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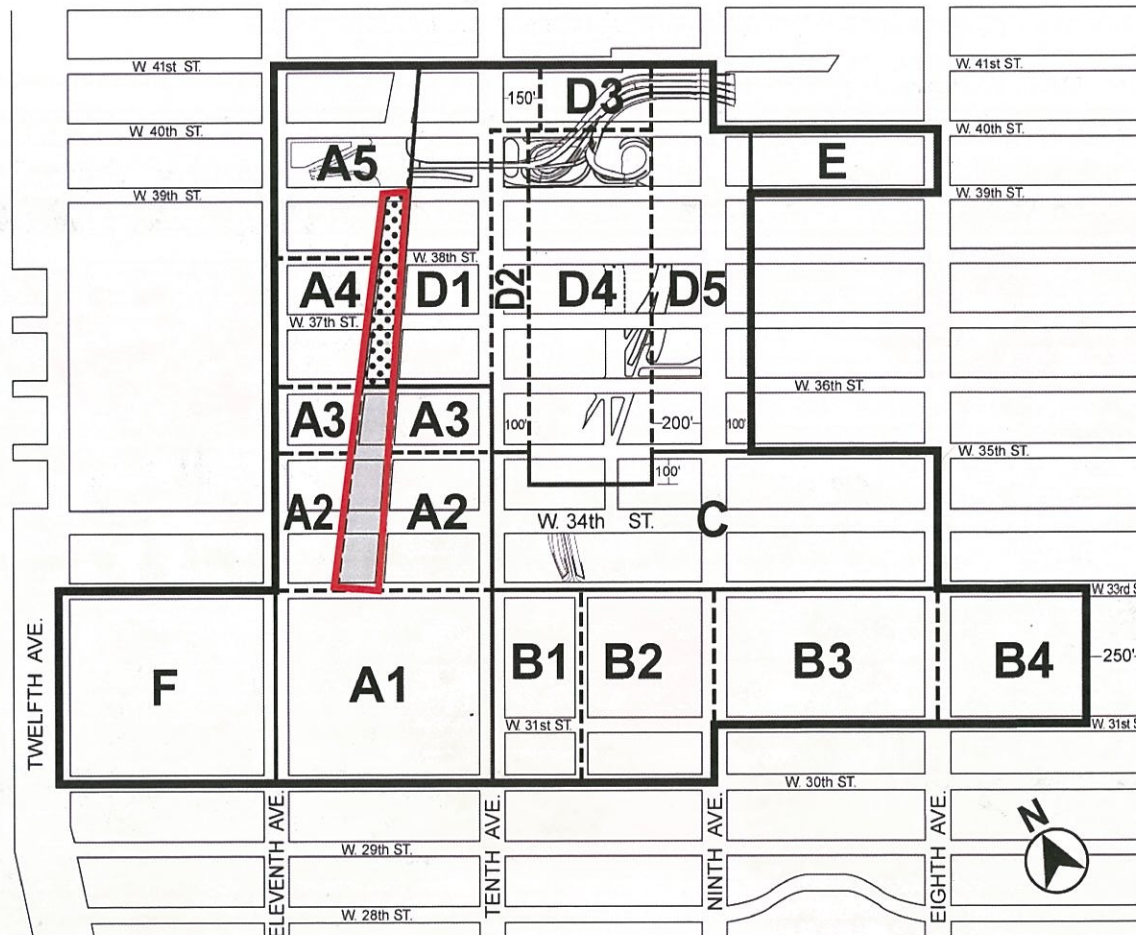
**HUDSON BOULEVARD AND PARK TEXT AMENDMENT  
SECTION 93-32**

City Council: Zoning Subcommittee – May 15, 2018



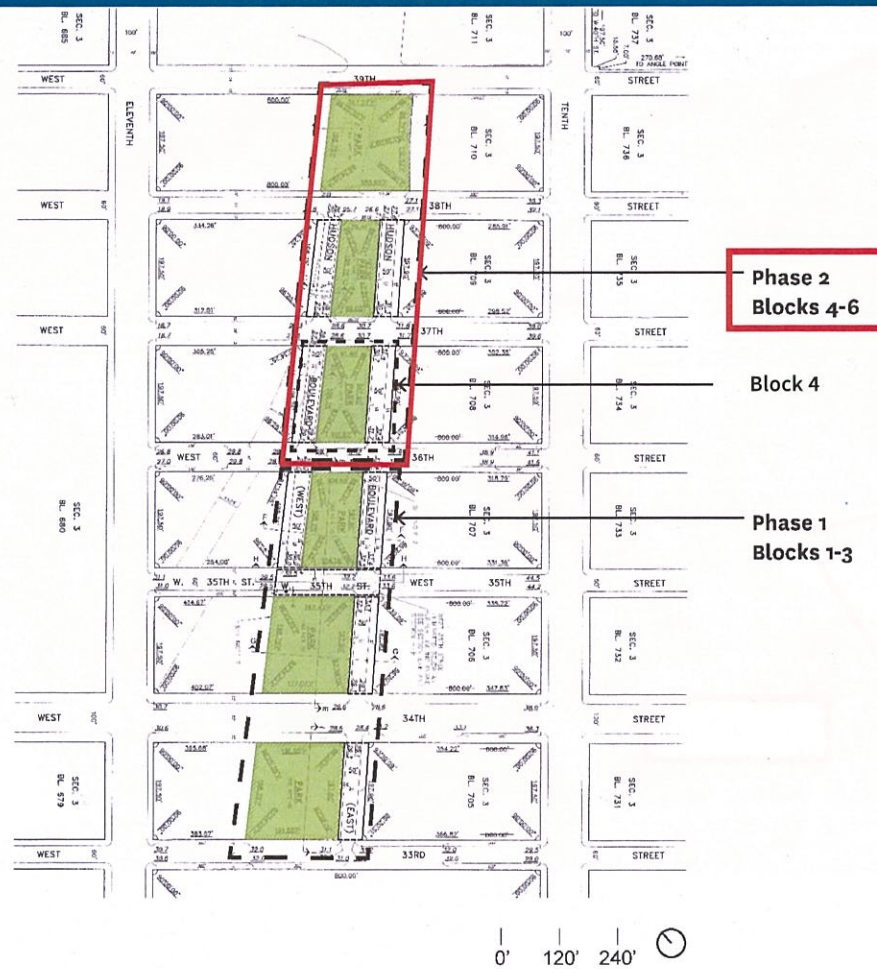


# Special Hudson Yards District – created in 2005



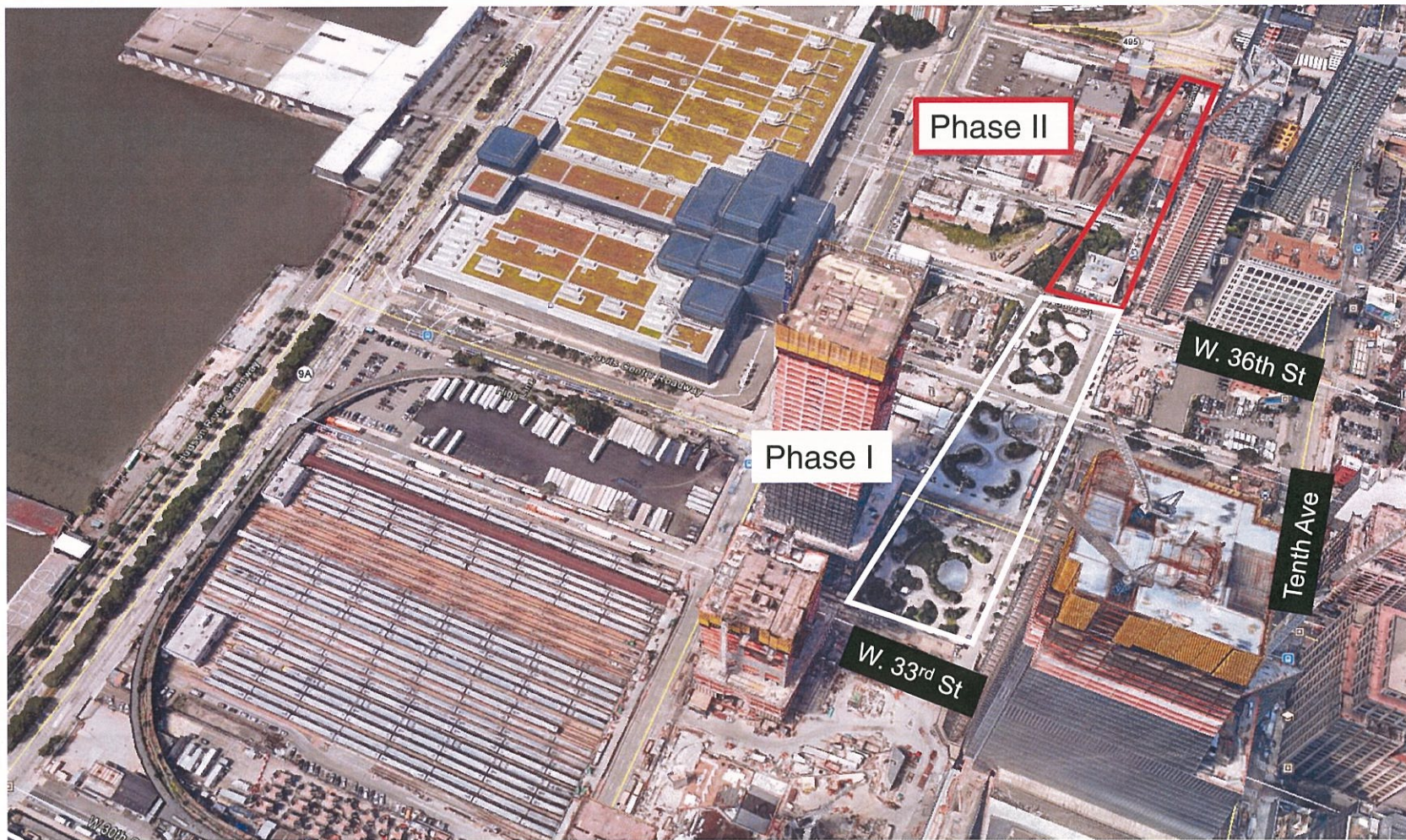


# Hudson Boulevard and Park Phasing Plan – mapped in 2006





## Site Overview – Phase I is complete, Phase II is not started





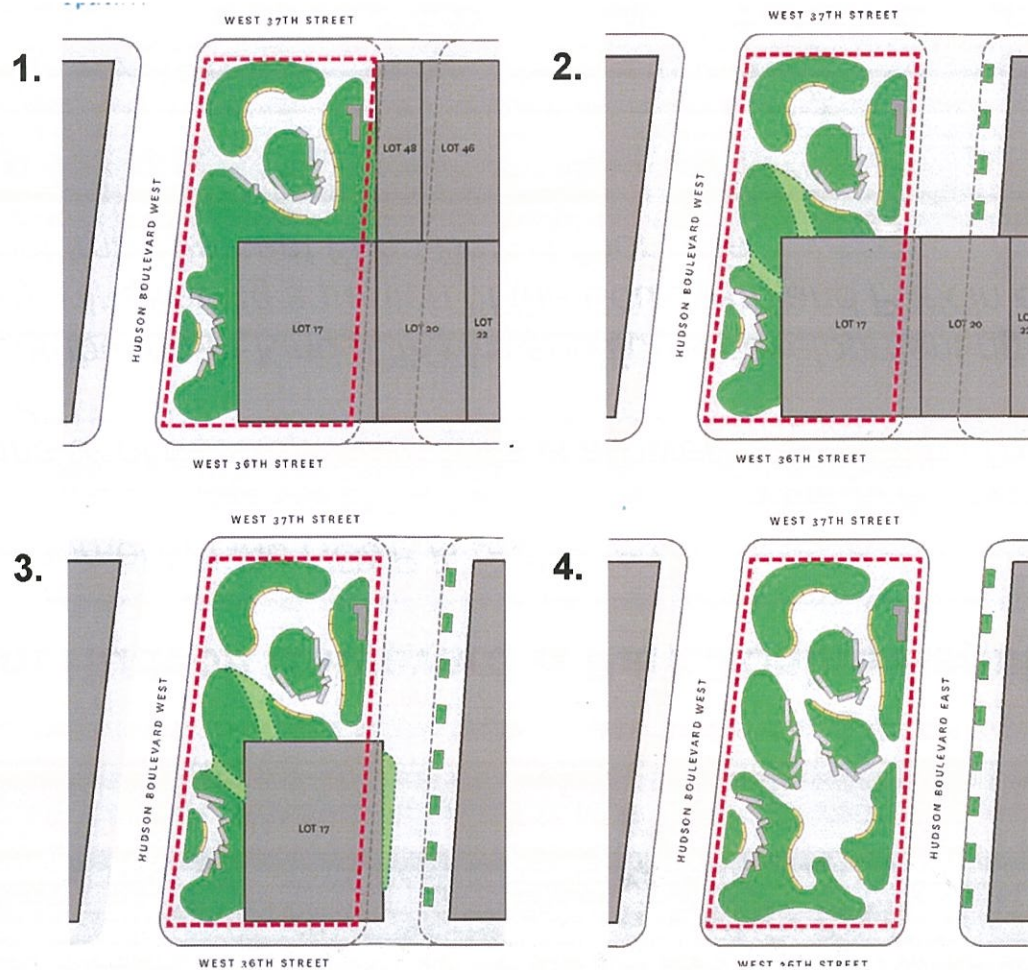


## Current Hudson Boulevard & Park Zoning Regulations

- 1) *Development in the HB&P is prohibited*
- 2) *A transfer of development rights is allowed (93-32(a))*
- 3) *A Contribution-in-Kind (CIK) for additional development rights is allowed (93-32(b)) - Improving a portion of the Boulevard and Park in exchange for District Improvement Fund Bonus floor area*



# Plan for Block 4







## Issues with the Section 93-32

- 1) *Delay due to the CIK pre-approval requirements*
- 2) *“Construction schedule” requirement for the CIK*
- 3) *Only owners of the site could apply for the CIK*
- 4) *Unclear how CPC should value the bonus award*
- 5) *Unclear which legal documents are required for the floor area transfer and which are required for the CIK*

## Proposed Solutions

- 1) *The CPC may authorize the CIK even if the site is not yet cleared or deeded as long as the applicant agrees to do so in accordance with agreements with the City and secures site control prior to receiving a Building Permit*
- 2) *Clarification that a “construction schedule” means an outline of major milestones*
- 3) *Allow contract vendees and owners to apply for the CIK*
- 4) *Clarify that the reasonable cost of the contribution should be divided by the price of the DIB on the date of the authorization*
- 5) *Clarify that the transfer requires a transfer agreement and a Notice of Restrictions and the CIK requires a Rest. Declaration*



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THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Zoning Subcommittee  
L. U. No. 88

111 Willow Avenue  
Article XI

May 15, 2018

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{**Salamanca**} L. U. No. 88 consists of proposed Article XI tax benefits for an exemption area known as **111 Willow Avenue**, which is privately-owned land located **Block 2562, Lots 49, 56, 58 and 60 in Bronx** Council District 17. The Sponsor for the project currently has before the Zoning Subcommittee a zoning text amendment and establishment of a Mandatory Inclusionary Housing (MIH) area related to Land Use Items 86 and 87.

Summarizing the 111 Willow Avenue project, the Sponsor will construct one nine-story mixed use building with 126 residential units under HPD's Mix & Match program for low income families and ground floor retail space (15,125 sq. ft.). It is anticipated that approximately 32 units will be permanently affordable under Mandatory Inclusionary Housing (MIH), Option 1. In addition, another 19 units are anticipated to be permanently affordable as HPD will provide subsidy for the MIH units. In total, approximately 51 units will be permanently affordable. The overall project area will be approximately 148,702 square feet.

The proposed building will consist of 19 studio units, 66 one-bedrooms, 22 two-bedrooms (including one superintendent's unit), and 19 three-bedrooms. In



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accordance with the Mix & Match program terms, the overall proposed affordability mix is as follows:

- 15% of the units will be affordable to formerly homeless households earning up to 30% of AMI; - 19 units
- 10% of the units will be affordable to households earning up to 30% of AMI; - 12 units
- 10% of the units will be affordable to households earning up to 40% of AMI; - 12 units
- 10% of the units will be affordable to households earning up to 50% of AMI; - 12 units
- 5% of the units will be affordable to households earning up to 60% of AMI; - 7 units
- 18% of the units will be affordable to households earning up to 100% of AMI; - 23 units
- 32% of the units will be affordable to households earning up to 130% of AMI; - 40 units
- Plus the super's unit for a total of 126.

Common areas such as a laundry room, bicycle storage, and a community room will be available to all residents. There will be 29 residential parking spaces



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Zoning Subcommittee  
L. U. No. 88

111 Willow Avenue  
Article XI

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May 15, 2018

available for rent. The project will also include 15,125 square feet of ground floor retail space. Overall, the total project will be approximately

As mentioned, HPD is before the Council seeking approval of an Article XI tax exemption for a term of forty (40) years that will coincide with the regulatory agreement in order to assist with facilitating long term affordability. The projected cumulative tax benefit is approximately \$25,824,875. (Net present value is \$6,699,883.)



## **City Council Land Use Committee hearing for Hudson River Park**

### **Special District and Block 675**

Good morning. My name is Madelyn Wils and I am President and CEO of Hudson River Park Trust. Hudson River Park is the second largest park in Manhattan and longest waterfront park at present in the United States. The park is celebrating its 20th anniversary in a few short weeks. And while the park has spurred housing and created enormous economic development for the city, we struggled over the last 10 years to receive public funding to complete the park. Thankfully, in 2013 the state legislature amended the Hudson River Park Act and allowed the Trust to sell some of the park's unused commercial development rights off of the park and to property under consideration for rezoning, one block east of Route 9A. Since then, we were fortunate to have the City Planning Commission and the City Council approve the sale of air rights to 550 Washington Street providing \$100 million to repair the 15.4 acre pier 40 and save it from being closed to the public. You will be pleased to know that work on that critically important project has recently begun.

Today, on behalf of the Trust, I wish to thank Chair Salamanca, Speaker Johnson who represents the subject area and members of the City Council Land Use committee for considering these additional proposals that would enable the transfer of additional floor area pursuant to the Special Hudson River Park District. Should these actions be approved, the public will at long last, be able to enjoy significantly more open space within the boundaries of Community Board 4 in Manhattan. There is more unfinished public park within this area than throughout the rest of the park.

The Trust proposes to transfer unused development rights from the granting site, identified as portions of Piers 59, 60 and 61 and their headhouse, to two locations. The first,



601 29th Street, is known as the “Douglaston Receiving Site,” and the second, 606 30th Street, is known as the “Lalezarian Receiving Site,” or in the alternate, 604-606 30th Street, is known as the “Lalezarian Alternate Receiving Site.”

Prior to ULURP certification, the Trust retained an independent appraiser who determined that the value of 123,437.5 sq. ft. of development rights for transfer to the Douglaston Receiving Site is \$37 million. The appraised value of the 29,625 sq. ft. of development rights for transfer to the Lalezarian Receiving Site was set at \$9,570,000, and we expect that the 34,562.5 sq. ft. of development rights for transfer to the Lalezarian Alternate Receiving Site will be valued at \$11,164,812.50. The appraiser employed a standard methodology for evaluating transfer of development rights from one grantor to one seller, taking into account requirements for MIH and site specific constraints and attributes.

The Trust has negotiated agreements binding on the developers of the receiving sites to pay these appraised values to purchase the development rights subject to ULURP approval and completion of the Trust’s Significant Action process.

The Trust has worked closely and collaboratively with Community Board 4 and in their recommendation, they listed eight projects to be completed, in priority order. Given that the State has now approved funding of \$50 million towards finishing Hudson River Park, should the air rights transaction now before the Council be completed, six of the eight Community Board priorities will be able to be fulfilled.

Beyond these six projects, Community Board 4 also listed Pier 97 and its adjacent upland area as their highest priority. I am happy to say that State funds approved in the 2018/19 budget will be used to construct this project. The other project – the area between 29<sup>th</sup> and 32<sup>nd</sup>



Streets -- cannot be built until there is a resolution on whether the proposed Gateway tunnel project will be implemented, but the Trust is prepared to start a design process for this area based on the Community's requests.

The specific projects listed by the Community Board which will be covered by potential air rights funds from these actions are, upgrades to Chelsea Waterside Park including construction of a comfort station, expanded dog run and permanent picnic area; construction of a pedestrian platform and new esplanade from Pier 98 to Pier 99; construction of a "beach" with ecological enhancements south of Pier 76; design of the upland area between 29<sup>th</sup> and 34<sup>th</sup> Streets; with remaining proceeds, if any, dedicated to construction of a portion of the upland park between 32nd-34<sup>th</sup> Streets. In addition, the Trust would reserve 20% of the total value of the proceeds for future capital maintenance within Community Board 4.

After conclusion of the Trust's significant action period next month and evaluation of public comments by the Trust staff and the Board, and subject further to the successful conclusion of the ULURP process, the Trust's Board will vote on the proposed agreements with Douglaston and Lalezarian for the development rights transfers.

Thank you again on behalf of the Trust.



May 15, 2018

**Testimony before City Council regarding redevelopment of Block 675 Lots 12, 29, 36, 38 and 39 – Douglaston and Lalezarian proposals.**

*afternoon*  
Good morning, I'm Paul Devlin, a member of the Chelsea Land Use Committee of Community Board 4. Thank you for your time this morning.

The Community Board has recommended denial of these applications unless conditions described in our communications are met.

To begin, I want to thank the developers for their willing and active engagement with our Board to attempt to resolve numerous issues. The current application reflects several changes made by the applicants in response to our concerns and we all think it's a much better development as a result of this hard work.

Combined, these two developers will be bringing over 1,200 apartments into our neighborhood. We as neighbors wish to insure that the new residents are integrated into our community, and that these new people receive community benefits, but that additional burdens to make this a desirable place to live aren't placed on the residents who live in the neighborhood today.

You have a rare opportunity today to tackle an issue that has come before us in the past, and is certain to come before us again in the future.

This critical issue is the amount of money the community will receive for the transfer of development rights from Hudson River Park.

The price of transfer rights is a critically important issue for those of us in West Chelsea because it offsets the rapid and tremendous growth with the protection of our community, our neighborhood, and our special resources.

The transfer of development rights from the Hudson River Park Trust to Douglaston and Lalezarian is a large number that will do a lot of great things along the river. But, please, don't be misled by the total number in and of itself, but instead look at how it was calculated.

I think we are getting short changed, and we should be receiving more for these rights based on looking at square foot costs in our neighborhood. There are a number of examples you can use where development rights have been transferred.

In private transactions between landowners and developers, we're seeing prices in the range of \$800 to \$1,000 per square foot.



Recently the City Planning Commission recommended setting the price for transfer rights for West Chelsea at \$625 to provide resources for the housing fund.

The Trust itself sold development rights to St. John's Terminal in the West Village for \$500.

Yet, in this case, Hudson River Park Trust and the two development teams arrived at a price that is surprisingly below what would be expected at only \$300 per square foot.

We urge you to review the methods used to come to this price.

We strongly believe that their assumptions <sup>in the appraisal</sup> are flawed. We believe the development rights ratio should be closer to an 87% threshold, and that the highest and best use of the property should be condo's not rentals -- and even though condo's <sup>are not currently planned</sup> ~~may not be built~~ on this particular parcel, it should not be incumbent upon us as local residents to subsidize funding for landowners and developers.

We believe the price should be increased to closer to market conditions, which would only result in a greater contribution to the Park.

And finally, because there is a decreasing availability of space for new development remaining in this area, you will be setting a precedent for future transfers. By agreeing to set the price at this low number, you will be establishing a base price for those limited opportunities in the future.

I'd ask you to respect existing conditions of our neighborhood where private sales are closer to \$800, the Planning Commission sees the value at \$625, and the Trust has a history of charging \$500. This price of \$300 is just too low.

Thank you for your time and consideration.



May 15, 2018 – 250 Broadway, 16<sup>th</sup> floor Committee Room

NYC Council Subcommittee on Zoning and Franchises  
City Council Hearing on Block 675

**Testimony in support of Hudson River Park Air Rights Transfer to Block 675**

Good Morning. Thank you to Council Speaker Corey Johnson and Council member Francisco Moya for holding this hearing today.

My name is Connie Fishman and I am Executive Director of Hudson River Park Friends. Friends is a nonprofit fundraising and advocacy organization that supports the operations, maintenance and public programs of the Hudson River Park. I'm here to support the sale of air rights from Hudson River Park's Community District 4, Chelsea area to block 675.

In addition to being Friends' Executive Director for the past 19 months, I was also the President and Executive Vice President of the Hudson River Park Trust for approximately 12 years. Consequently, I look forward more than anyone to the day when the Park is finished. Community District 4 residents in particular have been waiting for many years to see the remainder of their waterfront, north of 29<sup>th</sup> Street, developed into a new green park for relaxation, sports, recreation and enjoyment by millions of New Yorkers.

I want to thank all of the parties involved in this process for working together to identify the park priorities of this community, and I look forward to the future planning and design process for the portions of the Park that will be designed and built with these resources. The money generated for the Park through these transactions will go a long way towards finally completing the northern section of Hudson River Park.

It has been nearly 20 years since June of 1998 when the Hudson River Park Act was passed by the NY State Legislature. It is high time that the Park was fully built and serving its many neighbors, from Battery Park City all the way up to 59<sup>th</sup> Street.

I thank the Council Members in advance for their role in ensuring that vision.

Submitted by:

Connie Fishman, Executive Director  
Hudson River Park Friends





Good morning, Councilmembers.

My name is Lee Compton. I am co-chair of Community Board 4's Chelsea Land Use committee.

My colleagues and I are here to comment on applications for two proposed developments on Block 675, the northwest corner of Chelsea adjacent to the Hudson Rail Yards.

Block 675 was scheduled to be a full-block park over a sanitation facility, buffering the lower scale of Chelsea from the massive development on the rail yards to the north. Once we lost the park, we attempted to have Block 675 included in the Special West Chelsea District where text provisions would respect the area's history and context, but, unfortunately, we lost that battle as well.

Developers now see an opportunity for the immense buildings on the rail yards to infiltrate Chelsea.

Our preference has been for a 450' height limit on Block 675, providing a transition between the lower scale of Chelsea and the buildings on the rail yards. We now support a 20% increase in building heights to accommodate the Hudson River Park development rights.

- We ask that the maximum building height be set at 550' for the Douglaston project and at 500' for the Lalezarian project. We also ask that the lots comprising the two projects be included in the Special West Chelsea District.

We are disappointed that the affordable units to be generated by the projects will be segregated in the lower floors. We believe that economic integration can be a vehicle to achieve social and racial integration.

- We ask that you mandate a broader distribution of affordable units than the applicants have proposed.

Finally, we are pleased that EMS Station #7 seems to be on its way to finding a permanent home on Block 675 with the space and amenities it needs.

- We ask, however, that you require the City to acquire the proposed site now so that there will be no unfortunate snags when the interim Gateway Project use of the site ends.

Thank you.



**Testimony by Betty Mackintosh at May 16, 2018 CPC City Council**

**Public Hearing on 601 West 29<sup>th</sup> Street – Douglaston and 606 West 30<sup>th</sup> Street – Lalezarian**

Good morning. I am Betty Mackintosh, Co-Chair of the Manhattan Community Board 4 Chelsea Land Use Committee. I will be speaking about the Douglaston and Lalezarian proposals.

**Affordable Housing**

CB4 a long-standing policy for mixed income buildings to ensure equality between affordable and market rate apartments:

- We are pleased that all finishes and appliances will be the same in affordable and market-rate units in both projects.
- However we strongly urge the City Council to require that affordable units be distributed throughout at least 80 percent of the floors in both projects.
  - Douglaston has not committed to an apartment distribution for affordable apartments beyond MIH requirement of 65%; Lalezarian has committed to 67%.
  - Our position is based on the firm belief in the great importance of a mix of people with varying incomes, and ethnic and racial backgrounds. We abhor segregation of various groups of people from one another.

**Mitigation of Publicly-funded Child Care**

CB4 is concerned about the administration of the payment for the child care mitigation. The City Planning Commission's report specifies that the applicants are to pay a lump sum payment (based on a formula) which would be paid into a segregated fund designated by ACS. It is not clear that the payment would be used only in CD4. We ask that the City Council require that the funds are only for CD4 and clarify how the payment will be administered.

**Other Requests**

CB4 asks the City Council to require the applicants to take the following measures:

- Locate trash dumpsters within buildings until immediately before pick-up
- Design parking garages to accommodate environmentally-friendly vehicles such as Zip cars.
- Plant full size trees in sidewalk tree pits and if not possible, use tree planters.
- Pay workers living wages with benefits, and support a Community Jobs Project.
- Coordinate construction activities with each other.

Thank you.



