Appendix I – DEIS Public Hearing Transcript and Written Comments

WEBVTT

The MSMX Calendar Items are discussed starting on line #407

1

00:04:42.520 --> 00:04:54.449

120 Broadway Hearing Room: Good morning, everyone. I'm Dan Garodnick, chair of the City Planning Commission Director of the Department of City Planning welcome to today's meeting of May 7th.

2

00:04:54.560 --> 00:05:23.400

120 Broadway Hearing Room: we're going to kick things off with several votes, followed by a few public hearings on proposals for new housing redevelopment in Brooklyn and Manhattan to start. We're going to vote on the Coney Development, a 1.3 million square foot entertainment complex at Coney Island that would include a gaming facility hotel Convention center, Food hall, retail space, etc. The project would be located on Surf Avenue, across 3 blocks between Maimonides, Ballpark and Luna Park, close to the boardwalk.

3

00:05:23.400 --> 00:05:47.759

120 Broadway Hearing Room: In addition to the land use actions before us today, this application would need to go through the State defined siting process which requires approval of the State, 6 person community advisory committee that includes representatives, the mayor, borough president, local council member. We'll next vote on a proposed residential development that would bring nearly 300 income restricted affordable homes

4

00:05:47.760 --> 00:05:53.409

120 Broadway Hearing Room: for seniors to 109 Marcus Garvey Boulevard at Bed-Stuy Brooklyn.

5

00:05:53.920 --> 00:06:00.229

120 Broadway Hearing Room: The building would include a courtyard for tenants and be close to Lewis and Pulaski playgrounds, moving to Staten Island.

6

00:06:00.510 --> 00:06:30.189

120 Broadway Hearing Room: We'll vote on a proposed acquisition by the Departments of Design and Construction Citywide administrative services and environmental protection. At 1919 Highland Boulevard in Midland Beach. The agencies are looking to acquire a portion of this privately owned lot to allow DEP to advance its best management practices for the ecologically important New Creek Blue Belt Stormwater management program staying on Staten Island. We'll also vote on an authorization.

7

00:06:30.190 --> 00:06:42.780

120 Broadway Hearing Room: to facilitate upgrades and improvements to the structures and site. Features of Henry Kaufman Campgrounds at 1131 Manor Road in Manor Heights.

8

00:06:43.130 --> 00:07:13.029

120 Broadway Hearing Room: switching gears to public hearings. We'll start with a proposed mixed-use project at 47 Hall Street, in Wallabout, Brooklyn. This development would include over 600 new homes, of which approximately 150 to 180 would be income restricted, affordable. The building would also include commercial space, a self-storage facility and retail and be located within walking distance of Brooklyn, the Navy Yard, Brooklyn's Navy Yard and Washington Hall Park.

9

00:07:13.220 --> 00:07:23.589

120 Broadway Hearing Room: The public is also invited to testify on Carmen Villegas apartments. A 100% income restricted affordable building.

10

00:07:23.590 --> 00:07:53.390

120 Broadway Hearing Room: proposed by the Department of Housing Preservation Development at 100 East 111th Street in East Harlem, the proposal would create 210 new homes, nearly 150 of them dedicated to low-income Seniors through HPD's heirs' program and community facility space. The site is close to the 6 train at 110th Street Multiple community gardens and another 100% income restricted building, which is Sendero Verde, which includes the East Side

11

00:07:53.640 --> 00:08:17.859

120 Broadway Hearing Room: Soul family Enrichment center. The last public hearing for today is on the midtown South mixed-use plan. For generations. This area has been one of the most centrally located transit and job-rich neighborhoods in New York City. It's home to more than 7,000 businesses and 135,000 jobs, but it also faces challenges.

12

00:08:18.060 --> 00:08:21.960

120 Broadway Hearing Room: elevated commercial vacancies are leaving buildings underused.

13

00:08:22.400 --> 00:08:45.109

120 Broadway Hearing Room: especially since the pandemic, meanwhile inflexible, outdated zoning has stymied housing growth and prevented the neighborhood from adapting and evolving with a 1.4% apartment vacancy rate fueling our dire housing crisis, it's unbelievable that if someone wanted to build housing in this area. The city's own rules would not allow it.

14

00:08:45.210 --> 00:08:51.509

120 Broadway Hearing Room: We must change the status quo and advance every opportunity to create new homes and turn the tide on this crisis.

15

00:08:51.740 --> 00:09:16.689

120 Broadway Hearing Room: That's what the midtown South Mixed-use plan will do. This transformational proposal would create a more vibrant 24, 7. Neighborhood with a mix of commercial manufacturing and residential uses, it would spur the creation of around 9,700 new homes, including up to 2,900 permanently income restricted affordable homes, allowing more than 20,000 New Yorkers from all incomes.

16

00:09:16.690 --> 00:09:28.900

120 Broadway Hearing Room: to live in some of the most centrally located and highest density parts of Manhattan. The plan would also mark the first time that we require affordable housing through mandatory inclusionary housing in midtown.

17

00:09:29.000 --> 00:09:37.299

120 Broadway Hearing Room: and would be the first plan to take advantage of key changes we made through the city of yes, including more flexible rules for office conversions.

18

00:09:37.430 --> 00:10:01.519

120 Broadway Hearing Room: new high density, residential districts, and new, more flexible manufacturing zoning districts. We created these tools to put them to use, and there's no place that is better to do so than Midtown South. This neighborhood also has a long and important legacy as an economic hub, one that this plan will support by increasing foot traffic day and night, continuing to permit.

19

00:10:01.520 --> 00:10:21.960

120 Broadway Hearing Room: a wide range of non-residential uses, including light manufacturing office space and retail promoting transit and public realm improvements and allowing for community facilities, such as libraries and schools. It's through these measures that we can keep the local economy thriving and create a live work community in the heart of Manhattan.

20

00:10:22.010 --> 00:10:38.360

120 Broadway Hearing Room: The plan has received favorable recommendations from Manhattan Community Board, 5. The Manhattan Borough Board and Borough President, Mark Levine, who, I thank for their support. I look forward to hearing from members of the public today as we work to create a truly thriving and more dynamic neighborhood

21

00:10:38.470 --> 00:11:01.849

120 Broadway Hearing Room: as a reminder, the Commission's vote on this plan will be calendared at a later date. So with that, madam Secretary, I turn it to you and let us get started today. Good morning. This is the City Planning Commission public meeting held remotely through the NYC. Engage portal and in person in the Cpc. Hearing room 120 Broadway lower concourse today is Wednesday, May 7, th 2025. I will now call the roll

22

00:11:01.900 --> 00:11:11.049

120 Broadway Hearing Room: chair Chairperson Garodnick. Here, Vice chair Knuckles. Here, Commissioner Benjamin, present Commissioner Cerullo. Here, Commissioner Crowell, present

23

00:11:11.120 --> 00:11:23.599

120 Broadway Hearing Room: Commissioner Doick is absent Commissioner. Gold here Commissioner Goodridge is absent. Commissioner Carmani. Here Commissioner Mann. Yes, here Commissioner Medden, here. Commissioner Osorio, here

24

00:11:23.850 --> 00:11:28.180

120 Broadway Hearing Room: Commissioner Rompershod, okay. A quorum is present

25

00:11:28.640 --> 00:11:49.030

120 Broadway Hearing Room: the first item is the approval of the minutes of the public meeting of Wednesday, April 23rd 2025. Great thank you. On the minutes I make a motion to approve those minutes. On of April 23rd Commissioner Marine has seconded. Thank you. All those in favor, please say aye, aye, opposed. Nay, okay, minutes are approved. Thank you.

26

00:11:50.280 --> 00:12:02.329

120 Broadway Hearing Room: Scheduling calendar numbers one through 9 scheduling. Wednesday, May 2first 2025 for a public hearing to be held in person in the CPC. Hearing Room 120 Broadway, and remotely through the NYC Engage portal.

27

00:12:02.930 --> 00:12:10.480

120 Broadway Hearing Room: Great. I make a motion to approve the resolution seconded by Commissioner Benjamin. Thank you. All those in favor, please say aye, aye.

28

00:12:10.950 --> 00:12:17.549

120 Broadway Hearing Room: opposed. Nay, ayes, have it, thank you. Motion's approved. The next part of the calendar is the report. Section on page 6

29

00:12:18.430 --> 00:12:23.420

120 Broadway Hearing Room: for our Brooklyn Calendar, number 10, the Coney Development, CD. 13,

30

00:12:23.740 --> 00:12:31.730

120 Broadway Hearing Room: c. 2, 5, 0 1 0 8 mmk. And the matter of an application for a City map. Amendment concerning the Coney development.

31

00:12:31.840 --> 00:12:50.470

120 Broadway Hearing Room: Pray a favorable report on calendar number 10 chair Garodnick. Aye, aye, Commissioner Knuckles. Yes, Commissioner Benjamin. Aye, Commissioner Cerullo. Yes, Commissioner Kraus, Commissioner. Gold. Yes, Commissioner Carmani. Yes, Commissioner Mann, abstain abstain.

32

00:12:53.000 --> 00:13:20.829

120 Broadway Hearing Room: I very much thank the Department for facilitating this conversation, and addressing our questions, I vote no, unless the modifications requested by the Brooklyn Borough President are fully met. This includes the design of the Skybridge, and the lack of sufficient public amenities. In addition, the street improvements need to be stronger in order to consider future flood, risk and address not just flooding, but storm surge and comprehensive stormwater management in the neighborhood. Thank you.

33

00:13:21.420 --> 00:13:30.960

120 Broadway Hearing Room: A favorable report has been adopted on Calendar Number 10, Calendar Numbers 1112 and 13109. Marcus Garvey, Boulevard, LSGD.

34

00:13:31.180 --> 00:13:36.290

120 Broadway Hearing Room: CD. 3. Calendar, number 11, c. 2, 4, 0, 3, 9, 9, Zmk.

35

00:13:36.520 --> 00:13:40.779

120 Broadway Hearing Room: Calendar, number 12, N. 2, 4, 0, 3 9, 8 zrk.

36

00:13:40.960 --> 00:13:58.979

120 Broadway Hearing Room: calendar, number 13, c. 2, 4, 0 400 zsk. As a matter of applications for zoning map and zoning text amendments, and a special permit concerning 109, Marcus Garvey, Boulevard Lsgd. For favorable reports on Calendar Numbers 1112 and 13. Chair Garodnick. Aye.

37

00:13:59.100 --> 00:14:05.640

120 Broadway Hearing Room: Mr. Nichols, yes, Commissioner Benjamin Aye, Commissioner Cerullo. Yes, Commissioner Crowell.

38

00:14:07.170 --> 00:14:16.109

120 Broadway Hearing Room: Commissioner. Gold? Yes, Commissioner Kamani. Yes, Commissioner. Man. Yes, Commissioner. Yes, Commissioner Osorio. Yes.

39

00:14:17.560 --> 00:14:22.159

120 Broadway Hearing Room: favorable reports have been adopted on calendar numbers 1112 and 13.

40

00:14:22.980 --> 00:14:31.160

120 Broadway Hearing Room: Borough of Staten Island calendar, number 1419 19, Highland Boulevard, CD. 2 c. 2, 5, 0,

41

00:14:31.670 --> 00:14:43.390

120 Broadway Hearing Room: one second 0 7 9 Pqr. And the matter of an application for an acquisition concerning the 1919 Highland Boulevard for a favorable report on calendar Number 14. Chair Garodnick. Aye.

42

00:14:43.800 --> 00:14:58.589

120 Broadway Hearing Room: vice Chair Knuckles. Yes, Commissioner Benjamin. Aye, Commissioner Cerullo. Yes, Commissioner Crowell. Yes, Commissioner. Gold. Yes, Commissioner Kamani. Yes, Commissioner Mann. Yes, Commissioner Madden. Yes, Commissioner Osorio. Yes.

43

00:14:59.020 --> 00:15:02.789

120 Broadway Hearing Room: a favorable report has been adopted on calendar number 14,

44

00:15:03.510 --> 00:15:28.969

120 Broadway Hearing Room: calendar numbers 1516, 17 and 18. Henry Kaufman campgrounds, Snad, Pd. 2. Calendar number 15, N. 2, 5, 0 7, 0 0 7, 5, zar. Calendar number 16, n. 2, 5, 0 0 7, 6, zar. Calendar, number 17, N. 2, 5, 0 0 7, 7, zar. Calendar, number 18, n. 2, 5, 0, 2, 2, 3 Zcr.

45

00:15:29.290 --> 00:15:55.450

120 Broadway Hearing Room: And the matter of applications for the grant of authorizations, and a certification concerning Henry Kaufman Campground Snad for the adoption of Calendar. Numbers 1516, 17, and 18. Chair. Chairperson Garodnick. Aye, vice chair, Nichols. Yes, Commissioner Benjamin. Aye, Commissioner Cerullo. Yes, Commissioner Kraus, yes, Commissioner Gold yes, Commissioner Kamani. Yes, Commissioner Mann. Yes, Commissioner, yes, Commissioner Osorio. Yes.

46

00:15:55.840 --> 00:15:59.760

120 Broadway Hearing Room: calendar numbers 1516, 17 and 18 have been adopted.

47

00:15:59.910 --> 00:16:04.029

120 Broadway Hearing Room: The next part of the calendar is the public hearing section on page 8.

48

00:16:04.330 --> 00:16:20.249

120 Broadway Hearing Room: Great. Thank you. I will remind those who've come to join us today that we're going to limit public comments to 3 min apiece. But we're very happy. You're here, and we're going to get started with the first item for hearing today, madam Secretary

49

00:16:21.090 --> 00:16:40.199

120 Broadway Hearing Room: Borough, Brooklyn Calendar numbers 19 and 2047, hall Street, rezoning. CD, 2, calendar number 19, c. 2, 5, 0 0 5, 0, Zmk calendar number 20 and 2 5, 0 0 5 1 Zrk. Public hearing as a matter of applications for zoning map and zoning text amendments concerning 47 Hall Street, rezoning

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00:16:40.390 --> 00:16:59.299

120 Broadway Hearing Room: great, and on behalf of the applicant team. We have Jeff Nelson, Carol, Rosenthal, Nalima Pinoli, Elizabeth Lee, and Jason Diaz. So welcome. I see Ms. Rosenthal at the podium. So I'm going to turn to you, and whenever you're ready, welcome

51

00:17:01.910 --> 00:17:05.999

120 Broadway Hearing Room: the the button at the base of that microphone just on.

52

00:17:07.380 --> 00:17:34.039

120 Broadway Hearing Room: It's on. Okay. Good as chair, Garandyk noted. I'm Carol Rosenthal, counsel at freed Frank. I'm here on behalf of the applicant. Rxr with me is Nalima Panoli, project executive for Rxr and Jeff Nelson, Executive Vice President on Rxr. And also with us are Jason Diaz from Bhp. And Elizabeth Lee from freed Frank.

53

00:17:34.790 --> 00:17:56.049

120 Broadway Hearing Room: The application is at 47 Hall street. It's for the rezoning of a full block, a text change to create an MIH district and a text change to add a new Mx. 27. Mixed-Use district in this site it will create a new, active, Mixed-Use block

54

00:17:56.050 --> 00:18:14.090

120 Broadway Hearing Room: adjacent to the Brooklyn Navy Yard, and between that and Park Avenue Hall Street and Ryerson Street and Community District 2, Brooklyn Nalima is going to discuss the site, and then I will come back and discuss a little more specifically about the rezoning. Thank you.

55

00:18:16.610 --> 00:18:19.430

120 Broadway Hearing Room: Good morning, Commissioners.

56

00:18:34.470 --> 00:18:36.167

120 Broadway Hearing Room: You should be able to. Okay.

57

00:18:36.890 --> 00:18:56.850

120 Broadway Hearing Room: this is just locating the site which is in the Wallabout neighborhood just south of the Brooklyn Navy Yard. The area is just east of downtown Brooklyn, north of the Clinton Hill, residential neighborhood, as well as west of South Williamsburg.

58

00:18:59.660 --> 00:19:28.049

120 Broadway Hearing Room: zooming in a little bit. You see the campus. This is the site is an entire city block, comprising a 2.6 acre parcel that's bounded by Flushing Avenue to the North Park Avenue, to the south, Ryerson and Hall Street to the east and west, and it's sort of separated from the residential areas of Clinton Hill and Fort Greene by the elevated Bqe.

59

00:19:31.880 --> 00:19:40.869

120 Broadway Hearing Room: The site comprises today of 10 buildings that consist of approximately 600,000 square feet.

60

00:19:40.970 --> 00:20:06.180

120 Broadway Hearing Room: just in terms of some background on the site. This property was acquired by Rxr. Back in 2016. Our goal at that point was to reposition the campus as a creative, dynamic, commercial hub that would attract a range of creative tenants. And we made a significant investment in this campus of over 100 million. Towards those efforts.

61

00:20:06.220 --> 00:20:11.200

120 Broadway Hearing Room: however, we started leasing the property shortly before Covid and

62

00:20:12.440 --> 00:20:35.250

120 Broadway Hearing Room: despite extensive leasing efforts over the following 3 years, which included outreach to both commercial and manufacturing tenants. The decline in the broader commercial market due to Covid as well as other challenges, made it really challenging to attract tenants to the site, and as a result, most of the site has remained vacant.

63

00:20:35.470 --> 00:20:51.759

120 Broadway Hearing Room: We began discussions with the city about 2 years ago about a rezoning that would help activate the site through the introduction of new uses, including residential use. During this time this property was also leased, licensed by the city

64

00:20:51.870 --> 00:20:57.540

120 Broadway Hearing Room: for temporary use as a Herc right?

65

00:21:05.308 --> 00:21:21.220

120 Broadway Hearing Room: But those operations have since concluded, and we're now pursuing a rezoning to map the district as a Mixed-Use district that would help activate the site and create a more dynamic. 24, 7 community through residential

66

00:21:21.350 --> 00:21:23.100

120 Broadway Hearing Room: commercial uses.

67

00:21:29.500 --> 00:21:50.430

120 Broadway Hearing Room: Okay? So here we have the current zoning map for the site. And as you can see, the the Navy Yard is a Very has a very large manufacturing area. It has a master plan and zoning, permitting between 4.6 and 5.1 million square feet of vertical manufacturing space.

68

00:21:50.460 --> 00:22:00.069

120 Broadway Hearing Room: It is also currently marketing leases at 6 of its facilities and plans to construct more buildings in the Navy Yard over time.

69

00:22:00.480 --> 00:22:06.259

120 Broadway Hearing Room: Directly around the yard is a combination of manufacturing and residential districts.

70

00:22:06.280 --> 00:22:25.030

120 Broadway Hearing Room: and 5 blocks from our site is an R. 8 and an R. 7. District split district, as Amritha noted on Monday. The area between the Navy Yard and the residential Clinton Hill area has a number of building typographies and uses.

71

00:22:25.030 --> 00:22:50.420

120 Broadway Hearing Room: It currently hosts everything from cold storage to residential lofts. Transportation retail along Flushing Avenue hotel offices, garages, a number of vacancies and warehouses. The navy green residences were built not too long ago in the R. 8 district, and there are other residential uses found in the Wallabout area.

72

00:22:50.440 --> 00:23:02.019

120 Broadway Hearing Room: Some of the you can see some of the parks thereby. There's the Commodore, John Berry Park, Washington Hall, Park, Caddy Corner to our site and a couple blocks down the Steuben playground.

73

00:23:03.280 --> 00:23:05.149

120 Broadway Hearing Room: Let me check so

74

00:23:05.560 --> 00:23:20.320

120 Broadway Hearing Room: our proposal is noted up above, in the right hand picture we retained for manufacturing a portion of the site so there can be no residential in that area.

75

00:23:20.370 --> 00:23:39.140

120 Broadway Hearing Room: It's M. 1, 5. That's the area where currently there's located a number of smaller buildings. And when Rxr was doing leasing, they found that those were the most amenable to being leased for small creative and office type uses

76

00:23:40.080 --> 00:23:56.459

120 Broadway Hearing Room: around. That is, the Mixed-Use district. So it allows both residential and manufacturing and commercial, and that's shown in yellow, and we chose a district that would enable us to both

77

00:23:56.620 --> 00:24:13.350

120 Broadway Hearing Room: make conforming the current buildings which are larger than zoning the 1961 zoning. This area is then no zoning changes, since 61, and the buildings are much larger than the current zoning. So we needed to cover that and also allow for new residential

78

00:24:13.800 --> 00:24:14.475

120 Broadway Hearing Room: uses.

79

00:24:15.530 --> 00:24:41.220

120 Broadway Hearing Room: So here again is the campus, and the plan is where buildings A and B are located next to Flushing. And and yes, that is, I think, scale pointed out on Monday. That is the best area for to start for residential, and those would be demolished and replaced with a new building with retail on the bottom and residential above and building B, which is adjacent to it

80

00:24:41.220 --> 00:24:57.970

120 Broadway Hearing Room: and along Ryerson would also be converted to residential. So at the end of the day you would have 620 new homes, including 150 to 180 permanent affordable units. This is in the MIH would be an MIH zoning area

81

00:24:58.580 --> 00:25:16.829

120 Broadway Hearing Room: building. The remaining buildings would, for the time being remain commercial manufacturing, and there is the most likely current use over the next 5 to 10 years would be the self-storage.

82

00:25:17.950 --> 00:25:22.650

120 Broadway Hearing Room: So I'm going to turn it back to Nalima for a little bit more detail about their plans.

83

00:25:25.290 --> 00:25:48.730

120 Broadway Hearing Room: And this just summarizes our proposed program, which will include over approximately 600,000 square feet of residential, which would comprise over 600 units, including 150 to 180 permanently affordable units. We will be delivering nearly 100,000 commercial square feet, in addition to about close to 50,000 square feet of retail.

84

00:25:49.240 --> 00:25:54.350

120 Broadway Hearing Room: This is a conceptual ground floor plan that illustrates how we've

85

00:25:54.360 --> 00:26:07.629

120 Broadway Hearing Room: design the Site Plan really to try to integrate a mix of uses on the site while creating a more connected and engaging environment and trying to strengthen the relationship of the site to the surrounding neighborhood.

86

00:26:07.630 --> 00:26:25.149

120 Broadway Hearing Room: As you can see, the new development will anchor the site on Flushing Avenue with a strong retail presence, and there will be retail on the corner of Flushing and Hall Street as well. The residential entrances would be along Flushing Avenue as well as

87

00:26:25.150 --> 00:26:42.599

120 Broadway Hearing Room: within the landscaped interior open space that would be accessed from Hall Street, and that is designed to really create a sense of permeability within the site, all of the ground floor spaces would be converted to retail along building A and the buildings along Hall Street.

88

00:26:42.640 --> 00:26:56.629

120 Broadway Hearing Room: The site is located within the inner transit zone. So parking is not required, but we have provided a certain amount of parking that we think would primarily cater to the tenants on the site and is accordingly sized.

89

00:26:59.650 --> 00:27:27.480

120 Broadway Hearing Room: So this is a perspective of the Mixed-Use campus along Hall Street, and kind of illustrates the potential of revitalizing the site into a more kind of vibrant 24, 7 Mixed-Use community. The rezoning will help activate what we see as kind of this Major Northwood corridor between Myrtle Avenue and Flushing Avenue by incorporating a diverse mix of uses, and the project will bring increased foot traffic to the area

90

00:27:27.550 --> 00:27:34.169

120 Broadway Hearing Room: streetscape improvements and sort of activate the streets and publicly accessible open spaces within the campus.

91

00:27:40.560 --> 00:27:59.120

120 Broadway Hearing Room: Just to summarize the project area offers access to multiple transportation. That's your time. So I think we're going to have to leave it there. But I know that there will be questions from the Commission. Were there many more slides. This is just to conclude.

92

00:27:59.570 --> 00:28:26.129

120 Broadway Hearing Room: yeah, and just final statement to say that this is really an opportunity to revitalize what has remained a vastly underutilized parcel in this part of Brooklyn. Okay, great, thank you. Well, let me ask you a question about that. And then I'm going to go to some of my colleagues. First, st I want to know Commissioner Cerulo has refused on this item, and we're going to go to Commissioners Benjamin and Osorio in a sec. Just want to give you an opportunity to say for a second how we should be thinking about residential here

93

00:28:26.130 --> 00:28:49.200

120 Broadway Hearing Room: in this particular block. Obviously, it's in a primarily manufacturing area with a block further to the west, which is residential. But the area north of Park Avenue is primarily manufacturing here. Just if you could just spend a minute, you know, sharing with us how we should be thinking about this in the context of the broader neighborhood. I think it would be helpful.

94

00:28:50.520 --> 00:29:19.210

120 Broadway Hearing Room: Sure, I'll just start and will fill in. So this area is one of the rare areas where there are a number of employment opportunities both in the Navy Yard and you have Pratt nearby, and you have some of the other universities nearby. It is, however, under housed, and the sense is that this would enable a number of people to be able to live closer to those jobs.

95

00:29:19.210 --> 00:29:32.380

120 Broadway Hearing Room: Take some of the pressure off of the low, Rise neighborhood across the highway, and really meet an unmet need which is housing, and also to put this property into

96

00:29:32.380 --> 00:29:59.980

120 Broadway Hearing Room: productive use. The client attempted to do, and spent a lot of money trying to do manufacturing and trying to do commercial. It just wasn't there. And there's a lot of vacancies in the area. And I think the reason you see, a lot of storage uses is because there's just not a lot of need. And the Navy Yard itself not only has a ton of extra space, but that space is subsidized. It comes with tax and other subsidies.

97

00:29:59.980 --> 00:30:19.600

120 Broadway Hearing Room: So there's no competing with that in this location, and instead, it seems like a good location for housing and for a mixed use. I mean, we really liked the way the campus looks and the feel of it. And so we would want to retain that and provide the 611 additional units.

98

00:30:19.630 --> 00:30:27.659

120 Broadway Hearing Room: We were going to show transportation, because I know that's a question here and show how it is served by

99

00:30:27.660 --> 00:30:49.769

120 Broadway Hearing Room: buses. It's served by the bikeway which a lot of people in Brooklyn use. It's potentially served by the ferry. And so those are also things that we took a look at. But the main reason, it seems, that there is the city. The project that was built 5 blocks away was a city project. It was

100

00:30:49.770 --> 00:31:02.650

120 Broadway Hearing Room: partly a city project, partly private project, and this seems like a very good way to meet the needs of the city and also of the surrounding area for homes to, you know, be with along with the jobs.

101

00:31:02.760 --> 00:31:10.480

120 Broadway Hearing Room: Thank you. Okay, thank you. And as I understand it, A and J. Would be demolished

102

00:31:10.850 --> 00:31:29.149

120 Broadway Hearing Room: together, they would become. That new residential building. B would stay physically intact is a possibility for a conversion, but I felt like I heard, a little less certainty as to whether or not that was definitely that's planned for a conversion. Okay, conversion for B, and then

103

00:31:29.480 --> 00:31:32.429

120 Broadway Hearing Room: C and D self storage

104

00:31:32.730 --> 00:31:42.740

120 Broadway Hearing Room: E retail, and then Fg, and HA. Mix of a variety of different retail office maker, etcetera. Is that correct? Okay, let me go to Commissioner Benjamin.

105

00:31:43.870 --> 00:31:56.819

120 Broadway Hearing Room: Hi, as you know, Carol, I have a number of concerns and questions about the project. The first is, you give a very brief summary of the history since the purchase in 2016,

106

00:31:57.160 --> 00:31:59.299

120 Broadway Hearing Room: how much time was spent renovating

107

00:32:00.040 --> 00:32:05.680

120 Broadway Hearing Room: that I'm gonna turn to the about 2 and a half years.

108

00:32:06.380 --> 00:32:10.070

120 Broadway Hearing Room: So if you started in

109

00:32:10.500 --> 00:32:16.750

120 Broadway Hearing Room: the 3, rd if you started in January of 2017, you were finishing at Covid.

110

00:32:17.892 --> 00:32:24.940

120 Broadway Hearing Room: Correct? We yeah. So there wasn't a lot of marketing for manufacturing or other uses. Is that fair to say?

111

00:32:27.229 --> 00:32:32.439

120 Broadway Hearing Room: We started leasing at the end of 2019.

112

00:32:34.160 --> 00:32:49.729

120 Broadway Hearing Room: yes, I mean, there was Covid was March 17.th So yeah, there was a downturn, significant downturn right at the start of 2020. But you know, we did conduct hundreds of Tours with potential prospective tenants.

113

00:32:49.900 --> 00:33:03.079

120 Broadway Hearing Room: But this is a really sizable campus, and it's a large amount of space. I do know the campus well to be able to lease this sort of a campus. We needed a significant anchor tenant and

114

00:33:03.170 --> 00:33:31.039

120 Broadway Hearing Room: given challenges with the market. And this is not specific just to this area. You obviously see it in the broader office market, especially in downtown Brooklyn, where, I believe, even today, over half of the new commercial space that's been delivered has remained vacant since Covid. It was just really challenging to find an anchor tenant for this for this project. And when did the city approach you about leasing the space

115

00:33:31.390 --> 00:33:34.475

120 Broadway Hearing Room: for the shelter? Yeah. So we

116

00:33:35.040 --> 00:34:04.360

120 Broadway Hearing Room: They approached us. We started conversations with the city about the rezoning in early 2023. But the rezoning yeah, and they approached us. I would say in May 2023. This was the time that they approached the broader real estate community. Of course it was the height of the migrant crisis. At that time we knew that we I mean, we were focused obviously on the long term vision for the site which was the rezoning. But we also had a vacant campus that was 600,000 square feet.

117

00:34:04.400 --> 00:34:09.600

120 Broadway Hearing Room: and would help meet the need in the interim while we pursue the rezoning.

118

00:34:10.560 --> 00:34:16.699

120 Broadway Hearing Room: And when did you actively conclude the lease with the city?

119

00:34:18.002 --> 00:34:24.959

120 Broadway Hearing Room: That was about a month ago? No, no, not when did it end? When did you and the city actively sign a lease

120

00:34:25.159 --> 00:34:27.570

120 Broadway Hearing Room: to use the property as a shelter.

121

00:34:29.168 --> 00:34:34.150

120 Broadway Hearing Room: It was. Yeah. It was the end of June 2023.

122

00:34:39.130 --> 00:34:43.519

120 Broadway Hearing Room: And do you have any idea how much that lease was for

123

00:34:47.030 --> 00:35:01.559

120 Broadway Hearing Room: The specifics of the license, I mean. The license was an 18 month, had an 18 month term, and the city vacated at the end of the license. We're not. You don't have it now. I'd appreciate it if you could.

124

00:35:01.910 --> 00:35:08.770

120 Broadway Hearing Room: Gathered for me because part of the your presentation

125

00:35:09.060 --> 00:35:15.130

120 Broadway Hearing Room: is that this site cannot be used for conforming use.

126

00:35:16.510 --> 00:35:28.129

120 Broadway Hearing Room: and that the applicant is not. I'm not talking about a Bsa case, but that the applicant is not able to lease it for a conforming use, and and needs a rezoning

127

00:35:28.540 --> 00:35:33.519

120 Broadway Hearing Room: in order to effectively utilize the property. Is that fair to say

128

00:35:34.700 --> 00:35:57.670

120 Broadway Hearing Room: yes, I mean, I think it's just the amount of space in the property right now, bringing in a certain amount of residential will help us rebalance the amount of commercial space that's at the property to a more sustainable footprint for leasing. So yes, we do think a Mixed-Use approach is a more sustainable approach in the long term for the campus.

129

00:36:00.450 --> 00:36:09.709

120 Broadway Hearing Room: This would introduce residential in a part that is currently south of this. There's 2 and 3 family homes

130

00:36:10.530 --> 00:36:16.860

120 Broadway Hearing Room: on a couple of the blocks like Cumberland, etc. And right fronting

131

00:36:17.070 --> 00:36:26.370

120 Broadway Hearing Room: the Bqe. There's a couple of old law tenements, type buildings, but other than Navy Green.

132

00:36:28.220 --> 00:36:34.830

120 Broadway Hearing Room: I can't think of any residential that's north of Navy Green.

133

00:36:38.452 --> 00:36:40.259

120 Broadway Hearing Room: Carol. Yeah, I

134

00:36:40.510 --> 00:36:53.029

120 Broadway Hearing Room: do. You, wanna did you? Wanna I would just say in general there. There are residential uses in that area there. There are loft, and some, you know, smaller buildings 100 by 25 foot lots with housing.

