



# HKSC

HELL'S  
KITCHEN  
SOUTH  
COALITION

Walk-through with Port Authority & NYC Department of City Planning  
Monday, July 16, 2018

# Hell's Kitchen South Coalition



April 18, 2016 Town Hall

*Photo by Yannic Rack, Chelsea Now*

Alliance of diverse community stakeholders aiming to preserve, protect and strengthen the community of Hell's Kitchen South.

- Composed of residents, community service providers, business owners and elected officials
- Established in 2017 following two big 2016 Town Hall meetings
- Well-attended community and committee meetings in 2017 and 2018 provided input for HKSC Neighborhood Plan

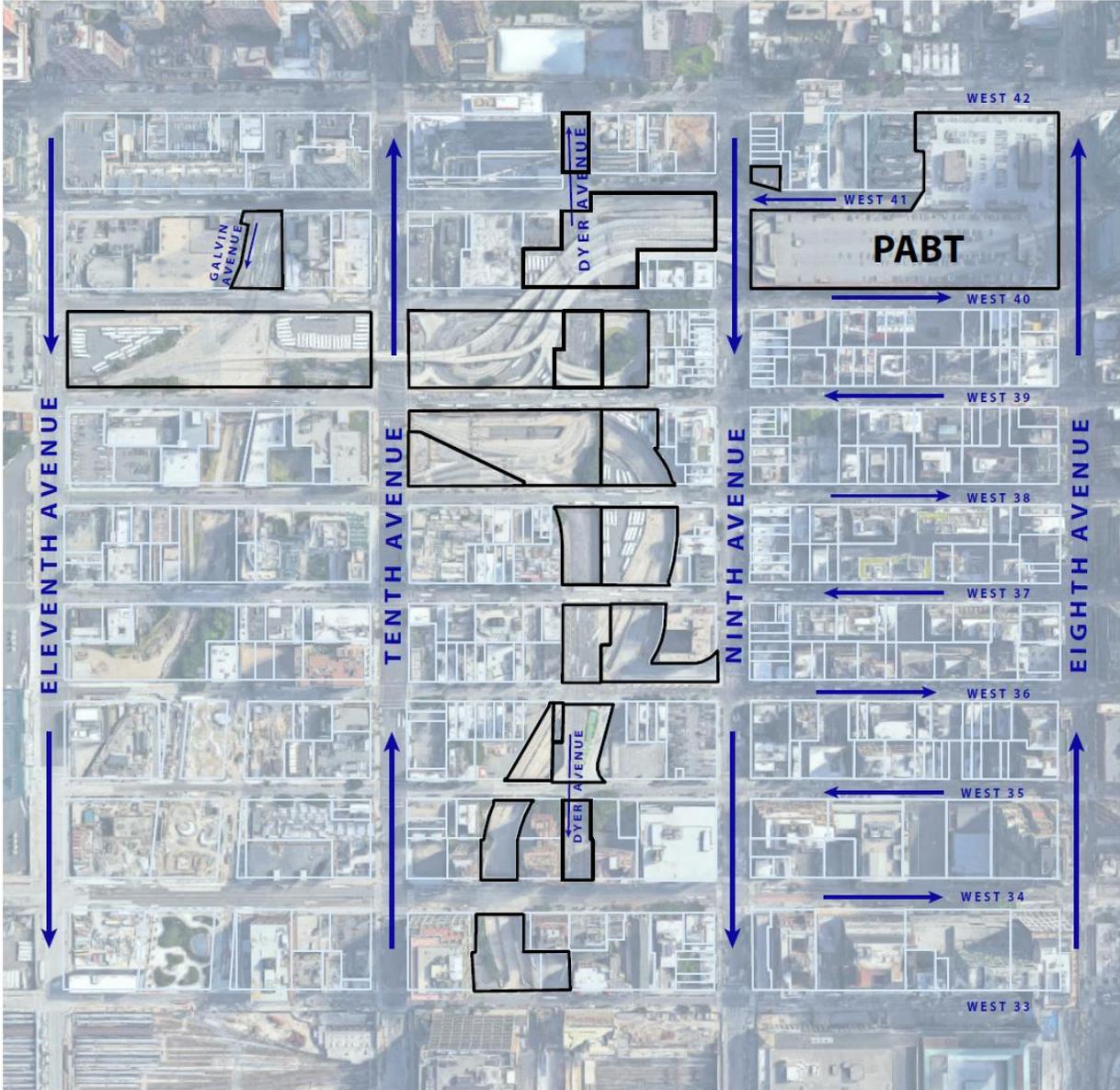
Prepared Draft HKSC Neighborhood Plan

- On May 2, 2018 CB4 full Board recommended approval of the draft Plan's concept
- Next steps:
  - Follow-up meetings with PA, DCP, DOT, BID
  - Revise Plan based on comments from community and information from agencies
  - Complete draft report for review

# Overview

- Plan area: from West 30<sup>th</sup> to West 42<sup>nd</sup> Streets, from 8<sup>th</sup> Avenue to 11<sup>th</sup> Avenue
- Land use recommendations for nine Port Authority-owned sites
- Input from previous community meetings and an on-line survey
- Will be refined as the plan develops reflecting community comments and information from Port Authority and City Planning