# **111 Willow Ave**

## **Bronx, New York 10454**

**NYC Council Zoning-Land Use Hearing**

**May 15, 2018**

**1**

**AALTMARK**

**JCAL**   
DEVELOPMENT GROUP LLC





# 111 Willow Avenue





# Willow Avenue Rezoning, Bronx



## NYC Digital Tax Map

Effective Date : 04-05-2011 10:36:15  
End Date : Current  
Bronx Block 2562

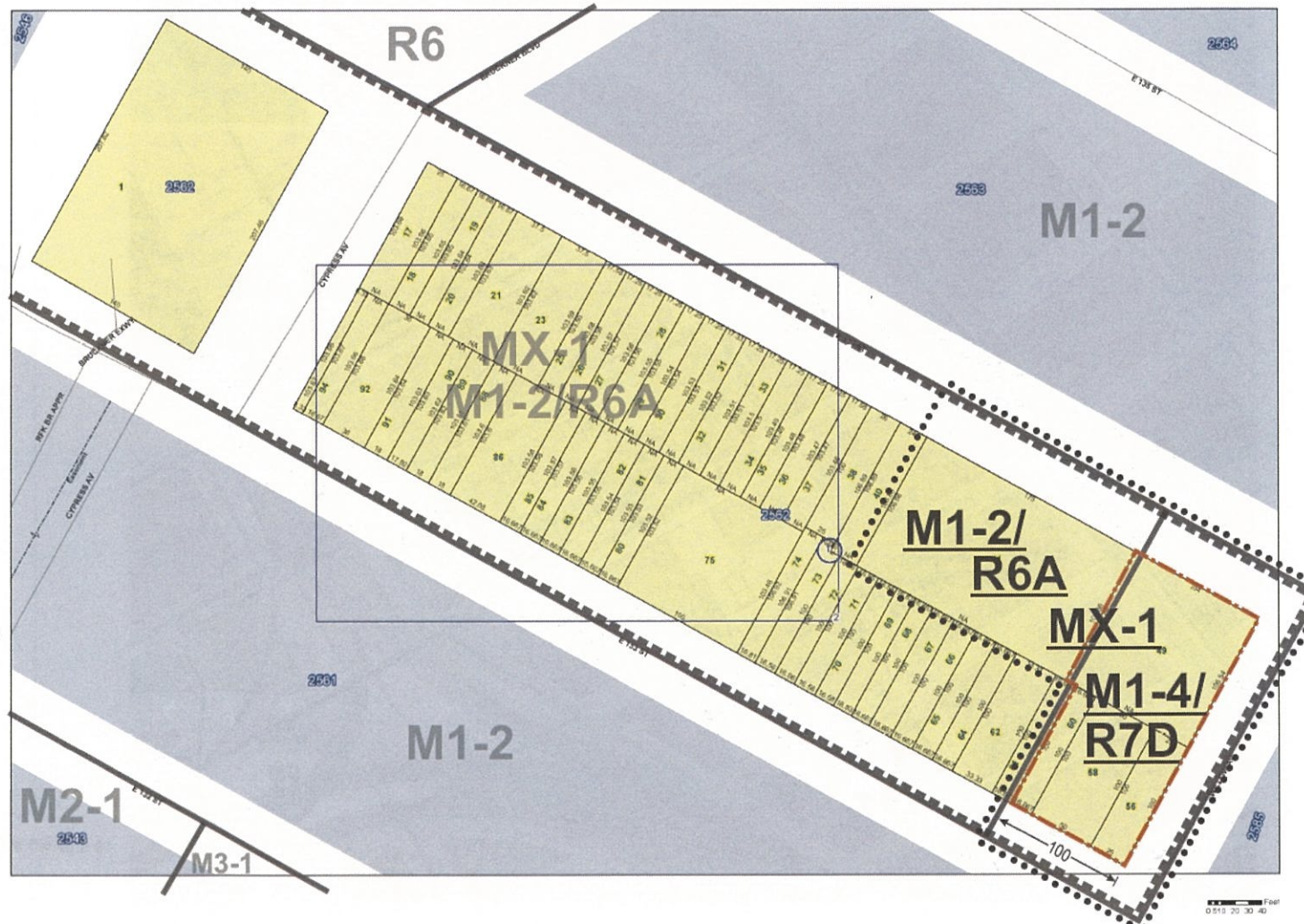


### Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- Special District Line
- Development Site
- Area Proposed to be Rezoned

M1-2 Existing Zoning District

M1-4/  
R7D Proposed Zoning District

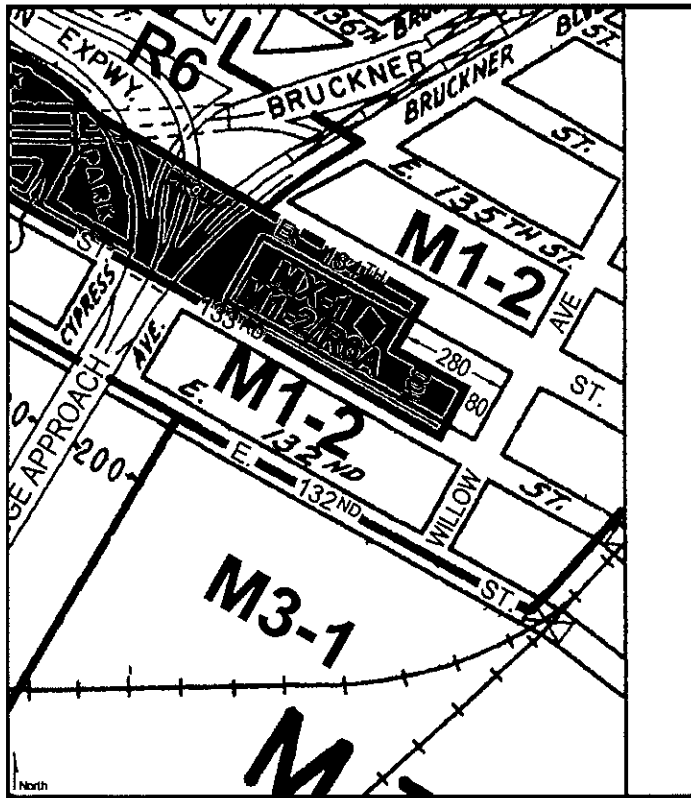




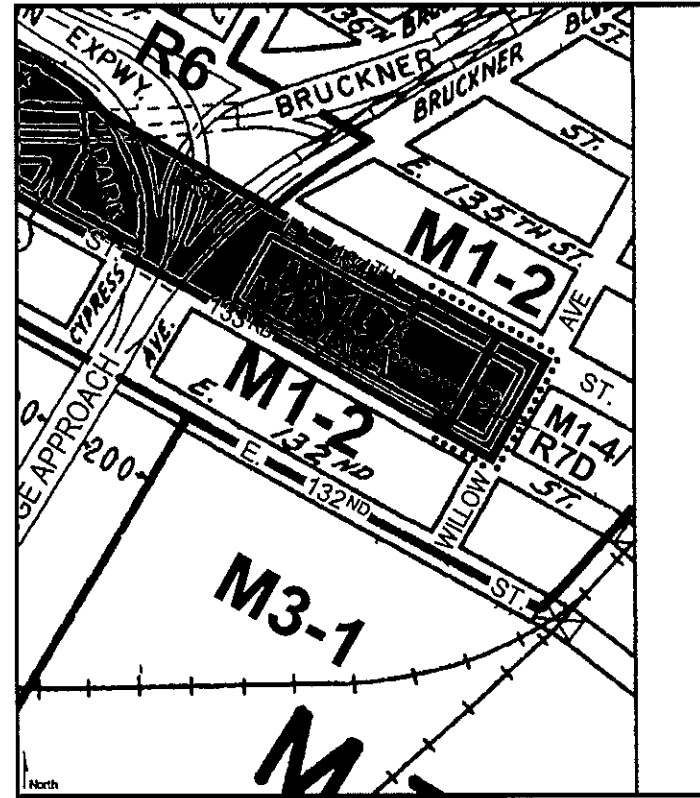




## Zoning Change Map



Current Zoning Map (6b)

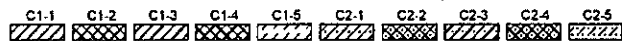


Proposed Zoning Map (6b) - Project Area is outlined with dotted lines

Rezoning from M1-2/R6A (MX-1) to M1-4/R7D (MX-1)

Rezoning from M1-2 to M1-2/R6A (MX-1)

Rezoning from M1-2 to M1-4/R7D (MX-1)





# Residential Block













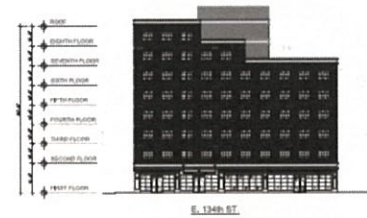
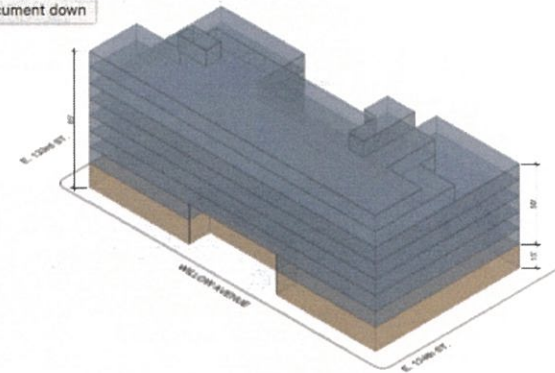
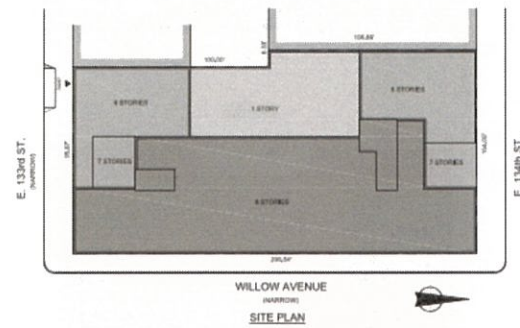
# 111 WILLOW AVENUE BRONX, NY

DATE: 11-01-17  
JOB #: 17-61

## ZONING FLOOR AREA SUMMARY R7D / M1-4

FLOOR	GROSS	RESIDENTIAL GROSS AREA		QUALITY HOUSING DEDUCTIONS	MECHANICAL DEDUCTIONS	RESIDENTIAL P.A.	COMMERCIAL	TOTAL P.A. (SF)	NO. OF DWELLING UNITS	S	1B	2B	3B
		NET R.F.A.	R.F.A.										
CELLAR	20,947	20,947											
FIRST	16,329	2,375	1,108			1,108	15,105	16,213					
SECOND	16,288		4,705			4,705		11,583	12	1	10	1	2
THIRD	17,175	17,175	608		64	16,410		16,410	21	4	16	3	8
FOURTH	17,175	17,175	608		64	16,410		16,410	21	4	16	3	8
FIFTH	17,175	17,175	608		64	16,410		16,410	21	4	16	3	8
SIXTH	17,175	17,175	608		64	16,410		16,410	21	4	16	3	8
SEVENTH	12,300	12,300	108		45	12,147		12,147	15	2	8	4	1
EIGHTH	11,075	11,075	543		48	10,484		10,484	13	5	8	5	5
TOTAL	146,702	116,088	7,046	182	182,077	15,105		116,882	128	18	68	22	28
										15.1%	52.4%	17.5%	15.1%

Scale document down



SCALE: 1" = 30' 0"

COMMERCIAL  
RESIDENTIAL



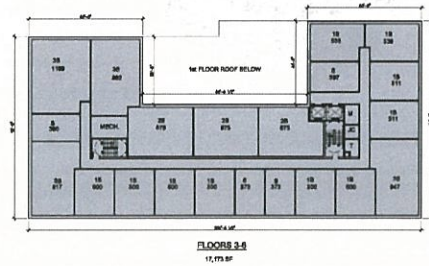
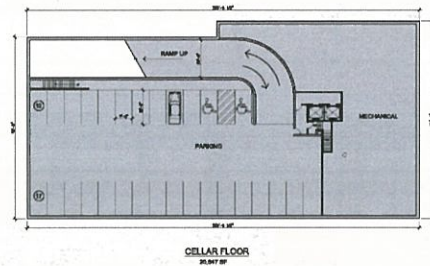
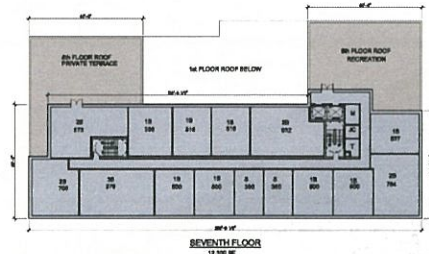
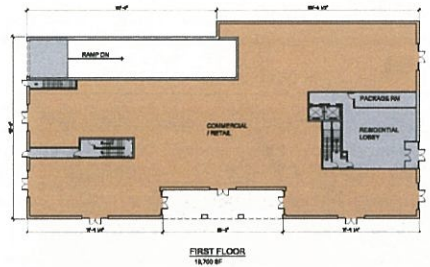
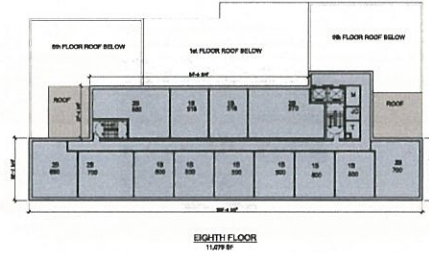
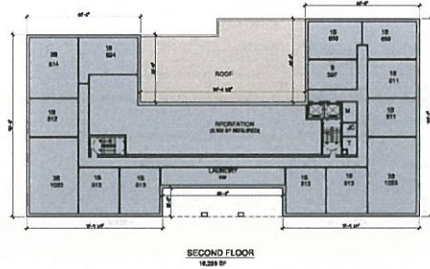
ARCHITECTURE + URBAN PLANNING  
210 West Rogers Park • Cold Spring Harbor, NY 11724



## BRONX, NY

DATE: 11-01-17  
JOB #: 17-61

Figures are for qualified accounts; nonqualified accounts are subject to special distribution taxation, not to ann.



0 10 20 40  
SCALE: 1" = 20'-0"



 COMMERCIAL  
 RESIDENTIAL

## FLOOR PLANS



ARCHITECTURE • URBAN PLANNING  
210 West Ruggles Path • Cold Spring Hills, NY 11743































# Unit Distribution

Unit Type	# Units	MIH Units
Studio	19	5
1 Bedroom	66	16
2 Bedroom	22	6
3 Bedroom	19	5
<b>Total</b>	<b>126</b>	<b>32</b>



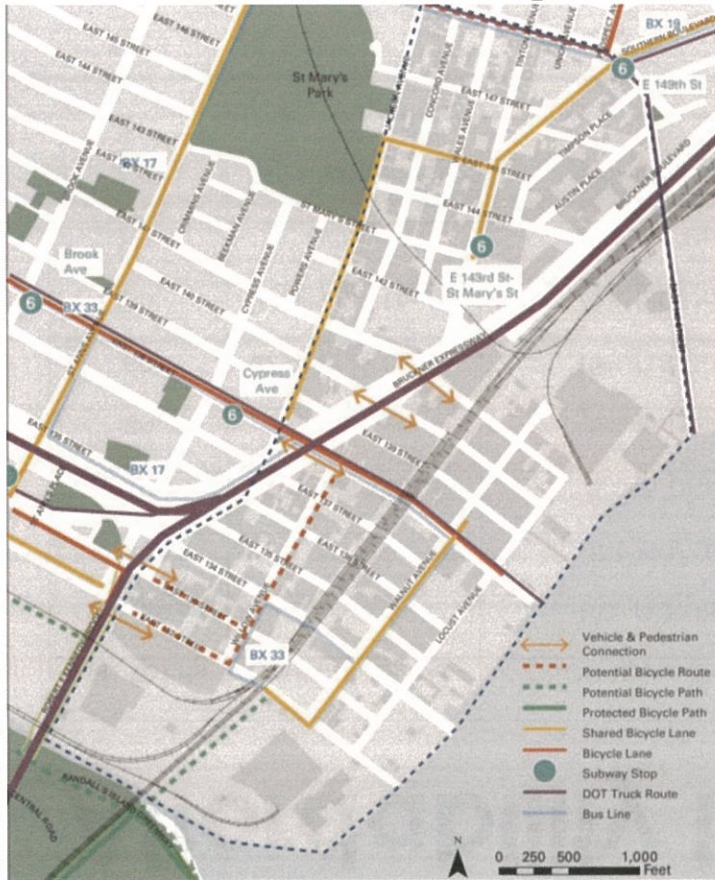


# Affordability Levels

AMI Bands	Initial Proposal	CB Presentation	City Planning	Council Briefing	Current Breakdown
Our Space		10% (12 Units)	10% (12 Units)	10% (12 Units)	15% (19 Units)
30		5% (6 Units)	7% (9 Units)	8% (10 Units)	10% (13 Units)
40	3.2% (4 Units)	5% (6 Units)	7% (9 Units)	8% (10 Units)	10% (13 Units)
50		5% (6 Units)	7% (9 Units)	8% (10 Units)	10% (13 Units)
60	22.4% (28 Units)	15% (18 Units)	14% (18 Units)	16% (20 Units)	4% (5 Units)
80	30.4% (38 Units)	25% (30 Units)	20% (25 Units)	18% (23 Units)	18% (22 units)
110		10% (17 Units)	20% (25 Units)	19% (24 Units)	16% (20 units)
120	44% (55 Units)	25% (30 Units)	15% (18 Units)	13% (16 Units)	16% (20 units)



# Accessibility



**ALTMARK**

**JCAL**  
DEVELOPMENT GROUP LLC







# Port Morris Context Map

Harlem River Yards

(FreshDirect, FedEx, WSJ/ NYPost0

Randall's Island Connector

Gantry Park

132<sup>nd</sup> Street Pier

Port Morris Distillery & Tavern

Bronx Brewery

Silvercup Studios



# Marketing Strategy

- Exceed CB1 50% community preference
- Intense local outreach to large area employers, nonprofits and local organizations
- Maintain pre-marketing notification list
  - Prospective tenants should email [111willow@jcaldevelopment.com](mailto:111willow@jcaldevelopment.com)
- Partner on workshops/training sessions with local stakeholders on successful applications and lottery process





# Subcontractors & Suppliers

- Track record of using locally based, MWBE subcontractors and suppliers
- Electrician, plumbers, HVAC, carting and roofing locally-based
- Collaboration with local entrepreneurs that serve community





# Retail Tenant Mix

- Serve local retail needs (building tenants and wider community)
- Locate locally-based M/WBEs that will compliment area
- Partner with local stakeholders to identify potential users
- Potential users: grocery/grab & go, healthy food, community services (daycare, nonprofit)









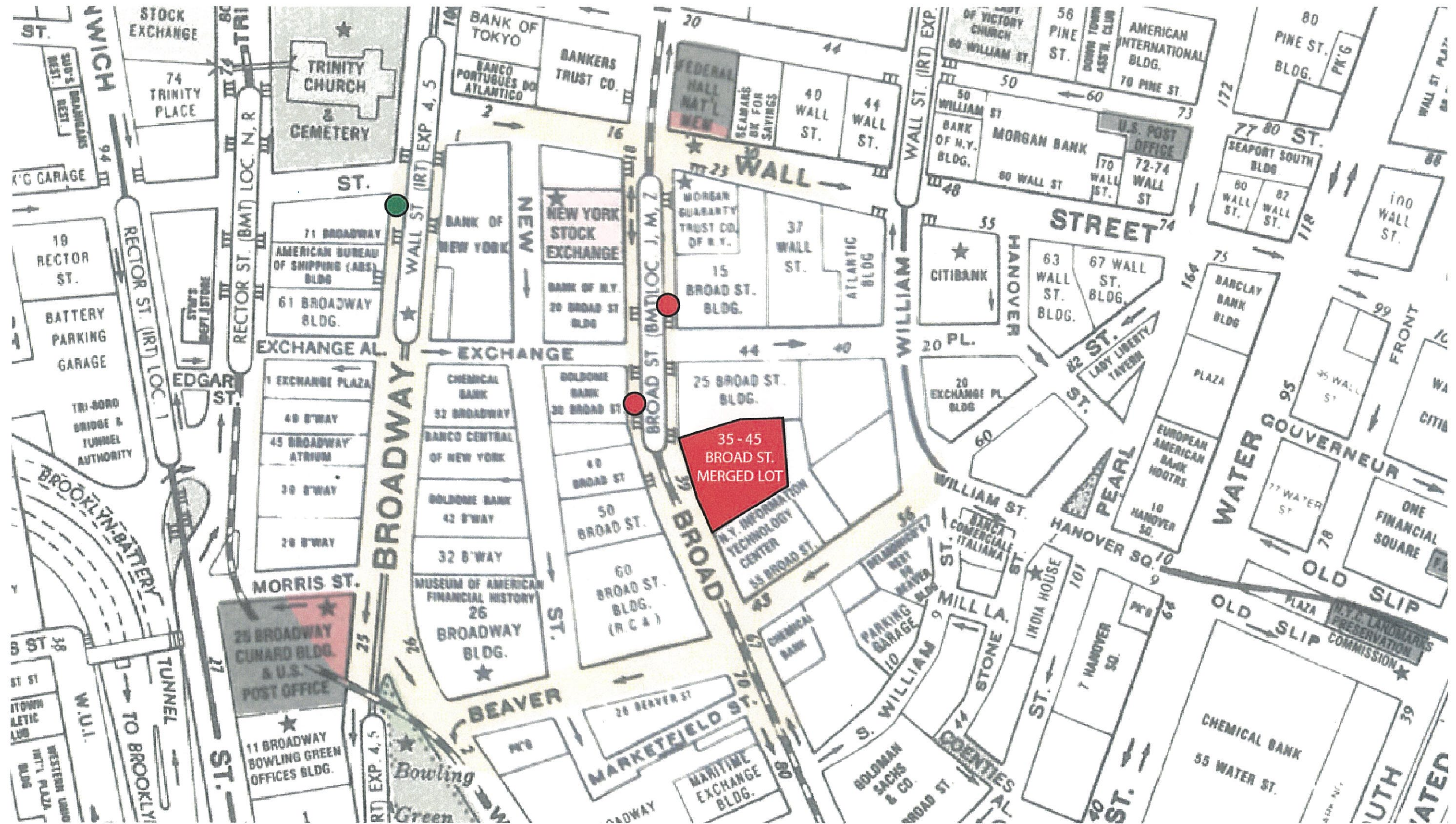


**45 BROAD STREET**  
NEW YORK, NY, 10004

**CITY COUNCIL PRESENTATION**  
15 MAY 2018

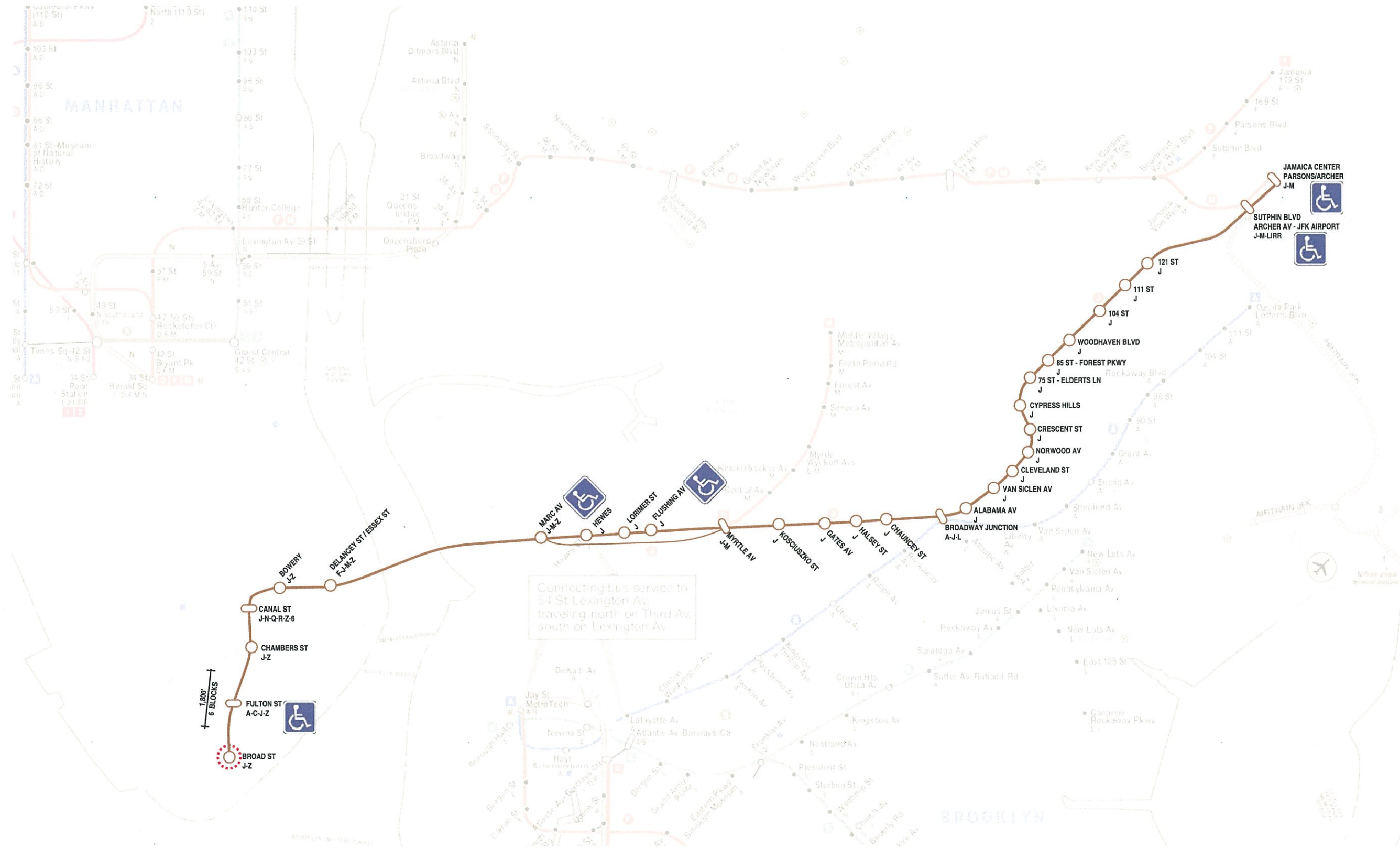
**MADISON 45 BROAD DEVELOPMENT LLC**  
105 MADISON AVENUE, NEW YORK, NY 10016





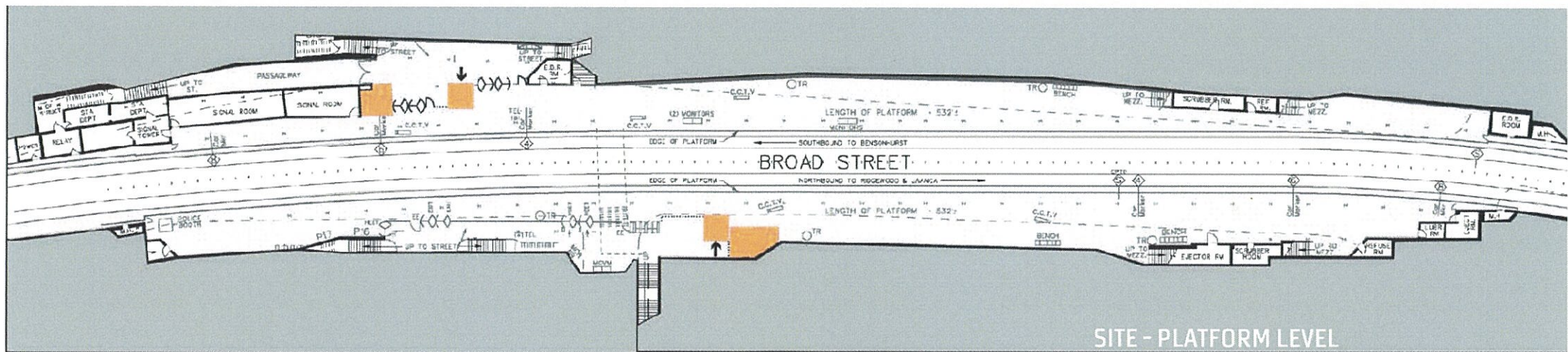
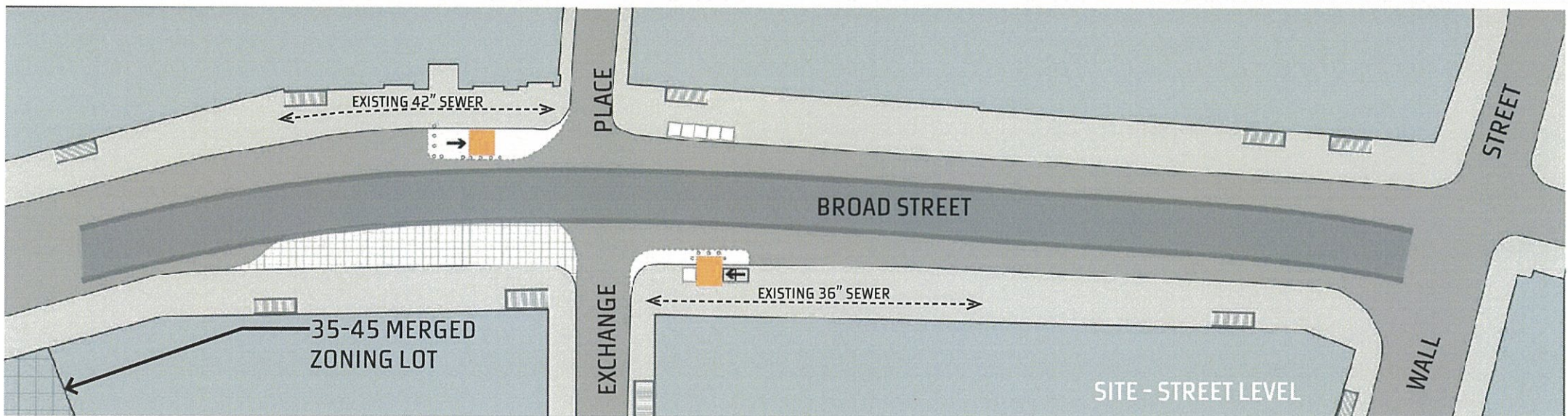
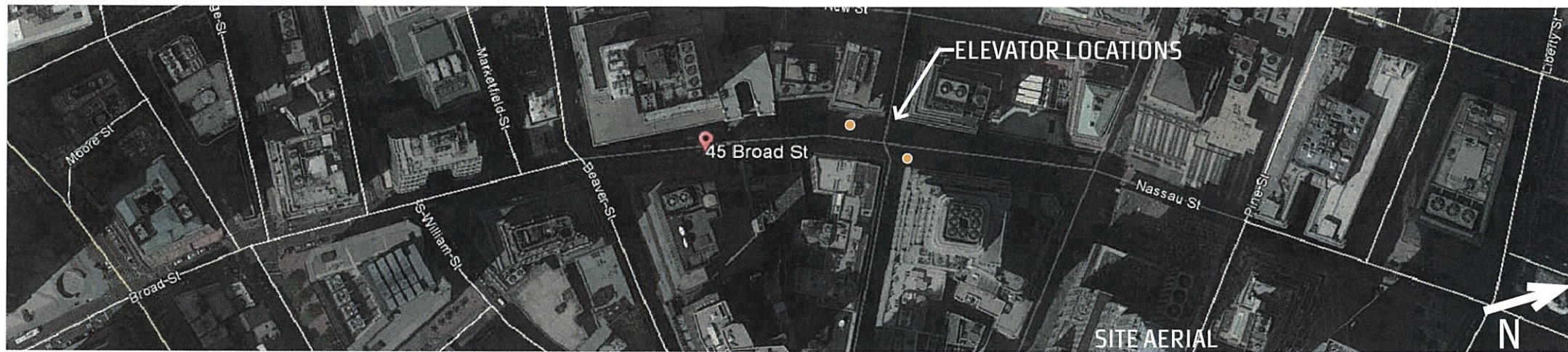
BROAD ST. STATION LOCATION  
ARCHITECTURAL APPROACH





J LINE - MTA ROUTE JAMAICA STATION TO BROAD ST.

