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Gale A. Brewer, Borough President

**Testimony of Manhattan Borough President Gale A. Brewer
19 East Houston Street
ULURP Application Nos. C 140299 PPM, C 140300 ZSM,
C 140301 ZSM, and C 140302 ZSM
September 16, 2014**

Good morning Chair Weprin, Land Use Committee Chair Greenfield and Members of the Subcommittee on Zoning and Franchises. I am here on behalf of the Manhattan Borough President Gale A. Brewer in opposition to the application for a disposition of City-owned property and three **special permits** pursuant to Sections 74-712(a), 74-712(b), and Section 74-922 of the New York City Zoning Resolution (“ZR”) for 19 East Houston Street.

- In concept, the Borough President supports the disposition of this property which would provide the MTA much-needed revenue from what is currently an underutilized site. However the Borough President cannot support the current proposal.
- The Borough President believes the applicant has proposed a well-designed and handsome new building. But the goal of using this oddly configured site in a congested area for a single flagship large-scale retail store is likely to impair the essential character of, and have adverse effects on, the surrounding area.
- The Borough President believes that that the process by which this development program was selected failed to take into account community priorities for the area or the unique challenges of this particular site.
- The most significant concern is the request for a large retail establishment and the applicant’s discussion of the findings for ZR § 74-922.

- Such large retail establishments require a special permit because they take up large portions of building frontage, changing the character of neighborhoods, and because they have potentially unique impacts due to vehicular and pedestrian traffic and merchandise loading.
- While recognizing that the area has evolved into a retail destination, and that more frequently larger national and international retail chains are locating along Broadway, the Borough President does not believe that this is an appropriate goal for every site in the area that can be made to accommodate such a use.
- This is even more the case at this site, which is small, oddly shaped, with a narrower sidewalk than that adjacent to many of the other flagship stores in the vicinity and containing an entrance to a busy subway station.
- We originally shared Community Board 2's concerns in regards to the lighting, signage, and sidewalk width but we understand that progress has been made on these issues.
- Though the proposed bulk modifications and retail use are appropriate for the neighborhood, it is difficult to separate these actions from a disposition which proposes use of City-owned land in a way that is not beneficial to the public. At this site, a retail establishment of the size proposed is inappropriate. The size of the retail facility should be reduced, and should include at least two stores to promote a vibrant retail mixture in the neighborhood and ameliorate the negative impacts on the area that would come from large scale retail.
- In sum we believe the retail use should consist of 2 stores on 2 floors.

Thank you for your time and consideration.



DEBORAH J. GLICK
Assemblymember 66th District
New York County

The Assembly State of New York

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Testimony of Assemblymember Deborah J. Glick Before the Subcommittee on Zoning and Franchises September 16, 2014

Regarding ULURP Application Numbers: C 140299 PPM, C 140300 ZSM, C 140401 ZSM, C 140302 ZSM

Thank you for the opportunity to testify before you today. Despite my desire to help the MTA access capital funds, which would be received through the City's disposition of 19 E. Houston Street, I do not support this application in its current form. It is the responsibility of the Economic Development Corporation (EDC), and the MTA, as the owner and lessee of this location, respectively, and the City to only allow development that is in keeping with the character of the neighborhood. I appreciate that both Borough President Brewer and Councilmember Chin have worked hard to gain much needed adjustments to the application. And while some important changes have been made to the original application, there are still outstanding concerns, and until these are addressed in full, I request that you deny the current application.

Background

As City owned property, the Department of Citywide Administrative Services (DCAS) requested that the property be disposed of through NYC EDC. The Economic Development Corporation will sell the property to the developer, MC 19 East Houston LLC, who was selected as the developer through a Request for Proposals (RFP) process.

Many applicants came to the Community during the RFP process to gain support. I am aware of at least one applicant that proposed a project which increased open space and improved pedestrian flow on and around the site, so the fact that the application before us does not, is upsetting. Balancing total profit and community impact is equally important as the specific zoning changes. Furthermore, I have concerns over the RFP process itself.

The EDC documents released during the RFP stated that ventilation grates on the property could not be moved "without impacting the current fan performance and therefore would not be acceptable." This has now been proven incorrect. There seems to be conflicting information as to the type of ventilation facility that is housed at the site. At one point the MTA indicated that the fan ventilation at this station is not "emergency ventilation" but rather for comfort. To my knowledge, this has not been confirmed by the MTA in writing, so it is unclear how critical the ventilation facility is to the safety of our transit riders. Regardless, the complete lack of transparency and communication about the flexibility of moving the ventilation is upsetting. The MTA has yet to

release any studies or reviews that were conducted that now make it possible. Furthermore, it is unclear what other applications could have been received should the RFP documents been more accurate and honest about this flexibility. Despite an effort from the community to be proactively involved during the RFP process, this input was ignored, and the community is now faced with an application that is raises a list of concerns.

Sidewalks

First, the negative impact that this development would have on the pedestrian flow and movement is of great concern. Widening the stairs into the subway station is laudable, but no change to the width of the sidewalk was proposed by the applicant. Currently the sidewalk is 10.5 feet wide. The ventilation grates, which are proposed to move from the site to the sidewalk, are 4 feet wide. While people can walk on the ventilation grates, we all know that some people can't or won't walk on these grates- including people in heels, or those with dogs, so this 4 feet of grating, effectively narrows the sidewalk while increasing traffic in the area. The inclusion of the large, multi-tier commercial and office space will increase pedestrian traffic as well as the direction in which people are walking on the sidewalk. At the last Community Board hearing the design for the proposed building also had doors which opened outward, past the property line of the building, which further erodes the width of usable sidewalk. These conditions further congest the already crowded sidewalk.

I appreciate that the Community Board, Borough President and Councilmember Chin have worked with the Department of Transportation (DOT) to negotiate an additional 3 feet of width to the sidewalk, but it is not enough. The applicant must continue to work with agencies and design to, at the very least, compensate for the loss of usable sidewalk space created through the movement of the grates.

Use of Space

Currently, the applicant is requesting a special permit to allow retail with no limits on square footage. It would also allow retail on the cellar, ground, second and third floor of this proposed six story building. This is unacceptable. One large, flagship store is would irrevocably change the character of the neighborhood by furthering the trend for destination retail. Smaller stores would diversify the neighborhood and help prevent the area from becoming just another destination large box store. No retail should be allowed past the second floor, and there should be a minimum of two stores in the space.

Additionally, while I am pleased that the need for a loading dock was deemed unnecessary, the concerns about and problems from deliveries do not magically disappear. Adding truck deliveries to Crosby Street will negatively impact pedestrian and vehicular traffic in the area. The size and types of deliveries made to a location that is over 10,000 square feet are drastically different than those made to smaller stores. If the site was comprised of several smaller stores, it is more likely that deliveries would come in smaller trucks and be conducted more quickly— all of which would help reduce the impact of this new space on the surrounding community. This space must be broken down into several retails stores plus offices.

Appropriateness

Finally, there is serious concern over the current proposed building which has a transparent glass facade on all floors. The potential for this building to become an illuminated billboard under this design is of serious concern and completely inappropriate for the historic district in which this building is located. I raised these concerns during the Landmark Preservation Commission's review

of this application as well. While the developer is proposing graduated tinting on the upper floors of the building, and has agreed to not explicitly use the windows for advertising, the details of this agreement must be clear to ensure that something like merchandise displays in the windows isn't used as a loop hole to still do inappropriate advertising.

Conclusion

I would have hoped that the proposal before us would have addressed more of the community input and made greater steps towards improving the experience of the site. Better engagement with the community throughout this process could have allowed many of these concerns to be resolved prior to even entering the ULURP process. Rather, we are now confined to the timeline set forth by ULURP, minimizing the time to review and make meaningful changes to the proposed project. This land is owned by the City and the profit from this sale will help improve service for the MTA, which is a benefit to us all. Yet, the public benefit from the sale can't be gained at the expense of the community in which this land sits. I urge you to deny this application unless the concerns outlined above are addressed in full. Thank you.

Tobi Bergman, Land Use Committee Chair, CB2 Manhattan; September 16, 2014

CB2 has participated with neighbors, the Borough President, and Councilmember Chin and her staff, the relevant agencies, and the developer in an effort to find a way to make this project less onerous. Let me start by putting this work in context. We still oppose this project.

Historically, one can fairly say that SoHo saved New York City, and it has had a consistently important role in the economic success of downtown Manhattan. It's success is based on the built context and on the mixed-use character. This project proposes to harm both.

The RFP process began and proceeded with no community participation at all. The RFP was written with one goal. Money. City land should never be treated with the assumption that its only value to the city is cash. In this case we are talking about a significant site at the most important gateway to SoHo. And no one even asked the community board or the neighbors or our local elected officials what they thought would be its most valuable use. It was just decided.

The process was then deeply flawed when the potential RFP respondents were advised that the ventilation easement would not be altered and when an proposal was accepted the developer was allowed to move the grates to the sidewalk, and a flawed EAS neglected the impact of the grates on a narrow and already congested sidewalk.

We still have no answers from MTA regarding the potential impact of the project on the cost of future fan plant upgrade, and we will never know what development proposals we never saw because developers took the MTA at its word that the easement would not be altered.

As we stated in our resolution, we know these funds from this project are important but we think the Council should deny these applications and MTA should start again.

Although there is still work to be done on details, we are generally pleased with the agreement to widen the Houston Street sidewalk, add new crosswalks at Crosby Street, and limit loading to hours when the residential community will be less disturbed, although enforcement will be a problem.

While there has been some progress on our concerns about the visual impact on the historic district, we are still far from an acceptable proposal. The only route we see to real improvement is to limit retail to the second story and below and to include a restrictive declaration limiting storefront type display to the ground level.

Thank you. I would be please to respond to your questions.

September 16, 2014

NY City Council, Committee on Land Use
Subcommittee on Zoning and Franchises
Subcommittee on Planning, Dispositions and Concessions
250 Broadway, 16th Floor
New York, NY 10007

**Re: L.U. Nos. 115, 116, 117 & 118
19 East Houston Street
ULURP Applications Nos.**

C 140299 PPM, C 140300 ZSM,
C 140301 ZSM, C 140302 ZSM

Chairs and Committee Members –

The 19 East Houston plan is out of character with the Mixed-Use SoHo neighborhood. As the Council considers this plan it will be seen that essential changes should be implemented, such as the very thoughtful points outlined in the Recommendation to Deny the plan from Manhattan Borough President Gale Brewer and the unanimous Resolution in Opposition from Community Board 2.

Today I will focus on the problems inherent in the developer's proposal for oversized retail, the ill-advised plan to use this building as a branding and advertising opportunity and some of the questionable financial benefits of the plan. I have provided images to help you better understand what is being planned for 19 East Houston Street. Our local community is in agreement: many aspects of this proposal are completely out of character with the nearby neighborhoods of SoHo, NoHo and the South Village, all of which will be negatively impacted if this plan is approved as it is now being presented to the Committee and Council.

I. Prominence of the Site – Inappropriate Illumination & Signage

19 East Houston sits at the SE corner intersection of Broadway and Houston Streets (image 1). This is a key northern entry into SoHo, where Houston bends to the NE, creating a prominence that is visible all the way west to Sixth Avenue and beyond, as seen in the attached images (image 2). That high visibility is the real value that this developer wants to cash in on, seeking to maximize return by creating an illuminated branding opportunity (image 3). Any statements from the development team regarding their intention for controls on advertising must be set down in a binding declaration so that those protections against overwhelming lights and displays carry into the future. The developer's July 2014 statement to CPC that "All signage at the development will comply with the applicable Zoning Resolution provisions" fails to address the situation at hand, as the Zoning text is basically silent in regard to interior displays and lighting. Further controls are needed.

