

Hell's Kitchen South Coalition Neighborhood Plan

Manhattan Community Board 4
June 5, 2019

Hell's Kitchen South Coalition (HKSC)

Formed in 2017 in reaction to Port Authority plans

An alliance of diverse community stakeholders to protect and strengthen Hell's Kitchen South

Held over 30 meetings with extensive community feedback



hkscnyc.org

HKSC HELLS
KITCHEN
SOUTH
COALITION



Plan Area



Neighborhood Plan Objectives

A healthy, safe, pedestrian-friendly, residential neighborhood with open green spaces, affordable housing and local retail

Issues:

- NYC's 3rd worst air quality
- 2nd worst open space ratio
- Harmful emissions
- Unsafe pedestrian conditions
- High retail rents
- Fractured residential core

Addressed with

- Enclosed bus buildings & ramps
- Contiguous public green space
- Pedestrian improvements
- New permanently affordable housing
- Affordable retail stores

HKSC Neighborhood Plan

1. Background on PABT Replacement Project
2. Description of the Plan Area and History
3. Chapters on:
 - Air Quality
 - Transportation
 - Parks and Public Green Spaces
 - Residential Development with Affordable Housing
 - Commercial and Retail Uses
 - Infrastructure and Services
 - Implementation



Air Quality / Transportation



Replacement Bus Terminal & Garage

- No eminent domain
- Space for all bus types
- Enclosed buildings & ramps with ventilation and air filtration
- Access via tunnel & ramps

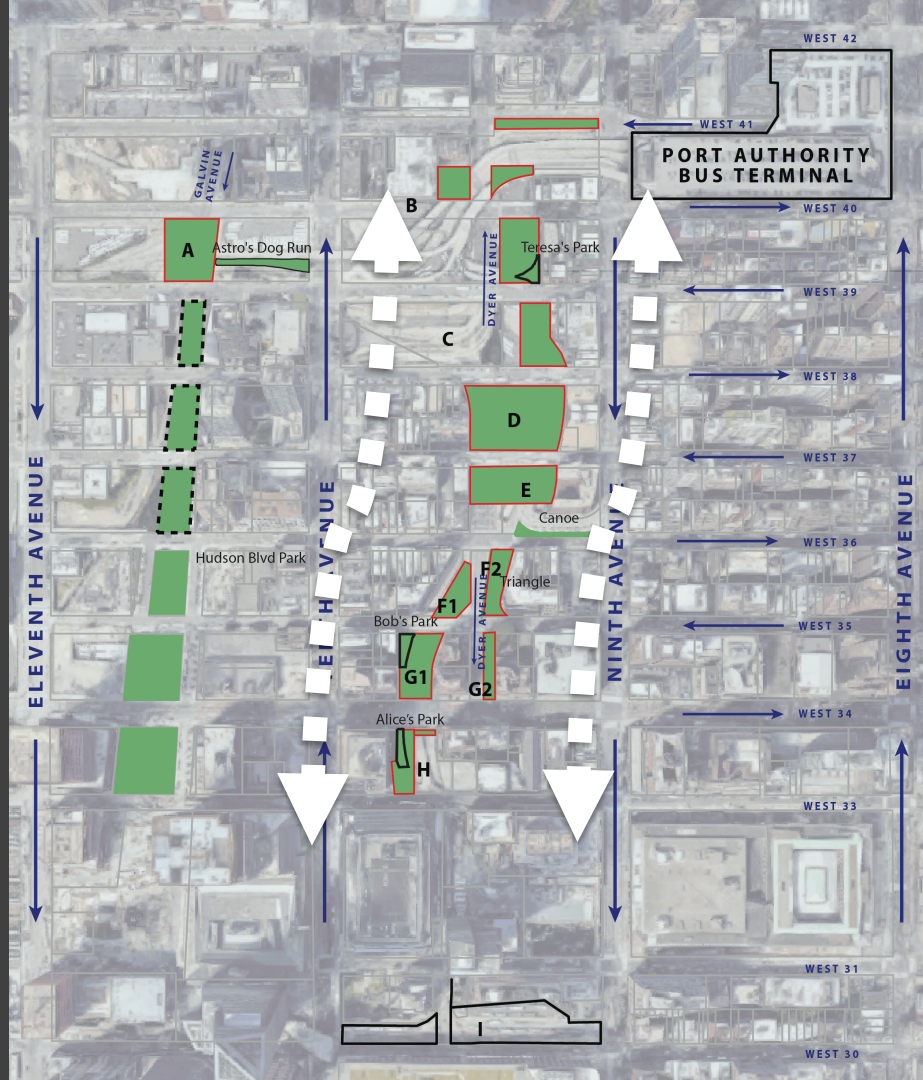
Neighborhood

- Platforms with ventilation & filtration
- Incentives for electric buses
- Air quality testing stations

