

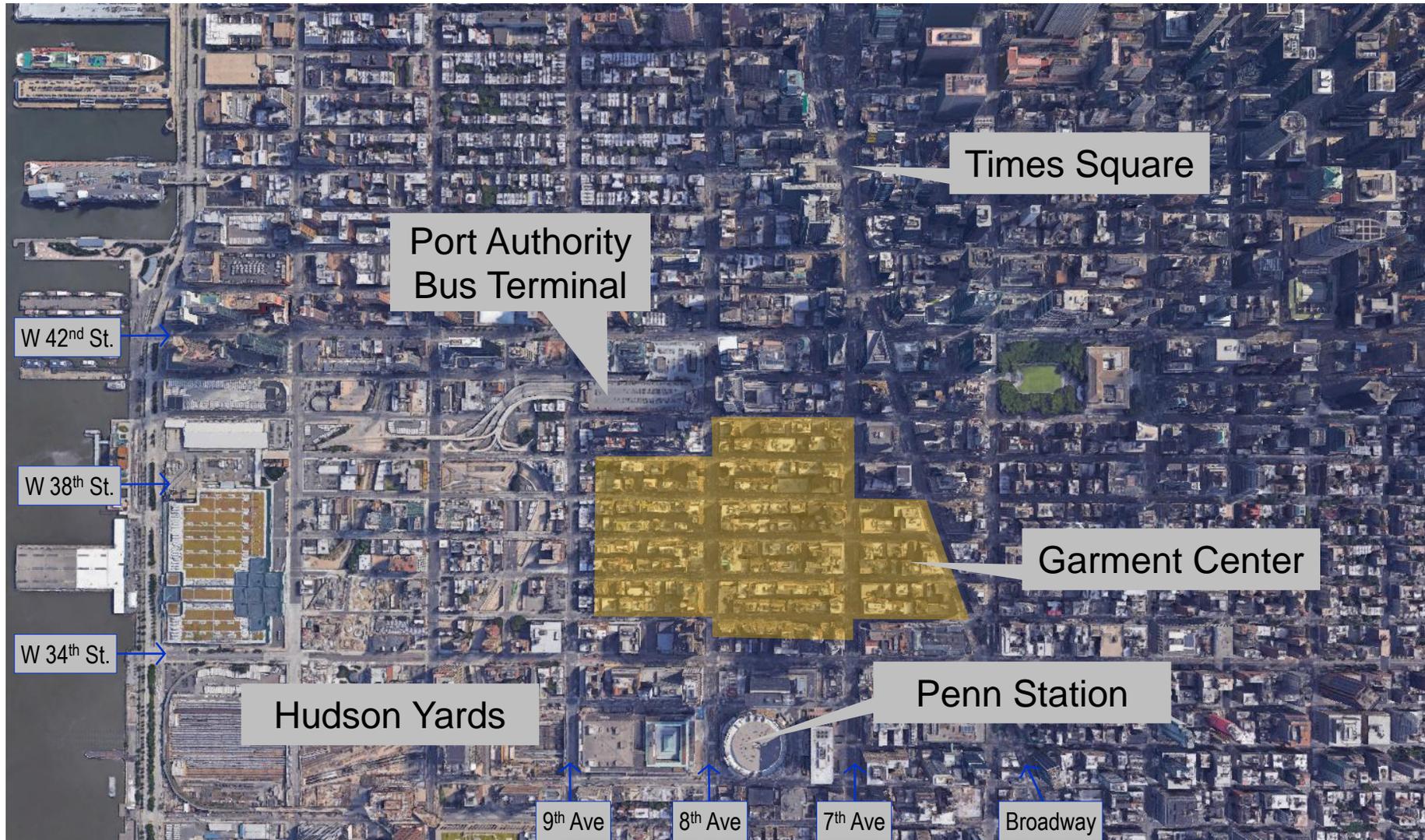


SPECIAL GARMENT CENTER DISTRICT PROPOSED TEXT AMENDMENT

June 27, 2018



Special Garment Center District

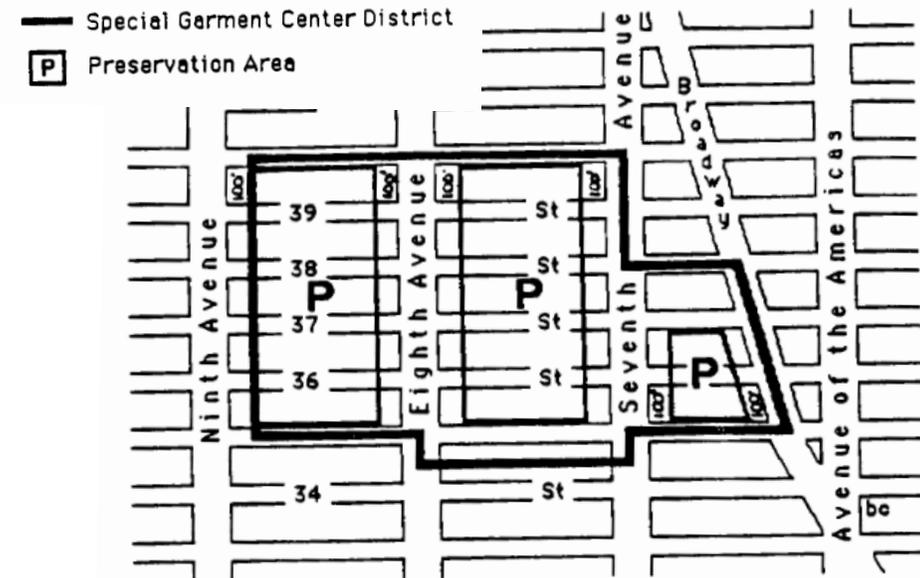


Garment Center History



Garment Center History – 1987

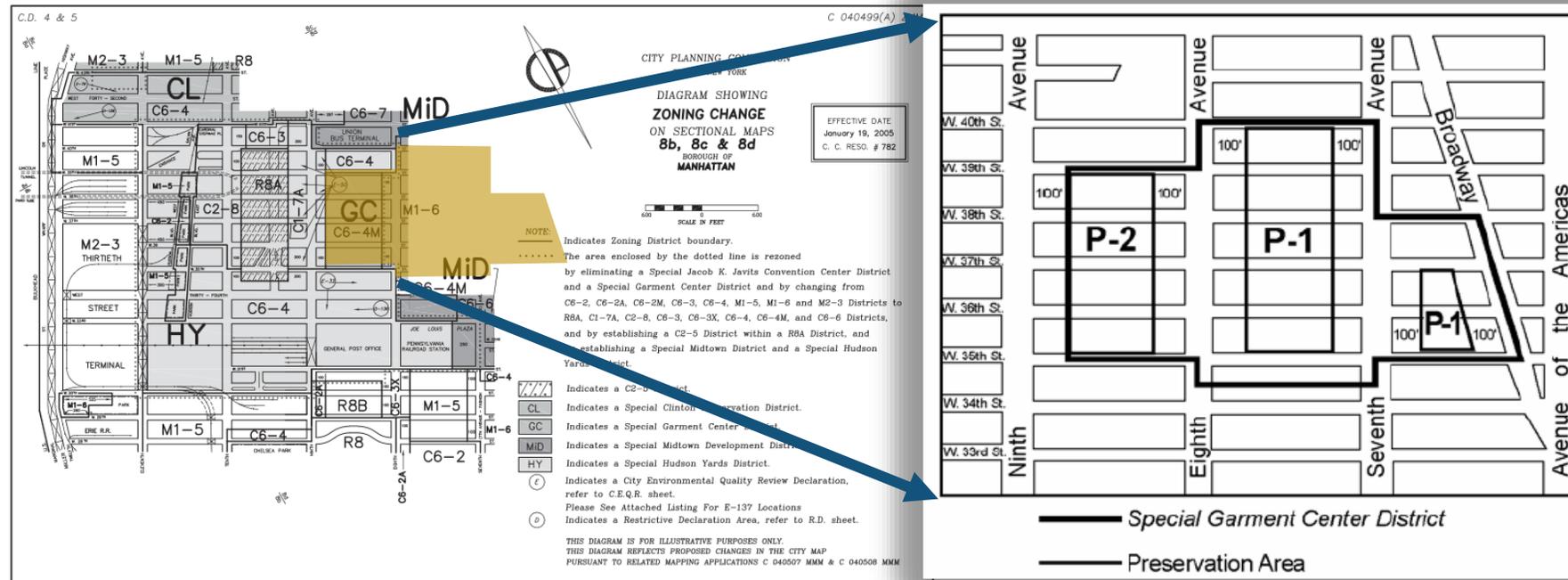
- Special Garment Center District established in 1987
- Preservation Area were created on side street blocks that restricted uses to manufacturing, wholesale showroom, or retail
- Office conversions in Preservation Area allowed only with a Chair certification confirming that another space has been preserved for manufacturing or warehouse