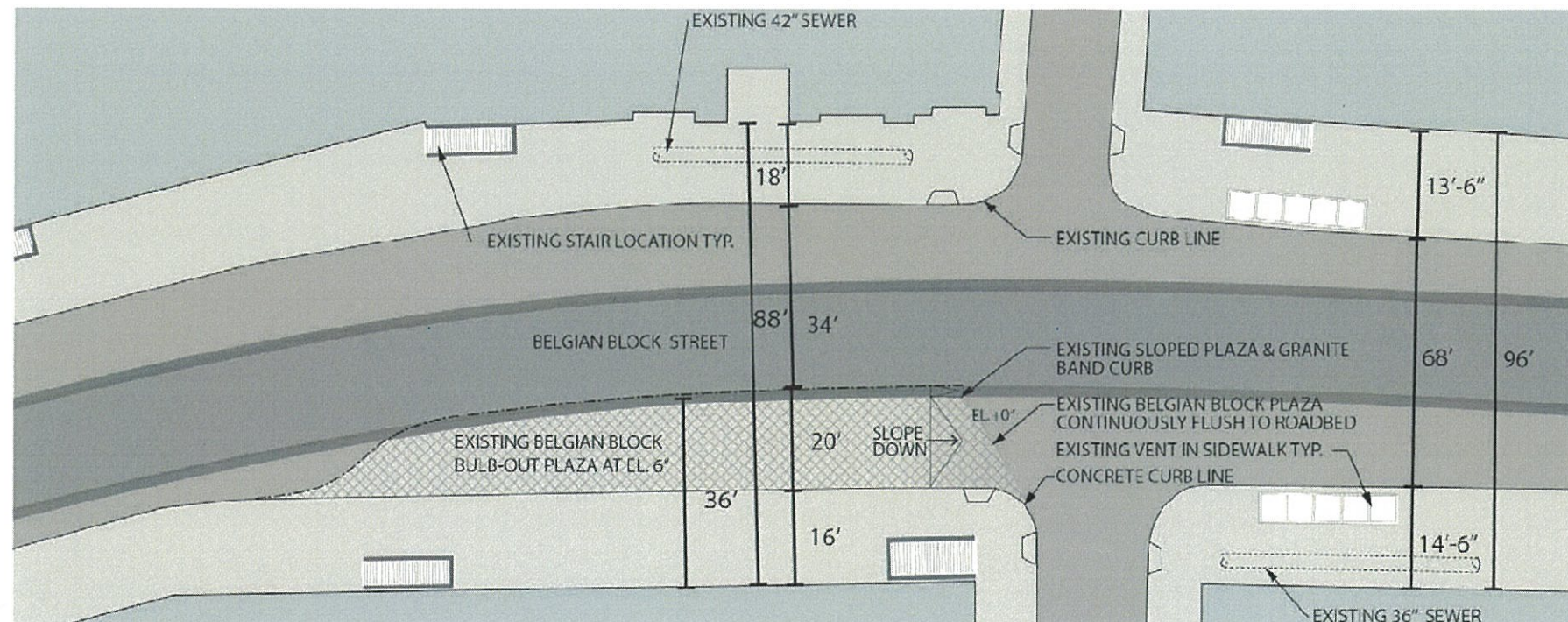




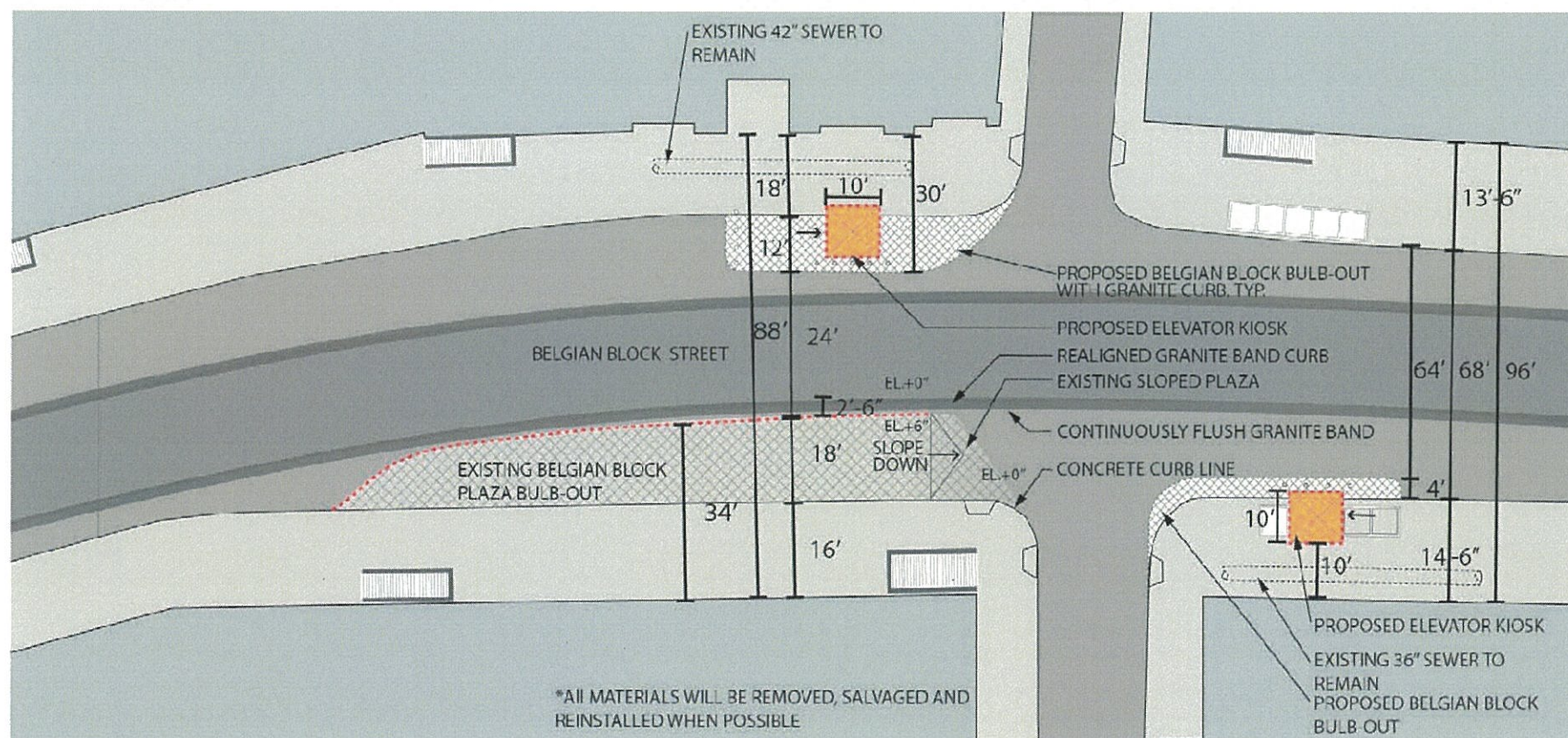
## EXPANDED SITE PLANS AND PLATFORM PLANS

ARCHITECTURAL APPROACH





EXISTING STREETScape



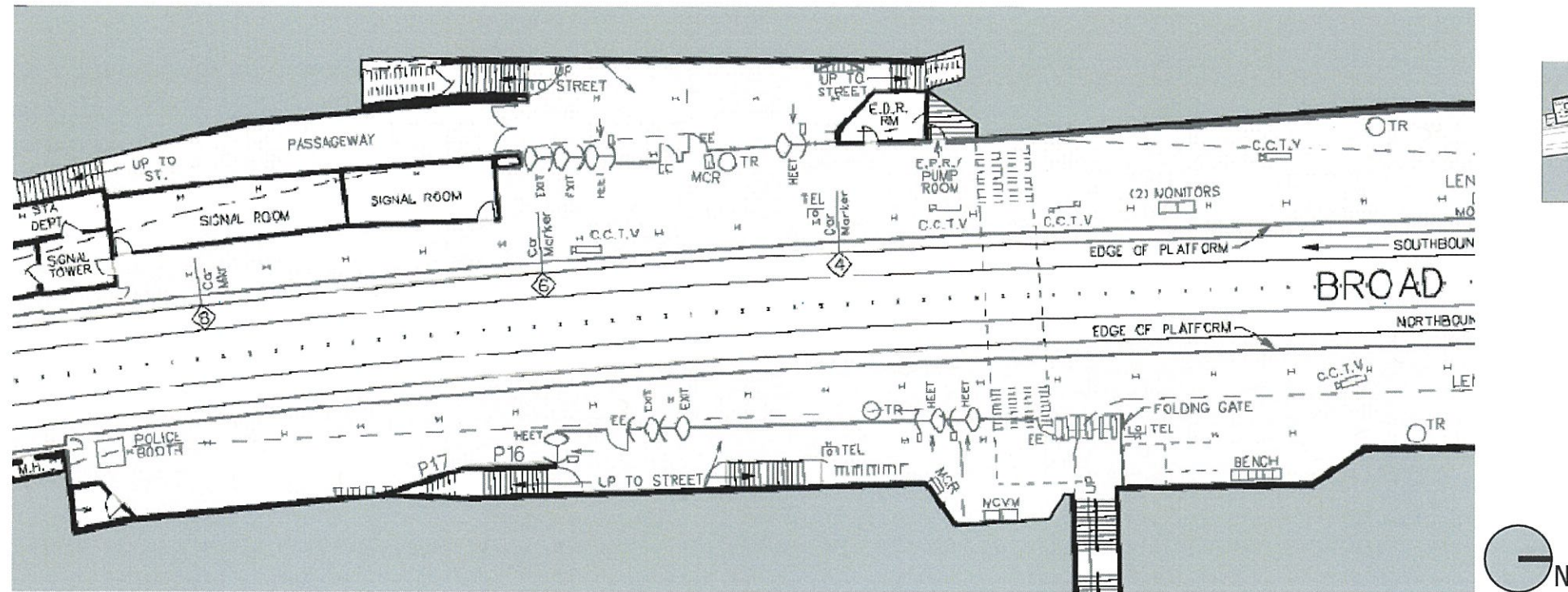
PROPOSED STREETScape



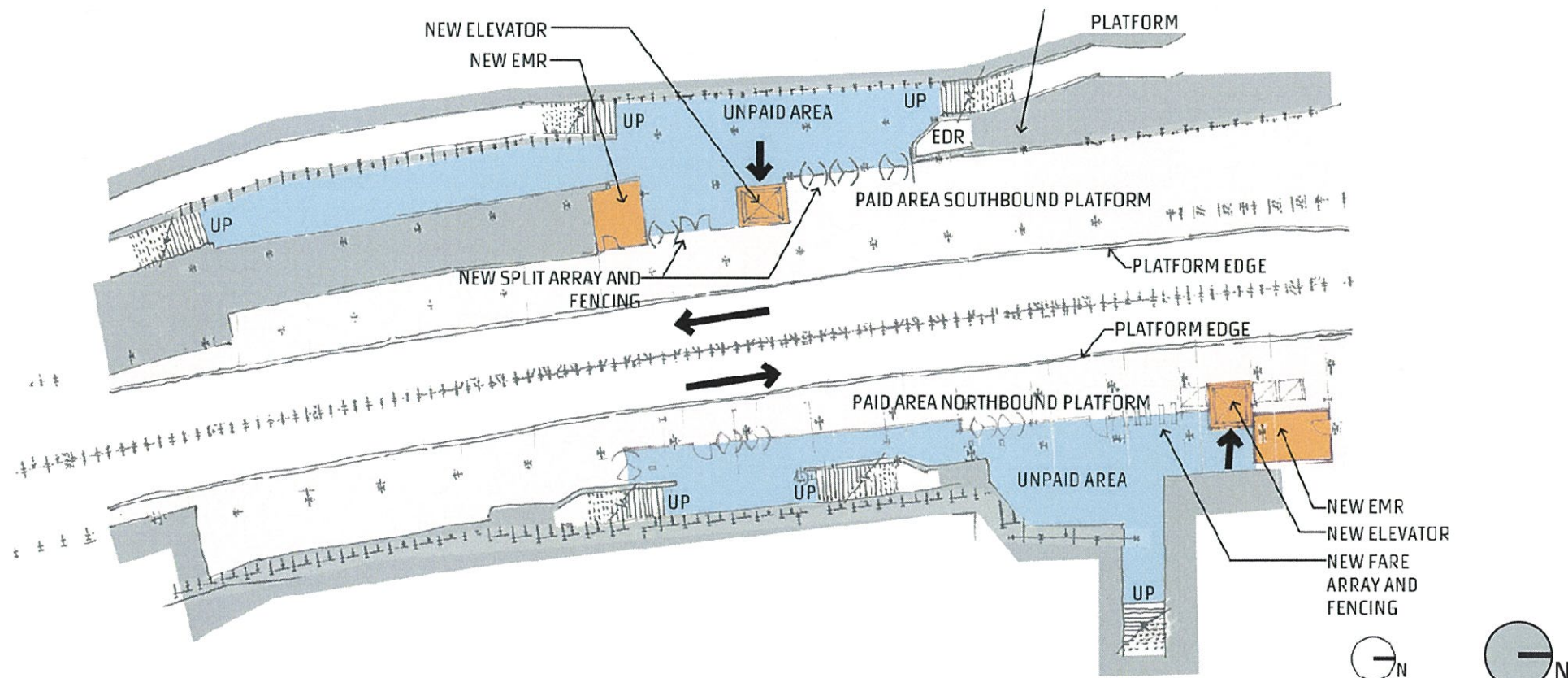
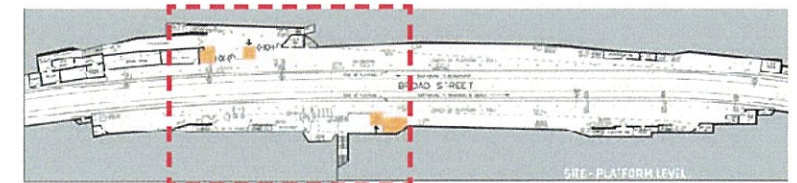
## EXISTING AND PROPOSED STREET PLANS

### ARCHITECTURAL APPROACH





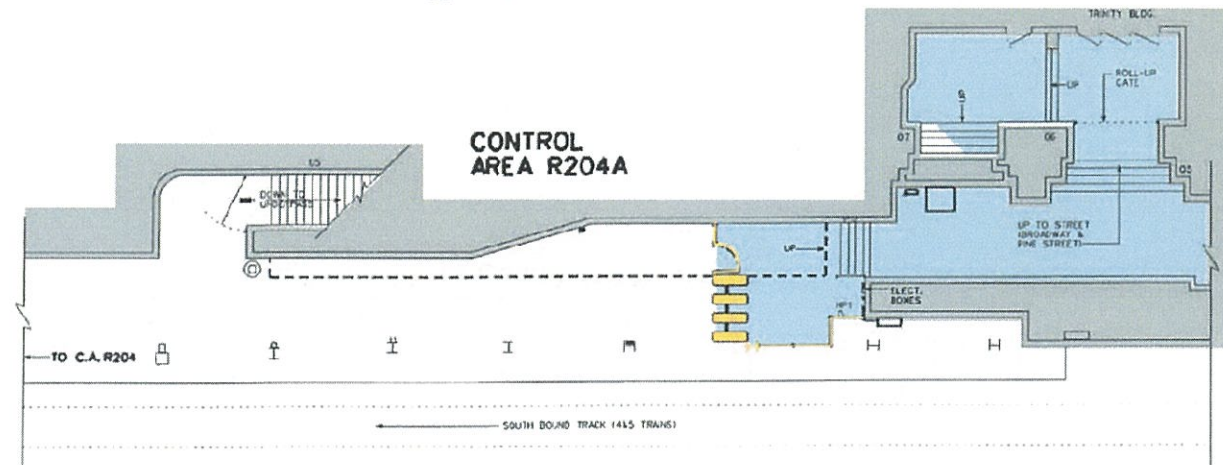
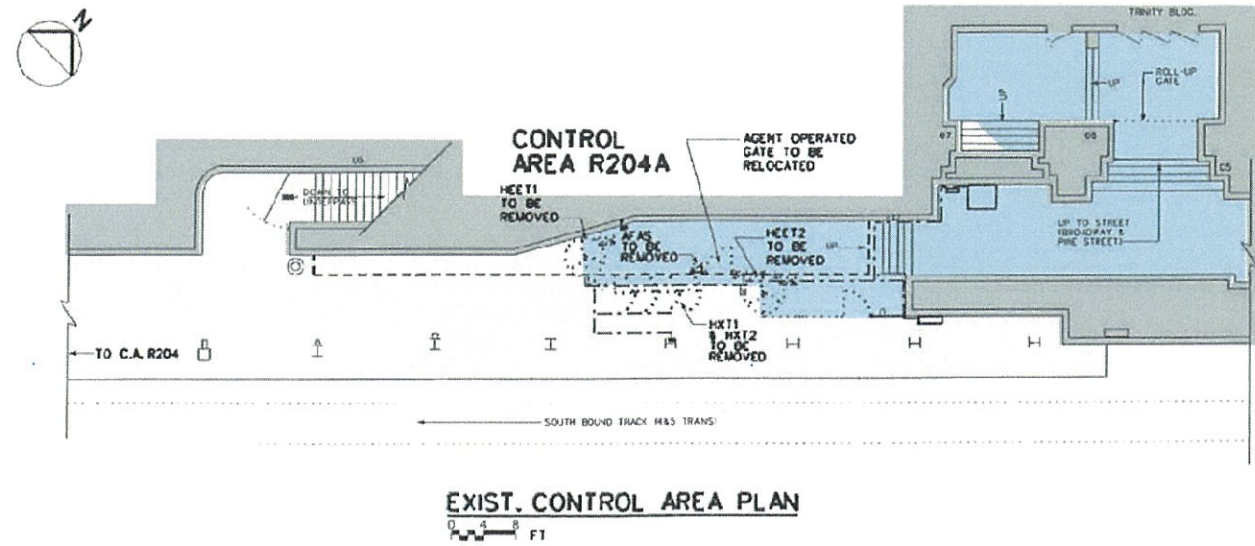
EXISTING PLATFORM



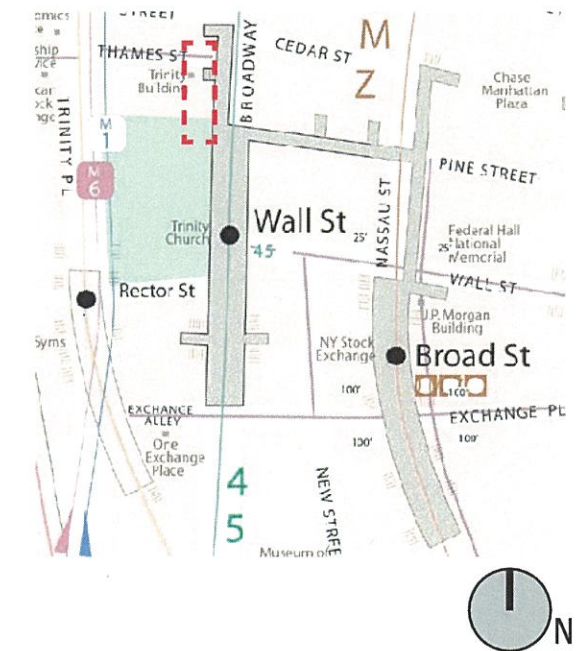
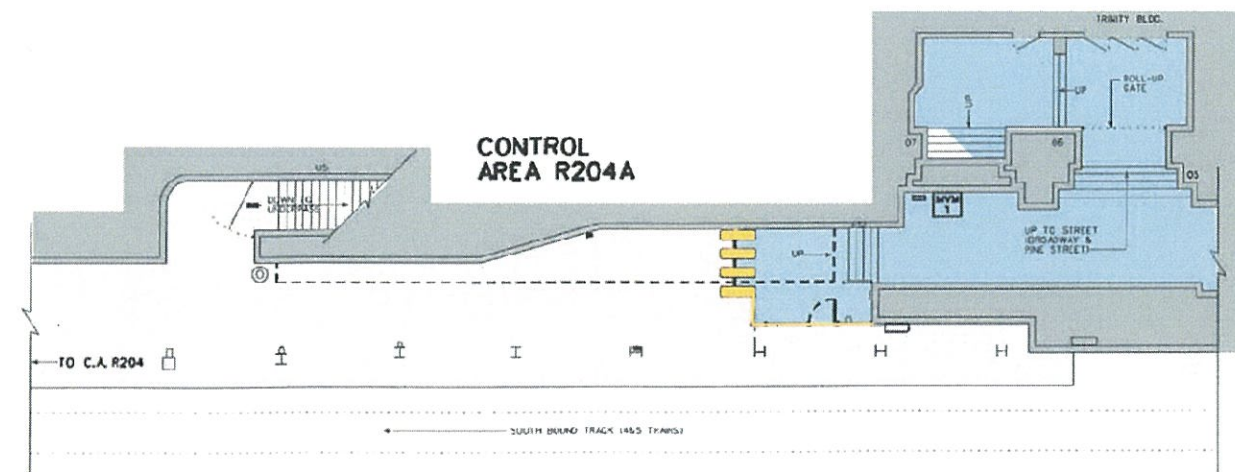
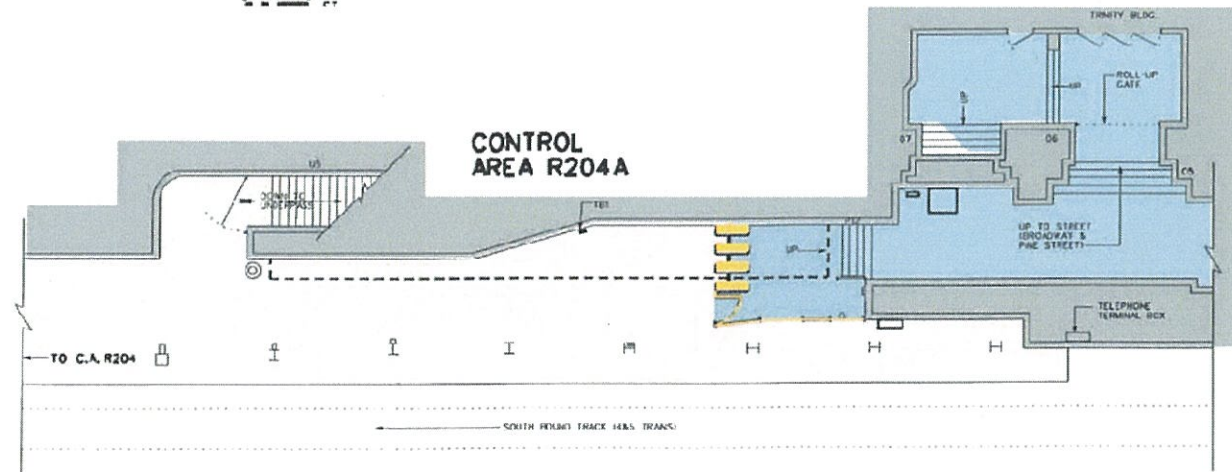
PROPOSED PLATFORM