## Hell's Kitchen South – Port Authority Properties

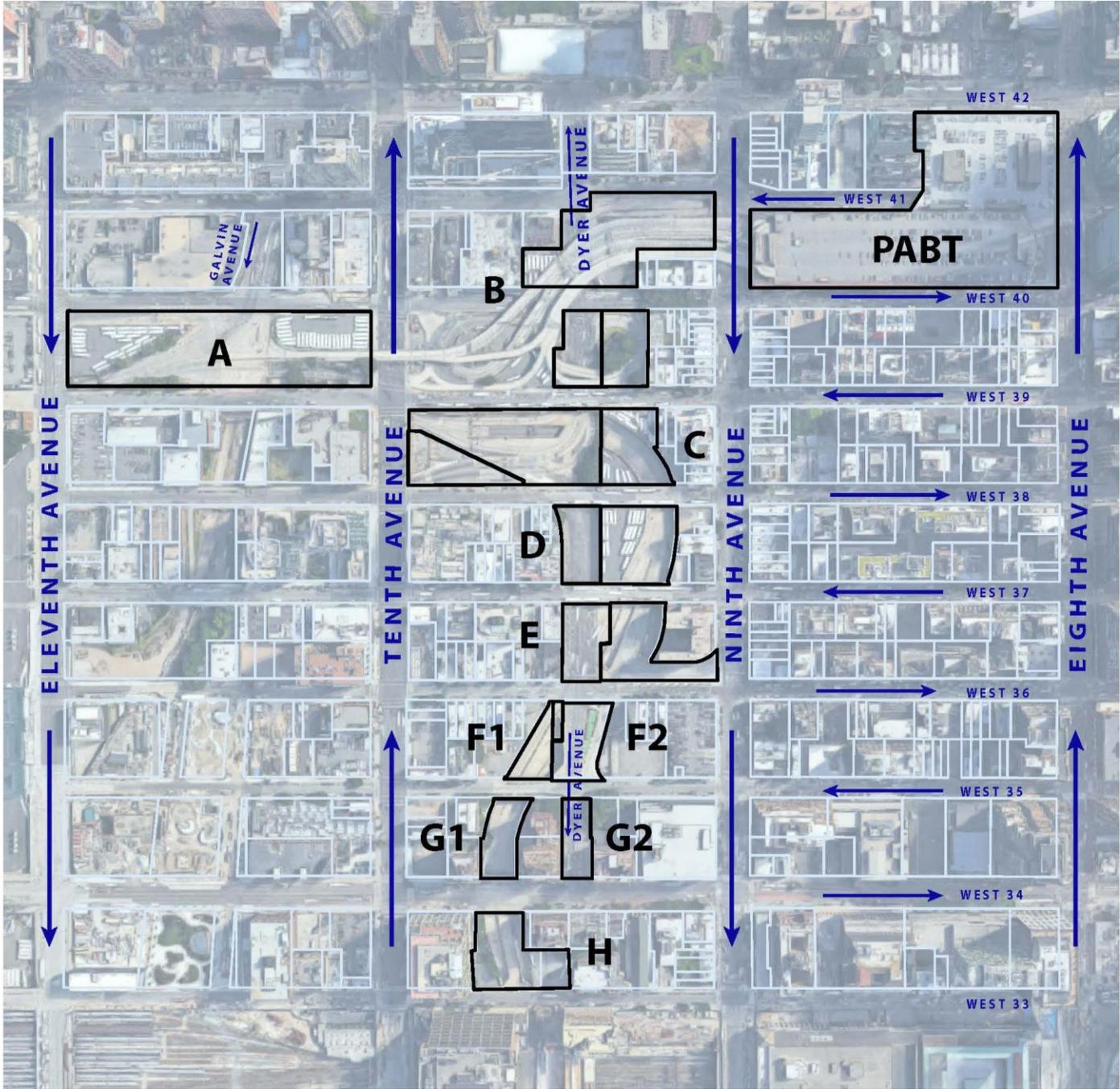


□ Port Authority Owned Lots  
□ All Other Lots

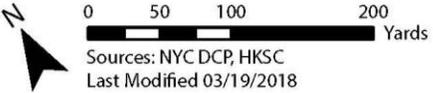
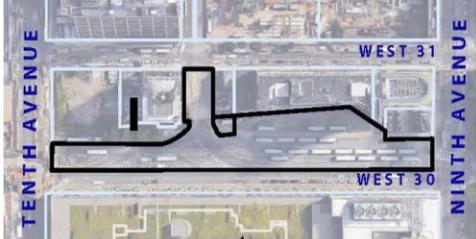


0 50 100 200 Yards  
Sources: NYC DCP, HKSC  
Last Modified 07/05/2018

# Plan Overview



- Port Authority Owned Lots
- All Other Lots



# Hell's Kitchen South Zoning

- Plan area is governed by 2005 Special Hudson Yards District
- Plan focuses on “Hell’s Kitchen Sub-district” D: mostly residential with low scale older housing

## Special Hudson Yards District: Subareas

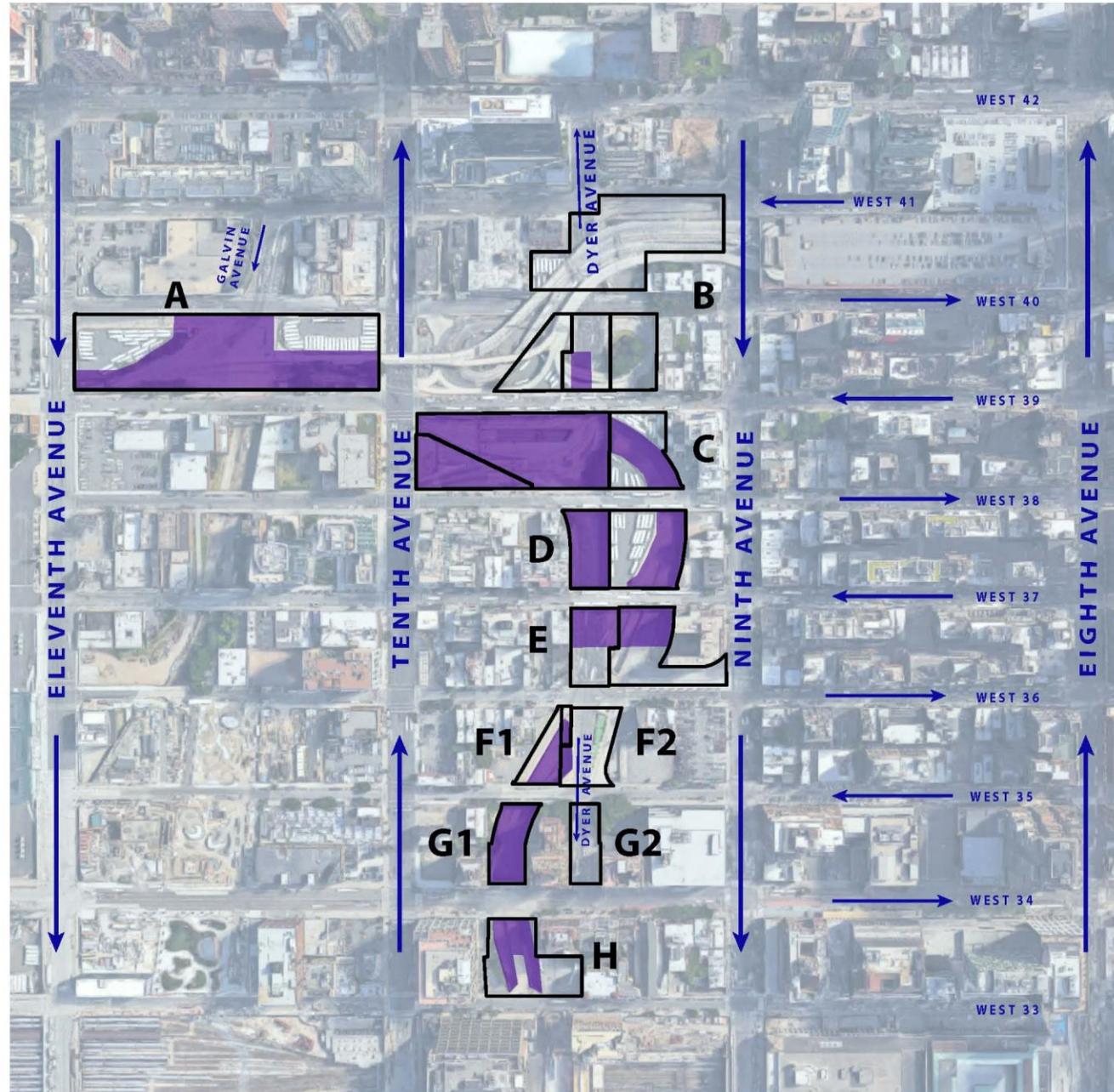


	Development Site		Commercial w/ limited residential	<b>A</b> Large Scale Plan Subdistrict <b>B</b> Farley Corridor Subdistrict <b>C</b> 34 <sup>th</sup> Street Corridor Subdistrict <b>D</b> Hell's Kitchen Subdistrict <b>E</b> South of Port Authority Subdistrict
	Special Hudson Yards Subdistrict		Residential w/ limited retail	
	Subarea Boundary		Mixed Use	
<b>A</b>	Subarea			

