

# Affordable Housing on Hudson Street

June 14, 2023

## Manhattan Community Board 2



388  
Hudson  
Street



NYC Parks



Environmental  
Protection



Housing Preservation  
& Development



# Agenda

- 1. Community Visioning Updates**
- 2. Site Refresher and Open Space Updates**
- 3. Affordable Housing Updates**

1.

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# Community Visioning Updates

# Project Timeline Update

RFP process typically takes 5-8 years from conception to tenancing



# Community Visioning Strategy

- Outreach to local officials and community organizations
- Project Website & Questionnaire
- Neighborhood Tabling Events
- Visioning Workshops
- Report-Back Meeting



Tabling Event at Site



# Early Outreach & Engagement

- Website & Questionnaire
- 5 Tabling Events
- City-As-School
  - Presented at virtual community discussion on 6/8
  - In-person tabling at school (TBD)



Tabling Event at Abington Square Greenmarket

# Visioning Workshops

- In-Person
  - M.S. 297 - 75 Morton
  - Tentatively July 27
- Virtual
  - Date TBD, likely early September



Community Visioning Workshop



# Report-Back Meeting

- Summary of public input
- Meeting in September or October
  - Open to the public
  - Potential to hold at a CB meeting
- Community Visioning Report (CVR) which will be attached to the RFP



388 Hudson Street Site



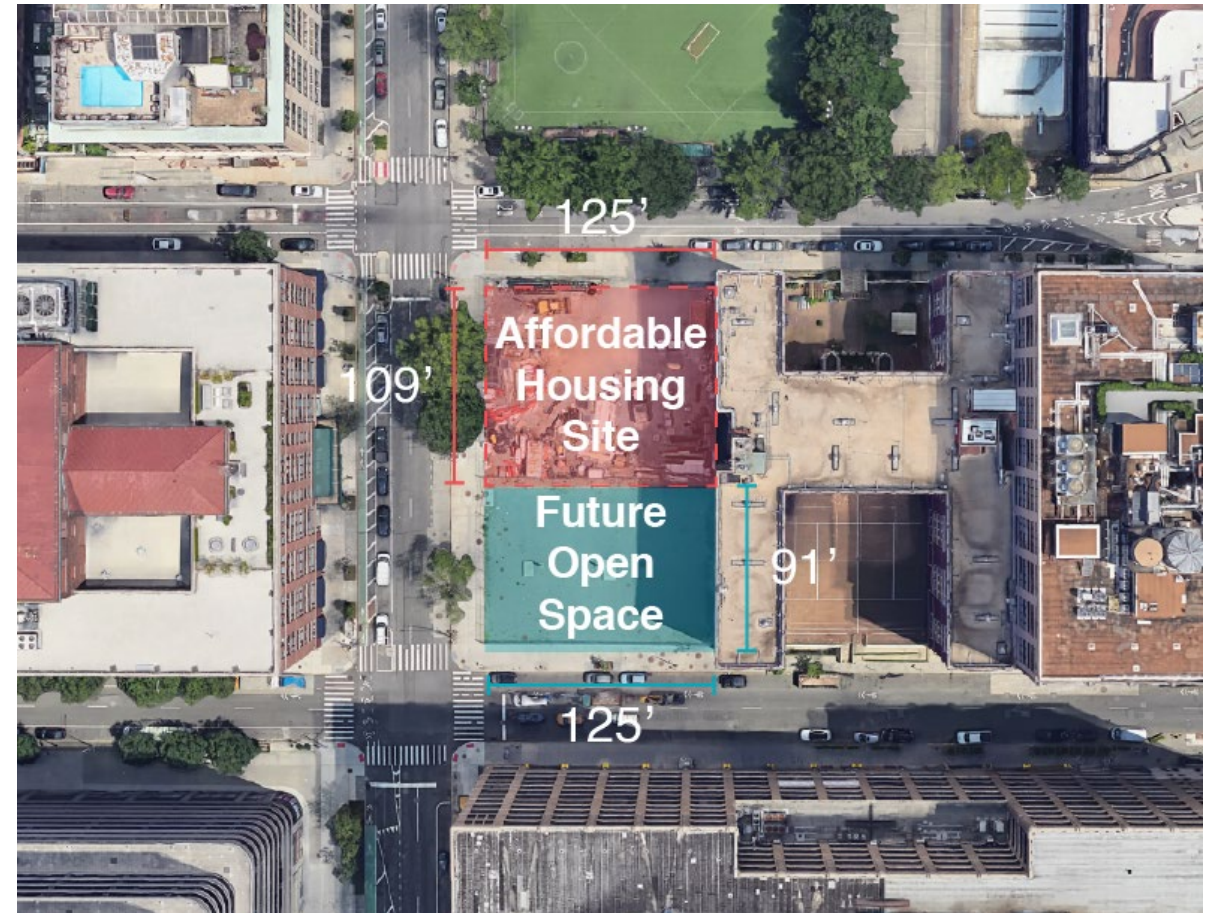
**2.**

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# **Site Refresher and Open Space Updates**

# 388 Hudson Street Lot

- Acquired by City in 2002 and under the jurisdiction of DEP
- Extensive DEP infrastructure developed on site
- Affordable Housing Parcel
  - ~13,625 SF site area
  - Will transfer to HPD jurisdiction before being disposed to development team
- Open Space Parcel
  - ~11,395 SF site area
  - Remains under DEP jurisdiction



388 Hudson Parcel Division



# Open Space Update

- Hudson Square BID is in the process of bringing on a design consultant
- Community input sessions are an important part of the open space design process and will take place this fall



Rapkin-Gayle Plaza (Grand and Lafayette Streets)

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# **Affordable Housing Updates**



# Previous Development Assumptions

- Zoning districts studied:
  - R8A
  - R9A
  - R10A
- Development rights from Affordable Housing Parcel only
- Bar-shaped building typology
  - 30 ft setback of residential units from Open Space Parcel for legally-required windows

# Exploring Increased Development Potential

- Rezoning Entire Lot
  - Creates additional zoning square feet (development rights) on open space parcel
- Transfer of Development Rights (TDR)
  - Agencies are open to exploring transferring development rights from open space to affordable housing parcel
  - Additional development rights can be used to fill available building envelope
- Additional Zoning Map Actions
  - Increasing the building envelope to accommodate additional development rights



# Preliminary Development Scenario Analysis

Building Envelope	Total Res. Zoning Square Feet*	Zoning Square Feet from Open Space	Est. Units**	Height
R8A	~87,500	N/A	100 - 110	145' (14 stories)
R9A	~106,000	N/A	120 - 135	175' (17 stories)
R10A	~150,000	N/A	170 - 190	235' (23 stories)
R10A + TDR	~182,000	~32,000	210 - 230	235' (23 stories)
Special Hudson Square District	~211,000	~61,000	240 - 270	290' (28 stories)

Potential for additional options that would allow increased height/estimated units (early exploratory phase)

\*All scenarios assume approx. 10,000 SF ground floor community facility and/or commercial retail space

\*\* Est. Unit ranges based on 825 ZSF/unit (QH assumption) +/- 5%



An aerial photograph of a dense urban area, likely New York City, showing a grid of streets and numerous buildings. A blue gradient is applied to the right side of the image, fading into the background. The text is overlaid on the left side of the image.

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**WEBSITE**

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