135

00:36:53.090 --> 00:37:14.229

120 Broadway Hearing Room: So I wanted to note that I'm going to let Jeff talk north of Vanderbilt, north of the yeah, between in that Wallabout area, between the highway right? But North Vanderbilt is where Navy Navy Green is. So north on Park there are a couple of residential buildings. Okay. But just to add one thing, I think, as we approached

136

00:37:14.710 --> 00:37:20.890

120 Broadway Hearing Room: the rezoning and thought about how to reactivate this campus long term.

137

00:37:21.000 --> 00:37:31.249

120 Broadway Hearing Room: we were very intentional in terms of the plan and identifying the buildings where we thought the opportunity for continuing to maintain a commercial presence.

138

00:37:31.280 --> 00:37:45.789

120 Broadway Hearing Room: Smaller tenants, makers, etc, really existed in those Fgh and I buildings which are much more easily demisable for smaller tenants, and that's where we saw some traction

139

00:37:45.790 --> 00:38:08.399

120 Broadway Hearing Room: through our leasing period. Building B is very large, 4 plates, and much more challenging in terms of being able to find an appropriate user for that space and buildings. A and J, relatively speaking, are underutilized and frankly given the loads that they can bear building a, etc. Made sense to demolish and locate the new residential there. So

140

00:38:08.550 --> 00:38:23.630

120 Broadway Hearing Room: the goal was always in our mind to preserve the Mixed-Use character, preserve a significant commercial presence, and also the the character of the block by identifying kind of that flushing side, is where the new residential development will go.

141

00:38:25.970 --> 00:38:31.739

120 Broadway Hearing Room: I'll save the rest of my questions for the next round. Okay, thank you, Commissioner. Commissioner Osorio.

142

00:38:33.470 --> 00:38:59.549

120 Broadway Hearing Room: thank you. Chair. Thanks so much for the presentation, and thank you so much for addressing our questions and discussing some of the concerns or topics that have been raised so FAR. I have 2 quick questions, one. When we first certify this, I was very interested in understanding whether or not the proposal included any industrial, even light industrial. My understanding is that you know it hasn't been

143

00:38:59.600 --> 00:39:21.949

120 Broadway Hearing Room: formally proposed. I mean, it's it's within the 100,000 square feet of commercial. But I'm wondering if you can say a little bit more about what's the balance that you actually foresee? What percentage of that commercial can we say, you know, based on your analysis, and but also kind of like the substance of of what you're expecting.

144

00:39:22.080 --> 00:39:26.920

120 Broadway Hearing Room: Could we say will actually be industrial jobs like industrial jobs?

145

00:39:27.500 --> 00:39:33.389

120 Broadway Hearing Room: Or or is that what you're am I understanding that's what you mean with the makers maker spaces. Right?

146

00:39:33.590 --> 00:39:51.510

120 Broadway Hearing Room: That's correct. We anticipate that the upper levels of the buildings on Hall Street, which is Fgh. And I, which is the bulk of the 100,000 square feet, could be used for light manufacturing uses, and these are the kind of uses that you see.

147

00:39:52.020 --> 00:39:59.620

120 Broadway Hearing Room: I mean, as you know, as was mentioned previously, the manufacturing uses in the neighborhood are primarily limited to

148

00:40:00.100 --> 00:40:20.929

120 Broadway Hearing Room: storage and distribution, but to the extent there's some light manufacturing uses. It's usually at a smaller scale for tenants that are looking for, you know, pre-built spaces or maker spaces between like 3,000 to 5,000 square feet. So we would. That's the kind of market that we would target for tenanting these these spaces.

149

00:40:21.170 --> 00:40:36.220

120 Broadway Hearing Room: Thank you. Thank you. Just just to make sure. I fully understand. Maybe if you can submit to us like a percentage of how much you anticipate of

that a hundred 1,000 square feet is, could actually be maker spaces. And then, if you can clarify.

150

00:40:36.220 --> 00:40:54.390

120 Broadway Hearing Room: what uses are we talking about like what land use groups like? Specifically, I would like to understand. What type of companies are we just talking about? Let's say, a ceramic studios and things like that? Or are we talking about potential light industrial light manufacturing.

151

00:40:56.190 --> 00:41:04.435

120 Broadway Hearing Room: But yeah, if you can, you don't have to respond. That would be useful. Thank you. Yeah. There's a there's a building just south of the site, which is

152

00:41:04.920 --> 00:41:13.309

120 Broadway Hearing Room: 77, Washington, I think that's a good example of, you know, one of the buildings that has been able to attract more kind of maker type tenants.

153

00:41:13.330 --> 00:41:43.200

120 Broadway Hearing Room: But, as I mentioned, most viable use in this area is really storage and distribution, which is the bulk of what you see. But we can get back to you. It depends on who you ask. But you know, I'm actually interested in exploring the full potential of a Mixed-Use industrial commercial opportunity. Here, in fact, you know, with green jobs you could have showrooms in first floors and then maintenance, and potentially some manufacturing in the upper floors which will

154

00:41:43.260 --> 00:41:56.440

120 Broadway Hearing Room: be consistent with what you're pro you're proposing. I just want to understand, if, like, what exactly do you have in mind? So that would that would be one question. The second question is, is really so so I'm I'm I'm A little bit surprised that

155

00:41:56.530 --> 00:42:25.229

120 Broadway Hearing Room: in the proposal given kind of like the division that you're proposing here. To fully embrace this Mixed-Use character. You're keeping Cnd for the self storage facility. And so so I just want to understand. Help me sort of like, follow the the thinking process in that sense. And and why do you think that it still makes sense when when you could be producing more housing

156

00:42:25.320 --> 00:42:30.615

120 Broadway Hearing Room: specifically, yeah, thank you for that question.

157

00:42:31.290 --> 00:42:55.529

120 Broadway Hearing Room: cnd, as you know, self storage is an as of right use. It was what was planned for this part of the campus even prior to the rezoning, when we were thinking about the repositioning and the programming strategy. As Jeff mentioned, Cnd is sort of least desirable buildings in terms of adapting it for residential or commercial use.

158

00:42:55.620 --> 00:43:13.880

120 Broadway Hearing Room: We are delivering a significant amount of housing and commercial as part of the proposed development, and we think that self storage, at least in

the interim, is a very viable use. That can, you know, help us deal with any potential absorption challenges on the residential and commercial side

159

00:43:13.880 --> 00:43:34.189

120 Broadway Hearing Room: while generating revenue in the interim. But, as Carol mentioned, you know, the rezoning does allow for flexibility of uses, and frankly, self-storage leases tend to be pretty short term. So it gives us the opportunity to revisit programming for those buildings in the next 5 to 10 years.

160

00:43:35.000 --> 00:43:54.300

120 Broadway Hearing Room: Well, thank you. I appreciate that. I mean I would encourage you to consider some of the comments that you've received regarding Cnd. I think it would improve, contribute to the larger vision to rethink. Really, how much are those really contributing right now as self-storage facilities? Thank you.

161

00:43:54.720 --> 00:43:57.699

120 Broadway Hearing Room: Thanks, Commissioner Commissioner Mann.

162

00:43:58.530 --> 00:44:17.219

120 Broadway Hearing Room: Thanks, Mr. Chair. Just a couple of quick questions on the Brooklyn Navy Yard. I imagine you all did some outreach with the Navy yard, and just trying to understand what their thinking was with having a residential building across the street from the Navy Yard, and if there was any concerns about just conflicts there.

163

00:44:19.783 --> 00:44:35.649

120 Broadway Hearing Room: Yeah, we had. We've been in. We've had ongoing engagement with Navy Yard. We reached out to their leadership very early on in the process to relay our plans around the rezoning, and we've continued to keep them

164

00:44:35.700 --> 00:44:39.700

120 Broadway Hearing Room: updated on our rezoning process.

165

00:44:39.750 --> 00:45:08.009

120 Broadway Hearing Room: I can't comment for the Navy yard as to what their specific position is on the project. But the conversations have been generally positive, and they've, you know, just been sort of understanding what we're proposing to do here from our perspective. As Carol mentioned, we do think that this is a really great opportunity to introduce, you know, higher density housing in an area that doesn't have a lot of high density housing

166

00:45:08.080 --> 00:45:12.259

120 Broadway Hearing Room: which would complement kind of the jobs and activity taking place at the Navy Yard.

167

00:45:16.120 --> 00:45:16.870

120 Broadway Hearing Room: The microphone.

168

00:45:17.300 --> 00:45:34.539

120 Broadway Hearing Room: Sorry about that second question just on the streetscape and sort of under the Bqe. I know Ddc. And Dot have been doing some work. Ryerson took Claussen on Park, and it seems like that's 1 of the challenges of the commercial activation, was

169

00:45:34.680 --> 00:45:56.059

120 Broadway Hearing Room: the package of the Bqe. Next to you, right? And it's not a pleasant place to walk under if you're going to work there, and so can you just speak a little bit to what, if anything, you have any thoughts you have about under the Bqe adjacent to your site, and turning that parking into something slightly more perhaps interesting and useful from a streetscape standpoint.

170

00:45:56.400 --> 00:46:04.230

120 Broadway Hearing Room: Yeah, I mean, as you've identified. This is obviously, you know, Rxr's interests are very much aligned in terms of

171

00:46:04.330 --> 00:46:31.940

120 Broadway Hearing Room: how that pedestrian experience is formed under the Bqe. And transitioning from the lower. You know Clinton area to our site, we on our block, will be proposing or planning to incorporate a robust scheme of streetscape improvements, including new trees plantings, you know, feeding. We've had ongoing conversations with.to kind of understand their capital projects that are

172

00:46:31.940 --> 00:46:36.250

120 Broadway Hearing Room: that they're undertaking under the Bqe, the goal being to

173

00:46:36.703 --> 00:46:44.410

120 Broadway Hearing Room: continue to collaborate with them and make sure that we're kind of utilizing that opportunity to enhance

174

00:46:44.490 --> 00:46:49.439

120 Broadway Hearing Room: the pedestrian experience, particularly on those corridors that activate that

175

00:46:49.850 --> 00:46:59.239

120 Broadway Hearing Room: get us to the Hall Street site in terms of streetscape improvements and pedestrian safety. We've had, you know, things like lighting is really important to the community and

176

00:46:59.620 --> 00:47:00.640

120 Broadway Hearing Room: and general.

177

00:47:01.260 --> 00:47:16.639

120 Broadway Hearing Room: right? And and do you have a sense of just the status either? I know this is a question largely for Dot. But do you have a sense of the status of the work on Ryerson? And do you have any thoughts about the hall? Ryerson block under the Bqe. And what you would like

178

00:47:16.800 --> 00:47:22.130

120 Broadway Hearing Room: to do there, or perhaps would be proactively interested in doing there to make it a pleasant streetscape.

179

00:47:23.347 --> 00:47:35.869

120 Broadway Hearing Room: I'll have to get back to you on the status of the specific capital project there along Ryerson. But I think ideally what what we've heard from stakeholders in the area. And the community is.

180

00:47:35.870 --> 00:48:02.349

120 Broadway Hearing Room: you know, just even better lighting and improvements to this, to the sidewalk itself, that kind of help, that connectivity and make it safer. Okay, yeah. I think it'd be great to have an update. So maybe we can work with Staff to understand that a little bit better. But it seems like it's also in everybody's best interest here to find a better solution than under the Vqe condition today. And last question was just following up on Commissioner Soria's question about the self storage.

181

00:48:02.440 --> 00:48:13.120

120 Broadway Hearing Room: It does seem like a bit of a disappointing outcome to have self storage just to the East on this site and just to the west. So 3 block fronts of self storage

182

00:48:13.340 --> 00:48:27.359

120 Broadway Hearing Room: in the area. And so I think this will be, I'm sure, an ongoing conversation, and perhaps with the Council. But it does seem like it's a missed opportunity

to do something more job generating or even housing, which at least has some meaningful public policy value here.

183

00:48:27.980 --> 00:48:30.370

120 Broadway Hearing Room: So I think we'll we'll keep pushing on that point.

184

00:48:30.700 --> 00:48:34.479

120 Broadway Hearing Room: Thank you for that comment. I I don't.

185

00:48:34.640 --> 00:48:59.450

120 Broadway Hearing Room: I'm not sure we would characterize it as a missed opportunity, as much as a reflection of the plan, and to Nalima's point the absorption of the residential and the amount of units being delivered. And, as we think about the long term plan for the campus as noted, these are shorter term deals, typically, and we think longer term that a residential opportunity, there would be something that could make a lot of sense

186

00:48:59.530 --> 00:49:07.809

120 Broadway Hearing Room: right? And I just I think, we're doing it now. So you know we're gonna no understood completely. Discuss it now and again. I think it does have

187

00:49:07.940 --> 00:49:14.269

120 Broadway Hearing Room: some to me opportunity. If you can think about the streetscape below the Bqe. Then the residential starts to make more sense in the near term

188

00:49:14.736 --> 00:49:18.199

120 Broadway Hearing Room: and so hopefully, there's maybe a a win win there.

189

00:49:18.570 --> 00:49:20.470

120 Broadway Hearing Room: We'll follow up on that. Thank you.

190

00:49:21.140 --> 00:49:33.760

120 Broadway Hearing Room: Thank you, Commissioner. Commissioner Kamani. Thank you. Thank you for the presentation I just want to bring into the conversation the high density housing that is, in the adjacent area, which is NYCHA.

191

00:49:33.950 --> 00:50:03.429

120 Broadway Hearing Room: And, as we think about the project benefits, particularly the construction jobs and permanent jobs and the units that will be affordable. Is there a plan? Or do you have an outreach plan with the adjacent NYCHA developments? And I think there is a lot to learn about what worked and didn't work with the navy yards.

192

00:50:04.403 --> 00:50:10.920

120 Broadway Hearing Room: Communication and interaction and relationships with public housing residents in the area.

193

00:50:14.720 --> 00:50:22.069

120 Broadway Hearing Room: Thanks for the question, I'd say, in all of our developments we have a long standing policy of

194

00:50:22.120 --> 00:50:39.180

120 Broadway Hearing Room: not only working with local residents for job opportunities on the construction side, supporting programs such as Osha training, and other ways that can provide opportunities in the construction industry, but also soliciting our construction.

195

00:50:40.390 --> 00:50:59.379

120 Broadway Hearing Room: procurement. A broad swath of contractors and others, other Mwb. Firms, local firms, etc. Those are goals that we establish for every project, and would certainly be implementing here as well, and to the point on the Navy Yard. We have ongoing conversations from the Navy Yard, and they're obviously a tremendous resource, and we can learn a lot from their

196

00:50:59.380 --> 00:51:16.240

120 Broadway Hearing Room: efforts, whether areas for improvement or where they think they've been very successful. As as we get into the construction period, I would just add, if there are specific people you think we should speak with to understand the opportunities and challenges we'd be delighted to get that.

197

00:51:18.030 --> 00:51:21.120

120 Broadway Hearing Room: Thank you, Commissioner. Commissioner. Gold.

198

00:51:21.720 --> 00:51:43.539

120 Broadway Hearing Room: Hi! Excuse me, I wanted to follow up a little bit on the commercial discussion. I guess, in thinking, you know, when looking at projects like this and areas like this, one of the let's say failures, if you will, of residential, is making sure that there's proper food and grocery stores. And so when we think about the retail

199

00:51:43.540 --> 00:51:53.300

120 Broadway Hearing Room: talk about how we've thought about that if we have, and also grocery stores nearby in the area, I don't think we've spoken about it, but would love to know more.

200

00:51:55.920 --> 00:52:22.529

120 Broadway Hearing Room: So the retail that's being proposed, as I mentioned, is going to be primarily along Flushing and Hall Street, and you know we acknowledge that this is not as well trafficked an area as some of the blocks west of the site which have a lot more retail. We do think that this retail would be tailored more to complement uses that meet the needs of the community and residents.

201

00:52:22.844 --> 00:52:29.550

120 Broadway Hearing Room: This project will be bringing a substantial amount of foot traffic to the area, because we're delivering over 600 units, and

202

00:52:29.550 --> 00:52:53.110

120 Broadway Hearing Room: you know, over 100,000 square feet of commercial space. So we, you know, this is not going to be the kind of retail that accommodates big box or chain stores. There is a Wegmans a few blocks west along Flushing Avenue, which is sort of the closest large grocery store, but in terms of retail on our site we envision it being more retail that caters towards kind of daily needs

203

00:52:53.360 --> 00:53:22.700

120 Broadway Hearing Room: like small eateries, specialty retail. We used to have a bike shop there, maybe a daycare pet care, and also maybe, like smaller parts of cultural establishments like an art studio or a music school, potentially a preschool as well, depending on. You know, the type of the type of space that it can accommodate. How FAR is the Wegmans?

204

00:53:24.310 --> 00:53:25.140

120 Broadway Hearing Room: Oh.

205

00:53:25.870 --> 00:53:50.200

120 Broadway Hearing Room: we have to. Yeah, got it, got it? It's in the zone. Okay? And then just talking through that, as I think about it. Obviously I would echo some of the comments of the other Commissioners on the self-storage right? Especially if it's an area where, if we're doing specialty retail, you know, on one side, presumably, whether it's

206

00:53:50.360 --> 00:54:12.479

120 Broadway Hearing Room: housing or I guess it's you know, that area is not as trafficked, presumably. But you know, perhaps there are, you know, other uses? The second question

so just so that I'm sure I'm looking at this right? I think we have 280,000. Was it square feet we were thinking about with a divide of 100,000. Sorry 100.

207

00:54:12.480 --> 00:54:26.460

120 Broadway Hearing Room: I think my math was a hundred 1,000 for makerspace about 50,000 for retail and community. And then the balance is the self storage. So about 130,000. Is that math? Right?

208

00:54:26.910 --> 00:54:56.079

120 Broadway Hearing Room: That's correct. Yeah, got it? Got it. So it's pretty sizable. I'd say, presumably, yeah, I mean, I guess presumably there's some other opportunities. Yeah, I would. As I said I would just add add to that. But I would think about that, too, because it does sound like as you're bringing some good foot traffic, and you're bringing also some residential there, presumably, if there's room for more, we would certainly encourage it.

209

00:54:57.720 --> 00:55:08.469

120 Broadway Hearing Room: Thank you. Thank you, Commissioner, before I go to second round of questions. Anybody else for the first shot. Okay, Commissioner Benjamin, Commissioner Osorio.

210

00:55:08.950 --> 00:55:15.190

120 Broadway Hearing Room: I'm just curious, and I haven't seen it. Perhaps I missed it. How you're envisioning

211

00:55:15.590 --> 00:55:24.959

120 Broadway Hearing Room: Hall is not as wide a street as Vanderbilt or Clinton, where Navy Green is. It's a narrower street.

212

00:55:26.062 --> 00:55:28.149

120 Broadway Hearing Room: and there is some.

213

00:55:28.380 --> 00:55:32.709

120 Broadway Hearing Room: There are some buildings on the other side. How do you envision?

214

00:55:33.160 --> 00:55:46.560

120 Broadway Hearing Room: Particularly on Hall Street? The manufacturing that you're going to have? There is going to operate in terms of truck traffic. How are they going to get things in and out? How's that going to work?

215

00:55:47.290 --> 00:55:53.329

120 Broadway Hearing Room: I mean, now, when you go past many times it's difficult to go down

216

00:55:53.800 --> 00:56:02.540

120 Broadway Hearing Room: hall now granted earlier this year there were all the motorbikes, etc, from the drivers of

217

00:56:02.670 --> 00:56:05.969

120 Broadway Hearing Room: Uber eats and grubhub, and all of those when the

218

00:56:06.310 --> 00:56:14.560

120 Broadway Hearing Room: when the migrant population was there. But even without that, it's a street that is not easily traversed by a truck.

219

00:56:16.190 --> 00:56:40.910

120 Broadway Hearing Room: So it's an interesting dynamic on Hall Street, because there is a manufacturing zone across the street which is actually a storage facility. Right? It's cold storage facility with truck traffic. I think one of the ways in which we've approached this, and thinking about both uses is first, st I don't think the manufacturing were uses that we would contemplate here would

220

00:56:41.060 --> 00:56:48.759

120 Broadway Hearing Room: require heavy truck traffic for our side of the street. I mean, those heavy trucks are really, you know, for that storage facility

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00:56:48.860 --> 00:57:12.209

120 Broadway Hearing Room: with respect to the site, plan, etc, and how we've thought about the residential entrances. It's utilizing that open space courtyard to be able to pull residents in and also having the entrances on Flushing, and we'll see long term what

happens with that cold storage facility and that block. But we're thinking today about how we can incorporate our uses alongside that. So you would.

222

00:57:12.550 --> 00:57:31.919

120 Broadway Hearing Room: I'd ask actually about the manufacturing. But on the residential you would picture having the entrance to parking on Flushing, because it's only one lane in each direction. The parking entrance is on. Sorry the parking entrance is on Ryerson. Okay, yeah. But on the side where the manufacturing is going to be.

223

00:57:33.510 --> 00:57:52.680

120 Broadway Hearing Room: Are you saying that you would not contemplate leases to any, to a business that would require lots of materials arriving or leaving? So we're not really talking about light industrial. Maybe we're talking about just in the industrial, about commercial or makers. Is that really?

224

00:57:53.150 --> 00:57:56.120

120 Broadway Hearing Room: No, I think there's an opportunity for

225

00:57:56.320 --> 00:58:00.044

120 Broadway Hearing Room: loading to the extent necessary on that street.

226

00:58:00.700 --> 00:58:09.230

120 Broadway Hearing Room: Can you tell us how that would happen, though? Well, there's existing parking and no parking zones on the what side of hall the west side of hall

227

00:58:10.210 --> 00:58:12.089

120 Broadway Hearing Room: on the west side of Wall Street?

228

00:58:12.310 --> 00:58:21.430

120 Broadway Hearing Room: Right? So so you would contemplate that it would continue, or it would be over. The street delivers.

229

00:58:22.610 --> 00:58:37.530

120 Broadway Hearing Room: I mean, it's the existing condition today of that campus, and the same condition would remain in the future. Is that part of the reason. It's been difficult to lease because of the ability to bring goods in and out

230

00:58:38.570 --> 00:58:44.760

120 Broadway Hearing Room: manufacturing use. You want to talk about some of the feedback we've got manufacturing.

231

00:58:45.825 --> 00:58:55.640

120 Broadway Hearing Room: Yes, I mean, I think the challenge has been more in terms of traditional manufacturing, which requires.

232

00:58:56.782 --> 00:58:59.977

120 Broadway Hearing Room: you know, a higher load capacity,

233

00:59:01.220 --> 00:59:11.900

120 Broadway Hearing Room: freight access in a way that the buildings can't accommodate. I think, for the types of uses that we're envisioning for the buildings along Hall street.

234

00:59:12.330 --> 00:59:21.849

120 Broadway Hearing Room: These are smaller, meager type spaces, and we'll be able to, and it has the infrastructure to be able to serve those use as well.

235

00:59:22.090 --> 00:59:24.660

120 Broadway Hearing Room: So you're thinking both the Ryerson

236

00:59:27.620 --> 00:59:35.679

120 Broadway Hearing Room: and the Hall would be more maker type spaces than industrial manufacturing spaces.

237

00:59:36.720 --> 00:59:40.199

120 Broadway Hearing Room: The the buildings along Hall Street. Yes, yeah.

238

00:59:53.590 --> 01:00:00.570

120 Broadway Hearing Room: And following up on Commissioner Kamani's question about nitro, since

239

01:00:00.990 --> 01:00:06.769

120 Broadway Hearing Room: NYCHA is closer than wegmans is. Wegmans is like 9 blocks away.

240

01:00:06.960 --> 01:00:14.360

120 Broadway Hearing Room: NYCHA is 6 or 7 blocks away.

241

01:00:15.660 --> 01:00:24.300

120 Broadway Hearing Room: Are you envisioning some ability for NYCHA residents, either there or

242

01:00:25.190 --> 01:00:38.600

120 Broadway Hearing Room: across the Bqe on Sand Street, being able to have some type of priority in these affordable housing.

243

01:00:39.320 --> 01:00:40.410

120 Broadway Hearing Room: you know. That's

244

01:00:40.540 --> 01:01:08.179

120 Broadway Hearing Room: as you know, set by Hpd. So to the extent that we are permitted to have neighborhood or priority, we're certainly willing to work and do that, and certainly willing to disseminate information in the neighborhood and in the NYCHA housing in areas as people would recommend. One of the things that Community Board was clearly concerned about was the affordability

245

01:01:08.340 --> 01:01:14.270

120 Broadway Hearing Room: of the housing of the affordable housing, and they and the Board President

246

01:01:14.570 --> 01:01:18.169

120 Broadway Hearing Room: both spoke and wrote about increasing

247

01:01:18.460 --> 01:01:26.620

120 Broadway Hearing Room: the affordable or decreasing the income limits for the affordable having more 40% affordable apartments.

248

01:01:28.300 --> 01:01:35.939

120 Broadway Hearing Room: Is there anything that, and increasing the number of family 2 and 3 size apartments.

249

01:01:37.430 --> 01:01:47.669

120 Broadway Hearing Room: Is there anything there that you have been thinking about, or thinking you could, in fact, respond to them?

250

01:01:49.170 --> 01:01:50.020

120 Broadway Hearing Room: Yeah.

251

01:01:51.080 --> 01:02:00.500

120 Broadway Hearing Room: yes. And I mean, based on the Community Board's comments as well as the borough President. We, you know, we appreciate those comments and understand that

252

01:02:00.680 --> 01:02:23.739

120 Broadway Hearing Room: increasing the number of affordable units and kind of deeper affordability is a key priority for this community. In our early conversations with the Community Board they had asked us to target a lower threshold. Lower ami threshold for this block, and we were able to make that commitment in terms of MIH we are.

253

01:02:23.880 --> 01:02:37.640

120 Broadway Hearing Room: we will be pursuing MIH option, one for the new development which is really the bulk of the residential. Here, in terms of the other requests, we are actively evaluating it, and we'll continue to review that through the Euler process.

254

01:02:37.960 --> 01:02:41.339

120 Broadway Hearing Room: Will we have any response to that from you

255

01:02:41.530 --> 01:02:43.650

120 Broadway Hearing Room: by the time we have to vote?

256

01:02:47.420 --> 01:03:03.519

120 Broadway Hearing Room: I think it depends on the overall set of comments that that we receive. But it is something that we're actively looking into in terms of both the unit mix as well as the affordability levels.

257

01:03:04.090 --> 01:03:06.970

120 Broadway Hearing Room: And do you have a plan? My last question

258

01:03:07.150 --> 01:03:16.139

120 Broadway Hearing Room: for the streetscape on both Hall, Ryerson Flushing, and the Park.

259

01:03:17.000 --> 01:03:24.200

120 Broadway Hearing Room: What your streetscape plan looks like. Not that I mean a real plan that

260

01:03:26.160 --> 01:03:41.560

120 Broadway Hearing Room: we've and we can share this. We've started to develop a more detailed open space plan for the campus, which includes both the street enhancements along Flushing and Hall Street. As well as the open areas within

261

01:03:41.590 --> 01:04:05.840

120 Broadway Hearing Room: the campus we can share. It's an early stage of design, but we can share that with the Commission. That would be helpful. Thank you. Thank you, Commissioner. We're going to wrap up here with Commissioner Osorio, and then we'll go to members of the Public Commissioner. Thank you. Chair. Thanks again. So much for addressing our questions. This is very useful, so I'll wait to receive your written response. On

262

01:04:05.840 --> 01:04:16.780

120 Broadway Hearing Room: exactly what type of industry sectors or types of jobs are we really talking about when you say maker spaces? But speaking about commercial first question. And then I have a question about sustainability measures.

263

01:04:16.860 --> 01:04:44.559

120 Broadway Hearing Room: You know whether it is as an offset of you know your response to Commissioner Gold in terms of, you know, supermarkets and access to food. But can you say a few words about how? What type of retail are you considering here? And how is this responding to the needs of the residents primarily to Commissioner Carmani's

question. You know, NYCHA, but but what is now focusing on the commercial uses? What exactly are we talking about?

264

01:04:46.760 --> 01:04:49.160

120 Broadway Hearing Room: Yeah, in terms of retail?

265

01:04:50.310 --> 01:05:15.319

120 Broadway Hearing Room: our intent would be to prioritize retail that really serves local needs. Because that's what we see there to be a market here, for it's going to be targeting the residents in the area and the local communities. So you know, things like, as I mentioned like a daycare, or like smaller eateries, not unlike businesses that you see existing on Washington Avenue

266

01:05:15.320 --> 01:05:33.700

120 Broadway Hearing Room: a little further west today. But these are smaller scale retail, and we've been designing the retail footprints to this kind of 1,000 to 3,000 square foot space that could accommodate such retail. If you can further clarify, maybe kind of like in writing, because the affordability level suggests

267

01:05:33.700 --> 01:05:59.929

120 Broadway Hearing Room: one type of local resident. And then NYCHA may have different needs. And so I would like to understand exactly which. Who are we planning for in terms of the retail? Then the other question is, if you don't mind, we didn't get much information on the sustainability measures that are being proposed. And so this is interesting from because you're, you know, demolishing and having new construction as well as large

268

01:05:59.930 --> 01:06:11.289

120 Broadway Hearing Room: building plates that you're going to reuse. And so so I'm interested in understanding what is the plan? Let's say in terms of you know, local laws 92, 94, 97. So like green roofs.

269

01:06:11.340 --> 01:06:18.509

120 Broadway Hearing Room: solar carbon emissions, can you say a few things? Or if if you prefer to submit in writing, that's fine, too

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01:06:18.550 --> 01:06:24.170

120 Broadway Hearing Room: sure. We'll submit a more detailed response in writing. But I can just say, you know, for the new development again.

271

01:06:24.170 --> 01:06:48.599

120 Broadway Hearing Room: sustainability is an important goal here, and we will be for the new development targeting the highest possible, most feasible lead certification that we can on site. It's probably going to be a lead silver. The building will have an all electric Hvac system. The fact that we're again our approach to the rezoning and the redevelopment plan was to preserve as much of the existing buildings as possible, and that's

272

01:06:49.010 --> 01:07:04.780

120 Broadway Hearing Room: certainly, you know, saved in terms of like the embodied carbon footprint tied to the overall construction. The new building will also have a series of terraces which will have permeable paving and planters which will help

273

01:07:04.780 --> 01:07:19.140

120 Broadway Hearing Room: with water retention and those other features. But we can follow up. That's very useful specifically, if you can share more on the energy plan. That would be great. I mean, given that this is a campus. There's so many opportunities associated with building economy of scale here.

274

01:07:19.140 --> 01:07:30.429

120 Broadway Hearing Room: and maybe considering even a microgrid that could not just serve all of the buildings in the campus, but maybe some of the neighbors, too. So anyway, I look forward to that. Thank you.

275

01:07:30.690 --> 01:07:59.179

120 Broadway Hearing Room: Great. Thank you, Commissioner. We're going to leave it there. So thank you all very much. Thank you all for your comments and attention. We appreciate it. Thank you. And we have 4 members of the public who wish to be heard on 47 Hall Street, and they are Caitlin Schuster on Zoom, Chad Perkey on Zoom, and Mark Landalina and Tosha Miller here in the room, so we're going to call them in turn. If we can bring Caitlin Schuster up 1st

276

01:08:00.010 --> 01:08:00.840

120 Broadway Hearing Room: right.

277

01:08:13.210 --> 01:08:14.850

xPH01 - 06 - Kaitlyn Schuster: Alright! Great! Can you guys hear me?

278

01:08:15.370 --> 01:08:16.390

120 Broadway Hearing Room: We can.

279

01:08:16.399 --> 01:08:28.389

xPH01 - 06 - Kaitlyn Schuster: Awesome. So good morning, Chair Chairperson Garodnick and members of the Commission. My name is Caitlin Schuster. I'm here as a representative of Seiu local 32 Bj. To testify in opposition to the proposed rezoning.