Garment Center History – 2005

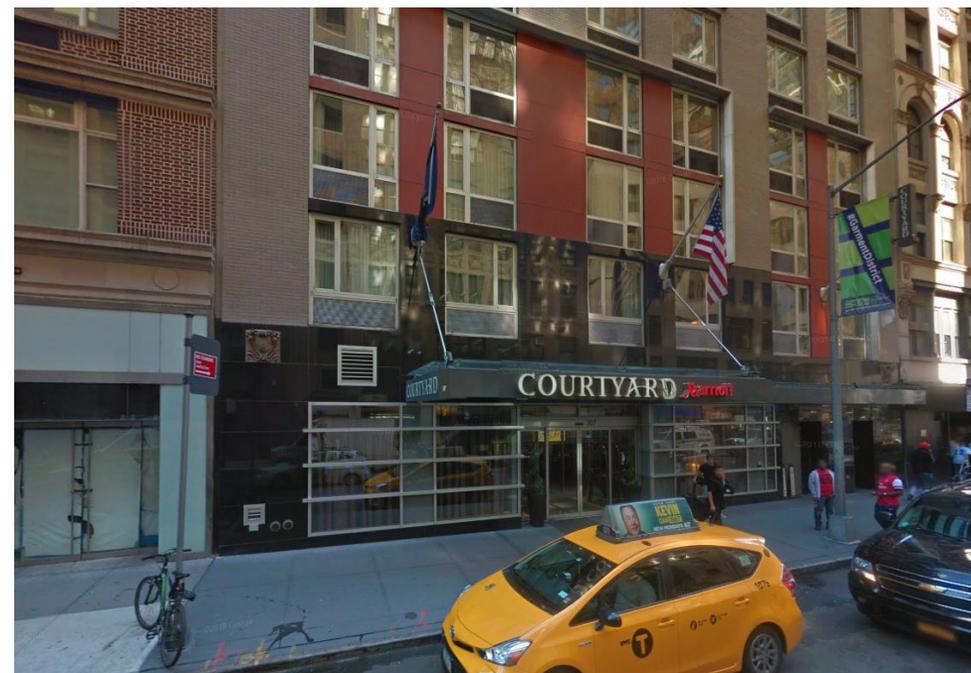
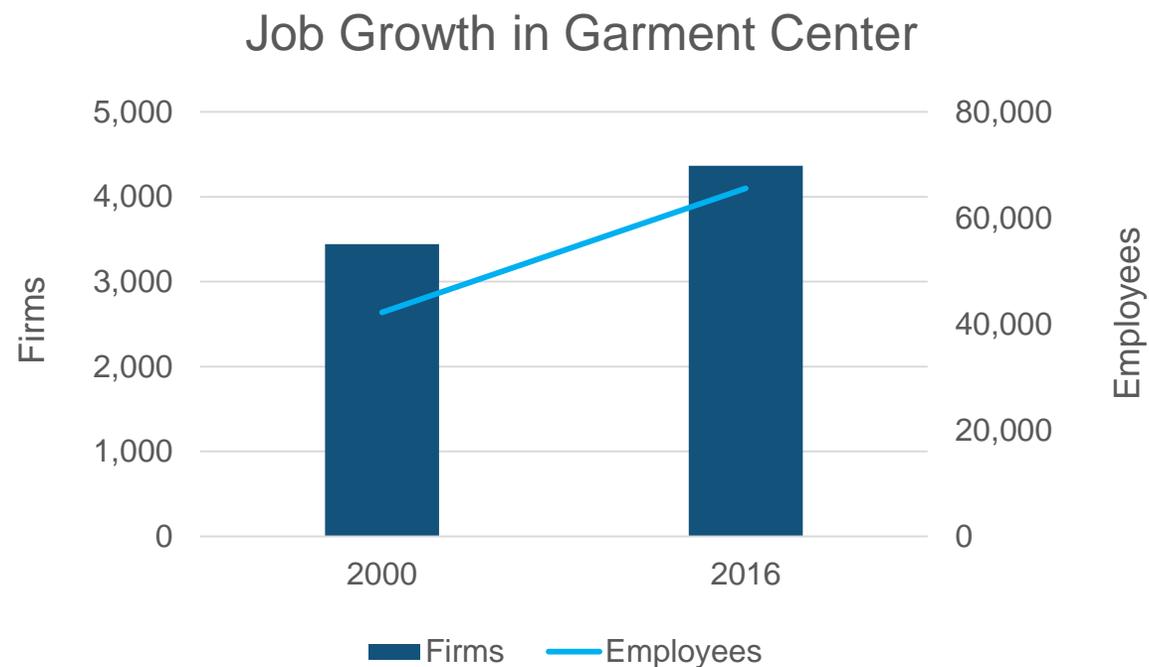
In conjunction with Hudson Yards rezoning, several amendments were made to the Special Garment Center District in 2005:

- Preservation Area divided into P-1 (unchanged) and P-2.
- P-2 permitted new residential and conversion of smaller buildings (<70,000 sf)
- P-2 permitted conversion of buildings >70,000 sf to office, hotel, or residential only if an equivalent amount of manufacturing or warehouse space was preserved.



Current land use and employment trends in the Garment Center

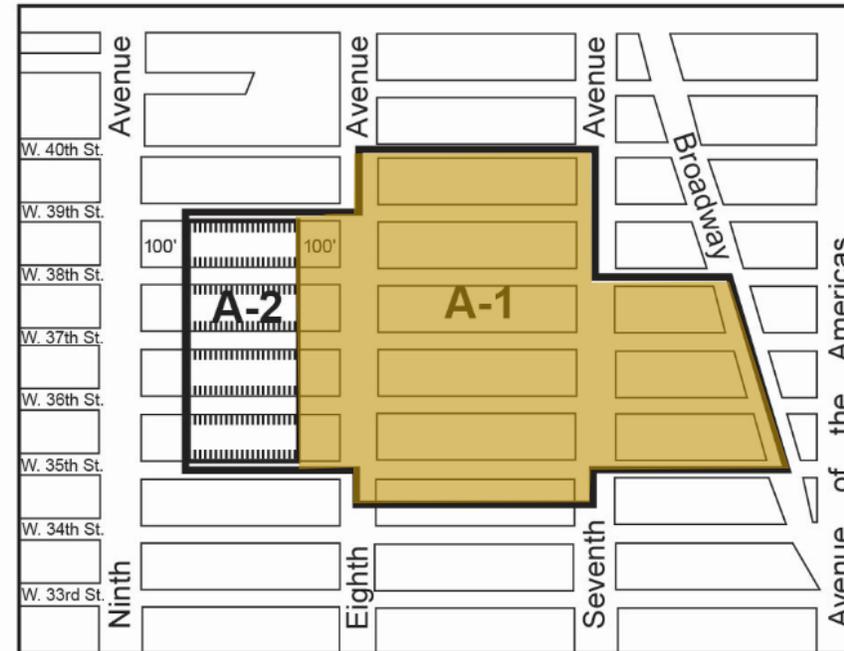
- Between 2000 and 2016, the Garment Center **added 23,000 jobs** (56% growth).
- Fashion industry continues to thrive:
 - NYC has more fashion showrooms and trade shows than any other city in the world.
 - Fashion-related companies represent 43% of all tenants in the Garment Center BID.
- The Garment Center has also seen significant growth in advertising, non-profits, architecture, software companies, and hotels.



