height and contain an estimated 2,225,910 square feet of space. The ground floor will include a lobby, which will be accessible to the public, as well as several retail spaces.

The building will be the new headquarters of Pfizer, which as the anchor tenant will occupy approximately 30 percent of the commercial space. Overall, the building will house between 10,000 and 14,000 employees.

Area Context

The Proposed Building is situated in a C6-4 zoning district in the high density Hudson Yards neighborhood. The site is directly to the north of Related Companies' multi-block development, which is named after the neighborhood. The Related Companies' project, which will have an indelible impact on the neighborhood, will be built in two phases: the first, Eastern Rail Yards, will contain mostly commercial buildings, while the second, Western Rail Yards, will contain several residential towers. The high density, Hudson Yards neighborhood is in close proximity to lower density residential buildings. Across the street from the Proposed Building, on 10th Avenue, there are two tenement buildings that are five stories in height; another five story tenement building is located diagonally to the site, on the northeast corner of 10th Avenue and West 35th Street.

The Hudson Yards neighborhood has attracted large corporations that will bring tens of thousands of workers to the area. Aside from Pfizer, which will occupy the Proposed Building, the area will also include offices for L'Oréal, Coach, and Time Warner, among many others.

Directly to the west of the site is Hudson Boulevard Park, a public park that will span six blocks running from West 33rd to West 39th Streets in the middle of the Hudson Yards neighborhood. The High Line is also situated one block to the south of the site.

The Proposed Building will be well served by public transit, including the new 34th Street/Hudson Yards station on the No. 7 subway line and Penn Station to the east of the site. The M12 bus runs southbound on Eleventh Avenue, and northbound on 12th Avenue, while The M34 crosstown bus runs eastbound and westbound on West 34th Street. The area is also served by multiple Citi Bike stations.

PROPOSED ZONING TEXT AMENDMENT

In order to facilitate construction of the Proposed Building, Tishman Speyer is applying for a zoning text amendment that will:

- **Increase the maximum width of the entrance lobby from the currently required 40 feet to 70 feet (ZR §93-14)**

The proposed text amendment will only apply to sites in Hudson Yards Subarea A2 with two million square feet of floor area or more. The Applicant will use the amendment to enable two 70-foot entrance lobbies on the east and west sides of the building.

- **Clarify the requirement for a double row of street trees so that it applies *only* to West 34th Street (ZR §93-62)**

The Special Hudson Yards zoning text, as currently written, could be interpreted to require a double row of street trees along the 35th Street, 10th Avenue, and Hudson Boulevard portions of the site. However, the Department of City Planning has indicated that this was not the intent when the text was being drafted.

COMMUNITY BOARD RESOLUTION

On February 6, 2019, Manhattan Community Board 4 voted to recommend approval of the zoning text amendment application. In its resolution the Board noted that the wider entrance lobby will decrease the amount of retail space but stated that it had no objection to this effect.

Additionally, at the Land Use Committee, members raised concerns regarding the effect that the building's lighting will have on the nearby residential buildings along 10th Avenue, particularly given the building's use of glass and the proposed lobby. The Applicant stated, however, that the lighting would be downcast and the materials used would include dark metal paneling and concrete flooring.

BOROUGH PRESIDENT'S COMMENTS

The 40-foot maximum that is currently required was is based on commercial developments across the city that have much lower densities than the Proposed Building. However, it is clear that this standard does not work for all developments. Due to the scale of the Proposed Building, the fact that it will accommodate upwards of 14,000 employees, and the high levels of intensified foot traffic during rush hours, I agree that 70 feet is a more appropriate width.

The zoning text does not currently specify that double rows of trees are only required along West 34th Street. Both DCP and Manhattan Community Board 4 believe this was an accidental omission in the Hudson Yards Special District text. Moreover, while the applicant is required to widen the sidewalk along the West 34th Street by 10 feet, West 35th Street and Hudson Boulevard only have sidewalk widening requirements of 5 feet. Thus, if double rows of trees were planted along those sidewalks, they would leave very narrow aisles for pedestrian traffic.

In my discussions with the Applicant, I have expressed my support for retail that will reflect the character of New York—not big box stores that strip away the vitality of a neighborhood. I am a proponent of small businesses that are owned by people of color and businesses that support local entrepreneurs. The Whole Foods on West 125th Street, which promotes products made by local businesses, is a great example. Additionally, I have concerns about accommodations for food delivery during lunch hours, which is a growing problem across Manhattan. I understand that the Applicant is developing a solution, which will include a waiting room dedicated just for that purpose. I look forward to seeing the Applicant address both of these elements in a way that brings assets to the still-nascent Hudson Yards neighborhood.

BOROUGH PRESIDENT'S RECOMMENDATION

I therefore recommend approval of application No. N 190205 ZRM.

A handwritten signature in black ink that reads "Gale A. Brewer". The signature is written in a cursive style with a large initial "G" and "A".

Gale A. Brewer
Manhattan Borough President