

# Affordable Housing Coming to Hudson Street

Content in this presentation is a draft.  
Final statistics and graphics can be found  
in the Community Visioning Report which  
will be published on the project website.

January 10, 2024

## Community Visioning Report Back



388  
Hudson  
Street

**NYC**  
Housing Preservation  
& Development



# Agenda

## 1. Review of Project Background

- Site description
- Community engagement

## 2. What We Heard

- Who we heard from
- Housing issues and barriers in the neighborhood
- Preferred types of housing
- Ground floor (non-residential) uses
- Design preferences
- General comments

## 3. Next Steps

# Project Background

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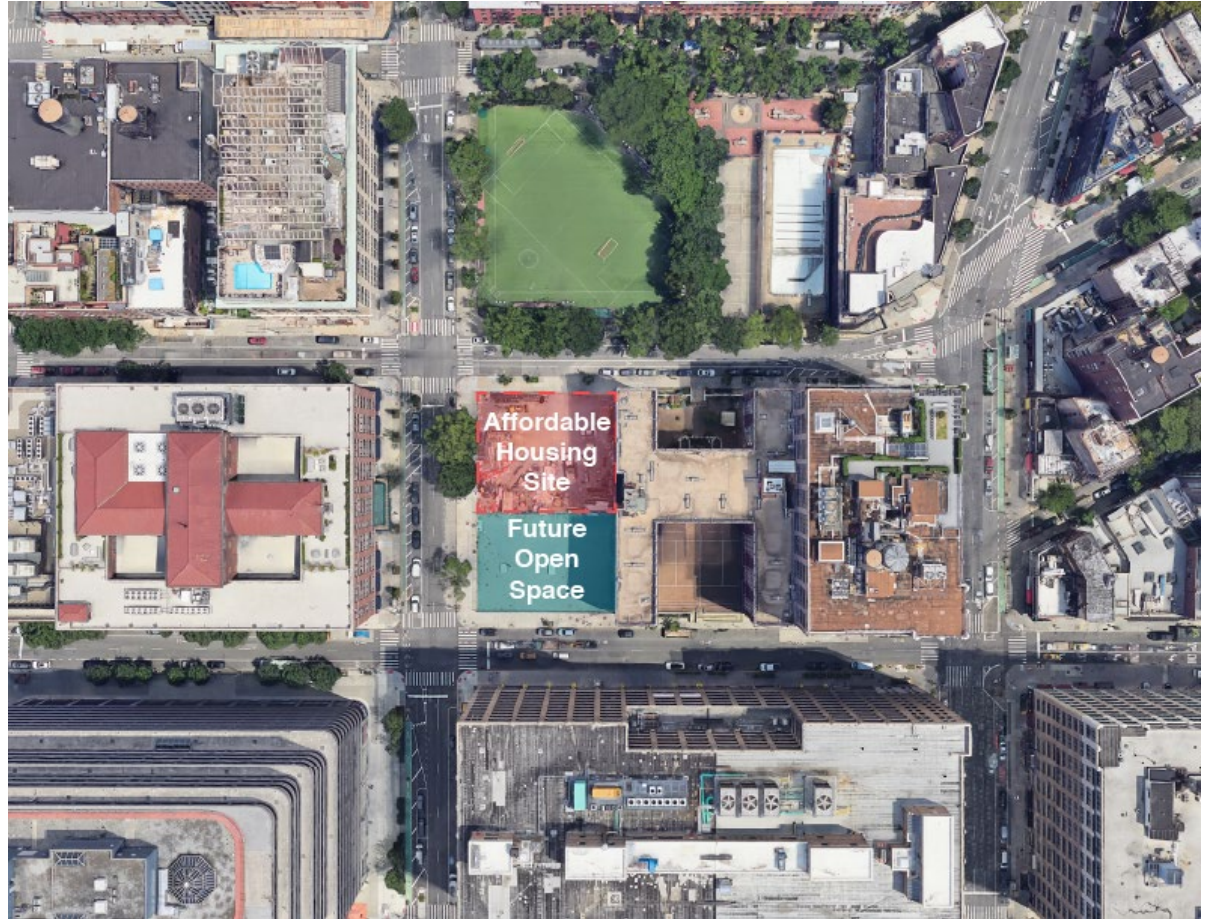
# Where Is The Site?





# History of the Site

- Previously used as a vehicle parking lot
- Acquired by the City in 2002 for Water Tunnel #3 access shaft
- Shaft infrastructure occupies southern portion of lot and will become a public open space
- Remaining northern portion for affordable housing development