EXISTING AND PROPOSED PLATFORM PLANS  
ARCHITECTURAL APPROACH



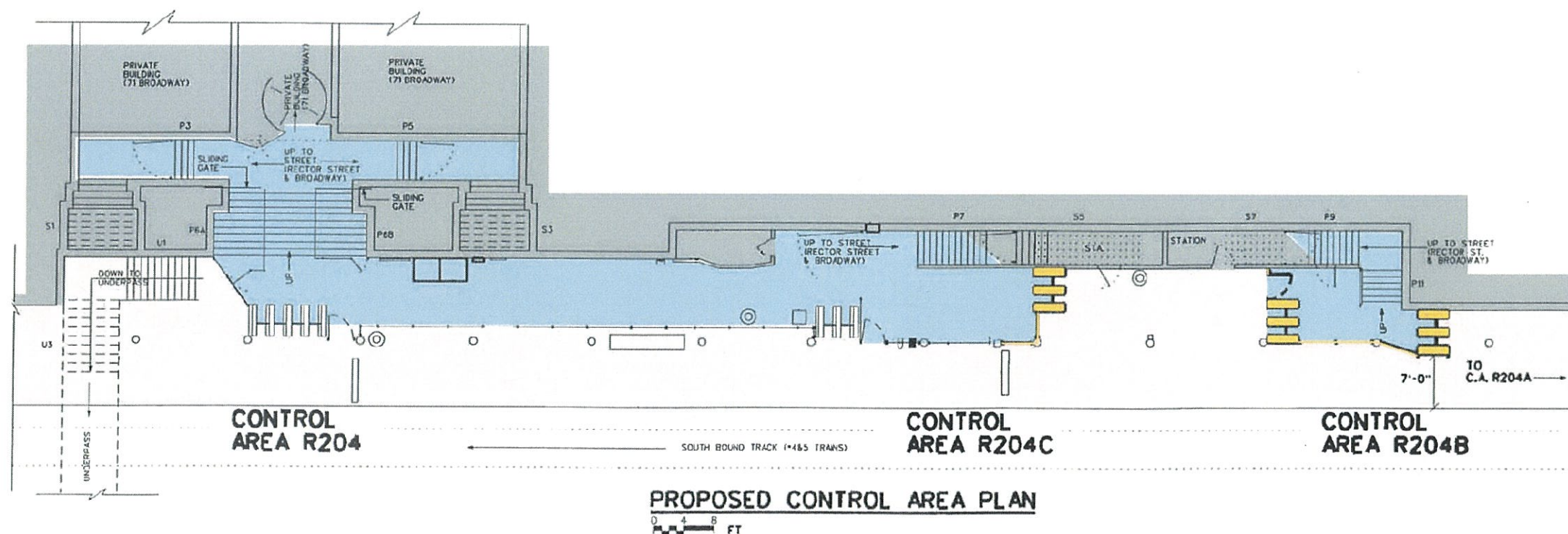
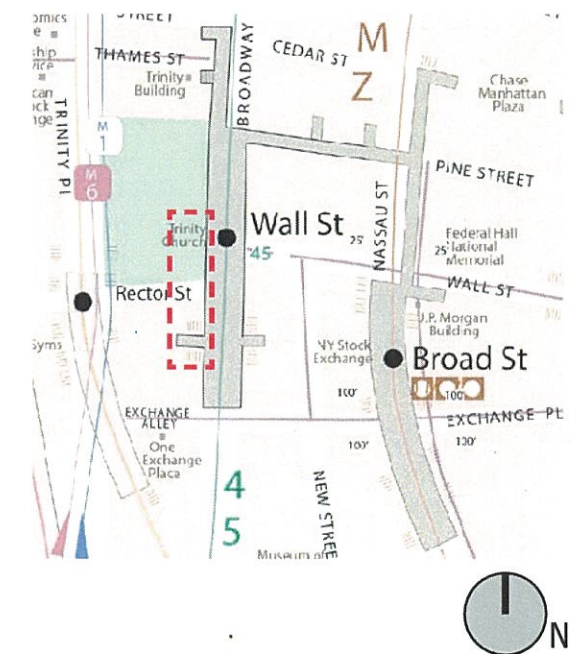
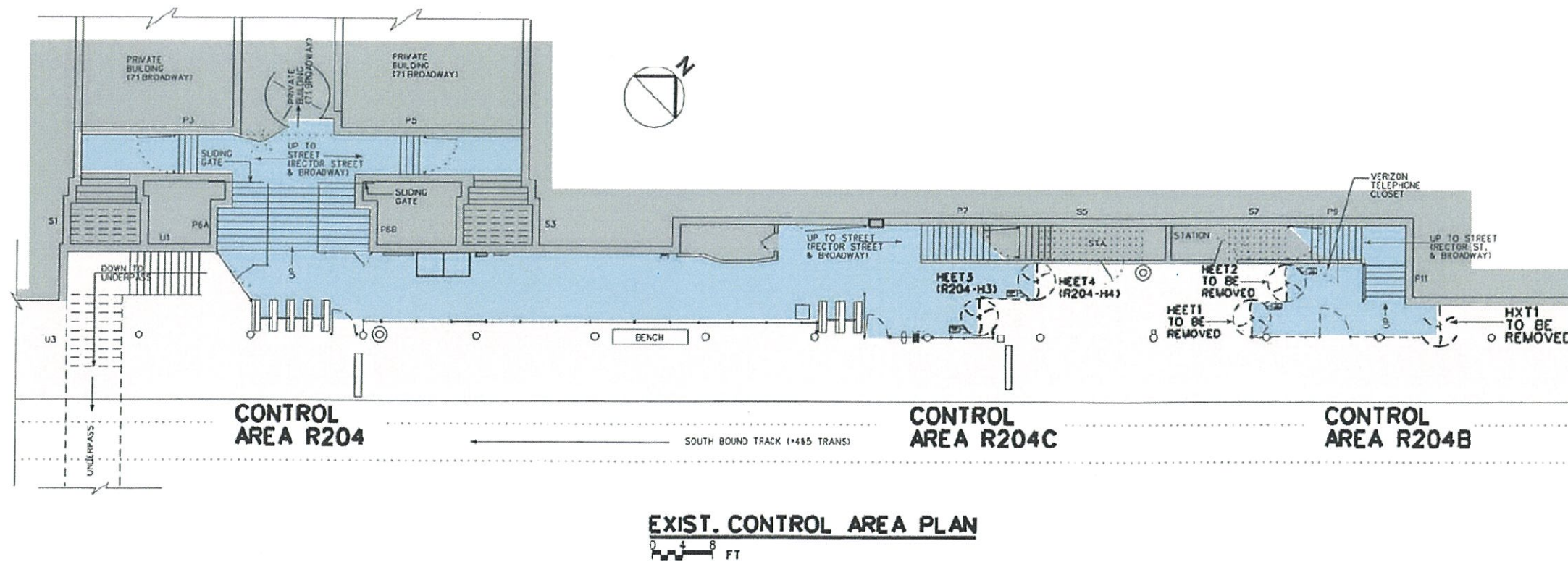


**PROPOSED CONTROL AREA PLAN (OPTION-I)**  
0 4 8 FT



# **EXISTING AND PROPOSED CONTROL AREA R204A FARE ARRAY REALIGNMENT AT WALL ST STATION**





EXISTING AND PROPOSED CONTROL AREA R204, R204B, R204C FARE ARRAY REALIGNMENT AT WALL ST STATION





**EAST SIDE ELEVATOR BULKHEAD AND BULB OUT RENDERING**

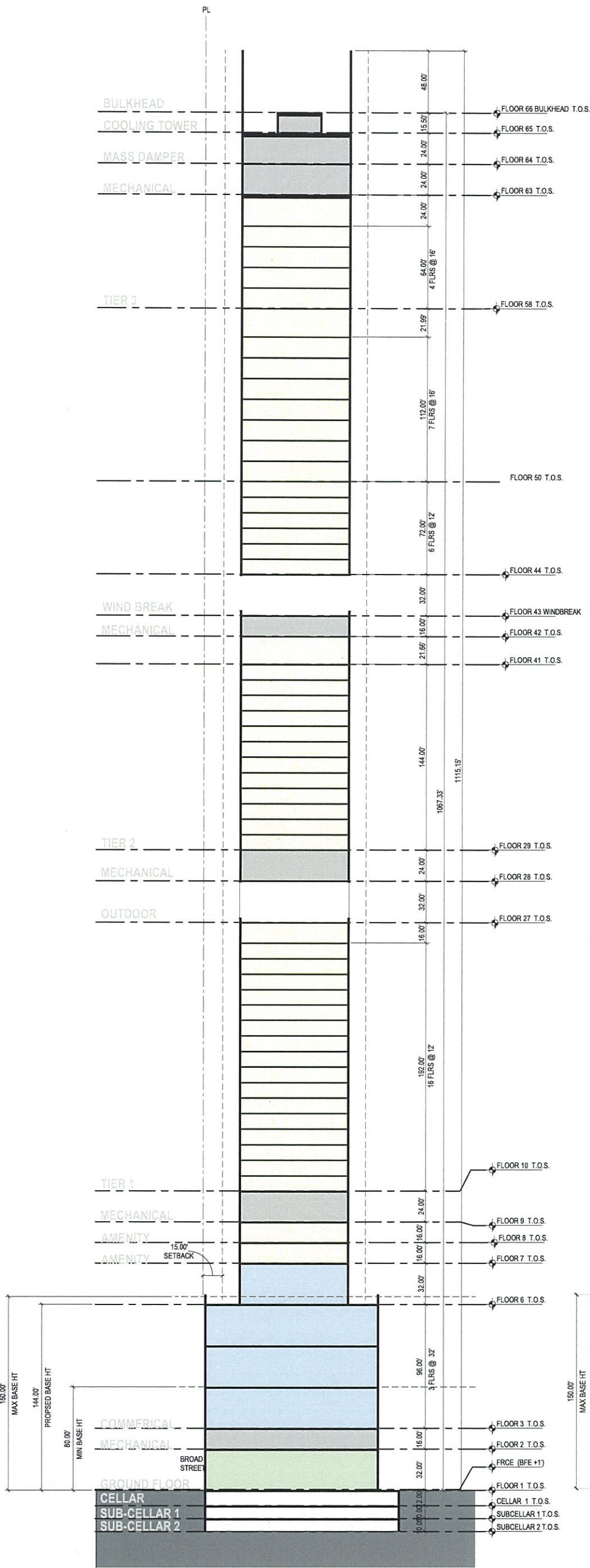




**WEST SIDE ELEVATOR BULKHEAD AND BULB OUT RENDERING**

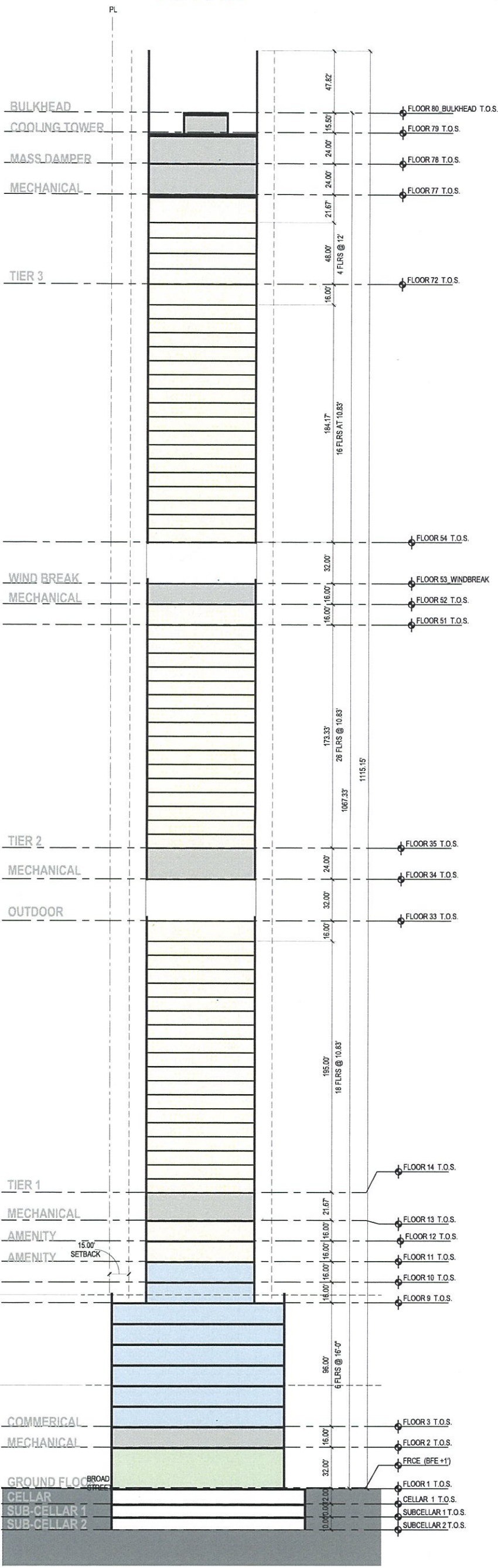


15 FAR



1 15 FAR DEVELOPMENT  
1" = 40'-0"

18 FAR



1 18 FAR DEVELOPMENT  
1" = 40'-0"



















**QUESTIONS?**







# 606 West 30th Street Block 675 East Rezoning

New York City Council  
Subcommittee on Zoning & Franchises

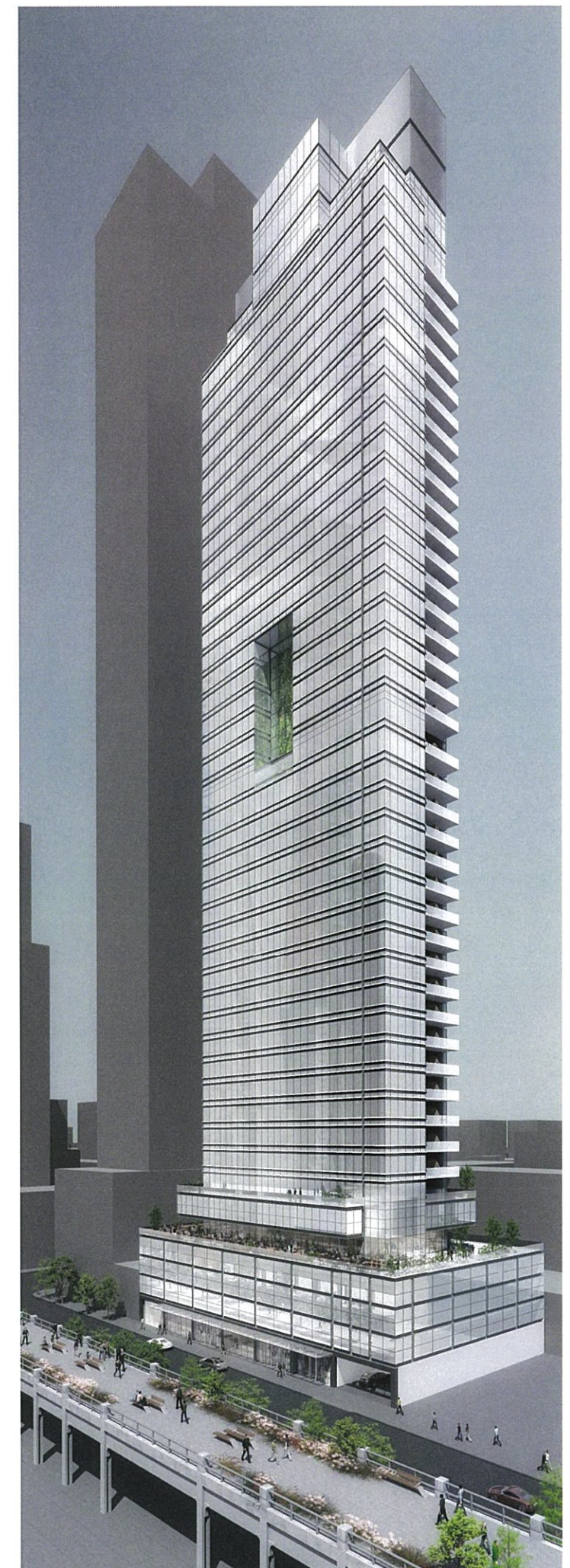
May 15, 2018

ULURP Numbers:  
C180150 ZMM, N180151 (A) ZRM, and C180152 (A) ZSM

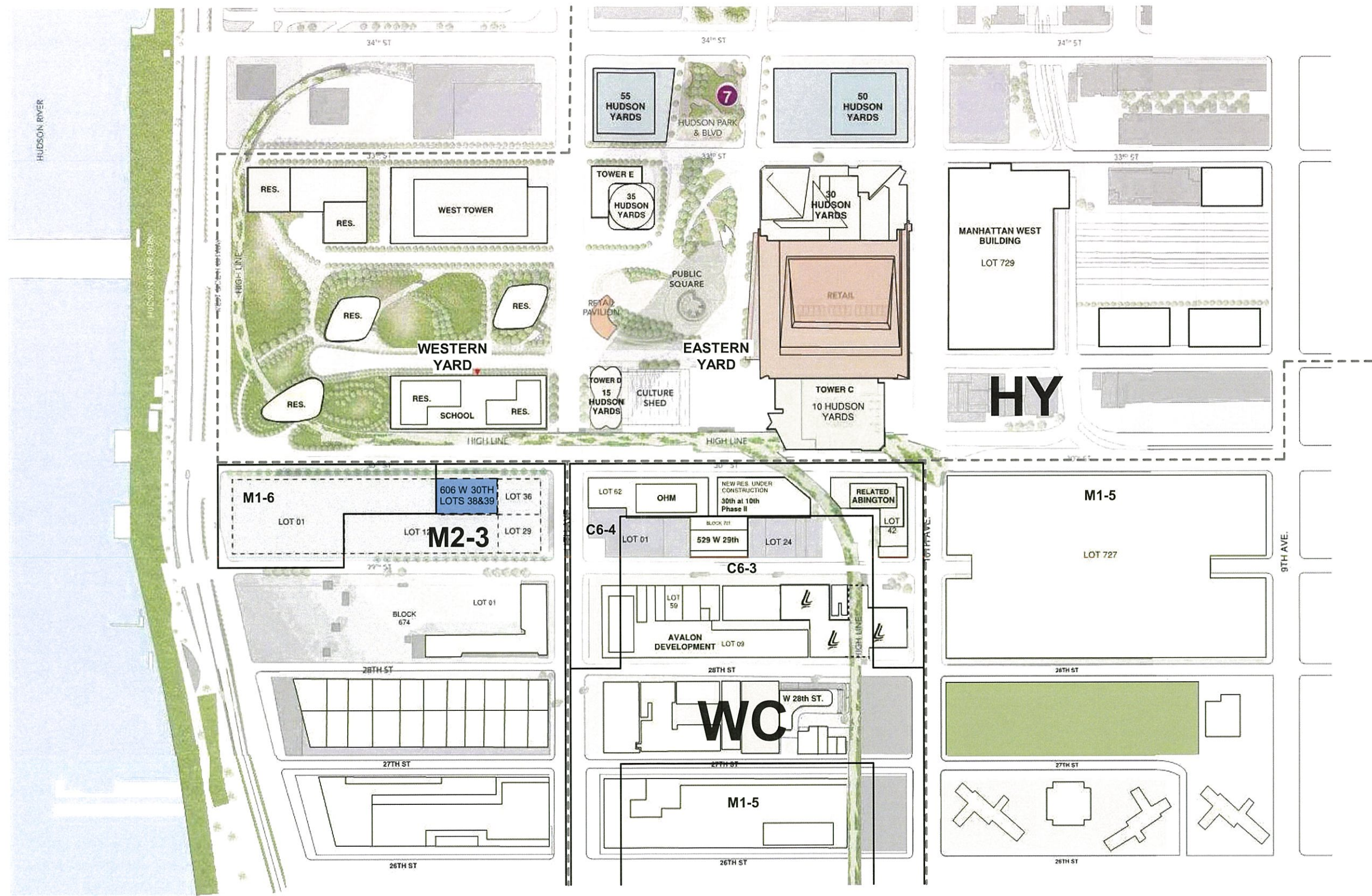
DEVELOPER:



ARCHITECT:







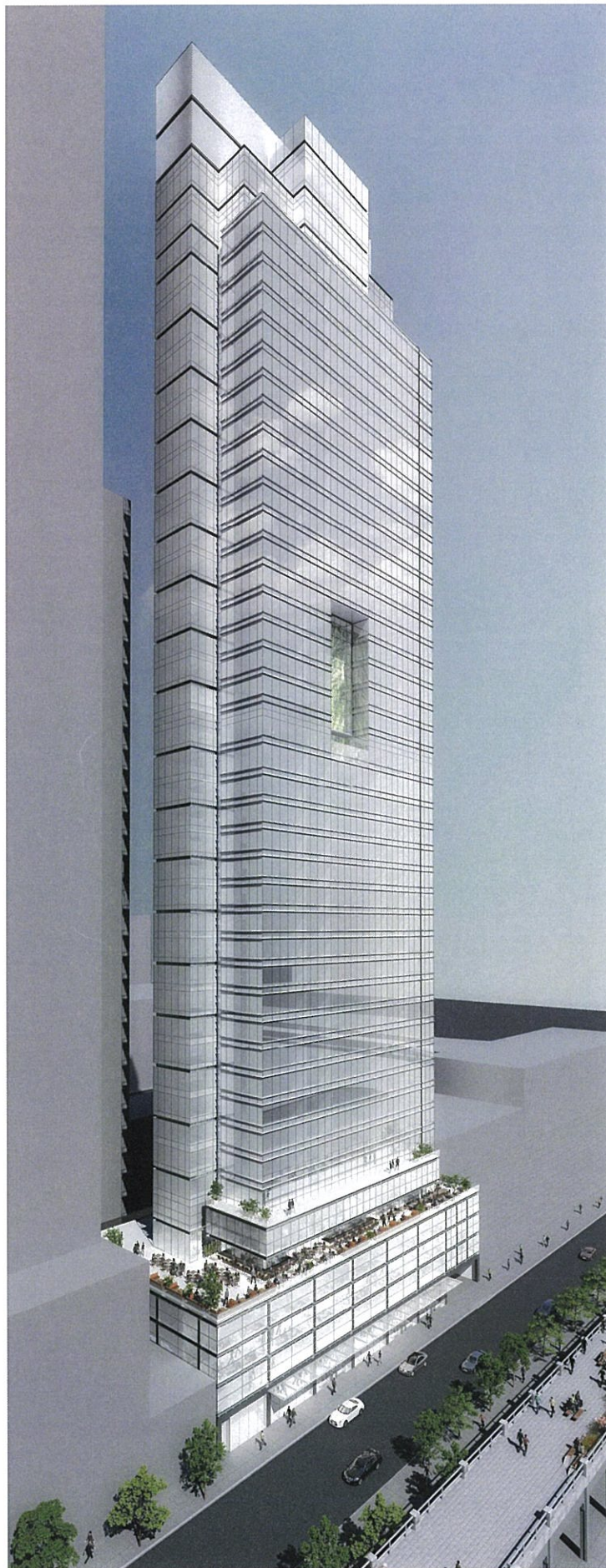
Development Site Context





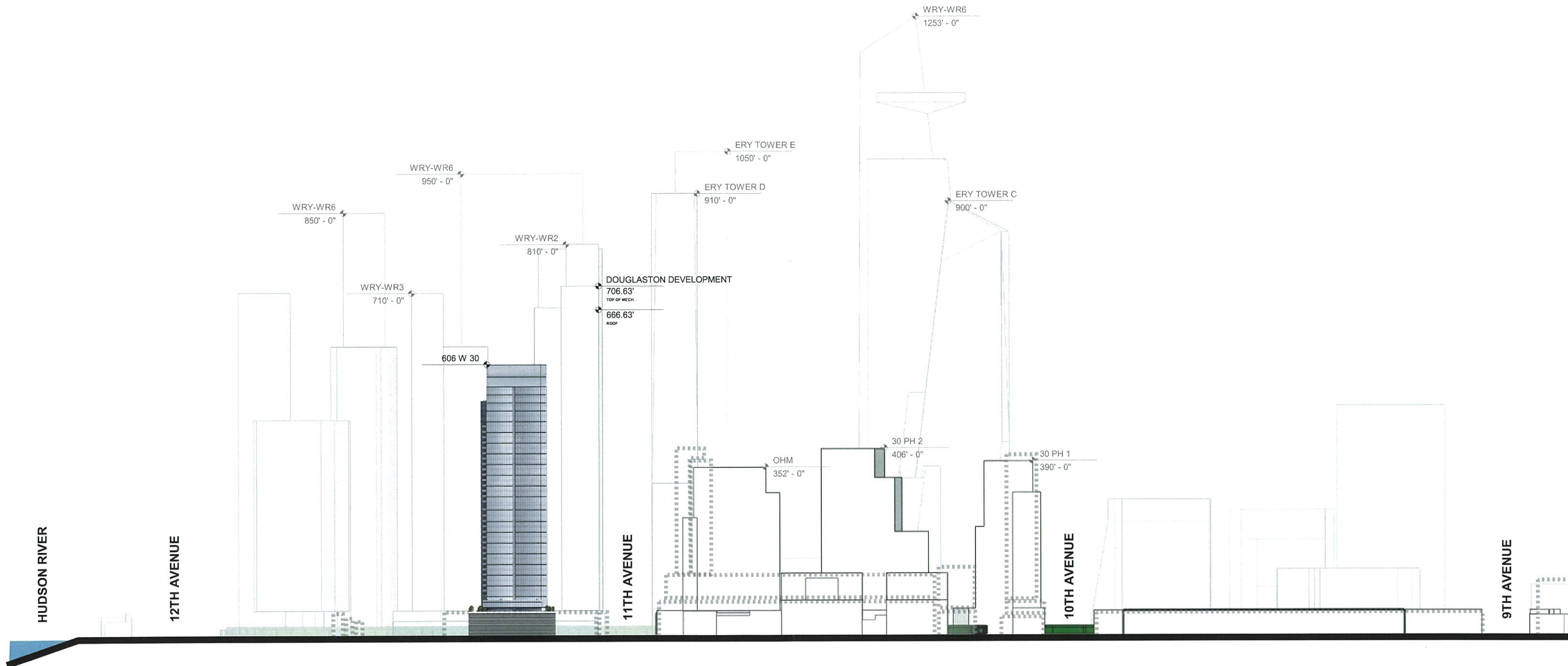
Existing Conditions





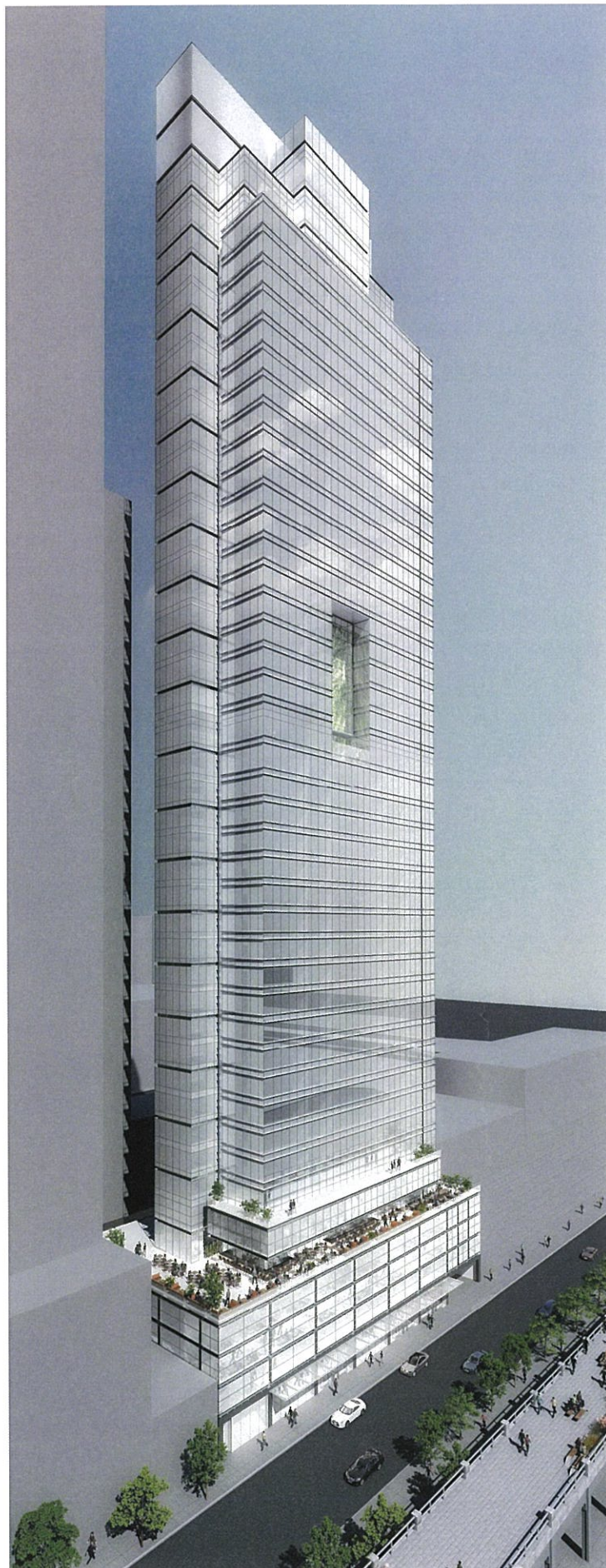
- Predominantly Residential Mixed-Use Building
- 12.0 FAR (207,375 sf)
  - Residential: 11.1 FAR (193,124 sf)
  - Commercial: 0.9 FAR (14,251 sf)
- 41 Stories
  - Maximum Proposed Envelope: 520 feet
- 252 Residential Units
  - Approximately 63 Affordable Housing Units Provided Pursuant to Mandatory Inclusionary Housing Option 1
- 54 Accessory Parking Spaces





