



DEBORAH J. GLICK
Assemblymember 66th District
New York County

The Assembly State of New York

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Higher Education Committee

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Rules
Ways & Means
Governmental Operations

Assemblymember Deborah Glick's Testimony Before the NYC Council Subcommittee on Zoning and Franchises Regarding Special Hudson Square Rezoning and Text Amendment

February 12, 2013

Thank you for the opportunity to testify before you today regarding Trinity Real Estate's proposal to rezone a significant section of the Hudson Square neighborhood. This rezoning will dramatically reconfigure the character of the lower West Side and I cannot support it in its current form. Dramatic mitigations must be made to this proposal before approval should be granted. The height and bulk of the proposal must be decreased, the lack of open space must be addressed, affordable housing must be clearly articulated, the South Village Historic District must be created in order to protect against the pressure future development, and mitigations must be taken to reconcile the marked increase of traffic this rezoning will bring to the neighborhood, a neighborhood that is already seriously impacted by Holland Tunnel traffic backup. Only once all of these issues are mitigated fully, should this zoning be approved.

Background

The application presented by Trinity Real Estate to rezone Hudson Square is an area bounded by West Houston Street on the North, Canal Street on the South, 6th Avenue on the East and Greenwich Street on the West. The area is mostly zoned as a M1-6 manufacturing zone. The proposal is to create a mix-used residential, commercial and manufacturing neighborhood comprised of several zones, including C6-2A (R8A equivalent) M1-5/R7X and M1-6. The height proposed for side streets is 185 feet, 2 Hudson Square is proposed to be 430 feet, and after concessions at City Planning Commission, the height on wide streets is proposed to be 290 feet. Sub-District B has been removed during the City Planning review. The increase of at least 5,000 new residents, also triggers the creation of a new elementary school, which Trinity will build at 2 Hudson Square.

Height and Bulk

The inappropriate height and bulk of this rezoning has been repeatedly raised at hearings held by Community Board 2. While I appreciate that a modest decrease of the height of buildings on wide streets was made, 290 feet, as currently approved, will overwhelm the neighborhood and will permanently alter the face of the community. The average height is of this neighborhood is closer to 250 feet. I could support new buildings rising as high as 250 feet but only if they included inclusionary zoning for affordable housing. I believe that this height would still allow for buildings that would generate a significant amount of income without destroying the existing

feel of the neighborhood. The one exception I would make is in Sub-District A, which is the site of the proposed school. I echo Community Board 2's suggestion that a building with a school could extend beyond 250 feet, but the proposed 420 feet is excessive, and frankly outrageous. On side streets I believe that the height limit of 185 feet is out of character for the neighborhood, however I might be willing to accept buildings at such a height, if and only if, affordable housing is incorporated into any development.

Open Space

I, along with the community, have significant concerns about the lack of open space in this rezoning. This proposal will bring more than 5,000 new residents to the District without adding any significant open space. By the City Environmental Quality Review's (CEQR) own definition, the applicant's proposal is 12 acres short on open space than what is *legally permissible*. The applicant has made no real effort to ameliorate this situation, other than suggesting tiny pocket parks, one of which is proposed to be directly adjacent to the Holland Tunnel, a proposition that is difficult to fathom. Sitting among the fumes of car exhaust is hardly a mitigation for open space. Adding amenities through a financial contribution to the Dapolito Recreation Center, a City owned recreation center, while laudable, does not come close to a mitigation of open space in the District. At most, it partially mitigates the requirement for active open space.

In order to meet the open space requirements I think at least two steps must be taken. First, a community center should be constructed adjacent to the proposed school or on another Trinity owned site in the area, that is at least 50,000 square feet and that would be operated by a non-profit. This action would be a demonstration of Trinity's commitment to creating a livable neighborhood. Considering the applicant's failure to meet a basic requirement seems to be a fair solution.

The second step should be a large one-time, or smaller annual financial contribution to the Hudson River Park (HRP), as this will be the main park that new residents will use. Trinity has openly acknowledged this fact in their concerted efforts to create an access point to the Hudson River Park at Spring Street as part of this rezoning. However, Trinity has also claimed that the location of Hudson River Park, directly adjacent to the rezoning, had no impact on their decision to seek a rezoning, which I find hard to believe. Trinity argues that HRP is outside of the rezoning and therefore it is unreasonable to be asked to make a donation. Yet, the contribution to Dapolito Recreation Center was deemed appropriate, even though that is also outside of the zoning district. Seeing no other passive recreation remediation immediately within the blocks of the rezoning, I find ignoring this option to be disingenuous and runs counter to Mayor Bloomberg's PlaNYC, which seeks to make New York a more livable city while adding population.

This is especially true in view of the likelihood that real estate developers and sales people will point to the park in their presentations as a neighborhood amenity, thereby profiting directly from the park's existence.

Traffic and Transportation

The stated goal of this rezoning is the creation of a livable mixed use area that will increase the residential population significantly. It is impossible to ignore that an impediment to this goal is the existence of the Holland Tunnel and the intense traffic that it brings to the neighborhood. Any mitigation offered by the applicant must consist of creative approaches that will improve both current and future traffic conditions. Traffic is overwhelming now but will only be exacerbated as thousands of new residents move into the District.

According to the Environmental Impact Statement (EIS), 17 out of 22 intersections in the rezoning would suffer a significant adverse impact as a result of this proposed action. I am especially concerned with what might happen to historic streets like Charlton, King, and Vandam as they are overwhelmed with additional vehicles thereby threatening the nature of these blocks. We can also expect additional traffic as there will be a net loss of more than 165 parking spaces, as individuals will have to spend more time in their vehicles looking for places to park.

School

The creation of a school on Canal and Sixth Avenue will be a welcome addition to the neighborhood but obviously presents serious concerns regarding children navigating a block that has such a heavy flow of traffic. The need for this school is triggered by this rezoning. It should not be the sole responsibility of the School Construction Authority and the Department Of Education to figure out how best to protect students and parents as they commute to class. Trinity must be part of the logistical and financial solution to making this a safe place for children to attend school.

Underground Access

I also support an increased utilization of the underground passage way that already exists as a part of the Canal Street subway station as originally proposed in the Canal Area Transportation Study. Refurbishing this passageway to become more of a public space with amenities such as a newspaper stand and a florist, could help reduce the risk pedestrians' face when they cross Canal Street above ground. I would also recommend the addition of clear signage and markings that could inform the public that such an option exists.

Additional Mitigations

Mitigating the impact of this rezoning on traffic will not be easy and I have serious concerns that any actions the applicant takes will have any tangible impact. However, I do support the mitigations proposed by Community Board 2, including the creation of protected bike lanes on Hudson and Varick Streets, a planted median on Varick Street, and private traffic managers dispersed throughout the rezoning area to address especially problematic intersections. I would also recommend studying the possibility of more intensive measures at Houston and Canal Streets such as red light cameras, pedestrian only-green light phase, block the box striping, fines for honking and an increased presence by the New York Police Department.

South Village Historic District

No rezoning occurs in a vacuum. As Hudson Square grows and prospers, development pressure will mount in adjacent neighborhoods to take advantage of the new restaurants and stores that will hopefully start to flourish. Unfortunately, this puts the South Village directly at risk. This is a neighborhood that has been slated to be designated as a Landmarked District but has not been deemed as such because of the limited resources of the Landmarks Preservation Commission. It would be extremely short sighted not to realize that time is running out. The draft EIS stated that this rezoning will have a "significant adverse impact" on the South Village Historic District and the only appropriate mitigation is a swift designation of the South Village Historic District. This must be done.

Previous rezoning efforts in Brooklyn and in Manhattan have been accompanied by Landmarking designations, so there is precedent for such an action. If this rezoning is allowed without a coordinated Landmarking of the South Village Historic District, the outcome will be disastrous.

Conclusion

The current zoning of the Hudson Square area has led to vastly inappropriate developments such as the Trump SoHo. However, that does not mean that any rezoning offered by the applicant should be rubber stamped. Replacing inadequate zoning with an inappropriate plan will not leave a livable city in its wake.

The current application should not be approved as it stands today. The proposed buildings will be too tall and will not guarantee affordable housing, there are pressing questions regarding plans for open space, there is no clear plan to mitigate traffic, and it will put the South Village Historic District at grave risk.

This rezoning will create hundreds of millions of dollars in revenue for developers while severely impacting the current residents of the neighborhood. While Trinity has claimed that it only has 40% of the properties affected, and therefore can't address much of the necessary mitigations, they are experienced real estate players who chose to be the applicant. I certainly believe other developers can and should be included in providing the resources necessary for mitigations, as they, too, will profit greatly. The mitigations I have outlined must be put in place, in order for this rezoning to have a net positive impact on the neighborhood.



**Testimony of the Real Estate Board of New York, Inc. before the NYC City Council
Subcommittee on Zoning and Franchises for the Hudson Square Rezoning C 120380 ZMM, N
120381 (A) ZRM**

February 12, 2012

The Real Estate Board of New York, Inc. is a broadly based trade association of over 13,000 owners, developers, brokers, managers and other real estate professionals active throughout the five boroughs of New York City. In general, we support the Hudson Square Rezoning because we believe that it will result in a more vibrant, mixed-use neighborhood. However, we are concerned that unduly restrictive bulk controls will compromise the extent to which the rezoning will result in affordable housing.

Hudson Square is home to 1000 companies with over 35,000 employees, and has quickly become a destination for creative and technology companies. It is imperative that the City does what it can to ensure that we continue to attract and retain these highly mobile companies and their workforce. One way we believe this can be achieved is by transforming Hudson Square into an attractive neighborhood with full services for businesses and residents. However, the current M1-6 zoning prohibits the development of housing, schools, and most cultural institutions; all elements that are necessary for a successful live-work community.

The proposed Hudson Square Special District remedies the problems with the existing zoning by allowing limited amounts of residential uses. The proposed zoning would also incentivize the inclusion of affordable housing units; facilitate the development of a greater variety of commercial uses; and prevent the demolition and conversion of larger commercial buildings.

While the proposed rezoning will dramatically improve the neighborhood, we believe the full realization of its benefits will only occur if the current text is amended. The first is to modify the proposed midblock height limit of 185 feet, which is too low to allow all affected property owners to use all of their FAR and maximize the amount of affordable housing provided. The second is to eliminate the required rear yard setback. By raising the height limit from 185' and eliminating the setback, property owners would have a large enough building envelope to construct marketable residential buildings that also utilize the full permitted FAR, including the 3 FAR affordable housing bonus. Therefore, the Real Estate Board recommends that the City Council amend the current text to allow developments that provide the full amount of inclusionary housing be permitted to reach a height of 230 feet and to be exempted from the rear yard setback requirement.