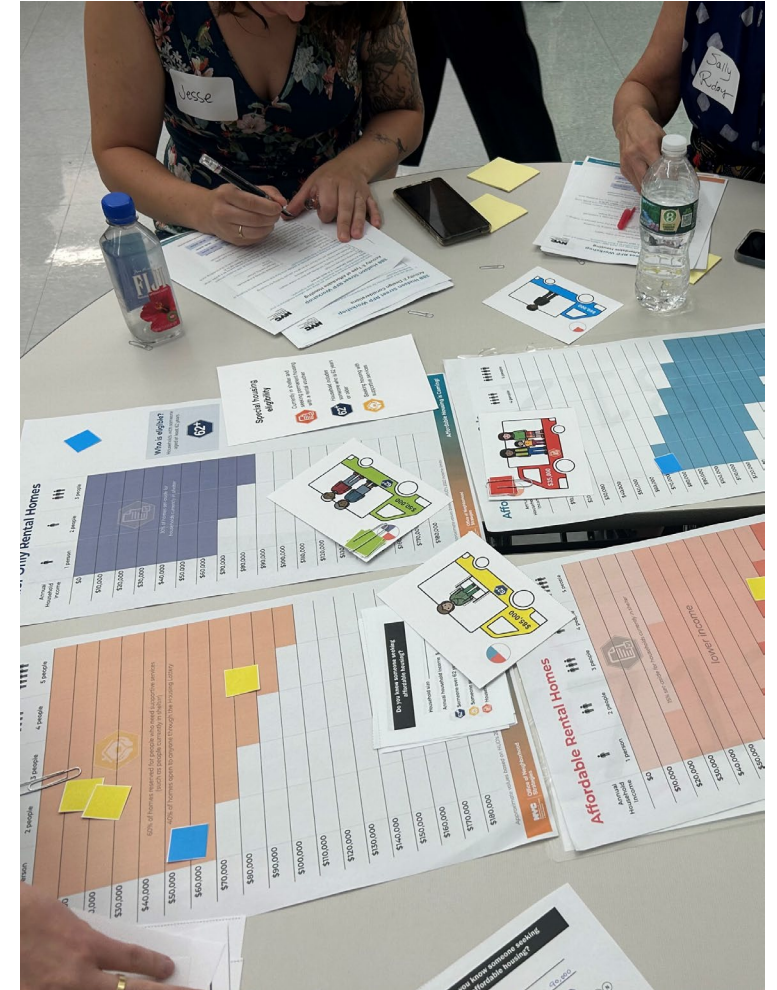
# Engagement Completed

- Outreach to community-based orgs, Community Board, Council Member, and Borough President
- Project website and email address; online questionnaire submissions
- Social media posts and flyering
- 7 local tabling events
- In-person workshop (~70 participants)
- Virtual workshop (~40 participants)





# Community Engagement Community Visioning Workshops





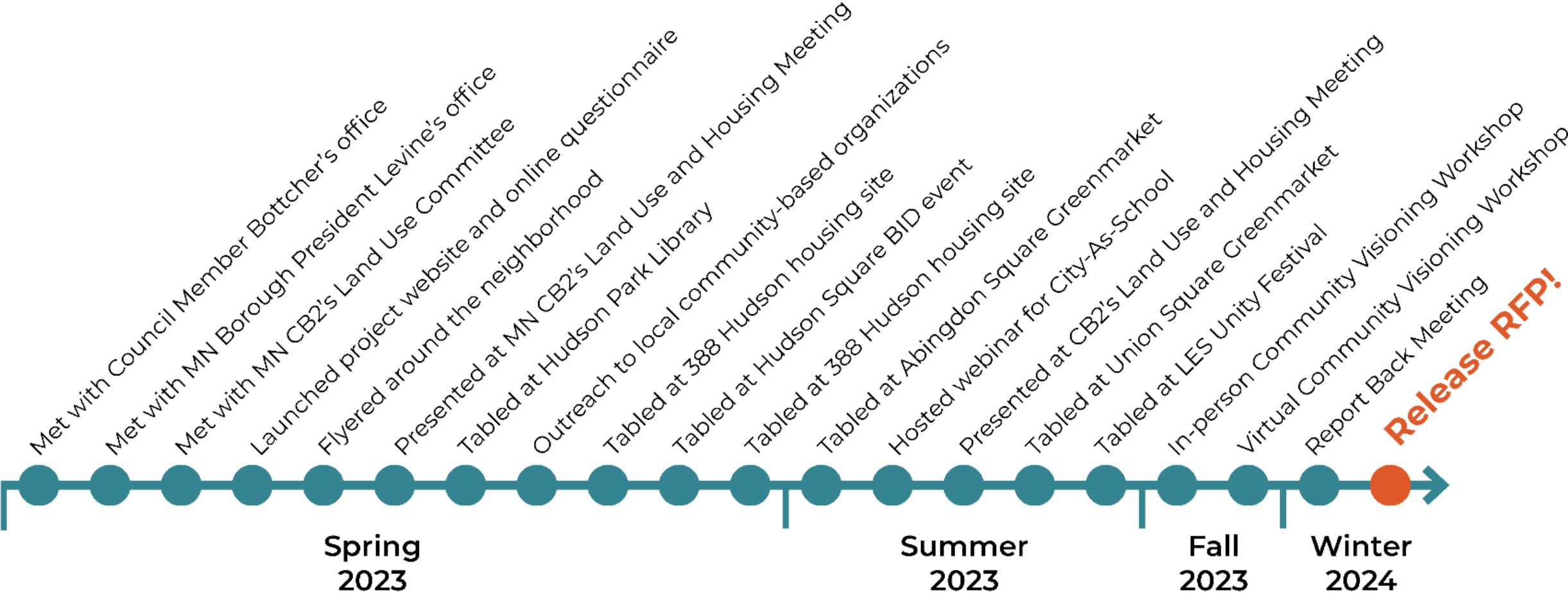
# Additional Engagement Correspondence

- 4 resolutions from Community Board 2
- Letter from NYS Assembly Member Glick
- Email from NYS Senator Kavanagh
- 3 letters from Village Preservation
- 1,000+ emails from community members