Proposed Zoning Changes in A-1

A-1 Area:

- Retain M1-6 zoning
- Lifting manufacturing preservation requirements
- Modify height and setback regulations in M1-6 to create a better envelope for offices while reinforcing existing neighborhood character

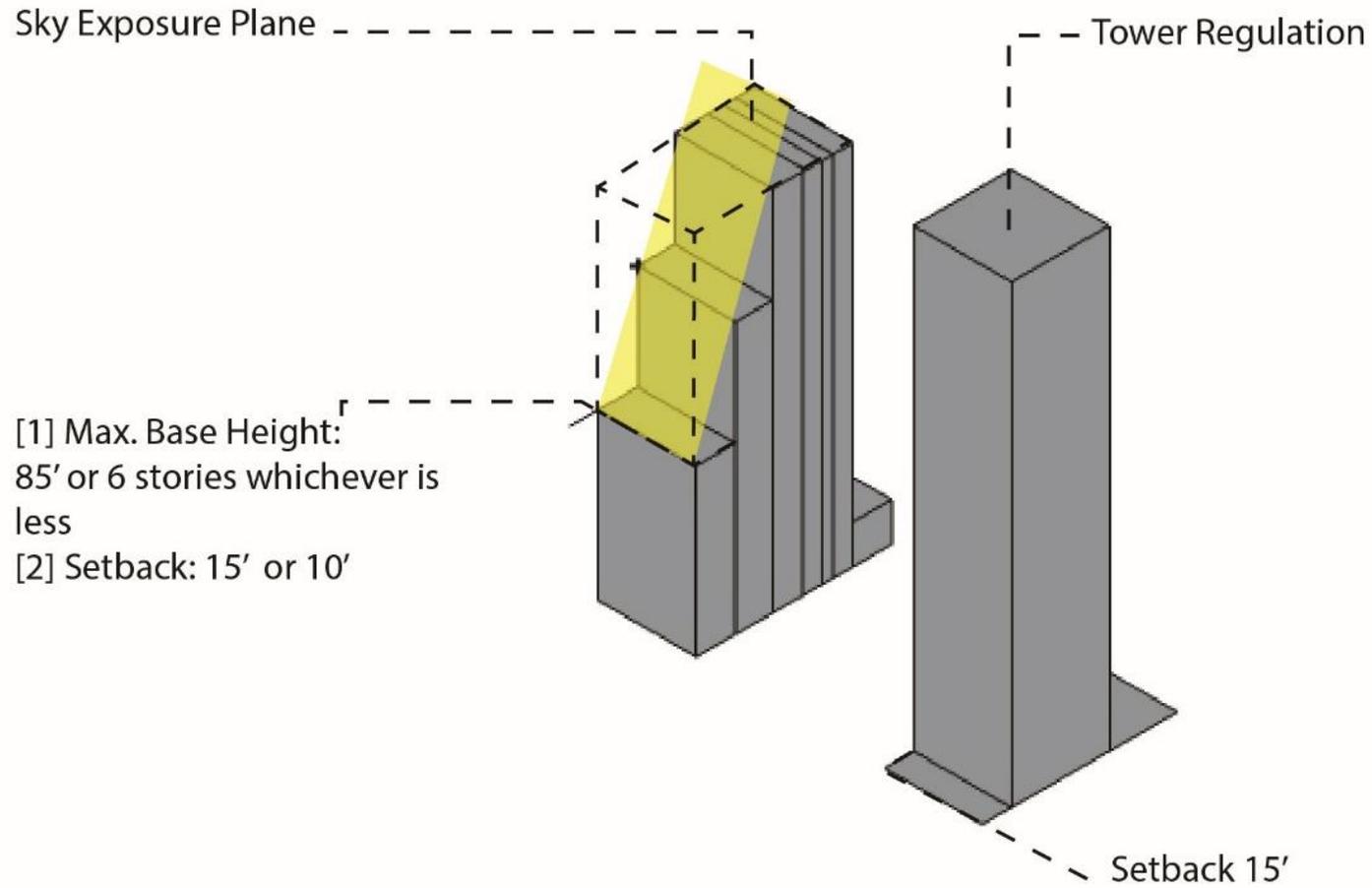


- #Special Garment Center District#
- A-1 Garment Center Subdistrict A-1
- A-2 Garment Center Subdistrict A-2
- ▨ #Street Wall# required pursuant to 121-42 (a)