Additionally, the proposed special permit process to allow for marginally taller buildings is not a meaningful substitute for these changes. This is both because, as a practical matter, it applies only to a single site, and also because the burdens and uncertainties of the permit process far

outweigh the benefits a developer could realize from the additional floor area. In fact, the Special Permit process will be a disincentive for full development, with some developers choosing to build all market-rate or to only use the Inclusionary Housing program minimally, in order to avoid the time, expense and

unpredictability of the permit process. The Real Estate Board recommends that if the special permit is retained, it be made available to all midblock sites in the district, it permit heights in excess of 230', and it be used to encourage creation of public open spaces.

Hudson Square is a special neighborhood that will only get better if this exciting initiative can be fully realized. We urge the City Council to make these changes as they will strengthen the Hudson Square district by encouraging residential development on a range of sites throughout the neighborhood.

Ann Warner Arlen / 147 Sullivan Street - No.1A / New York, New York 10012

TEL: 1-212-475-5976 / aarlen@nyc.rr.com

**UNTIL THE SOUTH VILLAGE IS FULLY LANDMARKED,
PLEASE PUT THE HUDSON SQUARE REZONING ON HOLD**

**Testimony February 12, 2013
New York City Council**

City Council Speaker Quinn is the Council representative for the South Village, which lies almost entirely within her Council District. We have asked Council Member Quinn in her role as Speaker Quinn to use her leverage to require completion of the landmarking of the South Village as a condition for her support of rezoning Hudson Square.

Looking south along the streets of MacDougal, Sullivan and Thompson, toward the Trump hotel looming at Spring and Sixth Avenue is scary, when you know that without landmarking more buildings like that could be the future of the South Village.

If the City Council does not condition its approval of Hudson Square rezoning on completion of landmarking protections for the South Village, there will be a consequent unraveling of the historic nature of the South Village, a result widely predicted. Already developers have filed plans for an 18-story hotel on Sullivan at Sixth Avenue and Broome.

Speaker Quinn's State of the City speech yesterday stressed the importance of keeping the middle class in New York City. She spoke particularly of the importance of preserving existing middle class housing and mentioned too the importance of conserving housing suitable for artists. It's hard to argue with that. Good planning requires that we preserve the middle class housing we still have. The Speaker spoke of plans to work with Council reps to retain middle class housing in their districts. So we must ask Speaker Quinn: why not protect the South Village in your own Council District, consisting as it does of low income and middle class housing and artists' spaces?

#

Chairman Weprin and Council Members of the Subcommittee on Zoning and Franchises:

My name is Eileen McColgan and I am a parent of a student at the NYC iSchool and a member of its School Leadership Team. I am here to ask that you reject the creation of a Special Hudson Square District and the zoning changes within that district being requested by Trinity Church, all as reflected in File LU 0758-2013.

The changes requested by Trinity would substantially increase the value of their real estate holdings and the intended development would significantly increase the population in that area. It is my understanding that in return for the rezoning, Trinity plans to fund the improvement and expansion of community recreational space at the Di Napoli Center on Carmine Street and has also promised to provide space for a school within the Hudson Square District. While these commitments are desirable and laudable, they do not go far enough to mitigate the impact of such intensive residential development. In particular, the existing schools in the immediate Hudson Square area are currently inadequate to meet the needs of its students. This should be remedied before additional facilities are built.

The NYC iSchool is a five year old high school sharing space with the Chelsea Vocational School at 131 Avenue of the Americas. When the iSchool was established, Chelsea Vocational was slated to close, but with the installation of a new principal, it reversed the decline and will remain open. The facility housing both high schools was built in 1905 as an elementary school. It has no gymnasium, making it difficult for students to meet the New York State requirements that all students complete four years of physical education in order to graduate.

The Chelsea students use an auditorium, with sloped floor and fixed seating as their recreational space while the iSchool has a weight room which can, at best, accommodate only 35 students at one time. There is simply not enough time in the day to give all iSchool students the weight room time to meet the PE graduation requirements. As a result, after 9th grade, most students are required to make private arrangements after school to meet the 54 hour per year state requirement for their PE credits. This imposes both a financial and time burden on iSchool students, 30-40 % of who qualify for subsidized lunch. Chelsea students face similar issues, with a higher Title 1 population.

Further, due to the density of use at nearby recreational facilities, notably Pier 40, the continued use of which is uncertain at best, the combined iSchool/Chelsea PSAL leagues must utilize baseball and basketball facilities as far north as 135th street for their "home" games.

If you approve the requested zoning changes, we ask that Trinity play a greater part in addressing the existing needs of the surrounding area. Trinity is the owner of a parking lot directly behind the schools. This would be the most practical place to construct physical education facilities, as part of a larger development. Due to the tight scheduling requirements of the school day, travel of even a modest distance would make other facilities impractical.

Once the requested zoning changes are granted and the development of the Hudson Square area begins, real estate costs will increase making any Department of Education led solution more difficult and unlikely. We ask that Trinity extend its good works to its closest neighbors and help us bring this facility up to par. Until a commitment is made to do this, approval of the zoning change should be withheld.

Sincerely,

Eileen McColgan
mccolgan@gmail.com
February 12, 2013

FTR

**Testimony re. Hudson Square Rezoning and South Village Landmarking,
February 2012**

I strongly urge the City Council not to approve the proposed Hudson Square rezoning unless landmark protections are granted to the neighboring historic and endangered South Village, and the proposed height and bulk limits for new construction in Hudson Square are reduced.

Development pressure will increase and the destruction of the adjacent proposed South Village Historic District will be greatly accelerated if the Hudson Square rezoning is approved without landmark protections for the South Village. This is not just what neighbors say or common sense tells you – the City’s own environmental analysis of the rezoning’s effects said that the South Village was “landmark-eligible” but would suffer a “significant adverse impact” if the rezoning passes without landmark protections.

Have you walked through the South Village lately? It is a vibrant, human-scale neighborhood that attracts residents, small businesses, and tourists alike. Further, its built environment has a wonderful array of 19th and 20th century buildings from early red brick townhomes to exuberant old law tenements, all in a context that cannot be replicated and must not be lost or compromised by new, out-of-scale development. This does not even address the rich historical importance of the neighborhood as it exists. Do not miss this opportunity to preserve this important part of the City.

Additionally, the proposed height and bulk limits for new development in Hudson Square is more appropriate for Midtown, and should be reduced. Most buildings in Hudson Square are no more than 200 feet tall, and thus the 210 foot height limit proposed by the Greenwich Village Society for Historic Preservation is much more reasonable. The current proposed bulk limits are also too great for the area and will only increase traffic problems and other burdens upon infrastructure; they should be reduced by 25%.

Please help preserve the South Village and do not “midtown” Hudson Square. Do not vote to approve this rezoning unless the South Village gets the landmark protections it needs and the Hudson Square height and bulk limits are brought down. Thank you.

John M. Bacon 

3 Sheridan Square, #4E, New York, NY 10014; johnmarkbacon@earthlink.net

Hudson Square Rezoning, City Council Zoning Subcommittee Hearing - 2/12/13 Testimony of Jesse Masyr representing Edison Properties

Good morning. I'm Jesse Masyr with Wachtel Masyr Missry and we represent Edison Properties. We support the overall effort to transform Hudson Square into a vibrant, diverse 24-hour community.

However we are concerned about the effects of this rezoning on Edison's ability to develop its property at 274 Spring Street with a quality building that contains much-needed affordable housing. We believe, with some modifications to the text, this issue can be resolved and the zoning can better fulfill its stated goals to support the growth of a mixed neighborhood and encourage the development of affordable housing.

274 Spring Street is an oddly-shaped midblock property that extends from Spring Street through to Dominick Street. Unlike many through lots in other parts of the city, this lot is only 175 feet deep from street to street and does not lend itself to the massing of a traditional building.

As currently drafted, the zoning text permits a maximum building height of 185 feet for sites such as this, and requires a setback from the rear yard at a maximum height of 125 feet. At its vote, the City Planning Commission recognized the constraints faced by this site and passed a modified text that permits Edison to apply for a Special Permit to increase the maximum height to 210 feet and waive the rear yard setback.

Unfortunately, this Special Permit mechanism is inadequate, as: 1) it does not provide the requisite height and setback relief to build a quality affordable housing product, and 2) the time, expense and uncertainty associated with the Special Permit process will be a strong disincentive to both Edison and the capital markets to build any affordable housing on the site.

As a result, the zoning text as currently before you would preclude Edison from using the full 12 FAR allotted to its site and therefore prevent the construction of 50 units of affordable housing on this site.

So while other surrounding developers—including the applicant Trinity Real Estate—will be able to avail

themselves of 80/20 financing and 421(a) benefits that require the provision of affordable housing, Edison will not. This places Edison at a severe competitive disadvantage in the development marketplace, and will likely result in no development at all on this site. And a parking lot in perpetuity is nobody's idea of a successful neighborhood redevelopment strategy.

We proposed that the Council consider modifications to permit Edison to develop its site to the full 12 FAR with affordable housing by:

1. Increasing the as-of-right height limit on shallow midblock sites to 230 feet
2. Removing the requirement for a rear yard setback on shallow midblock sites
3. Permitting, for shallow sites, the required 60-foot rear yard equivalent to be shifted from the centerline of the through lot by a maximum of 10 feet, rather than 5 feet as currently permitted.

These modifications would not result in any adverse environmental impacts which were not previously disclosed, as a 230-foot building with the requested changes would not house any additional residents, not be substantially taller, not cast shadows of greater effect, and would not substantially depart from the urban design or visual framework of the district, as compared with the 210-foot building that was studied. On the contrary, these modifications would aid the district in better achieving two of its primary stated goals:

1. To support the growth of a mixed residential, commercial and industrial neighborhood, and
2. To encourage the development of affordable housing

With these modifications, we believe the Special Hudson Square District will be much improved and result in the development of affordable housing vital to the success of the neighborhood. Thank you for your time and consideration.

FTR

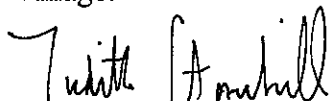
JUDITH STONEHILL
131 Charles Street
New York, NY 10014
T: 212.924.2945
judithstonehill@earthlink.net

February 12, 2013

To: The City Council

I strongly urge the members of the City Council to not approve the proposed Hudson Square rezoning unless landmark protections are given to the neighboring South Village. Now is the time to preserve the historic buildings of the South Village, whose streets are lined with 19th century working-class tenements, row houses, industrial lofts, churches, and original storefronts that reflect the immigrant experience of this community.

The buildings of this remarkably intact area will face vast pressures of development if the Hudson Square rezoning is approved without giving landmark protections for the South Village. Help preserve and protect this much loved neighborhood so that future generations can also appreciate the unique architectural and cultural heritage of the South Village.