# Community Engagement Timeline





# What We Heard

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# Questionnaire Results

## 542 Questionnaire responses received

450 responses online and at tabling events

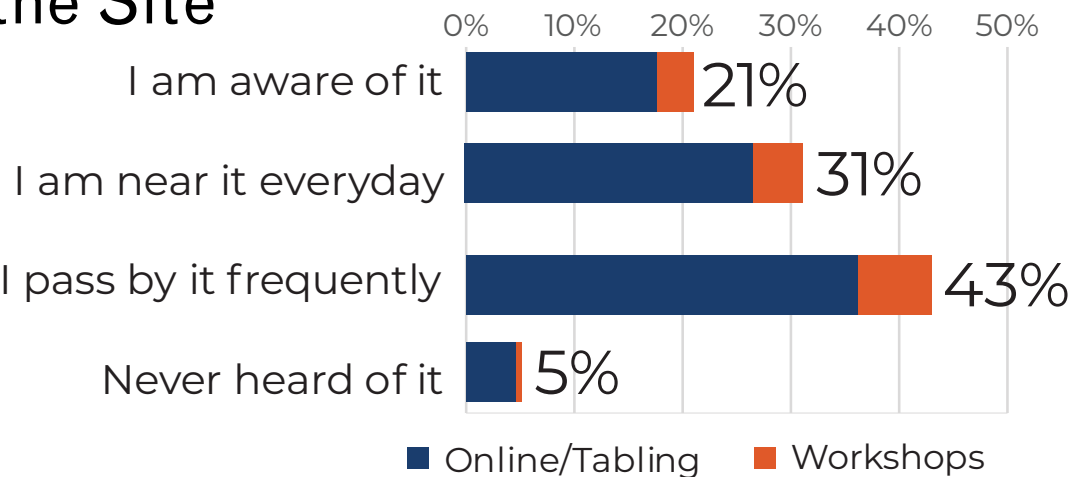
92 filled out at the in-person and virtual workshops



# Questionnaire Results

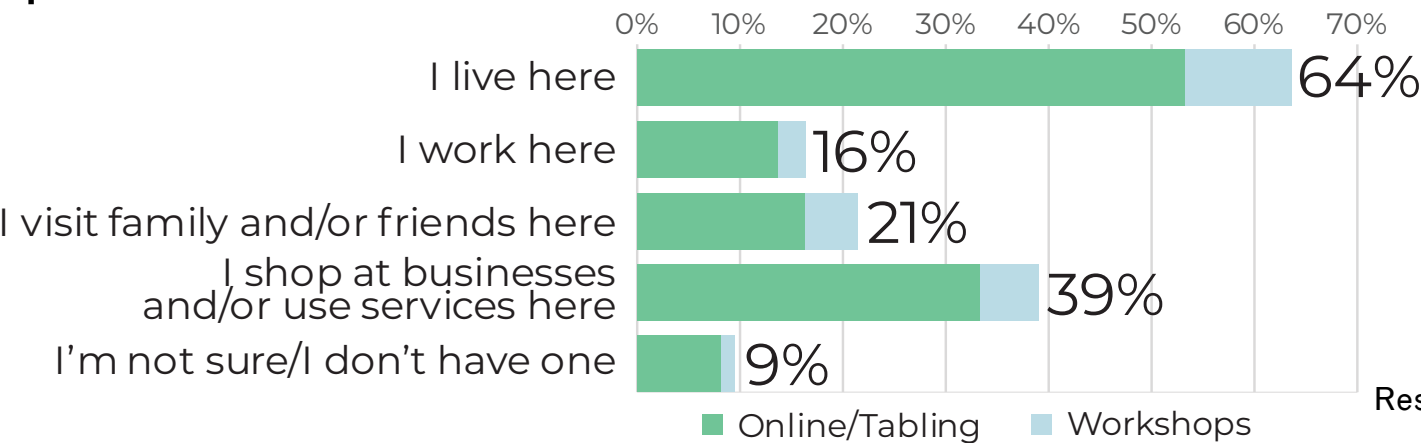
## Who We Heard From

### Familiarity with the Site



99% responded to this question.

### Relationship to the Area



Respondents chose as **many options as applied**.  
98% responded to this question.