280

01:08:28.609 --> 01:08:45.629

xPH01 - 06 - Kaitlyn Schuster: 32 Bj. Is the largest union of property service workers in the country, representing over 175,000 members, including 90,000. In New York City 32 Bj. Members are the workers who keep our city's buildings, stadiums, airports, and public facilities, safe, clean, and running

281

01:08:45.779 --> 01:08:59.849

xPH01 - 06 - Kaitlyn Schuster: 32 Bj. Fights to ensure that property service jobs in the residential, commercial and security sectors in New York offer stable family sustaining wages and benefits. So the people who keep New York safe and clean can afford to build lives here as well

282

01:08:59.939 --> 01:09:16.209

xPH01 - 06 - Kaitlyn Schuster: to date. Rxr. Has not made a credible, credible commitment that all of the property service jobs at this development will be good family sustaining jobs. Nor has Rxr. Committed to using responsible contractors if it elects to contract out for these services rather than directly employ the staff.

283

01:09:16.319 --> 01:09:37.969

xPH01 - 06 - Kaitlyn Schuster: Furthermore, 32 Bj. Has concerns about Rxr's use of a contractor called Mulligan security at many of its properties across the city 32 Bj. Members have fought hard over the years to establish industry, standard health, retirement, and training benefits for security officers. But Mulligan fails to provide the comprehensive benefits earned by thousands of Union Security officers in Brooklyn and across the city.

284

01:09:38.109 --> 01:09:57.279

xPH01 - 06 - Kaitlyn Schuster: So we're asking the City planning commission to vote. No, on this project which we're concerned, would bring only bad jobs to Brooklyn, and we call on Rxr to demonstrate a commitment to good jobs by using responsible contractors that will provide industry, standard wages, and benefits to the security residential and cleaning workers at its properties. Thank you so much for your time.

285

01:09:59.140 --> 01:10:00.970

120 Broadway Hearing Room: Great. Thank you for being with us.

286

01:10:01.080 --> 01:10:03.749

120 Broadway Hearing Room: Next up is Chad Perkey.

287

01:10:09.910 --> 01:10:11.239

xPH01 - 11 - Chad Purkey: Hello! Can you hear me?

288

01:10:11.760 --> 01:10:12.660

120 Broadway Hearing Room: We can.

289

01:10:12.880 --> 01:10:41.560

xPH01 - 11 - Chad Purkey: Great good morning. Thank you for the opportunity to speak here. I'm Chad Perky, the interim executive director with the Association for Better New York, known as Abney. We're a nonprofit dedicated to the Advancement support in New York City, and I'm writing or I'm seeking today to express support for the proposed rezoning here at 47 Hall Street. The development reflects a much needed Mixed-Use approach that will create a net benefit for the neighborhood with new housing and jobs. As you know, the city is experiencing a housing crisis, and projects of this type help meet the needs of all kinds of New Yorkers

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01:10:41.560 --> 01:10:50.070

xPH01 - 11 - Chad Purkey: within the residential portion of the site. The rezoning, the rezoning would unlock new mixed income housing tailored to families, not just single residents which we appreciate.

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01:10:50.410 --> 01:11:00.930

xPH01 - 11 - Chad Purkey: This housing alongside the site's proposed retail office and commercial space will create a dynamic live work ecosystem in this underly utilized corner of the neighborhood.

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01:11:01.180 --> 01:11:14.570

xPH01 - 11 - Chad Purkey: Further, we appreciate the creation of the public plazas and a pedestrian connection that will again build better connections between the site and Myrtle Avenue, the commercial district nearby further activating the block and enhancing the connectivity in the neighborhood.

293

01:11:15.362 --> 01:11:24.350

xPH01 - 11 - Chad Purkey: You know importantly, the plan also preserves nearly half of the campus for non residential uses, including space that will remain exclusively in a manufacturing zoning district

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01:11:24.380 --> 01:11:53.429

xPH01 - 11 - Chad Purkey: while the site has struggled to attract traditional industrial tenants. This project makes room for light manufacturing and creative businesses alongside the much needed housing. As I mentioned, this seamlessly works into the evolved character of the Wallabout neighborhood, which has shifted over the past decade, as many of you have commented on, which has created a more livable and more better use mixed use. District. So Abney believes this is exactly the kind of smart balanced development New Yorkers need, and we urge the Commission to approve 47 Hall Street rezoning. Thank you.

295

01:11:54.600 --> 01:11:56.230

120 Broadway Hearing Room: Great. Thank you very much.

296

01:11:57.560 --> 01:12:01.460

120 Broadway Hearing Room: Okay. Next up we have Mark Landolina

297

01:12:02.080 --> 01:12:05.529

120 Broadway Hearing Room: here in the room, followed by Tosha Miller.

298

01:12:05.810 --> 01:12:16.509

120 Broadway Hearing Room: and I'll give my final call for people wishing to be heard on this item. Now, please sign up if you're interested. Okay, good morning.

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01:12:16.790 --> 01:12:23.090

120 Broadway Hearing Room: My name is Mark Landalina, director of real estate and economic development at the downtown Brooklyn partnership.

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01:12:23.320 --> 01:12:32.970

120 Broadway Hearing Room: Although 47 Hall is just outside of our district boundary. We strongly support this rezoning because of its broader potential benefit to the surrounding neighborhoods.

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01:12:33.340 --> 01:12:45.680

120 Broadway Hearing Room: The proposed Mixed-Use campus brings 620 units, including over 25 affordable units, many of them family sized along with new retail office and community space.

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01:12:46.140 --> 01:12:53.670

120 Broadway Hearing Room: This directly addresses the housing crisis we are currently facing, and the ongoing need for housing near major employment hubs.

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01:12:53.970 --> 01:13:01.370

120 Broadway Hearing Room: The site is located just across from the Brooklyn Navy Yard, which offers industrial space at subsidized rates

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01:13:01.570 --> 01:13:05.070

120 Broadway Hearing Room: and has significant existing and potential inventory.

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01:13:05.310 --> 01:13:19.729

120 Broadway Hearing Room: Importantly, the plan responds to longstanding community priorities of pedestrian connections to adjacent neighborhoods, traffic calming measures and active, beautiful and safe streetscape retail and public space

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01:13:19.830 --> 01:13:28.270

120 Broadway Hearing Room: rxr's proposal will transform an isolated, underutilized block into a vibrant and connected part of the of the borough.

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01:13:28.730 --> 01:13:37.070

120 Broadway Hearing Room: We believe this project is a smart and community driven investment in the borough's future and urge your support for the rezoning of 47 Hall Street. Thank you.

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01:13:37.510 --> 01:13:39.230

120 Broadway Hearing Room: Great. Thank you very much.

309

01:13:39.470 --> 01:13:42.110

120 Broadway Hearing Room: Okay. Last up Tosha Miller.

310

01:13:45.430 --> 01:13:46.380

120 Broadway Hearing Room: Welcome.

311

01:13:52.070 --> 01:14:08.399

120 Broadway Hearing Room: Good morning, chair and members of the committee. My name is Tasha Miller, and I serve as the President of the New York City, Black Chamber of commerce. Thank you for the opportunity to speak today in support of the proposed rezoning at 47 Hall Street.

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01:14:08.480 --> 01:14:37.750

120 Broadway Hearing Room: Our mission at the Chamber is to create opportunities for black owned businesses and support economic mobility for working families across the 5 boroughs. That's why we believe projects like this are so important, not just for job creation or new housing supply. But for intentional investment in neighborhoods 47 Hall reflects a innovative, forward-looking approach to revitalization.

313

01:14:37.760 --> 01:14:46.429

120 Broadway Hearing Room: FarFAR Far too long. This area between the Brooklyn Navy Yard and the Bqe has been underutilized.

314

01:14:46.630 --> 01:15:08.240

120 Broadway Hearing Room: This project would change that by transforming a largely vacant block into a vibrant Mixed-Use campus with retail commercial space and critically mixed income housing. What Rxr is proposing would activate pedestrian corridors.

315

01:15:08.490 --> 01:15:18.130

120 Broadway Hearing Room: repurpose aging buildings, and integrate large family-sized units in a neighborhood in desperate need of new housing.

316

01:15:19.010 --> 01:15:31.400

120 Broadway Hearing Room: The proposal also preserves space for light manufacturing, maintaining opportunities for maker type businesses and small creative enterprises.

317

01:15:31.450 --> 01:15:52.310

120 Broadway Hearing Room: Nearly half the site remains designated for non-residential use with a significant portion, retaining M. Only zoning. That balance respects that area's industrial character while responding to the housing and economic needs of today.

318

01:15:52.700 --> 01:16:22.549

120 Broadway Hearing Room: Let's be clear. Without this rezoning, the site would default to, as is of right storage, a missed opportunity to provide housing, community serving retail and jobs instead. This plan unlocks a blueprint for equitable growth in areas historically left behind. We support this rezoning because it helps move our city forward economically, socially, spatially. Thank you so much.

319

01:16:23.040 --> 01:16:40.350

120 Broadway Hearing Room: Great. Thank you. Thanks for being with us. Okay, that's the last person on my list here who, I believe, wishes to be heard on calendars 19 and 2047 Hall Street. So with that in mind, we will close the hearing on this item, madam Secretary, let's move on to the next item for today.

320

01:16:41.130 --> 01:16:50.360

120 Broadway Hearing Room: for Manhattan Calendar, numbers 2122, 23, and 24. Garment Vallegas apartments, senior housing, CD. 11. Calendar, number 21,

321

01:16:50.490 --> 01:17:17.049

120 Broadway Hearing Room: n. 2, 5, 0, 1, 4, 7, Zrm. Calendar number 22 c. 2, 5, 0, 1, 4, 8, zmm. Calendar number 23, c. 2, 5 0 1 4, 9 Ppm. Calendar, number 24, c. 2, 5, 0, 1, 5 0 Pqm. Public hearing in the matter of applications for zoning map and zoning tax amendments. Disposition of city on property, and an acquisition concerning Carmen Vallegas. Apartment. Senior Housing. Okay. Excellent. And on behalf of the applicant team we have

322

01:17:17.050 --> 01:17:21.510

120 Broadway Hearing Room: Fernando Alvarez Joy Razor, James Shikoff.

323

01:17:22.270 --> 01:17:50.140

120 Broadway Hearing Room: Matthias Helfin, Melissa Otten, and Matthew Gross. Welcome whenever you're ready. All right. Mic's on great morning commissioners. It's great to be back here with you again today. My name is James Chugov. I'm the senior Manhattan planner in Hpd's division of planning and pre-development, joined by my deputy Director Joy Reeser and Director Melissa Otten as well as development team representatives who will introduce themselves today throughout the presentation.

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01:17:50.160 --> 01:17:59.970

120 Broadway Hearing Room: We're excited to be here for this milestone in Ulurk to present the Carmen Villegas Apartments, Senior housing project named after the late East Harlem community advocate.

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01:18:00.310 --> 01:18:06.914

120 Broadway Hearing Room: Next slide, please next slide. Thanks.

326

01:18:07.890 --> 01:18:08.760

120 Broadway Hearing Room: Oh.

327

01:18:09.010 --> 01:18:28.049

120 Broadway Hearing Room: I don't see the oh, here it is, all right. Beginning with the land use background. The development site will be located on the underutilized existing parking lot of the privately owned Casita Park on Block 1638 part of Lot one Casita Park, Hdfc. Is owned by ascendant neighborhood development.

328

01:18:28.120 --> 01:18:53.390

120 Broadway Hearing Room: The applicant team for this Ulerp comprises Hpd. And our development Partners, Ascendant Neighborhood Development Xylem Projects and the Urban Builders Collaborative. The application was certified on February 3rd 2025, and the proposed project will be a new 28 story residential building, with approximately 210 affordable senior housing units to be developed under Hpd's senior affordable rental apartments program known as Sara.

329

01:18:55.250 --> 01:19:15.969

120 Broadway Hearing Room: Here is an aerial view for more context. The development site is highlighted in red on part of Lot One, and we'll be using development rights from the zoning lot highlighted in blue to achieve its heightened floor area. The proposed project will be located on the corner of Park Avenue and East 110th Street, just north of the NYCHA Clinton houses.

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01:19:17.770 --> 01:19:34.219

120 Broadway Hearing Room: and to facilitate the proposed development, the applicant team proposes the following land use actions. Hpd. Proposes acquisition of previously city owned property by the city on Block 1638, part of Lot one which is the development site that I highlighted and subsequent disposition.

331

01:19:34.290 --> 01:20:02.759

120 Broadway Hearing Room: Lot one was previously conveyed to ascendant neighborhood development through a udap in 2,000 for the development of a 6 story residential building Casita Park, but the site requires new approvals to allow for subdivision, redevelopment, and financing. The parking lot was part of the development at the time, as a zoning requirement, not a regulatory requirement, and does not have to be replaced, and the acquisition and disposition will occur simultaneously for nominal values in conjunction with the project's financial closing

332

01:20:03.180 --> 01:20:23.030

120 Broadway Hearing Room: ascendant neighborhood development asylum projects and urban builders collaborative proposed to rezone the area highlighted in dotted black to an r. 9 1 district and to map an MIH area, a zoning text amendment to map an MIH area. So now I'll turn it over to the development team to introduce themselves and speak more in detail about the project.

333

01:20:23.640 --> 01:20:24.719

120 Broadway Hearing Room: Thank you, James.

334

01:20:24.750 --> 01:20:49.039

120 Broadway Hearing Room: Thank you for having us this morning. My name is Matthew Gross, with urban builders. Collaborative. I'm a partner with Nick and Gerard Letier. Letier construction is a 3rd party general contractor here offices have been based on 110th Street between first and second for over 45 years. We are extremely excited. My partner, Nana Lynch, Harlem-based, Mwbe. Developer, our other

335

01:20:49.040 --> 01:21:07.729

120 Broadway Hearing Room: partner, Chris Cirillo, on behalf of Ascendant Neighborhood Development corporation could not be here today who has been spearheading this, and we're excited that we could be developing an East Harlem project with a full Harlem team comprised of a nonprofit and Mwbe. And a for-profit community builder.

336

01:21:07.750 --> 01:21:25.109

120 Broadway Hearing Room: The name says it all Carmen was a force to be reckoned with in East Harlem, and was an active member with Community Board 11, and we just are so thrilled that we can honor her memory and embody everything. She was in the Carmen Viegas Project

337

01:21:25.600 --> 01:21:32.670

120 Broadway Hearing Room: project overview, as James initially spoke about, this is a 28 story port in place.

338

01:21:32.670 --> 01:21:57.089

120 Broadway Hearing Room: new construction building that will be containing 210 apartments, 100% of them affordable. We have a whole bunch of amenities consisting of a

computer room. We have a gym, we have a great setback area on the 6th floor, and one of the highlights that we're also thrilled about is Sage, the foremost Lgbtq

339

01:21:57.090 --> 01:22:22.549

120 Broadway Hearing Room: plus service provider throughout the country, and specifically in New York, will be relocating from their current central Harlem location to the first and second floor, comprising of approximately 7,000 square feet, and we have gone above and beyond with sustainability. We've already been awarded a grant from Nyserda through the building of Excellence program, and you'll hear more about that from our architect, Fernando. From map.

340

01:22:24.760 --> 01:22:49.569

120 Broadway Hearing Room: We're looking at a site plan here, as you can see in the red dot. That's the footprint of the proposed Carmen Viegas project. It is currently a small parking lot and a grass corner lot that is connected to the existing Casita Park, which was built approximately 20 years ago. It's a HUD 202 finance project, and contains 94 senior apartments

341

01:22:49.840 --> 01:23:12.209

120 Broadway Hearing Room: just to highlight. The current entrance for Casita Park is on 100 and 11th Street. They do currently have access through the 110th Street side. And we've designated the 3 separate locations you can see for the sage community center closer to Park Avenue, the residential entrance somewhat in the middle, and then we have an area called Salsa Way, which

342

01:23:12.210 --> 01:23:20.260

120 Broadway Hearing Room: Casita Park residents will be able to access, and that will also have a mural with a local artist that we're also really excited about

343

01:23:20.930 --> 01:23:37.199

120 Broadway Hearing Room: moving on to the unit mix here, just outlining. This is through Hpd's senior affordable rental apartment program, which is designated 100% for seniors. 30% of that will be set aside for formerly homeless seniors.

344

01:23:37.200 --> 01:24:01.289

120 Broadway Hearing Room: And then, just through the guidelines of Hpd's program, we have 23%, one bedrooms and 77% studios with 1, 2 bedroom. Excuse me, one bedroom set aside for the superintendent who will be living there, and the project has been awarded through NYCHA. Section 8. Project based vouchers for all 210 apartments providing

345

01:24:01.290 --> 01:24:12.370

120 Broadway Hearing Room: seniors any who make nothing up to 50% of the area Median income eligible for living at Carma Vigas.

346

01:24:13.630 --> 01:24:37.949

120 Broadway Hearing Room: the community facility, as I discussed, Sage will be operating, providing comprehensive services. We're really excited that they've decided to join us in this journey here, and just all the great work that they do, and all of the existing connections they have in East Harlem, with Union settlement and all other types of local Cbos and organizations, and to bring that here. We're just

347

01:24:37.950 --> 01:24:44.170

120 Broadway Hearing Room: going to be able to provide such an amazing place that seniors can age in place.

348

01:24:44.920 --> 01:25:10.599

120 Broadway Hearing Room: and I'm going to hand it over to Fernando from Magnuson. Architecture to talk about sustainability. Good morning, everyone, and thank you for the opportunity to present our project. Carbon Villecas Apartments. My name is Fernando Alvarez. I represent Magnussen architecture and planning. We're designers and the architects of record for the project. The building is a fully

349

01:25:10.740 --> 01:25:23.960

120 Broadway Hearing Room: a passive house certified building. It's a blue ribbon, Nyserda Award winning building among the sustainability features the building is going to have. It's a full solar canopy

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01:25:24.200 --> 01:25:51.530

120 Broadway Hearing Room: also. In addition, we are integrated building integrated photovoltaic on the south facade. It's about 18 to 20 stories high. This photovoltaic is going to be feeding the main house panel of the building, and obviously any what we call our sustainability consultant. Bright Power has calculated about 16% of the energy use will be provided by the system.

351

01:25:51.670 --> 01:26:19.929

120 Broadway Hearing Room: As for resiliency, the building has been designed to the design floor elevation. The building is in a high sea level rise area, believe it or not, and also it has an increased heat risk level high. So what we have done with the building is, we have taken the utilities from the cellar all the way to the second floor. We have dry proof. The cellar

352

01:26:20.130 --> 01:26:33.069

120 Broadway Hearing Room: with plot proof. The street levels the entrance residential entrance and the community facility. But our elevator lobby is elevated one foot above the design floor at elevation.

353

01:26:33.180 --> 01:26:56.360

120 Broadway Hearing Room: other interesting capabilities available. It's a full electric building, both cooling and heating are provided by a ground source geothermal system. We're going to drill cores about 500 feet under, even though it's a small footprint. The development team has hired a consultant

354

01:26:56.450 --> 01:27:20.319

120 Broadway Hearing Room: and probes actually have been made in at the site being a full, passive house, certified building. The ventilation of the building is through Central Ervs on the main roof. The building's switch gear room and water room fire Pump Room will be located on the second floor and up on the main roof. We will have an emergency generator. That will be gas power.

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01:27:20.320 --> 01:27:28.270

120 Broadway Hearing Room: That concludes our presentation, and we're open for questions now, and thank you very much. Wonderful. Thank you very much.

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01:27:28.310 --> 01:27:34.969

120 Broadway Hearing Room: Thank you for that. Let me see if there are questions for for you all. Okay, we're going to start with Commissioner Osorio.

357

01:27:36.740 --> 01:28:02.019

120 Broadway Hearing Room: Thank you. Chair. Thanks so much for the presentation and congratulations on some of the sustainability features. This is really very impressive, I guess. I think my questions are really for Hpd. first of all, thank you so much for the memo I really appreciate responding to our questions. And again, it's exciting to see that it's possible to have a building of this scale

358

01:28:02.486 --> 01:28:12.289

120 Broadway Hearing Room: to be passive, but also hearing the combination of different strategies, including geothermal, is is just. It should be the norm.

359

01:28:12.290 --> 01:28:28.419

120 Broadway Hearing Room: So so I appreciate the work to not just do this year. But this is one of many Hpd proposals where we see the city investing in the highest level of sustainable measurements. Having said that, I have a couple questions, so I was wondering if you can

360

01:28:28.590 --> 01:28:46.299

120 Broadway Hearing Room: say more about also another important thing that I wanted to highlight. It's really interesting to hear that you're underwriting 75 to 80% of the projected energy cost savings. That's that's huge. And I want to understand, sort of, in addition to just reducing, reducing the city subsidy.

361

01:28:46.310 --> 01:29:04.150

120 Broadway Hearing Room: How can we maximize the public benefit on that? You, in your response, explain that that's being used to reduce or to offset energy costs in common areas, which is great. But I'm wondering if you think that it's possible to apply those savings to increasing the subsidies for the housing part.

362

01:29:04.280 --> 01:29:09.956

120 Broadway Hearing Room: Yeah. So I think. You know the as mentioned in the

363

01:29:10.430 --> 01:29:20.170

120 Broadway Hearing Room: you know, a little bit in the memo. But Hpd, obviously, you know, has constraints in its capital resources at this time, and you know.

364

01:29:20.170 --> 01:29:43.740

120 Broadway Hearing Room: with the, you know, incorporating those savings into the maintenance and operations allows Hpd. To use subsidy for other projects, since there are a lot of seniors waiting on waiting lists across the city, and so, by reducing the subsidy used in this project, it can be stretched across other projects in the case for this project, because the project will be receiving NYCHA. Section 8 vouchers.

365

01:29:43.740 --> 01:30:07.569

120 Broadway Hearing Room: There will be no cost reductions or increases to tenants, since their rents will be covered by the voucher system. But you know, I think on a case by case basis. Hpd evaluates whether those energy savings could be passed on as rent reductions. But in this case it doesn't really apply in this case. Yes, that's my question, and I encourage you to think about whether that could actually happen in the building, because

366

01:30:07.570 --> 01:30:17.920

120 Broadway Hearing Room: it would be fair, you know, to expect that. You know people use less energy or or live in a building that is performing better toward their own kind of like housing costs.

367

01:30:18.392 --> 01:30:20.757

120 Broadway Hearing Room: The other question is so.

368

01:30:21.950 --> 01:30:27.069

120 Broadway Hearing Room: I I see in your response that you're not considering, or you decided not to have storage

369

01:30:27.210 --> 01:30:41.160

120 Broadway Hearing Room: because of costs, and I was wondering kind of why not? I mean, I again, it's it's it sounds like this is an opportunity to incorporate that. It sounds like you. This is possible here, so help me understand a little bit. Why not?

370

01:30:41.530 --> 01:30:55.049

120 Broadway Hearing Room: So we agree with you that that's the future. We don't want that gas pipe welded 600 feet all the way to the roof we have a storage, the studies that our Director of Sustainability has done for

371

01:30:55.140 --> 01:31:13.489

120 Broadway Hearing Room: almost a decade. Now the technology is not right there. These batteries are very heavy, and they take a lot of space, so we will have to upgrade our superstructure, especially having these big mats at the roof. The other challenge with that is cost.

372

01:31:13.490 --> 01:31:36.850

120 Broadway Hearing Room: Estimate estimations are about a million dollars for this battery for a building this size having said that also for resiliency, the generator has been upsized. That was a decision by the developers to upsize. So in case of a mayor event, we will have cover community center

373

01:31:37.373 --> 01:31:48.900

120 Broadway Hearing Room: with power. So having all those additional features in addition to the code mandated emergency power will make these battery storage

374

01:31:48.900 --> 01:32:12.400

120 Broadway Hearing Room: sizable. So it's more about cost. There's also a little bit of regulation by Fdny. It's very strict, because this is a highly combustible potential issue at 300 feet above the street. That's basically. But the research has been done. What we have done in some of our buildings, and Carmen as well is.

375

01:32:12.580 --> 01:32:33.250

120 Broadway Hearing Room: you try to leave space. But as you mentioned, the geothermal in a small footprint like this brings a lot of equipment to the roof. So it's a space challenge in a small footprint like ours. No, thank you. I appreciate your response that I agree with most of what you said. I think that the City of Yes really did clarify that

376

01:32:33.250 --> 01:32:47.320

120 Broadway Hearing Room: we can do this. This is not the the risk of of associated with this is actually something we can manage. But but my question is really back to Hpd, because, you know, you've done your part. I just think that you know, we need to figure out how to make this affordable, because

377

01:32:47.410 --> 01:33:14.060

120 Broadway Hearing Room: in in response to the provisions that are being made here, we need to maximize the public benefit such an important investment. And so we what's next? You know one, I think passive house could be net 0. And so I would love to understand. You know what are the challenges and the real challenges, so that we can brainstorm together on that. Not not now. But that's 1 question. But then the other one is.

378

01:33:14.640 --> 01:33:28.409

120 Broadway Hearing Room: can you provide a list of how Hpd. Uses discretionary funding from the borough Presidents and the City Council toward energy efficiency by project. And we actually see how you invest those resources, or where have you invested them?

379

01:33:28.410 --> 01:33:52.869

120 Broadway Hearing Room: I'm really interested in trying to understand how to offset the cost that we're hearing from the applicant. You know, we're going as far as we can give us a break. But as the city, you know, how do we begin to address that? That's a really good question. I will just say, as FAR as process when projects are applying for the resoe funding from the borough President and from the Council member, we do actually rely on

380

01:33:52.870 --> 01:33:59.609

120 Broadway Hearing Room: or development partners to do that application just because of city constraints. So doing so might take a minute.

381

01:33:59.610 --> 01:34:16.469

120 Broadway Hearing Room: And I understand your questions aren't for here now, although I do have a pass in energy post occupancy building studies a long, long time ago. So I do appreciate this questioning, and we hear your concerns about how can we do more? I would say that

382

01:34:16.470 --> 01:34:32.590

120 Broadway Hearing Room: we're very proud at Hpd. Especially in Manhattan, to, I think, be on the forefront of, you know, getting closer and closer to net 0 buildings, even doing some. So you know, we're we're definitely trying our best. I think, James mentioned.

383

01:34:32.590 --> 01:34:42.399

120 Broadway Hearing Room: and his response that how we're capturing that public benefit is on a building by building

384

01:34:42.600 --> 01:34:59.830

120 Broadway Hearing Room: case. So in this case, we do have the Ppvs that are really helping to lower costs. For people, you know, typically in a Sarah project, we're looking at 30% of 30% of AMI is kind of what people are paying. Typically that's on average.

385

01:35:00.080 --> 01:35:13.710

120 Broadway Hearing Room: So you know, it was decided that the best way to capture that public benefit is to maybe spread the love a little bit more of the cost savings with our underwriting. But we I could totally understand the sentiment of.

386

01:35:14.110 --> 01:35:18.829

120 Broadway Hearing Room: you know people are living in a energy, efficient building, and

387

01:35:19.100 --> 01:35:21.579

120 Broadway Hearing Room: they should see those benefits. But

388

01:35:21.820 --> 01:35:26.289

120 Broadway Hearing Room: you know it. It's a hard balance. Housing is a hard balance, especially with underwriting.

389

01:35:26.440 --> 01:35:46.049

120 Broadway Hearing Room: No, thank you, I appreciate that. And it's just that, you know, if we're really going to take advantage, full advantage of the city of yes, for carbon neutrality, the city needs to lead that conversation, and I was going to say just one other thing. I understand also the constraints, financial constraints. The problem is that if we don't do storage

390

01:35:46.080 --> 01:36:05.220

120 Broadway Hearing Room: in a project like this one. We're further exacerbating the need for the peaker plants citywide. And then energy efficiency becomes environmental injustice. So we need to try to balance both. That's very right. And it sounds like we need to work with our agency partners to catch up on some of the regulatory environment elsewhere

391

01:36:05.290 --> 01:36:12.879

120 Broadway Hearing Room: can't really solve that in the project. And this project itself has been around for a little while. So actually, it's kind of

392

01:36:13.300 --> 01:36:29.530

120 Broadway Hearing Room: came before city of yes, some of some of the building systems. And what's being proposed? I do believe so again, at the forefront of energy efficiency here. And we appreciate hearing this feedback.

393

01:36:30.080 --> 01:36:31.559

120 Broadway Hearing Room: I'm okay. Thank you.

394

01:36:31.960 --> 01:36:51.499

120 Broadway Hearing Room: And just one more thing to add, our sustainability team is constantly revising. You know their design guidelines and working with our, you know, building land development services team to constantly update design guidelines. And so I think you know, something's in the process for potentially the next couple of years to again

395

01:36:51.500 --> 01:37:09.589

120 Broadway Hearing Room: reintroduce some new design guidelines that maybe will address these concerns. But I think you know, Hpd. Sustainability is always listening to feedback and working with partners in the industry to continue working on this issue, so appreciate you bringing it up, and if you share any of those preliminary materials or guidelines, I would be happy to provide additional feedback. Thank you.

396

01:37:10.580 --> 01:37:12.020

120 Broadway Hearing Room: Thank you, Commissioner.

397

01:37:12.630 --> 01:37:14.280

120 Broadway Hearing Room: Commissioner. Vice chair knuckles.

398

01:37:15.850 --> 01:37:21.319

120 Broadway Hearing Room: I just wanted to. To clarify what is the FAR for an R. 9.

399

01:37:24.460 --> 01:37:30.459

120 Broadway Hearing Room: I believe that FAR for r. 9, 1 in this case would be 10.8. I believe

400

01:37:30.650 --> 01:37:31.760

120 Broadway Hearing Room: that's the case. Yep.

401

01:37:38.370 --> 01:37:39.285

120 Broadway Hearing Room: have that here.

402

01:37:43.110 --> 01:37:44.189

120 Broadway Hearing Room: Okay, thank you.

403

01:37:44.330 --> 01:37:46.170

120 Broadway Hearing Room: Thanks, Mr. Vice chairman.

404

01:37:48.040 --> 01:37:48.730

120 Broadway Hearing Room: So

405

01:37:49.690 --> 01:38:01.649

120 Broadway Hearing Room: okay, all right. Thank you very much. We don't have further questions for you all at this moment. But we're glad you're here. Thank you for the presentation. Okay, I also am going to do a quick and final call for members of the public

406

01:38:02.770 --> 01:38:16.420

120 Broadway Hearing Room: on calendars 2122, 2324 Carmen Villegas apartments. Seeing nobody else. We'll close the hearing on Calendar 21 to 24, madam Secretary, let's move on to the next item on our agenda

----- MSMX BEGIN -----

Add 4 minutes to the YouTube time stamp

407

01:38:16.690 --> 01:38:22.270120 Broadway Hearing Room / Sara Avila: For Manhattan Calendar, numbers 25 and 26, midtown South mixed. Use plan MSMX.

408

01:38:22.330 --> 01:38:52.289

120 Broadway Hearing Room / Sara Avila: CDs 4 and 5, calendar, number 25, c. 2, 5, 0, 1, 8, 5, ZMM. Calendar number 26 and 2, 5, 0 1, 8, 6 ZRM. Public hearing, and the matter of applications for zoning maps and zoning tax amendments concerning the midtown South mixed-use plan. Notice. A public hearing is being held by the City Planning Commission in conjunction with the above actions to receive comments related to the draft environmental impact statement. This hearing is being held pursuant to the State Environmental Quality Review Act and the City Environmental Quality Review.

409

01:38:52.720 --> 01:38:59.810

120 Broadway Hearing Room / Chairperson Garodnick: Great. Thank you very much. And would you like to introduce the gentleman at the podium? Or should we have him do it himself.

410

01:39:00.470 --> 01:39:24.920

120 Broadway Hearing Room / Chairperson Garodnick: All right, Ezra. Why don't you introduce yourself and kick us off?

Ezra Moser: All right. Good morning, commissioners. I'm Ezra Moser. I'm the team leader for the Manhattan community. Sorry central business districts, and I am one of the project leads for MSMX. And we'd like to just give a quick presentation here on the Midtown South Mixed-Use plan in order, table set for today's public hearing.

411

01:39:25.000 --> 01:39:35.350

120 Broadway Hearing Room / Ezra Moser: As you're aware, this project was certified by the Commission on January 21st, 2025, and was presented 2 days ago at Monday's review session for pre-hearing review

412

01:39:35.590 --> 01:40:03.760120 Broadway Hearing Room / Ezra Moser: for today's presentation. We're going to briefly reintroduce the study area and provide a very basic overview of the pro zoning. We are looking forward to the public's participation this morning, and possibly into the afternoon. So the MSMX plan is all about laying the groundwork for a dynamic, vibrant neighborhood where housing can thrive alongside a strong economy and a high-quality public realm. It's about making Midtown south, a place where living, working, and creating come together seamlessly.