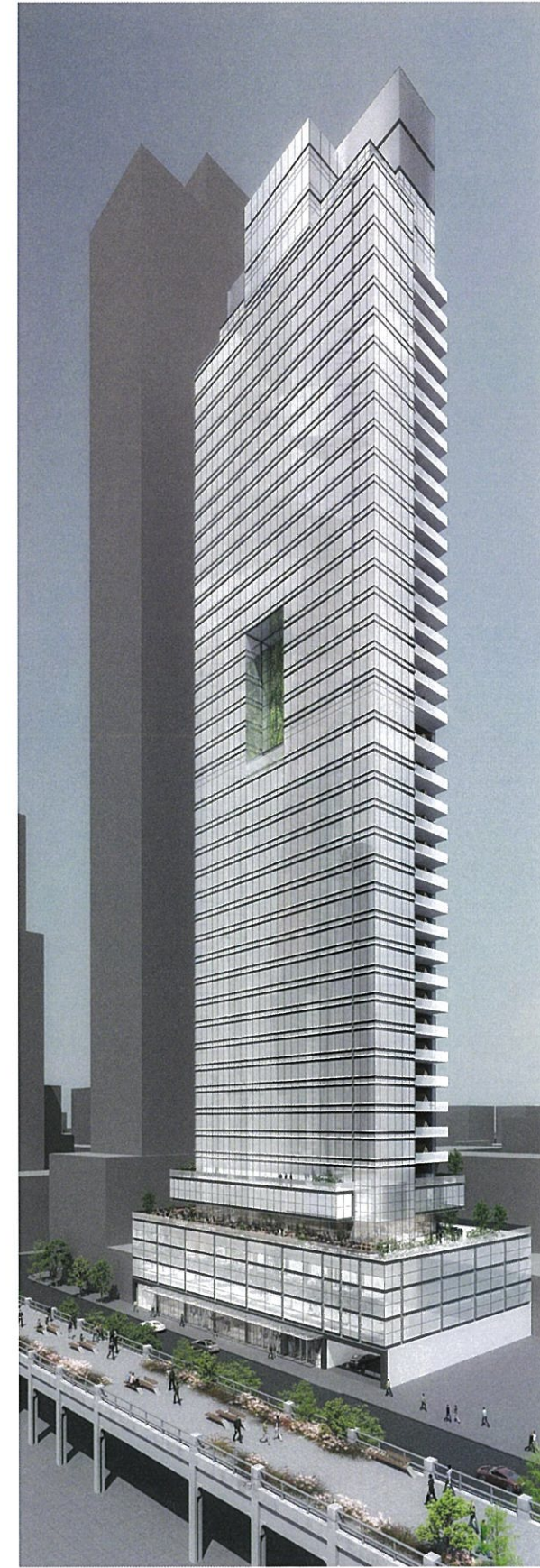
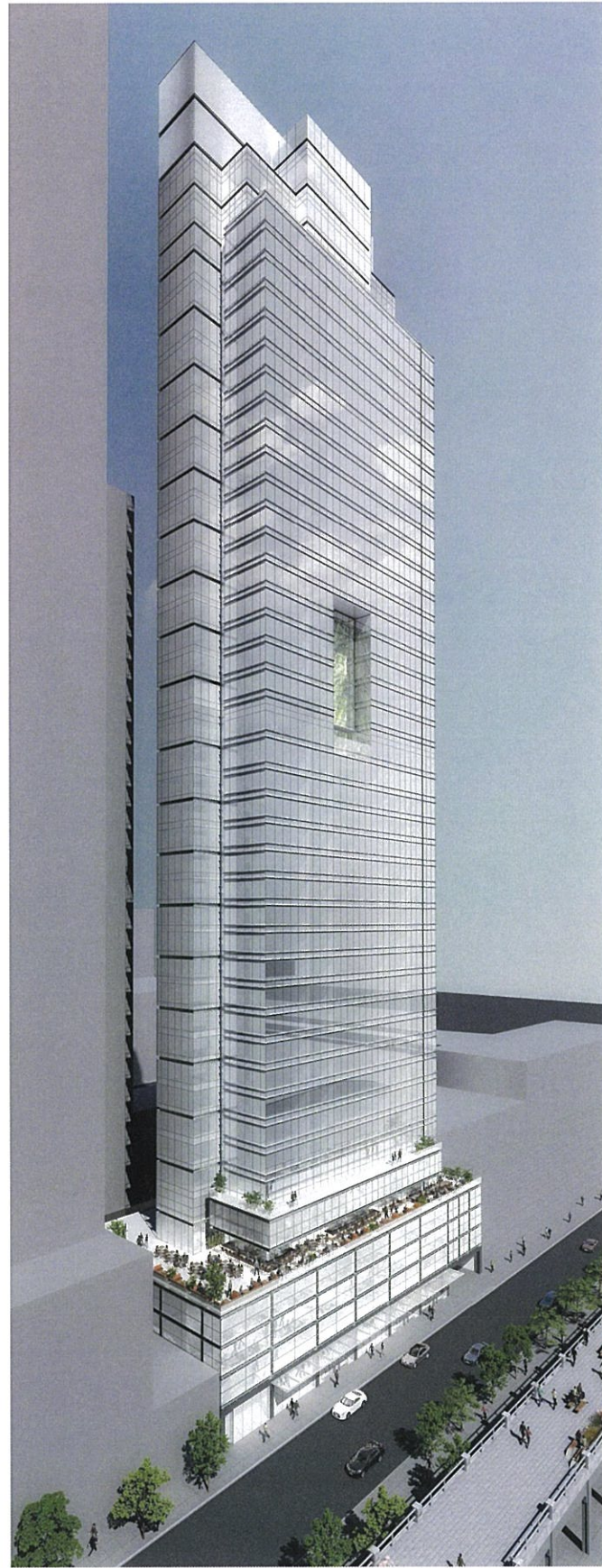
Built Context





1. Zoning Map Amendment
  - a. Rezone from M2-3 to C6-4X
  - b. Designate as Part of Special Hudson River Park District
2. Zoning Text Amendment
  - a. Special Hudson River Park District
    - i. Designate Piers 59, 60, and 61 and the Chelsea Piers Headhouse as a “Granting Site”
    - ii. Designate the Development Site as a “Receiving Site”
    - iii. Modify Certain Provisions of the Special Hudson River Park District
  - b. Mandatory Inclusionary Housing Area Designation
3. Special Permit
  - a. Transfer of 34,562.5 sf of Floor Area from the Granting Site
  - b. Bulk Waivers



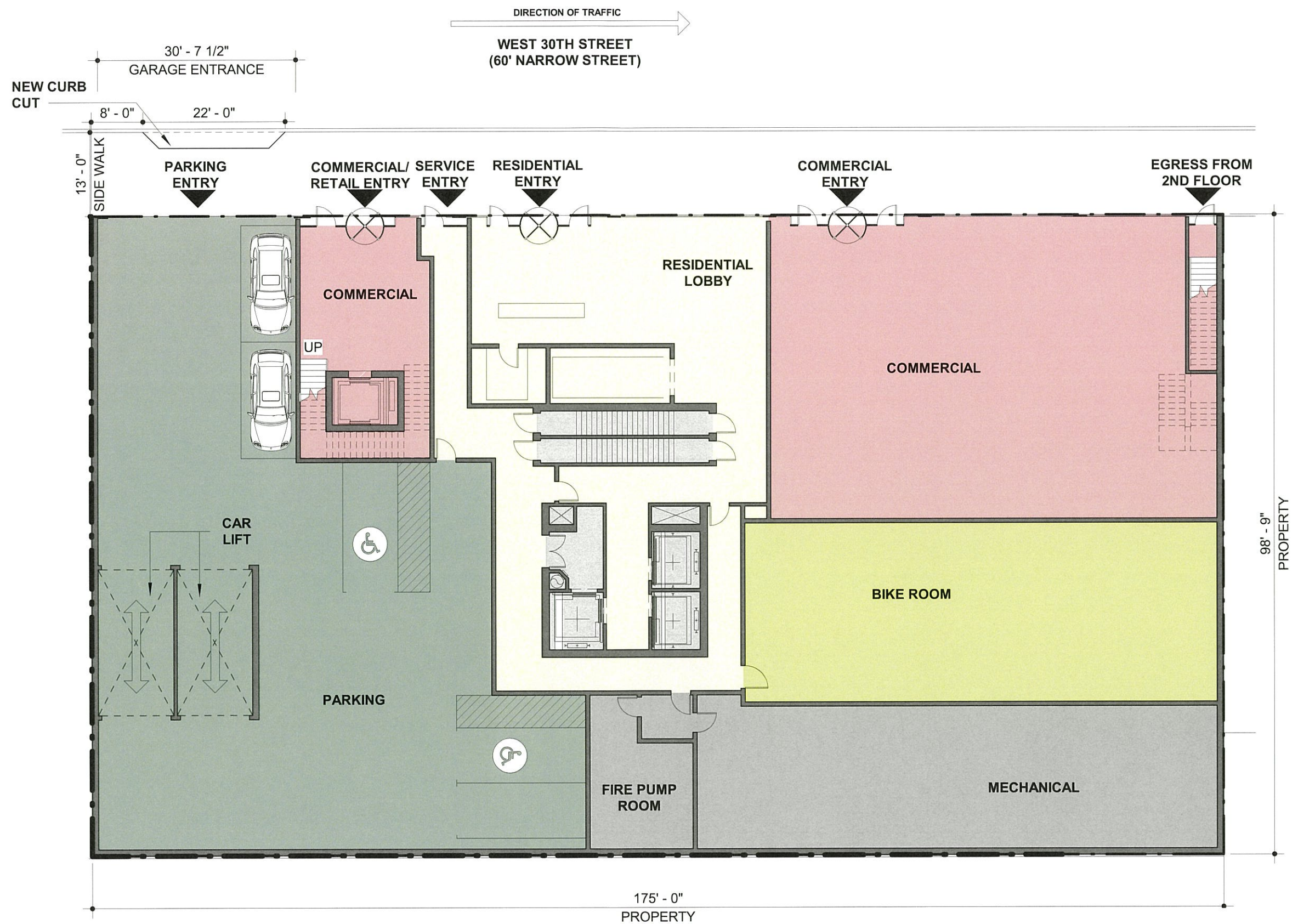


Illustrative Renderings





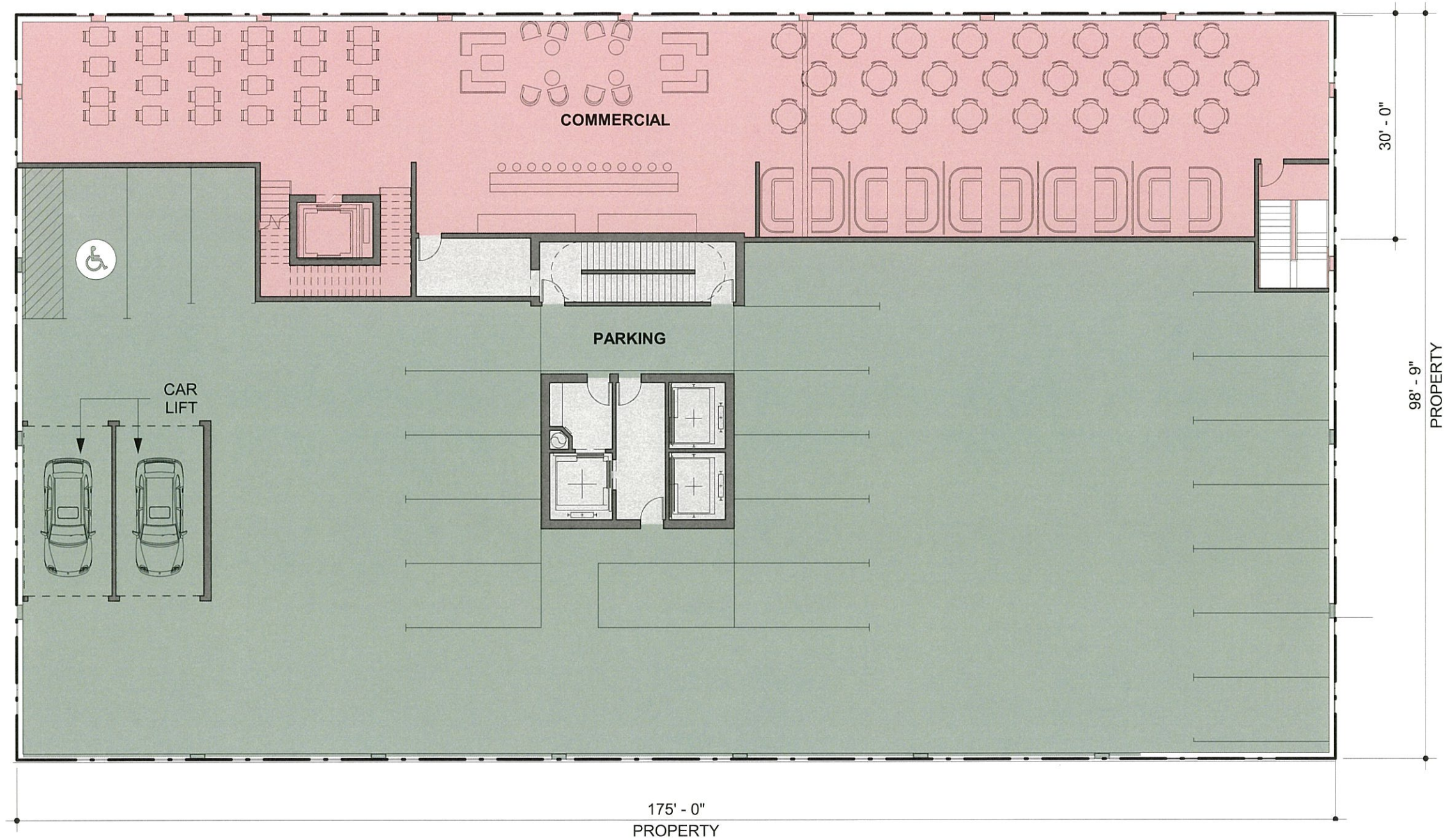




Ground Floor Plan



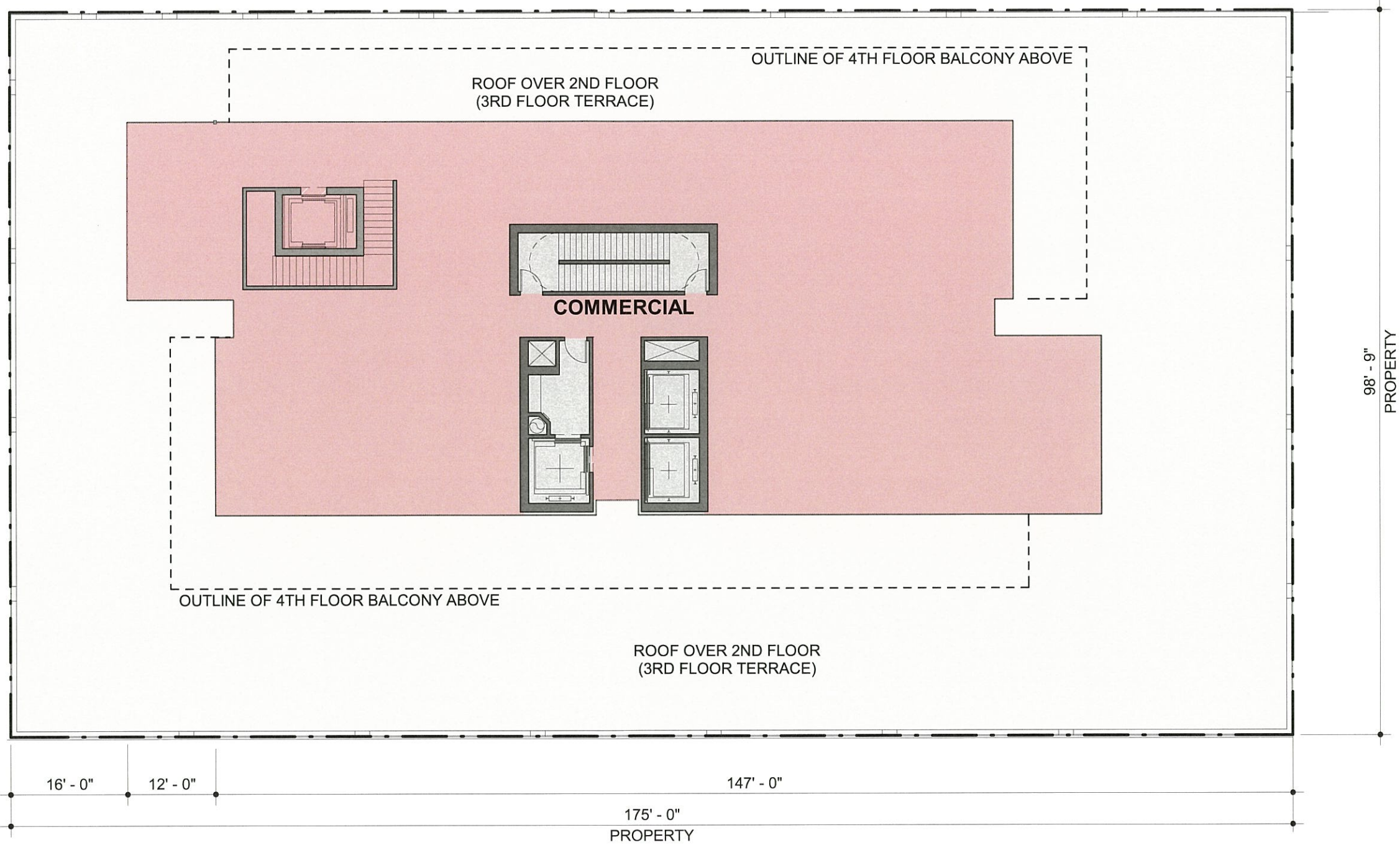
WEST 30TH STREET



Second Floor Plan



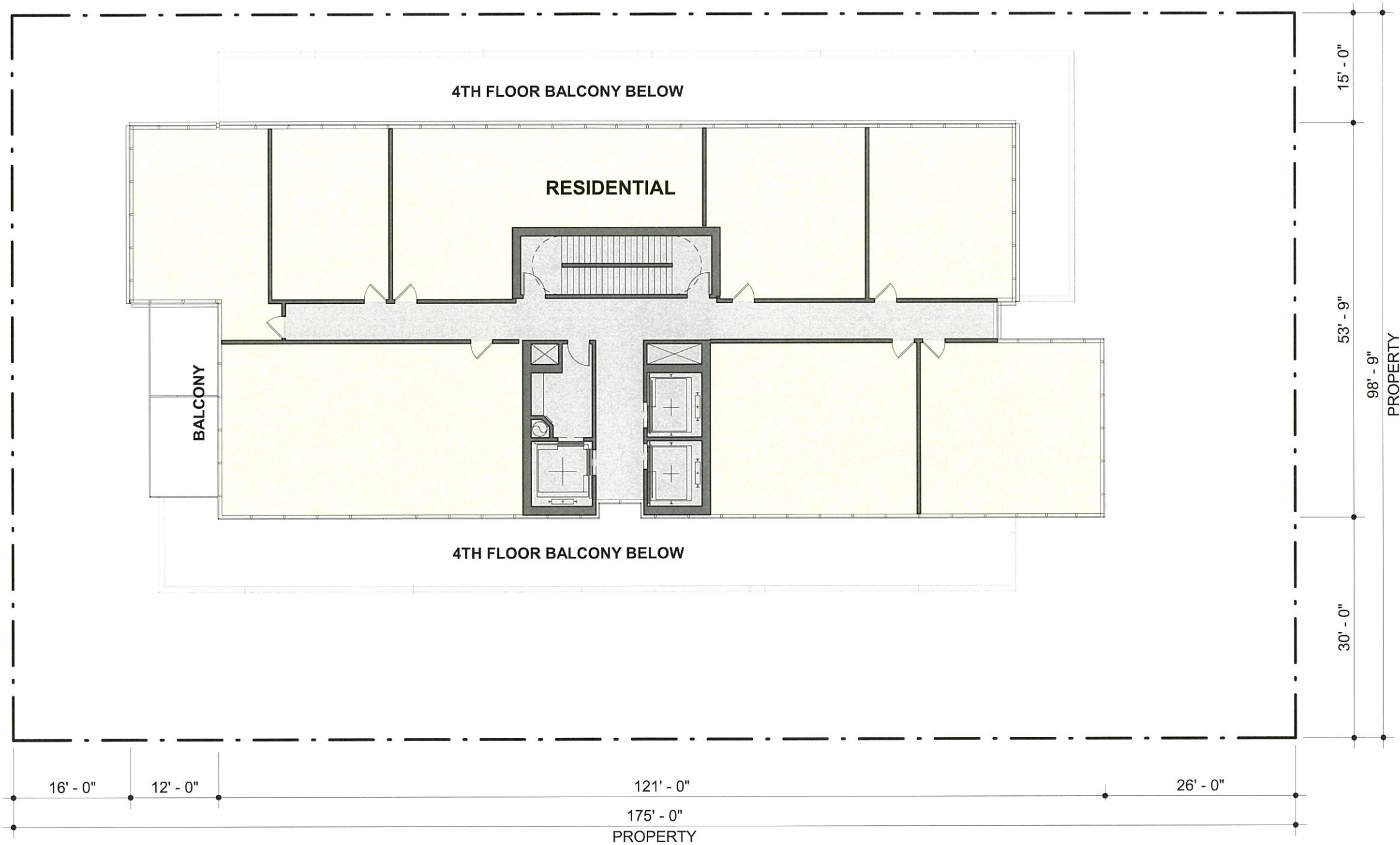
WEST 30TH STREET



Third Floor Plan

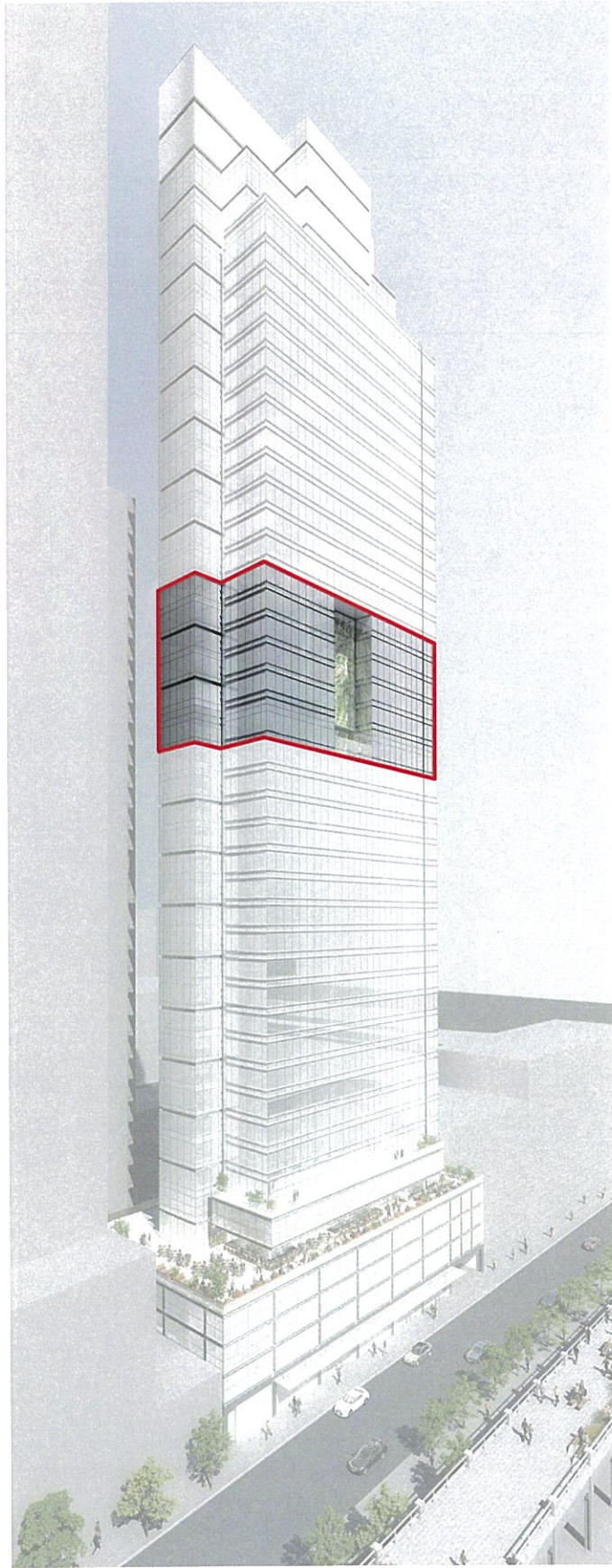


WEST 30TH STREET



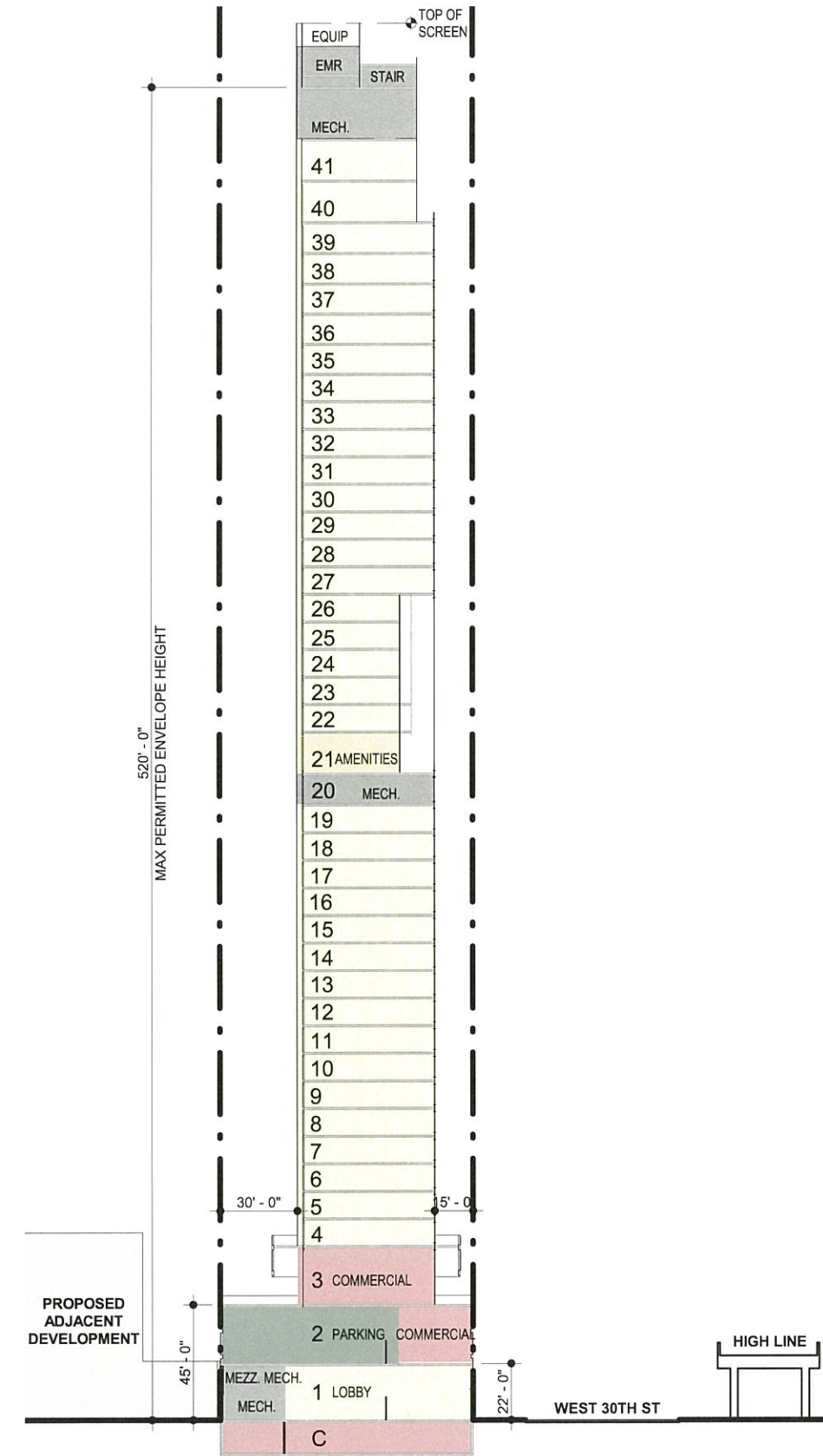
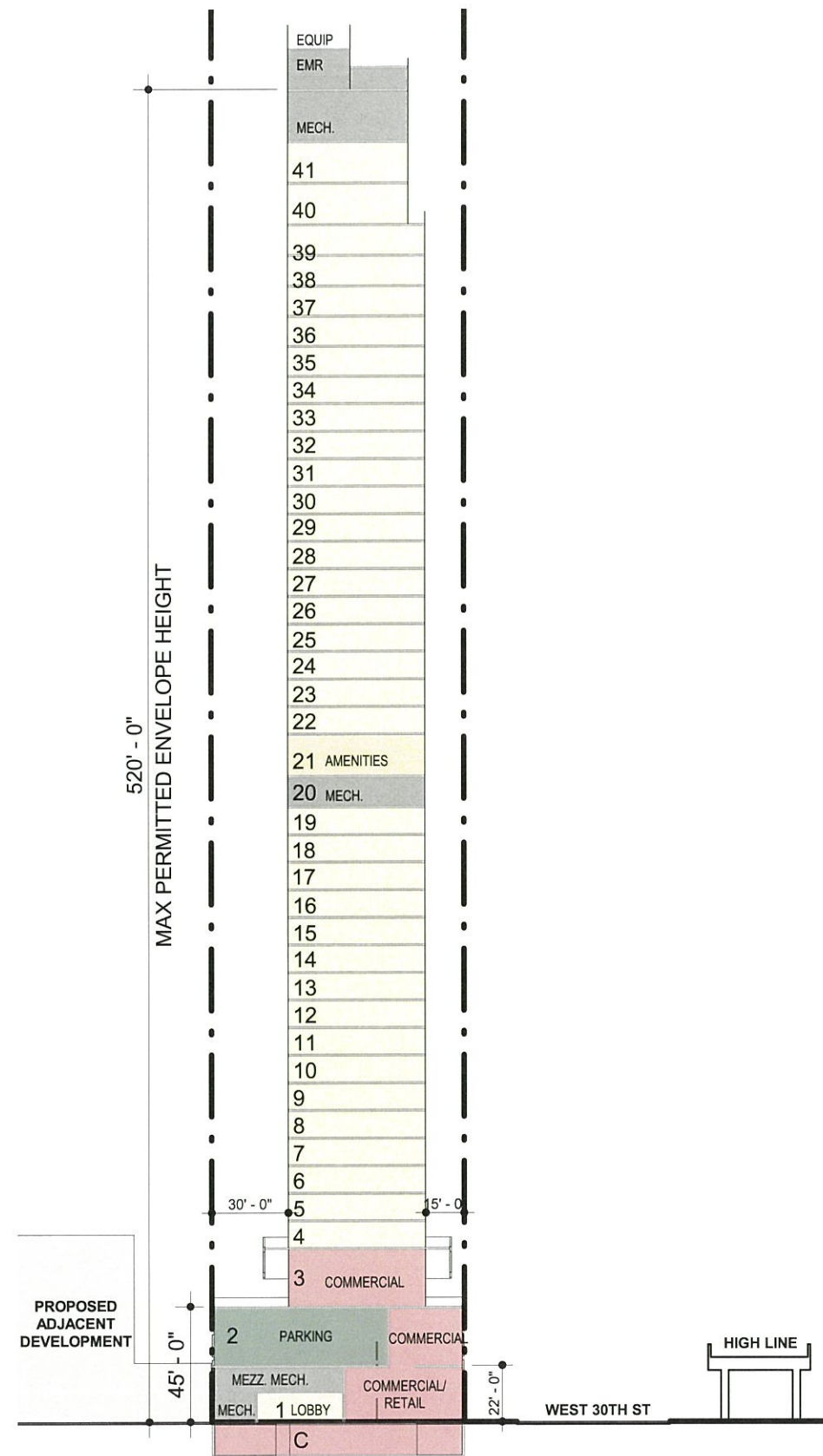
Typical Upper Floor Plan