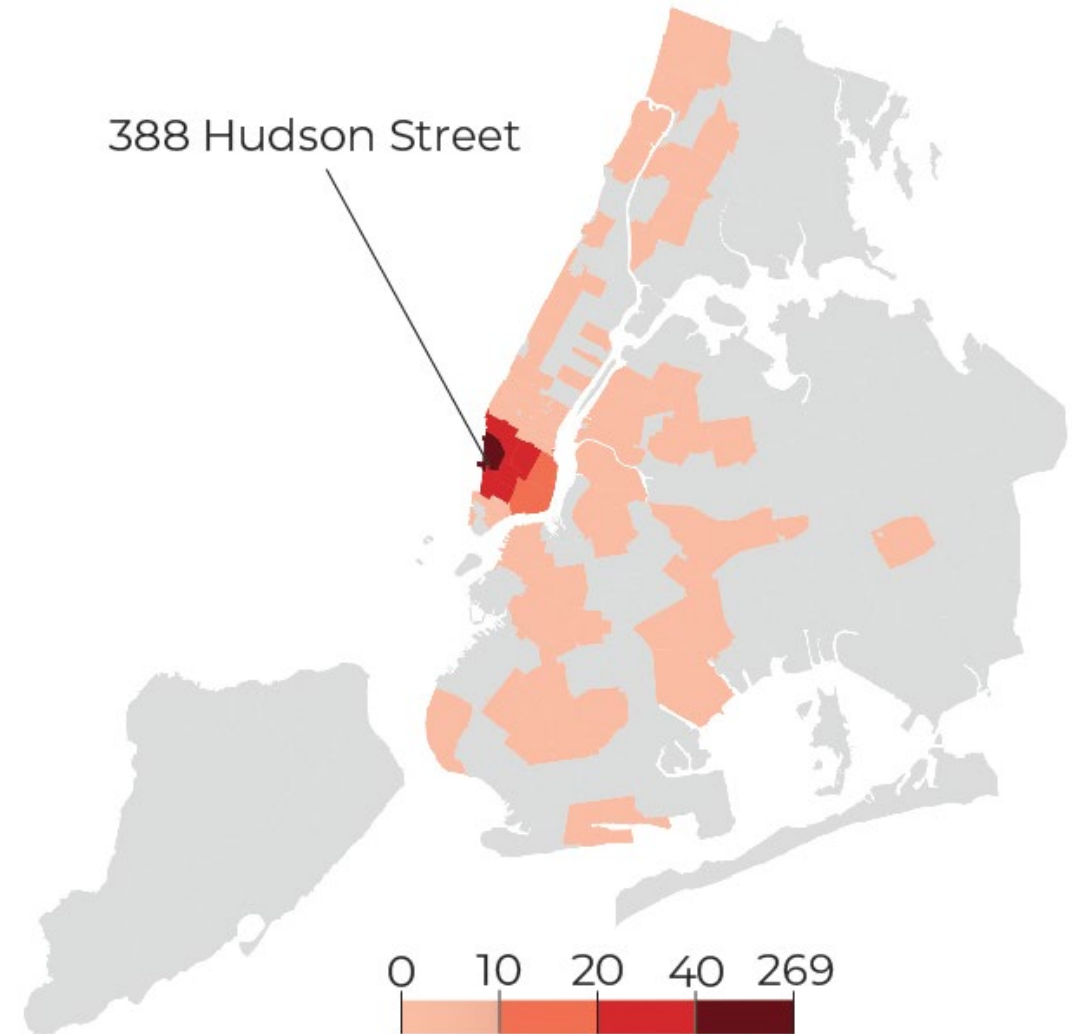


# Questionnaire Results

## Who We Heard From

**529 respondents from 65 different ZIP codes**

- **475 from Manhattan (90%)**
  - **403 from within one mile of the site (76%)**
    - **269 from 10014 (51%)**