Recommended Open Space Summary:

Large park maximizes contiguous open green space and sunlight

Connections and sightlines encourage pedestrian circulation



Type	Acres
Green Space	5.7

- Port Authority Properties
- Public Open Space

Dyer Ave Green "Necklace"



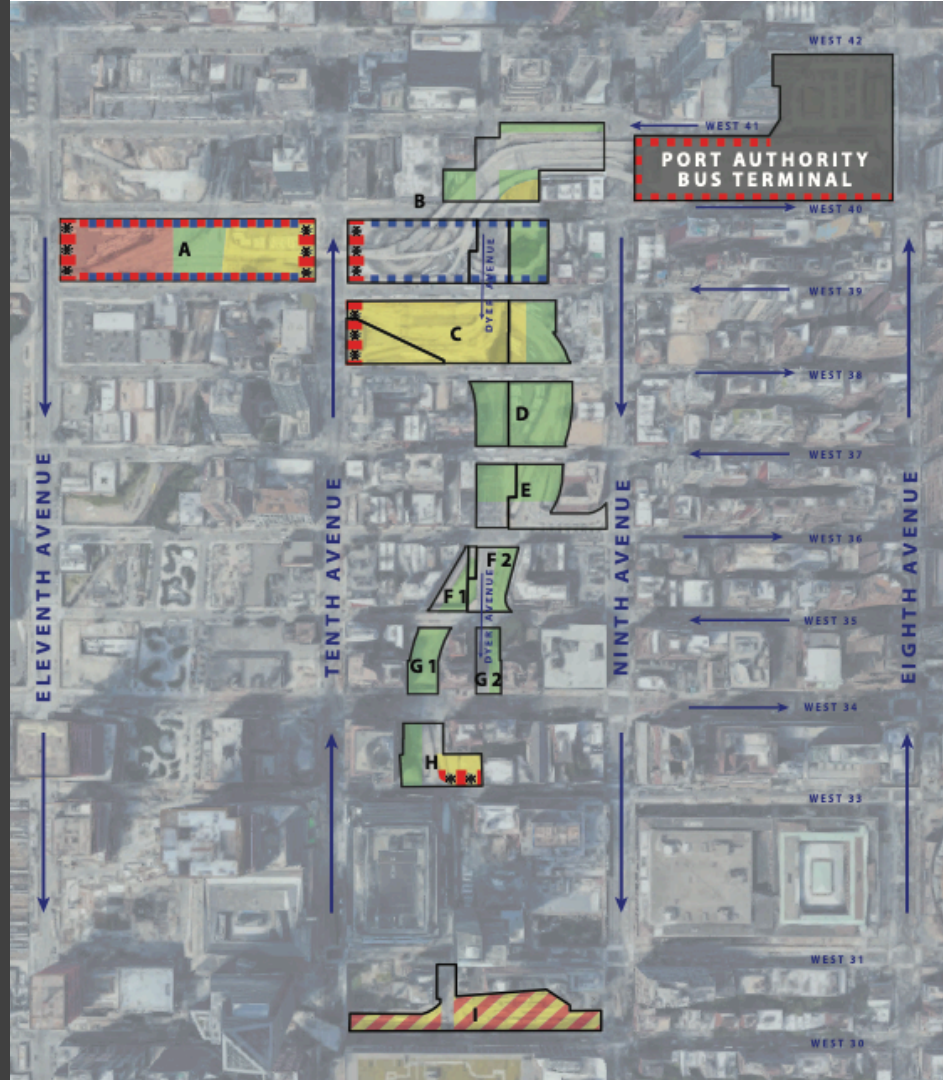
Sources: NYC DCP, HKSC

Proposed Uses

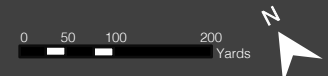
No up-zoning

No change in permitted use

Maintain existing height & setback limits



- Port Authority Properties
- Commercial
- Residential
- Public Open Space
- ■ ■ ■ Community Facility
- ■ ■ ■ ■ Ground Floor Retail
- ■ ■ ■ ■ Affordable Ground Floor Local Retail