# Neighborhood Planning Goals

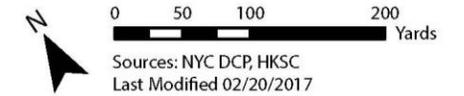
- Comply with existing zoning; respect neighborhood character
- Improve air quality
- Create new public green spaces
- Create permanently affordable housing
- Encourage local businesses

# Platforms



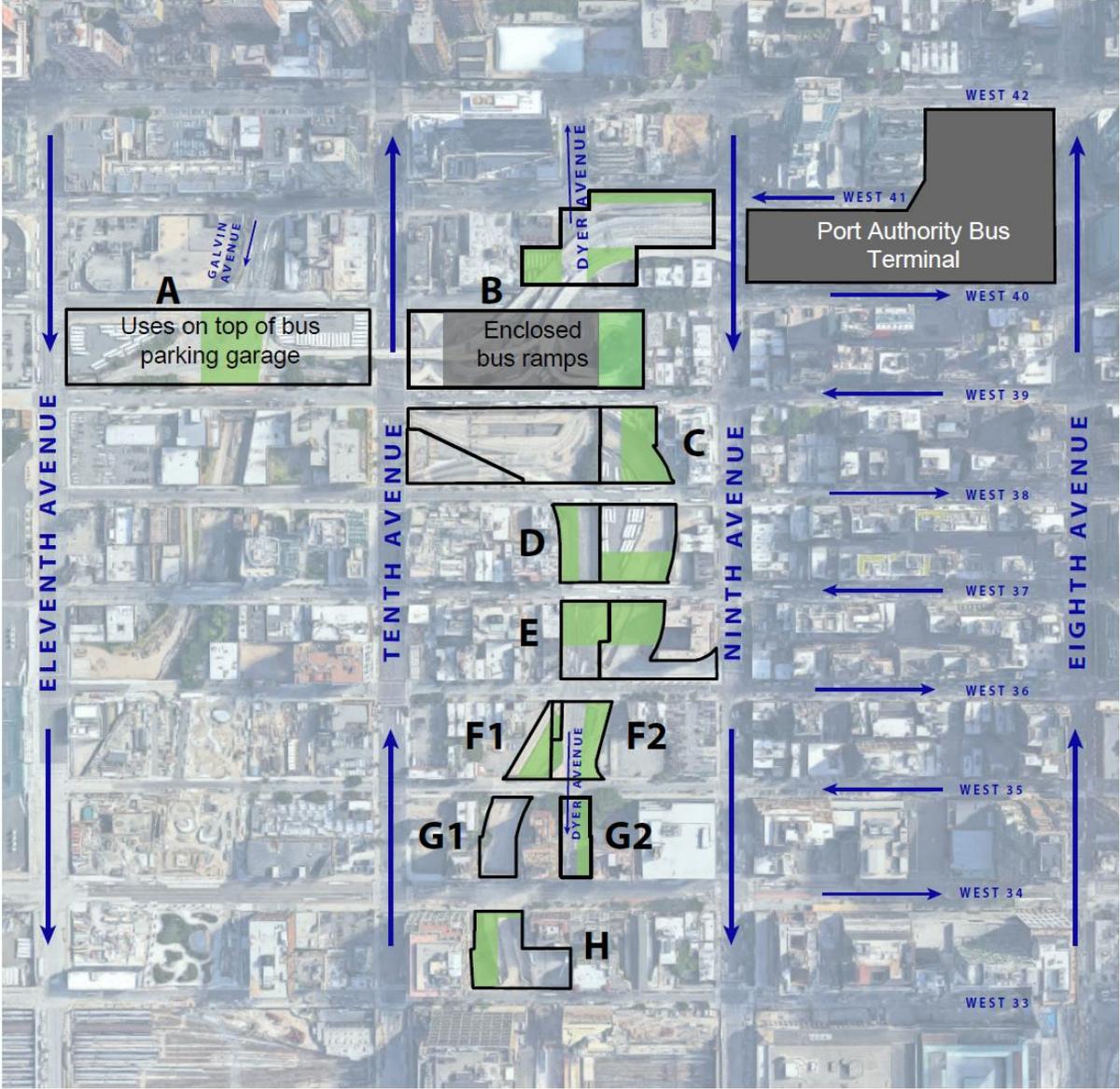
## Platforms Required For Development

■ Platform Development Needed



# Green Spaces

- North-south “necklace” of public green spaces
- Would add significant amount of public green space
- The permitted floor area from open space sites would be transferred (Transfer Development Rights) to other Port Authority sites

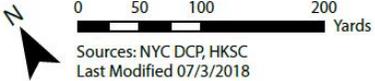


### Proposed Uses

- Commercial
- Residential
- Public Open Space
- Ground Floor Retail
- Community Facility
- Affordable Ground Floor Local Retail
- Affordable Ground Floor Local Retail/Community Facility