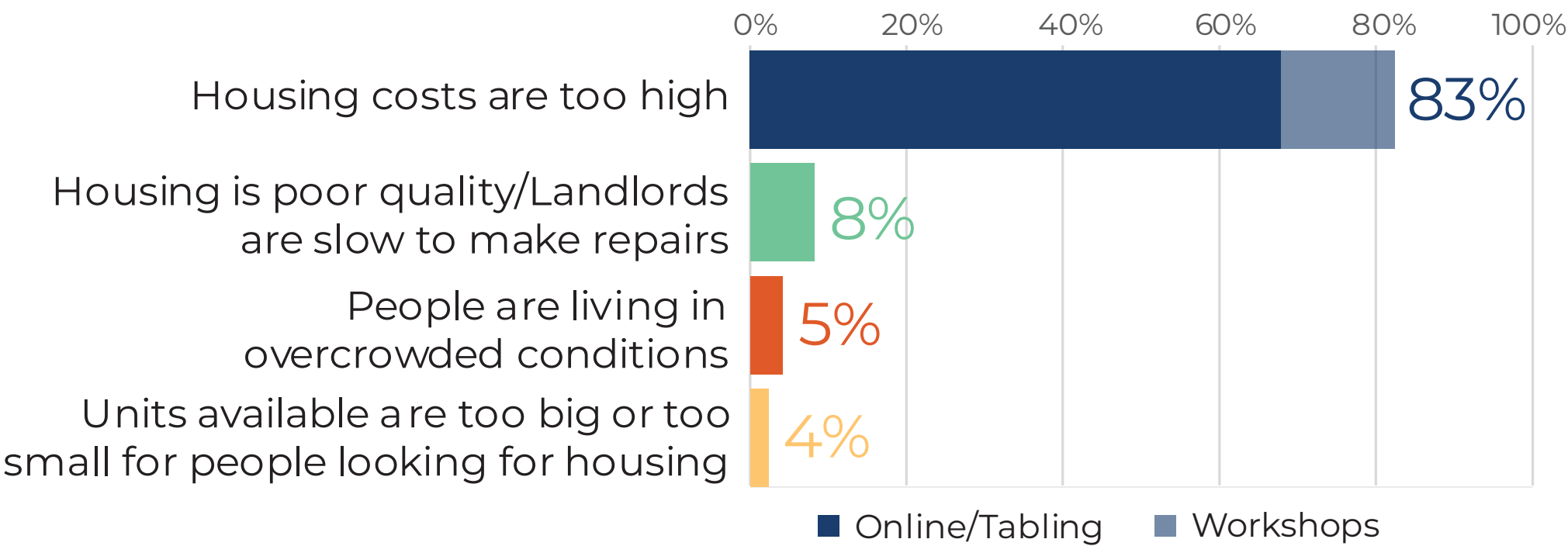


98% responded to this question.

# Questionnaire Results

## Housing Issues in the Neighborhood

**83%** ranked **housing cost** as their top issue.



Respondents ranked the four issues in order of importance.  
**73%** responded to this question.



# Questionnaire Results

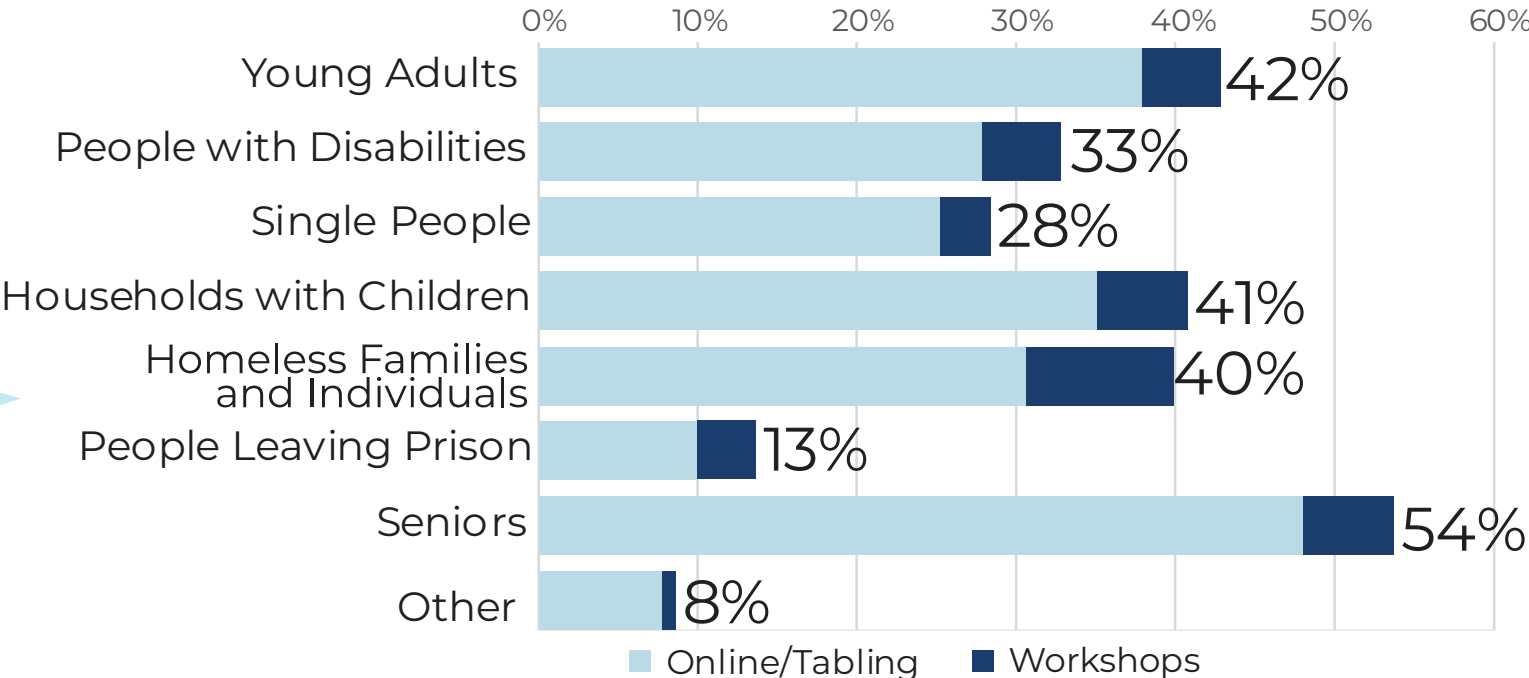
## Who Faces Barriers to Housing

Many different populations face barriers to housing in the neighborhood.

