



April 10, 2019 / Calendar No. 10

N 190205 ZRM

IN THE MATTER OF an application submitted by 509 W 34, L.L.C., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article IX, Chapter 3 (Special Hudson Yards District) for the purpose of modifying lobby and street tree provisions in Four Corners Subarea A2, Borough of Manhattan, Community District 4.

This application for an amendment of the Zoning Resolution (ZR) was filed by 509 W 34, L.L.C. on November 21, 2018. The proposed text amendment to Section 93-14(a) (Ground Floor Level Requirements) and Section 93-62 (Street Tree Planting) of Article IX, Chapter 3 would modify certain requirements related to lobby width requirements and street tree mandatory improvements in Subarea A2 of the Special Hudson Yards District (SHYD) in Manhattan Community District 4.

BACKGROUND

509 W 34, L.L.C. (the applicant) proposes a zoning text amendment to modify ground floor and mandatory improvement requirements in the SHYD to facilitate the development of a 65-story Class A commercial office building with ground floor retail at 66 Hudson Boulevard (the development site). The SHYD, bounded by West 30th Street to the south, West 41st Street to the north, Eighth Avenue to the east and Eleventh and Twelfth avenues to the west, was adopted by the City Planning Commission (CPC) in 2004 (N 040500(A) ZRM, et al.). The SHYD was intended to foster a mixed-use, medium- to high-density business district with an extensive open space network. The primary open space in this network is the Hudson Boulevard and Park: a linear north-south park bordered by new tree-lined boulevards (Hudson Boulevard West and East) that,

upon completion, will run from West 33rd Street to West 39th Street, midblock between Tenth and Eleventh Avenues. The Hudson Boulevard and Park is flanked by high-density commercial districts: Subareas A2-A5 and D1. Subareas A2-A5 have an underlying zoning of C6-4, but special floor area regulations allow property owners to increase their floor area ratio (FAR) through various mechanisms. Subarea A2, adjacent to the Number 7 subway entrance at West 34th Street, has the highest density in the SHYD, with a base floor area of 10.0 that may be increased to a maximum FAR of 33.0.

The development site is a currently vacant 67,451.83-square-foot lot occupying the full block bounded by West 35th Street, Tenth Avenue, West 34th Street, and Hudson Boulevard East. It is in Large-Scale Plan Subdistrict A, Four Corners Subarea A2 of the SHYD. Since the adoption of the SHYD, the Chair of the City Planning Commission (CPC) has approved several certification applications and the CPC has granted an authorization to facilitate the development of a 33.0 FAR office building at the development site (applications N 180045 ZCM, N 150450 ZCM, N 150452 ZCM, N 180021 ZAM, N 160241 ZCM, N 160242 ZCM, and N 180046 ZCM). The building will contain approximately 2,225,910 square feet and rise to a height of approximately 1,031 feet. The ground floor will include primary lobby entrances on Tenth Avenue and Hudson Boulevard East (proposed to be modified by the subject application). It would also include an as-of-right lobby entrance on West 34th Street for an anchor tenant. An as-of-right lobby entrance could also be built on West 35th Street, depending on the needs of the future tenants. The remainder of the ground floor street frontages will be occupied by retail, with all loading along West 35th Street.

The SHYD requires certain on-site improvements to enhance the pedestrian and urban design experience in Subarea A. These include provisions regulating the width of lobby entrances to reserve retail frontage (ZR 93-14(a)) and street tree planting requirements along key corridors (ZR 93-62). The applicant seeks a zoning text amendment to increase the maximum permitted lobby width on Hudson Boulevard East and Tenth Avenue from 40 feet to 70 feet for a development having two million square feet or more of floor area (ZR 93-14(a)), and clarify the requirement for additional street tree planting to apply solely along West 34th Street (ZR 93-62).