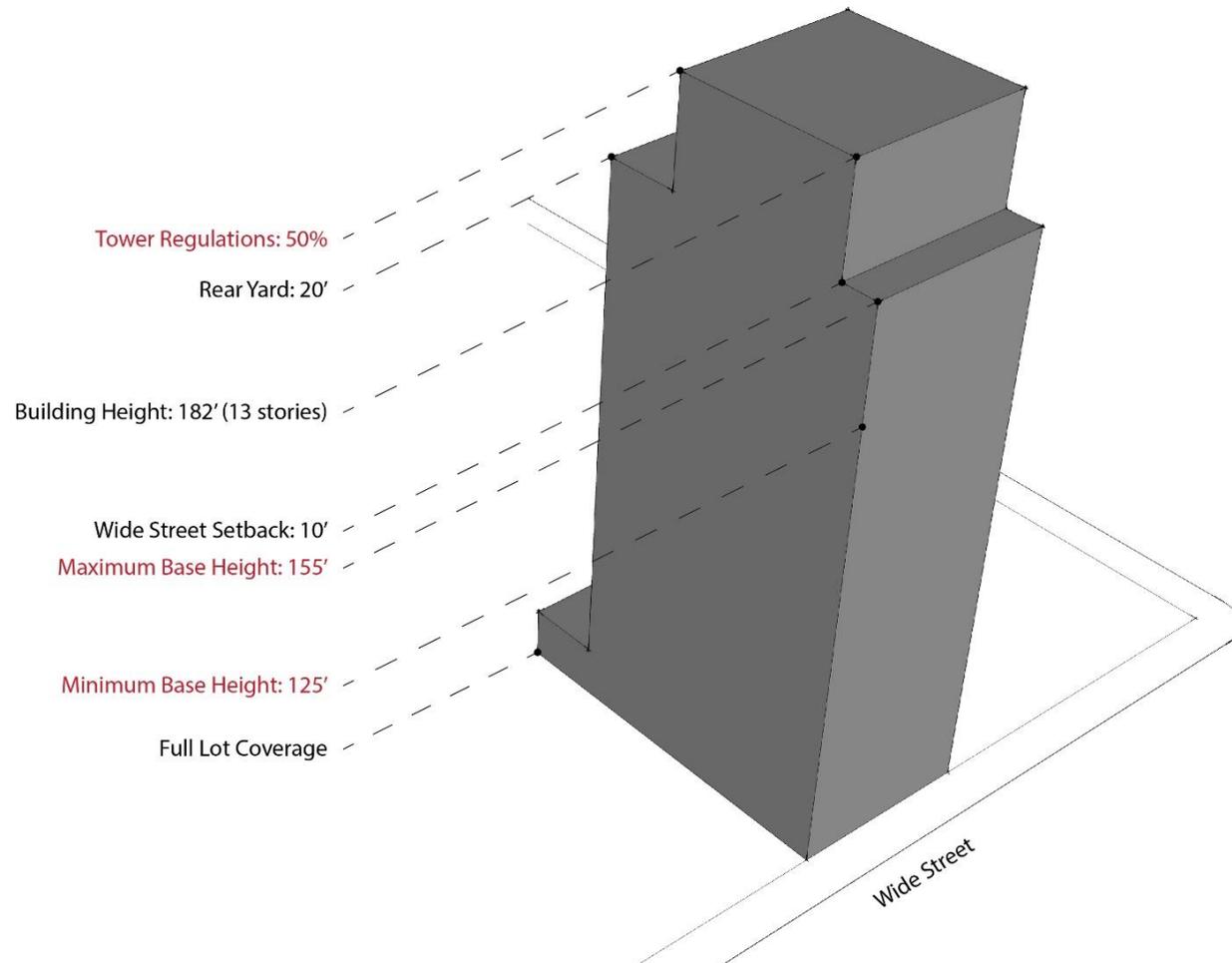
Existing Conditions: Bulk Envelope

Existing M1-6 Bulk Regulations

Plaza Bonus



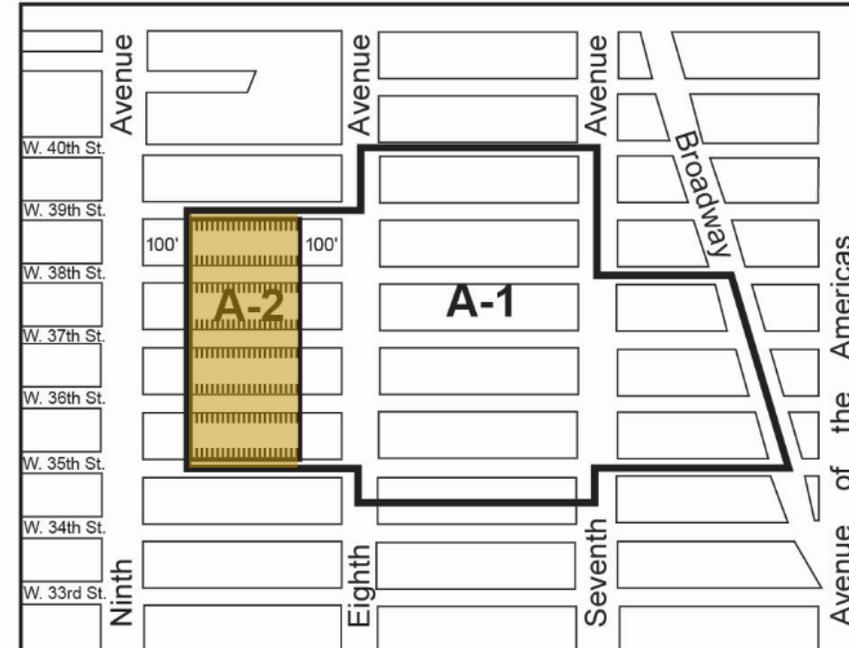
Proposed M1-6 Height and Setback Changes



Proposed Zoning Changes in A-2

A-2 Area:

- Maintain existing C6-4M
- Remove manufacturing preservation requirements
- For existing buildings > 70,000 sf:
 - Eliminate CPC authorization for conversion
 - Not allow conversions to residential use
- Flashing signs will no longer be permitted