*"I'm a single mom who doesn't have any help and it's really hard for me to pay rent in NYC"*

*"The population in our neighborhood is aging and apartments often don't have elevators"*

*"This is our neighborhood but we can't afford 2 and 3 bedrooms to raise our families in"*



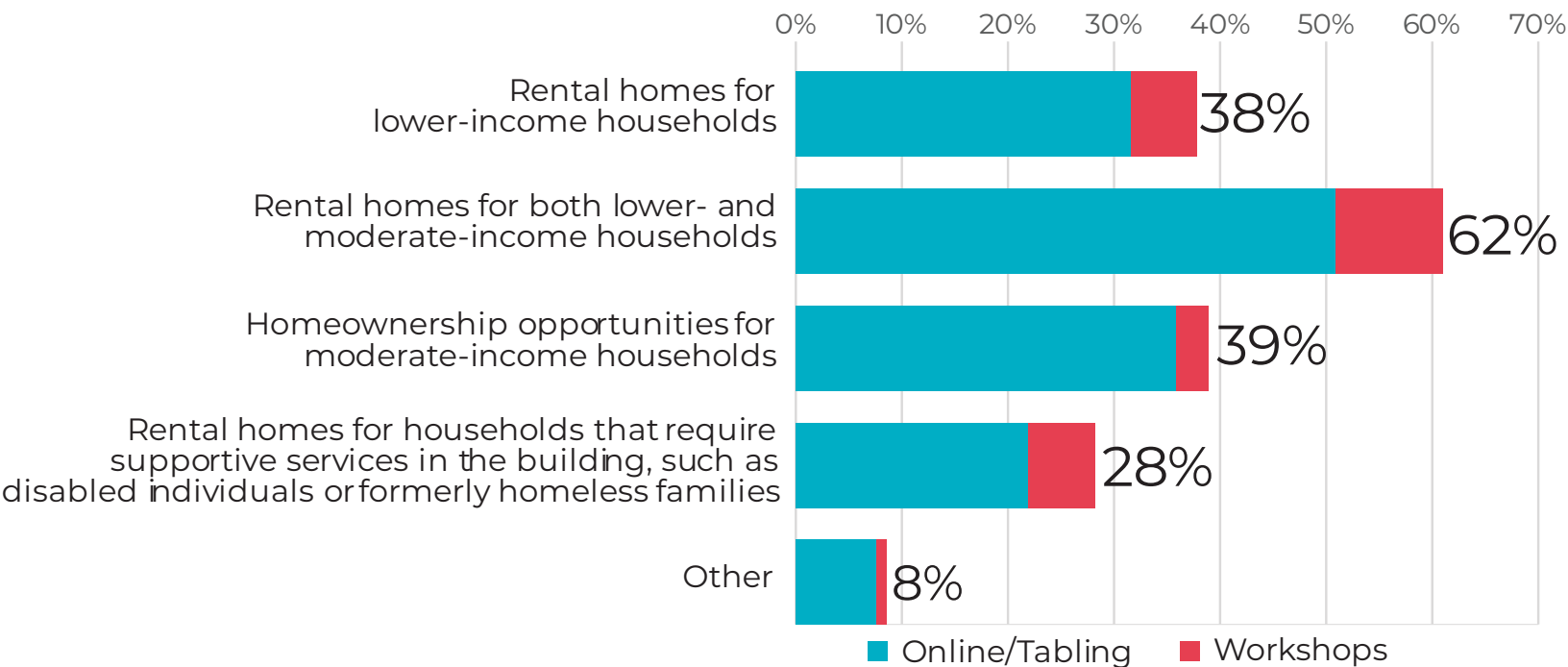
Respondents chose **up to three** options.  
**95%** responded to this question.

# Questionnaire Results

## Preferred Types of Housing

**62% of respondents selected rental homes for lower- and moderate-income households.**

*"This should have both low income and moderate income housing. There's very little of it in the neighborhood, but we need housing for teachers, city workers, and retail/restaurant workers who serve us every day."*



Respondents chose **up to two** options.  
**95%** responded to this question.