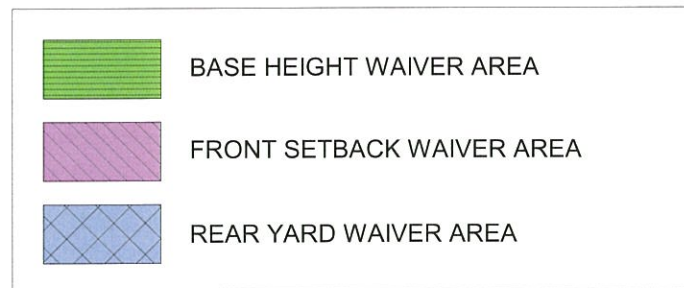
Building Design - Upper Floors





Building Sections





### 1. Base Height Waiver

Minimum Base Height: 60 feet

Proposed Base Height: 45 feet

### 2. Front Setback Waiver

Minimum Setback: 15 feet

Proposed Setback: 15 feet, with 5 feet provided at 4<sup>th</sup> floor front balcony

### 3. Rear Yard Waiver

Commercial Rear Yard Waiver

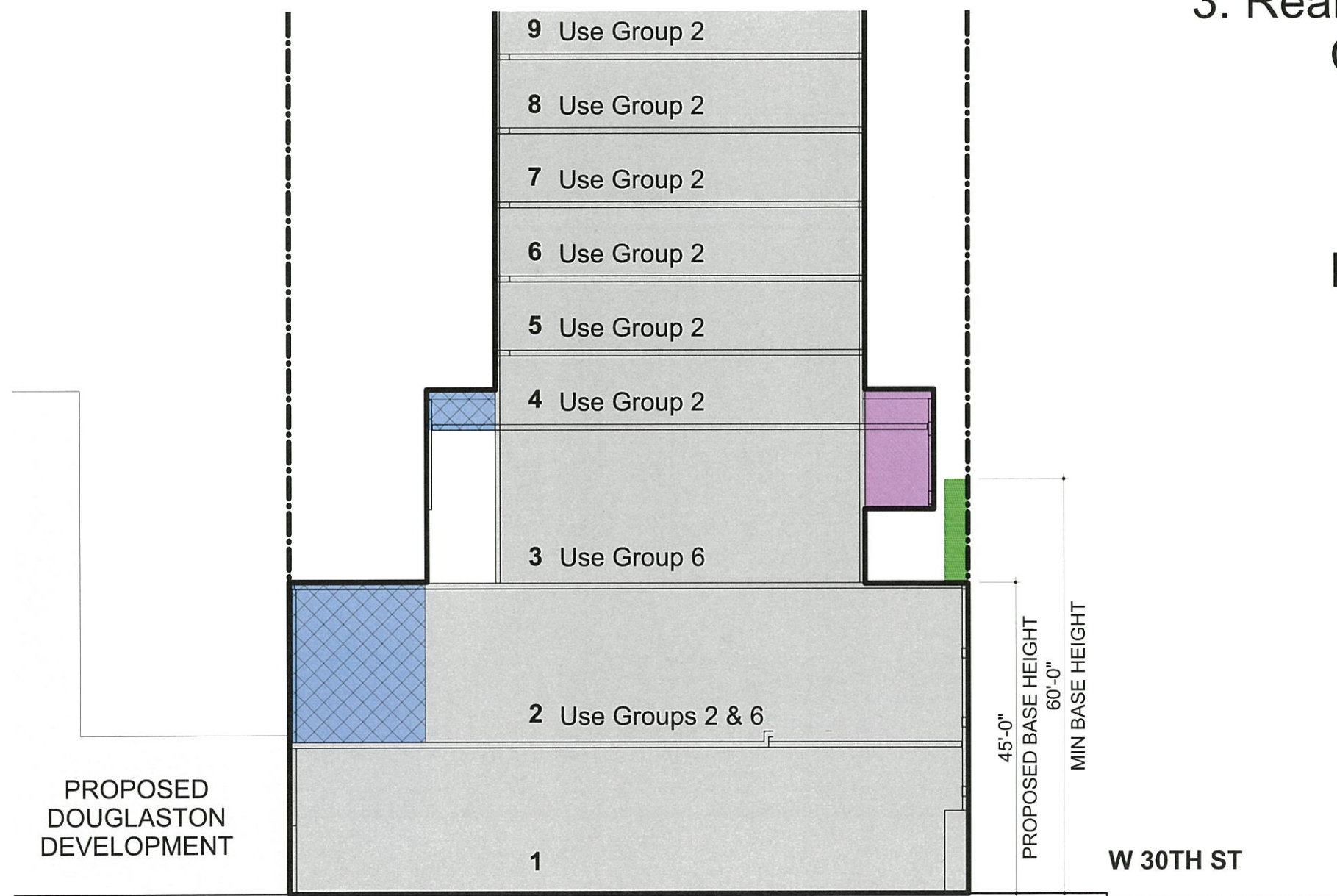
Minimum Yard Depth: 20 feet

Proposed Yard Depth: None provided on 2<sup>nd</sup> floor

Residential Rear Yard Waiver

Minimum Yard Depth: 30 feet

Proposed Yard Depth: 30 feet; 20 feet provided at 4<sup>th</sup> floor



Proposed Bulk Waivers



# 606 West 30th Street Block 675 East Rezoning

New York City Council  
Subcommittee on Zoning & Franchises

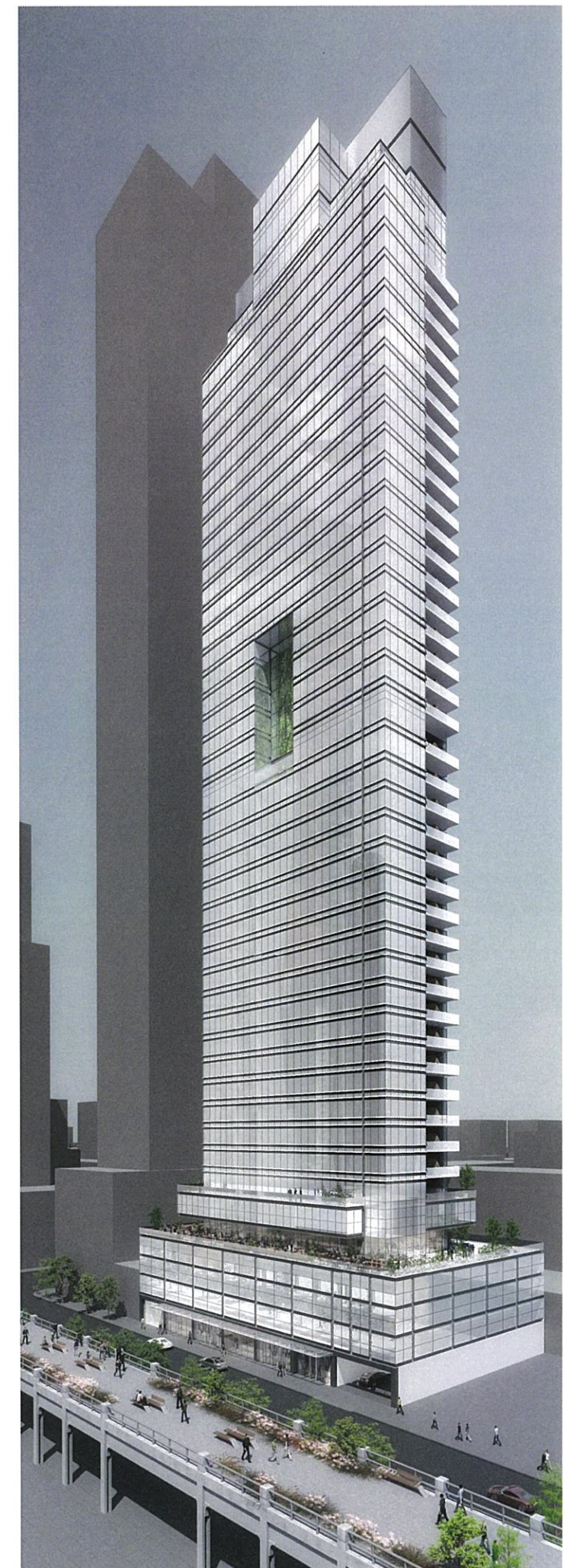
May 15, 2018

ULURP Numbers:  
C180150 ZMM, N180151 (A) ZRM, and C180152 (A) ZSM

DEVELOPER:



ARCHITECT:





# WEST 29TH STREET

DEVELOPMENT PROPOSAL

CITY COUNCIL  
ZONING SUBCOMMITTEE

15 MAY 2018

DOUGLASTON DEVELOPMENT  
FXCOLLABORATIVE ARCHITECTS LLP



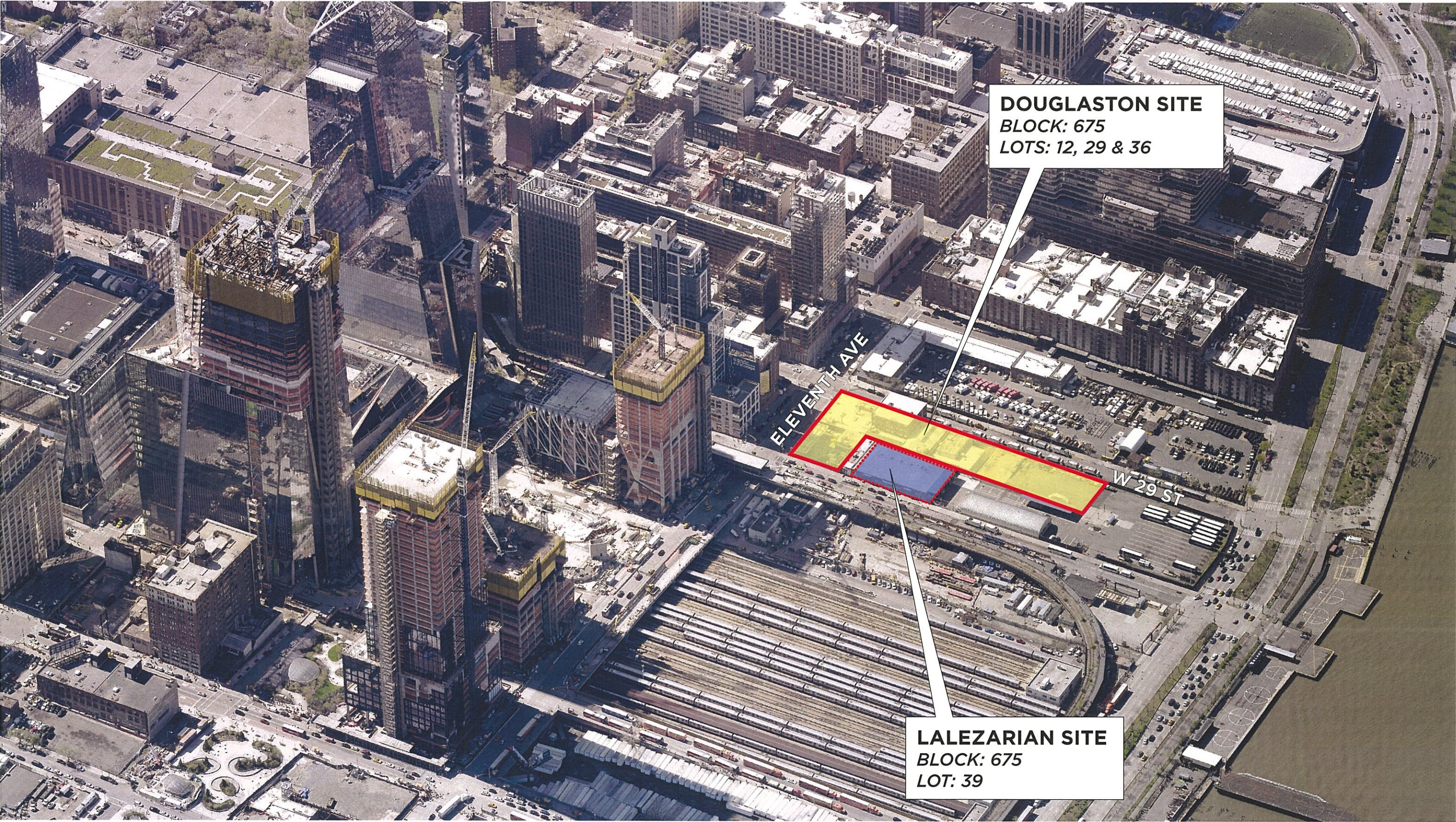


# THE ZONING MAP TODAY





# THE SITE TODAY: AERIAL VIEW

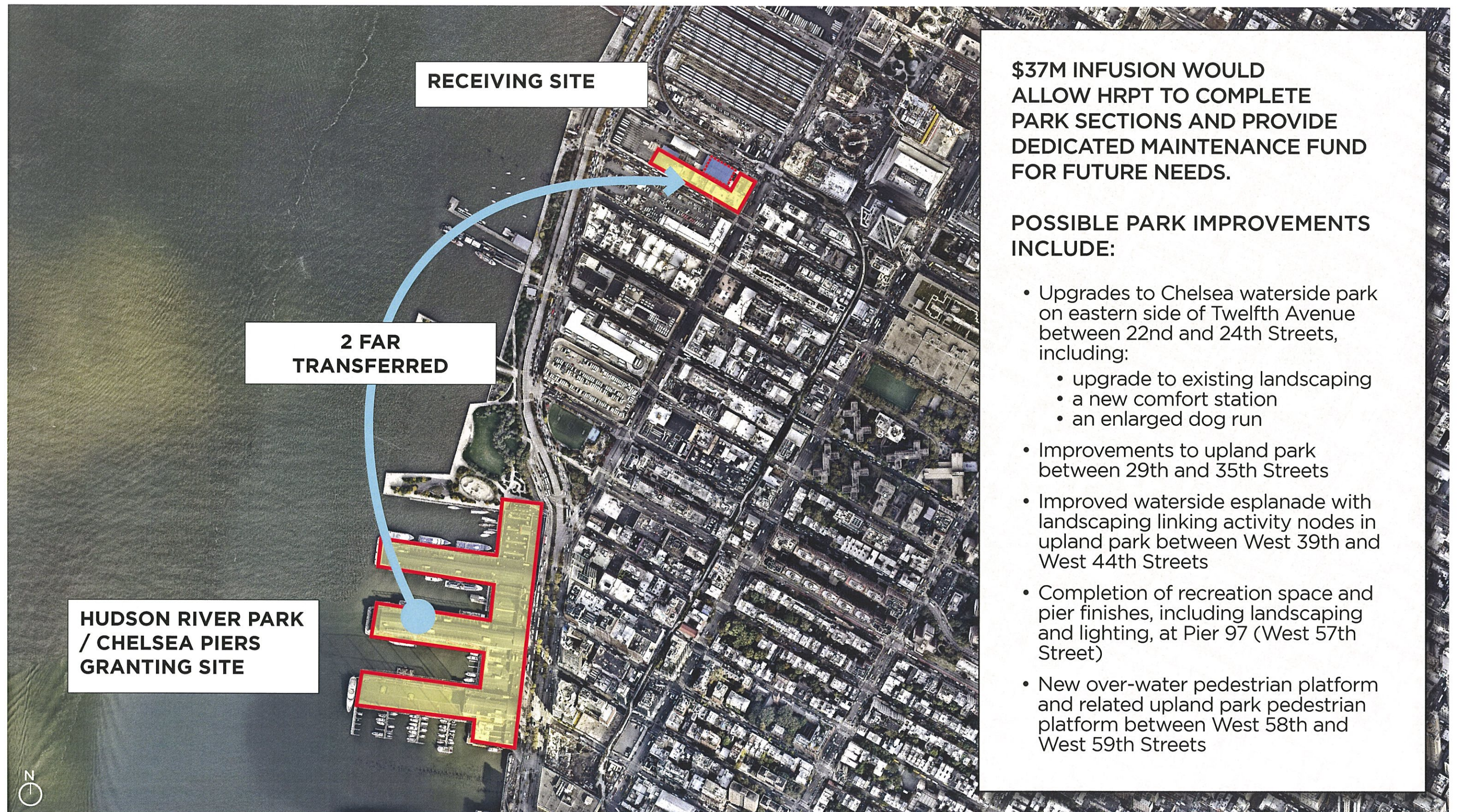


**DOUGLASTON SITE**  
BLOCK: 675  
LOTS: 12, 29 & 36

**LALEZARIAN SITE**  
BLOCK: 675  
LOT: 39



# HUDSON RIVER PARK AIR RIGHTS TRANSFER



**\$37M INFUSION WOULD ALLOW HRPT TO COMPLETE PARK SECTIONS AND PROVIDE DEDICATED MAINTENANCE FUND FOR FUTURE NEEDS.**

## **POSSIBLE PARK IMPROVEMENTS INCLUDE:**

- Upgrades to Chelsea waterside park on eastern side of Twelfth Avenue between 22nd and 24th Streets, including:
  - upgrade to existing landscaping
  - a new comfort station
  - an enlarged dog run
- Improvements to upland park between 29th and 35th Streets
- Improved waterside esplanade with landscaping linking activity nodes in upland park between West 39th and West 44th Streets
- Completion of recreation space and pier finishes, including landscaping and lighting, at Pier 97 (West 57th Street)
- New over-water pedestrian platform and related upland park pedestrian platform between West 58th and West 59th Streets



# PROPOSED ZONING ACTIONS



## ZONING TEXT AMENDMENT TO

- A. Create a Map in the Appendix to the Special Hudson River Park District Regulations defining the Granting Site and Receiving Site and to modify the **floor area ratio, parking**, and bulk regulations applicable in a C6-4X district when the CPC grants a Special Permit pursuant to ZR Section 89-21;
- B. Map the Development Site as a Mandatory Inclusionary Housing (MIH) Designated area in Appendix F of the Zoning Resolution.

## ZONING MAP AMENDMENT TO

- A. Rezone the Development Site from an M2-3 manufacturing district to a C6-4X commercial district, which would permit residential and commercial uses at 10 FAR;
- B. Map the Special Hudson River Park District over the Granting Site and the Receiving Site; and

## SPECIAL PERMIT PURSUANT TO ZR SECTION 89-21 TO PERMIT

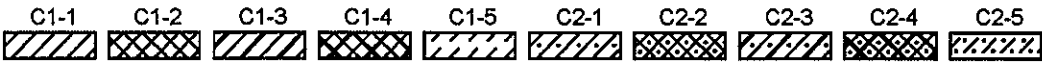
- A. Transfer of 123,437.5 SF of floor area from the Granting Site to the Receiving Site to allow a maximum of 12 FAR on the site;
- B. Height and setback, tower lot coverage and street wall location waivers;
- C. Exemption of floor area for EMS ambulance station (UG 6B); and**
- D. Increase maximum number of accessory spaces for EMS ambulance station (UG 6B)**

## ADDITIONAL FUTURE ACTION: CHAIRPERSON'S CERTIFICATION

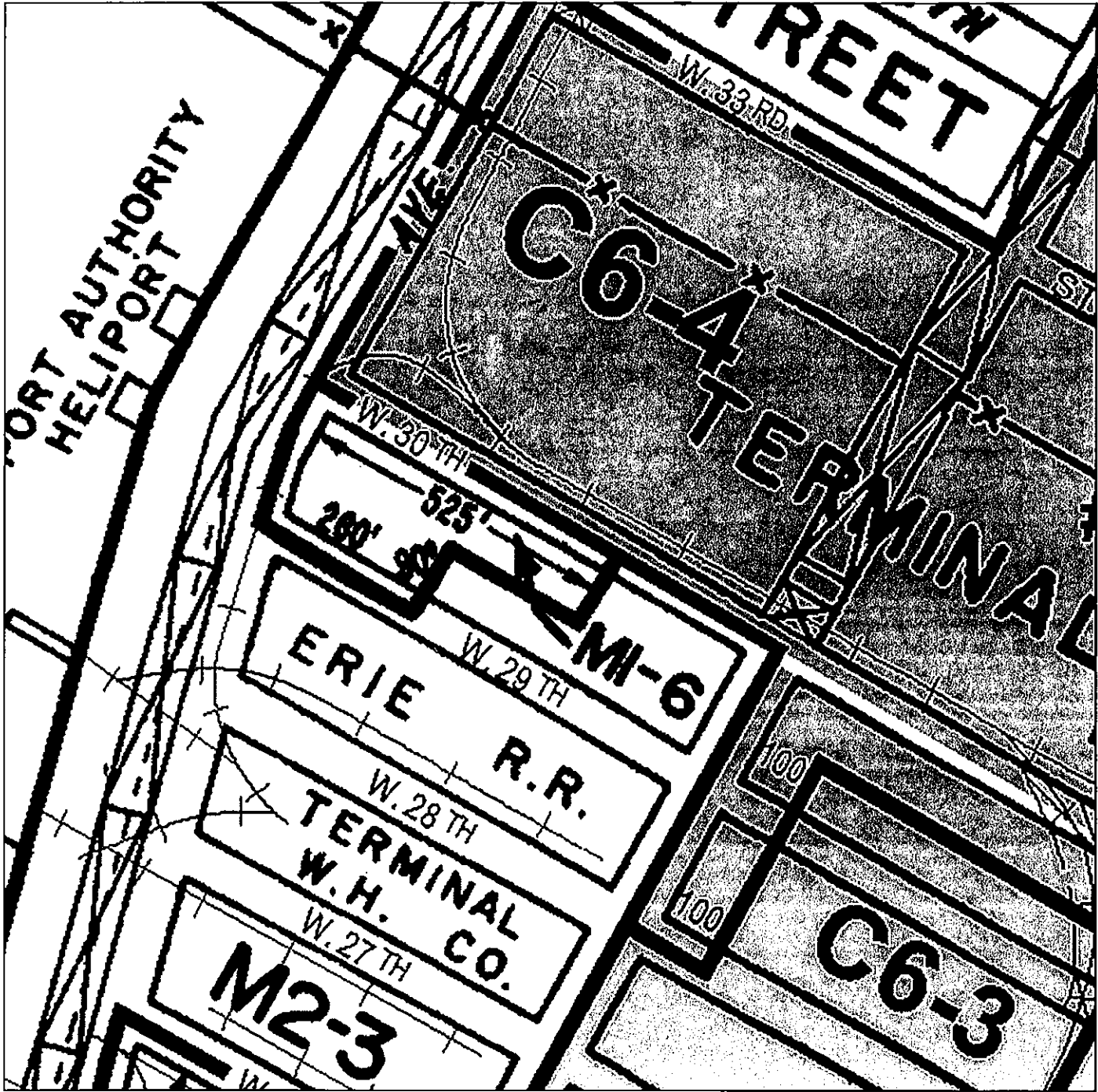
- In addition to the actions in this application, the Applicant is seeking a Chairperson's Certification to allow issuance of building permits and certificates of occupancy for the Building after closing of the developments rights transfer.



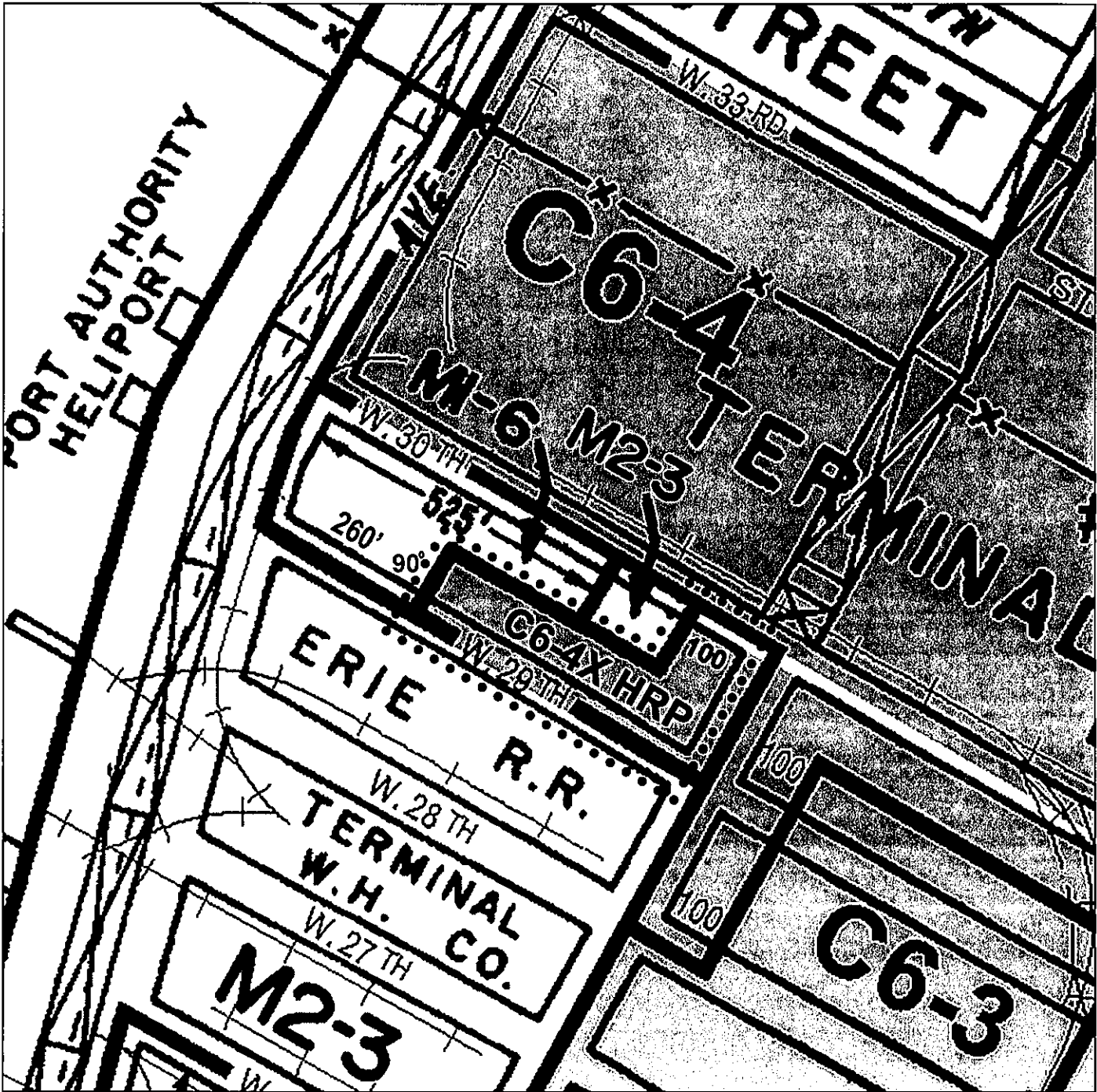
# NEW ZONING DISTRICT



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



CURRENT ZONING MAP



PROPOSED ZONING MAP - Area being rezoned is outlined with dotted lines

Rezoning from a M2-3 district to a C6-4X HRP district



# REZONING BENEFITS



## ACTIVATES UNDERUTILIZED LOT

- Mixed-use project with residential, retail, parking, and potential public service uses
- 12 FAR = 740,625 ZFA. (10 FAR base with 2 FAR from HRPT air rights)
- Enlivens pedestrian experience
- Links West Chelsea with Hudson River Park

## PROVIDES NEEDED REVENUE TO HUDSON RIVER PARK

- \$37 million toward park completion and improvements
- Negates need for development within the park

## CREATES PERMANENTLY AFFORDABLE HOUSING

- Supports City's goal to create or preserve 300K affordable housing units
- MIH Option 1 will provide 25% of residential floor area (approx. 247 units) as permanently affordable
  - Average income served is 60% AMI
  - At least 10% may not exceed 40% AMI
  - No income bands can exceed 130% AMI

## CONTRIBUTES TO NEIGHBORHOOD

- Allows for potential EMS facility
- Accommodates Hudson Tunnel Project Construction staging
- Creates jobs/economic opportunity
  - Estimated 700 construction related jobs
  - Estimated more than 50 permanent jobs
- Enhances neighborhood retail offerings



# MODIFICATIONS & MITIGATIONS

## CHANGES MADE AT REQUEST OF CB4

- EMS Facility on site
- Equal finishes for affordable units (inc. washer/dryers)
- Discounted building amenities for affordable unit tenants
- Neighborhood retail/No “big box” retail
- Commitment to local hiring
- Zip cars/charging stations
- Refrigerated garbage storage/Same day trash put-out
- Unobtrusive exterior lighting
- Apply for revocable consents for street tree planters
- Commitment to coordinate construction schedule with adjacent development site