19 East Houston

Without such added controls any future tenant or owner at 19 East Houston will have free reign. Community concerns in this regard were made real when the developer posted online marketing materials for the 19 East Houston building, labeling the site 606 Broadway and showing a fully illuminated façade rising above Houston Street, choc-a-bloc full of overwhelming lighting and imagery, declaring “High visibility with over 200 feet of Soho frontage” (image 4). The development team has since tried to distance itself from these designs, as has the architect for 19 East Houston.

But the truth is found in an interview, published in *The Architects Newsletter (In Detail > 19 East Houston Street; April 29, 2014)* where the architect states:

“The value of the property is not so much in the floor plans and square footage—it’s the location more than anything else. It’s about visibility and who would want to be there.

The article goes on to clarify the developer’s intent at 19 East Houston:

... For those of you wondering what will be done with the thin-edge-of-the-wedge space at the corner of Broadway, it will be left empty, a soaring atrium from the second floor up, giving whatever retail tenant that takes the space a highly visible branding opportunity. Whatever piece of advertising fills this space, it will show through the glass facade to the bustling throng entering Soho from the Village ...

Clearly the ultimate plan at 19 East Houston is for high visibility and branding flagship opportunities, all in line with the application for over-sized retail.

II. Addition of Illuminated Interior Displays – Not in the Public Interest

This plan as presented will introduce a vast expanse of illuminated branding opportunity across a glass façade measuring 200’ by 90’ – unless the Council adds a restrictive declaration to this proposal. It should be noted that another new development soon to rise across Crosby Street, at 300 Lafayette Street, includes the welcome removal of large illuminated billboards, including one prominent billboard facing west towards this site and measuring approximately 900 square feet. While that advertising billboard is set to come down, 19 East Houston could add over 1/3 of an acre of bright lights and retail branding opportunities. Note that the proposed façade is nearly 20 times larger than the existing billboard. How does the addition of all that light and advertising at 19 East Houston either maintain the character of the neighborhood or bring with it any public benefit? City Planning has declared that no advertising should be allowed in a portion of the building, specifically within the open atrium space where the building meets Broadway. But additional controls must be set for the remainder of the façade above the 2nd floor above both Houston Street and Crosby Street.

III. Openness Ratio of Glass to Solid Materials – Out of Character

The plan for 19 East Houston is basically a glass curtain wall, designed for maximizing the exhibition of retail goods and branding. Members of the Landmarks Preservation Commission noted this inherent and problematic aspect of the plan when the design was presented at the LPC. But the Landmarks commissioners left it to others to address the situation. We look to the Council for a solution.

19 East Houston

The plan for the north-facing façade of 19 East Houston, rising above the intersection of Broadway and Houston Streets, exhibits a ratio of glass to solid materials that is completely out of character with nearby buildings in the SoHo-Cast Iron Historic District.

In total disregard to the surrounding district, the nearly all-glass façade of 19 East Houston presents a ratio of open glass-to-solid materials of approximately 90% openness (image 5). That high degree of glass far exceeds even the most open of the historic cast iron buildings in SoHo, best evidenced by the Donald Judd Studio at 101 Spring Street. The Judd building exhibits an overall openness ratio of about 65%, with maximum 75% open glass at street level, gradually reducing to 55% open glass at the top 5th Floor (image 6). In contrast, 19 East Houston Street exhibits an openness ratio of approximately 90% overall, with over 65% of fully transparent glass and another 25% of semi-transparent and translucent glass, far in excess of any of the nearby historic buildings. But that openness is in line with the developer's goal to create a building that is essentially, and inappropriately, a glass display case for the planned interior signage. As has been stated, controls must be put in place.

IV. Overwhelming a Cultural & Historic Landmark – Not in the Public Interest

As can clearly be seen in the rendering of 19 East Houston, this illuminated façade will visually overwhelm Forrest Myers' iconic sculpture "The Wall" that has stood at the northern edge of SoHo since 1973. The Landmarks Preservation Commission noted the importance of maintaining this world-renowned wall sculpture as a prominent SoHo landmark in 2007. At that time, in regard to work for restoration of the sculpture, the LPC determined that:

“... the proposed work will ensure that The Wall, which the Commission found was a "gateway" and contributed to the district's special architectural and historic character, will forever be a prominent feature in the SoHo Cast Iron Historic District.” (LPC COFA 07-7900; 05/14/2007)

This overbearing new building, if approved under the current applications, will minimize the landmarked sculpture "The Wall" and will negatively impact a key historic component of the area, thereby altering the character of the neighborhood. This is not in the public interest.

V. Examining the MTA Easements and Questionable Economic Benefits of the Plan

Good and responsible urban planning should solve problems, not create new problems. The disposition of city-owned property at 19 E Houston brings with it the responsibility from the City Council to make certain that Land Use decisions are of benefit to citizens and do not create unwarranted cost effects.

The committee should be aware of the existence of the 80-year old fan plant beneath the site, installed when the Broadway Lafayette station was built in 1934 (image 6). Although the promised widening of the MTA stairway at 19 E Houston is beneficial, the impact of proposed work regarding the subway ventilation system raises questions.

A panel of experts, called together by Governor Cuomo & the MTA (the "Transportation Reinvention Commission") is scheduled to release a study at the end

19 East Houston

of this month — September 2014 — covering future needed improvements by the MTA, including the need for improved ventilation for subway stations. This Commission's recommendations were recently reported in the press with the headline "Expert panel to warn of dangerously hot subways" and notes, in regard to current inadequate ventilation in subways, the following dire news about the untenable situation for subway riders underground:

"There comes a breaking point for us, as far as people fainting, health problems, people getting sick ... at some of our stations, we're close to that tipping point where it's unbearable for the customer."

Meanwhile, the NYCEDC and MTA are now claiming (despite information included in the 2012 RFP, where it was noted that future upgrades would be needed for the fan plant beneath 19 East Houston) that no upgrades are needed for the ancient ventilation system beneath the development site. This is a complete 180-degree reversal from their prior position (specifics are outlined below in the reference info).

The \$26,000,000 gained through the sale of this city-owned site could prove to be minuscule in comparison to future costs of upgrading the out-of-date fan plant if it is capped by a new structure, as this plan proposes. Therefore the actual benefit to the MTA and citizens of New York could be a phantom benefit, ultimately resulting in far higher costs due to the development now planned atop this site. Meanwhile we're faced with the possibility that the MTA is selling away the future safety and health of subway riders at this very busy station, used by riders from all across NYC, to satisfy a budget line. Could it be that the promise of money to the MTA (\$26,000,000) has blinded the MTA to wise decisions?

The Committee and the City Council should clarify the supposed benefit versus the actual costs — current & future — before approving the disposition of this site.

VI. Background & Reference Info on the MTA fan plant and vent system:

The original March 2012 RFP for 19 E Houston stated that any development at the site would be required to maintain easements to the subterranean MTA fan plant & ventilation system. The NYCEDC followed up in June 2012 with a Q & A to applicants, where potential developers were put on notice as follows (Page 3, item 13; an annotated copy of that page is attached):

13. Please explain Easement 2? Can the ventilation grating be relocated from the Site to the sidewalk?

... Easement 2, which is a street grade ventilation grating, provides fresh air inlet through the below grade vent shaft (Easement 1) for existing Fan Plant 15B (FP No. 6364) ...

Upon careful and deliberate review and consideration of the technical and engineering issues related to the question posed, NYCT is of the opinion that without a very detailed analysis and investigation, such a redesign of relocating the ventilation grating from the Site to the sidewalk could not be done without impacting the current fan performance and therefore would not be acceptable. In addition, the fan plant may be upgraded in the future and more than likely its capacity significantly increased. Redesigning the street grade ventilation grating,

19 East Houston

and as a result the associated vent shaft, as outlined in Question 13 would significantly increase the difficulty to accomplish such an upgrade.

Despite that clear directive from the NYCEDC, the proposal now before the City Council allows for relocation of the vent grates and for a new structure to be built atop the site. The proposed building will enclose and cap the fan plant, making any future upgrades (termed by the NYCEDC as “more than likely”) far more difficult and also undoubtedly more costly.

The MTA now says it never performed the detailed study called for in the Q & A, thereby bringing into question the decision to allow relocation of the vent grates. Again it must be asked: Could it be that the promise of money to the MTA (\$26,000,000) overruled wise decisions? This question of increased costs for future upgrades was raised by CB2 in its May 2014 Resolution:

5. Without adequate explanation, EDC selected this project despite the applicant’s apparent disregard of guidance provided to bidders stating that MTA would not allow the grates to be moved because of impacts on the operation of the existing fan plant and because the cost of likely future upgrade to the plant would be increased ... no cost-benefit analysis has been done to weigh the financial benefits of this project to the MTA versus the potential long-term costs of moving the grates. The proposal is at odds with current MTA policy of keeping new ventilation facilities off of sidewalks.

Additionally from the CB2 Resolution (page 3):

CB#2, Man. recommends rejection of the proposal to move ventilation grates onto the Houston Street sidewalk *unless* ...

b. The project includes upgrading the existing fan plant to meet current standards AND the applicant provides, prior to City Planning review, a full cost benefit analysis to assess any and all future MTA costs related to moving the ventilation grates including (i) maintenance, repair, and liability related to the new gratings or adjacent sidewalk; (ii) fan plant maintenance and operations; and (iii) fan plant upgrades.

Yet now the NYCEDC and MTA have revised their story on this fan plant, recently claiming that any ventilation offered by this 80-year old fan plant to overheated subway platforms and to MTA customers is of little use and that no future upgrades to the fan plant are contemplated. The MTA’s changing story raises questions that need investigation.

In closing: For the reasons outlined, I urge the Committee and Council to re-think the supposed benefits of this proposal for 19 East Houston Street and put off until a future date any final decision for the disposition of this site. However, if the development is to be approved, then I ask the Committees and Council members to incorporate the changes as laid out by members of the community, Community Board 2 and Borough President Brewer.

Respectfully submitted,

Peter Davies

19 East Houston Street

ULURP Applications Nos.