# Questionnaire Results

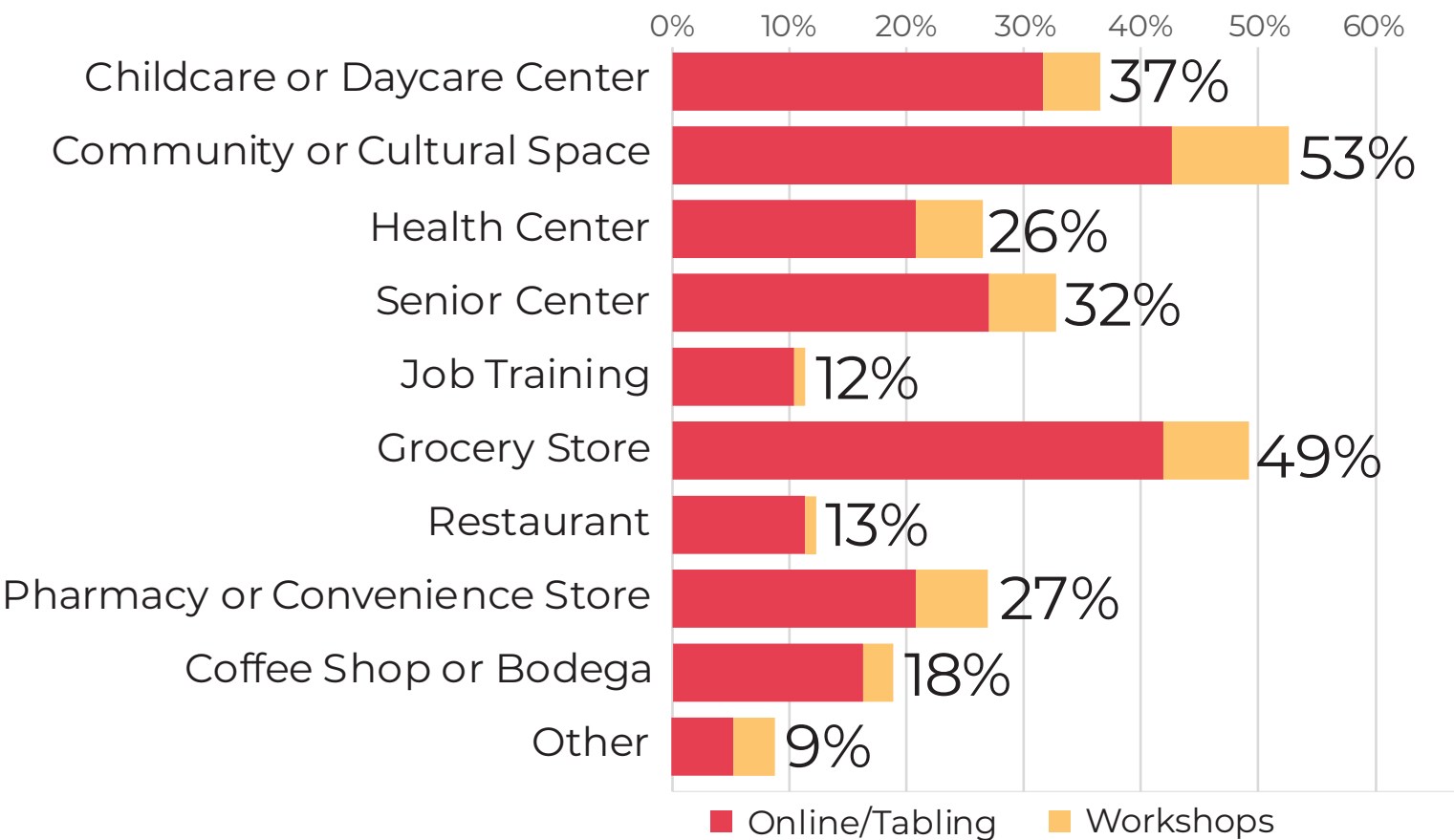
## Ground Floor (non-residential) Uses

**53%** selected community and cultural center

**49%** selected grocery store

*"This neighborhood needs affordable food. It needs a grocery store, not just delis and bodegas."*

*"I want to emphasize the lack of free, indoor community spaces."*



Respondents chose **up to three** options.  
**96%** responded to this question.

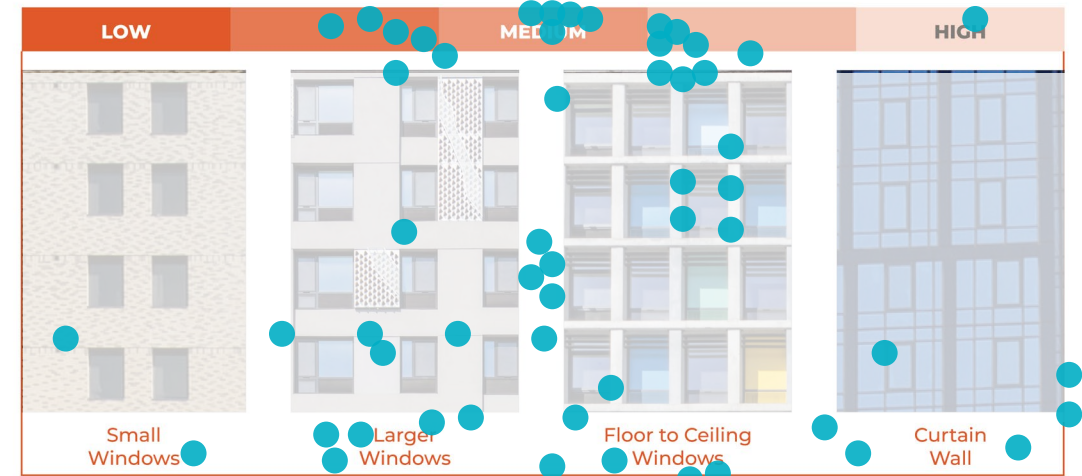
# Workshop Design Preferences

## 1. Transparency

### Transparency

1. **Medium-to-high transparency:** a desire for natural light, but strongly against glass walls
2. **Large windows:** preference for ample natural light (16 mentions)

#### 1. Transparency





# Workshop Design Preferences

## 2. Materiality

### Materiality

1. **Brick:** the overwhelming preferred material, especially at the base of the building (72 mentions)
2. **Concrete:** some desire for concrete for the tower portion of the building (16 mentions)
3. **Metal:** mentioned several times as an element to be mixed into the building, but not alone (9 mentions)

### 2. Materiality



# Workshop Design Preferences

## General Comments

### Mixed Height Preferences

1. **Maximize units & FAR:** desire to maximize the number of units (22 mentions) within the building envelope, despite variations in height preferences
2. **Setbacks:** preference for setbacks to avoid shadows on JJ Walker Park and neighboring buildings (18 mentions)
3. **Low- to mid-rise:** some participants preferred a lower to mid-rise building (11 mentions)

*"No glass towers. Environmentally sound. Design in line with the neighborhood."*