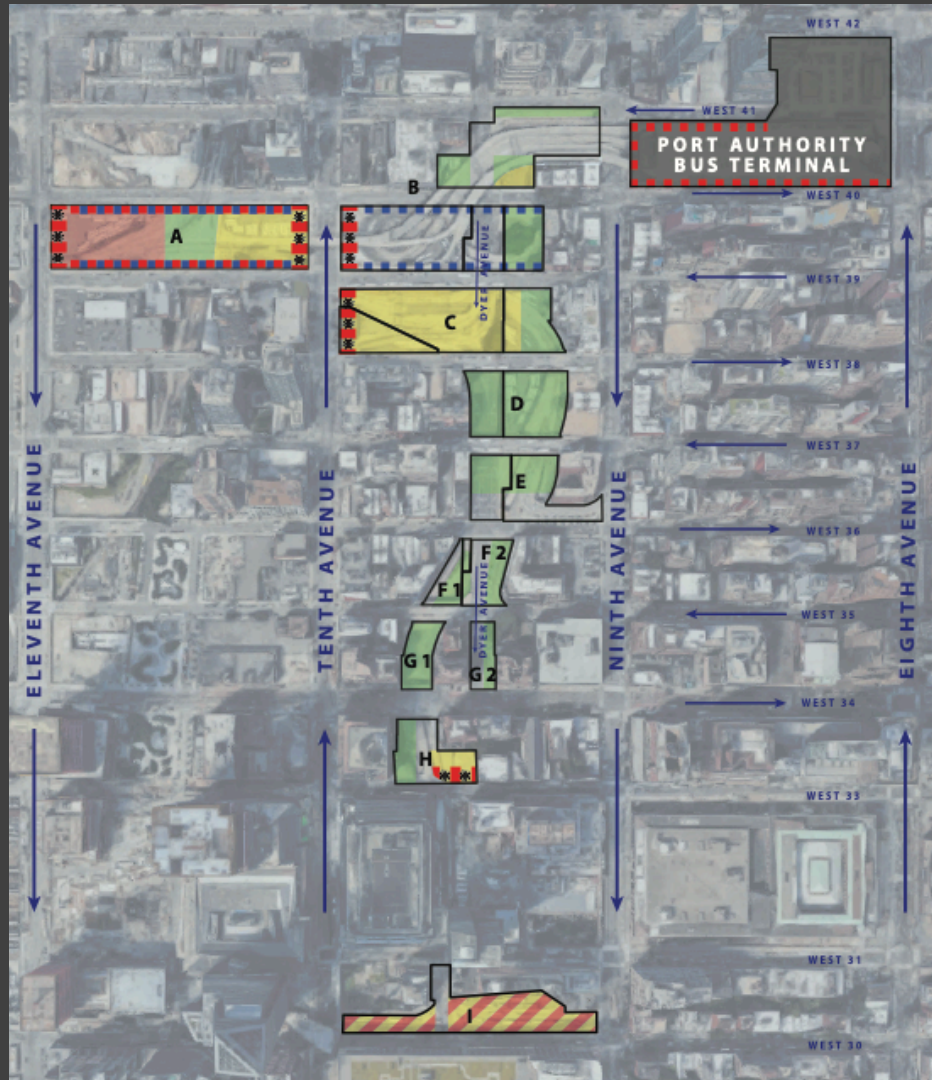


Sources: NYC DCP, HKSC

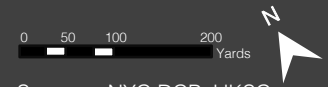
Proposed Uses: Retail & Community Facilities

Affordable retail & community facilities on selected side streets

No up-zoning, no change in permitted height



- Port Authority Properties
- Commercial
- Residential
- Public Open Space
- Community Facility
- Ground Floor Retail
- Affordable Ground Floor Local Retail



Sources: NYC DCP, HKSC

Highlights of four recently revised Sites

Site A

10th - 11th Aves
W 39th - W 40th St.