C 140299 PPM, C 140300 ZSM

C 140301 ZSM, C 140302 ZSM

Testimony of Peter Davies

19 East Houston Street: Images

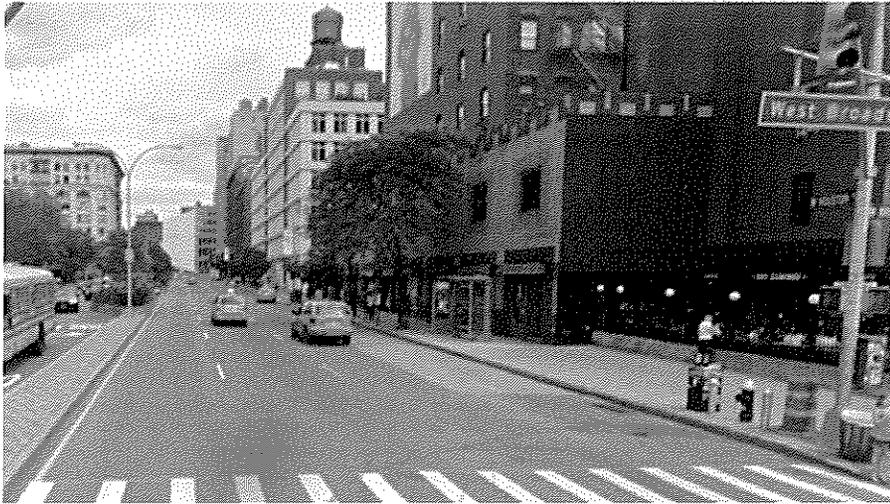
Table of Contents

1. Full Façade: Madison Capital / Cushman & Wakefield Retail Marketing Materials
2. View Points: 19 East Houston site, viewed from the west along West Houston
3. Façade at street level with sidewalk along Houston Street east of Broadway
4. Marketing Material: "High visibility with over 200 feet of Soho frontage"
5. Openness Ratio: 19 East Houston Street Façade – Comparison Glass to Solid Materials
6. 19 East Houston Site Plan; MTA Fan Plant & Ventilation Grate Locations (Current Conditions)
7. NYCEDC 19 East Houston Information Session RFP Q & A (June 8, 2012; Page 3)

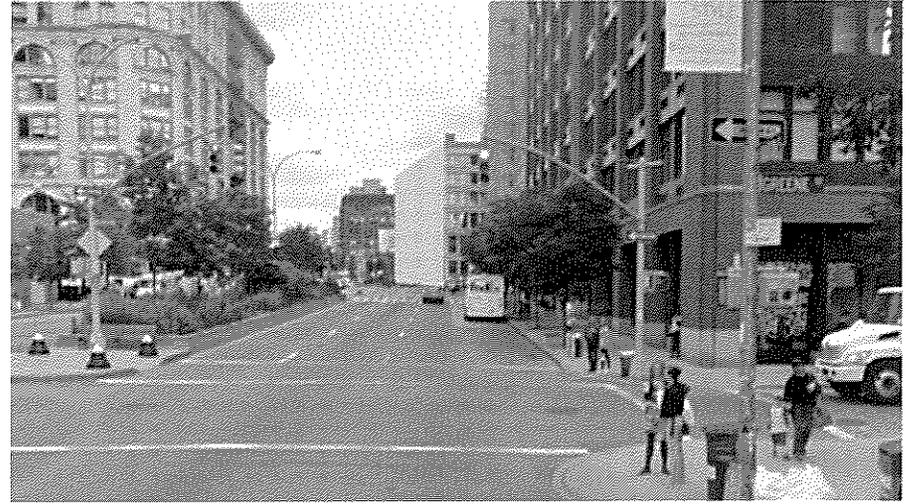


Views of 19 East Houston, looking east from points along West Houston Street

From West Broadway:



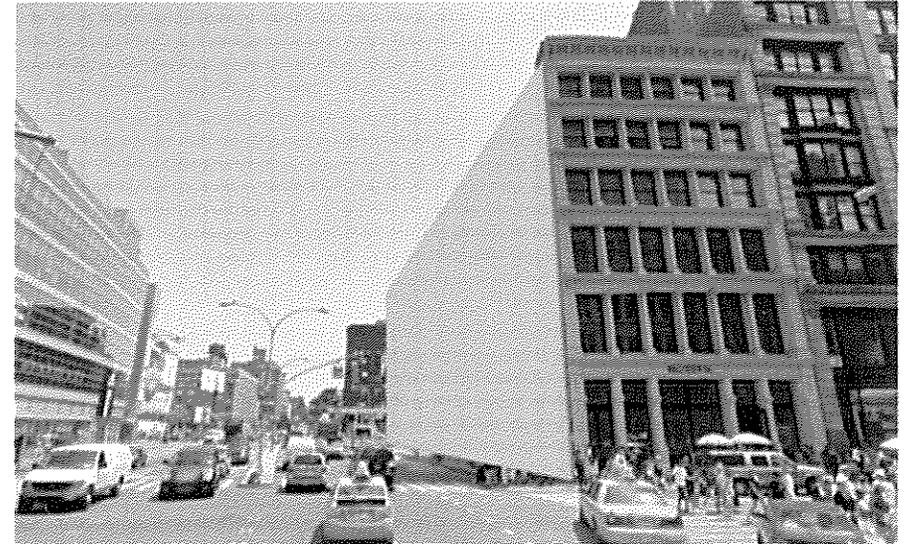
From Greene Street:



From Mercer Street:

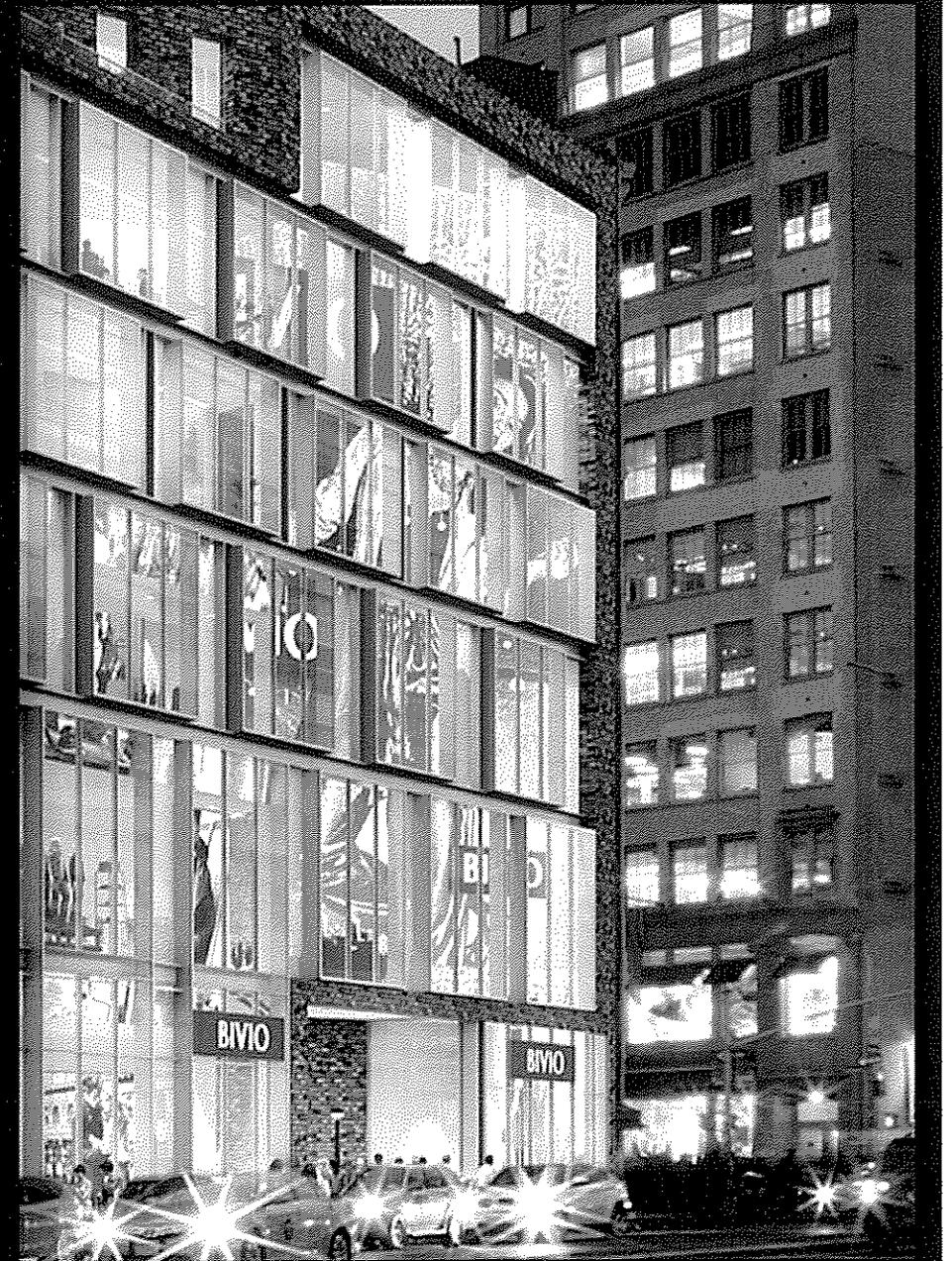


From Broadway:





High visibility with
over 200 feet of
Soho frontage ▷



19 East Houston Street: Openness Ratio (Comparison of Transparent / Translucent to Solid Facade Materials) *

"Outboard" Glass Sections (each 15' wide; shown as shaded) = ~ 67.5% per floor [Essentially Transparent]

"Inboard" Glass Sections (varying widths; shown as less shaded) = ~ 25.5% per floor [Transparent to Translucent]