Lobby width (ZR 93-14(a)): The current SHYD zoning requires that lobbies along certain streets and avenues in Subdistricts A, B, C, D and E comply with the Type 2 lobby provisions of ZR 37-33 (Maximum Width of Certain Uses), which require that the width of such lobbies, in total, not exceed 25 percent of the street wall width of the building, or more than 40 linear feet of street wall, whichever is less. The street walls along Hudson Boulevard East and Tenth Avenue are approximately 197 feet. Since 25 percent of each frontage would be 49 feet, the lobbies on Hudson Boulevard East and Tenth Avenue are limited to 40 feet.

66 Hudson Boulevard is a full-block site and will be developed with over two million square feet. The office building and retail space will have up to 14,000 employees and visitors entering the building daily. The applicant believes that 40-foot lobby entrances would be inadequate for a building of this size. The proposed text amendment would allow up to 70 feet of street frontage for each of the lobby entrances along Tenth Avenue and Hudson Boulevard East. The text limits the applicability for the 70-foot entrances to full-block buildings with two million square feet of floor area or more, in Subarea A2, and fronting on Hudson Boulevard East and Tenth Avenue. Only the 66 Hudson Boulevard site would fulfill these requirements.

Street Tree Plantings (ZR 93-62): Current zoning requires that additional street trees be planted along the entire length of the zoning lot where a mandatory sidewalk widening (SWW) is required. Three frontages of 66 Hudson Boulevard require SWW: West 34th Street, West 35th Street, and Hudson Boulevard East. This requirement is in addition to the underlying basic street tree plantings of the SHYD and would result in a double tree allée along these frontages. The applicant believes that this double street tree requirement would make the Hudson Boulevard East and West 35th Street sidewalks too congested, as these frontages only require a five-foot SWW, resulting in a less than eight-foot clearance for pedestrians. West 34th Street, however, requires a ten-foot SWW and allows for greater than ten-foot clearances. Additionally, the Hudson Yards CPC Report (N 040500(A) ZRM) indicates that the intention of ZR 93-62 was to provide this double tree allée specifically along 34th Street:

“The Commission believes that the requirements for sidewalk widening, ground floor retail and transparency, curb cut restrictions, and street tree planting would ensure a lively and

attractive streetscape. In particular, a ten-foot sidewalk widening and a double row of trees would be required along West 34th Street to ensure a generous and welcoming pedestrian route from Midtown to the Hudson River.”

The applicant proposes to limit the second street tree requirement for SWW to the West 34th Street frontage.

ENVIRONMENTAL REVIEW

The subject application (N 190205 ZRM) was reviewed pursuant the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations (NYCRR), Section 617.00 et seq. and the New York City Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 03DCP031M. The lead agency is the City Planning Commission.

On November 8, 2004, a Final Generic Environmental Impact Statement (FGEIS) was completed by the CPC and the Metropolitan Transportation Authority, as co-lead agencies for the No. 7 Subway Extension-Hudson Yards Rezoning and Development Program. On November 22, 2004, the CPC approved N 040500(A) ZRM and related actions, which together established the SHYD. The approved actions consist of Alternative S, which was analyzed in Chapter 26, "Alternatives," of the FGEIS, together with modifications to Alternative S made by the CPC and City Council and assessed in Technical Memoranda, dated November 17, 2004, January 14, 2005, August 4, 2005, and September 14, 2005. During the ULURP process, text changes were identified that required subsequent actions and these were assessed in a Technical Memorandum dated December 2, 2005. Since that time, additional text changes were also identified and adopted to clarify the text, eliminate inaccurate references in the text and add new provisions, and these were assessed in a Technical Memorandum dated February 8, 2008.

On December 13, 2018, the applicant submitted a Technical Memorandum to the FGEIS (TM010) that describes and analyzes the proposed action being requested that would facilitate their

development of a 2.6 million gross square-foot office tower constructed on the full block bounded by West 34th Street to the south, Hudson Boulevard East to the west, West 35th Street to the north, and Tenth Avenue to the east. This site was identified and analyzed as Projected Development Site 5 in the FGEIS. The proposed text amending modify lobby widths would only apply to developments meeting certain select criteria. Only two development sites meet these criteria: the applicant's development site (66 Hudson Boulevard) and the site to the south bounded by West 34th Street, Tenth Avenue, West 33rd Street, and Hudson Boulevard East (50 Hudson Yards). It is the applicant's understanding that 50 Hudson Yards is proceeding with the office building development without the need for the expanded lobby width amendment. The proposed text amending street trees would apply to all developments in Subarea A2 as it modifies requirements along West 35th Street, Tenth Avenue, and Hudson Boulevard East.