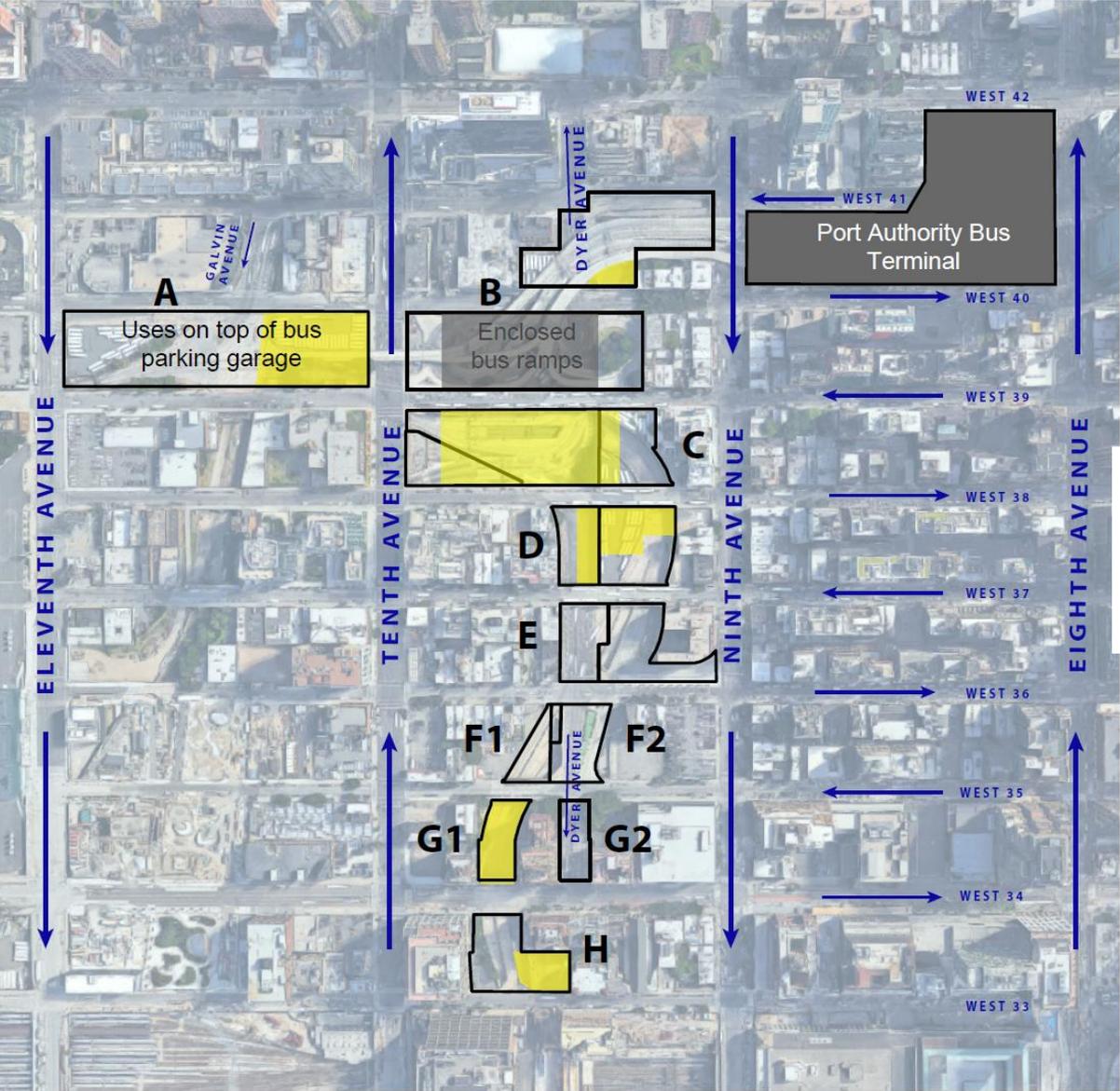
DRAFT



**HKSC** HELL'S KITCHEN SOUTH COALITION

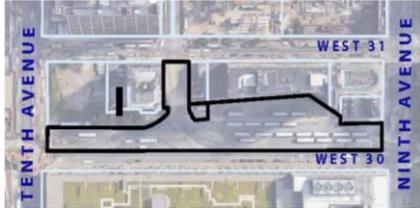
# Residential

- North-south “necklace” of public green spaces
- Residential development where feasible
- Would add significant number of affordable apartments (30% requirement)

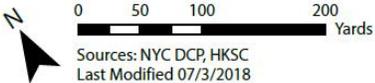


### Proposed Uses

- Commercial
- Residential
- Public Open Space
- Ground Floor Retail
- - - Community Facility
- - - Affordable Ground Floor Local Retail
- - - Affordable Ground Floor Local Retail/Community Facility

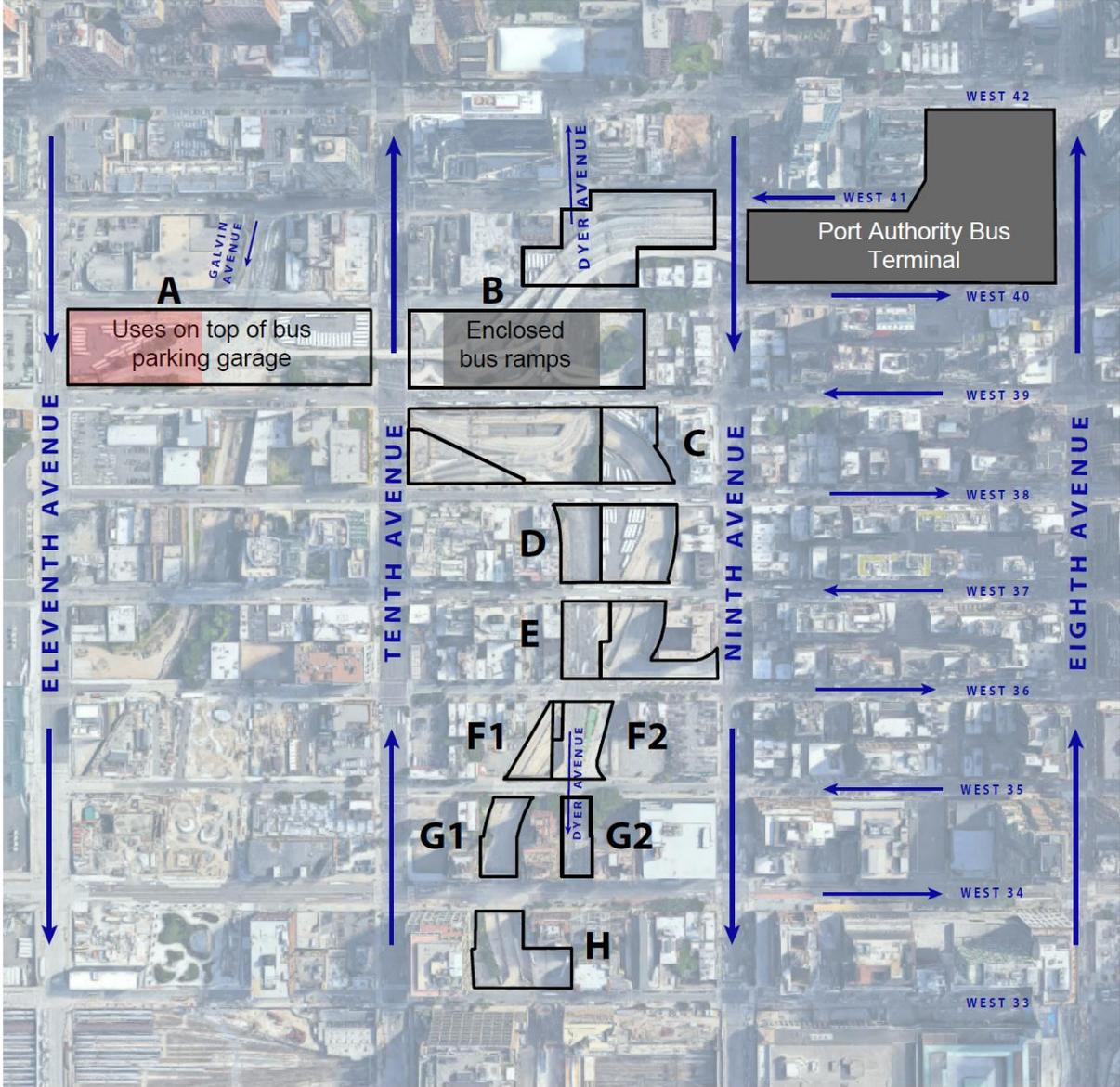


DRAFT



# Commercial

- North-south “necklace” of public green spaces
- Residential development where feasible
- Tour and charter bus facility on Galvin Plaza (Site A) with commercial and residential development on top