Judith Stonehill

FTR

Testimony at New York City Council, February 12, 2013
Regarding South Village Historic District and the Hudson Square Rezoning Plan

When I moved to the South Village 22 years ago, I could easily imagine raising a family in this low-traffic, low-density, and low-rise neighborhood. I could see myself having my kids at St. Vincent's Hospital, sending them to the Children's Aid Society Nursery School, teaching them to swim, skate, and build snowmen at the Thompson Street playground, and eventually sending them all the way up Sixth Avenue to 11th Street, to P.S. 41 for elementary school. I was fortunate, because most of this happened, more or less I imagined it would.

But nothing like this could happen today.

As we stand here, St. Vincent's Hospital and the Children's Aid Society are both being converted into luxury condos. And the swings and swimming pool at Thompson Street's Vesuvio playground no longer enjoy afternoon sunlight – they're in the shadow of the behemoth Trump Hotel. The neighborhood that once housed middle class families and young artists and writers living in rent-stabilized apartments is evaporating before our eyes. Our quiet pocket of a neighborhood is already being scooped up by backhoes and reshaped by bulldozers as a high-rise, high-rent district.

Unless there is immediate action to save this neighborhood from the avarice of out of scale development, no young family will ever enjoy the South Village as I did, as a quiet neighborhood where I had the pleasure and privilege of raising my daughter.

I urge the City Council not to approve the proposed Hudson Square rezoning unless landmark protections are granted to the neighboring historic and endangered South Village, and the proposed height and bulk limits for new construction in Hudson Square are reduced. Without the Historic District, there is little hope of saving the neighborhood I love from further destruction.

You don't need me to tell you this – the City's own environmental analysis of the rezoning's effects said that the South Village would suffer a "significant adverse impact" if the rezoning passes without landmark protections. If the City will not landmark the South Village now, do not approve this rezoning and hasten the South Village's destruction.

Please help preserve the South Village – don't give into the developers' desires to "midtown" Hudson Square. Do not vote to approve this rezoning unless the South Village gets the landmark protections it needs and the Hudson Square height and bulk limits are brought down.

Thank you.

Micki McGee
Co-Chair, South Village Neighborhood Association
south.village.neighbors@gmail.com

**Dara Partners LP
301 East 66th St
New York, NY 10065**

February 12, 2013

Hon. Chistine C. Quinn
Speaker, New York City Council
224 West 30th Street, 31206
New York, NY 10001

RE: Hudson Square rezoning

Dear Speaker Quinn


As a property owner of 30 Van Dam Street, situated in the heart of the Hudson Square Rezoning district, we identified a problem with the height and setback provisions of the rezoning proposal , as certified.

Specifically, the 185' limitation of the building height would effectively make it more difficult to use this site to incorporate the affordable housing bonus at the same time achieve the allowable FAR.

In our massing drawings that were prepared, assuming market rate housing requires at least 10' floor-to-floor heights, and a reasonable retail/ground floor base height it would be difficult to incorporate the Inclusionary Housing bonus, while realizing less than the maximum permitted floor area,

I believe that a mid-block height limit of at least 210 feet would be consistent with the M1-6D district and adjacent structures.

Respectfully,



Anthony Barrett
Partner

Lynn Ellsworth
Tribeca Trust
Box 1180
Canal Street Station
volunteer@tribecatruster.org

FTR

Dear Councilmembers,

Tribeca Trust is a non-profit volunteer organization representing residents of historic districts adjoining Hudson Square south of canal.

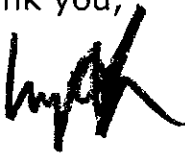
We urge the City Council not to approve the proposed Hudson Square rezoning unless landmark protections are granted to the neighboring historic and endangered South Village, and the proposed height and bulk limits for new construction in Hudson Square are reduced.

- What makes New York unique is not the developments proposed by large real estate interests who would turn our city into an unliveable Shanghai or Dubai if you let them, but our great historic districts, be they officially designated or not.
- Overscaled buildings cheek-by-jowl to historic areas wound our cityscape, in the words of Anthony Tuny, a former landmarks commissioner and author of **Preserving the Worlds Cities**.

Do not participate in this wounding.

Do not "midtown" Hudson Square. Do not vote to approve this rezoning unless the South Village gets the landmark protections it needs and the Hudson Square height and bulk limits are brought down.

Thank you,



Lynn Ellsworth
Chair



ronna texidor <ronnatex@gmail.com>

NYC Council

2 messages

Speaker Christine C. Quinn <speakerquinn@council.nyc.ny.us>
To: ronnatex@gmail.com

Mon, Dec 3, 2012 at 4:06 PM

Dear Ms. Texidor,

Thanks for letting me know where you stand on the proposed rezoning of Hudson Square.

As you may know, this proposal was certified by the NYC Department of City Planning on Monday, August 20th, thus triggering the start of the City's Uniform Land Use Review Procedure (ULURP) – an extensive public review process lasting several months and involving public hearings by the local community board, City Planning and the NYC Council.

As with all ULURP applications that come before the City Council, I look forward to reviewing this proposal and ensuring that an open dialogue with all interested parties is maintained, and I'll be sure to keep your specific concerns, particularly as they relate to the neighboring South Village.

As for our efforts to get the South Village landmarked, as you may know, the western segment of the proposed South Village Historic District was designated as the Greenwich Village Historic District Extension II in 2010. Since then my locally elected colleagues and I have continued to advocate for the remaining sections to be designated. Most recently, on July 19th, we sent a letter to Robert Tierney, Chair of the NYC Landmarks Preservation Commission, encouraging the Commission to reconsider its decision regarding the prospective landmarking of 186 Spring Street. We also urged them to move forward with surveying the rest of the proposed South Village Historic District and to begin the formal process for landmarking.

We are continuing to push for the remaining two-thirds of the neighborhood to be saved and protected, and I'll be sure to keep you updated on any new developments going forward.

Thanks again for letting me know where you stand on the proposed rezoning of Hudson Square and for your continued advocacy on behalf of the South Village. I look forward to working with you to help preserve what's best about each of these two special neighborhoods.

Sincerely,
Christine C. Quinn
Speaker
NYC Council

If you would like to receive regular email updates about the Council's work on transportation, healthcare and other important issues, please click [here](#) or visit us online at www.council.nyc.gov.

**Testimony for the City Council
Hudson Square Rezoning Hearing**

**By Brian Dennis
Associate Planner, Regional Plan Association**

**Committee Room, 16th Floor, 250 Broadway New York, NY
Monday, February 11, 2013**

My name is Brian Dennis; I am an associate planner for the Regional Plan Association. RPA is an independent, not-for-profit research, planning and advocacy organization serving the New York-New Jersey-Connecticut metropolitan region.

Today, RPA would like to express support for the Hudson Square rezoning, which will promote contextual development similar to other neighboring areas in Community Board Two.

Hudson Square is currently zoned to allow commercial and industrial uses at varying densities ranging from a FAR of 2.0 to 10.0, but prohibits new residential uses. The proposed rezoning will help Hudson Square evolve into a vibrant, mixed-use community full of commercial, residential and cultural energy while protecting its historical character.

The rezoning allows for adequate residential usage similar to their neighboring community, the SoHo-Cast Iron Historic District and ensures that height and build out of any new development will be contextual. It will also allow for the creation of new educational and cultural institutions and prevent big-box retail stores from locating to the area. Lastly, it will limit the size of hotels without special permit.

RPA supports the zoning proposals because it promotes moderate, residential development and main-street style retail that create sustainable live and work opportunities. We also encourage the adoption of the streetscape improvements recently suggested by Hudson Square Connection, which would, like the rezoning, positively enhance street level activity.



Trinity Hudson Square proposal

C120380ZMM

Testimony for City Council Subcommittee on Zoning and Franchises

SEIU Local 32BJ

February 12, 2012

On behalf of the 70,000 SEIU Local 32BJ members that live and work in New York City, I am here to express our strong support of the rezoning of Hudson Square. We urge you to vote in favor of this project.

Trinity has been a partner of ours over the years and has demonstrated repeatedly that they are a good employer to ^{several hundred} of our members, people who live and work in New York City. The proposed rezoning is critical to create the types of vibrant, mixed-use neighborhoods that both residents and commercial tenants want. The plan addresses the quality of life of future residential tenants, from the provision of a school to quality open spaces, and the quality of life of workers, who, with good wages and decent benefits, boost the economy of the neighborhood as well as the city overall.

As we all know, not every developer is committed to the creation of high quality jobs and strong communities that allow workers to care for their families and thrive in our City. But Trinity is committed to creating quality jobs, and that will have a real economic impact for all New Yorkers.

For these reasons, we urge the City Council to vote in support of this proposal.

Hudson Square Connection

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President

Dear Fellow New Yorker:

In the ever changing landscape of the City we love, the Hudson Square neighborhood has arrived. Manhattan's former printing district was for decades a part of and yet apart from its neighbors, SoHo, the Village and Tribeca. Today, Hudson Square's majestic art deco industrial buildings are a magnet for creative companies from around the City and around the world. Dozens of professionals in media & communications, graphic arts & architecture, design & high end e-tailing have flocked to this new mecca for innovation. But a collection of buildings only becomes a true neighborhood when the streets and sidewalks – the connective tissue of urban areas – become an integral part of our daily experience. And so, we invite you to envision the not-too-distant future described in our brochure *Hudson Square Is Now: A Streetscape Plan for Hudson Square*.

For the past two years, the Hudson Square Connection, the area's Business Improvement District, has been working with our world class planning team and scores of local stakeholders to bring the creativity that's in our buildings out into our public spaces. The location of the Holland Tunnel in the southern part of our district and our legacy as an industrial neighborhood present challenges for a place that has seen no significant infrastructure upgrades in over 80 years. At the same time, Hudson Square has a vibe and an intimacy that we want to preserve. So we've set out to reclaim our public spaces for people to make Hudson Square a socially, environmentally and economically connected neighborhood.

The plan is conceived of as a public-private partnership. As the agent for the business community, we're already marshalling the private resources needed to make Hudson Square a greener and more human neighborhood. More than just a plan, this brochure is really a blueprint for the next five years. Starting... now.

Best,
Ellen Baer
President

New York City Council
Hearing on Hudson Square Rezoning
February 12, 2013

Written Testimony Submitted By
Richard Blodgett
President, Charlton Street Block Association
rblodgett@nyc.rr.com

The Charlton Street Block Association represents 325 households on Charlton Street between Sixth Avenue and Varick Street in lower Manhattan. Our block is located directly between Hudson Square (immediately to our west) and the proposed South Village Historic District (immediately to our east).

We believe Hudson Square should be rezoned, but have two specific concerns with the proposal that was approved on January 11, 2013, by the City Planning Commission.