The 2004 FGEIS considered the provisions in the SHYD established to improve the pedestrian experience through open space and urban design considerations, including provisions regulating the length of street wall frontage a lobby entrance may occupy (ZR 93-14(a)), and street tree planning requirements along key corridors (ZR 93-62). The applicant's proposed development is fully consistent with the floor area, height and setback analyzed in the 2004 FGEIS and would not affect building use, density, or form. In addition, the proposed development would not result in any changes in sidewalk dimension or amount of pedestrian circulation space on adjacent sidewalks than assumed in the 2004 FGEIS. Although the proposed development would result in changes to the lobby entrance dimensions in the western section of the building, it would not affect the context of the proposed building to Hudson Park as a lobby at this location was always anticipated. The applicant stipulated that an assessment related to street tree planting requirements was not warranted as the purpose of that component of the proposed action is only to clarify the zoning text.

Based on our review, pursuant to the CEQR process and NYCRR 617, the proposed action would not affect the conclusions of the analyses presented in the 2004 FGEIS. Accordingly, the proposed action would not result in any new or different significant adverse impacts or require any new or different mitigation measures than those identified in the 2004 FGEIS.

PUBLIC REVIEW

On December 17, 2018, this application (N 190205 ZRM) was referred for information and review to Community Board 4 and the Borough President in accordance with the procedures for referring non-ULURP matters.

Community Board Review

Community Board 4 held a public hearing on this application (N 190205 ZRM) on February 6, 2019, and on that date, by a vote of 31 in favor, one opposed, none abstaining and one present but not eligible, adopted a resolution recommending approval of the proposed action.

Borough President Recommendation

This application (N 190205 ZRM) was considered by the Manhattan Borough President. On February 25, 2019, the Borough President issued a recommendation approving the application.

City Planning Commission Public Hearing

On February 27, 2019, (Calendar No. 8), the CPC scheduled March 13, 2018, for a public hearing on this application (N 190205 ZRM). The hearing was duly held on March 13, 2019 (Calendar No. 39). There was a team of two speakers representing the applicant in favor of the application and none in opposition.

The speakers in favor of the application described the action, the proposed development, and the specific site and building constraints necessitating the need for the proposed text amendment.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning text amendment (N 190205 ZRM) is appropriate.

The applicant seeks a zoning text amendment to modify lobby width requirements (ZR 93-14(a)) and street tree mandatory improvements (ZR 93-62) to facilitate a 65-story Class A office development at 66 Hudson Boulevard. The intent of these ground floor and mandatory improvement requirements in the SHYD was to improve the public realm through urban design and streetscape considerations. The Commission believes the text amendment will not negatively impact the pedestrian realm considered in the original Hudson Yards Development Plan and will improve the pedestrian experience of entering, existing and circumnavigating the proposed development.

The full-block development at 66 Hudson Boulevard will be over two million square feet and host up to 14,000 employees and visitors entering through the building lobbies every day. Traffic engineers have analyzed the pedestrian congestion with the 40-foot lobby entrances and confirmed that the width is inadequate for the amount of pedestrian traffic entering and exiting the building, especially during peak commuting times. This congestion could lead to queuing on the sidewalk and in the building lobby, blocking the pedestrian right-of-way. The Commission believes the text amendment to expand the lobbies to a maximum 70 feet on the Hudson Boulevard East and Tenth Avenue frontages is appropriate for a commercial office building of this size and will not detract from the retail activation of the street frontage. As the text limits the applicability of the expanded lobby frontages to full-block buildings with two million square feet of floor area or more, in Subarea A2, and fronting on Hudson Boulevard East and Tenth Avenue, the proposed development at 66 Hudson Boulevard is the only site that will be affected by the amendment.