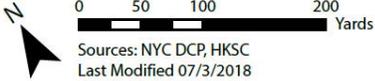


### Proposed Uses

- Commercial
- Residential
- Public Open Space
- Ground Floor Local Retail
- Community Facility
- Affordable Ground Floor Local Retail
- Affordable Ground Floor Local Retail/Community Facility

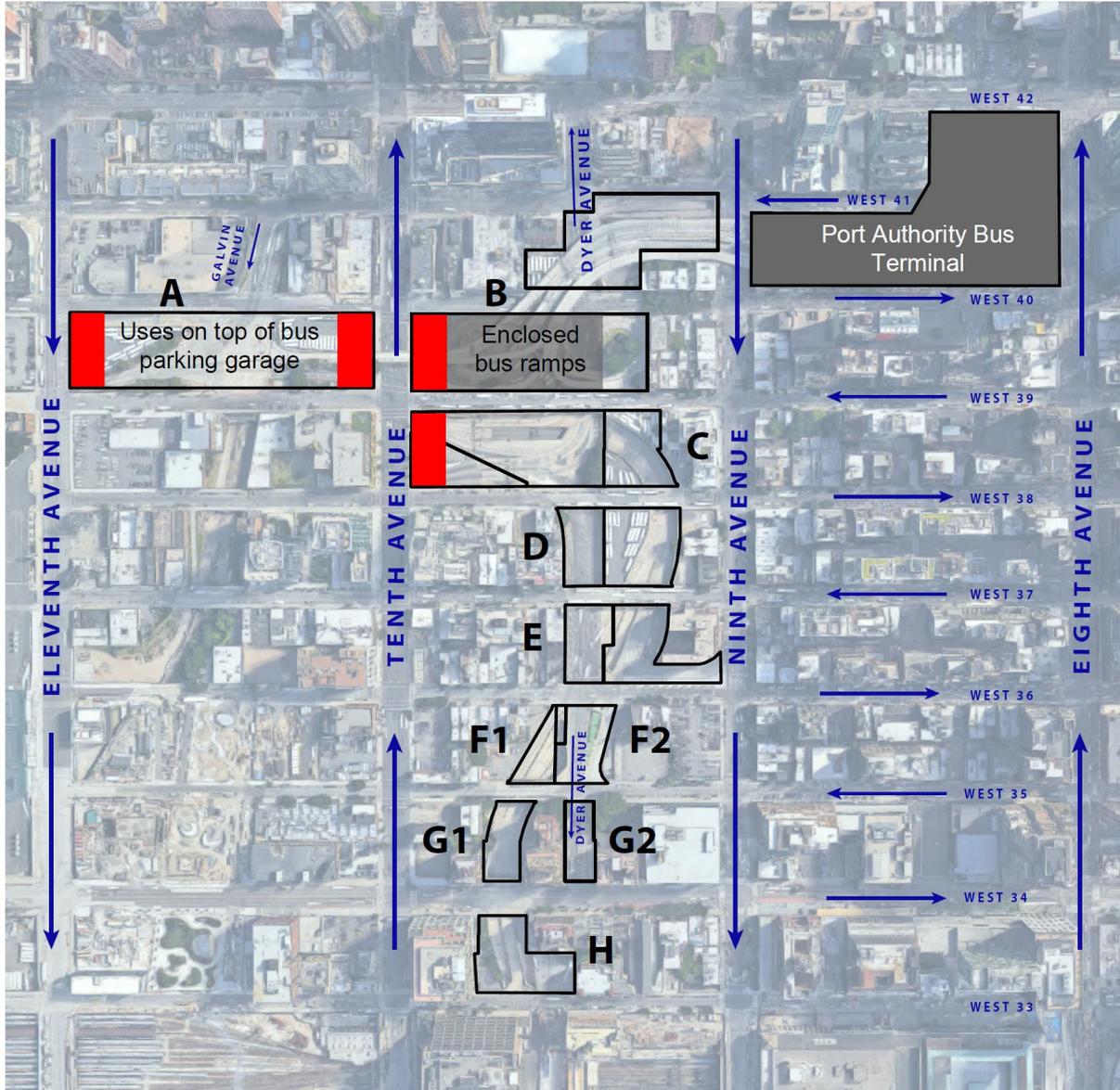


DRAFT



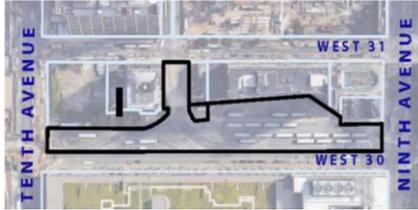
# Ground Floor Retail

- North-south “necklace” of public green spaces
- Residential development where feasible
- Tour and charter bus facility on Galvin Plaza (Site A) with commercial and residential development on top
- As of right retail on avenues , and affordable retail along bus terminal and on selected side streets.

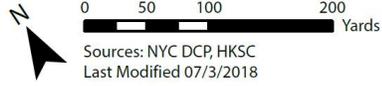


### Proposed Uses

- Commercial
- Residential
- Public Open Space
- Ground Floor Local Retail
- - - Community Facility
- - - Affordable Ground Floor Local Retail
- - - Affordable Ground Floor Local Retail/Community Facility



