Hell’s Kitchen South Coalition

February 7, 2017
Metro Baptist Church
410 West 40th Street
Clinton Steering Committee
1973

• Proposal: New Convention Center on West Side Piers
  – Concern that Convention Center proposal caused real estate speculation with tenant harassment and demolition

• Coalition: community residents, Clinton Planning Council, community board, block associations, elected officials

• Result: Establishment of the Clinton Special District
  – Included a Preservation Area where demolition of residential buildings is prohibited (West 43rd to West 56th Streets, West of 8th Ave to West of 10th Ave)
Clinton Coalition of Concern

1984

• **Proposal:** Times Square Redevelopment
  – Fear of neighborhood gentrification

• **Coalition:** community residents, block associations, theater owners, churches

• **Result:** Clinton Preservation Fund, $25 Million from New York State and New York City budgets
  – Majority of fund was used to acquire and/or renovate affordable housing and provide legal services for tenants facing landlord harassment
Clinton Special District Coalition

1990

- **Proposal**: Allowing Broadway Theater Development Rights (TDR) to land on the west side of 8\textsuperscript{th} Avenue
  - TDR instead of Affordable Housing Bonus with an overall increase in building density and height

- **Coalition**: community residents, block associations, churches

- **Result**: Elimination of entire West side of 8\textsuperscript{th} Avenue from Subdistrict
  - Exception of West 42\textsuperscript{nd} and West 45\textsuperscript{th} Streets, where Theater Subdistrict bonus was applied only after the affordable housing bonus
Hell’s Kitchen/Hudson Yards Alliance

2003

- **Proposal:** West Side Stadium and Hudson Yards Rezoning
- **Coalition:** community residents, block associations, elected officials, churches
- **Result:** Defeat of West Side Stadium and execution of the Hudson Yards Points of Agreement (HY POA)
  - HY POA: Package of affordable housing, schools, and other community benefits
Hell’s Kitchen South Coalition

• **Steering Committee**
  – Prepare mission statement and goals
  – Identify options for structure of coalition

• **Neighborhood Planning Committee**
  – Outline goals and prepare neighborhood plan

Committees will make recommendations to membership at Coalition meetings
Port Authority Bus Terminal Public Actions

- **March 2015** – PANYNJ (Port Authority of New York and New Jersey) release Midtown Bus Master Plan with 5 concepts for replacement bus terminal
- **Nov. 2015** – MCB4 (Manhattan Community Board 4) writes letter of objection to PANYNJ
- **Jan. 2016** – PANYNJ launches International Design + Deliverability competition for bus terminal designs
- **April 2016** – MCB4 and NY elected officials host a town hall
Port Authority Bus Terminal Public Actions

- **May – Aug. 2016** – MCB4 and NY elected officials send letters asking PANYNJ to call off competition
- **Sept. 2016** – PANYNJ agrees to restart the process
- **Oct. 2016** – PANYNJ releases comments on design competition finalists and agrees to create a working group with NY and NJ elected officials, MCB4 and MCB5
- **Dec. 2016** – MCB4 hosts a community planning session
Town Hall, April 2016

Photos by Yannic Rack, Chelsea Now

Hell’s Kitchen South Community Coalition
Community Planning Session
December 6, 2016

Participants: 113
Comments: 257

Photo: Eileen Stukane/Chelsea Now

Hell's Kitchen South Community Coalition
“One of the main reasons I moved to the neighborhood in 1998 was the charm, convenience and diversity of the small businesses in Hell’s Kitchen. We are losing that fast”

“Need to address homelessness all around the Port Authority area”
“Some of the old garment buildings may not be on the historic register but are still important to retain”

“Heal the physical rift in the community brought by the PA ramps/Dyer Avenue, PABT itself. Don’t swallow more, bridge this gulf.”

“No demolishing!”
Need more permanent affordable housing

“Make more moderate + middle [income] housing more like 60-20-20 instead of 80/20’s.....no luxury, there’s enough of it”
“Poor Air Quality is a hazard in this neighborhood already for all of us – especially children and elderly – this should be a priority for public health safety in NYC”

“Give preferential treatment to ‘clean’ buses and exclude or fine obsolete energy models”
December 6 Planning Session Summary

Parks

“I have young children. Without parks, playgrounds and green spaces this city could not be a place to raise children”

“All future developments should include parks and trees all over to cut down on pollution – widen sidewalks with trees”
“Extend #7 subway to Secaucus”

“What is the advantage of increasing capacity of the terminal if the tunnel capacity is not increased? (Seems pointless)”

“What will transportation be in 10 years/20 years? What are we really planning for?”
December 6 Planning Session Summary

Feedback overall:

- Build more affordable housing and no demolition
- Protect small, diverse businesses
- Preserve historic structures
- Improve air quality
- Create more parks, playgrounds & green roofs
- Extend #7 subway line, reduce tunnel and street traffic
What’s Happened Since December 6th Meeting

– PANYNJ Board of Governors discusses potential capital plan incl. bus terminal
– PANYNJ Vice Chair resigns
– New York elected officials send letters of serious opposition to PANYNJ
– Governors of NY and NJ fight over funding allocations for favorite projects
– PANYNJ Board releases a draft $32.2 billion capital plan with $3.5 billion for bus terminal
– PANYNJ initiates extensive public outreach in both states
– MCB4 testifies at PANYNJ hearings on January 31, 2017
MCB4 Community Survey Results

- 254 Respondents
- Methodology
  - Started from public comments at the Dec. 2016 community planning session to create the lists of options for each question
  - Sent 3 mailings to 2500 neighbors on the community board lists
  - Some answers use ranking, some use open ended questions
SURVEY RESULTS: 254 RESPONDENTS

Where to rebuild the terminal

In what State?