We are deeply concerned about the Planning Commission's failure to recognize the negative impact that the rezoning of Hudson Square will have on the South Village. The Landmarks Preservation Commission agreed to consider the entire proposed South Village Historic District for designation four years ago, but has yet to proceed. It is vital for LPC to do so now. A number of historic buildings in the South Village have already been demolished or are scheduled for demolition, and development pressure in the South Village will increase greatly if Hudson Square is rezoned. Indeed, the City's own environmental analysis says the South Village is "landmark-eligible" and will suffer a "significant adverse impact" if it is not landmarked before Hudson Square is rezoned. We call on the City Council to make sure that the full, proposed South Village Historic District is approved as a condition for the rezoning of Hudson Square.

We believe the maximum building heights proposed by the Planning Commission for a rezoned Hudson Square are too great. We urge the City Council to adopt the height limits proposed by Community Board 2 – that is, on wide streets, a maximum height of 250 feet for buildings with affordable housing provisions and 210 for those without them; and on narrow streets, a maximum of 185 feet if affordable housing is present and 165 feet if it is not. Hudson Square is special for the very reason that its buildings are relatively modest in scale. Most are 16 stories or less in height. Allowing significantly taller buildings will destroy the neighborhood's unique character and detract from the quality of life, not enhance it.

Thank you.

I live on Broome Street between 6th Ave and Varick with my family in an old building filled with little old Italian ladies who raised their families there, I'm afraid to say exactly where or the carpetbaggers who are ruining this city will come, buy them out and tear down the building. Since I moved here in 1979, I've seen this city go from a vibrant creative exciting place like nowhere else in the world to an upscale shopping mall. The streets of the South Village are one of the few remaining areas that haven't been thoroughly pillaged, though the selling of Children's Aid through a sneaky deal and the recent destructive NYU development plans have begun the tragic chipping away of the character of this area as well.

During my first few decades here, it seemed there was a respect for the character of the city, buildings and apartments were renovated, now the city is ruled by greed and whole blocks of old buildings are simply razed. Developers, who own our spineless uncaring political leaders, don't care about the character or history of our city, they see it as way to get rich by selling it off to tourists and the wealthy. Instead of delis, hardware stores and family businesses we have Tory Birch boutiques and Dash stores. I beg you to stop the destruction of our village in one of the last remaining historic neighborhoods in our city. Ms Quinn, I know you are trying to prove to voters that you are not in the pocket of developers, this is your chance, otherwise you don't stand a chance of getting my vote or that of the people who care the integrity of this beautiful city

Thank you

Nora Burns

552 Broome St

NYC

FTR

New York City Council
Hearing on Hudson Square Rezoning
February 12, 2013

Written Testimony Submitted By
Richard Blodgett
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rblodgett@nyc.rr.com

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Thank you.

Testimony on Hudson Sq Rezoning

February 12,2013

Russell Roberts, 145 Avenue of the Americas, NY NY

I am a resident and board member of 145 Avenue of the Americas. I am speaking in support of the zoning proposal as it is written and endorse its goal to create a revitalized mixed-use, live - work community built upon residential, arts and commercial growth.

This is the model that residents in our own building have pursued and continue to develop. We think it provides unique opportunities for Hudson Sq. and for its future.

Our building is small but comprised of diverse, entrepreneurial, arts-related businesses that work in design, fashion, film, photography and fine arts. HERE Performance Space, a seminal New York theater-performance organization under the direction of Kristin Marting, is in our building. Additionally, our building is home to small start-ups and also to local, established businesses in a variety of fields.

We are part of the Hudson Sq. community in innumerable ways. Daily we support local businesses and interests. HERE's theater performances and events are a local resource that draws people from across New York City to Hudson Sq., as Ms. Marting and others have recounted often. We also provide a much needed public presence in the community, whether in open spaces like Soho park, the neighborhood plazas or on the streets to the west and north that become empty and dark at night.

We are focused on the development of Hudson Sq.'s cultural identity. As an exhibiting artist working in NYC, I am part of a community of artists and gallerists who recognize this area's potential as an arts-destination, evidenced by newly established galleries and project spaces opening along Van Dam and Greenwich streets.

We believe that the zoning proposal can springboard Hudson Sq. into an arts infused district distinct from Soho and Tribeca, filled with arts-related businesses, including galleries, photo-studios and fashion showrooms, supported by designers and gallerists, including those who have recently made commitments to the area.

We endorse the zoning proposal in what it aims to achieve: a diverse, 24/7, locally based community of residents, businesses and artists who are stakeholders in the neighborhood, devoted to its quality of life and to its growth in all its commercial and residential potential.

We support the rezoning as it is proposed.

CITY COUNCIL HEARING ON HUDSON SQUARE REZONING
FEBRUARY 12, 2013

I'm Mary Ann Arisman, Co-Chair of the St. Luke's Place Block Association and a Trustee of the Greenwich Village Society for Historic Preservation.

St. Luke's Place is two blocks north of the proposed rezoning area. It is the southern boundary of the original Greenwich Village Historic District.

Members of my block association testified at both CB2 hearings on this rezoning. We urged lower height & bulk limits for Hudson Square and we supported landmarking the adjacent South Village.

Our Community Board listened and passed a strong resolution reflecting the community's wishes. Now the City Council must do the same.

I urge you NOT to approve the proposed rezoning unless landmark protections are granted to the South Village and the proposed height and bulk limits for new construction are reduced.

The city's own environmental analysis of the rezoning found the South Village to be "landmark eligible" and that it would suffer a "significant adverse impact" if the rezoning passes without landmark protections. Please don't let this happen.

While we realize that there have been some reductions in the height and bulk during this process, they are still too great for this area. Hudson Square is not Midtown. We already have oppressive traffic problems created by the Holland Tunnel. We don't need more of this and all of the other problems that increased density will bring.

I urge common sense in imposing reasonable height & bulk limits and landmarking the South Village.

TESTIMONY REGARDING HUDSON SQUARE REZONING (Made on February 12, 2013)

To the Honorable Members of the City Council:

I am here to urge you to not to approve the proposed Hudson Square rezoning unless you effect the revisions put forward by Community Board 2, Manhattan and the Greenwich Village Society for Historic Preservation. These are, (1) reducing the height and bulk limits for new construction in the rezoned area currently proposed by the applicant to those proposed by Community Board 2, (2) tying this rezoning to the creation of a neighboring South Village Historic District, (3) nothing until reasonable and effective traffic mitigation steps are taken and, lastly, (4) provision of active recreation space, community facilities, and schools.

The argument that the destruction of the nature of the adjacent proposed South Village Historic District will be greatly accelerated if the Hudson Square rezoning is approved without historic district designation being in place first is compelling. If the City is not yet ready to landmark the South Village, we should not move ahead to rezone Hudson Square and thus hasten the demise of this wonderful area, which tells a unique story.

The proposed height and bulk for new development in Hudson Square threatens to overwhelm the surrounding areas, which already suffer from intense traffic issues, lack of schools, and of recreation space. The limits proposed by the Community Board are much more reasonable.

I want to talk particularly about traffic, something near and dear to me as I and my neighbors are frequently tortured by up to 7 hours of horn honking on Broome Street...and I live 7 blocks down from the Holland Tunnel entrance. Don't think this is truly "livable." The area...Broome Street, Canal Street, Varick Street, Hudson, Spring and West Streets are already overburdened with excessive traffic. Residents on the smaller side streets, such as Charlton, already suffer from excessive traffic. Its going to get worse as the Hudson Square is up-zoned. I get that. But the reduction in height and bulk, and a limit of 100 rooms per hotel would help somewhat. The other mitigations proposed by CB2 would help as well.

In summary, I refer you to both CB2's impressive analysis and recommendations and those of the Greenwich Village Historic Society. Reduce the bulk and height limitations, reduce the maximum size of hotels, bring us true open recreational space appropriate for all ages, make sure traffic does not get worse (better would be good), give us our South Village Historic District... and I think we have a win-win.

Respectfully

Lora Tenenbaum 423 Broome Street, New York, NY 10013 212.925.4715 (Note: former Chair of Zoning Committe, Community Board #2, Manhattan)



**TESTIMONY FROM THE ASSOCIATION FOR A BETTER NEW YORK BEFORE
THE NEW YORK CITY COUNCIL SUBCOMMITTEE ON ZONING AND
FRANCHISES REGARDING TRINITY REAL ESTATE
AND THE REZONING OF HUDSON SQUARE**

February 12, 2013

Good morning. I am Eftihia Thomopoulos, Director of Membership & Special Events for the Association for a Better New York (ABNY). ABNY is an organization that promotes the effective cooperation of public and private sectors to improve life for all New Yorkers. We are pleased to strongly support the vision for a rezoned Hudson Square and commend Trinity Real Estate for creating this thoughtful plan.

Today, Hudson Square faces many challenges as a result of the neighborhood's antiquated manufacturing zoning law. The current M1-6 zoning prohibits the development of cultural and educational institutions, as well as residential development. Ultimately this results in little to no foot traffic on nights and weekends, deterring world-class institutions and quality retailers from coming to the area. At the same time, there is no height restriction in the district, which leads to over-building of certain sites and an abundance of hotel development.

Over the past several years, it has become abundantly clear that the current zoning of Hudson Square does not adequately serve the people who work in the area and that it has unlimited potential for growth. The thoughtful rezoning plan put forth by Trinity will help Hudson Square evolve into a vibrant, mixed-use neighborhood full of commercial, residential, and cultural energy without losing touch with its historic character.

As you know, the proposed Hudson Square special district would allow for residential development to create a reinvigorated mixed use district. Similar to what we have witnessed in Lower Manhattan, a growing residential population in Hudson Square would give the critical mass needed to support retail and cultural organizations that provide a neighborhood with a real vibrancy and energy. The plan also includes a 444-seat K-5 school at Duarte Square and an exciting new open space and streetscape plan. In addition, in the wake of Hurricane Sandy a mixed-use rezoning would help to ensure that the neighborhood remains an attractive option for new creative and tech firms that are highly mobile. As such, the rezoning is truly a critical economic development and job creation project for the neighborhood and the city.

Another important feature of the rezoning proposal is that it imposes a height limit where none exists today. Not only will this ensure future development keeps within the context of a largely commercial mixed-use area, but that a mix of market and affordable housing will help ensure a unique and vibrant neighborhood. Without the proposed rezoning, oversized buildings could continue to develop as of right. Moreover, to further retain the character of the community, Trinity proposes that new hotels of more than 100 rooms be required to get a special permit since the area already has an overabundance of hotels. Finally, the plan

protects the existing large scale buildings from demolition and conversion since these buildings provide much-needed commercial space for the creative companies that have been attracted to the neighborhood while also protecting the district's character.

We are grateful for the vision and commitment that Trinity Real Estate has brought to this plan and for their sensitivity to the needs of the local community, and the historic nature of the district. We believe the Hudson Square rezoning represents a historic opportunity to continue the momentum that has brought so much vibrancy back to the communities of Lower and Western Manhattan. The plan will make Hudson Square a world class destination that serves the area diverse populations, as well as the city at large.