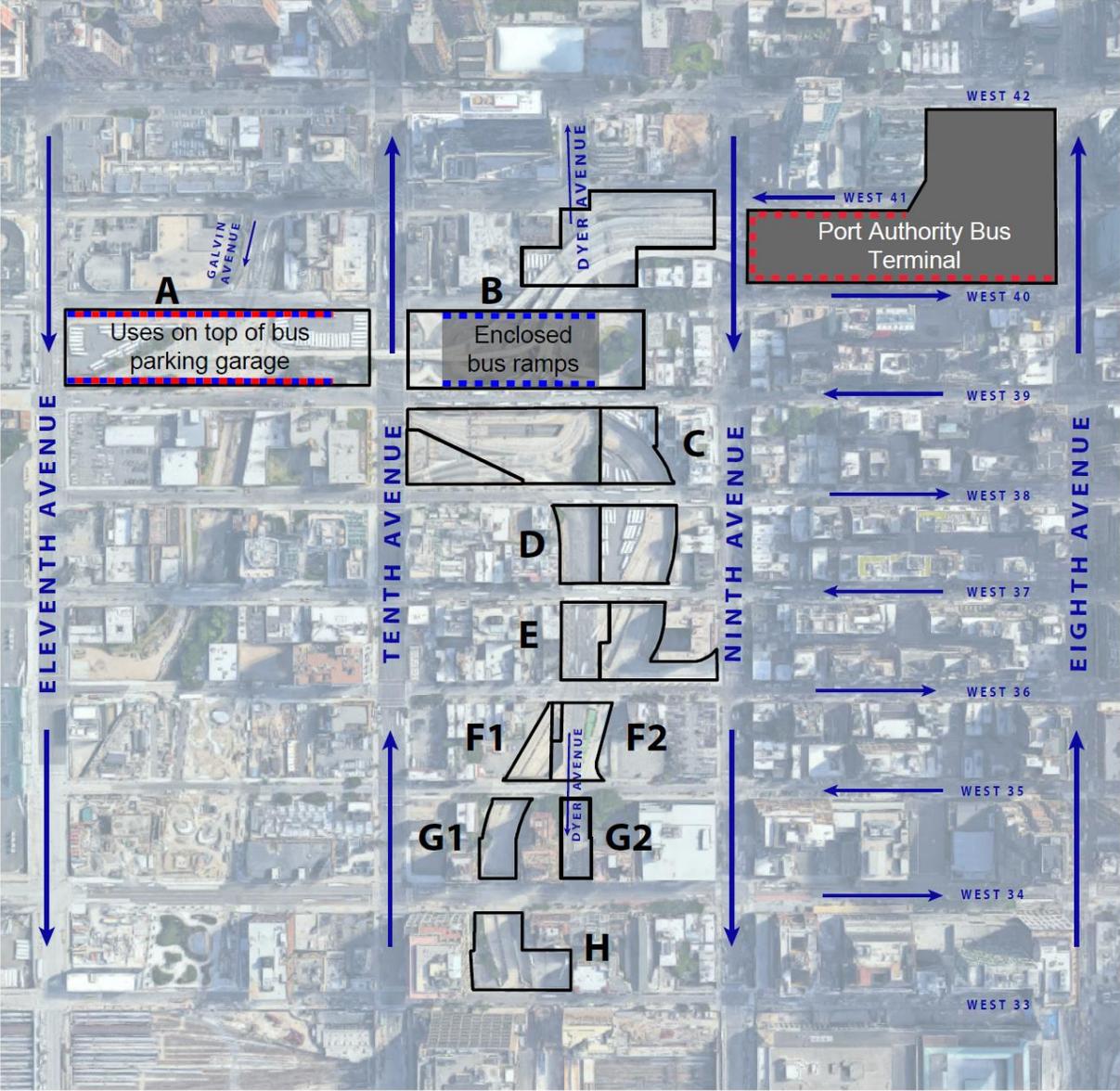
DRAFT



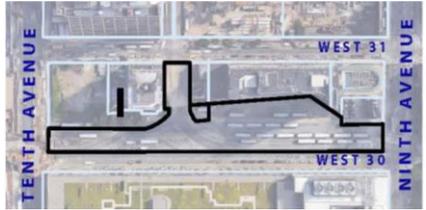
# Affordable Ground Floor Local Retail & Community Facilities

- Allocate 30% of ground floor for affordable\* retail at PABT and on selected side streets
- PA requires developers to provide affordable retail space with basic outfitting
- Community Advisory Council consults with developers to retain retail diversity

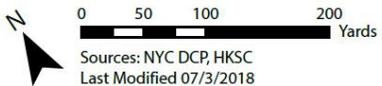
\* definition TBD



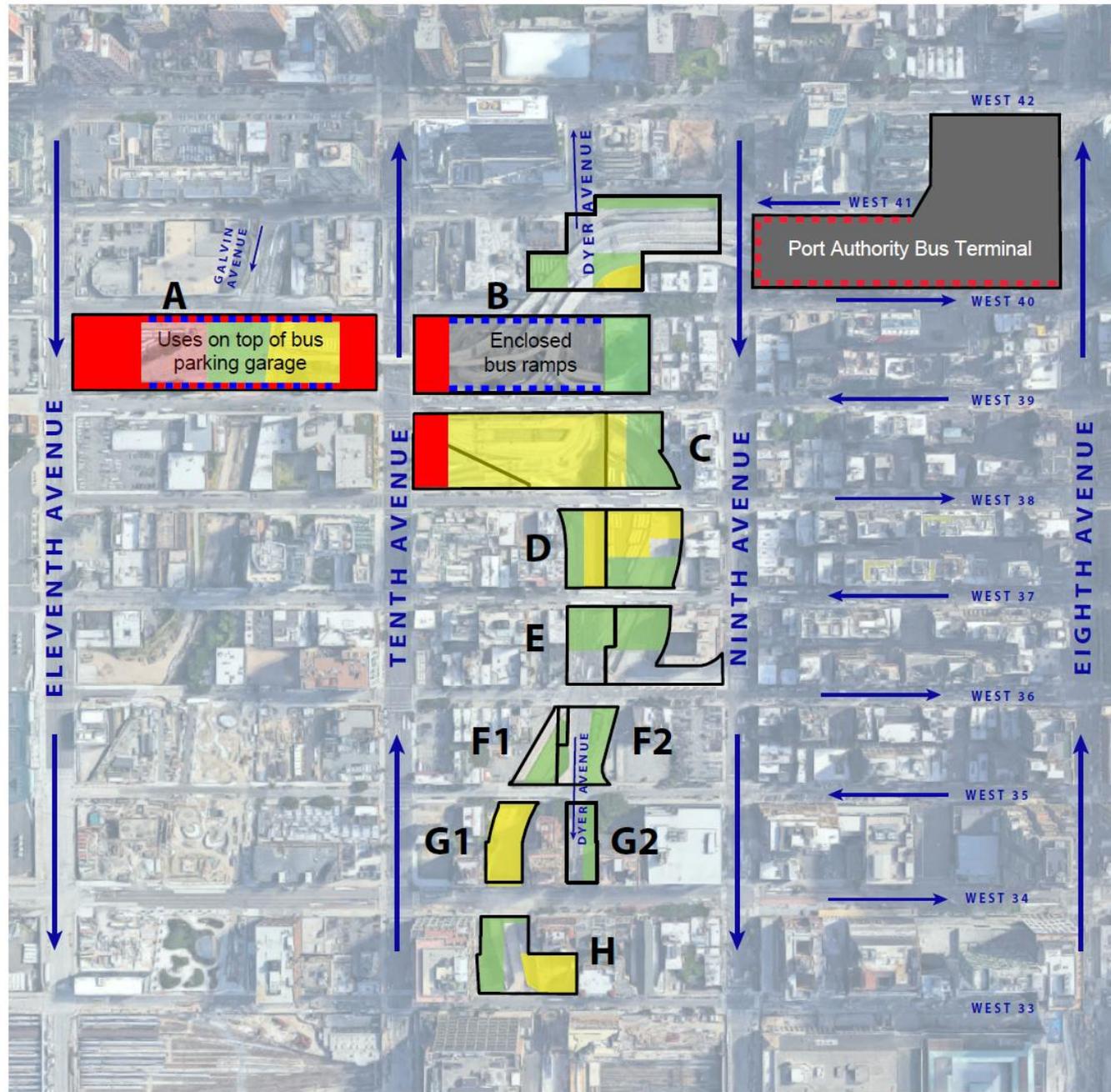
- Commercial
- Residential
- Public Open Space
- Ground Floor Retail
- Community Facility
- Affordable Ground Floor Local Retail
- Affordable Ground Floor Local Retail/Community Facility