Solid Sections (Brick at Edge / Metal Elsewhere) = ~ 7% per floor

Combined Openness * = ~ 93% per floor

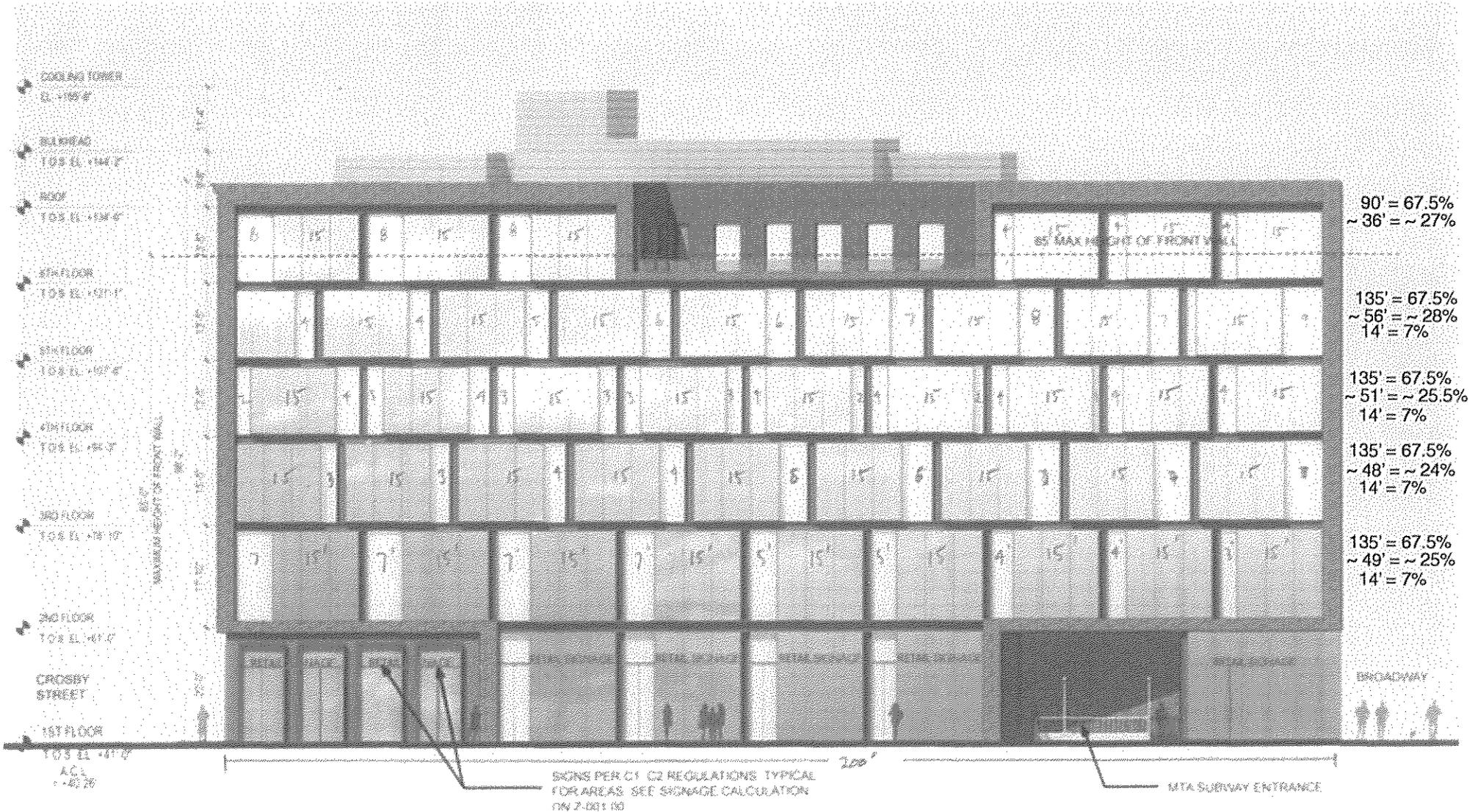
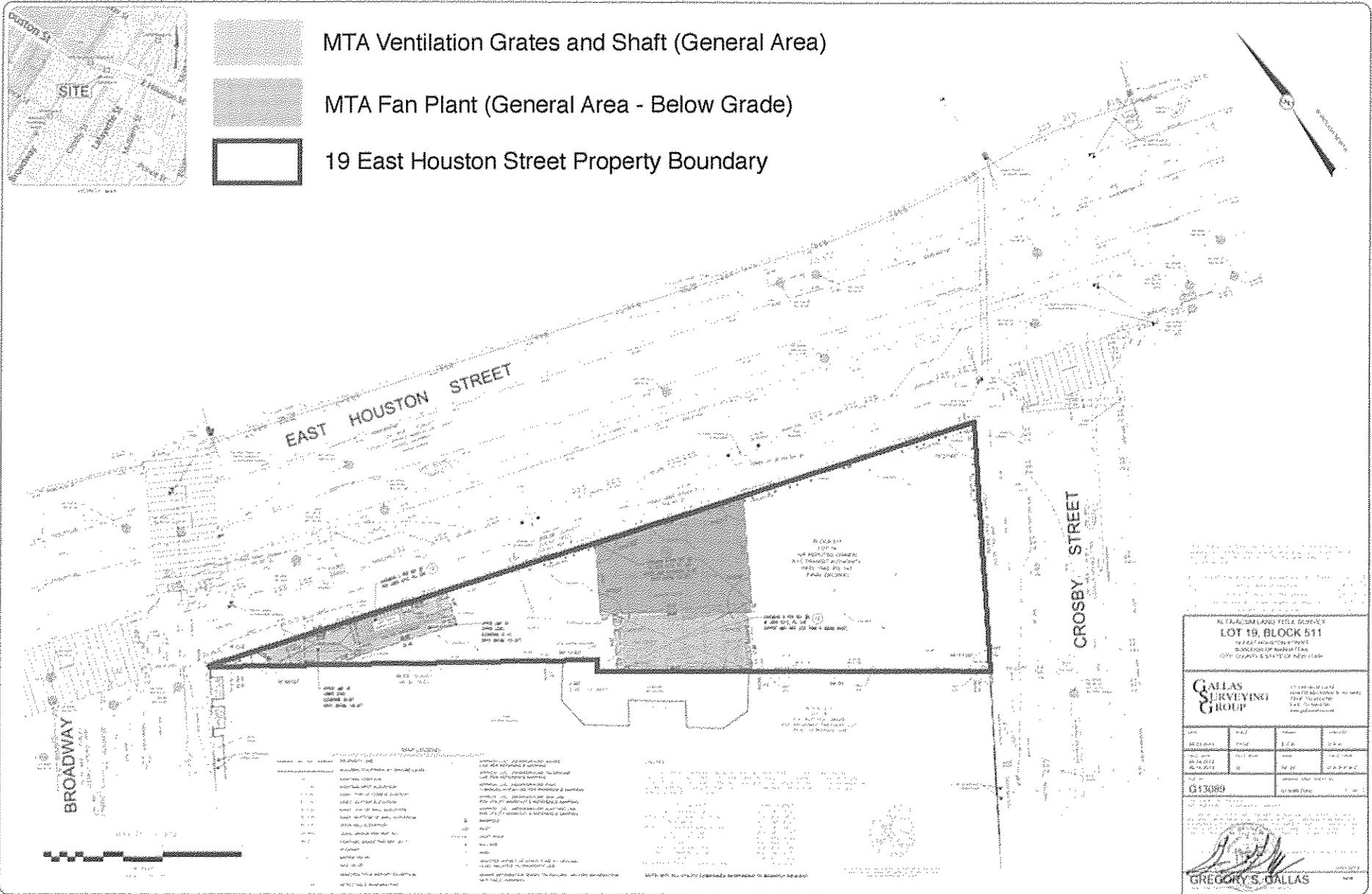


Image from ULURP Plans

* Compare to 101 Spring Street (known as essentially the most "open" Cast Iron structure in SoHo):

At 101 Spring the Openness Ratio ranges from 75% openness at street level (maximum) to 55% openness on the 5th floor

19 East Houston Street (Current Conditions)



10. I am a broker with parties who have expressed strong interest in the Site and would be willing to proceed with an all cash offer immediately.

As stated in *Appendix 10 of the RFP, subsection H*, "Only proposals from principals will be considered responsive. Individuals in representative, agency or consultant status may submit proposals only under the direction of identified principals, where the principals are solely responsible for paying for such services".

11. Please clarify what portions of the site are available pursuant to this disposition?

As explained on *page 2 of the RFP*, Respondents may propose acquisition and redevelopment of:

- i) EITHER the Site **excluding** the western triangular portion of the Site, which is currently occupied by the Licensee and the subway entrance (a total of 5,060 SF);
- ii) OR the entire Site (a total of 6,190 SF).

12. Who is the Licensee? And what are the conditions of termination of the License?

As explained on *page 2 of the RFP*, an approximately 1,130 square foot area on the western portion of the Site is currently occupied by a fruit stand vendor.

The Licensee occupies this portion of the Site under a month-to-month license, terminable upon 30 days written notice. The Licensee designed and proposed to construct a two-story structure, which received approvals from the Landmarks Preservation Commission and the Community Board. A copy of the LPC Binding Report is provided in *Appendix 14 of the RFP*.

Should the Selected Developer propose a development of the entire Site causing the Licensee to vacate, the Selected Developer will be responsible for compensating the Licensee for the approved design plans if, and only if, the Selected Developer has proposed to utilize such plans.

13. Please explain Easement 2? Can the ventilation grating be relocated from the Site to the sidewalk?

As explained on *page 2 of the RFP*, the Selected Respondent will be required to preserve and protect three permanent easements in connection with the IND Sixth Avenue line's active and continuous operation, including Easement 2.

Easement 2, which is a street grade ventilation grating, provides fresh air inlet through the below grade vent shaft (Easement 1) for existing Fan Plant 15B (FP No. 6364). This is a supply only fan plant with a capacity of 110,000 cubic feet per minute (CFM) which discharges directly into the Broadway-Lafayette Station via an under the platform duct system.

Upon careful and deliberate review and consideration of the technical and engineering issues related to the question posed, NYCT is of the opinion that without a very detailed analysis and investigation, such a redesign of relocating the ventilation grating from the Site to the sidewalk could not be done without impacting the current fan performance and therefore would not be acceptable. In addition, the fan plant may be upgraded in the future and more than likely its capacity significantly increased. Redesigning the street grade ventilation grating, and as a result the associated vent shaft, as outlined in Question 13 would significantly increase the difficulty to accomplish such an upgrade.

Based upon the above, it is NYCT's position that the current easement remain.

East Houston Street Manhattan RFP – Q&A #1, Page 3



19 E. Houston Street

Presentation for the Council of the City of New York
Subcommittee on Zoning and Franchises

9.16.14

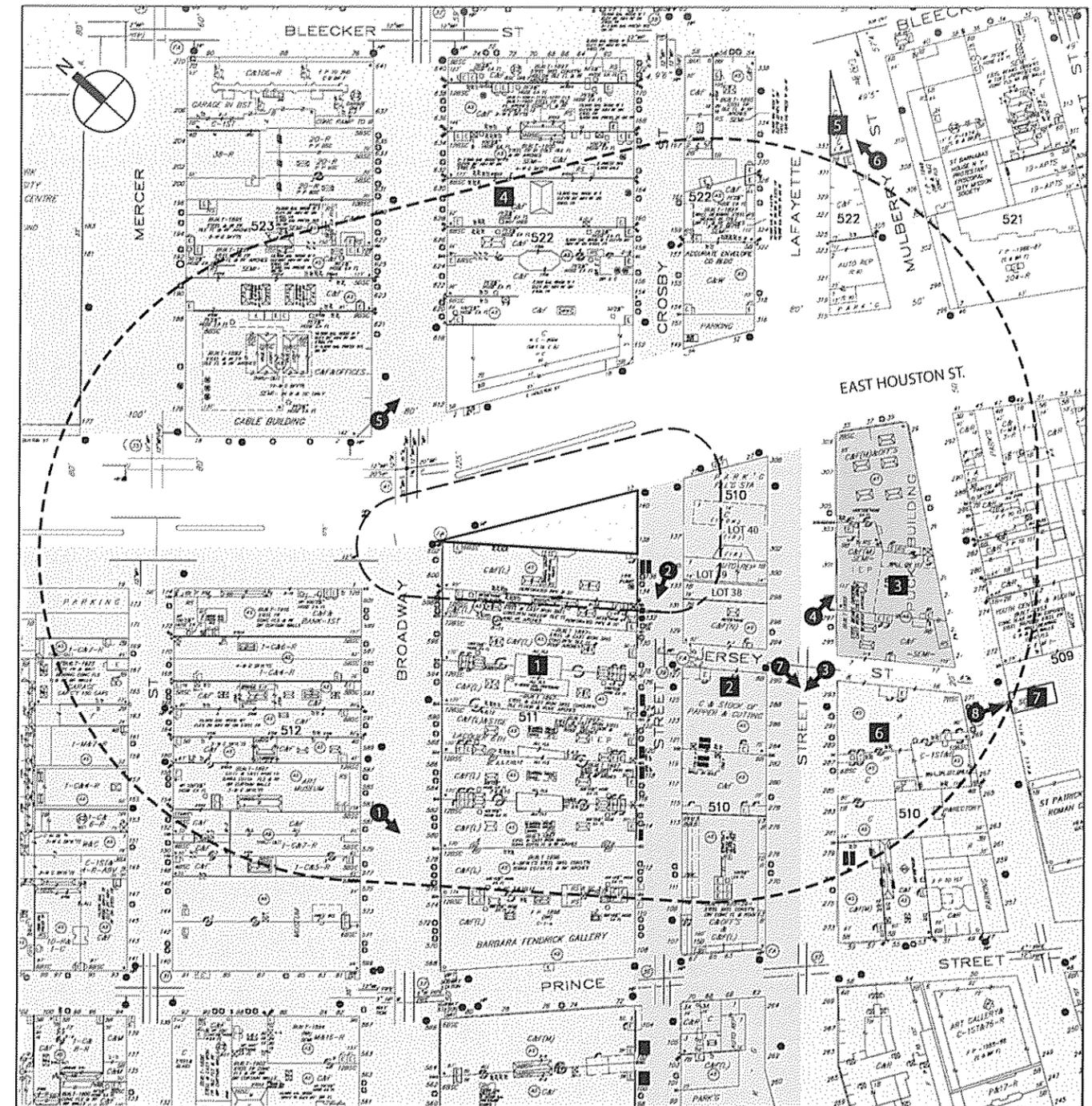
MADISON CAPITAL

S9 an affiliate of
Perkins Eastman Architects, PC

19 E. HOUSTON STREET ULURP ACTIONS

1. ZR 74-712 (a) - To allow retail use below the level of second floor
2. ZR 74-712 (b) - To modify height regulations
3. ZR 74-922 - To allow a retail store greater than 10,000 square feet
4. Disposition of City owned land





- Project Site Boundary
- - - Study Area Boundary (400-Foot Perimeter)
- · · 90-Foot Perimeter
- 📍 Photograph Location and View Direction
- 1 SoHo-Cast Iron Historic District
- 2 SoHo-Cast Iron Historic District Extension
- 3 Puck Building, 295-309 Lafayette Street
- 4 NoHo Historic District
- 5 IRT Bleeker Street Station
- 6 Chinatown and Little Italy Historic District
- 7 St. Patrick's Chancery Office
266-268 Mulberry Street