Thank you for the opportunity to testify today.

###

My name is Judy Richheimer, chair of the Government Relations Committee of the Guides Association of New York City, or GANYC, which represents the interests of thousands of guides licensed to work here by the Department of Consumer Affairs.

Several years ago we voted overwhelmingly to support the expansion of the South Village Historic District.

As guides we are both ambassadors for and interpreters of our city. Often visitors are amazed, but at the same time overwhelmed, by our bustling and sky-concealing high rise districts. We guides assure them that many New Yorkers feel the same, and that Midtown is not the whole story of New York; there are low key and cozy neighborhoods even in Manhattan. Greenwich Village, especially its southern end, is our best proof.

And we make another point about Manhattan: that its neighborhoods stand in vivid contrast one from the other. Or at least at one time (and not all that long ago) we could make that claim. Today Midtown-itis has crept into nearly every crevice of this island, rendering it more and more homogeneous.

The South Village in particular demands protection from this rampant destruction of neighborhood character, because after all, to a great extent it is the birthplace of American creativity -- the place where we could prove ourselves the equal to Europe in the realm of arts and letters. Beloved classics like *Little Women*, which in all likelihood was penned here on MacDougal Street, justify this statement, as do many exponents of modernity: Theodore Dreiser, for example, slept here, at the Mills House Number One, on Bleecker Street, for twenty cents a night. The sites related to Alcott and Dreiser remain intact but the adorable Sullivan Street townhouse, on the other hand, with the little theater that presented the *Fantasticks* for over 40 years – *phtt! gone!* — replaced now by a dull glass monstrosity.

Hudson Square is on the verge of rezoning, and developers have already heard the dinner bell calling them to feed on new territory. But until they can get to that main course they intend to nibble on the nearby appetizer, namely the South Village. And they've already started eating. Won't you please prevent them from gobbling up this beloved low-rise district and leave it be for those of us hungry, not for profit, but for history?

Judy Richheimer

Chair/ Government Relations Committee

Guides Association of New York (GANYC)

SAVE OUR LADY OF VILNIUS INITIATIVE
59 4TH AVE., APT 5B, NEW YORK, NY, 10003
(917) 647-1603 Mindaugasb@msn.com

February 12, 2013

Re: Hudson Square rezoning - landmark protections for Our Lady of Vilnius are needed

Dear members of the City Council.

As a group of the community activists we want to bring to your attention the situation regarding historic Our Lady of Vilnius (OLV) Church building, located on 568-570 Broome Street.

We strongly urge the City Council not to approve the proposed Hudson Square (HS) rezoning unless landmark protections are granted to the endangered building.

Regardless the fact that the area of OLV (Subdistrict B) was eliminated from the plan, the development pressure will increase and the destruction of the adjacent historic buildings will be greatly accelerated. Recently OLV building was posted for sale at Massey Knakal real estate website.

Factors that weigh in favor of preserving of OLV

1. The Hudson Square Improvement plan proposes the boost of the residential occupancy in the area from 4% to 25 %. With this large influx of new residents to the area, it is crucial to keep community venues and services as well. Today in HS area the places of worship are absent. The proposed HS plan does not include any places of worship. Because OLV is the only church in the HS area it's crucial to protect the building from destruction and reuse it for the community needs. In Addition to the service to the faithful, the OLV structure will serve as a place for community gatherings and communal life, i.e. civic, cultural and social events. OLV building becomes as important as proposed by Trinity plan to build a new school.

2. The OLV building has been the subject of a landmarks preservation debate. The rectory of the church at 32 Dominic Street was landmarked in 2011. In last year's Spring issue, the magazine Preservation (of the National Trust for Historic Preservation) expressed concern for the fate of OLV and deemed it "threatened".

3. The OLV building is an integral part of Hudson Square neighborhood's history. The church was built in 1905, by Lithuanian longshoremen and their families who came to the US seeking religious freedom. Although the construction of the Holland Tunnel in the 1930s destroyed homes and forced many in the community to disperse to other areas of NYC, OLV prevailed. During its 100+ years of existence, the church has continued to be a center of prayer as well as social/cultural activities for multiple ethnic groups - Lithuanian, Polish, Portuguese, Italian, Irish, American - both newly immigrant and several generations rooted. We see the destruction of the OLV building as a direct assault to our American principles and ideals of freedom and democracy.

4. OLV is a yellow brick Lombardo-Gothic church designed by important Jewish theatre architect Harry G. Wiseman. OLV is the single church building that Wiseman designed. It has prevailed as one of the oldest national Catholic churches in the area. It seems criminal to destroy Harry G. Wiseman's legacy, a place that has meant so much to so many different people, and played such an important role in serving a diverse community.

5. OLV played an important community role after the horrific events of 9/11. Numerous individuals and families found peace and strength in consultations with OLV pastor E. Savicki and rectory secretary Joy McAleer. OLV's doors were open 24/7.

The community's efforts to save OLV .

a. After padlocking the church by Roman Catholic Archdiocese of New York without any warning to the parishioners (February 26, 2007), almost 4,000 signatures were gathered and submitted to the Archdiocese in an online petition to reopen the building. Parishioners and preservation activists (which includes our group) filed a suit against the Archdiocese. The result was a court-ordered stay on the demolition in 2008. The court case continued until 2011.

b. numerous artists, local papers, blog activists, and people working in nearby offices have maintained their support for the preservation of the OLV building.

c. until this day there are still Sunday gatherings and vigils in front of the locked property, all to show support for the need and preservation of OLV.

International support

In April 2007, Lithuania's president Valdas Adamkus, in person petitioned Pope Benedict XVI to save the OLV building as a Lithuanian National Heritage Site in the US. Of note, the OLV building is included on the list of sites pursuant to a 2002 Agreement between the governments of Lithuania and US to cooperate in preserving national heritage sites in both countries.

Conclusion

We strongly urge the City Council not to approve the proposed Hudson Square rezoning unless landmark protections are granted to the endangered Our Lady of Vilnius building. This is the only corner of the area which contains small family houses built at the turn of the century and preserves the integrity of the neighborhood. 4 houses in the area are already landmarked (including OLV rectory).

The worship places in today's HS are absent. They are absent in the proposed HS rezoning plan as well. OLV is the only church building in the area. With large influx of new residents to the area, to keep community venues and services becomes a crucial issue.

If OLV building is physically destroyed, it will not only be a tremendous loss to the local neighborhood, but also a loss to the history and architectural heritage of the City of New York.

Regards,

Gus Blau, Save Our Lady of Vilnius Initiative. 917 647 1603, Mindaugasb@msn.com



Greenwich
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Historic
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**TESTIMONY OF THE GREENWICH VILLAGE SOCIETY
FOR HISTORIC PRESERVATION
REGARDING THE PROPOSED HUDSON SQUARE REZONING
February 12, 2013**

Good morning. My name is Andrew Berman, and I am the Executive Director of the Greenwich Village Society for Historic Preservation. GVSHP is the largest membership organization in Greenwich Village, the East Village, NoHo and Hudson Square.

We urge the City Council, in the strongest of terms, NOT to approve the Hudson Square rezoning unless the City also agrees to move ahead with the long-promised landmarking of the adjacent proposed South Village Historic District.

We urge you to consider the following about the South Village and the effect the rezoning would have upon it:

- **The South Village is one of the most historically significant areas of New York City and State.** New York State has declared the South Village eligible for the State and National Registers of Historic Places, and the city's Landmarks Preservation Commission has determined the South Village "landmark-eligible" in the EIS for both the Hudson Square rezoning and the recent NYU rezoning (see attached).
- **The South Village is in imminent danger of destruction due to increasing demolitions and out-of-character new construction.** In 2012 the South Village was named one of the seven most endangered historically significant sites statewide by the Preservation League of NY State (see attached), and as you can see from the attached map, there are currently six active demolition/development sites just that we know of in this small neighborhood.
- **The South Village's destruction will be accelerated by the Hudson Square rezoning if the neighborhood is not landmarked.** Demolition and development have already increased in the South Village in anticipation of the rezoning. Changing Hudson Square from a somewhat sleepy backwater to Manhattan's new "it" neighborhood with luxury high-rises and expanded retail will increase development pressure upon the South Village, its historic, low-rise neighbor. Don't just take our word for it – the EIS for the Hudson Square rezoning clearly says that the proposed South Village Historic District will suffer "significant adverse impacts" if the rezoning passes without landmark protections for the neighborhood (see attached).

After years of lobbying the Landmarks Preservation Commission, in 2009 its Chair finally promised to soon consider the entire area for landmark designation. Four years later, by far the majority of this “landmark-eligible” neighborhood remains without landmark protections. Two-hundred year old houses and beloved cultural landmarks such as the Provincetown Playhouse and Apartments, the Circle in the Square Theater, and the Sullivan Street Playhouse have all succumbed to the wrecking ball (see attached).

We hope Speaker Quinn and the Council can compel City Hall to keep its word and to finally move ahead with landmark designation. If you cannot, and you vote to rezone Hudson Square without the City landmarking the South Village, it will ensure this neighborhood’s irreversible destruction. A rezoning application for Hudson Square can return without prejudice in six months or a year or however long it takes to get the City to move ahead with South Village landmarking. But if the South Village suffers irreversible destruction following the rezoning, it will not get a second chance to be saved.

GVSHP also strongly urges that the proposed bulk limits in the Hudson Square rezoning be substantially reduced. The proposed maximum allowable bulk of 12 FAR is the same as for much of Midtown Manhattan, and we believe is much too high for this area.

One of the greatest concerns expressed about the rezoning has been its impact upon infrastructure in the area, including worsening the already intolerable traffic and the lack of green and recreational space to accommodate the planned influx of residents. Reducing the maximum allowable FAR would not only help ensure that new development is visually in keeping with the character of the neighborhood, but reduce the additional burden upon the limited and already overtaxed infrastructure of the area and surrounding neighborhoods.

We urge the Council to keep in mind that the current maximum allowable FAR for residential uses in Hudson Square is zero. Allowing any as-of-right residential development, which is by far the most desirable and profitable type of development in this area, will clearly be a great windfall to property owners. For this reason among others, reducing the overall maximum allowable FAR from 12 to 9 would not, we believe, constitute any sort of hardship or taking for owners, and would still offer extremely lucrative opportunities for development.

Further, GVSHP strongly urges that the proposed height limits be reduced for new development in Hudson Square, especially for Subdistrict A and for wide avenues.

The proposed height limit of 430 feet for Subdistrict A is roughly the same as the much-despised Trump SoHo, the grossly out-of-scale development which inspired a

new wave of calls for rezoning the area. We urge that this height cap be substantially reduced.