The current text indicates that along street edges where mandatory SWW are required (West 34th Street, West 35th Street, and Hudson Boulevard East), street trees are required in addition to the underlying basic street tree requirements of the SHYD. With these requirements, a double tree allée would be created along these three frontages of the 66 Hudson Boulevard development. However, it is clear that the frontages with five-foot SWW (Hudson Boulevard East and West 35th Street) would result in pedestrian clearances under eight-feet and do not have an adequate width to allow a successful pedestrian condition with a double tree allée. Additionally, the Commission notes that the 2004 Hudson Yards approvals specifically refer to the double tree allée occurring along West 34th Street.

Therefore, the proposed text amendment clarifying that the requirement for the additional street tree planting should only apply along the West 34th Street frontage is appropriate and consistent with the Hudson Yards Development Plan.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter that based on the environmental determination, and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

ARTICLE IX - SPECIAL PURPOSE DISTRICTS

Chapter 3 Special Hudson Yards District

93-10 USE REGULATIONS

* * *

93-14

Ground Floor Level Requirements

The following provisions relating to retail continuity and transparency requirements shall apply to all subdistricts in the #Special Hudson Yards District#, except that the provisions of this Section shall not apply along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2 (Mandatory Ground Floor Retail) in Appendix A of this Chapter. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

(a) Retail continuity along designated streets in Subdistricts A, B, C, D and E

Map 2 in Appendix A of this Chapter specifies locations where the special ground floor #use# and transparency requirements of this Section apply. Such regulations shall apply along either 100 percent or 50 percent of the #building's street# frontage, as indicated on Map 2.

#Uses# within #stories# that have a floor level within five feet of #curb level# shall be limited to #commercial uses# permitted by the underlying district, not including #uses# listed in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 or 12D. Such #uses# shall comply with the minimum depth provisions of Section 37-32 (Ground Floor Depth Requirements for Certain Uses).

A #building's street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways, entrances to subway stations, other subway-related #uses# as described in Section 93-65 (Transit Facilities), or within the Eastern Rail Yard Subarea A1 where such retail continuity requirements are applicable to #building# walls facing certain public access areas, pursuant to Section 93-71, as follows:

- (1) for #building# walls facing the outdoor plaza described in Section 93-71, paragraph (b); the through block connection described in Section 93-71, paragraph (d), and the connection to the public plaza described in Section 93-71, paragraph (e);
- (2) for #building# walls facing the through block connection described in Section 93-71, paragraph (d): the outdoor plaza described in Section 93-71, paragraph (b);
- (3) for #building# walls facing the connection to the #public plaza# described in Section 93-71, paragraph (e): the outdoor plaza described in Section 93-71, paragraph (b) and the public plaza described in Section 93-71, paragraph (c); or
- (4) a combination of retail #uses# and public access areas so as to satisfy such depth requirement for retail continuity.

The length of #street# frontage (exclusive of any portion of such #street# frontage allocated to entrances to subway stations and other subway-related #uses#) occupied by lobby space or

entryways shall comply with the applicable provisions for Type 2 lobbies in Section 37-33 (Maximum Width of Certain Uses), except ~~that~~ within the Eastern Rail Yard Subarea A1, where the width of a lobby located on a #building# wall facing the eastern boundary of the outdoor plaza may occupy 120 feet or 25 percent of such #building# wall, whichever is less, and within the Four Corners Subarea A2 of the Large-Scale Plan Subdistrict A, for a #development# occupying a full #block# with frontage on Hudson Boulevard East and Tenth Avenue and having two million square feet or more of #floor area#, the width of lobbies located on the Hudson Boulevard East #street# frontage or the Tenth Avenue #street# frontage may occupy up to 70 feet of the #building# wall width of the #building# located on each such frontage.

* * *

93-60

MANDATORY IMPROVEMENTS

* * *

93-62

Street Tree Planting

In addition to the applicable underlying #street# tree planting requirements, in the Four Corners Subarea A2 of the Large-Scale Subdistrict A, trees shall also be planted along the #street# edge of the mandatory sidewalk widenings along West 34th Street. All such trees shall be provided for the entire length of the #street# frontage of the #zoning lot#, at maximum intervals of 25 feet. Trees shall be planted in gratings flush to grade in at least 200 cubic feet of soil per tree with a depth of soil at least three feet, six inches. Species shall be selected and installed in accordance with specifications established by the Department of Parks and Recreation. The provisions of this Section shall not apply where the Department of Parks and Recreation determines that such tree planting would be infeasible.