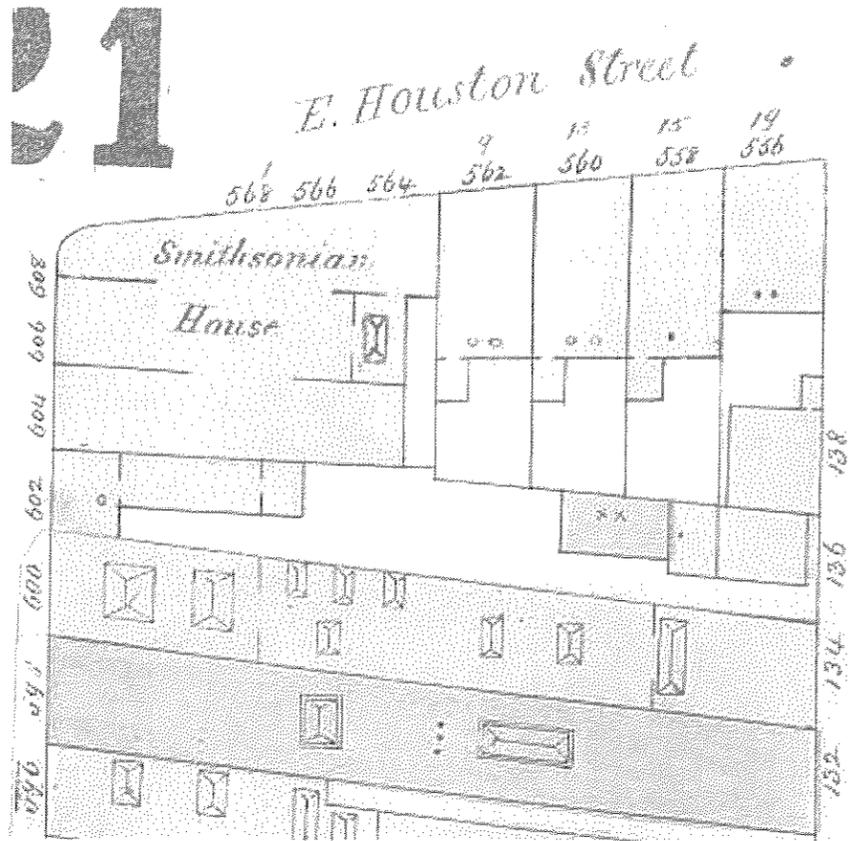
East Houston Street- June 1929



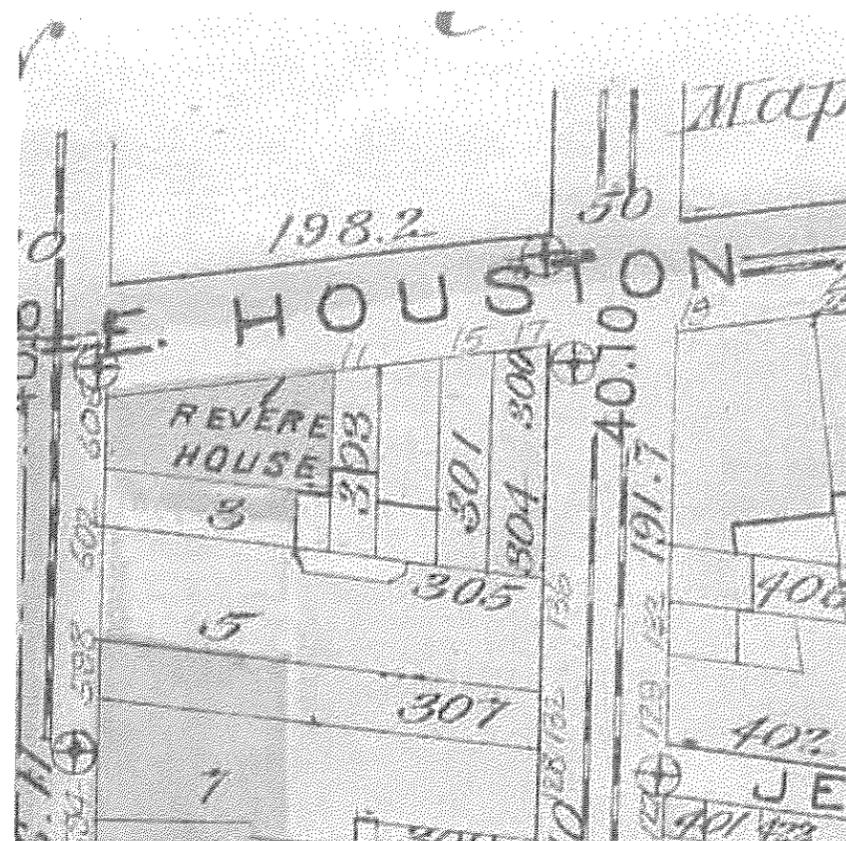
Broadway and Houston - June 1937



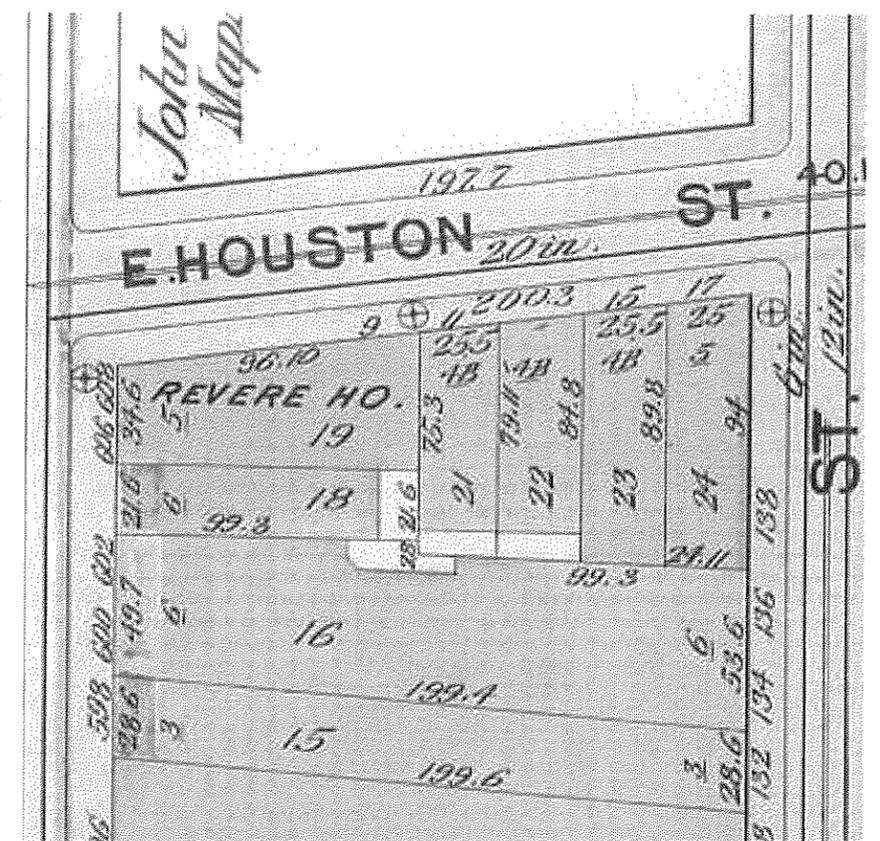
Houston Street - December 1933



1862



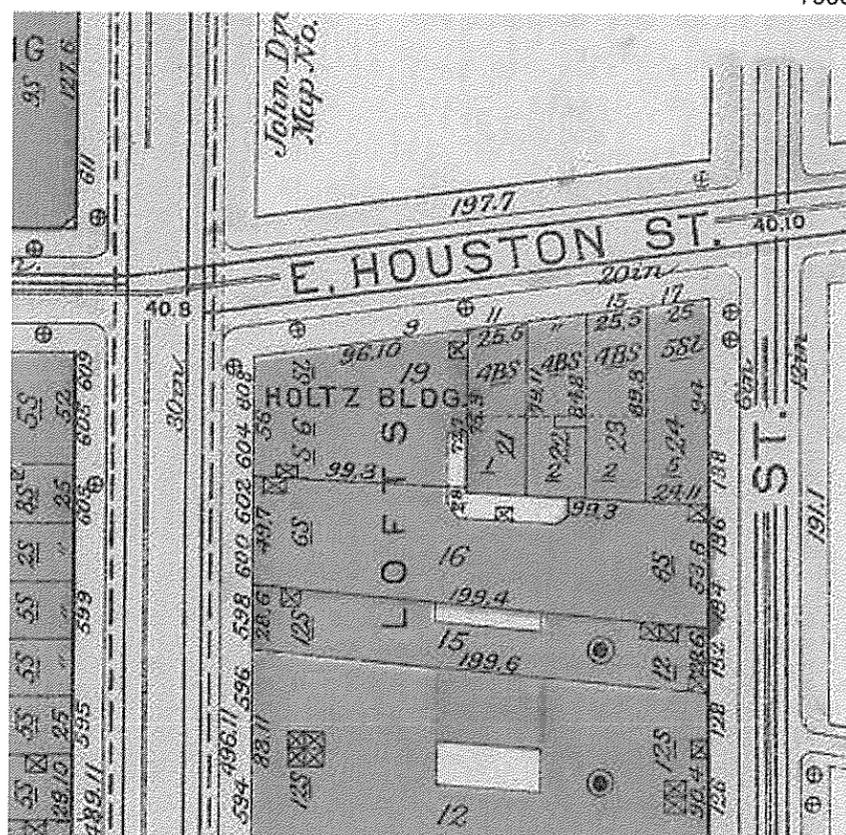
1885



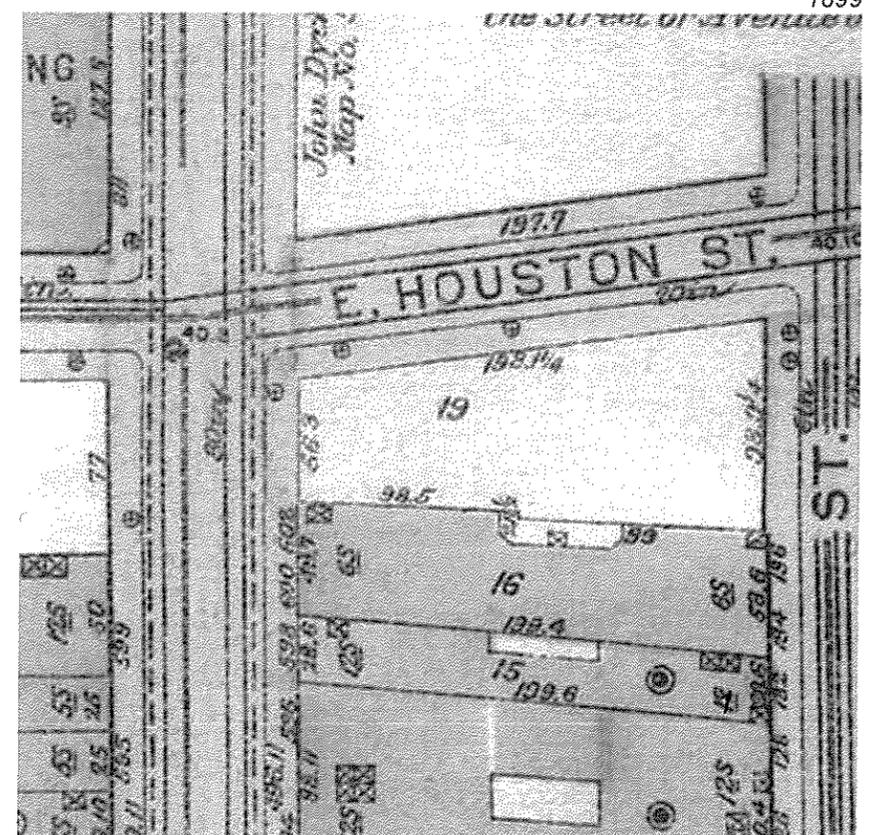
1899



1899 - Revere House in A Pictorial Description of Broadway

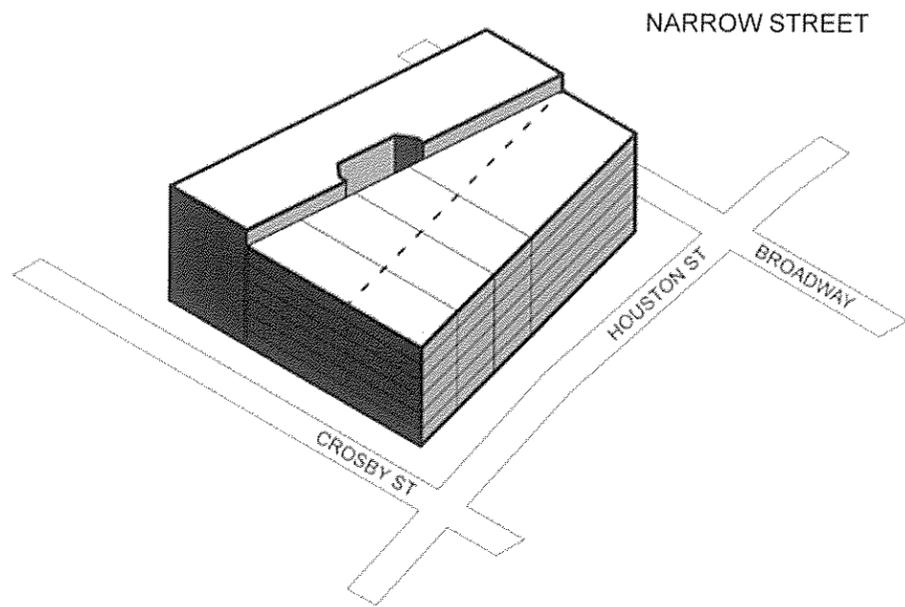


1916

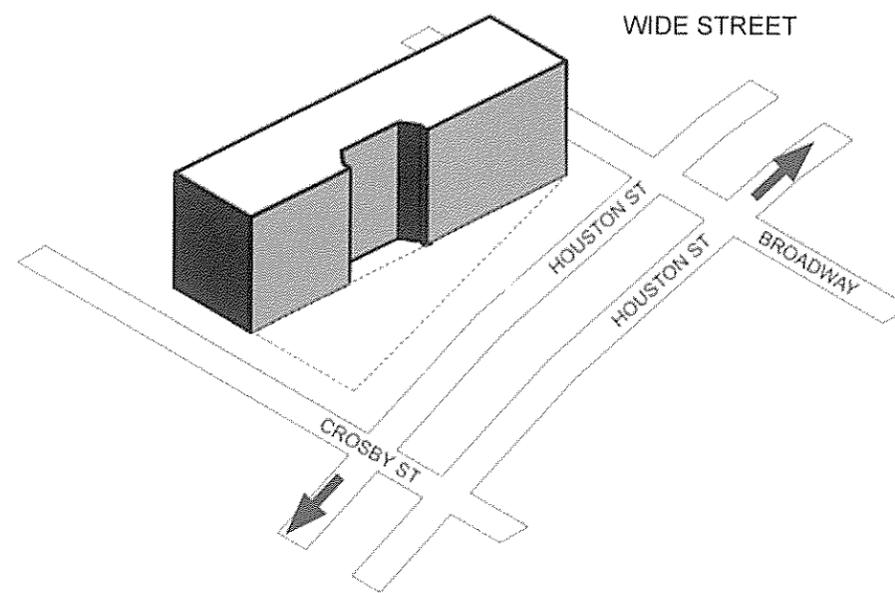


1930

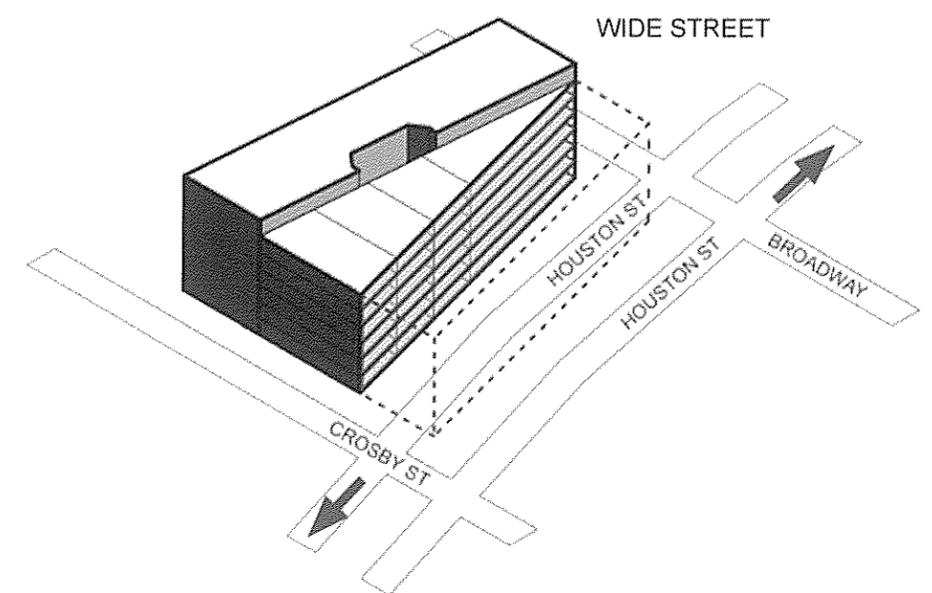




Houston Street Before Widening - 1920

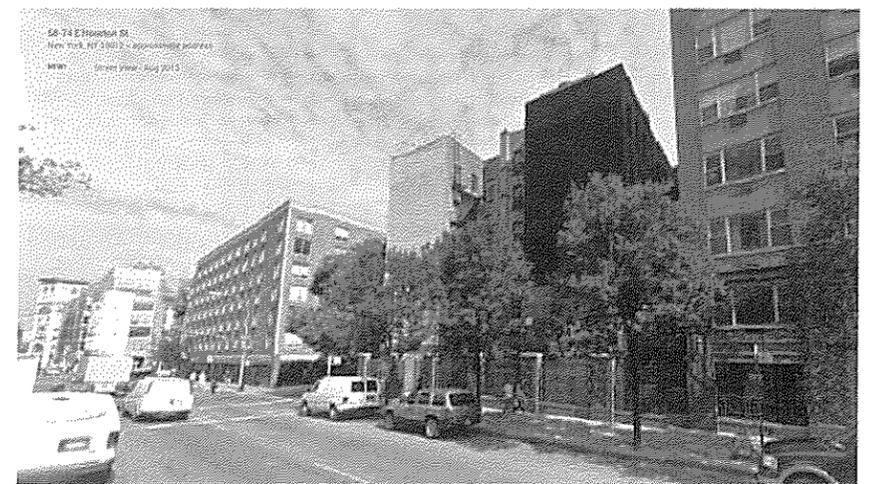
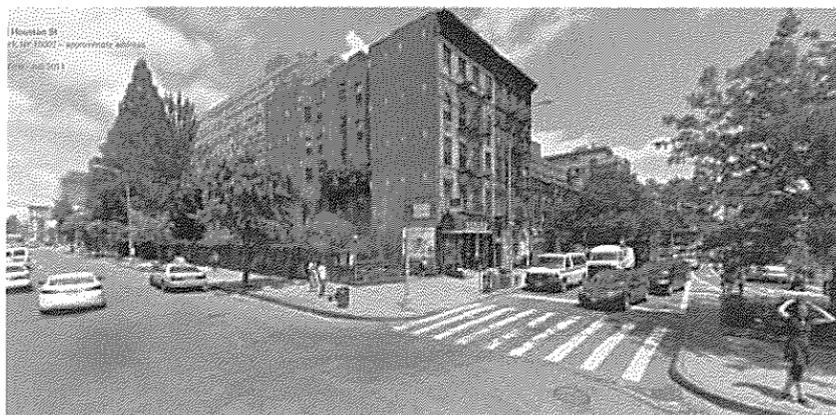


Houston Street After Widening - 1930-1960s





Historical Context East Houston Street



Current Sliced Conditions Along Houston Street













WIDTH OF OUTBOARD GLASS PANEL IS CONSTANT AT 15' WIDE

WIDTH OF INBOARD GLASS PANEL INCREASES IN 6" INCREMENTS (MIN. 2'-8", MAX. 7'-2")
 UNIQUE CONDITIONS EXIST TO EXPRESS ANOMALIES PRESENT IN A SLICED ELEMENT

- BRICK FRAME
- ALUMINUM PILASTERS
- OUTBOARD GLASS PANELS
- INBOARD GLASS PANELS



19 East Houston - Issues List and Response

Number	Item	Issue	Developer Response
1	Double Height Retail	Initial design included a double height feature of the retail on Houston St. Parties did not believe this was contextual with the neighborhood;	Removed and replaced with two-floor design.
2	Retail Signage	Initial design allowed for retail signage above first and second floor retail. Parties did not believe this was contextual with the neighborhood;	Second floor signage was removed entirely.
3	Building Height	It was requested that Developer increase the building height to align with adjacent building;	Building height increased to match adjacent building.
4	Alignment of Windows	Initial Crosby St. windows did not align with adjacent building. Community requested that this alignment occur;	Upon increase of height of the building, developer adjusted the window alignment as well.
5	Crosby Façade Material	Initial design of the Crosby St. façade included a glass brick material which concerned the community with respect to it's maintenance and ability to limit interior lighting;	Glass brick feature was replaced with a classic brick appearance to be used on the Crosby St. façade as well as other parts of the exterior.
6	Houston Façade Design	Initial design included glass fin tubes along Houston St. to accentuate the "slicing" story of the building along with levels of opacity to limit the transparency of the glass. Upon further review, general consensus was this was not in keeping with the landmark district aesthetics. Additionally, the community requested that the opacity levels be increased to limit the exposure of the Houston St. interior;	Developer removed glass tubes and increased opacity on the Houston St. glass to further limit transparency.