413

01:40:04.100 --> 01:40:21.330

120 Broadway Hearing Room / Ezra Moser: We want to foster a 24/7 Mixed-Use neighborhoods through the introduction of high density, residential zoning districts along with income restricted housing via MIH. And we also want to balance housing with economic activity by supporting the diverse mix of businesses that already call this area home.

414

01:40:21.700 --> 01:40:31.970

120 Broadway Hearing Room / Ezra Moser: Our 3rd key goal is to improve the overall quality of life, enhance street activity and establish more inviting public spaces where people can gather, relax, and enjoy the neighborhood day or night.

415

01:40:32.630 --> 01:40:45.630

120 Broadway Hearing Room / Ezra Moser: So, to facilitate all this, the MSMX plan is seeking 2 actions, one a zoning map amendment, and 2, a zoning text amendment, the latter of which would create a new special zoning district.

416

01:40:45.940 --> 01:41:06.889

120 Broadway Hearing Room / Ezra Moser: The proposed zoning map amendments would utilize several new zoning districts created by the 2 most recent City of Yes initiatives zoning for economic opportunity and zoning for housing opportunity. The proposal would map high-density mixed-use districts by pairing New M1-8A 8 a. And M1-9A, a commercial manufacturing district with New R11 and R12 residential districts.

417

01:41:07.270 --> 01:41:13.020

120 Broadway Hearing Room: This is the first time these districts will be mapped in the city, and we think midtown South is a perfect place to lead the way.

418

01:41:13.060 --> 01:41:30.040

120 Broadway Hearing Room / Ezra Moser: The text amendment would create the new special Midtown South Mixed-Use District, which would include urban design regulations as well as incentives for transit and public home improvements. The text amendment would also apply MIH to all new residential developments and conversions in the study area.

419

01:41:30.080 --> 01:41:50.460

120 Broadway Hearing Room / Ezra Moser: Taken together, these actions would result in a dynamic 24, 7, Mixed-Use midtown South with projected 9,700 new homes, up to 2,900 of which would be permanently income restricted through MIH, as well as accommodating the full suite of commercial manufacturing uses that already call Midtown South home.

420

01:41:50.950 --> 01:42:11.649

120 Broadway Hearing Room / Ezra Moser: So here's an aerial view of the MSMX plan area outlined in yellow. The plan area comprises 4 separate areas that are generally bounded by 40th streets of the North and 23rd Street to the south, between 5th Avenue and 8th Avenues. Each area here is denoted by its ordinal direction.

421

01:42:11.850 --> 01:42:31.250

120 Broadway Hearing Room / Ezra Moser: So the northwest area is north of Penn Station and south of Times Square. The northeast area, moving clockwise, lies just south of Bryant

Park. The southeast area extends from the Empire State Building towards Madison Square Park, and then, finally, the southwest area is just south of MSG. And Penn Station.

422

01:42:31.400 --> 01:42:50.829

120 Broadway Hearing Room / Ezra Moser: As you can see, the plan area has incredible access to transit with multiple subway lines and Penn station and port authority just steps away, some of which are highlighted here on the map. So these areas are centrally located midtown south, with exceptional access to jobs and amenities

423

01:42:50.860 --> 01:43:02.289

120 Broadway Hearing Room / Ezra Moser: and the common thread that ties these 4 areas together is that they have decades, old manufacturing, zoning that does not allow housing, despite being surrounded by mixed use, neighborhoods that do

424

01:43:03.170 --> 01:43:28.349

120 Broadway Hearing Room / Ezra Moser: so. The plan area covers about 42 blocks across 4 distinct sections of midtown South, which are outlined in plain view here on the map. So the southeast area is also partly covered by the Madison Square, North, and Ladies mile historic districts which are faintly visible in light purple. The map and LPC. Still retains purview

425

01:43:28.350 --> 01:43:43.460

120 Broadway Hearing Room / Ezra Moser: over the historic districts, including discretionary review over applications within them. And then, right in the center, tying all 4 quadrants together are Harold and Greeley squares which provide transit, access and open space on the midtown south doorstep.

426

01:43:43.530 --> 01:44:10.259

120 Broadway Hearing Room / Ezra Moser: the southeast, the northeast, and the northwest areas are currently zoned M16 in their entirety, as is the majority of the Southwest area, although a small 2 block portion of the Southwest is actually zoned M16-D, following a 2011, rezoning that allowed for the limited introduction of residential use. Okay, so we'll just briefly go over the proposal, which we believe goes a long way towards achieving the planning priorities that we outlined earlier.

427

01:44:11.840 --> 01:44:35.719

120 Broadway Hearing Room / Ezra Moser: So again, the 2 proposed actions are a zoning Map Amendment and a zoning text amendment. The zoning Map amendment will rezone all of the M1 Districts in the MSMX plan area to paired Mixed-Use commercial manufacturing and residential districts, and then on top of that the Zoning Map Amendment would establish the new special midtown South Mixed-Use district, which would have, as you can see here, the abbreviation on the zoning maps of MSX.

428

01:44:35.720 --> 01:44:44.339

120 Broadway Hearing Room / Ezra Moser: X. So the second action, the zoning tax amendment would map MIH across the entirety of the plan area.

429

01:44:44.340 --> 01:44:50.070

120 Broadway Hearing Room / Ezra Moser: And we'd like to note this would be the first MIH districts to be zoned in Central High density in Manhattan.

430

01:44:50.360 --> 01:45:02.969

120 Broadway Hearing Room / Ezra Moser: The text amendment would also establish, bespoke special district regulations for the new Special MSX district, including bulk requirements to enhance and reinforce the plan areas loft character.

431

01:45:04.160 --> 01:45:14.830

120 Broadway Hearing Room / Ezra Moser: So additionally, the special district regulations would include use flexibility that addresses the mixed-use character in the neighborhood as well as incentives for public realm improvements.

432

01:45:15.650 --> 01:45:40.400

120 Broadway Hearing Room / Ezra Moser: So again, we're proposing high-density mixed-use districts with MIH that would use the new zoning districts created by City of Yes, we're excited to use these new districts to create MIH areas that would deliver permanently income restricted housing. So the new districts would come in 3 pairings M1-9A/R1, 2M1-8A / R12 and M1-8A/R11

433

01:45:40.920 --> 01:45:49.269

120 Broadway Hearing Room / Ezra Moser: M1-9A / R12 would have a maximum FAR of 18.0 for residential and 15.0 for non-residential uses.

434

01:45:49.590 --> 01:46:15.150

120 Broadway Hearing Room / Ezra Moser: M1-8A / R12 would have a maximum of 18.0 for residential and 12.0 for non-residential, and then M1-8A / R11would have a maximum of 15.0 FAR for residential and 12.0 for non-residential. Each of these districts would become

part of the new Special MSX district, which would allow us to shape building, form, and incentivize public realm improvements.

435

01:46:16.040 --> 01:46:41.970

120 Broadway Hearing Room / Ezra Moser: So for us, celebrating the existing built character of the neighborhood and enhancing the pedestrian experience was very important. The existing context was especially important in shaping how a development would meet the street so as illustrated in this pedestrian view on the right, we're proposing bulk and urban design rules to reinforce the area's built character with strong street walls and just enough flexibility to match the surrounding context and allow for architectural expression.

436

01:46:42.160 --> 01:46:56.149

120 Broadway Hearing Room / Ezra Moser: These regulations would apply to the entirety of the plan area that you see here on the slide, we have minimum and maximum base heights of 6 to 15 stories. But we're also allowing buildings to flexibly match neighboring buildings as base heights. If they're higher.

437

01:46:56.380 --> 01:47:12.600

120 Broadway Hearing Room / Ezra Moser: we have in terms of street wall regulations. We have 100% of the ground floor, Street wall being required to be at or within 8 feet of the street line. This encourages active street frontages and ground floors which create for an inviting pedestrian experience.

438

01:47:13.170 --> 01:47:25.920

120 Broadway Hearing Room / Ezra Moser: Above the first floor, 70% of the building would need to be at or within 8 feet of the street line. This allows for architectural expression, facade articulation and flexibility within a consistent contextual street wall.

439

01:47:26.550 --> 01:47:34.759

120 Broadway Hearing Room / Ezra Moser: So let's take a real quick view at what types of buildings would result from the pairing of these high-density mixed-use districts.

440

01:47:34.780 --> 01:47:58.879

120 Broadway Hearing Room / Ezra Moser: and along with the proposed bulk regulations. This is a view of the northeast area. Looking south from Bryant Park. The gray buildings that you can see are existing buildings, and then the yellow buildings depict development that could potentially result from the rezoning and are studied in our environmental review materials. So this is what 18 FAR mixed residential buildings would look like in context. Here

441

01:47:59.070 --> 01:48:20.399

120 Broadway Hearing Room / Ezra Moser: the existing landscape is varied with older loft buildings and newer towers, mainly in the form of hotel development. From the past 15 years you can see some of them prominently here. MSMX would allow for high density developments, but maintains and street walls with its surroundings. And we feel this is in line with the extremely dense urban fabric of this area.

442

01:48:21.000 --> 01:48:26.540

120 Broadway Hearing Room / Ezra Moser: so just to quickly run through some of the other regulations that we're proposing as part of the special district.

443

01:48:26.690 --> 01:48:55.790

120 Broadway Hearing Room / Ezra Moser: The plan proposes a floor area exemption for public School floor space. If new development elects to provide one on site, it would allow for a 20% bonus floor area bonus for the provision of a covered pedestrian space which is a POPs typology that allows for an expanded public realm that can be incorporated within a building footprint. The covered pedestrian space bonus does already exist in other parts of midtown and has produced many high quality public spaces.

444

01:48:56.190 --> 01:49:15.229

120 Broadway Hearing Room / Ezra Moser: The plan would encourage improvements to transit infrastructure by extending the existing transit bonuses, applicability to all MSMX sites within 1,500 feet of transit stations, which is up from 500 feet today. It would also permit retail uses to go above the existing 10,000 square foot limit.

445

01:49:15.280 --> 01:49:28.169

120 Broadway Hearing Room / Ezra Moser: It would allow for adjustments to the minimum distance between buildings and split lot regulations for lots with landmarks which would provide additional flexibility and better facilitate the delivery of housing. On these comparatively challenged sites.

446

01:49:28.970 --> 01:49:35.929

120 Broadway Hearing Room / Ezra Moser: flashing and illuminated signage would be restricted on side streets in order to create a welcoming environment for new housing.

447

01:49:36.230 --> 01:49:59.010

120 Broadway Hearing Room / Ezra Moser: And then we're mapping side streets within our plan area as tier B streets and then wide streets as Tier C streets. These were introduced in zoning for economic opportunity and govern ground floor use requirements, lobby sizes, glazing, location of parking and loading berths and similar regulations to help to create a more lively public realm.

448

01:49:59.150 --> 01:50:12.769

120 Broadway Hearing Room / Ezra Moser: Lastly, we're making small pardon. We're making small adjustments to the boundaries of the special midtown district, Hudson Yards and Special Garment Center district. In order to map our new special midtown South Mixed-Use district.

449

01:50:13.720 --> 01:50:37.709

120 Broadway Hearing Room / Ezra Moser: we're excited about the fact that the entirety of this special district will be mapped with mandatory inclusionary housing. As I noted, this is the first application of MIH in Midtown, and its first application in high density. Manhattan. The proposal would map options 1, 2, and 3 throughout the special district. Option 3 was formerly known as deep affordability and was actually made a standalone option as part of city of yes, for housing opportunity.

450

01:50:37.790 --> 01:51:02.260

120 Broadway Hearing Room / Ezra Moser: All 3 options would apply to both new construction and conversions. Many existing buildings are suitable candidates for full or partial conversion to residential use, and this would support adaptive use of the lost style. Fabric in light of recent decreases in demand for office space. By applying MIH. The proposal could generate again up to 2,900 permanently income restricted units in midtown South.

451

01:51:02.540 --> 01:51:24.759

120 Broadway Hearing Room / Ezra Moser: So in summary DCP. Is excited to put forward the Midtown South Mixed-use plan which will contain 2 major land use actions. First, we're proposing a zoning map amendment that would change the plan areas M1-6 and M1-6D. Zoning districts to paired high-density mixed-use districts that would support a dynamic mix of housing, commercial and manufacturing community facility uses.

452

01:51:24.790 --> 01:51:35.849

120 Broadway Hearing Room / Ezra Moser: These pairings would capitalize on the successes of City of Yes, to put forward high densities where they're most appropriate. Near some of the most well-connected transit rich areas in the nation.

453

01:51:36.940 --> 01:51:45.560

120 Broadway Hearing Room / Ezra Moser: The Zoning Map Amendment would also allow us to map the new special Midtown South Mixed-Use district again abbreviated as MSX across the entire plan area.

454

01:51:45.790 --> 01:51:58.970

120 Broadway Hearing Room / Ezra Moser: The second land use action is a zoning text amendment to create bespoke contextual zoning rules for this new special district that ensure development remains attuned to its surroundings while maximizing housing production.

455

01:51:59.250 --> 01:52:22.450

120 Broadway Hearing Room / Ezra Moser: The text amendment would also allow us to designate MIH districts as options 1, 2, and 3 across the entire of the plan areas we just noted on the previous slide. And again, the proposed actions would result in approximately 10,000 new homes of which 2,900 would be permanently income restricted. Great. Thank you. We hope this presentation has been informative, and we look forward to hearing from the members of the public.

456

01:52:22.620 --> 01:52:28.599

120 Broadway Hearing Room / Chairperson Garodnick: Great thanks, Ezra, we're going to move to them now. Yep, great, thank you. We're going to start with Andrea Goldwyn.

457

01:52:29.067 --> 01:52:33.330

120 Broadway Hearing Room / Chairperson Garodnick: From the New York Landmarks Conservancy, followed by Jim Wright, both on Zoom

458

01:52:42.860 --> 01:53:01.389

120 Broadway Hearing Room / Chairperson Garodnick: and I should have been a little bit more effusive in my thanks to you, Ezra for all the work that you've done to date on this entire plan, and also to the team in the Manhattan office. So my apologies, my eagerness to get to the public. I forgot to do the necessary, which is to thank you all for your amazing work. So okay, all right. Now, carrying on.

459

01:53:02.340 --> 01:53:03.773

120 Broadway Hearing Room / Chairperson Garodnick: do we have? Miss Goldwyn?

460

01:53:05.180 --> 01:53:09.059

120 Broadway Hearing Room: Andrea says you're unmuted. Can you test audio?

461

01:53:09.780 --> 01:53:12.829

120 Broadway Hearing Room: The icon appears to be unmuted. Oh, we can hear you now.

462

01:53:12.830 --> 01:53:13.120

Zoom Call / Andrea Goldwyn: Right?

463

01:53:14.940 --> 01:53:15.510

Zoom Call / Andrea Goldwyn: Okay.

464

01:53:15.510 --> 01:53:17.409

120 Broadway Hearing Room / Chairperson Garodnick: Whenever you're ready. Go ahead. Good to see you.

465

01:53:17.410 --> 01:53:17.930

Zoom Call / Andrea Goldwyn: Great.

466

01:53:18.280 --> 01:53:47.570

Zoom Call / Andrea Goldwyn: great good morning, Chair, Garodnick and Commissioners. I'm Andrea Goldwyn, speaking on behalf of the New York Landmarks Conservancy. The Conservancy is a 52-year-old organization dedicated to preserving, revitalizing, and reusing New York's historic buildings and neighborhoods. We support affordable housing. We want to ensure that New York's rich diversity of architecture continues to enhance the city, creating jobs, housing New Yorkers, encouraging sustainability, and welcoming visitors from around the world.

467

01:53:47.770 --> 01:54:14.189

01-Goldwyn

Zoom Call / Andrea Goldwyn: The Midtown South Mixed-Use plan would dramatically up zone4 sections in this part of the city to encourage commercial to residential conversions and new residential development. Conversion of underused buildings is at the heart of preservation, and we support this concept for midtown South. But in practice we're concerned that the blanket up zoning will encourage new construction and the demolition of the historic buildings that contribute so much to this community.

468

01:54:14.190 --> 01:54:43.580

02-Goldwyn

Zoom Call / Andrea Goldwyn: The Madison Square, North, and Ladies mile historic districts overlap with the Southeast Quadrant. These historic districts have been remarkably successful, creating housing, and fostering commercial and retail uses. They've become destinations for New Yorkers and visitors. The upzoning could put development pressure on sites within the historic district and pressure LPC to approve out of scale new buildings. The Northwest Section contains the Garment Center Historic district listed on the National register of historic places.

469

01:54:43.580 --> 01:55:05.280

Zoom Call / Andrea Goldwyn: Reuse of these buildings creates economic opportunities and is a sustainable practice. We're concerned that the rezoning will fast forward their demolition. We also question the impact on individual landmarks throughout the 4 quadrants the recently City of Yes, rezoning expanded the ability for those landmarks to sell their unused development rights.

470

01:55:05.280 --> 01:55:16.359

03-Goldwyn

Zoom Call / Andrea Goldwyn: But this plan could extinguish those opportunities, since development rights for all sites would increase. We urge the Commission to ask for changes that tailor the plan for each section of midtown South.

471

01:55:16.500 --> 01:55:33.020

Zoom Call / Andrea Goldwyn: perhaps reducing FAR in some sections or excluding historic districts, to prioritize reuse of existing historic buildings, encourage sustainable development, and still support the city's goals of increasing housing. Thank you for the opportunity to express the Conservancy's views.

472

01:55:33.900 --> 01:55:38.420

120 Broadway Hearing Room / Chairperson Garodnick: Great. Thank you. Thank you for being with us. Okay, Jim Wright is next

473

01:55:57.560 --> 01:56:00.199

120 Broadway Hearing Room: Jim. You should be able to unmute your microphone.

474

01:56:00.210 --> 01:56:02.301

Zoom Call / Jim Wright: Oh, sorry! I'll start over

475

01:56:03.050 --> 01:56:13.040

Zoom Call / Jim Wright: I think it's almost good afternoon, so I'll say that to Commissioners my name is Jim Wright, an architect and longtime resident of the southeast quadrant of MSMX.

476

01:56:13.580 --> 01:56:33.470

Zoom Call / Jim Wright: I'm representing my views at this hearing. First, I strongly support the city's efforts to increase the quantity and affordability of its housing stock. This includes most of the provisions of the citywide City of Yes, for housing opportunities, zoning amendment with the principal goal that every neighborhood has the responsibility to accommodate growth of the city's housing supply.

477

01:56:33.570 --> 01:56:45.390

Zoom Call / Jim Wright: Second, I support the planning goal of MSMX to foster Mixed-Use neighborhoods by introducing as of right residential use to the 4 large manufacturing districts remaining in midtown south.

478

01:56:47.240 --> 01:56:59.539

Zoom Call / Jim Wright: however, the MSMX plan would rezone these districts with an overly broad brush, giving insufficient consideration to the different densities, scales, and context between the separate quadrants.

01-Wright

479

01:57:00.340 --> 01:57:07.710

02-Wright

Zoom Call / Jim Wright: Just 3 months before ULURP certification, DCP significantly increased their previously proposed FAR caps

480

01:57:09.350 --> 01:57:16.739

Zoom Call / Jim Wright: by applying the 2 newly created R11 and R12 Residential zone districts with the highest FAR allowed in the city.

481

01:57:17.820 --> 01:57:29.609

Zoom Call / Jim Wright: This late change raised the proposed residential FAR cap by 25% in the Southwest quadrant and 50% in the northeast, northwest and southeast quadrants with minimal community input

482

01:57:29.870 --> 01:57:58.759

03-Wright

Zoom Call / Jim Wright: in response to the proposed DEIS document. CB5 produced a thoughtful set of recommendations that embrace the city's need for more affordable housing, while respecting the unique character of the individual quadrants in a more nuanced way. CB 5 recommendations are based on a fundamental urban design principle in Manhattan development that protects access to light and air by placing the highest density along wide North south avenues with a step down in density on mid-block sites facing onto narrow streets.

483

01:57:58.990 --> 01:58:18.260

Zoom Call / Jim Wright: Their recommendations would introduce the R11 FAR 15 zoning designation to the mid-block areas of the northwest and southeast quadrants, with no changes to DCP's proposed FAR caps in the northeast and South quadrants, nor corridors along the avenues within

484

01:58:18.470 --> 01:58:30.880

04-Wright

Zoom Call / Jim Wright: MSMX. Finally, it should be noted that the DEIS documents estimate that only 8% of the new residential units expected from the rezoning will be produced by conversions

485

01:58:30.920 --> 01:59:00.359

Zoom Call / Jim Wright: of commercial or manufacturing buildings. Given the city's support for residential conversion of underutilized commercial properties and its commitment to sustainability in the city's building sector. It is a missed opportunity that the rezoning does not place a higher priority on incentivizing additions to and conversions of Midtown South's characterful and structurally robust loft, like building stock. Hopefully, this imbalance can be addressed during the CPC and City Council Review process.

486

01:59:00.560 --> 01:59:02.829

Zoom Call / Jim Wright: and I thank you for considering my comments.

487

01:59:04.010 --> 01:59:12.500

120 Broadway Hearing Room / Chairperson Garodnick: Thank you. Ms. Wright, appreciate it. Next up is Ray Xie, followed by Maddie DeCerbo.

488

01:59:14.460 --> 01:59:18.280

120 Broadway Hearing Room / Chairperson Garodnick: and then Paul Devlin here in the room. Okay, Ray, welcome.

489

01:59:24.060 --> 01:59:42.639

120 Broadway Hearing Room / Ray Xie: Good morning, chair, Chairperson Garodnick and commissioners. My name is Ray Xie. I'm a policy analyst at Citizens Housing and Planning Council on behalf of our Executive Director Howard Slatkin. I'm presenting testimony on the Midtown South Mixed-Use MSMX proposal reflecting CHPC Zoning Committee's review of the proposal

490

01:59:42.930 --> 01:59:54.120

120 Broadway Hearing Room / Ray Xie: the Core purpose of the rezoning. To use housing and Mixed-Use development to reinvigorate portions of Midtown South Chelsea, and the Flatiron district is a sound premise in light of recent trends and challenges.

491

01:59:54.300 --> 02:00:06.270

01-Xie

120 Broadway Hearing Room / Ray Xie: These are areas of significance to the city's economic well-being as well as areas of opportunity for new high-density housing. We encourage the Commission to advance these changes with modifications, to address several important issues

492

02:00:07.200 --> 02:00:26.780

120 Broadway Hearing Room / Ray Xie: with State legislation, it has become lawful for the city to zone for residential development. At FAR succeeding 12, finding suitable locations for the application of R11 and R12 districts, is a worthy effort. However, in some locations the rezoning, as proposed, would be inconsistent with principles that guide the development of these and surrounding areas.

493

02:00:28.420 --> 02:00:43.689

02-Xie

120 Broadway Hearing Room / Ray Xie: Under the proposal, 6th Avenue would remain zoned for 12 FAR, while the narrow side streets flanking, it would be zoned for 15 or 18 FAR. This does not present a rational allocation of bulk or density. The proposal should not zone the side streets for higher density than the avenues.

494

02:00:44.430 --> 02:01:11.340

03-Xie

120 Broadway Hearing Room / Ray Xie: The proposal would depart from a longstanding policy of prioritizing commercial development in the Manhattan central business district, with commercial FARs that are at least as high as residential FARs. This has been done in part to support the ability to assemble sites for commercial development which requires larger footprints than residential development. No rationale has been presented for reversing this policy here. The proposal should assign commercial FARs that are at least equal to the residential FARs. In these areas

495

02:01:11.600 --> 02:01:24.889

04-Xie

120 Broadway Hearing Room Ray Xie: the proposal zones all 4 quadrants, as if they have similar neighborhood characteristics and built context. The Southern quadrants are different in character. Chelsea and Flatiron rather than Midtown South. The proposal should treat the Southern quadrants differently from the northern areas

496

02:01:25.350 --> 02:01:41.250

05-Xie

120 Broadway Hearing Room / Ray Xie: under recently enacted changes to the multiple dwelling law. New buildings, with FAR exceeding 12, are not permitted in historic districts The zoning should be clear and consistent with State law, and the proposal should not assign residential FARs, exceeding 12 in locations where the MDL. Does not permit it.

497

02:01:41.730 --> 02:01:49.600

06-Xie

120 Broadway Hearing Room / Ray Xie: These issues could be addressed with relatively simple modifications that assign R10 equivalent districts to the southern quadrants of the rezoning area.

498

02:01:49.800 --> 02:01:59.249

120 Broadway Hearing Room / Ray Xie: This would still allow housing at the highest density currently permitted in the city, while maintaining consistency with key principles undergirding the zoning in midtown and adjacent areas.

499

02:01:59.730 --> 02:02:20.789

120 Broadway Hearing Room / Ray Xie: We ask that the Commission make these changes so that new residential zoning districts are deployed in a way that continues to support the vitality of the city's central business district. Thank you for the opportunity to testify today. Great. Thank you. Okay, before you go anywhere. Commissioner Benjamin has a question for you. Yeah. And speaking about the southern districts, then would you

500

02:02:21.330 --> 02:02:26.139

120 Broadway Hearing Room / Commissioner Benjamin: want the bonuses for transit arcades?

501

02:02:26.430 --> 02:02:34.169

120 Broadway Hearing Room / Commissioner Benjamin: POPs to be eliminated also with the 20% bonus, even if we were able to reduce it to the 10.

502

02:02:34.290 --> 02:02:57.019

120 Broadway Hearing Room / Ray Xie: I can't answer that question myself right now, but I'm happy to address that in our extended testimony that we could and have you calculated the unit loss for doing that to change that from an R12 to an R12 in the Southern district. That's something I can address in the I think we should.

Chairperson Garodnick: Okay, thank you. Thanks. Okay. Next up Maddie Decerbo

503

02:02:57.640 --> 02:03:00.939

120 Broadway Hearing Room: on Zoom, followed by Paul Devlin.

504

02:03:18.670 --> 02:03:20.470

Zoom Call / Maddie DeCerbo: Hi! Can you hear me?

505

02:03:21.230 --> 02:03:22.000

120 Broadway Hearing Room: We can.

506

02:03:22.000 --> 02:03:25.199

Zoom Call / Maddie DeCerbo: Okay. Hi, my name is Maddie DeCerbo.

507

02:03:26.380 --> 02:03:27.750

Zoom Call / Maddie DeCerbo: This video. Sorry.

508

02:03:28.030 --> 02:03:49.979

01-DeCerbo

Zoom Call / Maddie DeCerbo: and I'm testifying on behalf of the Real Estate Board of New York. Thank you for the opportunity to testify in support of Midtown South Mixed-Use Plan revenue strongly supports the proposed midtown south, rezoning, which is a critical step toward increasing housing production in one of the most centrally located neighborhoods in New York City. As housing production continues to lag population growth, New York City must take bold and deliberate steps to enable more housing.

509

02:03:50.160 --> 02:04:00.770

Zoom Call / Maddie DeCerbo: Currently, the city permits only 29 units of housing for every 1,000 residents well below what is needed to meet demand, and zoning changes that enable new housing are essential tools. In addressing the housing shortage.

510

02:04:00.920 --> 02:04:15.109

02-DeCerbo

Zoom Call / Maddie DeCerbo: the Midtown South Mixed-Use Plan responds directly to recommendations made by the office adaptive reuse task force and seeks to unlock residential development in areas long restricted to manufacturing commercial uses, and will allow residential to office conversions.

511

02:04:15.220 --> 02:04:35.449

03-04-DeCerbo

Zoom Call / Maddie DeCerbo: The proposed plan is the first application of the new zoning tools adopted under City of Yes for housing opportunity, and the success of City of Yes, depends on its implementation through neighborhood level rezonings. Notably this proposal will be the first to map the newly created R11 and R12 districts, which will which for the first time will allow residential density above 12 FAR

512

02:04:35.560 --> 02:04:46.229

Zoom Call / Maddie DeCerbo: this opportunity will be a catalyst for substantial housing creation, and any reduction in the proposed density will significantly impact the estimated housing projections and stymie housing growth.

513

02:04:46.310 --> 02:05:10.790

05-DeCerbo

Zoom Call / Maddie DeCerbo: Presently 2 tax incentives could be utilized in coordination with the proposed zoning changes and MIH. First, the office to residential tax incentive 467 M. Requires 25% of the building to be permanently affordable at an average income band of 80% AMI, with the requirement for a 40% AMI band. This tax incentive was carefully calibrated. Given the complexities and costs involved in conversions.

514

02:05:10.920 --> 02:05:27.550

Zoom Call / Maddie DeCerbo: the tax incentive for new residential rental construction 45x also imposes a 25% permanent affordability share for households averaging at 60% AMI. This tax benefit also requires significant upfront costs related to construction labor standards.

515

02:05:27.730 --> 02:05:34.750

Zoom Call / Maddie DeCerbo: limiting MIH options to lower the AMI average would make these programs financially infeasible and stifle housing production.

516

02:05:35.430 --> 02:06:01.730

Zoom Call / Maddie DeCerbo: Therefore, all MIH options should remain in this proposal to ensure the zoning will work with the tax tools available. Additionally, flexibility is necessary. Given the volatility in the marketplace with inflation, high interest rates and tariffs. Importantly, the plan also advances tools to reinforce the public realm, including the facilitation of transfer development rights and the current encouragement of privately owned public spaces which together can support both preservation and new development.

517

02:06:01.820 --> 02:06:29.890

06-DeCerbo

Zoom Call / Maddie DeCerbo: However, revenue believes the plan can go further to allow greater flexibility. In certain areas the district boundaries result in split lots where one portion is subject to MIH and the other to UAP. In these cases it is critical that affordable units, regardless of program, be permitted anywhere in the zoning lot. And the City Planning Commission should make this clear in the report. This proposal reflects a thoughtful and comprehensive approach that supports the city's housing goals, encourages conversions and response to the nature of work patterns by creating mixed use. Neighborhood revenue commends the department.

518

02:06:29.890 --> 02:06:30.250

120 Broadway Hearing Room: Of city.

519

02:06:30.250 --> 02:06:32.370

Zoom Call / Maddie DeCerbo: Planning for this effort and recommend the City Plan

520

02:06:32.370 --> 02:06:37.609

Zoom Call / Maddie DeCerbo: Commission. Adopt the Midtown South Mixed-Use Plan. Thank you.

521

02:06:38.280 --> 02:06:39.730

120 Broadway Hearing Room / Chairperson Garodnick: Great. Thank you for that.

522

02:06:40.187 --> 02:06:47.939

120 Broadway Hearing Room / Chairperson Garodnick: Okay, my computer has crashed. But I've already called you Mr. Devlin. Go right ahead, and we'll keep going as

523

02:06:48.580 --> 02:07:12.169

120 Broadway Hearing Room / Paul Devlin: thank you for your time. Technically. Good afternoon, committee. Good afternoon. I'm Paul Devlin, the co-chair of the Hell's Kitchen Land Use Committee of Manhattan's Community Board 4. It's interesting to be standing here with a deny, unless position, because at the beginning of this process Community Board 4 recognized the need to adopt new zoning regulations to permit residential uses on these proposed blocks.

524

02:07:12.380 --> 02:07:34.949

120 Broadway Hearing Room / Paul Devlin: At that time the overbuilt status of the buildings throughout the Garment Center district would have allowed for the creation of thousands of new housing units. We agree there is room for building the higher density housing on these blocks without harming the character of the built environment. However, in the time that it's taken to move through this process changes in residential FAR and passage of City of Yes housing opportunity

525

02:07:35.290 --> 02:07:52.679

01-Devlin

120 Broadway Hearing Room / Paul Devlin: plus this proposed inclusion of multiple bonuses. The potential built environment under these proposed zoning changes no longer plan to build a livable, vibrant neighborhood. We urge you to closely evaluate the unintended consequences of this current iteration of the zoning changes that will have on our community

526

02:07:52.880 --> 02:08:06.630

120 Broadway Hearing Room / Paul Devlin: during our hearings we were asked, what is it that we're trying to protect? It is the livability factor that we are trying to protect? That includes light and air to the sidewalks that can accommodate both residents and workers in this dense neighborhood.

