



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**JOHN WEIS**  
Chair

**ROBERT J. BENFATTO, JR., ESQ.**  
District Manager

March 12, 2010

Amanda M. Burden, AICP  
Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: Hudson Yards Garment Center Street Wall Text Amendment  
ULURP No. N 100217 ZRM**

Dear Chair Burden:

Manhattan Community Board 4 (CB4) has reviewed the proposed Hudson Yards Garment Center Street Wall Text Amendment to New York City Zoning Resolutions §§93-50, 93-53, 93-55, and 121-32. At its full Board meeting on March 3, 2010, CB4 voted unanimously in favor of the proposed text amendment subject to the conditions listed below.

The proposed text amendments submitted by the Department of City Planning ("Applicant") are composed of five text changes ("Amendments") seeking to ensure that future development within the Special Garment Center district ("SGCD") and the Special Hudson Yards District ("SHYD") respects the neighborhood character and maintains streetwall continuity in SGCD and the SHYD. Additionally, the Amendments seek to clarify certain requirements regarding street walls within both Districts. The area affected is generally bounded to the north by 40th Street, to the east by Eighth Avenue, to the south by West 33rd Street, and to the west by Tenth Avenue.

The Amendments arise out of community concerns raised by this Board regarding the lack of specificity regulating street walls and certain other omissions in the current zoning text that now permit development that is not inherently contextual within the both the SGCD and the SHYD. Specifically, the proposed Amendments would:

1. Impose a mandatory minimum street wall height of 80 feet in the Preservation Area P-2 of the SGCD;
2. Impose mandatory street wall requirements on narrow street frontages in Subdistrict E of the SHYD similar to the P-2 area. Lots with frontage on 8th Avenue, a

minimum street wall height of 90 feet and a maximum of 120 feet would now be required for all avenue and narrow street frontages. For lots without frontage on 8th Avenue, a minimum street wall height of 80 feet and a maximum of 90 feet would be required, with provisions for street walls up to 120 feet depending on the height of adjacent street walls. The goal is to ensure future development that is contextual to the existing neighborhood;

3. Impose mandatory street wall requirements on certain narrow street frontages in Subdistrict C of the SHYD located just north of the P-2 area. Specifically, the Amendment would require street walls at the street line for 100 percent of a developer's street frontage for midblock sites in the SHYD Subdistrict C along West 33rd Street and West 35th Street between 8th and 9th Avenues. Additionally, a minimum street wall height of 80 feet and a maximum of 90 feet would be required for these street frontages, with provisions for street walls up to 120 feet depending on the height of adjacent street walls;

4. Allow recesses for developments on 10th Avenue in Subdistrict C of the SHYD not greater than three feet deep above a height of 50 feet for developments along 10th Avenue thereby correcting an area omitted in the zoning text amendments made to the SHYD in 2008; and

5. Add an additional map to Appendix A of the SHYD referencing Section 93-50 of the text (Special Height and Setback Regulations) in order to clarify other aspects of the SHYD and SGCD street wall requirements for the reader.

**Now, therefore, be it resolved** that Manhattan Community Board No. 4 recommends approval of ULURP Application No. N 100217 ZRM subject to the following condition:

1. Add an additional map depicting the impacts of the Amendments within the Preservation Area P-2 of the SGCD.

Sincerely,



John Weis, Chair  
Manhattan Community Board 4



Elisa Gerontianos, Co-Chair  
Clinton/Hell's Kitchen Land Use Committee



Sarah Desmond, Co-Chair  
Clinton/Hell's Kitchen Land Use Committee

cc: NYC Council Speaker Christine Quinn  
NYC Council Speaker Quinn's Office – Amanda Younger, Melanie Larocca  
NYC Council Land Use Division – Danielle DeCerbo  
NYS Senator Thomas K. Duane  
NYS Assemblyman Richard Gottfried  
MBPO – Anthony Borelli, Deborah Morris