* * *

The above resolution (N 190205 ZRM), duly adopted by the City Planning Commission on April 10, 2019 (Calendar No. 10), is filed with the Office of the Speaker, City Council and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, *Esq.*, *Vice-Chairman*

DAVID BURNEY, **ALLEN P. CAPPELLI**, *Esq.*, **MICHELLE R. de la UZ**,

JOSEPH I. DOUEK, **RICHARD W. EADDY**, **HOPE KNIGHT**, **ANNA HAYES LEVIN**,

ORLANDO MARIN, **LARISA ORTIZ**, **RAJ RAMPERSHAD**, *Commissioners*

ALFRED C. CERULLO, III, *Commissioner*, recused



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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Burt Lazarin
Chair

Jesse Bodine
District Manager

February 14, 2019

Marisa Lago
Chair
Department of City Planning
120 Broadway, 31st Floor New York, NY 10271

**Re: 66 Hudson Yards Streetscape Text Amendments
N190205 ZRM**

Dear Chair Lago,

On January 9, 2019, Tishman Speyer ("Applicant") presented Manhattan Community Board 4's (MCB4) Clinton/Hell's Kitchen Land Use and Zoning Committee its application for two amendments to Article IX, Chapter 3 of the Zoning Resolution ("ZR"):

One: the Applicant seeks a text amendment of Section 93-14 of the ZR to modify the maximum permitted lobby width on Hudson Boulevard East and Tenth Avenue for a development having two million square feet of floor area or more. According to the Applicant, the permitted lobby in width is inadequate for the over two- million square foot, full-block high-density office building it plans to build, which is projected to have a population of between 10,000 and 14,000 office workers, other employees, and visitors. Thus the Applicant wants to increase the size of the lobby.

Two: The applicant also wants to clarify that a double row of street trees is required along West 34th Street only, and not along other street frontages in Subarea A2 with a narrower sidewalk widening requirement.

On February 6, 2019, Manhattan Community Board 4 at its monthly Full Board meeting, with 31 in favor, 1 opposed, 0 abstaining and 1 present but not eligible, voted to recommend approval of Tishman Speyer's application.

More Lobby, Less Retail

The Applicant's development site occupies the entire block bounded by West 35th Street to the north, Tenth Avenue to the east, West 34th Street to the south, and Hudson Boulevard East to the west. It is located within Subarea A2 in an underlying C6-4 zoning district. The site is currently vacant.

The Applicant intends to construct an approximately 33.0 FAR, 2,225,910.39-square-foot Class A office building. The ground floor of the building will include retail spaces and an as-of-right 40-foot lobby entrance on West 34th Street. It will also include lobby entrances on Tenth Avenue and Hudson Boulevard, which will be the primary building entrances — a Hudson Boulevard East entrance, closest to the subway station for the 7-line; and a Tenth Avenue entrance to accommodate pedestrian traffic from Penn Station, the Port Authority Bus Terminal, and other subway stations. A 40-foot lobby width as required by the Zoning Resolution for those entrances, the Applicant argues, would be inadequate to accommodate the number of expected number of people using those entrances. It therefore seeks a text amendment to expand the lobby to 70-feet.

The Board notes, and has no objection to the fact, that increasing the lobby width will reduce retail space.

Double Row of Trees on 34th Street

The urban design master plan for Hudson Yards called for street tree planting for new developments. In addition, it called for a double row of street trees along West 34th Street, along which a 10-foot sidewalk widening is required. Since the 34th Street sidewalk will be wide enough for a double row of trees and the other sidewalks adjacent to the proposed building will not, the Applicant is requesting an amendment to say a double row of trees should only be on 34th Street.

The Board finds the request for an amendment clarifying that the double row of trees is only to be on a widened 34th Street a reasonable one.