527

02:08:07.070 --> 02:08:31.560

02-Devlin

120 Broadway Hearing Room / Paul Devlin: To that end we include some very specific requests that we think might help address these concerns. We have consistently requested, ever since the removal of the residential cap with the 12 FAR cap that special permits be required for any residential building over 12 FAR a special permit, much like the hotel. Special permit process would ensure that neighborhood protections would be enshrined in any new developments.

528

02:08:32.070 --> 02:08:48.779

03-Devlin

120 Broadway Hearing Room / Paul Devlin: We ask for protections against demolition in favor of more and faster conversions to residential use, restoration, and adaptive reuse. The proposed plan through the introduction of residential FARs of 15 and 18 incentivizes larger, denser development than currently built.

529

02:08:49.280 --> 02:08:56.770

04-Devlin

120 Broadway Hearing Room Paul Devlin: We ask you to strengthen the street wall requirements and eliminate any recessed walls from the sidewalk, including the proposed 8 foot setback.

530

02:08:57.030 --> 02:09:07.739

05-Devlin

120 Broadway Hearing Room / Paul Devlin: We ask that you restrict lot mergers to ensure that resulting construction does not result in out of context buildings to create a billionaire billionaire's road type of pencil towers.

531

02:09:08.330 --> 02:09:31.780

06-Devlin

120 Broadway Hearing Room / Paul Devlin: But the greatest impact we see is in the combination of these various bonuses with affordable housing bonuses, transit bonuses, and open space bonuses the FAR, for new builds could attain 21.6 FAR. This density of housing hasn't proven to be sustainable, nor has it shown a way to build community and true neighborhoods. We urge the removal of the combination of bonuses which allows overbuilding of our neighborhood.

532

02:09:32.740 --> 02:09:52.220

120 Broadway Hearing Room / Paul Devlin: We've taken an official deny with conditions position in the hope that our recommendations will be included in the changes so that we can all work together to move forward in building a sustainable and dynamic mixed-use neighborhood.

Chairperson Garodnick: Thank you. Thank you, Mr. Devlin. Appreciate it. Thank you. Okay. Rachel Schultz is up next on Zoom.

533

02:09:53.330 --> 02:09:55.690

120 Broadway Hearing Room: followed by Brian Weber. Here in the room.

534

02:10:04.650 --> 02:10:05.719

Zoom Call / Rachel Schultz: Can you hear me?

535

02:10:06.680 --> 02:10:07.760

120 Broadway Hearing Room: We can.

536

02:10:07.760 --> 02:10:08.990

Zoom Call / Rachel Schultz: Oh, there! Okay.

537

02:10:09.200 --> 02:10:39.090

01-Schultz

Zoom Call / Rachel Schultz: Hi! My name is Rachel Schultz. My husband and I live in the southeast Quadrant at 22 West 26th street, and we work from home offices there. We chose this neighborhood because of its unique character, charm, and livability, and, like Andrea Goldwyn, talked about the historic nature of it. We are supportive of more housing and more affordable housing, but we urge you to consider the specific concerns raised by the CB5, and the Business Improvement District Board.

538

02:10:39.200 --> 02:11:00.369

Zoom Call / Rachel Schultz: The southeast quadrant is not like the others. It includes several historic districts, smaller mid-block buildings, and former commercial buildings already converted to residential spaces that require thoughtful tailored zoning. A blanket approach treats this distinctive area as if it's interchangeable with the rest of the district, and that simply doesn't work.

539

02:11:00.480 --> 02:11:11.039

Zoom Call / Rachel Schultz: The proposed rezoning would allow for large scale assemblages and transfers of floor area potentially leading to very tall buildings out of scale with the existing fabric.

540

02:11:11.130 --> 02:11:24.499

02-Schultz

Zoom Call / Rachel Schultz: The proposed FAR of 12-18 will lead to oversized developments that could block light and air, especially to mid-block. Residential buildings like ours. And the environmental impacts haven't been fully studied

541

02:11:24.560 --> 02:11:51.680

Zoom Call / Rachel Schultz: as of now. The current FAR for the southeast quadrant is 10-12 for commercial. We ask that the Commission keeps the FAR for, commercial as it is, but add residential to 12-10, as well in the southeast quadrant. To reflect these concerns, we also ask the Commission to consider the approved setbacks to take into account that already converted commercial spaces like our building, are already built right to the property line.

Schultz-03

Schultz-04

542

02:11:51.680 --> 02:12:01.460

Zoom Call / Rachel Schultz: This is a rare and special part of the city and its zoning should respect its history scale, and the people who already live here thank you so much.

543

02:12:02.350 --> 02:12:03.400

120 Broadway Hearing Room: Thank you.

544

02:12:04.250 --> 02:12:09.300

120 Broadway Hearing Room / Chairperson Garodnick: All right, Brian Weber, who, I see, approaching the podium to be followed by Joe Rose.

545

02:12:09.400 --> 02:12:11.699

120 Broadway Hearing Room / Brian Weber: Thank you, Dan. Thank you, commissioners.

546

02:12:11.750 --> 02:12:27.109

120 Broadway Hearing Room / Brian Weber: My name is Brian Weber. Among other things, I sit as a member of a Community Board 4. As a public member of the Land Use Committee. I am the president of the midtown South Precinct Community Council, and I'm also on the garment District Board.

547

02:12:27.110 --> 02:12:36.230

120 Broadway Hearing Room / Brian Weber: I'm not here to speak on behalf of those organizations today I'm here to speak as a resident who lives in the Northwest quadrant of the proposed plan.

548

02:12:36.230 --> 02:12:58.879

120 Broadway Hearing Room: When DCP first started doing public engagement on this matter, they came to the community. I went to those engagement sessions. I did the office hours with DCP. And we all spoke about the importance of the existing built environment and making sure that whatever the plan is, we focus on the livability of this environment in this neighborhood.

549

02:12:59.549 --> 02:13:01.229

120 Broadway Hearing Room / Brian Weber: At the time

550

02:13:01.450 --> 02:13:30.999

01-Weber

120 Broadway Hearing Room / Brian Weber: the State had yet to move FAR to release the caps on the FAR and DCP ensured us that all the buildings were overbuilt, and that we would be looking at the conversion of existing buildings, with the increase of several five-story six-story buildings scattered throughout the neighborhood, a palatable solution. Dan asked a previous speaker about how many units would be lost if we reduced the

551

02:13:31.000 --> 02:13:44.190

120 Broadway Hearing Room / Brian Weber: The FAR. What I would say is, when this was originally proposed, DCP. Had proposed the creation of 3,500 units, which is a significant number of units.

552

02:13:44.250 --> 02:14:01.470

02-Weber

120 Broadway Hearing Room / Brian Weber: not the 9,000, and I don't think we should be looking to target maximum number of units. But we should be looking to tax to maximize livability of this neighborhood. The plan is currently written, incentivizes demolition of

553

02:14:01.490 --> 02:14:30.930

03-Weber

120 Broadway Hearing Room / Brian Weber: 12- to 15- story commercial loft buildings. I currently live in one of those buildings. My building's safe. I'm not worried about it being demolished, but I will highlight that when I speak to DCP. They say this is unlikely, but if they're saying, it's unlikely that implies that it's unwanted. And what I asked DCP. To do is look at the plan as proposed, and make sure that the unlikely doesn't occur should place guardrails that

554

02:14:30.930 --> 02:14:46.160

04-Weber

120 Broadway Hearing Room / Brian Weber: maybe restrict the FAR, create height limits and eliminate things such as the 8 foot setback, which is a problem, particularly in the Northwest quadrant. I also ask that

555

02:14:46.160 --> 02:15:09.909

120 Broadway Hearing Room / Brian Weber: the POPs bonus and transit bonus be reconsidered in the Northwest quadrant, particularly the pops, bonuses, we struggle, and this is from the perspective of public safety with the existing POPs within this district, and everyone who comes to propose pops, ensures communities that these POPs will be kept safe and accessible, and work for the public good.

556

02:15:09.910 --> 02:15:19.330

120 Broadway Hearing Room / Brian Weber: And every time we're in conflict with them, and I could name a number of pops. But I see I'm out of time at this point. So thank you. Commission and

557

02:15:19.470 --> 02:15:29.290

05-Weber

120 Broadway Hearing Room / Chairperson Garodnick: thank you. Thank you. Don't go anywhere. You have a question from Commissioner Osorio. Thank you. Chair.

/ Commissioner Osorio: Thanks. So much for the testimony. Can you briefly summarize? What are some of the major issues with the pops.

558

02:15:29.720 --> 02:15:58.999

120 Broadway Hearing Room / Brian Weber: Okay, so particularly the 8th Avenue Corridor. If we look at 8th Avenue between 34th and 42nd Street, there are 2 POPs that are at West 36th Street and Barbara... What is it? West? 38th and 39? Yeah, they were granted to hotels, I believe Sam Chang was the developer on both of them. Both POPs are a continual source of

559

02:15:59.450 --> 02:16:13.350

120 Broadway Hearing Room / Brian Weber: struggle. Within the midtown South precinct. We have numerous complaints about narcotic activity. Drug use the POPs at 36th and 8th Avenue does its best

560

02:16:13.380 --> 02:16:25.800

120 Broadway Hearing Room / Brian Weber: to ensure security there, but it continues to struggle, and part of the reason is, and we spoke to Sam Chang about this when he was developing it, we said, there is an extensive existing social service infrastructure.

561

02:16:25.820 --> 02:16:53.349

120 Broadway Hearing Room / Brian Weber: specifically dealing with substance, abuse, and management of addiction services. And what happens is because there's a concentration of Methadone clinic in immediate vicinity to harm reduction facilities and immediate vicinity to substance, abuse services. A lot of their clientele after their appointments, land up in the POPs parks, and that is where we're seeing an uptick of narcotics

562

02:16:53.350 --> 02:17:05.810

120 Broadway Hearing Room / Brian Weber: activity. The other POPs that I want to mention. That's particularly challenging is the POPs behind the Aventi, which is just off of 6th Avenue, between 29th and 30th Street.

563

02:17:05.910 --> 02:17:26.830

120 Broadway Hearing Room / Brian Weber: It was recently acquired by Blackstone. I believe so. There's been a change of management, but previous management has been

trying for years to install gates, so that at night they can limit access to the POPs Park, because they, too, were dealing with chronic narcotic activity in the immediate vicinity.

564

02:17:27.100 --> 02:17:45.290

120 Broadway Hearing Room / Brian Weber: and on the map it pointed out the bow tie at Harold Square and Greeley Square as positive public space, and it is, but it's a very small space when one considers what it is, and that we don't have the narcotic activity there as much. We do have

565

02:17:45.290 --> 02:18:01.699

120 Broadway Hearing Room / Brian Weber: a lot of unhoused individuals in that area, and the one stabbing that I've witnessed in my many years living in New York, happened in Greeley Square, just walking down the street there. So those things can be taken into consideration.

566

02:18:01.780 --> 02:18:25.920

120 Broadway Hearing Room / Chairperson Garodnick: Thank you for that. Thank you. Thank you. Thanks, Commissioner. Okay. Next up as noted, Joe rose. Nice to have a former chair of the commission here before us as always welcome.

120 Broadway Hearing Room/ Joe Rose: Good morning. Good afternoon, Mr. Chairman. Members of the Commission. Good to see you. There's a very short time, so I will rush and speak in bullets, happy to answer any questions if you have them, and I'll also submit written testimony in detail.

567

02:18:27.309 --> 02:18:56.179

01-Rose

120 Broadway Hearing Room / Joe Rose: Lived and worked in this area for 40 years. I've been the Community Board chair. I've been involved in setting up the business Improvement district and the Madison Square Park Conservancy and still serve in a variety of capacities. Everyone supports more housing. And yes, of course, the vestigial end zone south of midtown Manhattan should be converted to Mixed-Use areas and be encouraged to continue emerging as thriving 24/7 diverse communities. That, said, the plan is currently proposed does more harm than good, particularly

568

02:18:56.180 --> 02:19:10.090

120 Broadway Hearing Room / Joe Rose: regard to the southeast quadrant, which would be overwhelmed with FAR. This is the nomad area. The core problem to this plan, as it currently is constituted, is that it treats all 4 very different areas. The same.

569

02:19:10.559 --> 02:19:36.069

120 Broadway Hearing Room / Joe Rose: The essential point is that there's no shortage of available development FAR in the southeast quadrant as currently zoned if you permitted residential use. So the 10 to 12. FAR, no one ever identified in any of the input or any of the discussion an FAR shortage in that southeast quadrant, every single to answer some of the questions that were raised. Every single unit of housing contemplated for the southeast quadrant can be built

570

02:19:36.070 --> 02:19:44.910

120 Broadway Hearing Room / Joe Rose: using surplus landmark air rights in the southeast, in the southeast quadrant not one unit, affordable or otherwise, would be lost

571

02:19:44.910 --> 02:20:09.069

120 Broadway Hearing Room / Joe Rose: by addressing this area in particular, the huge, FAR increase for residential use would lead to the displacement of small businesses and not-for-profits in smaller commercial buildings hasn't been studied. It wasn't addressed in the EIS needs to be looked at, there would be a profound adverse impact on landmarks and buildings in the historic districts

Rose-15

03-Rose

572

02:20:09.090 --> 02:20:32.699

120 Broadway Hearing Room / Joe Rose: which comprise more than 50% of the southeast quadrant is the current policy of, and has long been the policy of the city of New York that landmarks should be able to sell and encourage, to sell their air rights to adjoining development sites or nearby development sites to protect the landmark, provide revenue streams and allow for the development to happen. Every one of the development sites

573

02:20:32.700 --> 02:20:57.360

120 Broadway Hearing Room / Joe Rose: identified in the EIS. In this proposal in the Southeast quadrant can achieve full build out, using landmark air rights and creating a surplus simply devalues those air rights into oblivion. The open space has been covered by others. I'll submit comments on that. In my written testimony bulk regulations would have adverse impact as currently constituted

574

02:20:57.360 --> 02:21:25.469

120 Broadway Hearing Room / Joe Rose: for the southeast quadrant would have adverse impacts on existing converted residential buildings. There's a way to do this. I would for the southeast quadrant. Again, I can't speak. I'm not speaking to the other 3 areas. The bulk regulations would have adverse impacts on existing residents and buildings in terms of light and air. There's no need to change it. I'll submit everything else in writing. Just one more point if I can make the

575

02:21:25.500 --> 02:21:34.654

05-Rose

120 Broadway Hearing Room / Joe Rose: particularly goes to my heart. The in the proposal in the Northwest quadrant, the northernmost block on 40th Street, just

576

02:21:35.090 --> 02:21:41.639

120 Broadway Hearing Room / Joe Rose: east of 8th Avenue, is being proposed to be taken out of the special midtown theater district and put into this

577

02:21:41.640 --> 02:22:05.169

120 Broadway Hearing Room / Joe Rose: that takes out a receiving site for theater Development Broadway Theater air rights that are part of the special midtown district. There's no need. There's no reason to take that one block front out. So again, I'll address all these issues in writing. Happy to answer any questions if you have them. Thank you for that. I gave you the former chair prerogative to go a little longer than the 3 min. But thank you for that.

578

02:22:05.450 --> 02:22:19.369

120 Broadway Hearing Room Joe Rose: Okay, good. Thank you, Joe. And on the points that you made. Obviously we will be looking at those closely as with everything we have heard here, and we'll have the department report back as follow-up. So thank you. Let me go to Frampton Tolbert.

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02:22:20.520 --> 02:22:39.249

120 Broadway Hearing Room / Chairperson Garodnick: Mr. Tolbert. Welcome to be followed by Barbara Blair both here with us. Welcome.

Frampton Tolbert: Good afternoon, Chair Garodnick, and Planning Commissioners. I am Frampton Tolbert, Executive Director of the Historic Districts Council. We are the citywide advocate for New York's historic neighborhoods, representing more than 500 community-based partners.

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02:22:39.250 --> 02:22:52.399

120 Broadway Hearing Room / Frampton Tolbert: HCC has previously submitted 2 letters with community partner, community organizations, one with the New York Landmarks Conservancy, and one with the New York fashion workforce coalition. So I will briefly be reiterating our comments.

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02:22:52.400 --> 02:23:19.999

01-Tolbert

120 Broadway Hearing Room / Frampton Tolbert: First, HCC. Supports new housing in Midtown, South, but believes that the current plan will increase demolition of existing historic buildings, and further, the erasure of garment district manufacturing jobs to be replaced by new market rate housing in new buildings. We oppose the creation of new, much higher residential FARs of 18 and 15, compared to a lower commercial FAR which creates a strong incentive to demolish rather than reuse, thousands of existing and historic buildings.

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02:23:20.000 --> 02:23:30.199

120 Broadway Hearing Room / Frampton Tolbert: Even overbuilt sites with the use of zoning lot mergers, pops, and subway improvements will encourage developers to see every existing building as underbuilt and expendable.

583

02:23:30.300 --> 02:23:44.600

120 Broadway Hearing Room / Frampton Tolbert: We echo Local Community Board recommendations that does plan lower its proposed FAR in order to incentivize adaptive reuse which will help DCP achieve its housing goals more sustainably and create a shorter timeline for housing to come online for the neighborhood.

584

02:23:44.860 --> 02:24:07.910

02-Tolbert

120 Broadway Hearing Room Frampton Tolbert: Second, DCP. Should also lower the plan's FAR in order to support its own policies regarding landmark TDRs, which were just expanded under City of Yes, as proposed, the substantially increased FAR cap will render landmark TDRs essentially worthless, which would be particularly devastating for buildings in the planned southeast quadrant, which contains the largest concentration of historic districts and individual landmarks.

585

02:24:08.170 --> 02:24:30.319

03-Tolbert

120 Broadway Hearing Room / Frampton Tolbert: Third, we are pleased that the Landmarks Preservation Commission is moving forward with an initial list of 5 sites in the historic Garment district as well as adjacent quadrant for landmark designation. But we would ask that city planning work with the LPC. To consider many of the other 25 sites identified in the DEIS as excellent candidates for designation and adaptive reuse for housing.

586

02:24:30.440 --> 02:24:54.470

04-Tolbert

120 Broadway Hearing Room / Frampton Tolbert: Finally, there are currently no incentives for retention of manufacturing jobs, while DCP admits that within 10 years this area has lost 60% of fashion manufacturing jobs. There is no plan to address this. We asked city planning and the mayoral administration to revisit the upkept promises from the 2018 support package for fashion production and include parts of that package in this proposed rezoning.

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02:24:54.600 --> 02:24:57.389

120 Broadway Hearing Room / Frampton Tolbert: Thank you.

Chairperson Garodnick: Great thank you.

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02:24:58.400 --> 02:25:06.050

120 Broadway Hearing Room / Chairperson Garodnick: Mr. Vice chairman, with a question.

Vice Chairperson Knuckles: Thank you for your testimony, sir. I understand your concern about TDRs. The impact of

589

02:25:06.170 --> 02:25:13.088

120 Broadway Hearing Room / Vice Chairperson Knuckles: of TDRs diminishing TDR opportunities for landmarks.

590

02:25:14.610 --> 02:25:26.139

120 Broadway Hearing Room / Vice Chairperson Knuckles: what I don't quite understand as well is why you think demolition of landmark properties are enhanced by

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02:25:27.370 --> 02:25:56.370

120 Broadway Hearing Room / Vice Chairperson Knuckles: this initiative, I mean, that's no small feat to tear down a landmark property in this city.

05-Tolbert

Frampton Tolbert: So if you understood that from my testimony that was not my intention, we see a lot of possibility for demolition of historic buildings, but undesignated buildings, a lot of the overbuilt loft buildings. But with landmark buildings we see development pressure in terms of them not being able to sell their air rights, especially houses of worship and other nonprofits that have a lot of

592

02:25:56.370 --> 02:26:13.420

120 Broadway Hearing Room / Frampton Tolbert: capital needs, and TDRs are one of the ways to improve those, but we don't. We're not saying that this, that the midtown South plan would exacerbate demolition of existing landmarks,

Vice Chairperson Knuckles: historic, not landmark. You said,

Frampton Tolbert: yes, yes, historic and undesignated, and buildings on the National Register, but not locally designated. Thank you.

593

02:26:13.550 --> 02:26:20.419

120 Broadway Hearing Room / Chairperson Garodnick: Thank you, Mr. Vice chairman, thank you, Mr. Tolbert. Next up is Barbara Blair, the Garment District Alliance. Welcome?

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02:26:20.450 --> 02:26:41.830

120 Broadway Hearing Room / Barbara Blair: Thank you. Hello, Chairperson Garodnick and members of the Commission. I'm Barbara Blair. I'm the president of the Garment District Alliance, which is in the Northwest quadrant of the plan that you are proposing. We are wholly supportive of this plan. The garment district has fewer residents than any other neighborhood in the city of New York, with only 47 residents per acre.

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02:26:41.830 --> 02:26:49.959

120 Broadway Hearing Room / Barbara Blair: It's a neighborhood that needs to convert to a 24/7 Mixed-Use for a number of reasons, not the least of which is

596

02:26:49.960 --> 02:27:14.349

01-Blair

120 Broadway Hearing Room / Barbara Blair: security. As my colleague over here, Brian Weber mentioned, we have an oversaturation of social service entities on the 8th Avenue corridor that has created an extremely degraded neighborhood with virtually no opportunity, economic opportunity, or otherwise, for the improvement of this neighborhood. If we don't introduce

597

02:27:14.350 --> 02:27:35.980

120 Broadway Hearing Room / Barbara Blair: a residential stakeholder, there is a concept of fair share that's in the New York City chapter which has been wholly ignored by the city of New York. If we had residents in this neighborhood, you would have a counter narrative to the city and state which is consistently dumping social service entities in this

02-Blair

neighborhood. Finally, the buildings during Covid we lost

598

02:27:36.110 --> 02:27:38.520

120 Broadway Hearing Room / Barbara Blair: in excess of 10,000 jobs.

599

02:27:38.950 --> 02:27:56.160

120 Broadway Hearing Room / Barbara Blair: Those jobs have not come back buildings in the neighborhood are 25 to 35% empty in some cases, with virtually no new market available to it unless we create a new market, which would be in this case housing.

600

02:27:56.530 --> 02:27:59.080

120 Broadway Hearing Room / Barbara Blair: adding residents to the street

601

02:27:59.290 --> 02:28:16.669

120 Broadway Hearing Room / Barbara Blair: of this neighborhood would activate them 24/7, as they do in any other neighborhood, and hopefully having a new stakeholder group on those streets would diminish the deplorable conditions that we see on 7th and 8th Avenue. Right now. Thank you.

602

02:28:17.140 --> 02:28:18.449

120 Broadway Hearing Room / Chairperson Garodnick: Great. Thank you.

603

02:28:19.030 --> 02:28:25.859

120 Broadway Hearing Room Chairperson Garodnick: Okay, George Calderaro. On zoom called by Isabel Taube on Zoom

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02:28:25.980 --> 02:28:28.489

120 Broadway Hearing Room: by Julie Chou in the room here.

605

02:28:31.640 --> 02:28:32.599

120 Broadway Hearing Room / Chairperson Garodnick: Thank you.

606

02:28:44.290 --> 02:28:46.530

120 Broadway Hearing Room / Chairperson Garodnick: George. You should be able to unmute now.

607

02:28:47.880 --> 02:29:12.000

01-Calderaro

Zoom Call / George Calderaro: Good morning. Good afternoon. I and the local 29th Street Neighborhood Association. Among other groups that I represent, support the creation of housing ideally affordable housing by changing, zoning from outdated manufacturing to residential. My concern with the midtown South, among many rezonings is that it will result in the demolition of often massive, viable, and historic buildings

608

02:29:12.000 --> 02:29:33.449

02-Calderaro

Zoom Call / George Calderaro: by short-sighted, so-called developers, who dream of enriching themselves with luxury towers that never get built, and result in vast vacant lots that plague our neighborhoods for years or decades in supposedly priceless midtown South, where I live and work, we have lost many large, beautiful historic buildings that are vast vacant lots, making

609

02:29:33.660 --> 02:29:50.610

Zoom Call / George Calderaro: our neighborhood reminiscent of post-war London. These include, of course, the late great Hotel Pennsylvania, whose 2,000 rooms with bathrooms could have been used for affordable housing hotels or any other use. The Bancroft Building, on 29th Street, which has been a block wide, vacant

610

02:29:50.610 --> 02:30:14.849

Zoom Call / George Calderaro: lot in the middle of midtown, Manhattan since 2015, the remarkable Bozards, Caskell and Caskell Building on 32nd Street, the Grand 1890, Renwick designed Demeris building on 33rd Street, right across from the Empire State Building, among countless others. Now our community is facing the loss of up to a multitude of significant buildings through midtown, South and Garment district rezoning.

611

02:30:14.850 --> 02:30:23.680

Zoom Call / George Calderaro: I urge the Commission to prevent such demolition, not only in this section of midtown, but citywide by incorporating creative incentives to keep

612

02:30:23.680 --> 02:30:49.750

Zoom Call / George Calderaro: and adaptively reused buildings, thereby avoiding blighted vacant lots and supporting environmental conservation in this special district, and others, for example, by working to eliminate any benefits from demolishing buildings and penalties for doing so through tax dodging land banking as exemplified by Steve Ross from Vornado Realty, who announced in a shareholder

613

02:30:49.750 --> 02:31:16.409

Zoom Call / George Calderaro: shareholders meeting that quote, this is not the right time for ground up development. While simultaneously demolishing the Hotel Pennsylvania, the largest hotel in the world. When it was built in 1919 by leading architects, Mckin, Mead and White, and which is now the largest blighted, vacant lot in the neighborhood. I urge you to consider other means, for example, means testing before allowing the buildings department to demolish

614

02:31:16.410 --> 02:31:29.830

Zoom Call / George Calderaro: a building, and as the Community Board notes, you know, protection against demolition rather than allowing developers to operate at free will. Thank you for your consideration.

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02:31:30.373 --> 02:31:36.040

120 Broadway Hearing Room / Chairperson Garodnick: Thank you for that. Thank you for being with us, George. Okay, Isabel Taube on Zoom.

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02:31:37.740 --> 02:31:40.810

120 Broadway Hearing Room: followed by Julie Chou. Here in the room.

617

02:31:45.780 --> 02:31:56.820

Zoom Call / Isabel Taube: Good afternoon, Chairperson Garodnick and Commissioners. My name is Isabel Taube, and I'm a longtime resident of the southeast quadrant and the president of my co-ops board.

618

02:31:56.930 --> 02:32:20.269

Zoom Call / Isabel Taube: I have been following the ULURP process from the beginning, and have attended all of the public meetings, and have reviewed the MSMX proposal in detail. I am in support of creating a vibrant mixed-use neighborhood with affordable housing, but I feel strongly that the current proposal for the southeast quadrant needs revision due to its potential negative impact on this area.

Taube-01

619

02:32:20.560 --> 02:32:47.489

02-Taube

Zoom Call / Isabel Taube: The proposal does not take into consideration the existing residential conversions like my building in the southeast area, and the negative impact that zoning changes will have on one, the habitability of the buildings specifically access to light and air as a result of new construction. And 2, the viability of historic buildings which should have the benefit of selling their air rights.

620

02:32:47.490 --> 02:32:55.819

Zoom Call / Isabel Taube: In particular, I'm thinking of the Church of St. Sava on my block which needs funding for a reconstruction project. Following a fire.

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02:32:55.990 --> 02:33:25.290

01-Taube

Zoom Call / Isabel Taube: I request that the Commission not rush into passing this proposal without fully studying its environmental consequences, and I request that the

03-Taube

Commission one not uphold City of Yes' rear yard requirement of only 20 feet, but keep the existing larger rear yard requirements for residential buildings, and also the existing base heights and height step back requirements for facades in the southeast area.

622

04-Taube

02:33:25.340 --> 02:33:46.920

Zoom Call / Isabel Taube: and I'm also requesting 2 that maintain the existing 10-12 FAR for commercial in the southeast quadrant, but allow residential at the same 1012 FAR, so that new developments are encouraged to use the air rights of the existing historic and landmark buildings in the southeast area.

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02:33:47.330 --> 02:34:16.509

Zoom Call / Isabel Taube: As CB 5 and the Flatiron BID have said, the southeast quadrant is different due to its extensive historic district, its landmarks, and its already converted commercial and manufacturing buildings with small rear yards and lot line windows. There already are many residents living in this area, and they have the reasonable right to expect that the habitability of their buildings and their access to light and air will be maintained.

624

02:34:16.640 --> 02:34:28.390

Zoom Call / Isabel Taube: My building has commissioned a study of the potential impact of the zoning on our building, and we will submit that to the Commission for review. Thank you very much for the opportunity to share my views.

625

02:34:28.820 --> 02:34:31.230

120 Broadway Hearing Room / Chairperson Garodnick: Great. Thank you. Thank you for being here.

626

02:34:31.750 --> 02:34:36.199

120 Broadway Hearing Room: Okay, Julie Chou, followed by Rob Price.

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02:34:36.800 --> 02:35:05.759

120 Broadway Hearing Room / Julie Chou: Good afternoon, chair, Chairperson Garodnick, and esteemed members of the City Planning Commission. My name is Julie Chou. I'm the vice chair of land use at Manhattan's Community Board 5. I'm here on behalf of CB 5. Let me begin by stating clearly CB 5 supports the goals of this rezoning. We believe that converting outdated manufacturing zones into vibrant mixed-use neighborhoods with housing and jobs is critical for Midtown's future and for addressing New York's ongoing housing crisis.

628

02:35:06.040 --> 02:35:14.660

01-Chou

120 Broadway Hearing Room / Julie Chou: However, we must ensure that this plan doesn't trade long-term livability for short-term housing targets. The proposed rezoning.

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02:35:14.760 --> 02:35:21.369

120 Broadway Hearing Room / Julie Chou: particularly the blanket application of 18 FAR residential density, raised serious concerns.

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02:35:21.520 --> 02:35:31.510

120 Broadway Hearing Room / Julie Chou: This rezoning will allow the highest residential density ever permitted in New York City, and yet it lacks any open space mitigation in an area already underserved

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02:35:31.820 --> 02:35:45.159

120 Broadway Hearing Room / Julie Chou: stakeholders have told us the FAR is so high that it may disincentivize participation in bonus programs meaning fewer improvements to public open space transit and investments for landmarks.

632

02:35:45.460 --> 02:36:02.709

120 Broadway Hearing Room / Julie Chou: In response, CB 5 unanimously approved a lower density alternative that upholds the vision for growth while creating opportunities to leverage existing and future incentives. To make this emerging neighborhood more livable, healthy, equitable, and sustainable.

633

02-Chou

02:36:03.190 --> 02:36:10.110

120 Broadway Hearing Room: In the southeast quadrant we recommend 15 FAR to align with the historic district and preserve TDR

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02:36:10.270 --> 02:36:25.380

120 Broadway Hearing Room / Julie Chou: In the Northwest mid blocks. We also recommend 15 FAR to encourage conversions over demolition and preserve mid-block, light and air. We support the proposed 15 FAR in the southwest quadrant and 18 FAR in the northwest quadrant

635

02:36:25.560 --> 02:36:39.350

120 Broadway Hearing Room / Julie Chou: northeast quadrant, where higher density is more appropriate. These are surgical adjustments, not blanket opposition. They reflect months of analysis, stakeholder engagement, and a strong belief that this plan can succeed if it's done right.

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02:36:39.400 --> 02:37:06.259

03-Chou

120 Broadway Hearing Room: In fact, CB 5 has developed a set of 84 points of agreement that has passed in 6 committees and scheduled for a full board vote tomorrow, covering open space, sustainability, infrastructure priorities as well as mental health, public safety, and tourism. These include recommendations to explore density bonuses that allow 18 FAR or more, but only when tied to meaningful community serving investments.

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02:37:06.540 --> 02:37:14.660

120 Broadway Hearing Room / Julie Chou: And I have David Sigman, another member of CB 5, here that helped write the result that can add to our testimony.

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02:37:16.670 --> 02:37:44.389

120 Broadway Hearing Room / Chairperson Garodnick: Thank you. You have 24 seconds. Go for it.

David Sigman: Yeah, I'm David Sigman. I'm also chair member of land use and chair of the Transportation Committee, and I just wanted to focus on some of the issues that we'll be raising in the points of agreement. One of the largest is pedestrian crowding issues and the lack of open space. And so we'll be suggesting that the Broadway Vision plan that DDC and DOT have rolled out from 38th to 40th

Chairperson Garodnick: David, let me interrupt you for one second. You actually are signed up to testify.