The proposed height cap for wider avenues in the proposed rezoning should also be revised downward substantially. Most of the handsome, larger loft buildings which define Hudson Square's character are no more than 200 feet or so in height. Additionally, the currently proposed 290 foot height limit is greatly in excess of what is necessary for the construction of 9 to 12 FAR buildings, as the current zoning proposal would allow. This greater height limit therefore appears designed to encourage the transfer of development rights so that buildings which actually exceed the allowable base FAR can be constructed.

Instead, we strongly urge that a maximum height limit of 210 feet be imposed for new construction on the wider avenues. Other existing contextual zoning districts which allow the same proposed 12 FAR, such as C6-4A, C4-6A, C4-7A, C5-1A, C5-2A, and R10A all have a maximum height limit of 210 feet, which would be much more appropriate for Hudson Square.

In recent months, the City Council has passed large-scale rezonings of the Central Village for NYU and the West Village for the Rudin organization over the overwhelming objections of neighborhood residents and the Community Board. We hope that the Council will not ignore our input this time. We urge you not to approve the Hudson Square rezoning unless the City also agrees to landmark the South Village, and the proposed height and bulk limits are brought down to a more appropriate and contextual level.

Thank you.



Eliot Spitzer
Governor

Carol Ash
Commissioner

New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services Bureau • Peebles Island, PO Box 189, Waterford, New York 12188-0189
518-237-8643
www.nysparks.com

RESOURCE EVALUATION

DATE: May 1, 2007

STAFF: Kathy Howe

PROPERTY: South Village Historic District

MCD: Manhattan

ADDRESS: (see attached district map)

COUNTY: New York Co.

USN: 06101.016146

- I. Property is individually listed on SR/NR:
name of listing:
- Property is a contributing component of a SR/NR district:
name of district:
- II. Property meets eligibility criteria.
- Property contributes to a district which appears to meet eligibility criteria.
- Pre SRB: Post SRB: SRB date

Criteria for Inclusion in the National Register:

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period or method of construction; or represents the work of a master; or possess high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. Have yielded, or may be likely to yield information important in prehistory or history.

STATEMENT OF SIGNIFICANCE:

The South Village Historic District encompasses approximately 800 buildings in the neighborhood situated south of Washington Square Park. The proposed district abuts three National Register listed districts: the large Greenwich Village Historic District to the north; the compact Charlton-King-Vandam Historic District on the west; and the SoHo Cast-Iron Historic District on the east. The boundaries of the South Village Historic District are indicated on the attached district map.

The streets of the district are lined with a rich array of buildings of architectural, historical, and cultural significance. While late-19th and early-20th century tenements are the dominant building type in the district, its converted early-19th century row houses, churches, reform housing, institutional and civic

buildings, back buildings, garages, and lofts also reflect the working-class and immigrant communities of the South Village. Overall the buildings in the district possess integrity of location, design, setting, materials, workmanship, feeling, and association.

The neighborhood served as the center of New York's African-American community in the mid-19th century. By the late-19th century many Italian immigrants lived and worked here as well as Germans and Irish. Beginning in the early decades of the twentieth century and continuing beyond the post-World War II era the South Village has been the setting of important counter-cultural movements, institutions, and trends including the bohemian era, jazz clubs, gay bars, off-Broadway theater, Beat culture, and the folk music revival.

The district's period of significance - ca. 1820 to the mid-1960s - incorporates the architectural, historical, and cultural evolution of the neighborhood. The district meets Criterion A in the areas of social history and ethnic heritage. Additional areas of significance may be identified as research on the district continues. It also meets Criterion C, most notably for its collection of pre-law, old law, and new law tenements in a range of popular styles including Neo-Grec, Italianate, Romanesque Revival, and Beaux Arts. Many of these retain their historic wood and glass storefronts. Row houses (many transformed to commercial and multi-family uses), churches, institutional and ecclesiastical buildings, and other structures also add to the architectural significance of the district. The South Village Historic District retains an extraordinary collection of buildings and structures that reflects the physical and historical development of this working-class neighborhood.



South Village Historic District

Boundaries indicate
State/National Registers eligible district



Hudson Sq. Rezoning Environmental Impact Statement.

Chapter 7: Historic and Cultural Resources

Proposed South Village Historic District (D)

The South Village Historic District (NYCHD-eligible, S/NR-eligible), proposed by the Greenwich Village Society for Historic Preservation and determined to appear to meet the criteria for listing on the S/NR by OPRHP, is located east of the proposed Rezoning Area. The district is roughly bounded by West Fourth Street to the north, West Broadway to the east, Watts Street to the south, and Avenue of the Americas to the west. A portion of the southwestern section of the historic district is located within the study area, roughly bound by Prince Street to the north, Thompson and West Broadway Streets to the east, Watts Street to the south, and Avenue of the Americas to the west. Within the historic district, including the section located within the study area, the dominant building type is the tenement from the late 19th and early 20th centuries. As written in OPRHP's *South Village Historic District Resource Evaluation* (May 2007), "The district's period of significance—ca. 1820 to the mid-1960s—incorporates the architectural, historical, and cultural evolution of the neighborhood. The district meets Criterion A in the areas of social history and ethnic heritage.... It also meets Criterion C, most notably for its collection of pre-law, old law, and new law tenements in a range of popular styles including Neo-Grec, Italianate, Romanesque Revival, and Beaux Arts.... Row houses (many transformed to commercial and multi-family uses), churches, institutional and ecclesiastical buildings, and other structures also add to the architectural significance of the district." Historic district buildings in the study area typically range from three to eight stories and include tenements, apartment buildings, and loft buildings (see image 17 of **Figure 7-13**). Many of these buildings are missing their original cornices and have altered ground floors. Also located within the portion of the historic district in the study area are some modern apartment buildings with ground-floor retail. In 2009, LPC determined that the proposed South Village Historic District also appears eligible for NYCHD designation.



FROM: Preservation League of New York State
44 Central Avenue
Albany NY 12206-3002
www.preservenys.org

CONTACTS: Colleen M. Ryan, Director of Communications
Preservation League of New York State
518-462-5658 ext. 17; cryan@preservenys.org

Andrew Berman, Executive Director
Greenwich Village Society for Historic Preservation
212-475-9585 x38; aberman@gvshp.org

FOR IMMEDIATE RELEASE

Preservation League adds South Village to Seven to Save list of endangered places for 2012-13

ALBANY, March 21, 2012 – The Preservation League of New York State has named Manhattan’s South Village to its list of the Empire State’s most threatened historic resources, *Seven to Save*.

According to a survey completed by architectural historian Andrew Dolkart and funded in part by the League’s Preserve New York grant program, the South Village contains a wealth of architecturally and historically significant buildings and sites constructed between the 1820s and 1930s. This 35-block area boasts sites associated with the immigrant experience, bohemian and artistic achievements (especially in music) and counter-cultural movements. As a neighborhood comprised predominantly of tenement housing, the South Village is one of the few remaining intact Manhattan neighborhoods that reflect the immigrant experience.

“Since 1999, Seven to Save has mobilized community leaders and decision-makers to take action when historic resources are threatened,” said Jay DiLorenzo, President of the Preservation League. “A Seven to Save designation from the League delivers invaluable technical assistance, fosters increased media coverage and public awareness, and opens the door to grant assistance for endangered properties.”

This neighborhood faces threats from demolition, development pressure, and loss of visual and architectural integrity. The Greenwich Village Society for Historic Preservation (GVSHP) has led the effort to document and advocate for the preservation of the South Village. They are seeking the League’s assistance in urging the NYC Landmarks Preservation

(more)

Commission to recognize the significance of the entire neighborhood with a historic district designation, which would also help protect the neighborhood's architectural integrity.

"We are incredibly grateful to the League for recognizing the grave danger facing the South Village and the need to preserve this wonderful neighborhood," said Andrew Berman, Executive Director of the Greenwich Village Society for Historic Preservation. "The South Village embodies so many layers of New York's history, from its intact early 19th century merchants' houses to its turn-of-the-last-century tenements, churches – and from schools which served waves of immigrants, to the coffeehouses, theaters, and performance spaces that nurtured some of the most influential artists, writers, and musicians of the 20th century. Without landmark designation, more and more of this authentic fabric is being lost every day. We need the City to act now to save one of New York's great historic neighborhoods, and are glad to have the Preservation League on our side."

The inclusion of the South Village on the *Seven to Save* list provides the opportunity for the League to work with local advocates to protect the neighborhood. "With this program, we provide targeted support to seven of New York's most important and endangered historic resources," said Erin Tobin, the Preservation League's eastern regional director for technical and grant programs. "Whether sites are threatened by insensitive, ineffective or insufficient public policies, general neglect, and, in some cases, outright demolition, we have a proven record of working with community advocates to save a number of significant properties."

Since 1999, publicity and advocacy resulting from Seven to Save designation has led to the rehabilitation and reopening of the **Oswego City Public Library**, the rebirth of **Montauk Manor** on Long Island, and the rededication of the once-abandoned **George Harvey Justice Building** in Binghamton along with successes at several other locations.

The Preservation League of New York State is a not-for-profit membership organization founded in 1974. The League invests in people and projects that champion the essential role of preservation in community revitalization, sustainable economic growth, and the protection of New York's historic buildings and landscapes. It leads advocacy, economic development, and education programs all across the state.



Current known development sites in the South Village.

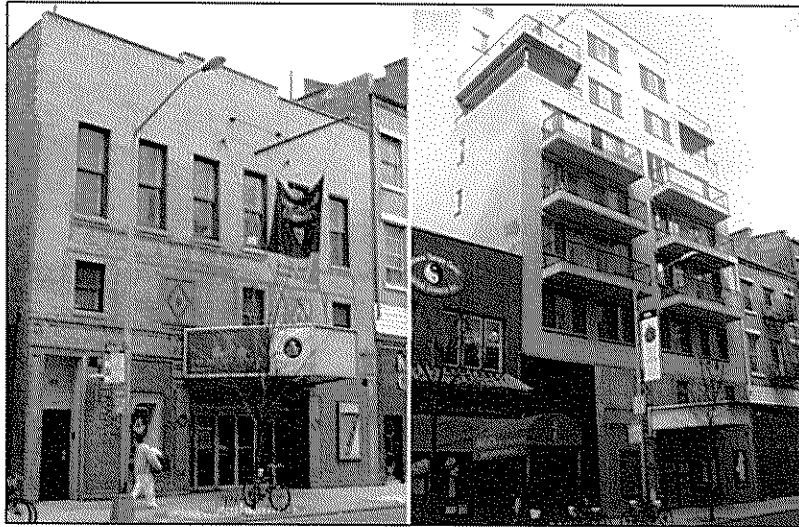
Hudson Sq. Rezoning Environmental Impact Statement

Chapter 7: Historic and Cultural Resources

Table 7-6
**Known and Potential Architectural Resources Potentially Affected
 by Construction Under the Proposed Action**