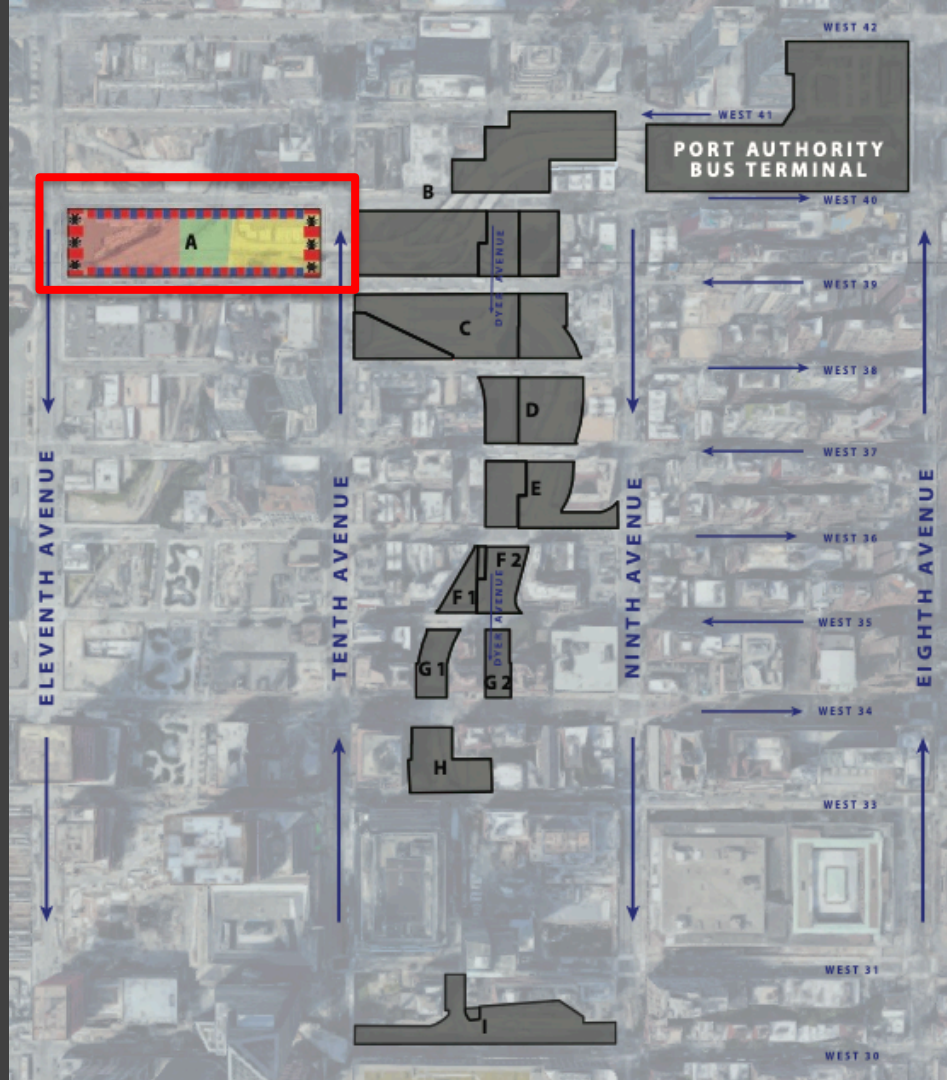
Lot area: 158,000 SF



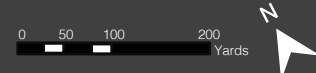
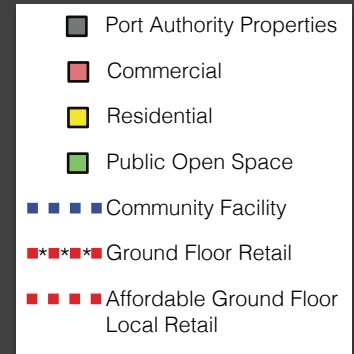
Site A

Proposed:

- 4 levels (120 ft.) of bus garage, enclosed with air filtration. Direct access by ramps
- 60-story residential tower on east side, 80-story commercial tower on west side over garage
- Green space over garage
- Affordable retail and community facilities on side streets



Type	SF
Green Space	24.9K
Residential	770K
Commercial	1.8M
Platform	100K



Sources: NYC DCP, HKSC

Site D

9th - 10th Aves
W 37th - W 38th St.