### Miscellaneous

1. **Contextual design:** strong preference for contextual design that blends with the historic architecture of the West Village neighborhood
2. **Energy-efficient materials:** several mentions about energy-efficiency in relation to window size, material choices, green roofs, and exploring passive house design principles

*"The building should be as tall as possible to accommodate more units. The shadow on the park would mostly only be during the winter."*



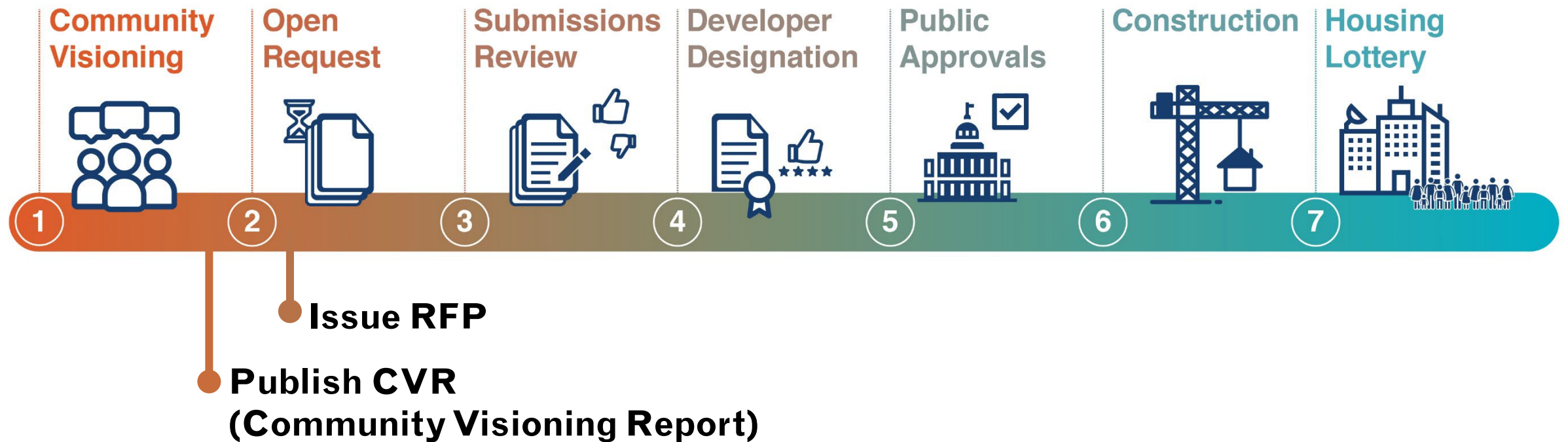
# General Comments

- The ground floor could be used as a grocery store because the neighborhood lacks access to affordable, fresh food in walking distance.
- The affordable housing should have opportunities available for seniors and young families, and all units should be accessible for people with disabilities.
- There is a need for a mix of incomes for this site, but especially for low- to medium income households.
- This site is a rare opportunity for affordable housing in the neighborhood, so there should be as much affordable housing as possible.

# Next Steps

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# Next Steps RFP Process



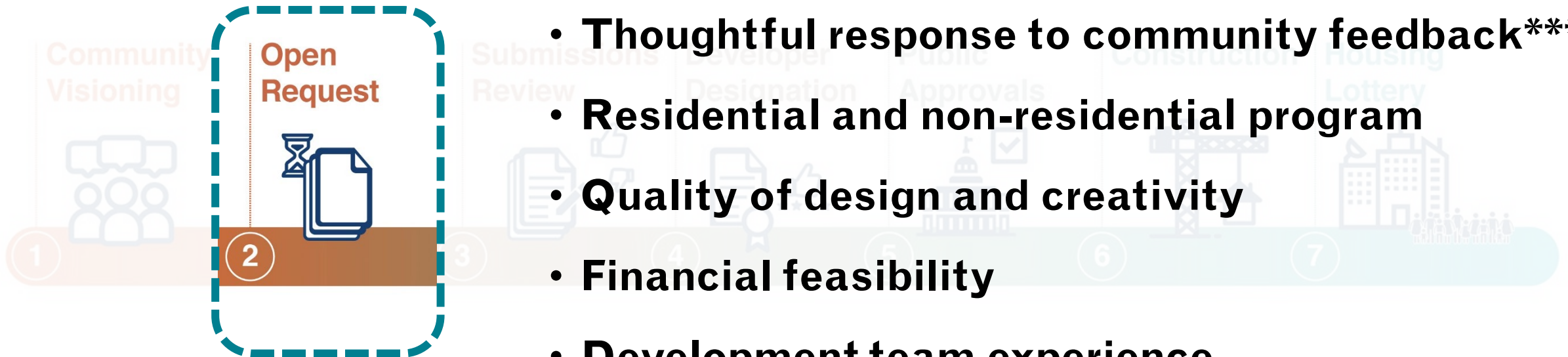


# Next Steps

## Request For Proposals (RFP) Document

### RFP criteria to include:

- **Thoughtful response to community feedback\*\*\***
- **Residential and non-residential program**
- **Quality of design and creativity**
- **Financial feasibility**
- **Development team experience**







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**WEBSITE**

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