Map Ref. #	Address	Rezoning Area/Study Area	Development/Enlargement Sites Affecting the Resource	Significant Adverse Impact
Known Architectural Resources				
1-3	32-36 Dominick Street	Rezoning Area	Projected Development Sites 12 and 15; Potential Development Site 23; Potential Enlargement Site on B578, L70	No (protected by TPPN #10/88)
A	Charlton-King-Vandam Historic District	Study Area	Projected Development Site 16; Potential Enlargement Site on B505, L16; Potential Enlargement Site on B505, L26	No (protected by TPPN #10/88)
D	Proposed South Village Historic District	Study Area	Projected Development Site 13; Potential Enlargement Site on B505, L26	Yes
13	310 Spring Street	Study Area	Projected Development Site 9; Potential Enlargement Site on B597, L32 and 33	No (protected by TPPN #10/88)
Potential Architectural Resources				
5	278 Spring Street	Rezoning Area	Projected Development Sites 3*, 10, 11, 12 Projected Enlargement Site on B579, L47	Yes
6	341 Hudson Street	Rezoning Area	Projected Development Site 4*; Projected Enlargement Site on B597, L45; Potential Development Site 20; Potential Enlargement Site on B597, L50, 51, and 52	Yes
7	189 Varick Street	Rezoning Area	Projected Development Site 6; Potential Development Site 24	Yes
8	180 Varick Street	Rezoning Area	Projected Development Site 7; Potential Development Site 24	Yes
9	78 Vandam Street	Rezoning Area	Projected Development Sites 8, 9, 17; Potential Development Site 21; Projected Enlargement Site on B579, L47*; Potential Enlargement Sites on B597, L32 and 33	Yes
10	431 Canal Street	Rezoning Area	Projected Development Sites 1* and 5	Yes
Notes: * No significant adverse impacts would occur to historic resources as a result of the development of these sites because they are owned by the Applicant and CPPs would be implemented to protect nearby resources from adverse construction-related effects.				

Demolished, Destroyed or Altered Historic Buildings in the South Village Since Proposal for Historic District Designation Submitted in 2006



CIRCLE IN THE SQUARE THEATRE

Destroyed: 2004

Circle in the Square, New York's first non-profit theatre, moved to this building in 1959, the site of a former 1917 theatre. Dustin Hoffman, James Earl Jones and others performed on its stage.

Nearly the entire building was demolished and replaced with an 8-story residential building.

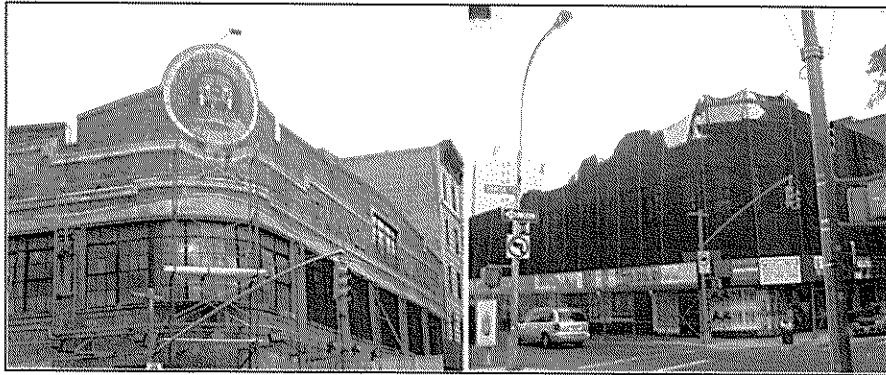


SULLIVAN STREET PLAYHOUSE

Destroyed: 2005

This 1831 building became famous as home to New York's (and, by reputation, the world's) longest running play, *The Fantasticks*, which was performed here continuously for more than 40 years.

The building was stripped to its bones and unrecognizably altered for conversion to luxury condominiums.



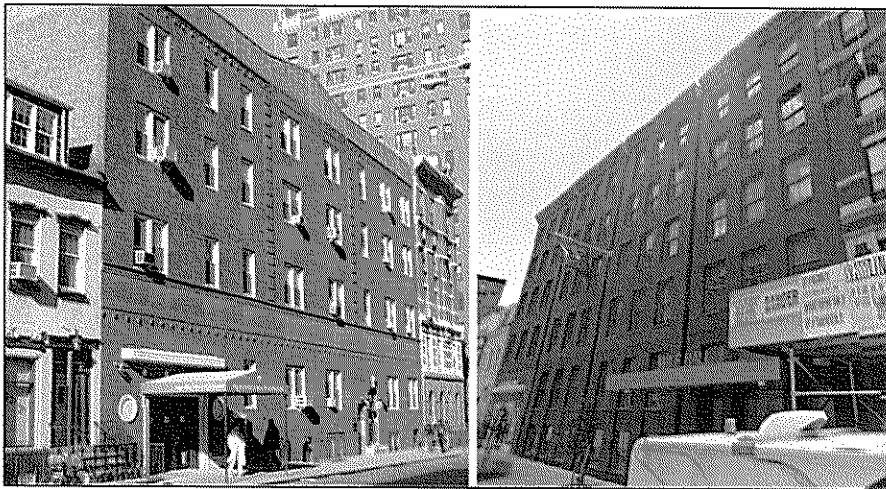
TUNNEL GARAGE

State/National Register of Historic Places eligible

Demolished: 2006

This stunning Art Deco building was built in 1922 at the dawn of the automobile age and was named for the nearby Holland Tunnel, which was under construction at that time.

It was demolished to make way for a 10-story condominium.



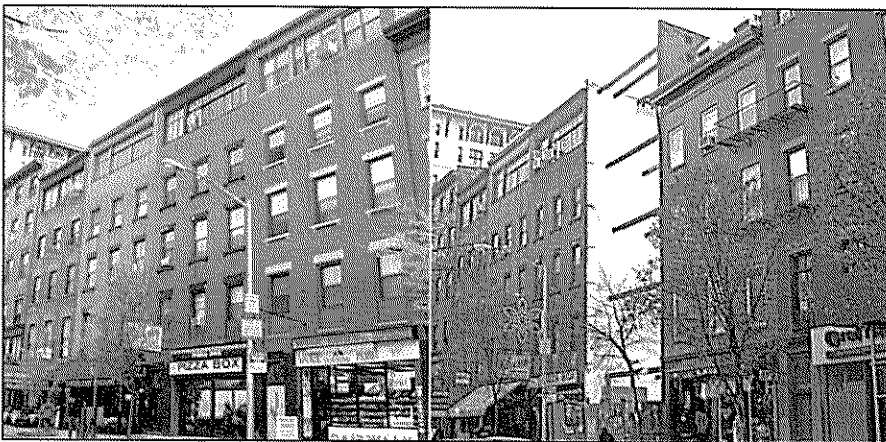
PROVINCETOWN PLAYHOUSE AND APARTMENTS

State/National Register of Historic Places eligible

Demolished: 2009

Called “the cornerstone of bohemia”, the playhouse and apartments drew legendary talent, such as Eugene O’Neill and Edna St. Vincent Millay.

All but a tiny portion of the building, including the portion which housed the original Provincetown Playhouse, was demolished by NYU to make way for law school offices.

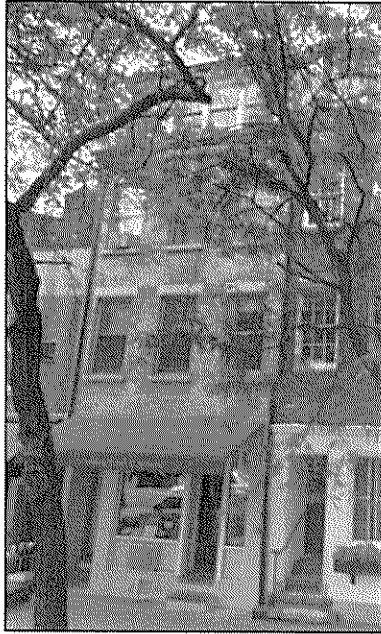


178 BLEECKER STREET

Demolished: 2010

This 1861 row house was part of a cohesive row constructed when Blecker Street was an elegant residential thoroughfare for the upper middle class. Iconic artist studio windows were added to the entire row in the 1920s.

The building was demolished for a new mixed-use building, which is yet to be built, that will rise well above its neighbors.

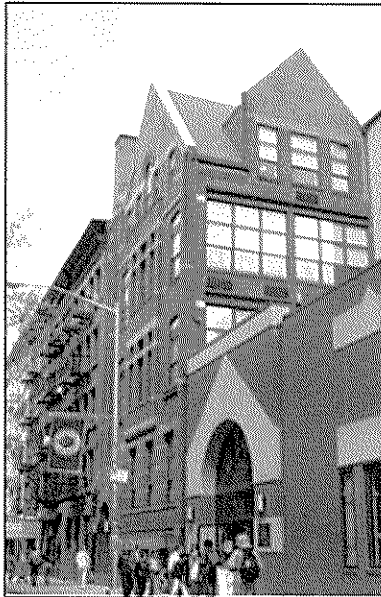


186 SPRING STREET

Demolished: 2012

This 1824 Federal row house served as the residence of key activists at the dawn of the Gay Rights Movement in the 1970s, including Bruce Voeller, Jim Owles, and Arnie Kantrowitz.

A developer demolished the building for a new condo development.



CHILDREN'S AID SOCIETY

Threatened

Designed by noted architect Calvert Vaux, this 1891 Victorian Gothic building housed the Children's Aid Society, one of the earliest social service organizations in the South Village formed to serve the area's immigrant children.

The building was sold for development in 2011.

**City Council Hearing on Hudson Square Rezoning
February 12, 2013**

The South Village has **been listed as one of the seven most endangered historic sites in all of New York State.** The Landmarks Preservation Commission has **itself** determined the South Village “landmark-eligible,” and yet this area remains unprotected and vulnerable to increasing development pressure encroaching from all sides.

Sadly, impersonal, gentrified spaces are becoming prevalent in New York.

Under LPC Chair Robert Tierney and the Bloomberg Administration, the LPC has landmarked about 415 buildings in Greenwich Village. And yet, compared to other neighborhoods in Manhattan and the outer boroughs, this is a modest figure. From Addisleigh Park with 422 landmarked buildings to Crown Heights with 1690 landmarked buildings, nearly a dozen other documented areas are being tended to in a more meaningful way than the South Village. We need action now.

Please keep in mind that designation of the proposed South Village Historic District has been made simple, given the broad level of local support and given the research and documentation of the history of **every** building in the proposed district has been completed—time-consuming work the City must typically execute itself.

Please help preserve this special area.

Demolition or alteration of historic structures in the South Village, and the addition of new, out-of-context structures, will—**without landmark designation—have a “significant adverse impact,” the LPC admits,** putting this neighborhood’s remarkable personality, integrity, continuity and distinctive character at risk.

This is serious.

**City Council Hearing on Hudson Square Rezoning
February 12, 2013**

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Please help preserve this special area.