Lot area: 57,520 SF,
5.3 Acres

Proposed:

- Large public greenspace (1.3 acres)
- Centrally located
- Ample sun and sky views



Site G1-G2

9th - 10th Aves

W 34th - W 35th St.

Lot area: 26,856 SF

Proposed

- Two public green spaces
- Adjacent to existing residences
- Maintains light and air for 500 apartments

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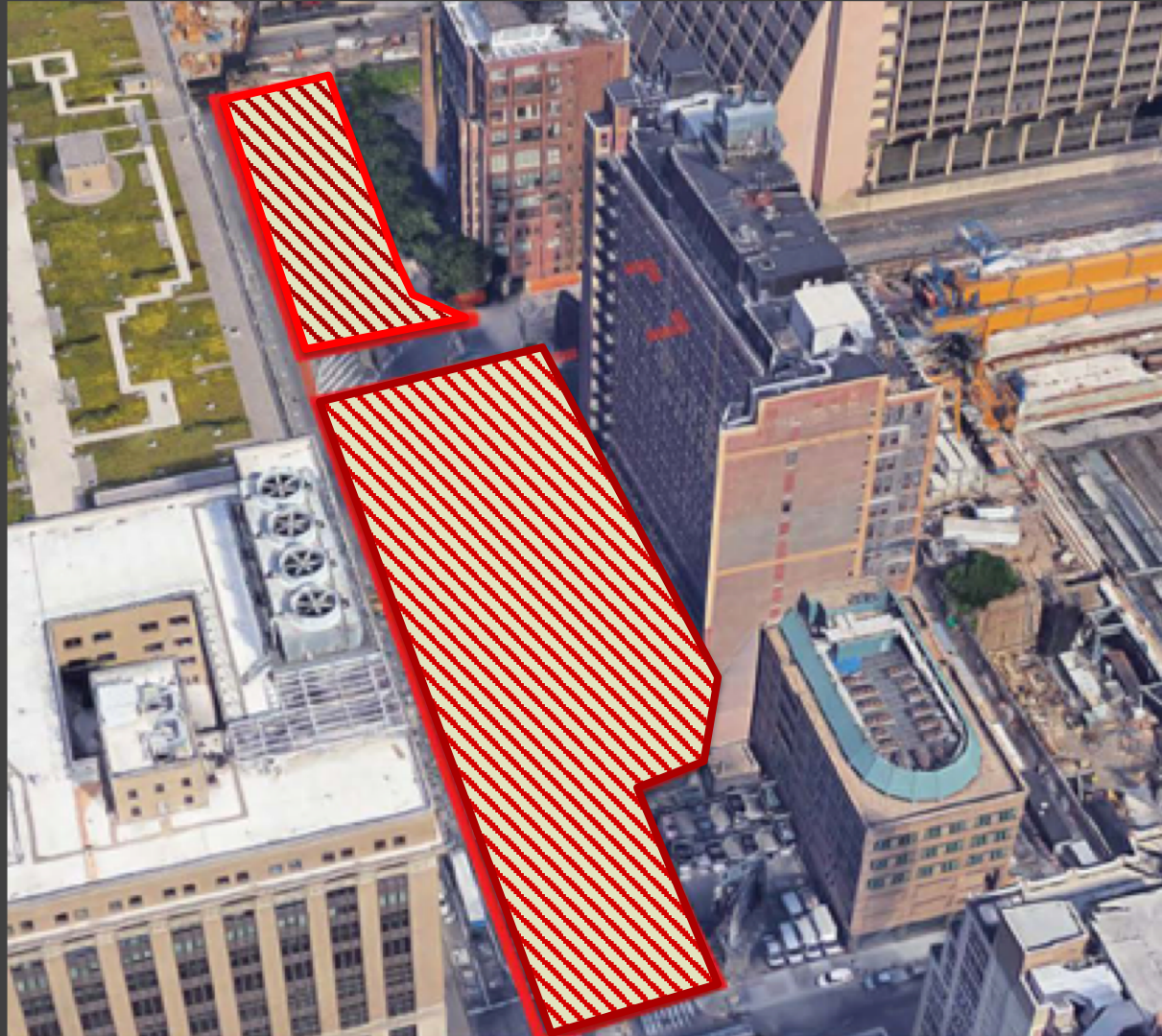
Site I

9th - 10th Aves
W 30th - W 31st St.