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02:37:44.390 --> 02:37:56.000

120 Broadway Hearing Room / Chairperson Garodnick: Yeah, they had you further down the list. Why don't you say what you were going to say? And let me give you your full time now and then we'll take you off later. Okay, just in the interest of the efficiency of this hearing. So go ahead.

David Sigman: Thanks, sir.

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02:37:56.610 --> 02:38:25.879

120 Broadway Hearing Room / David Sigman: So the recommendations we're making on pedestrian crowding include, as I said, the Broadway Vision plan which has been rolled out from 38th to 40th Streets. But we're suggesting that it apply throughout the MSMX zone as a source of both open space and for circulation. We're recommending permanent widening

Sigman-06

of the temporary sidewalk expansions on 7th and 8th avenues, and looking at some more creative ideas like

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02:38:25.880 --> 02:38:52.220

120 Broadway Hearing Room / David Sigman: creating a 7th and a half avenue, or a 5th and a half avenue, in order to create a bridge between the Port Authority Bus Terminal and the Penn station to the South the Public safety issue has been raised. We'll be discussing that we're looking for protections for existing residential and small business tenants. As this area transitions to its new identity.

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02:38:53.530 --> 02:39:09.719

04-Sigman

120 Broadway Hearing Room / David Sigman: the school Construction authority identified one site in particular Site 40 in the Southeast Quadrant as the only one that would be appropriate for school development. And so we're looking for tools to protect that site for that use.

643

02:39:09.730 --> 02:39:37.879

120 Broadway Hearing Room / David Sigman: The issue of emergency services was raised. And so we're talking about expansion of the Bellevue emergency room, and then landmark buildings were mentioned as well. All of this is in the service of creating a true 24-hour neighborhood in this industrial landscape. I also wanted to talk a little bit about some of the other factors that are outside of our control, particularly the relationship between 485x.

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02:39:37.880 --> 02:39:44.060

120 Broadway Hearing Room / David Sigman: Which so far has only demonstrated a usefulness for projects less than a hundred units.

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02:39:44.120 --> 02:40:11.589

Sigman-05

120 Broadway Hearing Room David Sigman: The impact of MIH on the value of the 467-m. Conversion tax abatement. We haven't seen that yet, and the other complicating factor on 467-m. Is that the abatement is scheduled to step down on July first 2026 to a shorter benefit period. So between those 2 things, we think the benefit of 467-m. to promote conversions may disappear.

646

02:40:11.590 --> 02:40:37.759

120 Broadway Hearing Room / David Sigman: and the other piece of this is the reduction in applications for new hotels that occurred with the passage of the special permit requirement. We've seen, I think, one in our district since that passed, but we think that hotels are a particularly good use in this location. Given the transit connections, the connections to both tourist destinations and to business districts.

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02:40:37.760 --> 02:40:51.649

120 Broadway Hearing Room David Sigman: All of these will require action on the part of our State representatives and City Council members. Thank you very much.

Chairperson Garodnick: Thank you, Mr. Sigmund, and thank Community Board 5 for all the time and attention you clearly put into this. So thank you. Okay, let me let me move to Rob Price.

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02:40:52.227 --> 02:41:18.450

120 Broadway Hearing Room / Chairperson Garodnick: Followed by Katie Sue Nicklos. Welcome.

Rob Price: Thank you. Chair. Thank you, commissioners. My name is Rob Price. I'm a designer who has worked in the garment district for over 15 years, and I'm here today as a member of the New York Fashion workforce development coalition. I fully support the city's goal of creating more housing, but the current Midtown South Mixed-Use plan doesn't yet reflect the needs of the working fashion community that still thrives in this neighborhood.

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02:41:18.920 --> 02:41:47.050

01-Price

120 Broadway Hearing Room / Rob Price: I rely on this district every day, not just for inspiration, but for the real infrastructure that allows me to work. I source trim from local vendors, fabrics from nearby suppliers, and collaborate with artisans, embroiders, and craftspeople, all within walking, distance. In fact, the atelier and sample room I work with is right inside my building on 36th Street. This kind of creativity and high skilled proximity doesn't exist anywhere else in the country, and once it's gone it cannot be rebuilt.

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02:41:47.540 --> 02:41:55.160

120 Broadway Hearing Room / Rob Price: This isn't nostalgia. It's an economic infrastructure that supports thousands of jobs and without safeguards, like FAR limits.

02-Price

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02:41:55.290 --> 02:42:04.259

120 Broadway Hearing Room / Rob Price: funding for adaptive reuse, tax relief for fashion, related businesses and a displacement fund for those affected. The current plan will displace more than it develops.

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02:42:05.010 --> 02:42:12.659

120 Broadway Hearing Room / Rob Price: We're not asking you to stop progress. We're asking you to protect the people who helped make New York fashion

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02:42:13.130 --> 02:42:19.799

120 Broadway Hearing Room / Rob Price: the capital of the world, and to re-look at the 2018 promises. Thank you.

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02:42:20.420 --> 02:42:22.440

120 Broadway Hearing Room / Chairperson Garodnick: Thank you very much. Okay, Katie Sue Nicklos.

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02:42:22.750 --> 02:42:23.730

120 Broadway Hearing Room / Chairperson Garodnick: Welcome.

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02:42:24.220 --> 02:42:53.979

120 Broadway Hearing Room / Katie Sue Nicklos: Thank you. I'm so excited to be here. I love being a part of the planning, so thank you for your ears. I brought a little of my glove factory with me. These are my custom gloves. Yay, my name is Katie Sue Nicklos, and I'm the owner of Wing and west gloves. We're the last glove artisan factory in New York City's garment district. I'm a 4th generation glove maker, continuing a legacy of American manufacturing in a neighborhood built for it.

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02:42:54.420 --> 02:43:15.319

03 Nicklos

120 Broadway Hearing Room / Katie Sue Nicklos: I'm here to express my non-support for this plan. While we support and I support housing, new housing. This plan, as drafted, puts

my business, and others like mine, at risk of extinction. Wing and West cannot operate just anywhere. I run a glove factory with industrial equipment, including a 3-ton clicker press.

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02:43:15.540 --> 02:43:34.019

120 Broadway Hearing Room / Katie Sue Nicklos: And this machinery requires thick reinforced floors and large or open floor plans. So that's exactly the type of construction that exists in the Garment district's lost buildings, and these buildings weren't randomly chosen by all of us for it to be there and run our fashion businesses, they were designed for it.

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02:43:34.530 --> 02:44:00.160

04-Nicklos

120 Broadway Hearing Room / Katie Sue Nicklos: If these buildings are demolished or converted without thoughtful safeguards, the possibility for any maker businesses to survive here vanishes. You cannot rebuild this kind of infrastructure affordably or legally under today's codes. Once it's gone, it's gone forever. If there is to be new development, I urge you to use, FAR as the guardrails, to curb speculative destruction and preserve our ability to operate.

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02:44:00.260 --> 02:44:24.349

120 Broadway Hearing Room / Katie Sue Nicklos: We need clear zoning that encourages adaptive reuse over demolition, prioritizes conversions of existing buildings, and explicitly allows for continued light manufacturing within those conversions. If you saw the met gala on red carpet a couple days ago, you likely saw gloves that were made by my team and me in the Garmin district. Wing and weft gloves contributed to that iconic night.

661

02:44:24.420 --> 02:44:37.890

120 Broadway Hearing Room / Katie Sue Nicklos: But this is not unique to us. In fact, 80% of the looks that you saw on the red carpet at the met gala were produced in association with garment district makers and artisans. Why? Because we're not just fast.

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02:44:38.080 --> 02:44:39.859

120 Broadway Hearing Room / Katie Sue Nicklos: We're not just the best.

663

02:44:40.040 --> 02:44:51.499

120 Broadway Hearing Room / Katie Sue Nicklos: We're deeply embedded in the creative process, working side by side with designers and stylists who need excellence on impossible timelines. You can't outsource that.

664

02:44:51.690 --> 02:45:12.639

01 Nicklos

120 Broadway Hearing Room / Katie Sue Nicklos: If the MSMX plan pushes out the very craftspeople who make that magic happen, New York won't just lose jobs. It will lose its place at the center of global fashion. Just as LA saw its film industry hollowed out. New York City could watch its fashion legacy slip away, and don't be surprised if the next met gala takes place at the Louvre.

665

02:45:13.570 --> 02:45:30.790

120 Broadway Hearing Room / Katie Sue Nicklos: This isn't just about my business. It's about the entire ecosystem of makers, artisans, and craftspeople who fuel New York's creative engine. We are the heartbeat behind the city's fashion identity, producing jobs, passing down hard won skills and generating real economic value from the ground up.

666

02:45:30.890 --> 02:45:34.370

120 Broadway Hearing Room / Katie Sue Nicklos: Yet, despite our resilience, the city has not had our back.

667

02:45:34.390 --> 02:46:00.320

02 Nicklos

120 Broadway Hearing Room / Katie Sue Nicklos: So I'd like to ask you to look at the letter that Stephen Kolb, of the CFDA. Has submitted, and I will include those points in my written testimony to stay true and keep some promises that were made to the garment manufacturing as a whole, and also stand with the New York fashion workforce coalition.

Chairperson Garodnick: Thank you, Katie. You have a question from quick question as the hour gets late.

668

02:46:00.320 --> 02:46:20.579

120 Broadway Hearing Room / Commissioner Benjamin: Do you lease your space from an owner? And do you know, if most of the businesses about what you're referring? Do they lease space, or do they own space?

Katie Sue Nicklos: They lease. And we would all love to own. I mean, this is part of conversations that can go further, but we would love dedicated space that we can rely on and not have to move around.

669

02:46:20.630 --> 02:46:39.450

120 Broadway Hearing Room / Katie Sue Nicklos: My business was started in 1973, and my predecessors have moved over 25 times around the city. I luckily have been in my space

with a wonderful landlord since 2019. I'm lucky I have a great landlord who sees the value in our work.

670

02:46:39.770 --> 02:47:04.399

120 Broadway Hearing Room / Chairperson Garodnick: Thank you. Thank you, Commissioner, and thank you, Katie Sue. We're glad you're here. Thank you. All right. Okay, Francoise Ballock next, and then somebody who is signed up as Joe Tuccia. But I think I know better, so we'll call him at an appropriate time by his real name. Okay, Ms. Bollack. Welcome.

Francoise Bollack: What a great testimony to follow

671

02:47:04.840 --> 02:47:21.950

120 Broadway Hearing Room / Francoise Bollack: because my heart is with her! So my name is Francoise. I'm an architect. I'm on the board of the Historic Districts Council and on the board of City Club of New York and the chair of its Preservation Committee. And today I'm testifying for myself as a private citizen and as an architect

672

02:47:22.310 --> 02:47:24.260

120 Broadway Hearing Room / Francoise Bollack: in practice. In New York City

673

02:47:24.420 --> 02:47:47.520

01-Bollack

120 Broadway Hearing Room / Francoise Bollack: there are very few neighborhoods in New York city that have such a distinct sense of place as this area of midtown, and have such profound associations with the development of the gritty city that we love Gotham City, a

city of working people and individual entrepreneurs. We know we are there because of physical characteristics.

674

02:47:47.620 --> 02:47:58.079

120 Broadway Hearing Room / Francoise Bollack: The streets of setback love buildings which are so unmistakably New York, but also because of the specific commercial activities that still thrive there.

675

02:47:58.730 --> 02:48:15.120

02-Bollack

120 Broadway Hearing Room / Francoise Bollack: The wholesale rezoning of this area to allow, or rather to promote, residential use will be the death knell of these buildings, but also the death knell of all the businesses which depend on these spaces and proximity to each other and their customers to operate.

676

02:48:15.360 --> 02:48:28.660

03-Bollack

120 Broadway Hearing Room / Francoise Bollack: May I suggest that you could consider a more tailored? I couldn't resist that zoning where the lower part of the buildings would be zoned for manufacturing, and the upper part would be zoned for residential.

677

02:48:28.830 --> 02:48:36.450

120 Broadway Hearing Room / Francoise Bollack: This layering of uses has recently been implemented at the Micro Hill Building, and seems appropriate for this area.

678

02:48:37.020 --> 02:48:53.030

120 Broadway Hearing Room / Francoise Bollack: Then we could retain these businesses and the jobs they create and avoid environmentally negative building demolition with all the Co. 2 that that pollutes the air and the loss of tons and tons of embodied carbon.

679

02:48:53.140 --> 02:49:02.439

120 Broadway Hearing Room / Francoise Bollack: Thank you very much.

Chairperson Garodnick: Thank you. Okay. Now, Joe Restuccia is here. Welcome.

680

02:49:04.470 --> 02:49:06.430

120 Broadway Hearing Room / Chairperson Garodnick: We'll fix your name in the record here.

681

02:49:06.650 --> 02:49:26.299

120 Broadway Hearing Room / Joe Restuccia: My name is Joe Restuccia. I'm representing Manhattan Community Board, 4 co-chair of housing and member of land use. And again, I want to note that our Board was totally in favor of MSMX as we went through the process, and that was flipped to say, Deny, unless there are major changes. I want to note that the FARs for residential are not just going to be 15 or 18. It's up to 21.6 with the bonuses.

682

02:49:26.300 --> 02:49:55.699

120 Broadway Hearing Room Joe Restuccia: So understand it is a lift bigger than 15 or 18. I am known to play the long game. I testified in front of this Commission in 1984 regarding Times Square Development, which resulted in the 1987 creation of the Garment Center Special Zoning district, and I testified in favor of that, and I testified in 2018 about the

01-Restuccia

changes, and Barbara Blair, my long term colleague, has dragged me over the finish line to say that there should be commercial, there should be residential use without the garment district in these areas, and we agree with that. And I personally agree with that.

683

02:49:55.720 --> 02:50:06.749

120 Broadway Hearing Room / Joe Restuccia: however, this, unfortunately, has become in the process a bit of a bait and switch. We believe this was pushing adaptive reuse and having good high-density zoning, but not this excessive, very high-density zoning

684

02:50:06.870 --> 02:50:18.800

02-Restuccia

120 Broadway Hearing Room / Joe Restuccia: we, the Community Board, has asked for caps on by sub area difference for height. We've done that very well in Hudson yards, and it's worked. We believe that density can produce housing, not just height.

685

02:50:18.910 --> 02:50:30.920

03-Restuccia

120 Broadway Hearing Room / Joe Restuccia: The goal here, unfortunately, seems to be to create this billionaire's row feel, and to say that there will be no demolition is not accurate. I've seen a 40-foot-wide loft building 22 stories demolished on West 39th between 8th and 9th

686

02:50:30.920 --> 02:50:53.170

120 Broadway Hearing Room / Joe Restuccia: I've seen a large commercial building on 6th Avenue demolished to create a 60-story glass tower. That is not an efficient use of our resources, nor production of housing in a fast manner. Adaptive reuse is going to get us the fastest way to go. Therefore we really recommend that making some changes here to bring down the FARs is going to incentivize

687

02:50:53.290 --> 02:50:58.280

120 Broadway Hearing Room / Joe Restuccia: adaptive reuse first, st because a lot of those buildings are overbuilt. To begin with.

688

02:50:58.540 --> 02:51:09.499

120 Broadway Hearing Room / Joe Restuccia: I want to note that city department said to us, there will be no assemblages. It couldn't happen. I've already received offers for the corner of West 36th and 8th Avenue, 3 buildings for an assemblage for demolition.

689

02:51:09.640 --> 02:51:11.650

120 Broadway Hearing Room / Joe Restuccia: These are huge loft buildings.

690

02:51:11.830 --> 02:51:14.400

04-Restuccia

120 Broadway Hearing Room / Joe Restuccia: Sorry. North northeast corner of 36th and 8th

691

02:51:14.804 --> 02:51:32.469

120 Broadway Hearing Room / Joe Restuccia: also the street wall. The street wall in this district is so strong and so serious, and it is in New York. It is like singing rhapsody in blue. With these setbacks, as you see this stuff, and when I made those comments during Hudson yards rezoning, they respected a 250 high foot limit and said there would be setbacks.

692

02:51:32.650 --> 02:51:41.180

120 Broadway Hearing Room / Joe Restuccia: An 8-foot setback in the term of architectural expression means setbacks, for there to be illegal activity, just like in the POPs Plaza.

693

02:51:41.780 --> 02:52:03.210

120 Broadway Hearing Room / Joe Restuccia: The idea of doing covered arcades in this location as a way to meet environmental requirements is crazy. We have a serious public safety issue. We are between Penn Station and Port Authority. It is a corridor for people who hang out, and the struggle, since Covid has been how to manage this, and Barbara is dead right to get residential presence here is going to make a huge difference, and we support it.

694

02:52:03.730 --> 02:52:23.729

120 Broadway Hearing Room / Joe Restuccia: but not supporting it at the expense of creating locations for illegal activity or breaking that street wall. Thank you very much. Thank you.

Chairperson Garodnick: Thank you very much. Okay. Next up is Louise Laheurte. I'm sorry if I'm doing damage to your name, to be followed by Brendan Cheney and others.

695

02:52:26.110 --> 02:52:28.150

120 Broadway Hearing Room / Louise Laheurte: Hello, commissioners, participants.

696

02:52:28.990 --> 02:52:53.260

120 Broadway Hearing Room: My name is Louise Laheurte and I've been living at West 26th Street, in the southeast quadrant for a long time as parent of preteens. When we moved in

all the way to now as grandparent of preteens, we clearly welcome the overall objective of the MSMX plan. But the devil is in the details.

697

02:52:53.800 --> 02:53:06.029

01-Laheurte

120 Broadway Hearing Room / Louise Laheurte: and at recent community board hearings we expressed concerns over the adverse environmental impact the plan's proposals could have on the southeast quadrant, in particular.

698

02:53:06.140 --> 02:53:14.460

120 Broadway Hearing Room / Louise Laheurte: 50% of which is historic. We appreciated that the CB5 took some of our concerns into account.

699

02:53:14.750 --> 02:53:24.379

120 Broadway Hearing Room / Louise Laheurte: Still, the environmental impact of the MSMX. Proposals on existing residential buildings such as mine remains to be fully addressed.

700

02:53:24.570 --> 02:53:43.200

120 Broadway Hearing Room / Louise Laheurte: My building is 12 story high, and was converted from commercial to residential in the late seventies. Its entrance is on 26th Street, with half of its units facing 26th Street, but the other half of its apartments is mid-block between 25th and 26th Streets.

701

02:53:43.410 --> 02:53:47.010

120 Broadway Hearing Roo / Louise Laheurte: and faces a parking lot which, as proposed

702

02:53:47.060 --> 02:54:04.610

120 Broadway Hearing Room / Louise Laheurte: by the MSMX plan could be replaced by a hundred plus story high building, whether up to 15 FAR or 18, FAR given possible mergers, air rights acquired from adjacent buildings, notably the landmarked St. Sava Church.

02-Laheurte

703

02:54:04.610 --> 02:54:19.589

120 Broadway Hearing Room / Louise Laheurte: Obviously such massive new construction would have a highly deleterious effect on the light and air quality of our apartments. Directly facing it with the rear yard separating the 2 buildings by a mere possibly 20 feet.

704

02:54:19.710 --> 02:54:25.799

120 Broadway Hearing Room / Louise Laheurte: In fact, the living conditions in any similar residential buildings would be seriously compromised.

705

02:54:25.980 --> 02:54:38.989

120 Broadway Hearing Room / Louise Laheurte: I therefore urge the CPC. To allow for the for a deeper setback for our building and others that were built along the lot line, as they were initially built as commercial, then converted into residential buildings.

706

02:54:39.090 --> 02:54:53.190

03-Laheurte

120 Broadway Hearing Room / Louise Laheurte: There's approximately 5 feet between our building and the lot line. So for buildings like ours, we propose that the setback be increased to 30 feet on each side for a total of 60, which is what residential buildings used to have

707

02:54:53.550 --> 02:55:08.159

120 Broadway Hearing Room / Louise Laheurte: that would enable buildings like ours to have the necessary, environmentally adequate air and light that we need to live in apartments directly facing some huge high rise. Thank you very much. Thank you.

708

02:55:08.450 --> 02:55:12.029

120 Broadway Hearing Room / Chairperson Garodnick: Okay. Brendan. Cheney on Zoom is next

709

02:55:12.370 --> 02:55:15.860

120 Broadway Hearing Room / Chairperson Garodnick: to be followed by Samir Lavingia.

710

02:55:31.660 --> 02:55:32.889

Zoom Call / Brendan Cheney: Okay. Can you hear me?

711

02:55:33.740 --> 02:55:34.605

120 Broadway Hearing Room / Chairperson Garodnick: We can

712

02:55:35.660 --> 02:55:36.649

Zoom Call / Brendan Cheney: All right.

713

02:55:37.000 --> 02:55:47.850

Zoom Call / Brendan Cheney: Good afternoon. My name is Brendan Cheney. I am the director of Policy and Operations at the New York Housing Conference. We are a nonprofit, affordable housing advocacy organization. Thank you for the opportunity to testify.

714

02:55:47.960 --> 02:56:06.169

Zoom Call / Brendan Cheney: As you know, New York City is facing a severe housing crisis. The city's vacancy rate is just 1.41% citywide. The lowest rate in 50 years over 850,000 households in the city are rent burdened. 500,000 of them are severely rent, burdened, and there are over 120,000 people staying in city shelters

715

02:56:06.610 --> 02:56:13.160

01-Cheney

Zoom Call / Brendan Cheney: to address the crisis. We need to add more housing supply, especially more subsidized affordable housing, and we need to do it everywhere. In the city

716

02:56:13.770 --> 02:56:17.779

Zoom Call / Brendan Cheney: our New York City housing tracker shows affordable housing production across the city.

717

02:56:18.010 --> 02:56:35.460

Zoom Call / Brendan Cheney: And the data shows we're not building housing equitably across the city. Our 2025 report just issued last week shows the same trend as our previous three reports. We're building in neighborhoods that have a higher share of Black and Latino residents and neighborhoods with lower incomes, while neighborhoods with higher incomes and higher shares of white residents, are adding less new housing

718

02:56:37.060 --> 02:56:45.670

02-Cheney

Zoom Call / Brendan Cheney: rezonings, like the one in MSMX. Will add more housing, including more affordable housing in a neighborhood that is very high costs, and has seen little new affordable housing.

719

02:56:45.990 --> 02:57:06.079

Zoom Call / Brendan Cheney: The neighborhood of the rezoning has seen only, according to our analysis, only 300 new affordable units over the past 11 years, less than 30 new affordable units per year. To compare other high density. Neighborhoods produced 4,000 or more affordable units. Over that time several neighborhoods saw over 1,000 new affordable units just last year.

720

02:57:07.360 --> 02:57:22.279

Zoom Call / Brendan Cheney: Rezonings like MSMX are desperately needed. It will add affordable housing, particularly in a high cost, predominantly white neighborhood, with little affordable housing. It adds density which will allow for an increase in housing supply in a neighborhood rich with transit and jobs.

721

02:57:23.120 --> 02:57:25.899

Zoom Call / Brendan Cheney: Thank you for the opportunity to testify.

722

02:57:27.990 --> 02:57:30.597

120 Broadway Hearing Room / Chairperson Garodnick: Great. Thank you, Brendan. We appreciate it.

723

02:57:31.260 --> 02:57:37.019

120 Broadway Hearing Room / Chairperson Garodnick: all right. Next up is Samir Lavingia. On zoom, followed by James Mettham.

724

02:57:38.160 --> 02:57:39.810

120 Broadway Hearing Room / Chairperson Garodnick: He was here with us.

725

02:57:45.600 --> 02:58:01.750

Zoom Call / Samir Lavingia: Hello! My name is Samir Lavingia, and I'm the campaign Coordinator at open New York. An independent grassroots, pro-housing nonprofit, with hundreds of members volunteer members across the city and the State. New York's housing affordability crisis is rooted in the fact that we simply do not build enough homes.

726

02:58:01.890 --> 02:58:25.399

Zoom Call / Samir Lavingia: displacement, exclusion, tenant, harassment and homelessness are all exacerbated by our dire housing shortage for FAR too long. Many of the most well resourced parts of the city have been essentially off limits to new homes,

driving up rents and reinforcing longstanding patterns of segregation. This is most clear in the MSMX area, where some of the most transit. Rich parts of this country are literally off limits right now to new homes

727

02:58:25.560 --> 02:58:34.189

Zoom Call / Samir Lavingia: due to the manufacturing zoning. Midtown South has incredibly outdated zoning that does not match the buildings that are here, or the needs for the neighborhood.

728

02:58:34.460 --> 02:58:49.220

Zoom Call / Samir Lavingia: The manufacturing zoning does not permit housing, and was planned decades ago, and manufacturing was much more common in Manhattan. The area is centrally located with jobs, but housing is not allowed, and additionally there is no requirement for income restricted housing. In the few new developments that are built.

729

02:58:49.340 --> 02:58:56.260

Zoom Call / Samir Lavingia: The Midtown South Mixed-Use plan is a real proposal to fix that so we can create a more vibrant 24/7 future for Midtown South.

730

02:58:56.280 --> 02:59:21.079

Zoom Call / Samir Lavingia: We're excited that the city is taking this issue seriously and proposing to rezone the area with the highest currently allowed residential density added in the city of yes, for housing, opportunity to around to build around 9,700 new homes, including 2,900 much needed income, Richard homes for providing more market rate and affordable housing, we can stabilize and ultimately lower rents, making New York City more accessible and affordable for current and future residents.

731

02:59:21.170 --> 02:59:30.800

01-Lavingia

Zoom Call / Samir Lavingia: We encourage the city planning commission to pass the midtown South mixed, use plan without any changes to ensure that we get the maximum number of new homes from the rezoning. Thank you so much for your time.

732

02:59:33.160 --> 02:59:36.930

120 Broadway Hearing Room / Chairperson Garodnick: Great. Thank you. Thanks, Samir. Okay. Next up is James Mettham.

733

02:59:37.590 --> 02:59:38.819

120 Broadway Hearing Room / Chairperson Garodnick: You're in the room.

734

02:59:38.990 --> 03:00:04.090

120 Broadway Hearing Room: and I will note if you're interested in testifying on this subject. We're getting close to the end, so I would encourage you to sign up now, either here in person or on zoom. Instructions are on the screen and welcome.

James Mettham: Good afternoon, Chairperson Garodnick and Commissioners. My name is James Mettham, and I'm the president of the Flatiron Nomad Partnership business Improvement district. Our organization is deeply committed to nurturing the continued evolution of our district

735

03:00:04.090 --> 03:00:15.649

120 Broadway Hearing Room James Mettham: as a thriving 24/7 Mixed-Use area with a vital blend of commercial, residential retail and entertainment uses. We believe that flatiron and NOMAD today are model new New York

736

03:00:15.650 --> 03:00:41.979

120 Broadway Hearing Room / James Mettham: districts that other areas can emulate. Our commercial occupancy and rents are strong retail hospitality, and restaurants are thriving, and we have a significant and growing residential population. Our parks and plazas and open spaces are well used and maintained, and we are proud of our numerous notable historic and architectural resources, and our community is deeply engaged through our bid. Madison Square Park, Conservancy, and numerous other social services, cultural and civic organizations.

737

03:00:42.020 --> 03:00:50.420

120 Broadway Hearing Room / James Mettham: The BID has participated with the department of City Planning's early formations of the proposed revisions to the Mid block manufacturing Zone district in midtown South.

738

03:00:50.450 --> 03:01:13.719

01-Mettham

120 Broadway Hearing Room / James Mettham: and we have expressed our enthusiastic backing for updating antiquated zoning to permit high density, residential conversions, and new developments. We supported the DCP's initial proposal to allow residential zoning to match the densities permitted for commercial uses. With that said, we believe that the most recent revision of the proposal may result in a newly created generic district.

739

03:01:13.720 --> 03:01:25.469

120 Broadway Hearing Room / James Mettham: that while it may be suitable for other parts of midtown South, could have adverse impacts and unintended consequences for our commercial, residential, historic, and retail balance.

740

03:01:25.470 --> 03:01:34.059

120 Broadway Hearing Room / James Mettham: We are confident that the proposal can be fine-tuned and achieve the city's legitimate goals and accommodate all housing

741

03:01:34.060 --> 03:01:58.750

120 Broadway Hearing Room James Mettham: being sought while also enhancing the Flatiron and nomad area's special qualities and protecting some of its vulnerable assets. And to that end we have a couple suggestions that we'd like to bring forth to the Commission. One is the utilization of existing surplus development rights. The proposal seeks to generate the development of thousands of additional housing units among the 4 districts characterized as Midtown South, and while we strongly support that creation of new housing.

742

03:01:58.750 --> 03:02:17.460

120 Broadway Hearing Room / James Mettham: we know that our district, the southeast quadrant, differs from the other quadrants, and that it currently is underbuilt. And there are a substantial amount of unused FAR which can be used for new residential development. Additionally, more than 50% of the district, as you saw, falls within 2 historic districts, and there are 12 individually landmark buildings.

743

03:02:17.460 --> 03:02:29.479

04-Mettham

120 Broadway Hearing Room / James Mettham: we request that the proposal be modified, so that surplus landmark and historic district property error rates are utilized. Such a revision would allow for all 3,000 plus units of housing projected for the quadrant

744

03:02:29.480 --> 03:02:34.139

120 Broadway Hearing Room / James Mettham: to be created while protecting and supporting the historic nature of the neighborhood.

745

03:02:34.340 --> 03:02:59.020

03-Mettham

120 Broadway Hearing Room / James Mettham: Second, is an appropriate consideration for build form. Unlike the other quadrants included in the proposal. Nomad has a significant existing residential population and a variety of vital commercial uses throughout the mid-block areas. The urban design modifications in the proposal, when applied to the southeast quadrant would throw the mid-block side streets into permanent shadow. And lastly, if you may commission, I'd just like to mention on public realm enhancements

02-Mettham

746

03:02:59.020 --> 03:03:22.730

120 Broadway Hearing Room / James Mettham: wrap up with that final thought. You've heard many of my colleagues and neighbors talk about POPs and our concerns about that being the sole mitigation feature for open space. We really suggest that the Commission and city planning consider a fund for public realm improvement similar to that that was implemented in East Midtown so that we can produce quality public spaces like Broadway Vision and so on. Thank you. Thank you. Thank you very much. Appreciate it.

747

03:03:22.940 --> 03:03:32.080

120 Broadway Hearing Room / Chairperson Garodnick: Okay, we have a few more folks here they are all, it appears, on zoom. Sam Deutsch.

748

03:03:33.586 --> 03:03:37.270

120 Broadway Hearing Room / Chairperson Garodnick: Zachary Bernstein are the next two.

749

03:03:38.240 --> 03:03:46.079

120 Broadway Hearing Room: Sam is not in the room. Okay, how about Zachary Bernstein? We do have Zachary. Okay, Mr. Bernstein. Welcome.

750

03:03:48.490 --> 03:04:00.080

Zoom Call / Zachary Bernstein: Thank you. Good afternoon. I'm Zach Bernstein with free Frank. I'm a partner in the real estate department. We advise property owners across the city on permitted use and development.

751

03:04:00.250 --> 03:04:29.820

Zoom Call / Zachary Bernstein: Owners of properties in the rezoning area have struggled for years to make sense of the antiquated zoning rules. In these areas. I commend the Department for acting on the State FAR allowances and implementing the new city of yes, tools in particular, the higher density districts to propose common sense updates in the Midtown South Mixed-Use districts. This will surely result in large amounts of new housing, including affordable housing

752

03:04:29.820 --> 03:04:44.340

Bernstein-01

Zoom Call / Zachary Bernstein: and activation of these areas that have long struggled due to the antiquated zoning, so I commend the Department and urge the Commission to approve the proposed zoning. Thank you.

753

03:04:44.760 --> 03:04:52.800

120 Broadway Hearing Room / Chairperson Garodnick: Great. Thank you, Mr. Bernstein. We appreciate you being with us. Okay, let's go now to Andrew Stern.

754

03:04:53.380 --> 03:05:05.320

120 Broadway Hearing Room / Chairperson Garodnick: David Gordon, and also I will now do a final call for anybody who wishes to be heard on this item. The midtown South mixed. Use plan. MSMX. All right, Andrew Stern, please.