DRAFT

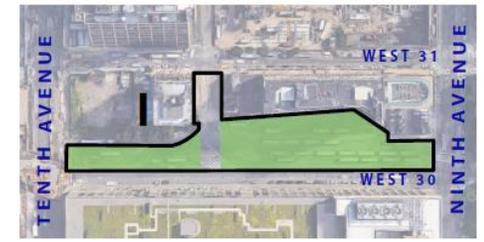


# Proposed Uses

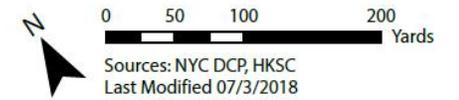


## Proposed Uses

- Commercial
- Residential
- Public Open Space
- Ground Floor Retail
- - - Community Facility
- - - Affordable ground floor local retail
- - - - Ground Floor Local Retail/Community Facility

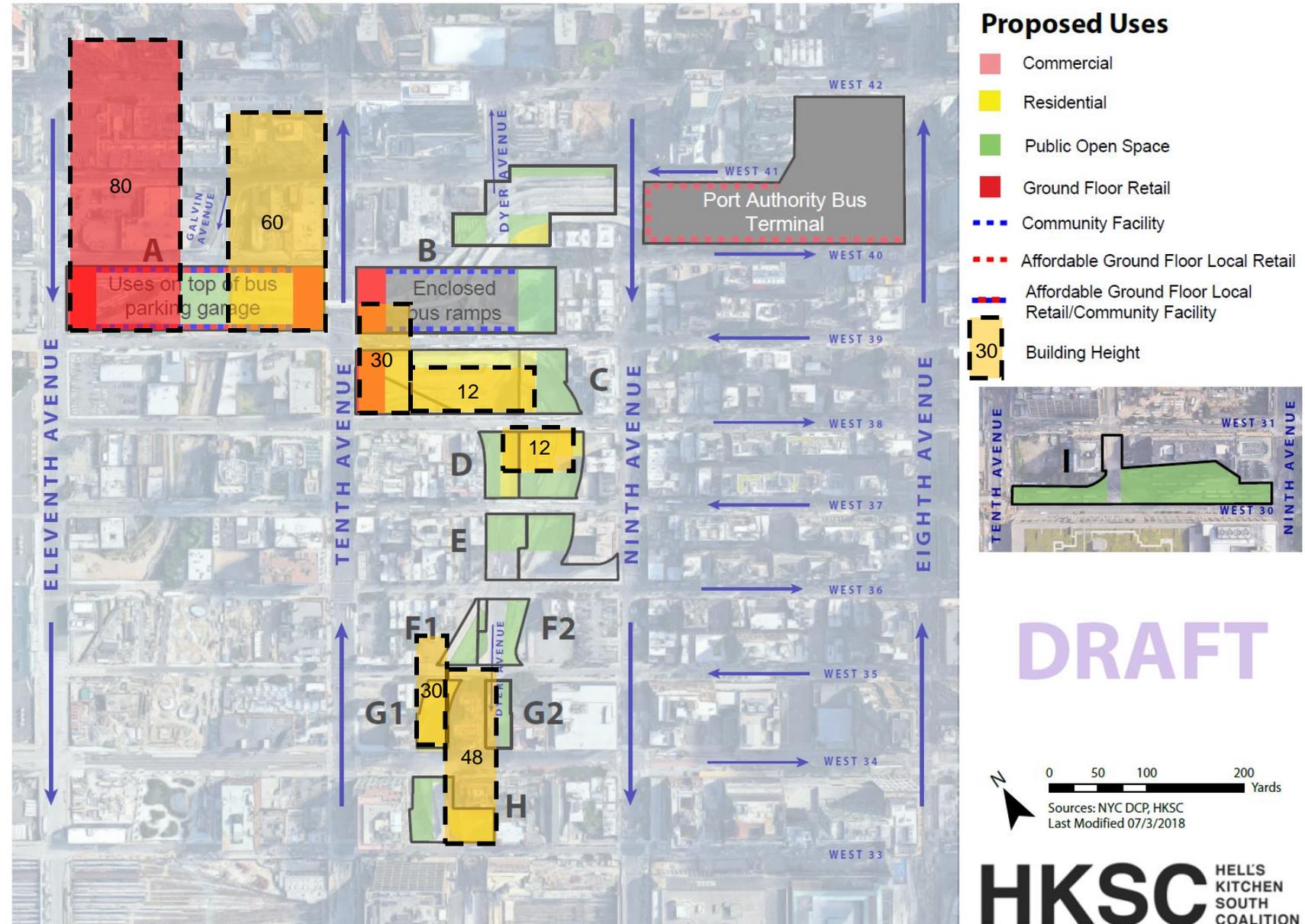


DRAFT



# Building Heights for Proposed Residential & Commercial Sites<sup>1</sup>

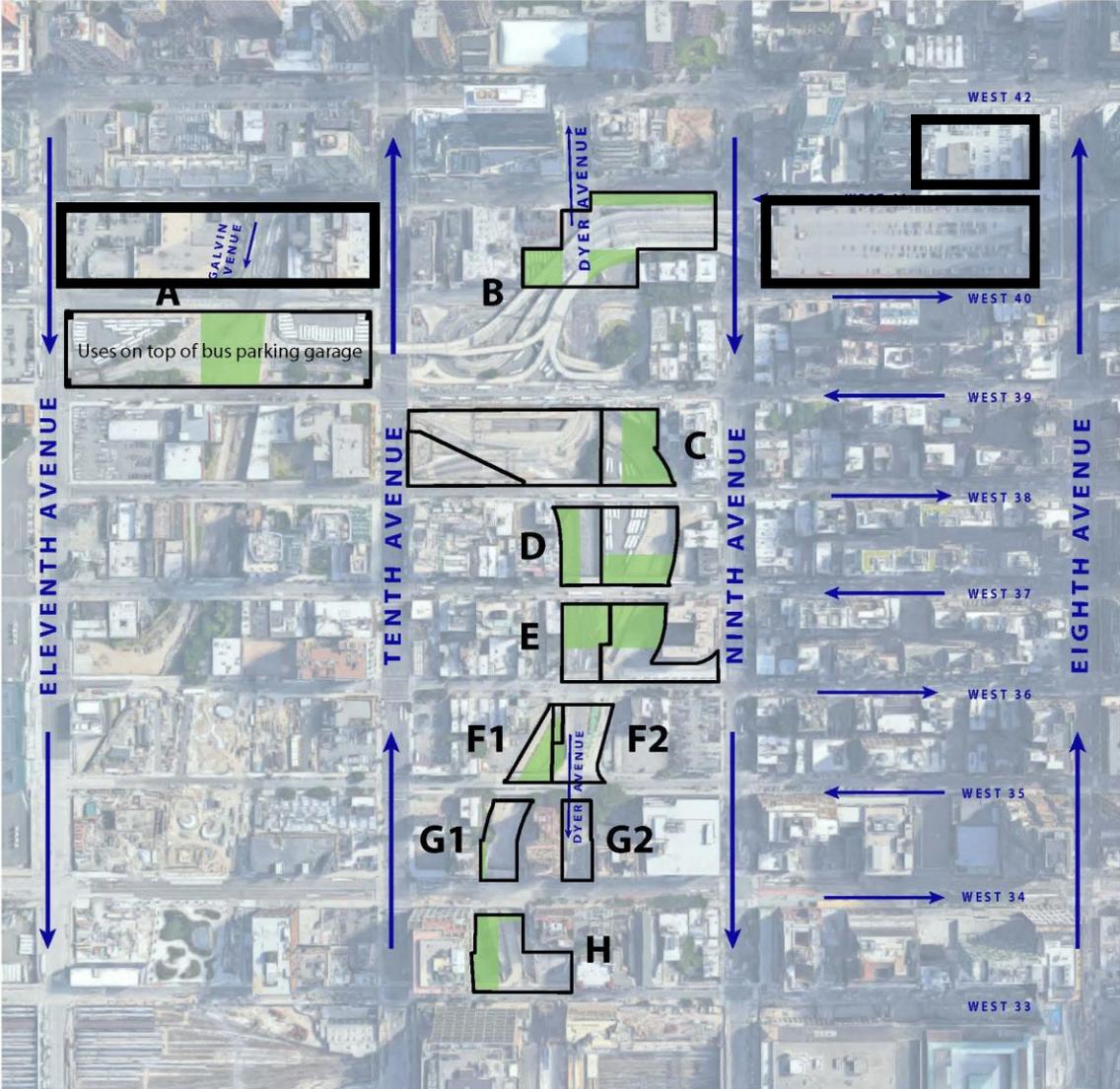
- Heights as permitted by existing zoning
- Taller buildings on 11<sup>th</sup> and 10<sup>th</sup> Avenues, 34<sup>th</sup> and 33<sup>rd</sup> Streets
- Lower buildings in the residential core