## CEQR MITIGATIONS

- Open Space: \$160,000 for improvements to Penn South Park Playground or Chelsea Park
- Shadows: \$83,333 to replace vegetation on High Line with shade-tolerant plantings, if required
- Daycare commitment of up to \$800,000 (approx.)
- Commitment to exceed NYC Energy Code by 10%
- Independent Construction Monitor for dust and noise control plans (\$150,000)

## PORT AUTHORITY/NYC

- Allow Hudson Tunnel staging on site

## STAFFING

- Union staffing for building operations





# AFFORDABILITY & AMENITIES



## AFFORDABILITY

- Affordable Units: Up to **247 Units\***

\*25% of the Residential Floor Area per MIH Option 1

## INCOME BANDS

- 40% AMI: **10%** of Residential Floor Area
- 60% AMI: **10%** of Residential Floor Area
- 100% AMI: **5%** of Residential Floor Area
- Total: **25%** of Residential Floor Area

## PROPOSED UNIT MIX

- Studios: **15%** of Units
- 1 Bedrooms: **70%** of Units
- 2 Bedrooms: **15%** of Units

## PROPOSED AMENITIES

- Lounges
- Indoor/Outdoor Recreation
- Outdoor Pool
- Fitness Center
- Athletic Studio
- BBQ Area
- Children's Play Area
- Dog Care



# PROPOSED ZONING ACTIONS

## ZONING TEXT AMENDMENT TO

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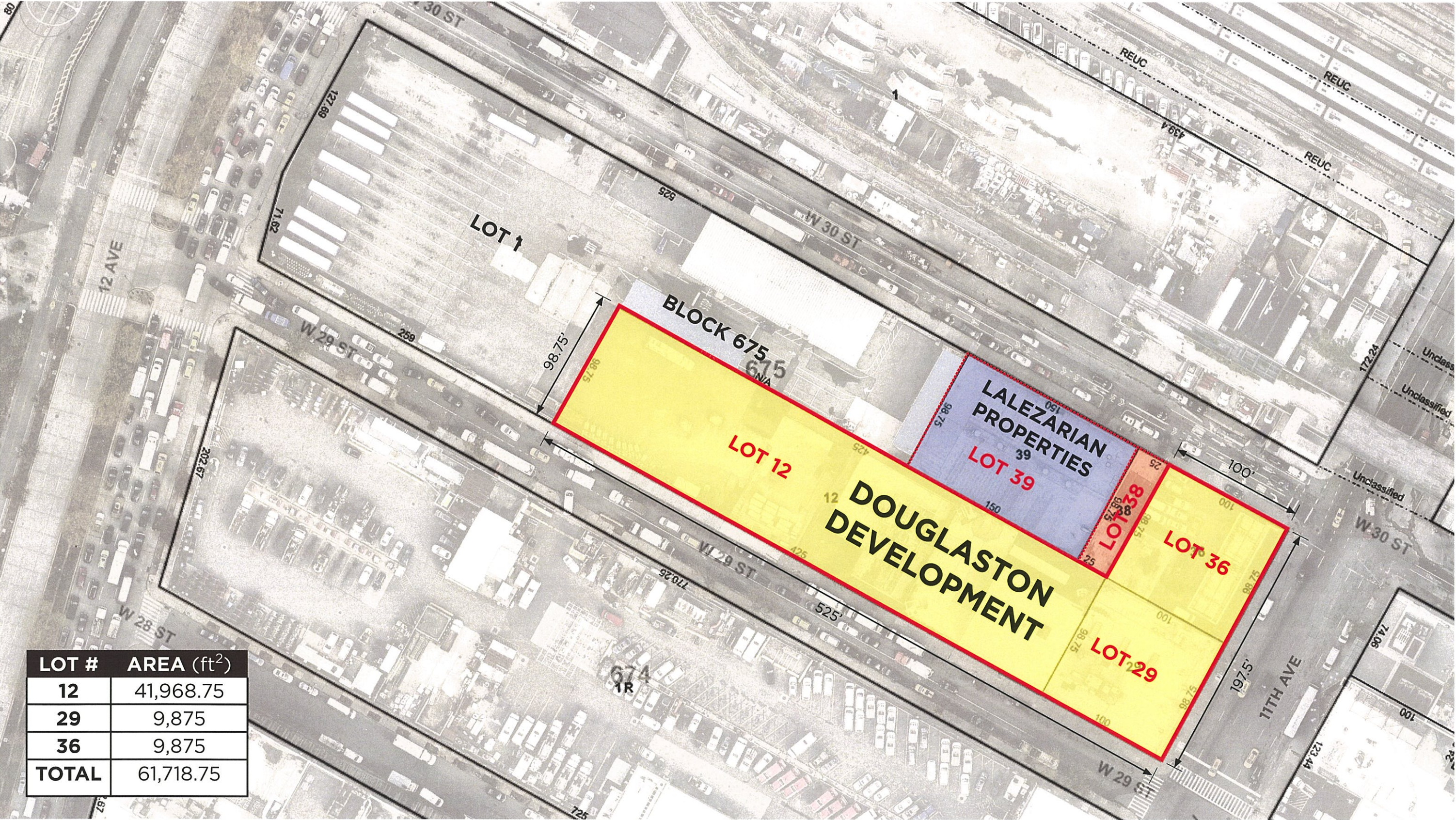
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# THE SITE TODAY





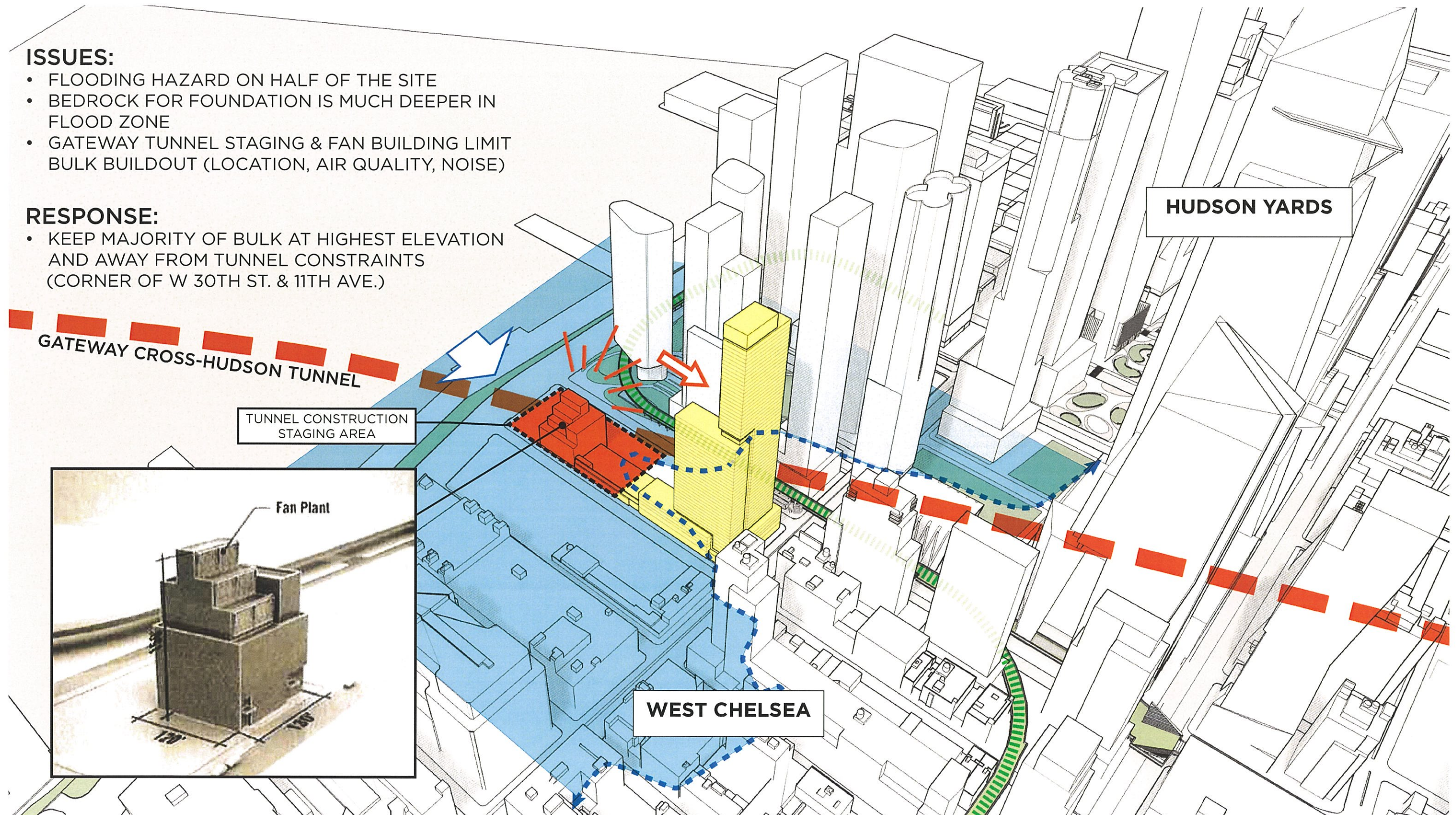
# URBAN DESIGN CONSTRAINTS: FLOODING & TUNNEL CONSTRUCTION

## ISSUES:

- FLOODING HAZARD ON HALF OF THE SITE
- BEDROCK FOR FOUNDATION IS MUCH DEEPER IN FLOOD ZONE
- GATEWAY TUNNEL STAGING & FAN BUILDING LIMIT BULK BUILDOUT (LOCATION, AIR QUALITY, NOISE)

## RESPONSE:

- KEEP MAJORITY OF BULK AT HIGHEST ELEVATION AND AWAY FROM TUNNEL CONSTRAINTS (CORNER OF W 30TH ST. & 11TH AVE.)



15 MAY 2018



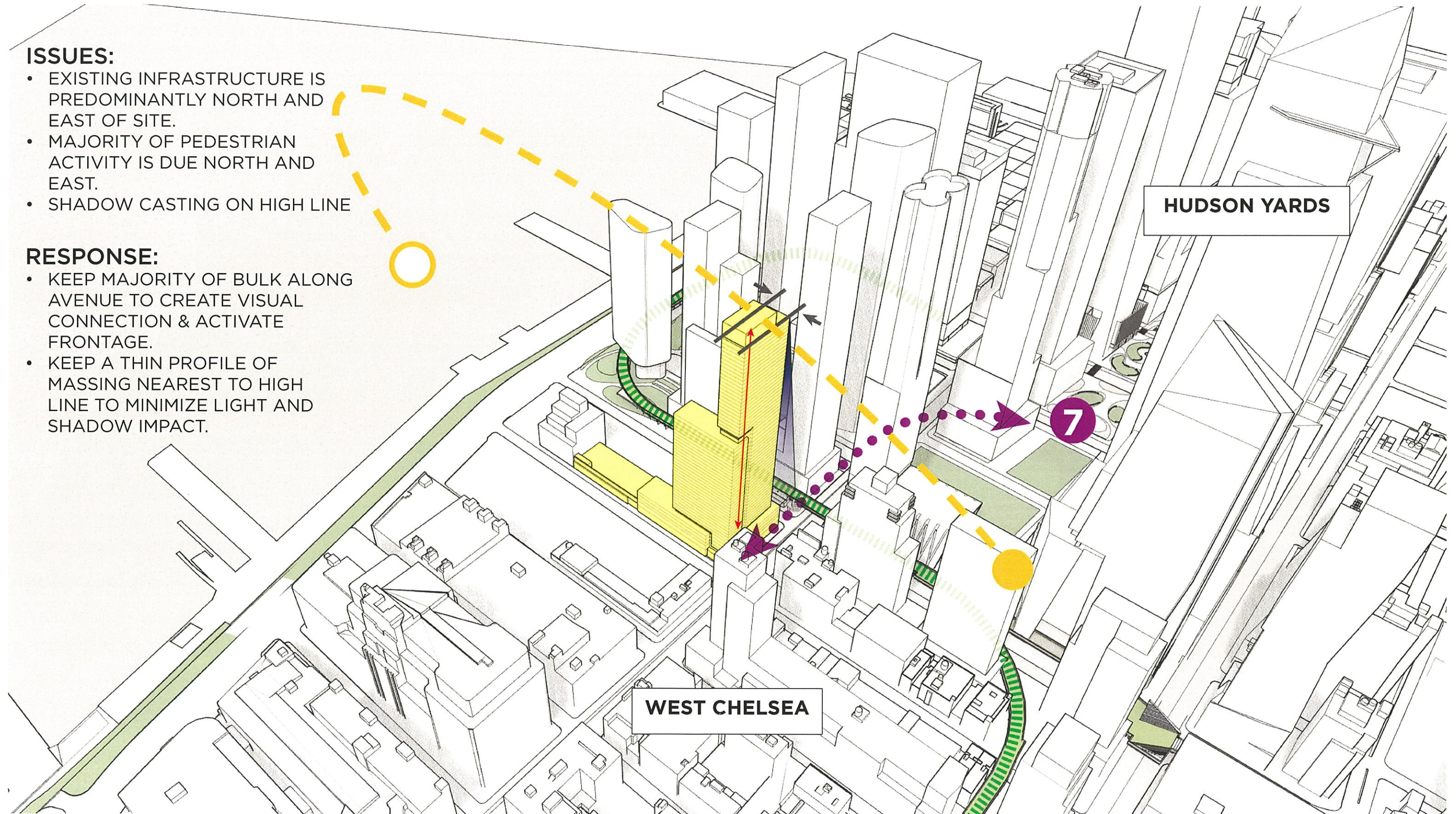
# URBAN DESIGN CONSTRAINTS: CONNECTIVITY & LIGHT/SHADOW

## ISSUES:

- EXISTING INFRASTRUCTURE IS PREDOMINANTLY NORTH AND EAST OF SITE.
- MAJORITY OF PEDESTRIAN ACTIVITY IS DUE NORTH AND EAST.
- SHADOW CASTING ON HIGH LINE

## RESPONSE:

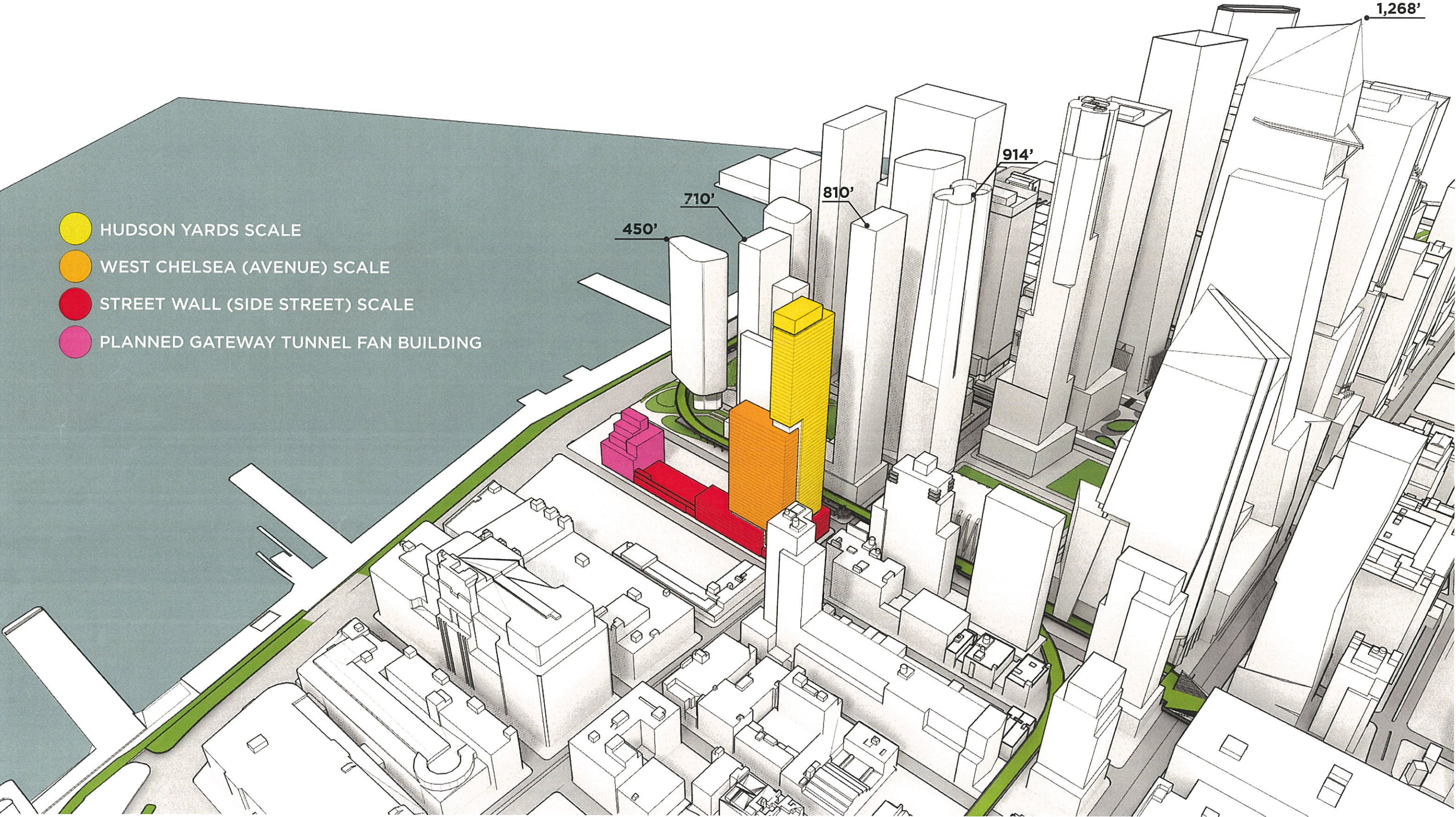
- KEEP MAJORITY OF BULK ALONG AVENUE TO CREATE VISUAL CONNECTION & ACTIVATE FRONTAGE.
- KEEP A THIN PROFILE OF MASSING NEAREST TO HIGH LINE TO MINIMIZE LIGHT AND SHADOW IMPACT.



15 MAY 2018



# DESIGN STRATEGY: MASSING



Douglaston Building is Illustrative

WEST 29TH STREET / 11TH AVENUE

13053.L00

15 MAY 2018

**DOUGLASTON DEVELOPMENT**

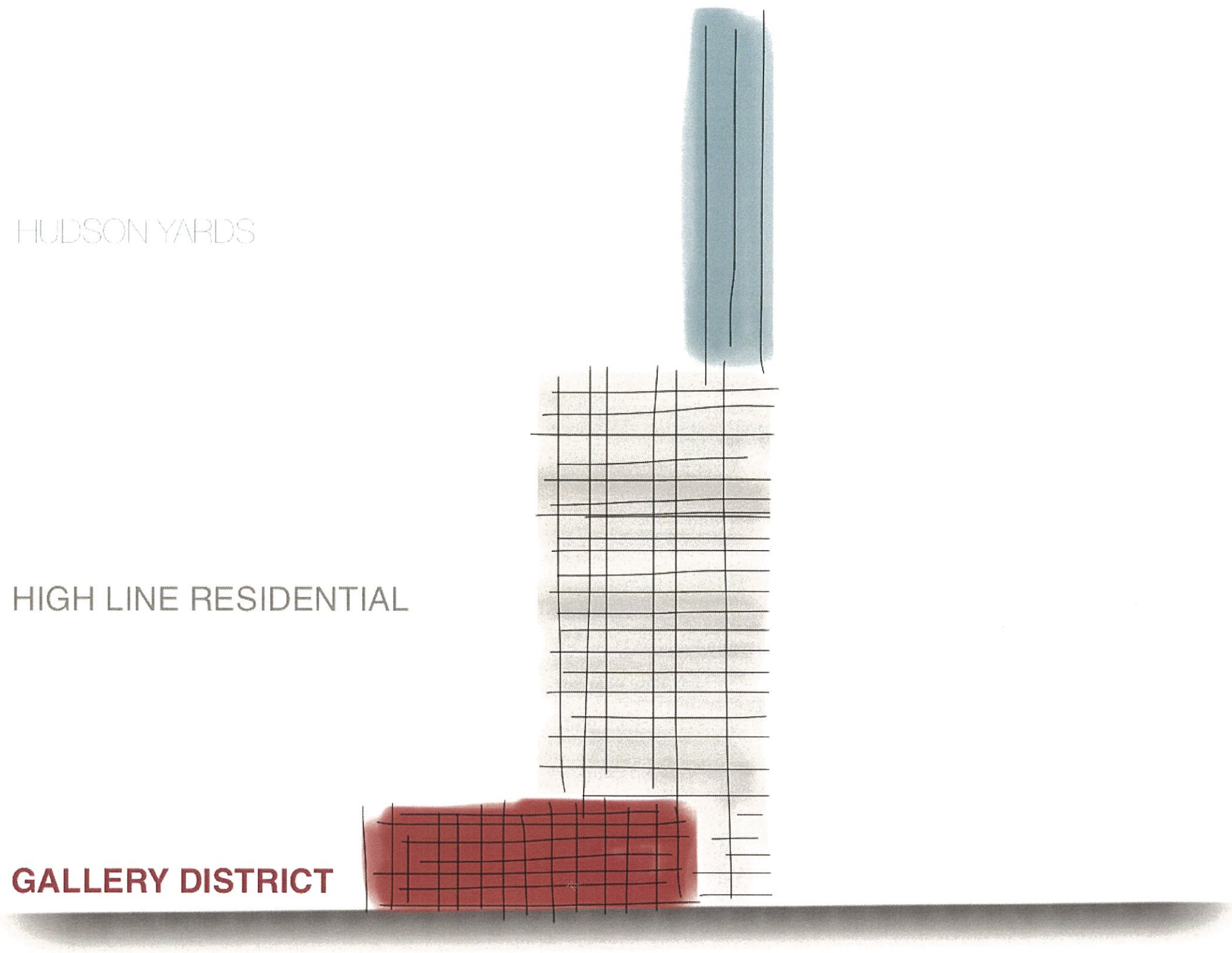
**fxcollaborative**

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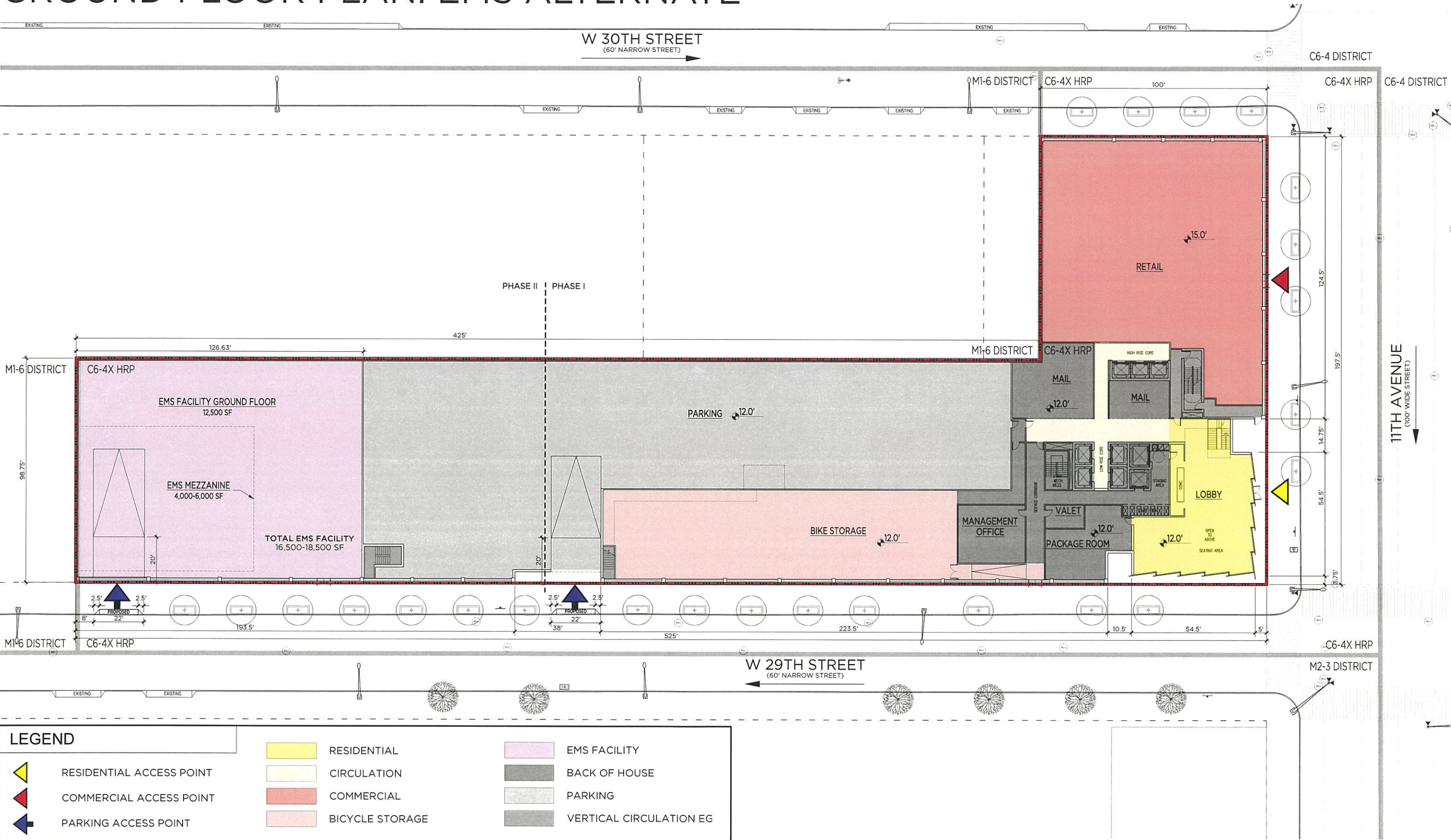