755

03:05:05.810 --> 03:05:16.500

Zoom Call / Andrew Stern: Hi, I'd like to support the plan. Today. I live in Lower Manhattan, New York City is facing a dire housing shortage. We have a vacancy rate of just 1.4%.

756

03:05:16.630 --> 03:05:37.950

Stern-01

Zoom Call / Andrew Stern: And we desperately need the nearly 10,000 units that this plan would unlock. I'd like to commend DCP for potentially taking advantage of the new R11 and R12 zones that are enabled by the greater than 12 FAR thanks to last year's state budget. And it's so vital that we continue to add more homes in our most transit accessible and our most central neighborhoods. Thank you.

757

03:05:39.200 --> 03:05:47.370

120 Broadway Hearing Room: Great. Thank you, Mr. Stern. Now David Gordon is next, and I will note we also have an Edward Siegel on Zoom.

758

03:05:53.190 --> 03:05:54.459

Zoom Call / David Gordon: Hi! Can you hear me?

759

03:05:55.560 --> 03:05:56.660

120 Broadway Hearing Room / Chairperson Garodnick: We can.

760

03:05:56.660 --> 03:06:11.959

Zoom Call / David Gordon: Okay, great. Thank you. Like you said. My name is David Gordon. I live on the Lower East Side currently, but work in midtown near here. I've been a long time housing advocate, but I would also. This is personal for me. My

761

03:06:11.960 --> 03:06:36.310

Zoom Call / David Gordon: rent has gone up at my apartment, and I believe that I'm planning to move this summer in with 2 roommates, one of whom needs to make it to Grand Central and the other one who needs to make it to Inwood uptown. And there are very few transit rich areas that can accommodate those types of differing commutes. And one of those is this area in midtown. I think everything the speakers prior to me have said

762

03:06:36.310 --> 03:07:01.429

Gordon-01

Zoom Call / David Gordon: about taking advantage of the new laws of City of Yes, and raising the FAR cap is really great, and I think that this is a great opportunity to add much needed housing to Manhattan and to New York City at large. So I encourage the Commission to approve the rezoning, as is with maximum number of units. I think that this is a really great opportunity that New York City cannot pass up.

763

03:07:02.490 --> 03:07:04.670

120 Broadway Hearing Room / Chairperson Garodnick: Thank you, Mr. Gordon.

764

03:07:05.200 --> 03:07:09.960

120 Broadway Hearing Room / Chairperson Garodnick: Finally. Edward Siegel, I believe, is the last. But we'll do a final call at the end.

765

03:07:22.371 --> 03:07:25.050

Zoom Call / Edward Siegel: Hi! There! Sorry. This was quicker than I thought it was going to be.

766

03:07:25.170 --> 03:07:26.570

Zoom Call / Edward Siegel: Can you hear me? Okay.

767

03:07:27.290 --> 03:07:28.590

120 Broadway Hearing Room: We can.

768

03:07:28.770 --> 03:07:38.619

Zoom Call / Edward Siegel: Great so my office directly abuts the southwest zoning area. And I'm calling in to strongly support the rezoning.

769

03:07:38.880 --> 03:07:41.189

Zoom Call / Edward Siegel: We are in a dire housing crisis

770

03:07:41.290 --> 03:07:52.319

Zoom Call / Edward Siegel: and taking advantage of some of this lighter use. Commercial area is a great fantastic way to put more residents close to jobs, have faster commutes and lower our housing prices.

771

03:07:52.430 --> 03:07:58.460

Zoom Call / Edward Siegel: I have a lot of lower paid coworkers that commute in from farther out in the city.

772

03:07:58.590 --> 03:08:04.328

Zoom Call / Edward Siegel: and with more housing and more opportunity in that neighborhood. I hope it

773

03:08:04.930 --> 03:08:12.720

Zoom Call / Edward Siegel: allows more people to live closer to where they work. It's also a neighborhood that when I stick around after to have dinner or happy hour

774

03:08:12.790 --> 03:08:35.969

Siegel-01

Zoom Call / Edward Siegel: is a little bit more dead at night. It's definitely a an area that serves the commuter class, and with more residents that live and shop in the neighborhood. There's going to be a more vibrant late night street scene that I think it has currently lacked since the start of the pandemic. So I hope everyone supports this rezoning, and thank you for your time.

775

03:08:38.090 --> 03:08:39.480

120 Broadway Hearing Room: Thank you, Mr. Siegel.

776

03:08:39.750 --> 03:08:50.420

120 Broadway Hearing Room / Chairperson Garodnick: Okay, I'm going to do a final call here. See if there's anybody else who wishes to be heard on calendar number 25 and 26,

777

03:08:52.560 --> 03:09:00.679

120 Broadway Hearing Room / Chairperson Garodnick: seeing none, madam secretary, let me turn to you and see

778

03:09:01.200 --> 03:09:05.979

120 Broadway Hearing Room / Chairperson Garodnick: If we have anything to say on this item, or whether I should just go ahead and close the hearing.

779

03:09:06.150 --> 03:09:20.590

120 Broadway Hearing Room: I'll just note before we close the hearing. The record is going to remain open to receive comments through Monday, May 19th bringing comments on the DEIS, Monday, May 19th until 5 Pm.

780

03:09:20.760 --> 03:09:21.760

120 Broadway Hearing Room / Chairperson Garodnick: Great!

781

03:09:21.880 --> 03:09:29.559

120 Broadway Hearing Room / Chairperson Garodnick: That's what I thought you were going to say. Thank you for that. And is there any other business before the Commission today?

782

03:09:29.560 --> 03:09:53.690

120 Broadway Hearing Room: No chair, Garodnick, there is no other business before the Commission for the public meeting, but I do have some public information to share, for those who are unable to or did not wish to testify. You can submit written testimony online by selecting this hearing on the NYC engage Portal through DCP's website, or by mailing your comments to City Planning Commission Calendar Information Office, 120 Broadway, 31st floor, New York, New York, 10271

783

03:09:53.690 --> 03:10:00.020

120 Broadway Hearing Room / Chairperson Garodnick: That's great. Thank you, madam Secretary, I will just again appreciate, express my appreciation to all the members of the public

784

03:10:00.020 --> 03:10:24.870

120 Broadway Hearing Room / Chairperson Garodnick: who joined us today, those of you who are not always with us here at the City Planning Commission. We're really happy to see you. And for those who gave thoughtful comments today there will be follow-ups by the department of city planning, analyzing, thinking about, and responding to those comments. So I just want to let you know that we're paying very close attention to what you say. Commissioners. Thank you. As always.

785

03:10:24.870 --> 03:10:39.879

120 Broadway Hearing Room / Chairperson Garodnick: and the staff of the department of city planning, which also, of course, does all that follow-up work, and did all of the necessary to bring MSMX to fruition. I want to thank them, and with that we are adjourned. Thank you.

786

03:10:39.880 --> 03:10:41.979

120 Broadway Hearing Room: The time is 1:12PM.

Clinton\Hell's Kitchen Land Use Committee Item#01

Daniel Garodnick
Chair
Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: ULURP #N250186ZRM
Midtown South Mixed-Use Plan
Proposed Zoning Map and Zoning Text Amendments

Dear Chair Garodnick,

Manhattan Community Board 4 (MCB4) appreciates the overall planning and diligence by the NYC Department of City Planning (DCP) in their effort to rezone 42 full and partial blocks across 4 non-contiguous areas in Midtown South, currently zoned for manufacturing, to allow for and incentivize residential development. The goal of our recommendations and comments is to bring balance and nuance to the proposed zoning text, which affects the Special Garment Center District, as well as mixed-use blocks within Hell's Kitchen.

At its regularly scheduled Full Board meeting on March 5, 2025, MCB4 voted XX in favor, XX opposed, XX abstaining, and XX present but not eligible, **to deny ULURP #N250186ZRM, Midtown South Mixed-Use Plan (MSMX), unless the changes to zoning text and approach, as detailed below, are adopted.**

Introduction

The built environment of the Garment Center District is largely defined by manufacturing loft-style buildings, which rise to between 12 and 15 stories along the mid-blocks, with greater height and density along the avenues, whose street-walls rise to series of 'wedding-cake' setbacks on the upper floors.

The buildings were predominately built during the 1920's to accommodate garment manufacturing uses displaced from an increasingly fashionable 'Ladies Mile' along lower Fifth Avenue. These otherwise utilitarian buildings' distinctive facades, adorned with decorative masonry ornamentation and brick patterning, are punctuated by grids of tall windows designed to bring light and air into the expansive manufacturing spaces. Built to their sidewalk lot-lines, adjacent properties help define cohesive street-walls lined with street-level retail and second floor 'showrooms' spaces that typify this building typology.

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However, the most significant impact of the Garment District's built environment on the residents, workers, and commuters navigating the streets - the series of wedding-cake setbacks engineered to maximize light and air on the narrow sidewalks - effectively balances density with livability. While manufacturing loft style buildings make-up the bulk of the district, notable low-rise exceptions of historic, cultural, and architectural significance are interspersed throughout contributing positively to the pedestrian experience.[1]

The Special Garment Center District (SGCD), established in 1987 to insulate garment manufacturers against market competition for loft space, is zoned M1-6, which allows for light manufacturing and commercial use, but does not allow residential use. The SGCD has changed incrementally over time to allow limited housing, and amendments in 2018 allowed for a wide range of non-residential uses. MSMX proposes a wholesale change that will allow residential development throughout Midtown South. MCB4 supports residential development throughout Midtown South; however, the proposed rezoning does not provide adequate protection for the preservation of the built environment and must be modified to ensure such protections are in place.

In order for this former manufacturing area to become a vibrant residential neighborhood, protections must be put in place to ensure the fabric of a community can be fostered through sidewalk activity. This would require design standards that bring light and air to the ground; that tall buildings don't create wind tunnels; that sidewalks are expanded to allow for increased pedestrian flow; that ground floor and second floor spaces are used for local retail and professional offices; that community space is created in more buildings (e.g.: museums, galleries, day-care facilities, education facilities); that transportation connections are accessible; and that sanitation services seamlessly integrate into the buildings. The vibrancy and vitality of a neighborhood is not solely dependent on creating more housing units but enhancing the network that brings people together as humans.

Background

In October 2023, DCP introduced the proposed MSMX concept. The plan includes rezoning four (4) distinct areas in Midtown South[2], totaling 42 blocks:

- Northwest Area: West 34th to West 40th Streets, Broadway to the west side of 8th Avenue
- Northeast Area: West 35th to West 39th Streets, 5th to 6th Avenues
- Southeast Area: West 23rd to West 31st Streets, 5th to 6th Avenues
- Southwest Area: West 23rd to West 31st Streets, 6th to 8th Avenues

A portion of this proposed rezoning is within MCB4.

[1] Of note: 311 W 35th St, 308-312 W 36th St, 322 W 36th St., and 557 Eighth Ave

[2] Project Area Map

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- Northwest Area: The west side of Eighth Avenue from W 35th to W 39th Streets
- Southwest Area: West 23rd to West 26th Streets between Sixth and Seventh Avenues

The plan proposes rezoning the 4 areas, currently zoned M1-6, into mixed-use districts:

- Northwest and Northeast Areas: M1-9A/R12
- Southwest and Southeast Areas: M1-8A/R12 and M-8A/R11

The mixed-use districts would be the first time that either an R11 or R12 District would be mapped in New York City, following the New York State FY 2025 Budget Legislation which eliminated the 12 FAR cap for residential buildings and thus permitting residential development greater than 12 FAR. The proposed FAR for each mixed-use district would be as follows:

	Maximum Residential FAR	**Maximum Community Facility FAR**	**Maximum Commercial/Manufacturing FAR**
M1-9A/R12	18.0	15.0	15.0
M1-8A/R12	18.0	12.0	12.0
M1-8A/R11	15.0	12.0	12.0

Since this is the first time the City will be mapping housing density above the 12-FAR limitations, it is important that norms and protocols are established as precedence is established for further projects with high density housing. CB4 stated in our recommendations on the removal of the density cap that special permits should be required for each building. A special permit process would ensure that neighborhood protections would be enshrined in new developments. MCB4-01

The proposed rezoning also maps Mandatory Inclusionary Housing (MIH) across the plan area, which DCP states will require up to 2,900 permanently income-restricted residential apartments in Midtown South. This would be the first time that MIH is mapped in Midtown.

Through the proposed rezoning, DCP aims to create mixed-use neighborhoods by introducing new mixed-use districts that allow for residential development as-of-right. Permitting residential use, coupled with a requirement for affordable housing under Mandatory Inclusionary Housing (MIH), would foster a mixed-use neighborhood character similar to surrounding blocks.

Prior Discussion on the MSMX Plan

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On April 22, 2024, MCB4 wrote to DCP following the City's presentation to the Clinton Hell's Kitchen Land Use (CHKLU) Committee on the MSMX proposed rezoning plan[3]. MCB4 provided DCP with multiple comments on elements of the plan, including:

- The need to reexamine high density mapped in the midblock when the midblocks of the surrounding area are not zoned for high density.
- The threat of demolition to underbuilt buildings – if the zoning allows for a maximum of 15 FAR, the underbuilt buildings may be demolished. MCB4 requested DCP produce a map of underbuilt buildings in the project area.
- Capping the maximum residential FAR at 12 to maintain the density that moves from the low-rise low-density Special Clinton District (SCD) Preservation Area to the west, across Eighth Avenue, and into the Specia Garment Center District.
- Creating a height limit that varies by location in order to reinforce the neighborhood character of the existing Garment District's early 20th century loft buildings.
- Landmarking eligible buildings in the project area, including 300 West 38th Street, which is a 3-story building in the Art Nouveau and Egyptian revival style, designed by Emery Roth.

CHKLU Committee Discussion

On February 12, 2025, there was a robust and lengthy discussion on the elements of the plan at the CHKLU Committee meeting. During that discussion, several concerns were raised.

Protecting Existing Character

MCB4 requests that the following items be examined as potential additions to the final plan to preserve the existing character of the Garment Center District.

- Protections against demolition in favor of more conversion to residential use, restoration, and/or adaptive re-use. The proposed plan, through the introduction of residential FAR's of 15 and 18, incentivizes larger, denser development on the midblocks and avenues as a means to produce more housing. The existing building stock is prime for conversion to residential use and can deliver much needed affordable housing in less time than it would take to demolish a building and build a new one. Introducing incentives for conversion to residential use would go a long way to preserving the fabric of the area. MCB4-02
- Include design factors for light and air to reach the street and sidewalk. The Garment Center District is typified by a built environment that allows light and air to permeate through the windows of the building to reach the street and sidewalk, enhancing the pedestrian and residential experience. MCB4-03
- Strengthen the street wall requirements and eliminate any recessed walls from the sidewalk. The cohesive street wall is a defining characteristic of the previously-manufacturing building type that make up the project area. The proposed rezoning would MCB4-04

[3] 4.22.24 - MCB4 Response to MSMX Plan Presentation

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allow the street wall to setback after the first story of the building, which would break the contiguous street wall and undermine the on-the-ground experience.

- Eliminate Privately-Owned Public Spaces (POPS) that create sidewalk recesses and add to building heights. Covered pedestrian spaces are not effectively maintained throughout the district and serve as a space for congregation and encourage illicit activity. Granting developers a 20% FAR bonus for building a covered pedestrian space undermines the safety of the residents and also allows for buildings to go beyond the 18 FAR to a maximum of 21.6 FAR. MCB4-05
- Further protections on landmark buildings and transfer of rights

Managing Building Height and Density

- Increase the percentage of permanently affordable units once a building is above 12 FAR. As a tool to continue to address the City's shortage of affordable housing, language should be incorporated into the zoning text that requires the percentage of permanently affordable units to increase once a residential building exceeds 12 FAR. This is the first time that residential FAR above 12 is being mapped in the city, and it presents an opportunity for securing the development of more permanently affordable housing. MCB4-06
- Consider a Special Permit process for any building over 12 FAR. The SGCD currently has a Special Permit process for hotels. This process ensures that hotels are appropriately sized, supports the surrounding area, and limits the number of hotels on the edge of the Midtown Manhattan tourist areas. A Special Permit process for buildings over 12 FAR would give the public some input over building design, ensuring that buildings over 12 FAR are not egregiously high or dense and/or disruptive to the existing character of the neighborhood. MCB4-01
- Consider some form of height restrictions. As expressed in MCB4's letter from April 22, 2024, MCB4 requests a height limit that varies by location in order to reinforce the neighborhood character of the existing Garment District's early 20th century loft buildings. Height limits are mapped at 250 feet immediately to the west from West 35th to West 38th Streets, Eighth to Ninth Avenues, and have accommodated a density of 13 FAR. MCB4-07
- Restrict lot mergers to ensure resulting construction does not result in "out of context" buildings. MCB4-08
- Restrict the layering of bonuses. The MSMX Plan proposes a covered pedestrian space bonus, which would grant a developer a FAR bonus up to 20%, subject to a Special Permit, as well as an expansion of the applicability of the existing Transit Bonus, which grants developers a 20% density bonus if they make improvements to transit accessibility and circulation, from 500 feet to 1,500 feet. DCP should introduce language that would restrict the layering of these bonuses, preventing developers from receiving 2 20% bonuses, which could result in a residential building of greater than 20 FAR. MCB4-09

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- Find a balance between creating welcoming public realm spaces and green spaces while restricting overbearing height.
- Review the proposed Transit Bonus and reduce the covered distance to the original 500-foot radius or restrict only to the specific blocks within the new mixed-used zones so that Transit Bonuses would not be granted outside of the four quadrants. MCB4-10

Other Concerns

In order to foster a residential neighborhood as this historically manufacturing area undergoes a zone change, CB4 urges consideration of factors to make the neighborhood a vibrant, livable area. To that end, CB4 urges:

- Restricting mechanical voids to commercial as well as residential buildings MCB4-11
- Widening sidewalks into the street to assist with pedestrian flow MCB4-12
- Adding new greenery including tree pits and 9-foot planters MCB4-13
- Offering incentives to promote preservation rather than demolition MCB4-02
- Increasing the mix of dwelling unit to include more multiple bedroom homes MCB4-14

Conclusion

At the beginning of this process, CB4 recognized the need to adapt new zoning regulations to permit residential uses on these proposed blocks. There was a willingness to work with DCP to cultivate an influx of residential conversions and adaptive re-use of many properties. At that time, the overbuilt status of the buildings throughout the Garment Center District would have restricted incentives for developers to raze buildings in order to build higher density residential buildings, and would have allowed for the creation of thousands of new housing units. There is room for building higher density housing on these blocks without harming the character of the built environment.

However, in the time it has taken to move through this process, changes in residential FAR and passage of City of Yes Housing Opportunity, including the addition of various bonuses, the potential built environment under these proposed zoning changes are no longer supporting a livable, vibrant neighborhood.

CB4 urges DCP to re-evaluate the unintended consequences this current iteration of the zoning changes will have on our community, and urge passage of the zone change only with the revisions suggested above to guarantee a successful movement towards a livable residential neighborhood on these blocks.

Sincerely,

Jessica, JD, Paul

DRAFT

Cc: Bottcher, Levine, Adams

DRAFT

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 15, 2025 5:48:51 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Charles Alexander**
Zip: **21030**

I represent: **Myself**

Details for "I Represent": **Frequent visitor to Manhattan**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Alexander-01

I am very much in favor of supporting the garnet industry in Midtown and reusing these historic buildings. My admiration for this district and its buildings go all the way back to 1964 and my very youthful visit to the World's Fair. Driving thru this district (with parents) was an unforgettable experience. Let's preserve as much as possible.

From: Public Hearing Comments (Do not reply)
Sent on: Friday, May 16, 2025 10:24:10 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Artur Allakhverdyan**
Zip: **10001**

I represent: **Myself**

Details for "I Represent": **Owner of Artur & Tailors tailoring company in the Garment District**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Allakhverdyan-01

Our shop and others here that produce clothing and costumes are vital to the fabric of the city and need protection to remain here!

From: PublicComments_DL
Sent on: Friday, May 16, 2025 9:32:41 AM
To: [redacted] ManhattanComments_DL
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Brian Blythe**
Zip: **10018**

I represent: **A local business**

Details for "I Represent": **John Kristiansen New York, Inc.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Blythe-01

We are a full-service costume shop that builds custom costumes for stage and screen. We build costumes for Broadway, Off-Broadway, Regional Theatres, Opera and Dance Companies, Theme Parks, Cruise Ships, Arena Shows and Concerts, Television and Film. Our work is seen around the world and is an integral part of the NYC economy. The Historic Garment District is home to many of our vendors and is vital to our continued survival. Many of our vendors were unable to survive the pandemic, and pushing out those that remain would negatively impact our supply chain. Ensuring they will be able to continue their important contribution to our work is paramount.

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 2:30:00 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Dibran Begu**
Zip: **10018**

I represent: **Myself**

Details for "I Represent": **Building Management**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
Hello, I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: · The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. · Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. · The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. · The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it. Dibran Begu

SAVITT PARTNERS

Department of City Planning
Chairperson Office
Received
MAY 20 2025

May 14, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

Dear Chair Garodnick,

I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

Begu-01

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25%–40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Sincerely,

Dibran Begu

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 7, 2025 12:46:06 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: C Bellisio Testimony Midtown South Rezoning.docx (14.92 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Carla Bellisio**
Zip: **10018**

I represent: **Myself|A local business**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Dear Commissioners, I am writing to express serious concern about the Midtown South Mixed-Use (MSMX) Plan. While I support the need for more housing, I urge the Commission to include strong protections for New York City's theatrical makers and specialty artisans in The Garment District—the people who power Broadway, opera, dance, television, and film from behind the scenes. I am a designer, a tailor and a craftsperson working in the Garment District. As a third generation Garment District worker my livelihood is dependent on my ability to retain my workspace there. My clientele is made from the Broadway and fashion communities here in New York. It is imperative that I am close to rehearsal spaces in the area so I can cater to the complicated schedules of professional performers, to theaters so I can deliver last minute garments before curtain, to the numerous small business and other makers who supply my materials and take on the highly specialized work that I can't provide on my own. The Garment District is a tight knit, symbiotic community. We need each other to survive. And we need this neighborhood to thrive. Please work with the community to ensure this plan balances growth with preservation, cultural continuity, and economic equity. Don't let towers replace trades. Don't let creative infrastructure become collateral damage. New York's performing arts economy depends on these makers—and right now, we're depending on you. Sincerely, Carla Bellisio Carlaesthetics, Designer, Redesigner, Tailor Wing + Weft Gloves, Director of Sustainability and Impact

Dear Commissioners,

I am writing to express serious concern about the Midtown South Mixed-Use (MSMX) Plan. While I support the need for more housing, I urge the Commission to include strong protections for New York City's **theatrical makers and specialty artisans in The Garment District**—the people who power Broadway, opera, dance, television, and film from behind the scenes. Belissio-01

I am a designer, a tailor and a craftsperson working in the Garment District. As a third generation Garment District worker my livelihood is dependent on my ability to retain my workspace there. My clientele is made from the Broadway and fashion communities here in New York. It is imperative that I am close to rehearsal spaces in the area so I can cater to the complicated schedules of professional performers, to theaters so I can deliver last minute garments before curtain, to the numerous small business and other makers who supply my materials and take on the highly specialized work that I can't provide on my own. The Garment District is a tight knit, symbiotic community. We need each other to survive. And we need this neighborhood to thrive. Belissio-02

The Garment District isn't just a fashion hub—it's the working engine of New York's live entertainment industry. From milliners and cobblers to glove makers and patternmakers, hundreds of small businesses depend on the district's unique industrial loft buildings to support the specialized equipment and fast-paced workflows that the performing arts demand. You can't make overnight alterations, emergency rebuilds, or custom fittings in high rise residential towers.

Please work with the community to ensure this plan **balances growth with preservation, cultural continuity, and economic equity.** Don't let towers replace trades. Don't let creative infrastructure become collateral damage.

New York's performing arts economy depends on these makers—and right now, we're depending on you.

Sincerely,

Carla Bellisio

Carlaesthetics, Designer, Redesigner, Tailor

Wing + Weft Gloves, Director of Sustainability and Impact

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 1:46:02 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Carla Bellisio**
Zip: **10034**

I represent: **A local business**

Details for "I Represent": **I work in the Garment District. I own and run a small business.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Bellisio-03

It has come to my attention that the commission is relying on information that is inaccurate. The estimate of the number of businesses that will be displaced is very low. There are far more than 114 businesses that would be displaced in the zones marked for development, many of those which would not be able to be relocated due to their manufacturing equipment. My business is reliant on location. Although my equipment does not need factory floors, I do need to be close to rehersal rooms and to Broadway theaters, or I am not a viable option as a tailor. Producers will not send actors to outer boroughs for fittings. This has been proven time and again by costumes shops that have moved to Queens or New Jersey and failed. It is imperitive for my business to remain in the Garment District, accessible to Broadway, in my supportive community of suppliers and artisans. Broadway's gross revenue for the 2023-2024 season was approximately $1.5 billion. I am part of that industry bringing those dollars into the city. Support me.

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 8, 2025 8:03:26 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **farajollah benji**
Zip: **10018**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Benji-01

since covid it has been very hard to rent commercial space in midtown. the zoning change would open a lot of doors.

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Thomas Block**
Zip: **10018**

I represent: **Myself**

Details for “I Represent”: **property owner**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

This is an important measure to make this a 24/7 neighborhood for the benefit of all of our tenants, particularly retail tenants, and the city

Block-01

Department of City Planning
Chairperson Office
Received
MAY 19 2025

THOMAS BLOCK
499 SEVENTH AVENUE
21ST FLOOR, SOUTH TOWER
NEW YORK, NY 10018

May 14, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

Dear Dan:

It was good seeing you again recently. I am writing as both an owner for over 20 years of buildings south of Times Square, and the Vice Chairman of the Garment District Alliance. I am writing to express my **strong support for the MSMX proposal** to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

Block-02

1. The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.

2. Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.

3. The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.

4. The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

5. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Best personal regards.

Sincerely,

Thomas Block

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 12:52:30 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Thomas Block**
Zip: **10018**

I represent: **Myself**

Details for "I Represent": **I am a property owner in the garment district**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Block-03

This neighborhood is in a serious decline with vacancy rates going up and very interested potential renters. This puts additional pressure on the ground floor retail and restaurant tenants who are also leaving the neighborhood. This legislation will not only provide a lifeline to this central business district area, but would provide much needed housing opportunities for the city. It's a win-win for the city

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 3:08:00 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Thomas Block**
Zip: **10018**

I represent: **Myself|A local business**

Details for "I Represent": **I own property and work in the garment district.**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Block-03

The area is steadily declining and the vacancies are growing. This affects the retail and restaurant market which is also leaving. The neighborhood is in a downward spiral that can be stopped By adding the opportunity for residential uses. This helps both the city and the neighborhood - win/win for everyone.

Francoise · Tom Astorg Killian · architects · Bollack

300 CENTRAL PARK WEST
NEW YORK, N.Y. 10024
[redacted]

May 7th, 2025

New York City Department of City Planning
Re.: Community districts 4 & 5 – Agenda items #25, 26 & DEI
ULURP # C250185 ZMM; # N250186 ZRM; # DCP094M

Dear Commissioners:

My name is Françoise Bollack, I am an architect, on the board of the Historic Districts Council and of the City Club of New York, and the Chair of its Preservation Committee. My testimony is as a citizen and an architect, in practice in New York City.

Bollack-01

There are very few neighborhoods in New York City that have such a distinct sense of place as this area of midtown and have such profound associations with the development of the gritty city that we love, Gotham, a city of working people and individual entrepreneurs. We know we are there because of physical characteristic – the streets of setback loft buildings which are so unmistakably New York – but also because of the specific commercial activities that still thrive there.

Bollack-02

The wholesale rezoning of this area to allow, or rather to promote, residential use will be the death knell of these buildings but also the death knell of all the businesses which depend on these spaces and proximity to each other (and their customers) to operate.

Bollack-03

May I suggest that you consider a more "tailored" zoning, where the lower part of the buildings would be zoned for manufacturing and the upper part would be zoned for residential. This layering of uses has recently been implemented at the McGraw Hill building and seems appropriate to this area. Then we could retain these businesses and the jobs they create and avoid environmentally negative building demolition.

Many thanks for your attention,

Françoise Bollack, RA, DESA

[redacted]

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Steven Boxer**
Zip: **10018**

I represent: **A local business**

Details for "I Represent": **I represent my company, a boutique IT consulting firm**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I own Pachyderm Consulting, a boutique IT firm, and I strongly support MSMX. My business was located in the Garment District for 15 years because the neighborhood's unparalleled transit access made it easy for me to attract employees and reach client sites. However, the Garment District today is struggling from the long-lasting impacts of the pandemic. Commercial vacancies, failing retail, and increased crime have diminished the quality of life in the neighborhood, making it difficult to find and retain quality employees. In 2022, I moved my company out of the area to a safer, more active neighborhood. However, I still commute through the Garment District and find myself feeling vulnerable when I need to work during evenings and weekends, because the neighborhood feels particularly dangerous during those times. I

Boxer-01

support the MSMX plan because it is abundantly clear that the Garment District's reliance on commercial tenants is untenable. I would love to move back into the area, and my employees would love to live in midtown, but the city must encourage the Garment District's development into a self-sustaining, 24/7 community with mixed uses that can support each other and bring life to the streets. This can only be accomplished by encouraging residential conversions and development to take place. At a time when the city is experiencing a housing crisis that further threatens the workforce, MSMX presents an opportunity to revitalize the Garment District in the heart of midtown, while also addressing this critical, city-wide need. I urge the passing of the MSMX proposal. Thank you.

Boxer-02

The Municipal Art Society of New York
MASNYC

115 Broadway, Suite #1705
New York, NY 10006
MAS.org

February 4, 2025

Attn: Mr. Dan Garodnick
Chair and Director
New York City Planning Commission and Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Delivered: via email

Re: The Municipal Society of New York Preliminary Comments on the Midtown South Mixed-Use Plan

Dear Chair Garodnick,

Butler-01

The Municipal Art Society of New York (MAS) supports the intention of the Midtown South Mixed-Use Plan (MSMX) to foster a vibrant 24/7 mixed-use neighborhood across Midtown South, including affordable housing, eased office to housing conversions, and public realm improvements. MAS believes that, following our support of the City of Yes for Housing Opportunity (COYHO), mixed-use development with deep affordability, especially in transit-rich neighborhoods and coupled with public realm infrastructure, is critical to helping our city meet the needs of New Yorkers and mitigate our housing crisis.

Butler-02

That said, it is clear that the proposed rezoning framework will allow significant change to the existing neighborhood fabric and economy. While MAS supports the housing goal, we are concerned about the potential displacement of the existing garment industry. The Department of City Planning's crowdsourced map at midtownsouthplan.nyc highlights around 20 fashion and garment related businesses as community assets. MAS would like to see a plan that supports these community assets that contribute to the neighborhood identity.

Specific questions and considerations outlined below are intended to better understand the impacts the rezoning could have on the remaining Garment District and how the City can move forward balancing the needs of the existing neighborhood with citywide goals:

Butler-03

- The Draft Environmental Impact Statement (DEIS) notes that an estimated 114 businesses could potentially be displaced as part of this proposal. However, this amount of displacement was determined to not constitute a significant adverse impact. Many of these businesses are small, unique shops that provide products that cannot be purchased elsewhere in the city. Many still serve the nearby Broadway theater district. How was this determined and what amount (either number of businesses or percentage of current industry) would constitute an adverse impact?

- The plan eliminates the Special Garment Center District Subdistrict A-1 and provisions a zoning framework that favors big-box retail and class A office space (99% of office space in the rezoning area is Class B or C). How is the City balancing the need for housing development with support for small businesses who want to remain in place but will not be able to afford Class A rent?

Butler-04

  - Many components of the 2018 support package from the DeBlasio Administration have not been implemented and could be re-introduced and leveraged to help provide this support. These items include but are not limited to the Building Acquisition & NYCIDA tax incentive (failed RFEIS with no

The Municipal Art Society of New York
MASNYC

115 Broadway, Suite #1705
New York, NY 10006
MAS.org

Butler-05

enrollment), CFDA Local Production Fund (never launched), and Garment District Alliance Funding Support ($10 million in unspent funds per the GDA 2023 Annual report).