Sincerely,



Burt Lazarin
Chair
Manhattan Community Board 4



Jean-Daniel Noland
Chair
Clinton/Hell's Kitchen Land Use Committee

Cc: Michelle Adams, Managing Director Public Affairs, Tishman Speyer
Robert J. Benfatto, President, Hudson Yards/Hell's Kitchen Alliance
Lizette Chaparro, Urban Planner, Office of Manhattan Borough President

Borough President Recommendation

City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
Fax # (212) 720-3488

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

Applications: N 190205 ZRM

Docket Description:

IN THE MATTER OF a private application for a text amendment to the Special Hudson Yards District to modify lobby requirements for large buildings along Hudson Boulevard.

COMMUNITY BOARD NO:

4

BOROUGH: Manhattan

RECOMMENDATION



APPROVE



APPROVE WITH MODIFICATIONS/CONDITIONS (List below)



DISAPPROVE



DISAPPROVE WITH MODIFICATIONS/CONDITONS (Listed below)

EXPLANATION OF RECOMMENDATION – MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

See Attached



BOROUGH PRESIDENT

FEB 25 2019

DATE



OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN
THE CITY OF NEW YORK

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Gale A. Brewer, Borough President

February 25, 2019

Recommendation on Non-ULURP Application N 190205 ZRM
66 Hudson Boulevard
By Tishman Speyer

PROPOSED ACTIONS

Tishman Speyer Properties (the "Applicant") is seeking an amendment to the Zoning Resolution (ZR) to change the maximum width of a building lobby pursuant to ZR § 93-14 as well as street tree planting requirements pursuant to ZR § 93-62 of the Special Hudson Yards District. The proposed amendment would apply to the Applicant's proposed 65-story commercial office building located at 66 Hudson Boulevard in the Hudson Yards neighborhood of Community District 4 (the "Proposed Building").

In evaluating the zoning text amendment application, this office must consider if the proposed language meets the underlying purpose of the Zoning Resolution to promote the general safety and welfare of the city. The office will also evaluate whether the proposed development or developments it would facilitate would be appropriate for the neighborhood.

BACKGROUND

The Special Hudson Yards District, which is located to the south of the Proposed Building, was designed to encourage high-density, transit-oriented business and residential development over the West Side Yard and the surrounding industrial neighborhood. The special district allows a maximum FAR of up to 33.0. The No. 7 subway line was extended westward to provide public transit, and more than 17 million square feet of mixed-use development is planned.

The text of the Special Hudson Yards District outlines several mechanisms that allow developers to increase the FAR of their sites in exchange for public benefits. Among them are:

- Transfer of development rights from Hudson Boulevard Park (ZR § 93-32)
- Increase of FAR in exchange for a contribution in-kind to the Hudson Yards District Improvement Fund (ZR § 93-32)
- Transfer of development rights from the Eastern Rail Yard Subarea (ZR § 93-34)

PROPOSED BUILDING

The Proposed Building will be located in Subarea A2 of the Special Hudson Yards District and encompass the entire block bounded by West 34th Street, West 35th Street, 10th Avenue, and Hudson Boulevard (Block 706, Lots 17, 20, 29, 35, and 36).

The building will be 65 stories and approximately 950 feet in height and contain an estimated 2,225,910 square feet of space. The ground floor will include a lobby, which will be accessible to the public, as well as several retail spaces.

The building will be the new headquarters of Pfizer, which as the anchor tenant will occupy approximately 30 percent of the commercial space. Overall, the building will house between 10,000 and 14,000 employees.

Area Context

The Proposed Building is situated in a C6-4 zoning district in the high density Hudson Yards neighborhood. The site is directly to the north of Related Companies' multi-block development, which is named after the neighborhood. The Related Companies' project, which will have an indelible impact on the neighborhood, will be built in two phases: the first, Eastern Rail Yards, will contain mostly commercial buildings, while the second, Western Rail Yards, will contain several residential towers. The high density, Hudson Yards neighborhood is in close proximity to lower density residential buildings. Across the street from the Proposed Building, on 10th Avenue, there are two tenement buildings that are five stories in height; another five story tenement building is located diagonally to the site, on the northeast corner of 10th Avenue and West 35th Street.