7	Subway Entrance Signage	Initial design included LED/Interactive signage in area surrounding subway stairs. Parties were concerned how this feature would be built and lit;	Developer removed this feature entirely.
8	Sidewalk Width/Congestion	Community raised concerns regarding the potential for pedestrian congestion on site with the addition of a new building both on the sidewalk and leading into the subway;	Developer obtained DOT approval to widen the sidewalk to a maximum of 3' and is working with MTA on plans to re-develop and widen the stairs currently leading into the subway station. Currently, the subway stairs are 4'11" with the developer preliminarily planning to expand the stairs to a minimum of 6'8". The stairs can potentially be widened even further once excavation work begins and a full survey of existing conditions can be analyzed.
9	Building Entrances	Community voiced concerns over building entrances on Houston St. protruding into the sidewalk and further blocking pedestrian traffic;	Developer re-designed the Houston St. entrances to include doors that will be further inset and only protrude marginally.
11	Building Cornice	Request was made that a building cornice be added to the design to coincide with other landmark district buildings;	Developer added a cornice to both Houston St. and Crosby St..
12	Freight Entrance	Initial design included a dedicated freight entrance along Crosby St. which raised concerns over noise and loading;	Developer removed the freight entrance entirely and the current design only includes one office entrance along Crosby St..
13	Loading Zone	Community raised concerns over the potential loading areas for the retail. Initially, the community requested that no loading occur on Crosby St. However, placing loading on Houston St. would limit the sidewalk widening previously mentioned to only 2'. As a result, loading zone has been placed on Crosby St. to fulfill the request to widen the sidewalk by maximum allowability;	Developer re-worked the sidewalk/loading designs multiple times at the request of the community. The current design allows for loading on Crosby St. to coincide with CB2's request.
14	Advertising Signage	Concerns were raised regarding advertising signage in the atrium area	To allay such concerns, Developer committed to not include any advertising signage in the atrium area.
15	MTA Fan Plant	Parties requested if the MTA had completed a review of the existing fan plant underneath the site and if adequate planning had been done to allow for the vent relocation;	Developer has worked with MTA extensively since being selected for this project and the MTA has confirmed that the relocation of the vents will have no effect on the operation of the fan plant and that the planned building does not prevent MTA from expanding the fan plant in the future.