Lot area: 60,830 SF

Proposed

- Housing above commercial office use
- On east-west commercial corridor
- Bifurcated by Dyer Avenue



Plan in Numbers

Type	Total SF*	
Open Green Space	233,059	5.67 Total Acres
		1.3 Acres of Active Park
Residential	1,890,151	1,986 Total Units
		630 Affordable Units
Commercial	2,036,896	35,000 of retail on Avenues
		~25 Affordable Retail Stores

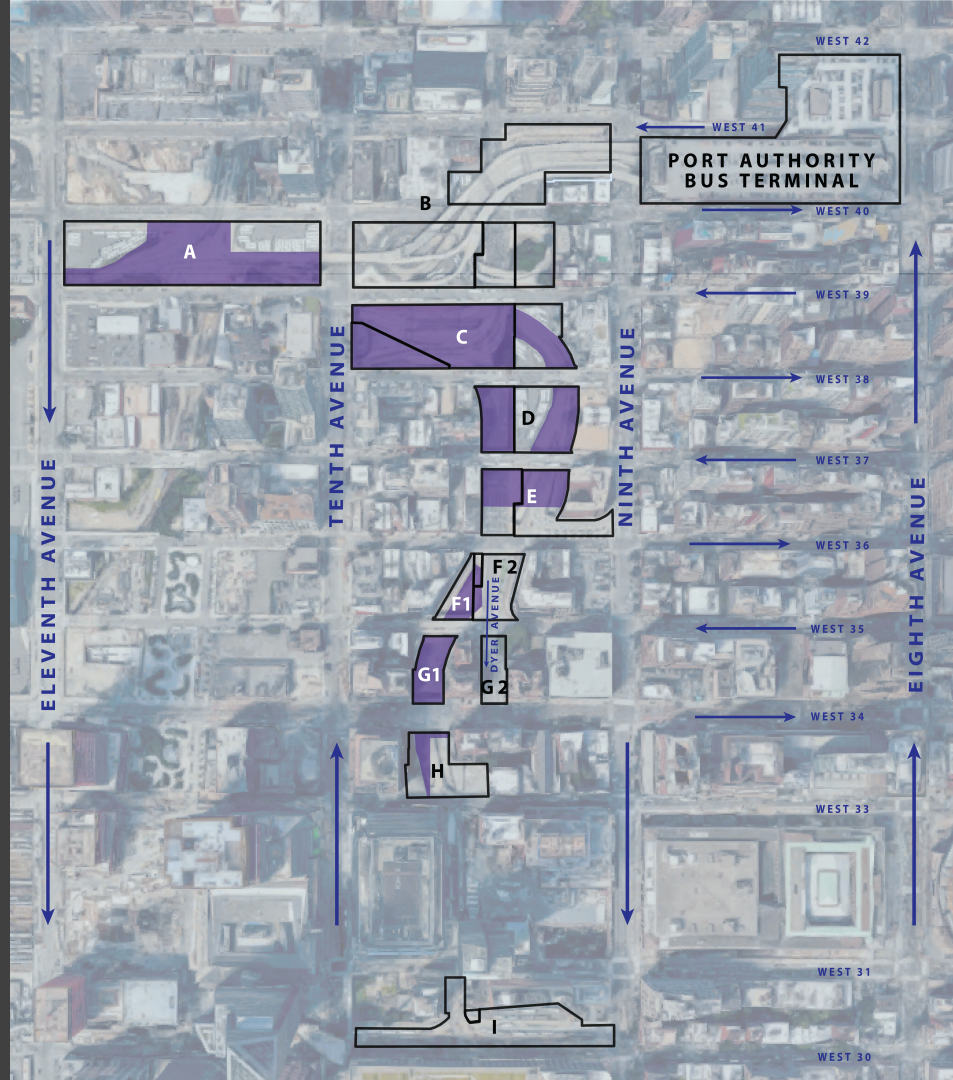
Implementation

An aerial photograph of a dense urban landscape, likely New York City, featuring a complex highway interchange in the foreground. The scene is filled with a variety of skyscrapers and buildings, including the prominent Empire State Building. The sky is bright blue with scattered white clouds. The word "Implementation" is overlaid in large, white, sans-serif font across the center of the image. In the background, a building has a red sign that reads "NEW YORKER". The foreground shows multiple lanes of traffic, including several white buses and cars, moving through the interchange.