- BOTH STATES 70%
  - All NY, 53, 21%
  - All NJ, 23, 9%
  - Both NY - NJ, 176, 70%

On what land?

- PA LAND ONLY 84%
  - On PA land Only, 212, 84%
  - On PA and other land, 39, 16%

Where in NY?

- ON 8th AVENUE 65%
  - West of 9th, 84, 35%
  - on 8th, 159, 65%
SURVEY RESULTS

When thinking about the possibility of an expanded Bus Terminal, what issues concern you the most?

**PRESERVE THE NEIGHBORHOOD, AIR QUALITY, TRAFFIC**

Rated 1 to 5

- Preserve community services: 2.96
- Provide more parks and green spaces: 3.51
- Provide more affordable housing: 3.24
- Preserve small businesses/affordable food stores: 4.49
- Preserve the neighborhood: 4.85
- Improve air quality: 4.34
- Reduce all traffic: 4.61

*Weighted average of answers and importance

Hell's Kitchen South Community Coalition
Which of these options should be pursued to preserve the character of Hell’s Kitchen South?

- Upgrading or rebuilding the bus terminal on its current site: Rated 3.36
- Removing Port Authority's ramps: Rated 2.48
- Limiting building height: Rated 2.78
- Protecting against the use of eminent domain: Rated 3.78
- Landmarking or Historical District designation: Rated 2.91

Test Your Model: Describe a community's desire to preserve its character, and which preservation strategies are rated highly.
SURVEY RESULTS

Which method could be the most effective to reduce the size and impact of a bus terminal in Hell's Kitchen south?

MORE RAIL – EXTEND THE #7 LINE

- Increased ferry services across the Hudson from many more locations
- Additional rail service capacity from Penn Station to Secaucus (NJ)
- Extend the #7 subway to a Secaucus (NJ) bus transfer station

Rated 1 to 5
SURVEY RESULTS

What would be the best way to accommodate the increased number of pedestrians that a larger bus terminal will bring to the neighborhood?

<table>
<thead>
<tr>
<th>Streets reserved for pedestrians</th>
<th>Rated 1 to 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elevated pathways</td>
<td></td>
</tr>
<tr>
<td>Underground walkways</td>
<td></td>
</tr>
<tr>
<td>Wider sidewalks</td>
<td></td>
</tr>
</tbody>
</table>

2.20 2.30 2.40 2.50 2.60 2.70
In order to address air quality issues, which solution should the Port Authority adopt for the new bus terminal?

**NET ZERO CARBON EMISSIONS – CLEAN ENERGY**

- Implement air quality testing and publish on line results
- Build a terminal with net zero carbon emissions and filtration systems
- Limit bus activity in New York (no bus queuing, no above ground ramps, move intercity buses to...
  - Use exclusively "clean energy" (electric/Hydrogen/low emissions) buses
- Enforce against idling buses outside and inside the terminal
- Enforce the mandated Federal Air Quality Standard

- Move it to New Jersey
- Move it underground
- We don’t want this here!
- No street pick up
- Charge buses to come to the city
- Enforce existing idling laws

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SURVEY RESULTS

What would be the best strategy to preserve businesses?

PROTECT BUSINESSES DURING CONSTRUCTION

- Protect businesses and jobs during construction: Rated 3.6
- Create opportunity for local businesses in the terminal: Rated 3.8
- Rent control or subsidized rent: Rated 3.7
- No chain or large store: Rated 3.4
Which community services are most needed in the neighborhood?

<table>
<thead>
<tr>
<th>Service</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre-K</td>
<td>10.0%</td>
</tr>
<tr>
<td>School</td>
<td>40.0%</td>
</tr>
<tr>
<td>Food pantry</td>
<td>50.0%</td>
</tr>
<tr>
<td>Health clinic</td>
<td>60.0%</td>
</tr>
<tr>
<td>Religious / ...</td>
<td>70.0%</td>
</tr>
<tr>
<td>Senior center</td>
<td>100.0%</td>
</tr>
<tr>
<td>Library</td>
<td>100.0%</td>
</tr>
<tr>
<td>Community garden/farm</td>
<td>100.0%</td>
</tr>
<tr>
<td>Other (please...)</td>
<td>10.0%</td>
</tr>
</tbody>
</table>

More affordable food markets, Farmer’s markets, parks green spaces

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SURVEY RESULTS

Which of these park/green spaces solutions are most important to the neighborhood?

**STREET TREES**

- Street Trees
- New Parks/Playgrounds
- Green Roof
- Hudson Boulevard Park...
- Park integrated in the...

Legend:
- Most important
- Quite important
- Important
- Not very important
- Least important
SURVEY RESULTS

What other measures would be most beneficial to the neighborhood quality of life?

BUS IDLING ENFORCEMENT

Traffic noise enforcement

Bus Idling enforcement

Traffic enforcement

Rated 1 to 5

Hell's Kitchen South Community Coalition
Next Coalition Meeting:
Tuesday, April 4
6:30 p.m.
Metro Baptist Church
410 West 40th Street

Don’t forget to leave your sign in sheet in the basket on your way out.