Demolition or alteration of historic structures in the South Village, and the addition of new, out-of-context structures, will—**without landmark designation—have a “significant adverse impact,” the LPC admits,** putting this neighborhood’s remarkable personality, integrity, continuity and distinctive character at risk.

This is serious.

Personally—and I know I'm not alone—I love and enjoy the way of life here, the sense of community, something that—if preserved—has the potential to be appreciated by generations to come. Please let's not lose sight of this.

If the City refuses to landmark the South Village, Ms. Quinn, I urge you **not** to approve the Hudson Square re-zoning, given the profound impact it would have in accelerating the destruction of this fragile, historic area.

Thank you.

A handwritten signature in black ink, appearing to read 'WR', with a long horizontal stroke extending to the right.

Will Rogers
201 W 16th St
NY, NY 10011
willrogers@gmail.com
917.797.6733

**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: Bill Rogers

Address: 201 W 16th St

I represent: Citizen of NYC

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: 2/12/13

(PLEASE PRINT)

Name: VIVIANNE WILSON

Address: 709 8th Avenue NY NY

I represent: NEW YORK HOTEL TRADE COUNCIL

Address: SAME

**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: Feb 14, 2013

(PLEASE PRINT)

Name: Margaret Wells

Address: 145 6th Ave NYC 10013 #5B

I represent: myself | LANDMARK The

Address: 145 6th Ave | SOUTH Village

200' limit!

UNLESS
protections are granted

**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: 2/12/13

(PLEASE PRINT)

Name: EFTIHIA THOMPOULOS

Address: _____

I represent: ASSOCIATION FOR A BETTER NEW YORK

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: 2/12/13

(PLEASE PRINT)

Name: Tobi Bergman

Address: 58 Watts St.

I represent: CB 2

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. ^{LU} 757/758 Res. No. _____

in favor in opposition

Date: 2/12/13

(PLEASE PRINT)

Name: Arthur Schwartz

Address: 269 W. 11 Street, NY, NY 10011

I represent: ^{am} State Democratic Comm. Member - 66 A.D.

Address: _____

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

**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: Feb. 12-13

(PLEASE PRINT)

Name: XAN ARLEN

Address: 147 Sullivan St - NY NY 10012

I represent: GUSHP and JER (Sullivan St Resident)

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: JOHN SORE

Address: 422 E 89 ST NY NY 10122

I represent: 100 VARICE BEAUTY

Address: 100 VARICE ST NY NY 10018

**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: DAVID UOW SPRICKLESEN

Address: 47 DEAN STREET BRLIN NY

I represent: TOLL BROMYAC

Address: 99 WALL STREET

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

**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: FEB. 12, 2013

(PLEASE PRINT)

Name: MARC CHALOM

Address: 60 WATTS AND 62 WATTS

I represent: SEVERAL LANDLORDS IN THE AREA

Address: WATTS ST.

**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: 2/13/12

(PLEASE PRINT)

Name: Jrannine Kiely

Address: _____

I represent: CB2

Address: 121 Mercer St

**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: 2/12/13

(PLEASE PRINT)

Name: Rich Caccappolo

Address: _____

I represent: CB2

Address: 65 W. 13th St

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

**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: 2/12/13

(PLEASE PRINT)

Name: David Gruber

Address: _____

I represent: CB2

Address: 1 Carmine St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

Date: 2/12/13

(PLEASE PRINT)

Name: JUDITH STONEHILL

Address: 131 CHARLES ST, NYC 10014

I represent: GVSH P (as board member)

Address: 232 W. 11th St. NYC 10003

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

Date: Feb 12, 2013

(PLEASE PRINT)

Name: LORA TENENBAUM

Address: 423 Broome Street, NY NY 10013

I represent: _____

Address: _____

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

**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: Josh Gold

Address: 305 W 44th St

I represent: New York Hotel Trades Council

Address: 305 W 44th St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 3 Res. No. C1203802M

in favor in opposition

Date: 2/12/2013

(PLEASE PRINT)

Name: Aditi Sen

Address: 25 W. 18th Street

I represent: SEIU Local 32B

Address: 25 W 18 St

**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: 2/12/2013

(PLEASE PRINT)

Name: Brian Dennis

Address: 4 Irving Place NY NY 10003

I represent: Regional Plan Association

Address: 4 Irving Place NY NY 10003

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

**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: ZACH WINESTINE

Address: 92 HUDSON ST

I represent: GREENWICH VILLAGES COMMUNITY TASK FORCE

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: Paimaan Lodhi

Address: 576 Lexington

I represent: REBNY

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: Kim Whitener

Address: _____

I represent: HERE ARTS

Address: _____

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

**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: Justine Leguizamo

Address: 51 West 9th Street

I represent: GVSHIP

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Thud 5 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Andrew Berman

Address: _____

I represent: GVSHIP

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Thud 5 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Dana Schultz

Address: GVSHIP

I represent: _____

Address: _____

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

**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: 2/12/13

(PLEASE PRINT)

Name: Aiuta Tsolr

Address: 70 E 10 St 14th NY, NY

I represent: GVSHR

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Andrew Durniak

Address: _____

I represent: GVSHR

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: 2/12/13

(PLEASE PRINT)

Name: Micki McGee

Address: 100 Sullivan St 7d NYC

I represent: South Village Neighborhood

Address: Association

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

**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: Sheryl Woodruff

Address: 232 East 114th Street

I represent: GUSHP

Address: Same

**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: Jaquos Jones

Address: Fordham Street Hudson Sq. Learning

I represent: _____

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 Hudson Sq.

Date: 12-15

(PLEASE PRINT)

Name: Amanda Davis

Address: 732 E 11th St NYC

I represent: GUSHP

Address: Same

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

**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: 12 FEB 13

(PLEASE PRINT)

Name: GARY DeBODE

Address: 100 WASHINGTON ST., NEWARK

I represent: EDISON PROPERTIES

Address: 100 WASHINGTON, NEWARK

**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: JESSE MASYR

Address: 885 2nd Avenue, NY

I represent: Edison Properties

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: PAUL SELVER

Address: 1177 6TH AVE - NYC

I represent: EXTEL DEVELOPMENT CO.

Address: 805 THIRD AVE NYC

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

**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: Russell Roberts (PLEASE PRINT)

Address: 321 Bway

I represent: _____

Address: NY NY 10061

**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: Bachri Rappaport

Address: _____

I represent: NYCM

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: 2/12/12

(PLEASE PRINT)

Name: Ron Mandel

Address: Davidoff Hutchco + Citicorp - 605 Third Ave,

I represent: Fairmont Lanes, Applicant North atton

Address: _____

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

**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: Philip Maggolino

Address: PS 4001

I represent: _____

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: 2/12/13

(PLEASE PRINT)
Name: KIM WHITENER

Address: 71 SULLIVAN ST SA NY NY 10012

I represent: HERE ARTS CENTER

Address: 145 6TH AVE NY NY 10013

**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: DAVID REGLI

Address: 512 GREENWICH ST

I represent: FRIENDS OF HODSON SQ

Address: _____

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

**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: 2/1/12

(PLEASE PRINT)

Name: Martine Beudet

Address: 387 7th St

I represent: NYC School

Address: 131 Ave of Americas

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Trinity

Date: 2/12/13

(PLEASE PRINT)

Name: Eileen McColgan

Address: 26 No. Moore St.

I represent: NYC School PTA / SLT

Address: 131 Ave. of America's

**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: 2/12/2013

(PLEASE PRINT)

Name: Jason Pizer

Address: 75 Vanick St

I represent: TRINITY REVEL ESTATE

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: CARL WEISBROD

Address: 99 HUDSON ST

I represent: TRINITY REAL ESTATE

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: 2/12/13

(PLEASE PRINT)

Name: GREGG PASQUARELLI

Address: 11 PARK PLACE

I represent: SHOP ARCHITECTS

Address: TRINITY REAL ESTATE

**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: Andrew Dornoff

Address: 200 Hudson St

I represent: GZY Triga

Address: 200 Hudson

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

**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: DAVID CHESTER
Address: 110 SULLIVAN ST. #2D

I represent: _____

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: Anthony Barrett
Address: _____

I represent: _____

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

Hudson St. Date: 2/12/13

(PLEASE PRINT)

Name: Sarah Malloy-Good
Address: _____

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**

Appearance Card

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

in favor in opposition

Date: 2/13/13

Name: MINDY GOLDKREIND (PLEASE PRINT)

Address: 2861 SPRING

I represent: SELF

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: _____

Name: MARC FIELDS (PLEASE PRINT)

Address: _____

I represent: _____

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: _____

Name: Renee Schoonbeek (PLEASE PRINT)

Address: 180 Varick Street # 422

I represent: Hudson Square BID

Address: 180 Varick Street # 422

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

**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: Samuel Sider

Address: 5219 9th Avenue

I represent: _____

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: 2-12-13

(PLEASE PRINT)

Name: JUDITH CALLET

Address: 160 Blocker St

I represent: RESIDENT

Address: Same

**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: Lynn ELLSWORTH

Address: 165 Duane St

I represent: Talween Trust

Address: _____

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

**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: Judy Kichheimer (PLEASE PRINT)

Address: 415 W 22nd St

I represent: GAN YC

Address: NEW YORK

**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: Duygu Cibik (PLEASE PRINT)

Address: _____

I represent: _____

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: FEB 12 2013

Name: HARRY PINCUS (PLEASE PRINT)

Address: 160 AVE OF AMERICAS / 210 SPRING ST

I represent: TASHIKAN CORPORATION

Address: 160 6 AVE

**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: Will Rogers

Address: 201 W 16th St

I represent: Citizens of NYC

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: 2-12-13

(PLEASE PRINT)

Name: MARY ANN ARISMAN

Address: 7 ST. LUKE'S PLACE NY NY

I represent: ST. LUKES PL BLOCK ASSN

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Hudson Sq. R570m Res. No. _____
 in favor in opposition

Date: 2/12/13

(PLEASE PRINT)

Name: Simen Bankoff

Address: 232 E. 11 Street NY

I represent: Historic Districts Council

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Hudson Res. No. Squ

in favor in opposition

Date: _____

Name: Nora Burns (PLEASE PRINT)

Address: 552 Broome St

I represent: _____

Address: _____

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

**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: Feb. 12, 2013

Name: Gun Blau (PLEASE PRINT)

Address: 59 4th St Apt 5B, NYC 10003

I represent: SAVE OUR LADY OR VILNIUS

Address: INITIATIVE

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

**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: KAZI HOSSAIN

Address: 709 8TH AVE N.Y.C

I represent: HTC NEWYORK

Address: 709 8TH AVE N.Y.C

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

**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: JUDITH SEERUNGA

Address: 815 MACOM Place UNIONDALE NY 11553

I represent: New York Hotel Trade Council

Address: 709 8AVE NY NY

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