<sup>1</sup> Mid-block buildings are capped at 120 feet (~12 stories). Other building heights are based on the approximate square footage of the sites.

# Implementation

- The Special Hudson Yards District would need to be amended for:
  - 30% permanently affordable housing
  - Creation of sub-district for transfer of development rights (TDR)
- Action would require the submission of a zoning text amendment which would go through the ULURP process



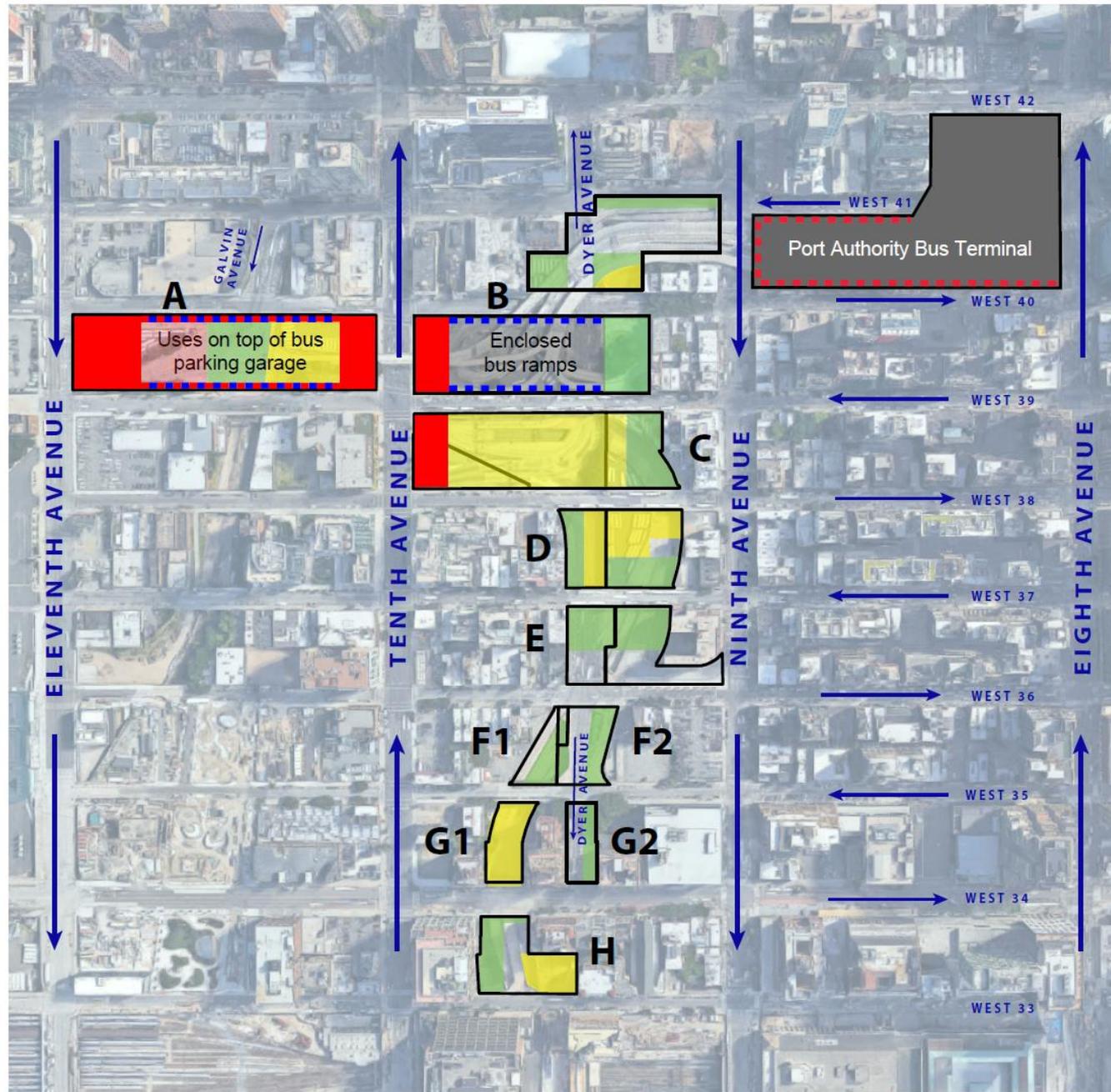
■ Transfer Development Rights - Sending Sites  
 Transfer Development Rights - Receiving Sites



**DRAFT**  
 As of April 3, 2018

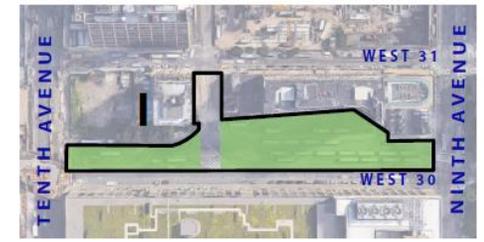
0 50 100 200 Yards  
 Sources: NYC DCP, HKSC  
 Last Modified 03/28/2018

# Proposed Uses

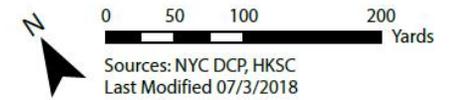


## Proposed Uses

- Commercial
- Residential
- Public Open Space
- Ground Floor Retail
- - - Community Facility
- - - Affordable ground floor local retail
- - - - Ground Floor Local Retail/Community Facility



DRAFT



**HKSC** HELL'S KITCHEN SOUTH COALITION