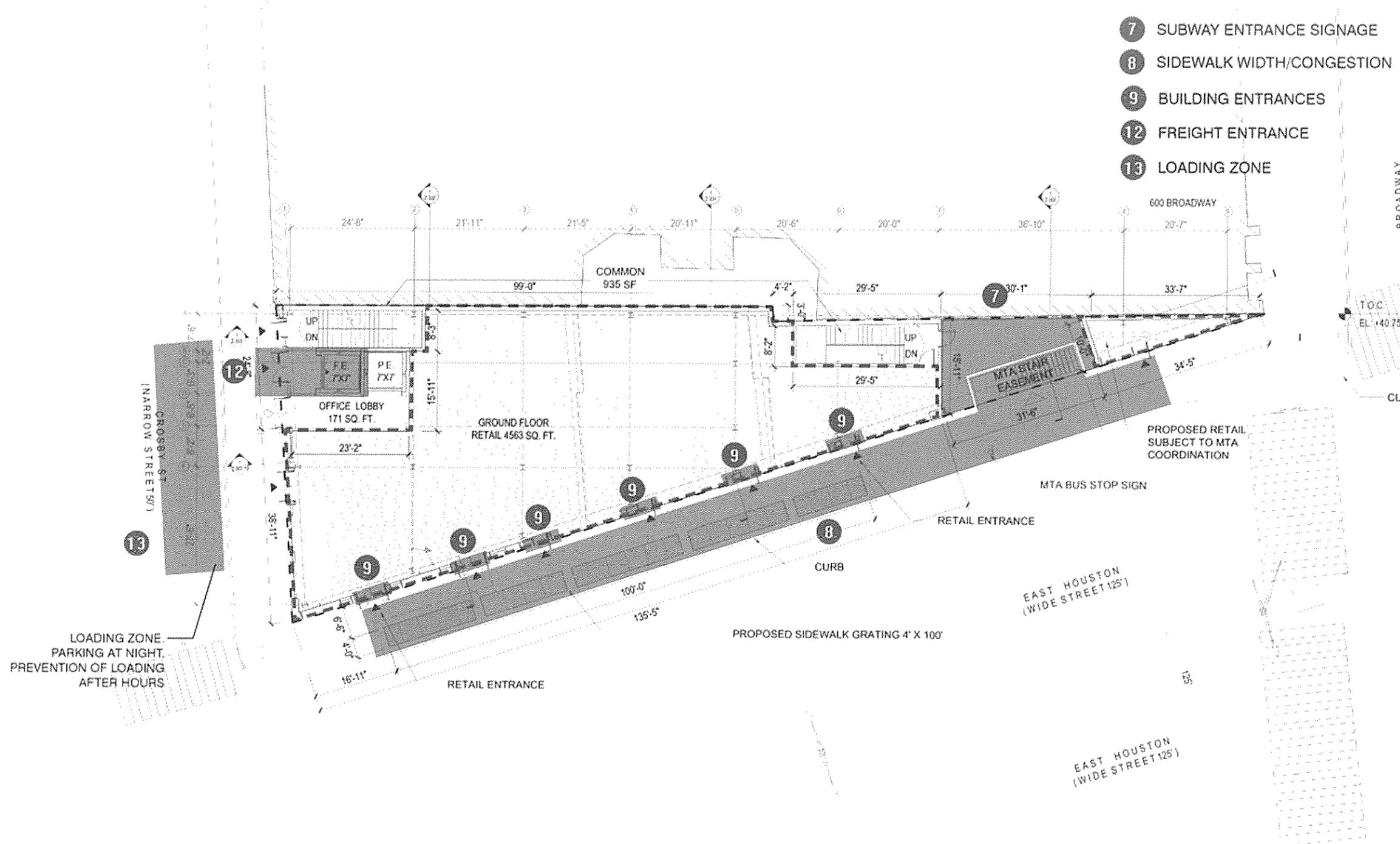
Non-Building Related Items
 Retail Specific Items
 Building Materials
 Building Structure



- 1 DOUBLE HEIGHT RETAIL
- 2 RETAIL SIGNAGE
- 3 BUILDING HEIGHT
- 4 ALIGNMENT OF WINDOWS
- 5 CROSBY STREET FAÇADE DESIGN
- 6 HOUSTON STREET FAÇADE DESIGN
- 11 BUILDING CORNICE

PREVIOUS PROPOSAL
VIEW FROM HOUSTON STREET





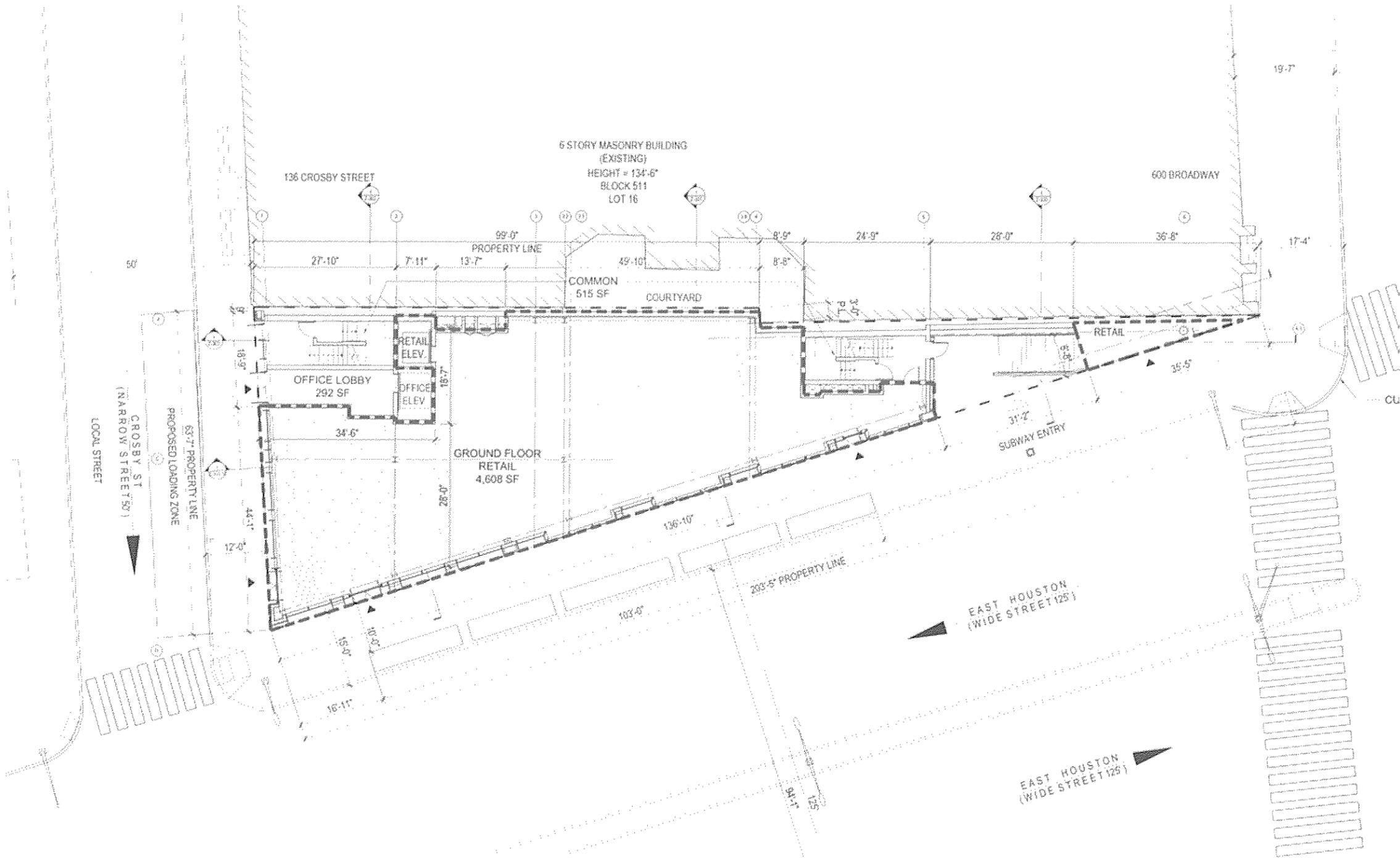
- 7 SUBWAY ENTRANCE SIGNAGE
- 8 SIDEWALK WIDTH/CONGESTION
- 9 BUILDING ENTRANCES
- 12 FREIGHT ENTRANCE
- 13 LOADING ZONE

LOADING ZONE.
PARKING AT NIGHT.
PREVENTION OF LOADING
AFTER HOURS

NOTE ON THE PLANTING OF STREET TREES: ONE STREET TREE, PRE-EXISTING OR NEW PLANTED, SHALL BE PROVIDED FOR EVERY 25 FEET OF THE ZONING LOT. IF THE DEPT. OF PARKS AND RECREATION OR THE LANDMARKS PLANNING COMMISSION DEEMS IT INFEASIBLE TO PLANT TREES ADJACENT TO THE ZONING LOT, TREES MAY BE PLANTED IN AN ALTERNATIVE LOCATION, DETERMINED BY DPR, OR ELSE THE FUNDS EQUIVALENT TO THE COST OF PLANTING SUCH TREES MAY BE DEPOSITED IN AN ACCOUNT OF THE CITY OF NEW YORK.