The Hudson Yards neighborhood has attracted large corporations that will bring tens of thousands of workers to the area. Aside from Pfizer, which will occupy the Proposed Building, the area will also include offices for L'Oréal, Coach, and Time Warner, among many others.

Directly to the west of the site is Hudson Boulevard Park, a public park that will span six blocks running from West 33rd to West 39th Streets in the middle of the Hudson Yards neighborhood. The High Line is also situated one block to the south of the site.

The Proposed Building will be well served by public transit, including the new 34th Street/Hudson Yards station on the No. 7 subway line and Penn Station to the east of the site. The M12 bus runs southbound on Eleventh Avenue, and northbound on 12th Avenue, while The M34 crosstown bus runs eastbound and westbound on West 34th Street. The area is also served by multiple Citi Bike stations.

PROPOSED ZONING TEXT AMENDMENT

In order to facilitate construction of the Proposed Building, Tishman Speyer is applying for a zoning text amendment that will:

- **Increase the maximum width of the entrance lobby from the currently required 40 feet to 70 feet (ZR §93-14)**

The proposed text amendment will only apply to sites in Hudson Yards Subarea A2 with two million square feet of floor area or more. The Applicant will use the amendment to enable two 70-foot entrance lobbies on the east and west sides of the building.

- **Clarify the requirement for a double row of street trees so that it applies *only* to West 34th Street (ZR §93-62)**

The Special Hudson Yards zoning text, as currently written, could be interpreted to require a double row of street trees along the 35th Street, 10th Avenue, and Hudson Boulevard portions of the site. However, the Department of City Planning has indicated that this was not the intent when the text was being drafted.

COMMUNITY BOARD RESOLUTION

On February 6, 2019, Manhattan Community Board 4 voted to recommend approval of the zoning text amendment application. In its resolution the Board noted that the wider entrance lobby will decrease the amount of retail space but stated that it had no objection to this effect.

Additionally, at the Land Use Committee, members raised concerns regarding the effect that the building's lighting will have on the nearby residential buildings along 10th Avenue, particularly given the building's use of glass and the proposed lobby. The Applicant stated, however, that the lighting would be downcast and the materials used would include dark metal paneling and concrete flooring.

BOROUGH PRESIDENT'S COMMENTS

The 40-foot maximum that is currently required was is based on commercial developments across the city that have much lower densities than the Proposed Building. However, it is clear that this standard does not work for all developments. Due to the scale of the Proposed Building, the fact that it will accommodate upwards of 14,000 employees, and the high levels of intensified foot traffic during rush hours, I agree that 70 feet is a more appropriate width.

The zoning text does not currently specify that double rows of trees are only required along West 34th Street. Both DCP and Manhattan Community Board 4 believe this was an accidental omission in the Hudson Yards Special District text. Moreover, while the applicant is required to widen the sidewalk along the West 34th Street by 10 feet, West 35th Street and Hudson Boulevard only have sidewalk widening requirements of 5 feet. Thus, if double rows of trees were planted along those sidewalks, they would leave very narrow aisles for pedestrian traffic.

In my discussions with the Applicant, I have expressed my support for retail that will reflect the character of New York—not big box stores that strip away the vitality of a neighborhood. I am a proponent of small businesses that are owned by people of color and businesses that support local entrepreneurs. The Whole Foods on West 125th Street, which promotes products made by local businesses, is a great example. Additionally, I have concerns about accommodations for food delivery during lunch hours, which is a growing problem across Manhattan. I understand that the Applicant is developing a solution, which will include a waiting room dedicated just for that purpose. I look forward to seeing the Applicant address both of these elements in a way that brings assets to the still-nascent Hudson Yards neighborhood.

BOROUGH PRESIDENT'S RECOMMENDATION

I therefore recommend approval of application No. N 190205 ZRM.

A handwritten signature in black ink, reading "Gale A. Brewer". The signature is written in a cursive, flowing style.

Gale A. Brewer
Manhattan Borough President