# DESIGN STRATEGY: ARCHITECTURAL EXPRESSION





# GROUND FLOOR PLAN: EMS ALTERNATE



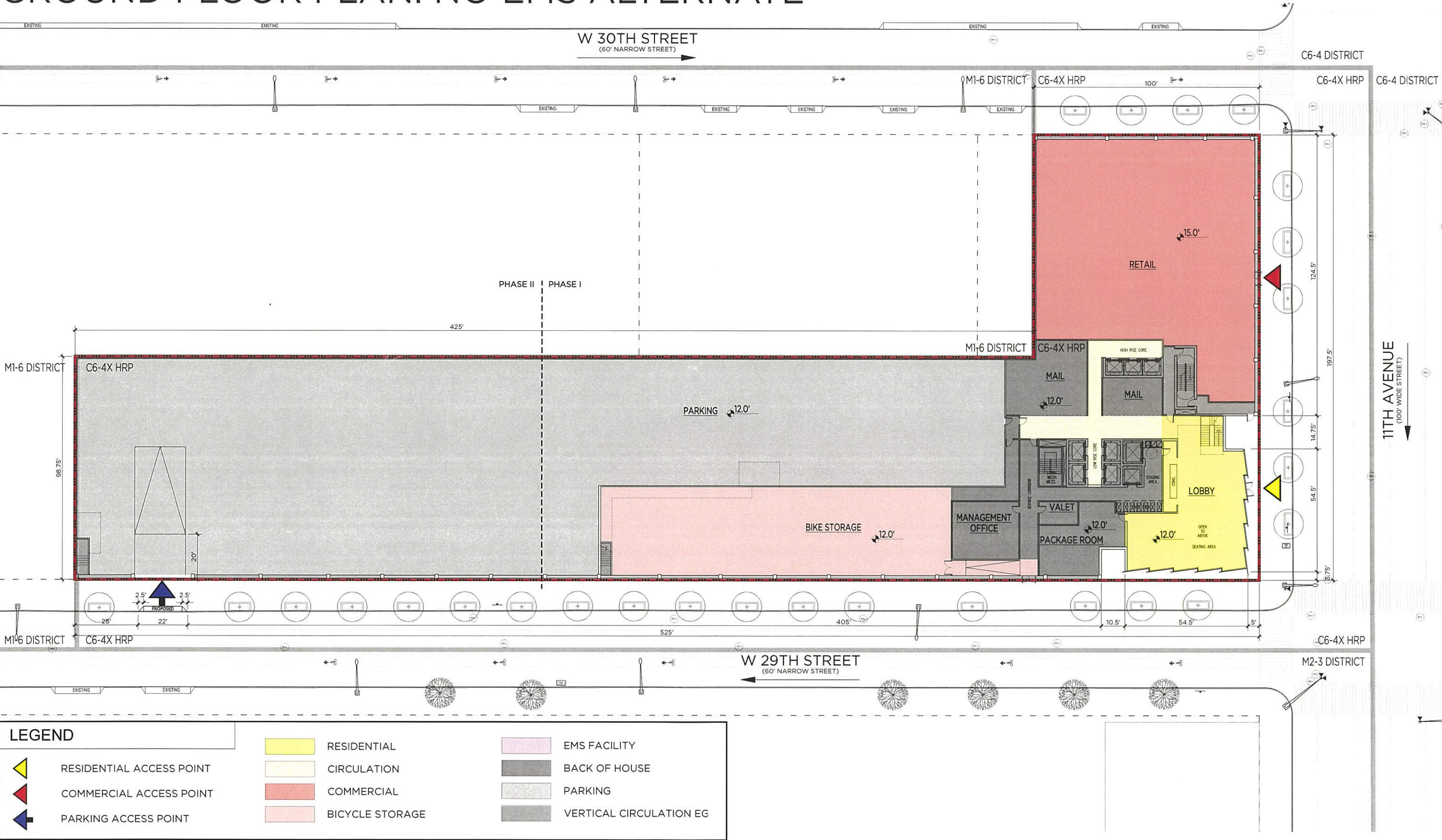
FOR ILLUSTRATIVE PURPOSES ONLY

WEST 29TH STREET / 11TH AVENUE

13053.L00



# GROUND FLOOR PLAN: NO EMS ALTERNATE



FOR ILLUSTRATIVE PURPOSES ONLY

WEST 29TH STREET / 11TH AVENUE

13053.L00

DOUGLSTON DEVELOPMENT

fxcollaborative

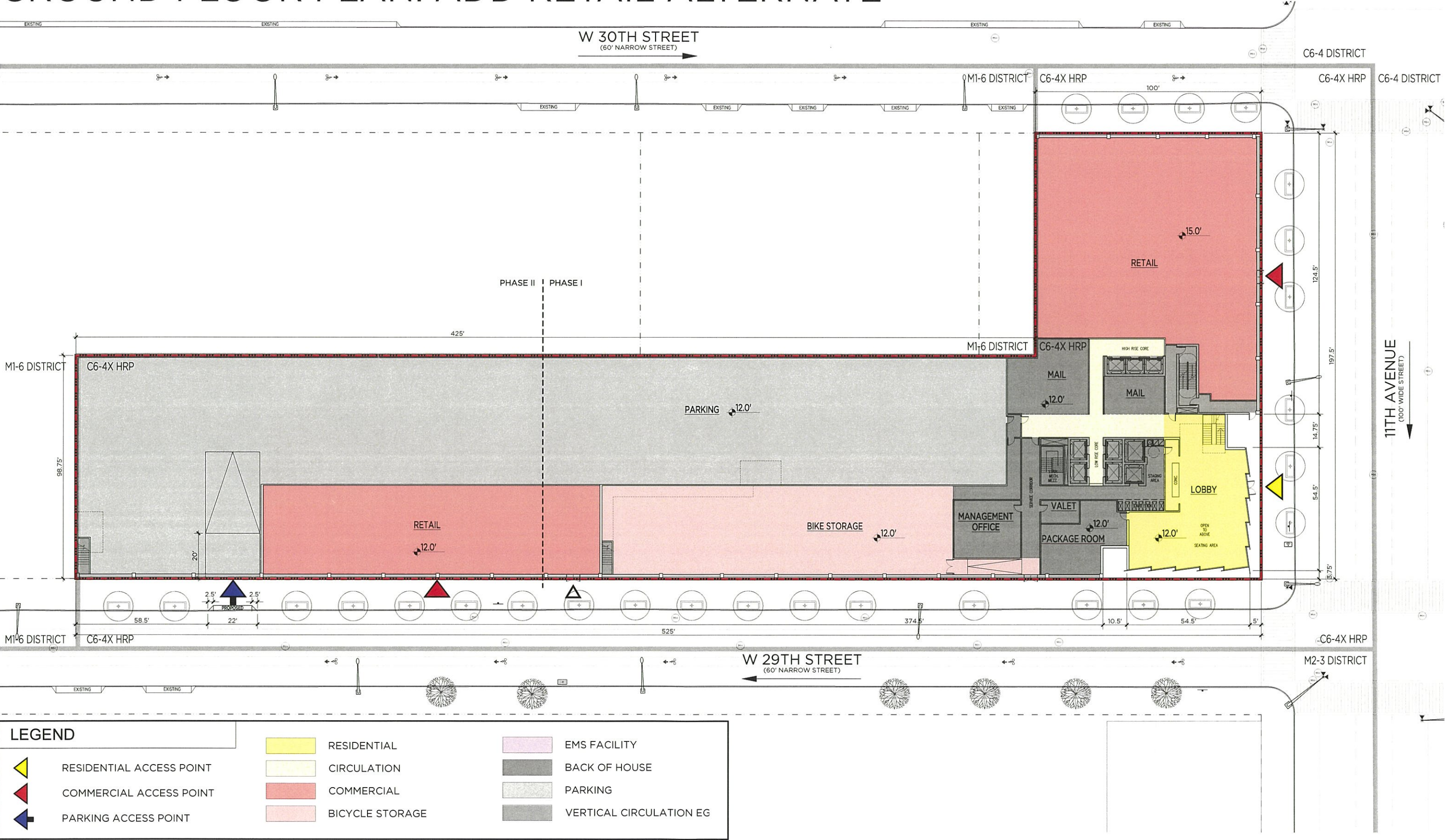
15 MAY 2018

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# GROUND FLOOR PLAN: ADD RETAIL ALTERNATE



FOR ILLUSTRATIVE PURPOSES ONLY

WEST 29TH STREET / 11TH AVENUE

13053.L00

DOUGLSTON DEVELOPMENT

fxcollaborative

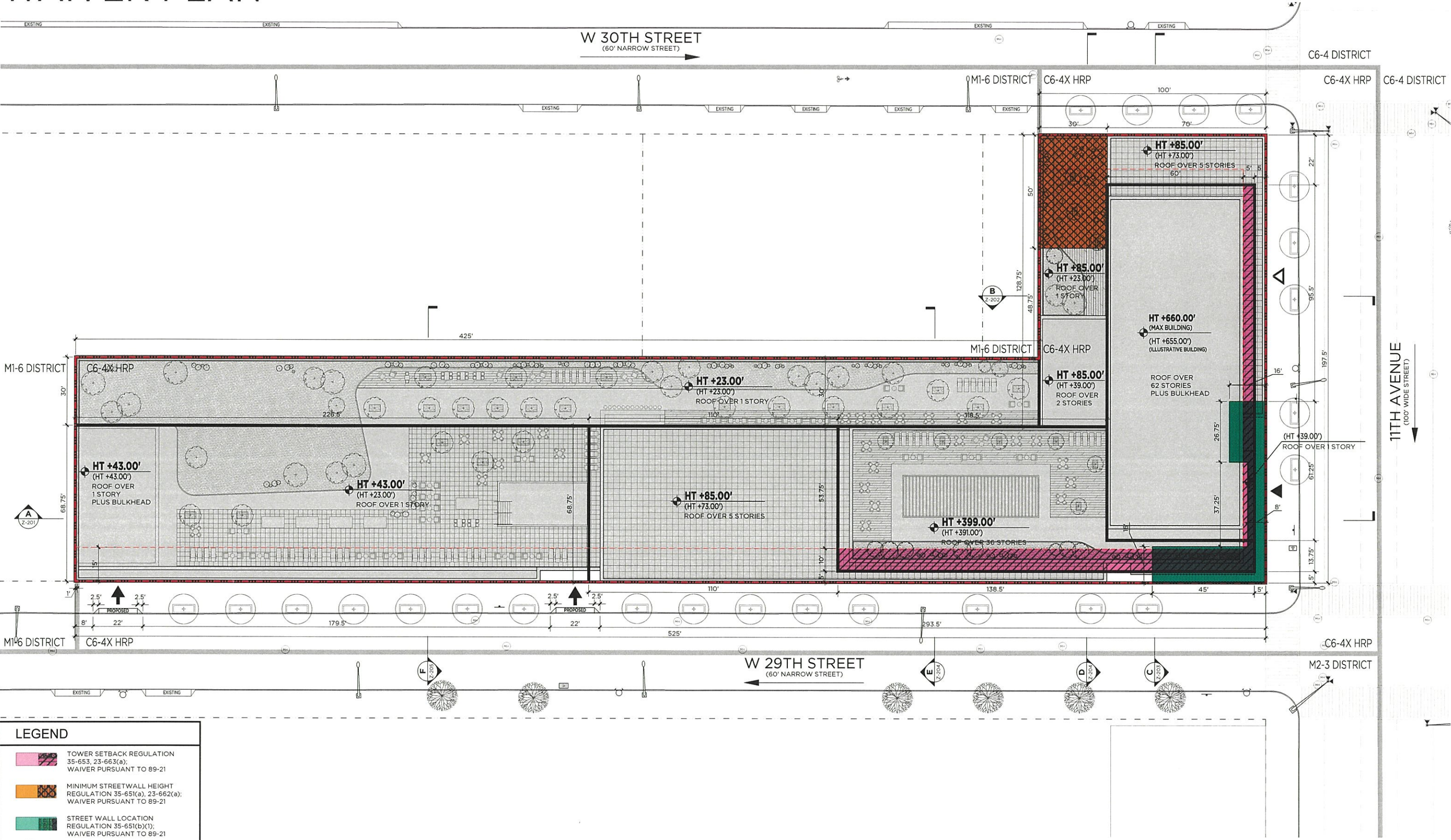
15 MAY 2018

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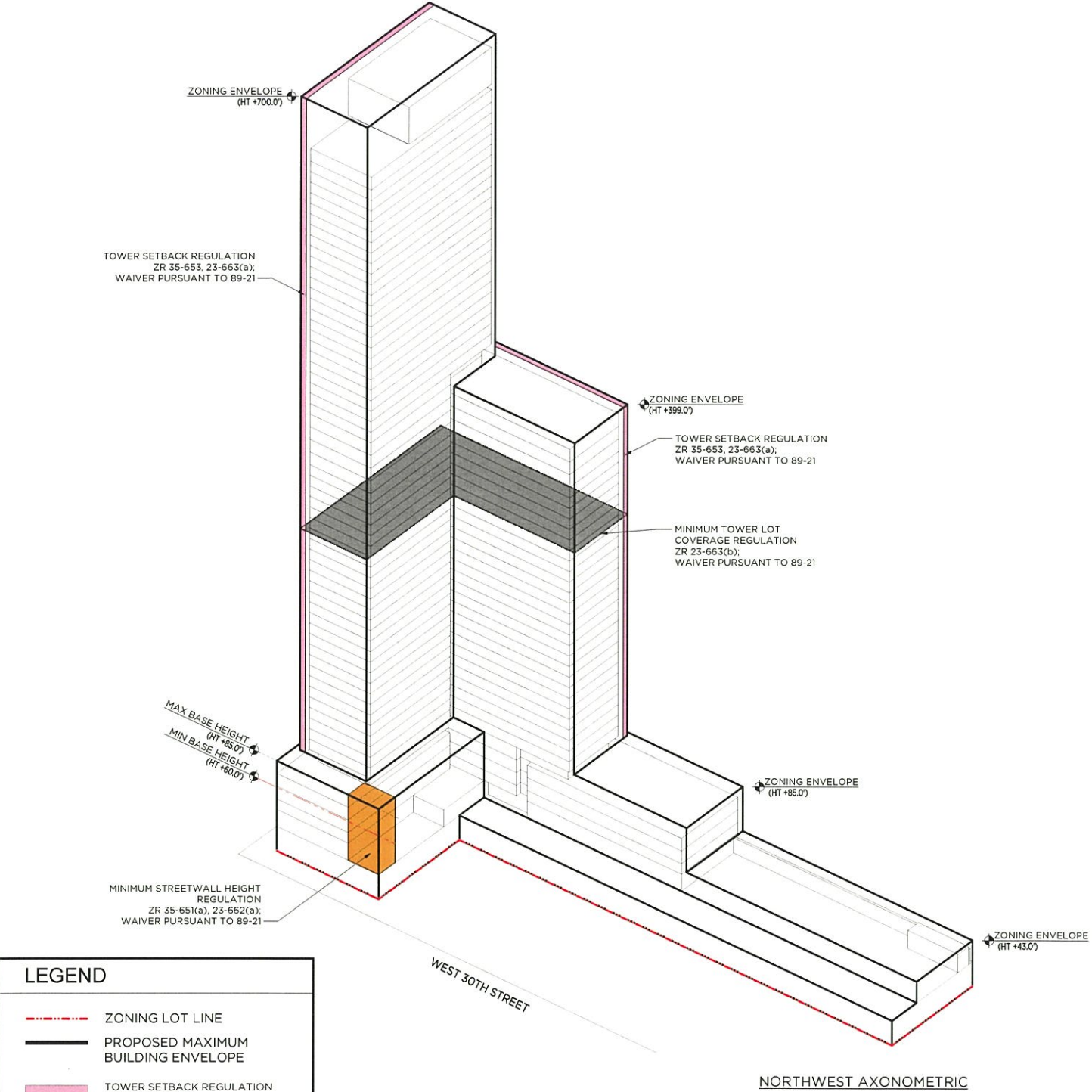


# WAIVER PLAN





# WAIVER AXONOMETRIC



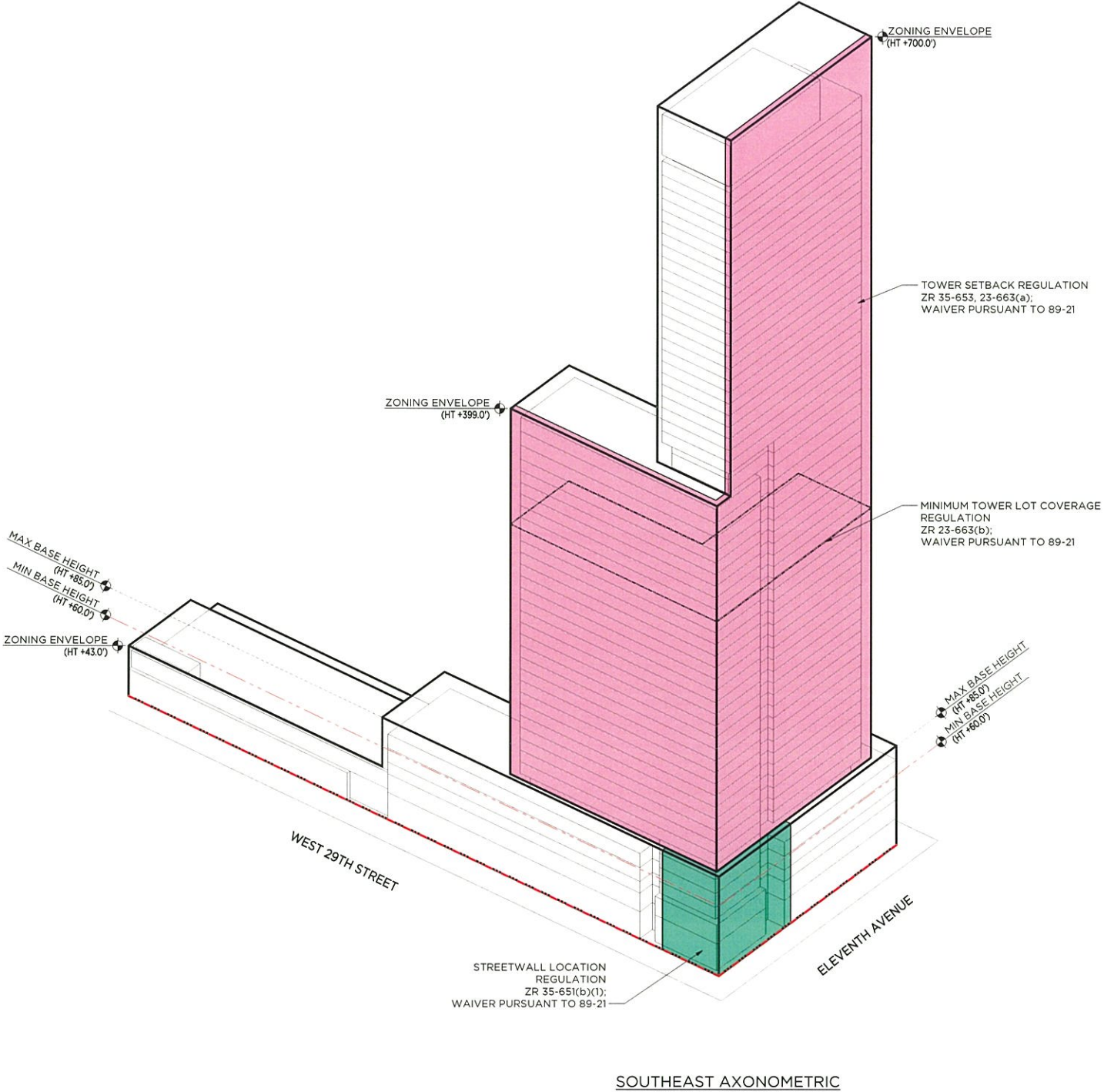
**LEGEND**

- ZONING LOT LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- TOWER SETBACK REGULATION 35-653, 23-663(a); WAIVER PURSUANT TO 89-21
- MINIMUM STREETWALL HEIGHT REGULATION 35-651(a), 23-662(a); WAIVER PURSUANT TO 89-21
- STREET WALL LOCATION REGULATION 35-651(b)(1); WAIVER PURSUANT TO 89-21
- TOWER LOT COVERAGE REGULATION 23-663(b); WAIVER PURSUANT TO 89-21

FOR ILLUSTRATIVE PURPOSES ONLY

WEST 29TH STREET / 11TH AVENUE

13053.L00





# ACTIVATING THE STREET



Illustrative Building Shown

WEST 29TH STREET / 11TH AVENUE

13053.L00

15 MAY 2018

 DOUGLASTON DEVELOPMENT

**fx**collaborative

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# ENVIRONMENTAL SUMMARY



# DEIS Cumulative Analysis

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Community Facilities
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Water and Sewer Infrastructure
- Solid Waste
- Energy
- Transportation
- Air Quality
- Greenhouse Gas Emissions
- Noise
- Public Health
- Neighborhood Character
- Construction

Orange indicates technical areas with significant adverse impacts.



# DEIS Identified Impacts and Mitigation Measures

Potential Significant Adverse Impacts	Potential Mitigation Measures
Community Facilities—publicly funded child care only and assuming no new ACS facilities in study area	Provide suitable child care space affordable to ACS providers on-site or within a reasonable distance; or fund or make program or physical improvements to support additional capacity at existing facilities.
Open Space—small increment over quantitative threshold	Fund improvements, renovation, or maintenance at existing local parks and/or playgrounds; improve existing open spaces (such as Clement Clark Moore playground) to increase utility or capacity; or create new open space within the study area.
Shadows—limited to vegetation on the High Line opposite the Project Area and only occurring in the Spring and Fall	Monitor and replace sunlight sensitive vegetation with shade tolerant vegetation.
Source: Block 675 East DEIS	



# DEIS Identified Impacts and Mitigation Measures (Cont.)

Potential Significant Adverse Impacts	Potential Mitigation Measures
Traffic—two intersections	Use standard measures including signal timing changes with NYCDOT approval.
Pedestrians—two crosswalks	Widen crosswalks with NYCDOT approval.
Noise (temporary)—due to unlikely event of Hudson Tunnel construction (pile driving) occurring when Block 675 East is occupied.	Window-wall attenuation would reduce noise levels by 28-33 dBA.
Construction Traffic—one intersection in one quarter of 2019	Change signal-timing with NYCDOT approval
Construction Pedestrians—up to two crosswalks	Widen crosswalks with NYCDOT approval
Construction Noise—on nearby residential buildings and the High Line	Project will include noise reduction measures such as quieter equipment and noise barriers; adherence to Construction Noise Code. Existing insulated glass windows and alternate means of ventilation at residential buildings.
Source: Block 675 East DEIS	



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 84 Res. No. \_\_\_\_\_

☒ in favor ☐ in opposition

Date: 5/15/18

(PLEASE PRINT)

Name: Eugene Flotteron

Address: 206 YETMAN AVE

I represent: 45 BROAD STREET

Address: 45 BROAD STREET

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 84 Res. No. \_\_\_\_\_

☒ in favor ☐ in opposition

Date: 5/15/18

(PLEASE PRINT)

Name: ERICA LIBRE

Address: 81 BATTERY PARK PLAZA

I represent: 45 Broad Street

Address: 45 Broad Street

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 84 Res. No. 1440

☒ in favor ☐ in opposition

Date: 5/15/2018

(PLEASE PRINT)

Name: Jessy Yates

Address: 44 Troutman St, A3

I represent: \_\_\_\_\_

Address: \_\_\_\_\_



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 84 Res. No. \_\_\_\_\_  
☒ in favor ☐ in opposition

Date: 5/15/18

(PLEASE PRINT)

Name: Matthew Klein

Address: 204 Huntington St TH-6 BK. W. 1101

I represent: Madison 45 Brod Dev

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: Richard Ellison

Address: \_\_\_\_\_

I represent: Charles S. Foley Foundation

Address: Charles C. Coker

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1493 Res. No. \_\_\_\_\_  
☒ in favor ☐ in opposition

Date: 5/15/18

(PLEASE PRINT)

Name: DAVID KENNY

Address: 7 NY 12124

I represent: 606 WES 30th LLC (LME 2114)

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. LC 48 Res. No. \_\_\_\_\_

☒ in favor ☐ in opposition

Date: 5/15/18

(PLEASE PRINT)

Name: David Kornovsky, FRIEDMAN

Address: 1 NY PLAZA

I represent: 45 BROAD LLC

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. LC 84 Res. No. \_\_\_\_\_

☐ in favor ☐ in opposition

Date: 5/15/2018

(PLEASE PRINT)

Name: Bob Gladstone

Address: 45 Broad St

I represent: Madison Equities (Developer)

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 86/88 Res. No. \_\_\_\_\_

☒ in favor ☐ in opposition

Date: 5/15/18

(PLEASE PRINT)

Name: ADAM ROTHKRUG

Address: 55 WATERMILL LA. GUT NE NY

I represent: MARKLAND 745 LLC

Address: \_\_\_\_\_



THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 86-85 Res. No. \_\_\_\_\_  
☐ in favor ☐ in opposition

Date: 5/15

(PLEASE PRINT)

Name: Melissa Marshall

Address: 315 68th Street Bklyn

I represent: 32 BJ BETH

Address: 5115

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 84 Res. No. \_\_\_\_\_  
☒ in favor ☐ in opposition

Date: 5/15

(PLEASE PRINT)

Name: Mohan Matabeck

Address: 28 Damedge Dr

I represent: 32 B5

Address: \_\_\_\_\_

THE COUNCIL  
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 96/88 Res. No. \_\_\_\_\_  
☐ in favor ☐ in opposition

Date: 5/15/18

(PLEASE PRINT)

Name: David A. D'Amico

Address: 2447 3rd Avenue, Bronx, NY 10458

I represent: Marland 745 LLC

Address: 707 E 123rd Street Bronx



**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. 86/88 Res. No. \_\_\_\_\_

☒ in favor ☐ in opposition

Date: 5/15/18

**(PLEASE PRINT)**

Name: BRIAN E. NEWMAN AIA

Address: 210 W. ROGUES PATH, Cold Spring Hills NY

I represent: NEWMAN DESIGN

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: 5/15/18

**(PLEASE PRINT)**

Name: NATALIE V. BACHANOW

Address: 306 W 37 ST

I represent: MADISON EQUITIES - URBAN ARCHITECTS

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 675

☐ in favor ☐ in opposition

Date: 5/15

**(PLEASE PRINT)**

Name: Connie Fishman

Address: \_\_\_\_\_

I represent: Hudson River Park Friends

Address: \_\_\_\_\_



**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. Block 675

☒ in favor ☐ in opposition

Date: 5-15

(PLEASE PRINT)

Name: David Torosich

Address: \_\_\_\_\_

I represent: Hudson River Park Friends

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. Block 675

☒ in favor ☐ in opposition

Date: 5-15

(PLEASE PRINT)

Name: Isaac Halperin

Address: \_\_\_\_\_

I represent: Hudson River Park Friends

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. Block 675

☐ in favor ☐ in opposition

Date: 5-15

(PLEASE PRINT)

Name: Rita Jakubowski

Address: \_\_\_\_\_

I represent: Hudson River Park Friends

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. 675

☐ in favor ☐ in opposition

Date: 5/15/2019

**(PLEASE PRINT)**

Name: Katherine Salys

Address: \_\_\_\_\_

I represent: Hudson River Park Friends

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 675

☐ in favor ☐ in opposition

Date: 5/15/2018

**(PLEASE PRINT)**

Name: Tom Frambach

Address: \_\_\_\_\_

I represent: Hudson River Park Friends

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 675

☐ in favor ☐ in opposition

Date: 5/15

**(PLEASE PRINT)**

Name: Anthony Brielli

Address: \_\_\_\_\_

I represent: Hudson River Park Friends

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. 675

☐ in favor ☐ in opposition

Date: 5/15

**(PLEASE PRINT)**

Name: Susan A. Aaron

Address: \_\_\_\_\_

I represent: Hudson River Park Friends

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 675

☐ in favor ☐ in opposition

Date: 5/15

**(PLEASE PRINT)**

Name: Alta Bergste

Address: \_\_\_\_\_

I represent: Hudson River Park Friends

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: 5/15/18

**(PLEASE PRINT)**

Name: William Bollinger

Address: TCAL

I represent: \_\_\_\_\_

Address: \_\_\_\_\_



**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. 8788 Res. No. \_\_\_\_\_  
☒ in favor ☐ in opposition

Date: 5/15/18

**(PLEASE PRINT)**

Name: Lacey Tauber

Address: HPD 100 Gold St.

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. 92-94 Res. No. \_\_\_\_\_  
☒ in favor ☐ in opposition

Date: 5/15

**(PLEASE PRINT)**

Name: PANOS KOUTRIS

Address: \_\_\_\_\_

I represent: 32 B1

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 17  
☒ in favor ☐ in opposition

Date: 5/15/18

**(PLEASE PRINT)**

Name: STEVEN CHAINO

Address: 7 Point Plaza NY

I represent: 33 West 27th

Address: NYC



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 841 Res. No. \_\_\_\_\_

☒ in favor ☐ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1089-2018 Res. No. 17

☒ in favor ☐ in opposition

Date: 3/15/18

(PLEASE PRINT)

Name: Marcie Kesner

Address: 1177 6 Avenue

I represent: ~~THE~~ DD W294 ST LLC

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 0089-2018 Res. No. \_\_\_\_\_

☒ in favor ☐ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: JACK ROBINS

Address: 166 DUANE ST. 8A 10013

I represent: EX COLLABORATIVE / DOUGLASSON

Address: 27 West 19th St. 10011



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

5/15

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. (3) 3 0085-2018

☒ in favor ☐ in opposition

Date: 5/15/18

(PLEASE PRINT)

Name: Annie White

Address: 120 Broadway

I represent: Dept of City Planning

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 3 Res. No. 0085-2018

☒ in favor ☐ in opposition

Date: 5/15/18

(PLEASE PRINT)

Name: Dominick Answini

Address: Dept of City Planning, 120 Bway

I represent: DCP

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 84 Res. No. \_\_\_\_\_

☒ in favor ☐ in opposition

Date: 5/15/18

(PLEASE PRINT)

Name: MICHAEL J. SCHWENSBURG

Address: 334 EAST EIGHTH STREET 10009

I represent: PRESIDENT 504 DEMOCRATIC CLUB

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: 5/15/78

(PLEASE PRINT)

Name: JOSH WEISSMAN

Address: 53 BRUCKMAN PLD BRONX NY 10454

I represent: JAL Development Corp

Address: 53 BRUCKMAN PLD BR NY 10454

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Ln 89,90,91 etc. Res. No. \_\_\_\_\_

☐ in favor ☒ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: LEE COMPTON

Address: 460 W 257 ST

I represent: M Community Board 4

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: Betty Mackintosh

Address: 340 W 282 ST

I represent: MCB 4

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. 675

☐ in favor ☐ in opposition

Date: 5/15

**(PLEASE PRINT)**

Name: Alvin Ford

Address: \_\_\_\_\_

I represent: Hudson River Park Friends

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. 92/98/94 Res. No. \_\_\_\_\_

☐ in favor ☒ in opposition

Date: 5/15/18

**(PLEASE PRINT)**

Name: PAUL DEVLIN

Address: 435 W 45th St

I represent: COMMUNITY BOARD 4

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

**Appearance Card**

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 675

☐ in favor ☐ in opposition

Date: 5/15

**(PLEASE PRINT)**

Name: Betty M. ...

Address: 408 ...

I represent: Hudson River Park Trust

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: Adrienne Ford

Address: 484 W. 43rd St - 9D

I represent: Manhattan Plaza

Address: 484 W. 43rd 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: 5/14

(PLEASE PRINT)

Name: LOWELL LEON

Address: \_\_\_\_\_

I represent: CBY

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: 5/15

(PLEASE PRINT)

Name: Alota LaFarge

Address: 484 West 43rd street

I represent: Manhattan Plaza Tenants

Address: 484 West 43st

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



**THE COUNCIL  
THE CITY OF NEW YORK**

*Appearance Card*

625

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

☐ in favor ☒ in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Joe Restuccia

Address: \_\_\_\_\_

I represent: 11th CB #4

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: JUSTIN SHERMAN

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: 5/15/18

(PLEASE PRINT)

Name: Tom Frambach

Address: \_\_\_\_\_

I represent: Downtown United Soccer Club

Address: 69 Charlton St

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