- PEDESTRIAN ENTRY FOR GROUND FLOOR RETAIL APPROXIMATE LOCATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
- LOADING ENTRANCE (LOADING DOCK NOT REQUIRED PER 44-52. SEE Z-001.00)
- ENTRY TO MTA SUBWAY
- MTA BUS STOP SIGN

- LEGEND
- ZONING SPECIAL PERMIT PURSUANT TO ZONING RESOLUTION (ZR) SECTION 74-712 (A) TO ALLOW RETAIL USE ON THE FIRST AND CELLAR FLOORS;
 - ZONING SPECIAL PERMIT PURSUANT TO ZONING RESOLUTION (ZR) SECTION 74-922 TO PERMIT A RETAIL ESTABLISHMENT GREATER THAN 10,000 SQUARE FEET



NOTE ON THE PLANTING OF STREET TREES. ONE STREET TREE, PRE-EXISTING OR NEW PLANTED, SHALL BE PROVIDED FOR EVERY 25 FEET OF THE ZONING LOT IF THE DEPT. OF PARKS AND RECREATION OR THE LANDMARKS PLANNING COMMISSION DEEMS IT INFEASIBLE TO PLANT TREES ADJACENT TO THE ZONING LOT. TREES MAY BE PLANTED IN AN ALTERNATIVE LOCATION, DETERMINED BY DPR, OR ELSE THE FUNDS EQUIVALENT TO THE COST OF PLANTING SUCH TREES MAY BE DEPOSITED IN AN ACCOUNT OF THE CITY OF NEW YORK

- ▲ PEDESTRIAN ENTRY FOR GROUND FLOOR RETAIL - APPROXIMATE LOCATIONS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- ENTRY TO MTA SUBWAY
- MTA BUS STOP SIGN
- ▭ SIDEWALK GRATING
- ▭ LOADING ZONE MONDAY - FRIDAY 7:00AM - 6:00PM

- LEGEND**
- ▭ ZONING SPECIAL PERMIT PURSUANT TO ZONING RESOLUTION (ZR) SECTION 74-712 (A) TO ALLOW RETAIL USE ON THE FIRST AND CELLAR FLOORS.
 - ▭ ZONING SPECIAL PERMIT PURSUANT TO ZONING RESOLUTION (ZR) SECTION 74-922 TO PERMIT A RETAIL ESTABLISHMENT GREATER THAN 10,000 SQUARE FEET

SOHO RETAIL OVER 10,000SF			
#	Address	Tenant	SF
1	504 Broadway	Bloomingdale's	90,000
2	546 Broadway	Uniqlo	54,000
3	622 Broadway	Best Buy	45,000
4	600 Broadway	Hollister	40,000
5	478 Broadway	Topshop	40,000
6	568 Broadway	Equinox	40,000
7	610 Broadway	Crate & Barrel	36,350
8	610 Broadway	Adidas	36,350
9	303 Lafayette	REI	35,000
10	105 Wooster Street	Room & Board	30,000
11	300 Lafayette	TBD	30,000
12	477 Broadway	Pearl River	30,000
13	483 Broadway	Yellow Rat Bastard	30,000
14	503 Broadway	Old Navy	25,000
15	599 Broadway	American Eagle	24,000
16	593 Broadway	Victoria's Secret	24,000
17	103 Prince St	Apple	23,911
18	575 Broadway	Prada	23,000
19	583 Broadway	Under Armour	20,243
20	560 Broadway	Dean & DeLuca	20,000
21	628 Broadway	Urban Outfitters	20,000
22	568 Broadway	Forever 21	18,500
23	552 Broadway	Banana Republic	18,000
24	530 Broadway	EMS	18,000
25	19 E. Houston St	TBD	17,396
26	513 Broadway	Gap	15,000
27	81 Spring Street	Moma Design Store	14,497
28	375 West Broadway	Anthropologie	11,200
29	134 Spring St	Mulberry	10,700
30	536 Broadway	Club Monaco	10,000

Above grade is maximum of 14,698sf



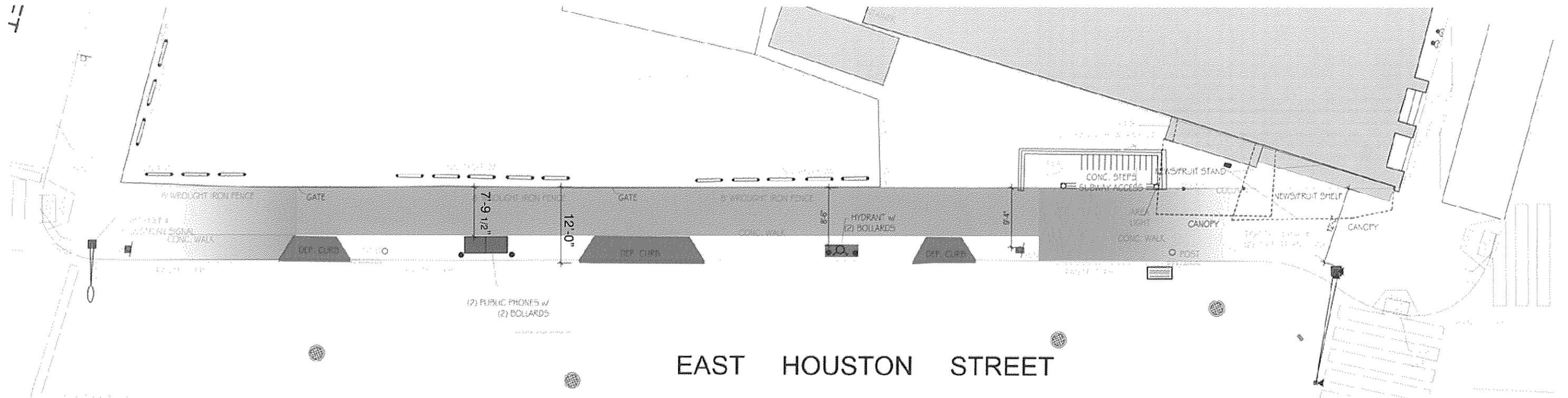
610 Broadway ---
 Ground Floor
 Retail Area:
 9,000 SF
 Gross Retail Area:
 36,350 SF

303 Lafayette St. ---
 Ground Floor
 Retail Area:
 10,000 SF
 Gross Retail Area:
 35,000 SF

557 Broadway: ---
 Ground Floor
 Retail Area:
 30,000SF

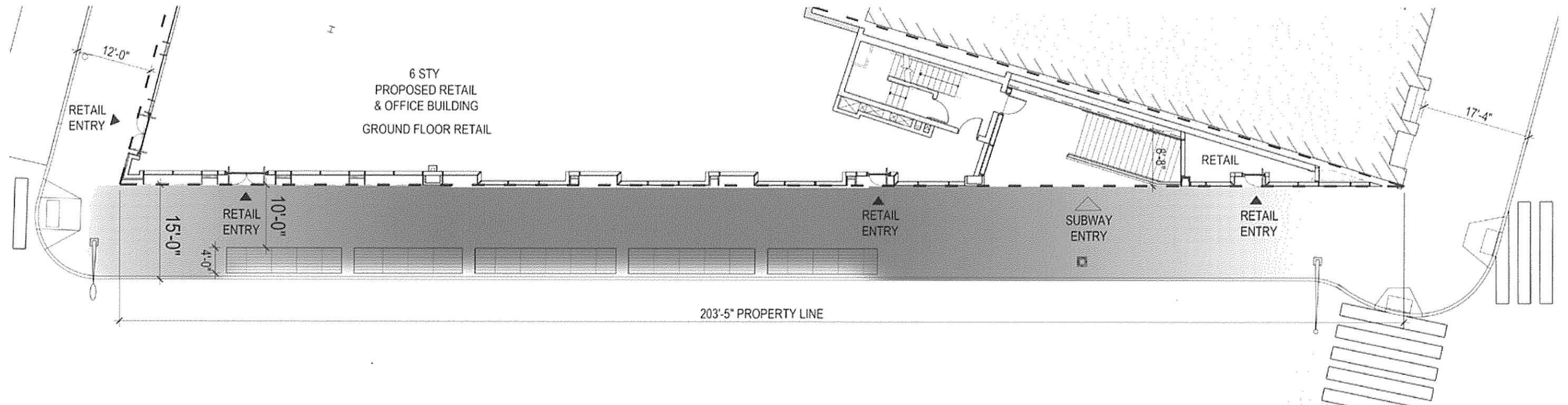
546 Broadway ---
 Ground Floor
 Retail Area:
 18,000 SF
 Gross Retail Area:
 54,000 SF

19 East Houston ---
 Ground Floor
 Retail Area:
 4,611 SF
 Gross Retail Area:
 17,396 SF



EAST HOUSTON STREET

CURRENT SIDEWALK CONDITIONS SURVEY



PROPOSED SITE PLAN AUGUST 4, 2014 WITH SIDEWALK INCREASE



PREVIOUS PROPOSAL
VIEW FROM HOUSTON STREET

PREVIOUS VIEW FROM HOUSTON STREET



VIEW BASED ON ARCHITECTURAL DRAWINGS AT HOUSTON STREET



NIGHT-TIME MARKETING VIEW AT HOUSTON AND BROADWAY BY NEOSCAPE



NIGHT-TIME VIEW BASED ON ARCHITECTURAL DRAWINGS AT HOUSTON AND BROADWAY





**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/16/14

(PLEASE PRINT)

Name: James Caras

Address: 1 Centre Street

I represent: Manhattan Borough President

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Ingrid J. Siccard

Address: 148 Grand St.

I represent: Soho Alliance

Address: 325 Avenue H

19 E Houston
SOHO

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Marc Simon

Address: 270 Lafayette

I represent: SELF

Address: 101 E 15th

Please complete this card and return to the Sergeant-at-Arms

SOHO

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lois Tendler

Address: 2 Broadway

I represent: HTA WMC Transit

Address: 2 Broadway

THE COUNCIL THE CITY OF NEW YORK

SOHO

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 9/16/14

(PLEASE PRINT)

Name: CHRISTINA DE ROSE

Address: 110 WILLIAM STREET

I represent: NYCEDC

Address: _____

THE COUNCIL THE CITY OF NEW YORK

SoHo

Appearance Card

I intend to appear and speak on Int. No. 15 Res. No. _____
 in favor in opposition

Date: 9/10/14

(PLEASE PRINT)

Name: Jonathan Rutar

Address: 55 E. 59th St

I represent: Anders Capital

Address: 55 E. 59th St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Sotto Res. No. _____

in favor in opposition

Date: 9-16-14

(PLEASE PRINT)

Name: DAVID MAQAM

Address: 115 FIFTH AVE NYC

I represent: MADISON CARR 19 E HOUSE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Sotto Res. No. _____

in favor in opposition

Date: 9.16.14

(PLEASE PRINT)

Name: Jerry Johnson

Address: 100 PARK AVE

I represent: MC 19 E HOUSTON LCC

Address: _____

Sotto **THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 19 E Houston Res. No. _____

in favor in opposition

Date: 9/16/2014

(PLEASE PRINT)

Name: TERRI CUDE

Address: ~~333~~ 77 BLEECKER ST

I represent: CB2

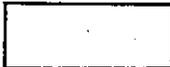
Address: 3 WASH SQ VILLAGE

Please complete this card and return to the Sergeant-at-Arms

19 E.
Houston
St. SoHo

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: Tobi Bergman (PLEASE PRINT)

Address: 58 Watts St

I represent: CB2 Manhattan

Address: _____

19 E.
Houston
St
SoHo

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

Name: David Greber (PLEASE PRINT)

Address: _____

I represent: CB2 Manhattan

Address: _____

19 E Houston
SoHo

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 19 E Houston Res. No. _____

in favor in opposition

Date: 9/16/14

Name: PETER DAVIES (PLEASE PRINT)

Address: 540 BROADWAY SA NY 10012

I represent: BROADWAY RESIDENTS COALITION

Address: SAME AS ABOVE

19 E HOUSTON
SOHO

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 19 E HOUSTON Res. No. _____

SOHO in favor in opposition

Date: 9/16/14

(PLEASE PRINT)

Name: JEANNE WILCKE

Address: 16 BLEECKER ST.

I represent: NOHO NEIGHBORS

Address: _____

19 W HOUSTON
SOHO

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9-16-14

(PLEASE PRINT)

Name: Lora Tenenbaum

Address: 423 Broome St.

I represent: self.

Address: _____

Soho

THE COUNCIL THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Anne Palmer

Address: 284 Lafayette St.

I represent: my building

Address: 284 Lafayette St.



Please complete this card and return to the Sergeant-at-Arms



**THE COUNCIL
THE CITY OF NEW YORK**

19 E. Houston
Sho

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Sarah Diaz on behalf of AM Deborah Glick

Address: 853 Broadway St. 2007

I represent: Assembly member Deborah Glick

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Sidewalk
Cafe

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 110

in favor in opposition

Date: 9/16/14

(PLEASE PRINT)

Name: Jessica Laeser

Address: 666 Fifth

I represent: 24 Fifth Ave LLC

Address: _____

Please complete this card and return to the Sergeant-at-Arms