— #Special Garment Center District#

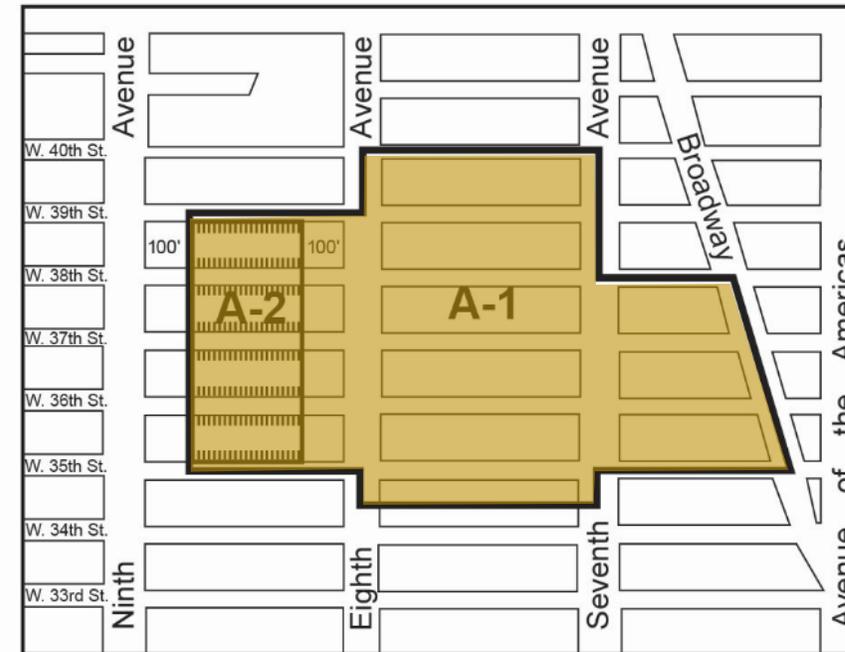
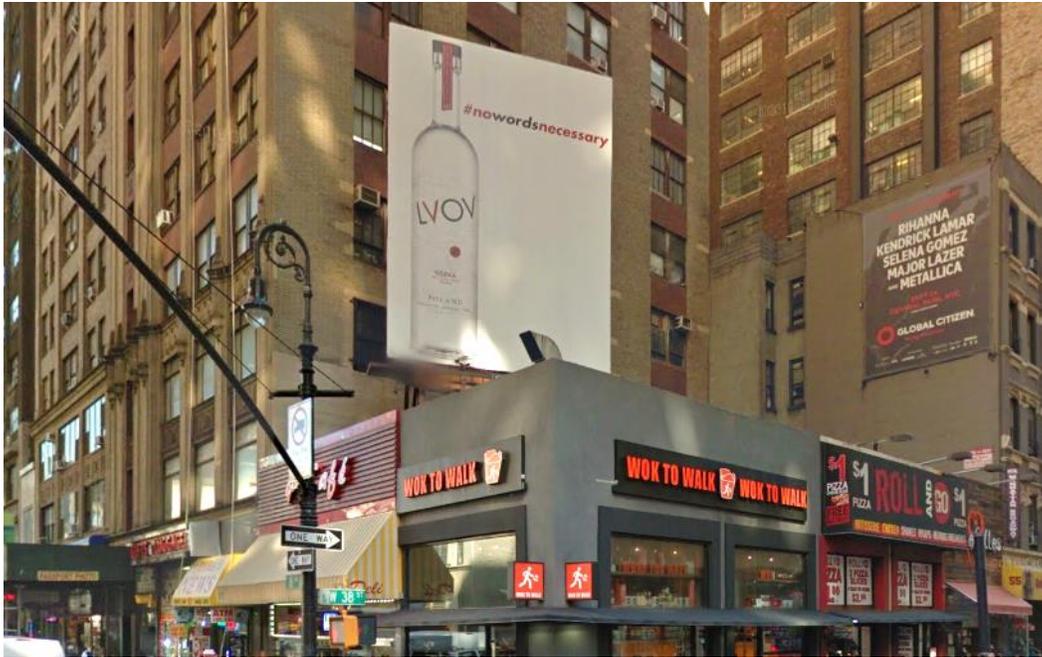
A-1 Garment Center Subdistrict A-1

A-2 Garment Center Subdistrict A-2

▨ #Street Wall# required pursuant to 121-42 (a)

Proposed Zoning Changes in the Entire District

- Apply C6-4 sign regulations to entire district.
- Permit new hotels only by CPC Special Permit.



— #Special Garment Center District#

A-1 Garment Center Subdistrict A-1

A-2 Garment Center Subdistrict A-2

▤ #Street Wall# required pursuant to 121-42 (a)



- Remaining developable sites are mostly small and would likely be developed as hotels in the absence of a Special Permit.
- Special Permit would attempt to ensure that remaining sites would be developed with a diverse mix of uses.
- Transient facilities operated for a public purpose would continue to be permitted within the district as-of-right.

Zoning District	CPC Special Permit Finding
M1-6	The proposed hotel is consistent with facilitating a diverse business district
C6-4M	The proposed hotel is consistent with a diverse mix of residential and commercial uses

Questions?