Design & Construction

Single developer or standard design

PA responsible for project management and construction coordination



Type	SF
Platform	333K

- Port Authority Properties
- Platform Development Needed



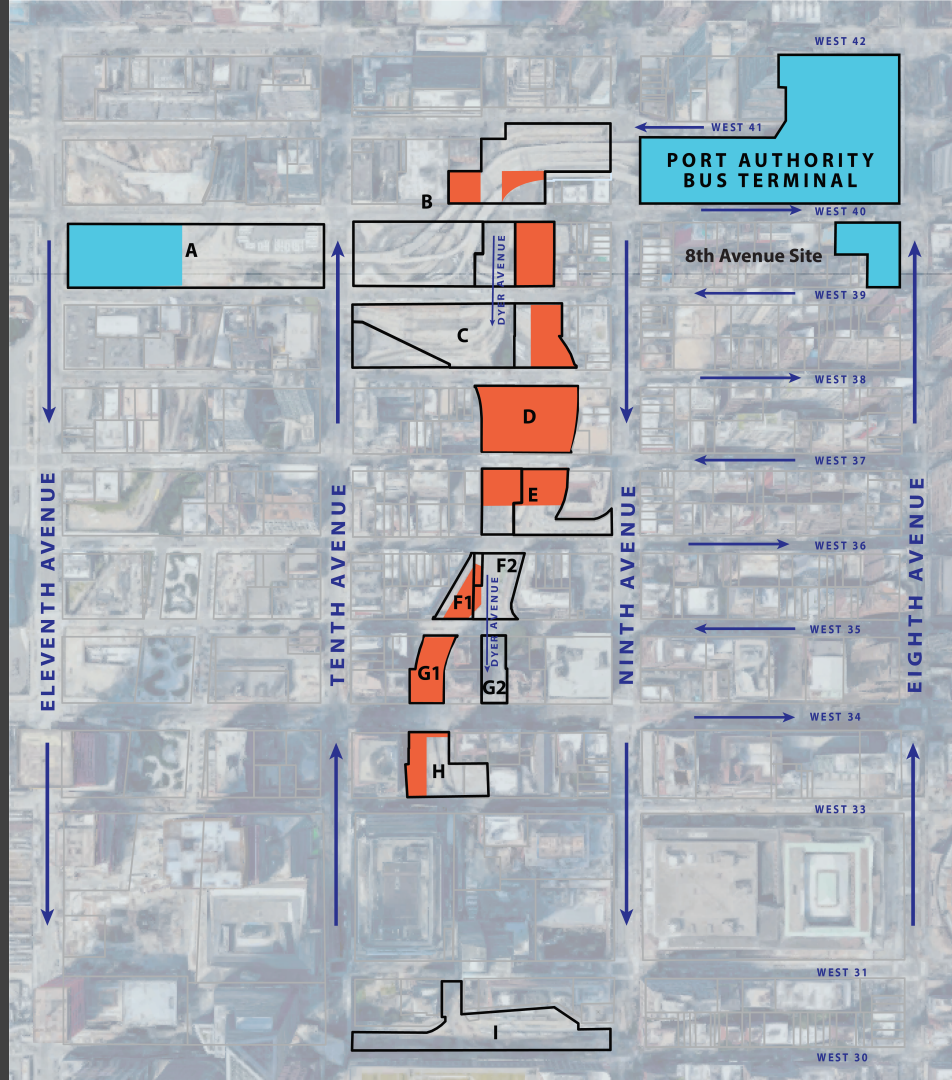
Sources: NYC DCP, HKSC

Transfer of Development Rights (TDRs)

Sending sites: Public open spaces

Receiving sites located in existing high density commercial zoned areas

Increases height & density of 3 receiving sites



Type	SF
Sending	1,246K
Receiving	1,246K

- Port Authority Properties
- Sending Sites
- Receiving Sites



Sources: NYC DCP, HKSC

Zoning Text Amendment

Amend Special Hudson Yards District to include:

- Transfer of Development Rights Subdistrict
 - And eliminate the special permit for building open space
- Floor area exemption for community facilities
- Affordable Housing Requirement
- Affordable Retail Stores Requirement

Next Steps

Next Steps

- HKSC asks that Manhattan CB4 endorse the Plan
- HKSC asks Port Authority to consider the Plan recommendations as the Bus Terminal Replacement Project advances



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