Butler-06

- Class B and C office space plays a valuable role in our urban ecosystem and historic urban fabric, especially for nonprofit organizations and small business who cannot afford Class A. MAS is concerned that the elimination of large swaths of class B and C spaces will not only leave a void in the market but also impact the vitality and diversity of our urban fabric. Further, overinvestment in Class A space and big-box retail could prove to be a misfit for community and economic needs and leave less flexibility to adapt to the changing needs of the market at a future date.

Butler-07

- The DEIS indicates that 12 sites (15 properties) within the Garment Center Historic District that are listed on the State and National Registry will be demolished for redevelopment. While MAS is not advocating for the landmarking of all these buildings; it is critical that LPC review and consider, with input from community members, which properties should be preserved and begin the designation process before ULURP is complete. MAS would particularly support designations in line with LPC's Equity Framework.

A truly thriving mixed-use neighborhood must support both residents, workers, and businesses both large and small. This is where the City of Yes for Housing meets the City of Yes for Economic Opportunity. As the plan moves forward, we ask that the concerns outlined above be addressed and incorporated into the proposal, and that the City and State explore further incentives to maximize affordability throughout the new housing stock as much as possible. Doing so would be a step toward comprehensive planning in lieu of spot zoning; a strategy that will enable our city to move forward to meet our affordable housing and public space needs as well as support local economies and small businesses.

Sincerely,

Keri Butler
Interim President
The Municipal Art Society of New York (MAS)

CC: The Honorable Mayor Eric Adams
Manhattan Borough President Mark Levine
Council Members Adrienne E. Adams, Erik Bottcher, and Keith Powers
President Andrew Kimball, NYC Economic Development Corporation
Commissioner Dynishal Gross, NYC Department of Small Business Services
Commissioner Sarah Carroll, NYC Landmarks Preservation Commission
Chair Jessica Chait, Community Board 4
Chair Bradley Sherburme, Community Board 5

From: Public Hearing Comments (Do not reply)
Sent on: Friday, May 16, 2025 12:19:46 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: MSMX testimony letter.docx (29.26 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Renee Cafaro**
Zip: **10019**

I represent: **Myself|A local business**

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
Please see attached letter.

RENEE CAFARO ATELIER
PUBLIC LABEL

To Members of Dept of City Planning
Manhattan Community Boards 4 and 5
Mayor Eric Adams
Dan Garodnick, Dept. of City Planning,
Councilmember Keith Powers
Councilmember Erik Bottcher

Dear DCP and City Officials,

I am a small business owner who has lived in midtown for 20 years, works in the Garment District and a current member of the New York Fashion Workforce Development Coalition. Like many of my colleagues, I am very concerned about what the proposed rezoning of the Garment District means for our future. Many of you might have already heard me speak at previous meetings but I wanted to ensure that I was on the record speaking out on behalf of the large local network with whom I work. Cafaro-01

Who are we?

For many years, I worked in government and served on Manhattan CB5, but during the pandemic I pivoted to go after my dream of creating a fashion brand for the 67% of women who are over a size 14. One issue I knew would be at the core of my business would be to be Made in NYC. In my prior career, I was very outspoken during previous rezoning proposals to Save the Fashion District, as it is one of the many industries that "puts us on the map." 20 years ago, I came to NYC like millions of others to pursue my dreams and 5 years ago, when my dream of a new life as a fashion designer became a reality, I knew I could turn to the Garment District.

I source materials, manufacture and manage my business in the NW quadrant of the proposed rezoning area. Each year, I spend upwards of $200k in the area for materials and manufacturing, creating revenue and jobs for many sewing teams and shop owners. This is not including money I spend each year on rent (office and storage units in neighboring building), photoshoots at local studios,local beauty services, legal/accounting services, fit models from agencies on W 37th street and many world-class talents who create my custom garments that have been on Netflix stars, Oscar winners and Grammy nominees.

What jobs are left in the Garment District? OURS! (...and new industries!) Cafaro-02

The commercial buildings allow me to conduct business by being purpose-built with floor plates and layouts that can support heavy/large machinery at relatively affordable rents for a small business in Manhattan. Many supporters of the plan have been leaning on outdated and out-of-context data - such as the 60% drop in manufacturing jobs since 2001- but failing to state that those numbers largely come from retirements and rent hikes. The *demand* for manufacturing is still around, but many had to move across the river. It also needs to be noted that as those workers may have been moving away in the last 25 years, many new types of small businesses have also been moving in! Cafaro-03

Cafaro-04

At the recent public hearing for CB5, it was stated during the public session that these buildings are operating at roughly 20% occupancy. Knowing that this did NOT seem to reflect my daily anecdotal experience in the last few years, my team and I set out to do some research and a canvass of vacant spaces, going door-to-door speaking with landlords, buildings and businesses. We had found that actually **most of the buildings in the area are at over 80% occupied and counted only a small handful of vacant storefronts on each block**. A google search of vacancies by leasing companies in the area can show you how little office space there is available and the attached chart outlines the new information we gleaned a few days ago.

Cafaro-05

Why Here?

Many supporters of an area overhaul keep asking why we can't just move someplace else to conduct business but they lack the full understanding that this area is an ecosystem of freelancers, fabric stores, manufacturing, lawyers, photographers, studios, modeling agencies, etc who rely on this proximity to each other to survive. The life of the garment goes from a meeting with clients in an office, to buying materials on one block, sewing on another and finishing at Jonathan's Embroidery on 38th, where the whole industry lines up to get buttonholes done… then for many companies serving Broadway the last stop is rushing mended costumes over to a theater before the next showing. In addition to fashion-related jobs, many sole proprietors from lash techs to graphic designers bank on this centrally-located area to drive business.

Without the proximity to our clients, the theater industry, and each other, most of us would simply have to shutter.

Every day I chat with my neighbors, many of whom are start-ups, and we see that the Garment District is teeming with promise and opportunity and a heavy-handed redevelopment as a bedroom community would eradicate all of that.
We don't need street life and luxe apartments.
We need small business protection.
We need the City to stand up for the jobs that would be pushed out by a rezoning and rising rents.
We need affordability and innovative solutions for the new "working class" of freelancers in a gig economy.

Where do we go from here? How can we look to the Future?

Cafaro-06

I have mentioned in previous stakeholder meetings with DCP that if we *must* face residential zoning, that we in fact create a new district of affordable live/work hybrid spaces for creatives, while preserving the businesses already here. The work is right here in the Garment District but my constellation of freelancers can not afford to live here so they commute from far outerboros or New Jersey to shop for materials and meet with clients. It would be a relief and a true investment in the future if we could all bring the home studios to the commercial district too.

Cafaro-07

This promise of *some* affordable units, made by those looking to max-out profits and FAR, while being limited to only 30% affordable housing allowed by MIH, is effectively shortchanging NYC. This proposed plan as-is will not provide the solutions New Yorkers truly need, nor bring the "sweeping fix" to all our housing woes as many want us to believe. Instead let's seize this chance to think outside the box and cultivate midtown as a land of opportunity again. **Residential superscrapers tower all over Manhattan and have yet to solve the housing crisis.** We need to think beyond the rhetoric and truly look at this holistically. We need more than press releases about "X number of units built", whilst forgetting that only a fraction of them would be feasible for the average person to rent. We need jobs and a culture that will keep people wanting to live in Manhattan in the first place, not just endless streetwalls of condo lobbies.

I am not a NIMBY asking us to become a City of No, but rather think critically on how we can become a city for ALL. I respectfully request that the board reject this plan and issue a resolution of ***DENY UNLESS*** many conditions are met to preserve the businesses and unique industry culture that creates the world famous Fashion Capital of the World.

Cafaro-08

Sincerely,

Renee Cafaro

Founder & Creative Director
Renee Cafaro Atelier, LLC & RCA Public Label

[redacted]

RENEE CAFARO ATELIER
PUBLIC LABEL

Garment District Occupancy of Commercial Buildings (as of March 21st -research ongoing)

Building Location	Total Rooms for Rent	# of Rooms vacant	Total occupancy percentage	Other/property company
325 West 38th Street	156 rooms	19 rooms	87.82%	Falcon
147 West 35th Street	142 rooms	20 rooms	85.92%	Falcon
242 West 38th Street	15 room	2 rooms	72.22%	Resolution
307 West 38th Street	37 Under Construction	10 Nothing really available until Aug or Sept	72.97%	George Comfort and Sons
247 West 38th Street	46	Fully Occupied	100%	NA
262 West 38th Street	27	10 rooms	62.96%	Silver Eight Capital
252 West 38th Street	73	5 rooms	93.15%	Silver Eight Capital
225 West 38th Street	19	2	89.47%	Olmstead Properties
498 7th Ave	?	2	NA	George Comfort and Sons

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 12:03:21 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **George Calderaro**
Zip: **10016**

I represent: **Myself|A local community group or organization**

Details for "I Represent": **29th Street Neighborhood Asssociation**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Calderaro-01

Additional Comments:
[?? Suspicious Content] CPC MAY 7, 2025, CPC Hearing I am writing to offer comments on the New York City Department of City Planning's proposed Midtown South Mixed-Use Plan. START I and the local 29th Street Neighborhood Association among other groups that I represent support the creation of housing, ideally affordable housing, by changing zoning from outdated manufacturing to residential. . My concern with the Midtown South among many rezonings is that it will result in the demolition of often massive, viable and historic buildings by short-sighted, so-called developers who dream of enriching themselves with luxury towers that never get built and result in vast vacant lots that plague our neighborhood for years or decades. In supposedly priceless Midtown South where I live and work, we have lost many large, beautiful historic building that are vast vacant lots making our neighborhood reminiscent of post-war London. These include, of course: the late, great Hotel Pennsylvania whose 2000 rooms with bathrooms could have been used for affordable housing, hotel or any other uses; the Bancroft Building on 29th Street which has been a block-wide vacant lot in the middle of midtown Manhattan for since 2015, the remarkable Beaux Arts Kaskel & Kaskel Building on 32nd Street, and the grand 1890 Renwick-designed Demarest Building on 33rd Street across from the Empire State Building, among countless others. Now our community is facing the loss of up to a multitude of significant buildings throuigh Midtown South and Garment District rezoning. I urge the commission to prevent such demolition not only in this section of midtown but citywide by incorporating creative incentives to keep and adaptively reuse buildings thereby avoiding blighted vacant lots and supporting environmental conservation in this special district. For example, by working to eliminate any benefits for demolishing buildings and penalties for doing so through tax-dodging landbanking as exemplified by Steve Roth from Vornado Realty who announced in a shareholders meeting that "this is not the right time for ground-up development" while simultaneously demolishing the Hotel Pennsylvania, the largest hotel in the world when it was built in 1919 by the city's leading architects McKim Mead and White, and which is now the largest blighted vacant lot in the area. Thank you.

Calderaro-02

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 13, 2025 12:08:00 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: NYHC MSMX CPC Testimony 5.7.2025 Final.pdf (148.04 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Brendan Cheney**
Zip: **10012**

I represent: **A local community group or organization**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
Good afternoon. My name is Brendan Cheney, I'm the director of Policy and Operations at the New York Housing Conference. We are a nonprofit affordable housing advocacy organization. Thank you for the opportunity to testify about the Midtown South Mixed-Use Plan, also referred to as the MSMX rezoning, ULURP No. C 250185 ZMM. As you know, New York City is facing a severe housing crisis. The city's vacancy rate is just 1.41% citywide, the lowest rate in 50 years. Over 850,000 households are rent burdened, 500,000 of them are severely rent burdened, and there are over 120,000 people staying in city shelters. To address the crisis, we need to add more housing supply, especially more subsidized affordable housing. And we need to do it everywhere in the City. Our NYC Housing Tracker shows affordable housing production across the city, and the data shows we are not building housing equitably across the city. Our 2025 report, issued last week, shows this same trend as our previous three reports. We're building in neighborhoods that have a higher share of Black and Latino residents and neighborhoods with lower incomes while neighborhoods with higher incomes and higher shares of White residents are adding less new housing. Rezonings like the one in MSMX, will add more housing, including more affordable housing in a neighborhood that has very high costs and has seen little new affordable housing. The neighborhood of the rezoning has seen only 300 new affordable units over the past 11 years – less than 30 new affordable units per year. To compare, other high-density neighborhoods produced 4,000 or more affordable units over that time. Several neighborhoods saw over 1,000 new affordable units just last year. Rezonings like MSMX are desperately needed. It will add affordable housing, particularly in a high cost majority white neighborhoods with little affordable housing. It adds density, which will allow for an increase in housing supply in a neighborhood rich with transit and jobs.

NEW YORK HOUSINGCONFERENCE

Testimony of the New York Housing Conference

New York City Planning Commission
Manhattan Public Input Session on Housing and Land Use

May 7, 2025

Good afternoon. My name is Brendan Cheney, I'm the director of Policy and Operations at the New York Housing Conference. We are a nonprofit affordable housing advocacy organization. Thank you for the opportunity to testify about the Midtown South Mixed-Use Plan, also referred to as the MSMX rezoning, ULURP No. C 250185 ZMM.

As you know, New York City is facing a severe housing crisis. The city's vacancy rate is just 1.41% citywide, the lowest rate in 50 years. Over 850,000 households are rent burdened, 500,000 of them are severely rent burdened, and there are over 120,000 people staying in city shelters.

Cheney-01

To address the crisis, we need to add more housing supply, especially more subsidized affordable housing. And we need to do it everywhere in the City.

Our NYC Housing Tracker shows affordable housing production across the city, and the data shows we are not building housing equitably across the city. Our 2025 report, issued last week, shows this same trend as our previous three reports. We're building in neighborhoods that have a higher share of Black and Latino residents and neighborhoods with lower incomes while neighborhoods with higher incomes and higher shares of White residents are adding less new housing.

Rezonings like the one in MSMX, will add more housing, including more affordable housing in a neighborhood that has very high costs and has seen little new affordable housing. The neighborhood of the rezoning has seen only 300 new affordable units over the past 11 years – less than 30 new affordable units per year.

Cheney-02

To compare, other high-density neighborhoods produced 4,000 or more affordable units over that time. Several neighborhoods saw over 1,000 new affordable units just last year.

Rezonings like MSMX are desperately needed. It will add affordable housing, particularly in a high cost majority white neighborhoods with little affordable housing. It adds density, which will allow for an increase in housing supply in a neighborhood rich with transit and jobs.

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 13, 2025 5:26:45 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **san kit cheng**
Zip: **10018**

I represent: **A local business**

Details for "I Represent": **Crab House Times Square**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Cheng-01

Our Crab House Times Square is opening in July 2025 and would like to see the district with more residential population since a lot of the spaces are vacant currently

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 5:29:23 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Kathy Dacey**
Zip: **10019**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Dacey-01
"Not protecting this district means losing generational jobs, skills, and creativity."

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 13, 2025 10:05:21 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Dana Davis**
Zip: **11215**

I represent: **Myself**

Details for "I Represent": **I am a NY resident who believe we must protect the garment district**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Davis-01

I have been in the fashion industry for over 20 years. I have worked for brands that manufactured in NY and we need to protect our factories and all the brands who rely on the garment district. Small factories, legacy makers and suppliers are the foundation of NYC fashion. Also by not protecting this district means losing generational jobs, skills, and creativity.

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 7, 2025 1:11:21 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: 20250507 CPC MSMX REBNY Testimony.pdf (586.57 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Maddie DeCerbo**
Zip: **11238**

I represent: **A local community group or organization**

Details for "I Represent": **REBNY**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
attached

REBNY Testimony | May 7th, 2025

The Real Estate Board of New York to

The City Planning Commission on the Midtown South Mixed-Use Plan

The Real Estate Board of New York (REBNY) is the City's leading real estate trade association representing commercial, residential, and institutional property owners, builders, managers, investors, brokers, salespeople, and other organizations and individuals active in New York City real estate. REBNY appreciates the opportunity to testify in support of the Midtown South Mixed-Use Plan (MSMX), C250185ZMM.

DeCerbo-01

REBNY strongly supports the proposed Midtown South Mixed-Use Plan, which is a critical step toward increasing housing production in one of the most centrally located and infrastructure-rich neighborhoods in New York City. As housing production continues to lag population growth, New York City must take bold and deliberate steps to enable more housing. Currently, the city permits only 29 units of housing for every 1,000 residents, well below what is needed to meet demand. Research from the NYU Furman Center has shown that increases in housing supply can reduce or slow rent growth across jurisdictions and may even lower rents in surrounding areas.[1] Zoning changes that enable new housing are essential tools in addressing the housing shortage.

The Midtown South Mixed-Use Plan responds directly to recommendations made by the Office Adaptive Reuse Task Force and seeks to unlock residential development in areas long restricted to manufacturing and commercial uses. Allowing residential use in Midtown South will unlock the opportunity to utilize the 467-m state tax incentive that encourages office to residential conversions and requires affordability.

DeCerbo-03

DeCerbo-02

The proposed plan is the first application of new zoning tools adopted under City of Yes for Housing Opportunity, which represents the most significant reform to the city's zoning resolution since 1961. The success of City of Yes depends on its implementation through neighborhood-level rezonings, and the Midtown South Mixed-Use Plan sets the precedent. Notably, this proposal will be the first to map the

[1] https://furmancenter.org/research/publication/supply-skepticismnbsp-housing-supply-and-affordability

newly created R11 and R12 residential districts, which for the first time allow residential density above 12 FAR.

DeCerbo-04

This opportunity will be a catalyst for substantial housing creation in a transit- and amenity-rich neighborhood. MSMX estimates it will result in the development of approximately 9,700 new homes, including up to 2,900 affordable units through the mapping of Mandatory Inclusionary Housing (MIH). Any reduction in the proposed density will significantly impact these projections and stymie necessary housing growth.

DeCerbo-05

Presently, two tax incentives could be utilized in coordination with the proposed zoning changes to create the projected housing units under MIH. First, the office-to-residential tax incentive, 467-m, requires 25% of the building to be affordable, permanently, at an average income band of 80% AMI, with the requirement for a 40% AMI band. This tax incentive was carefully calibrated given the complexities and costs involved in conversions. The tax incentive for new rental construction, 485-x, also imposes a 25% affordability share that must be permanently affordable for households averaging at 60% AMI. This tax benefit also requires significant upfront costs related to construction labor standards. Limiting MIH options to lower the AMI average would make these programs financially infeasible and stifle housing production.

Therefore, all MIH options should remain in this proposal through adoption to ensure the zoning will work today with the tax tools presently available to build affordable mixed income housing. Additionally, flexibility is necessary given the volatility in the marketplace with inflation, high interest rates, and tariffs. Importantly, the plan also advances tools that reinforce the public realm, including the facilitation of Transferable Development Rights (TDRs) and the encouragement of Privately Owned Public Spaces (POPS), which together can support both preservation and new development.

DeCerbo-06

However, REBNY believes the plan can go further to allow greater flexibility in certain areas. The district boundaries result in split lots where one portion is subject to MIH and the other to the Universal Affordability Preference (UAP). In these cases, it is critical that affordable units, regardless of program, be permitted anywhere on the zoning lot. The City Planning Commission should make clear that both standard and affordable units in such situations should not be constrained to one portion of the lot.

DeCerbo-07

Further, the provision that only landmarked sites may transfer development rights freely if 50 percent of their lot area lies within the study area should be amended to allow greater flexibility. There is no clear rationale for the 50 percent threshold, and we encourage the application of Section 121-341 to non-landmarked sites as well to enable broader flexibility and greater development.

This proposal reflects a thoughtful and comprehensive approach that supports the city's housing goals, encourages office to residential conversions and responds to the changing nature of evolving work patterns by creating a mixed-use neighborhood. REBNY commends the Department of City Planning for this critical effort and recommends that the City Planning Commission adopt the Midtown South Mixed-Use Plan.

Thank you for the consideration of these points.

CONTACTS:

Maddie DeCerbo

Senior Urban Planner

Real Estate Board of New York

[redacted]

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 13, 2025 4:59:24 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Shalom Dershowitz**
Zip: **10018**

I represent: **A local business**

Details for "I Represent": **Dersh Feather & Trading Corp.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Dershowitz-01
The Garment District is where fashion starts in the city

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 2:46:35 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Lauren DiMarco**
Zip: **10018**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: • The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. • Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. • The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. • The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

SAVITT PARTNERS

Department of City Planning
Chairperson Office
Received
MAY 19 2025

May 14, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

Dear Chair Garodnick,

I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25%–40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

DiMarco-01

Sincerely,

Lauren DiMarco

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 13, 2025 11:03:17 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Thomas Durels**
Zip: **10120**

I represent: **Other**

Details for "I Represent": **I represent Empire State Realty Trust, the largest owner of commercial office/retail property in the Garment District**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments: Durels-01

• Density in the core will strengthen the midtown business and real estate communities and provide opportunities for people to live near their work. • The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's objectives to solve New York's housing crisis. • The Garment District has fewer residents than any other district in the five boroughs. Many buildings in the Garment District are located on side streets, are 25% - 40% vacant, and are obsolete. These buildings are ideal candidates for conversion to residential. • A 24/7 mixed-use community will improve the neighborhood, generate greater tax revenues, increase pedestrian activity and business activity, enhance the vibrancy of our public realm, and improve safety.

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 6:39:13 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: 2025.05.19_Garment District Testimony.pdf (232.31 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Elana Ehrenberg**
Zip: **10013**

I represent: **A local community group or organization**

Details for "I Represent": **Design Trust for Public Space**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
In 2012, Design Trust for Public Space released a report called Making Midtown (https://www.designtrust.org/publications/making-midtown/), synthesizing more than three years of work which documented the Garment District's built environment, engaged scores of Garment District stakeholders to identify priorities and build consensus around shared goals; and developed a new model for integrating manufacturing into a densely developed, mixed-use creative district. The recommendations outlined in this publication established a model for New York and other cities to create a new kind of urban creative district – one that leverages, rather than replaces, a given neighborhood's existing resources to create real estate value, support jobs, and capture a distinct neighborhood identity and character. The vision for the Midtown South Mixed-Use Plan (MSMX) is an excellent example of the city looking at ways to creatively expand housing opportunities and we believe that there is room for this plan to also protect an industry that has been central to the neighborhood's identity for decades. We want to emphasize that adaptive reuse of buildings previously serving purposes other than housing should be prioritized, over demolition. Increasing the overall amount of housing in this particular neighborhood should be the goal, however there should also be incentives for retention of manufacturing jobs considering how many consistently have been lost in this city over the years. We also urge you to support the requests of the New York Fashion Workforce Development Coalition and revise the MSMX Plan to accommodate these requests.

DESIGN TRUST
FOR PUBLIC SPACE

UNLOCKING THE
POTENTIAL OF
NYC'S PUBLIC SPACES
SINCE 1995

May 19, 2025

Dear Chair Garodnick and Planning Commissioners,

I am Elana Ehrenberg, Director of Strategic Partnerships at Design Trust for Public Space. We are a 30 year old non-profit dedicated to enlivening New York City's shared civic spaces to create a vibrant, inclusive, and sustainable city. Back in 2012, we released a report called Making Midtown, synthesizing more than three years of work which documented the Garment District's built environment, engaged scores of Garment District stakeholders to identify priorities and build consensus around shared goals; and developed a new model for integrating manufacturing into a densely developed, mixed-use creative district.

The recommendations outlined in this publication established a model for New York and other cities to create a new kind of urban creative district – one that leverages, rather than replaces, a given neighborhood's existing resources to create real estate value, support jobs, and capture a distinct neighborhood identity and character. Ehrenberg-01

The vision for the Midtown South Mixed-Use Plan (MSMX) is an excellent example of the city looking at ways to creatively expand housing opportunities and we believe that there is room for this plan to also protect an industry that has been central to the neighborhood's identity for decades. We want to emphasize that adaptive reuse of buildings previously serving purposes other than housing should be prioritized, over demolition. Increasing the overall amount of housing in this particular neighborhood should be the goal, however there should also be incentives for retention of manufacturing jobs considering how many consistently have been lost in this neighborhood over the years.

I also urge you to support the requests of the New York Fashion Workforce Development Coalition and revise the MSMX Plan to accommodate these requests.

Thank you for your consideration. Ehrenberg-02

Best,
Elana Ehrenberg
Director of Strategic Partnerships
Design Trust for Public Space

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Michelle Feinberg**
Zip: **10018**

I represent: **Myself|A local business**

Details for "I Represent": **I am the CEO and founder of New York Embroidery Studio, a small business in the heart of the garment district.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Feinberg-01

I am writing in opposition to the Midtown South Mixed-Use (MSMX) Plan in its current form. While I support the goals of creating more housing and a vibrant 24/7 neighborhood, the proposed rezoning fails to safeguard the future of one of New York City's most vital and irreplaceable communities: the Garment District. Without targeted protections for the fashion workforce, MSMX risks displacing the very people who have helped define the identity and economy of Midtown for decades. The Garment District is not just a historic area; it's a living, working ecosystem of designers, manufacturers, patternmakers, educators, and artisans. These professionals are not a nostalgic holdover—they are essential to New York's position as a global fashion capital. The makers based here produce for both emerging talents and world-renowned labels. They offer hands-on training, create good-paying jobs, and keep fashion production local. Their presence fosters innovation, sustainability, and economic diversity. Rezoning without protective measures will accelerate the erosion of this ecosystem. Rising rents, incompatible land uses, and speculative development will drive out the small manufacturers and studios that rely on affordable, accessible space. Once these businesses leave, they will not return. And New York will lose a critical part of its creative economy. The City's own numbers show that fashion is a $98 billion industry, supporting over 180,000 jobs. MSMX should enhance that legacy—not put it at risk. That's why the New York Fashion Workforce Development Coalition (NYFWDC) has proposed seven practical protections to ensure makers are included in the future of Midtown South. These include zoning tools that preserve space for garment manufacturing, investment in

workforce development, and clear commitments to affordable commercial spaces for industrial uses. I urge the Department of City Planning to pause and revise the MSMX Plan to include these essential safeguards. We must not treat fashion manufacturing as expendable in the name of growth. True progress means fostering a mixed-use district that genuinely supports all types of work—not just office towers and luxury housing. New York's fashion industry is an engine of creativity, diversity, and opportunity. Let's ensure that the people who power it—many of whom are immigrants, women, and small business owners—have a place in this city's future. A more inclusive plan is not only possible, it's necessary. Do not allow rezoning to become a vehicle for cultural erasure. Support a Midtown South where makers can thrive.

Feinberg-02

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 15, 2025 3:17:07 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Anya Ferring**
Zip: **10018**

I represent: **Myself|A local business|A local community group or organization**

Details for "I Represent": **I represent the business Factory8 and speaking on behalf of the many local factories and garment professionals we partner with daily**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project?
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Ferring-01

Additional Comments:

Not protecting this district means losing generational jobs, skills, and creativity. The level of expertise that exists door to door is what makes this industry still viable. We are like a giant organism made of many different parts, we each need the other in order to survive. Any sort of districting project that forces a diaspora of factory and fashion professionals to relocate away from each other will not be beneficial

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 2:04:52 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Scott Fink**
Zip: **10018**

I represent: **Myself|A local business**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Fink-01
I support this plan as I believe it would benefit the neighborhood and community.

From: Public Hearing Comments (Do not reply)
Sent on: Friday, May 16, 2025 10:42:47 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Bradley Fishel**
Zip: **10018**

I represent: **Myself|A local business**

Details for "I Represent": **Owner of 264 W 40th Street**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Fishel B-01

Dear City Planning Commission, The Garment District, severely impacted by the COVID-19 pandemic, faces persistent challenges—high commercial vacancies, diminished quality of life, and a lack of residential presence—that threaten its vitality. The MSMX plan is essential to revitalize this transit-rich, centrally located neighborhood and address NYC's housing crisis. The passage of MSMX is vital for the following reasons: Restoring Safety and Vibrancy: With businesses closed after hours, the area feels unsafe. Introducing residential use will foster 24/7 street life, enhancing safety and pedestrian activity. Addressing a Housing Emergency: The Garment District has the fewest residents of any NYC district, amplifying its post-pandemic struggles. MSMX will enable thousands of new homes, including affordable units, to meet urgent housing needs. Reviving a Struggling Economy: With 25–40% of commercial spaces vacant and minimal demand for office space, the district is unsustainable without new stakeholders. A robust residential population will support ground-floor businesses and drive economic recovery. Creating a Mixed-Use Future: Urban planning best practices advocate for self-sustaining, mixed-use districts. MSMX will blend residential, commercial, and light manufacturing uses, strengthening Midtown's business and real estate communities while allowing residents to live near their workplaces. Leveraging Transit Access: As NYC's most transit-rich district, the Garment District is ideally suited for high-density housing, aligning with citywide goals to expand housing in accessible areas. Balancing Community Needs: New residents will advocate for equitable distribution of social services, supporting the city's FAIR SHARE principles and reducing oversaturation in the district. The MSMX rezoning is a once-in-a-generation opportunity to transform the Garment District into a thriving, 24/7 mixed-use community. We urge you to continue championing this legislation with the City Council and to advocate for its swift approval. Your leadership is crucial to ensuring the district's recovery, growth, and long-term resilience. Thank you for your commitment to the future of Midtown South. Sincerely, Bradley Fishel VP Renaissance Properties NY

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Kenneth Fishel**
Zip: **10012**

I represent: **Myself**

Details for "I Represent": **Myself.**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I fully support this important application. The area and New York City need more housing. A 24/7 mixed-use community would revitalize this area, make it safer, and help with the housing emergency. Please APPROVE this re-zoning. Thank you.

Fishel-01

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Ira Fishman**
Zip: **10018**

I represent: **Other**

Details for "I Represent": **Property Owner**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Having residential buildings in this district is essential for increasing economic opportunities within the district. It will create a vibrant and active 24/7 environment.

Fishman-01

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 12:19:19 PM
To: ACantu@planning.nyc.gov; MMarinoff@planning.nyc.gov; manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Ira Fishman**
Zip: **10018**

I represent: **Other**

Details for "I Represent": **Property owner**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Fishman-01

The passage of this zoning is critical to the future of the Garment District. 24/7 mixed use will breath life into the district as well as addressing the critical need for more housing in NYC.

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 13, 2025 5:21:13 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **samuel friedfeld**
Zip: **10019**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Friedfeld-01

• The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. • Garment District buildings are 25% - 40% vacant, and there is little to no interest in commercial office space. The district is not sustainable without a new stakeholder group. • The neighborhood needs a robust residential population and a 24/7 mixed-use community to generate increased pedestrian activity, displace negative users, enhance the vibrancy of our public realm, animate street life, and improve safety. • Residents are critical to the survival of our ground floor businesses, • Residents will provide pushback to city and state attempts to place additional social service entities in this already oversaturated district and will support FAIR SHARE. • Urban planning best practices call for self-sustaining mixed-use districts.

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 8, 2025 2:46:21 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **morton frucht**
Zip: **10018**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Frucht-01

I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 4:58:06 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **m frucht**
Zip: **10018**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Frucht-02
I am in favor of changing the zoning to include residential

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 15, 2025 9:33:46 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Scott Galin**
Zip: **10018**

I represent: **A local business**

Details for "I Represent":

My Comments:

Galin-01

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
owners own several commercial buildings in garment district

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 15, 2025 9:23:13 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Lucy Gaston**
Zip: **11206**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Gaston-01

Please protect the garment district! It's crucial to everyone's success in fashion. I worked as a freelance stylist for 7 years and now work at Interview Magazine for the last 3 — from Madonna's tour designs to buying trimmings and renting gloves for the cover of the magazine — a stop in the garment district is a must. The businesses and artisans there sustain the entertainment industry and we cannot afford to lose them! If we loose this part of the city, the fashion industry will not survive.

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 8, 2025 3:10:19 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **David Gelman**
Zip: **10018**

I represent: **A local business**

Details for "I Represent": **I own a business in the Garment District called Gelman Pension Consulting, Inc.**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Gelman-01

I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: • The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. • Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. • The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. • The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

GELMAN PENSION CONSULTING, INC.

Department of City Planning
Chairperson Office
Received
MAY 13 2025

May 8, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, NY 10271

Re: MSMX Proposal

Dear Mr. Garodnick:

Gelman-01

I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Respectfully submitted,

David M. Gelman
President

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Joseph Giannola**
Zip: **10018**

I represent: **Myself|Other**

Details for "I Represent": **Landlord of Properties in the Area**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Giannola-01

Additional Comments:

Myself and LH Charney Associates as Landlord for 1410 Broadway and 1441 Broadway are in favor of the increased FAR to 18. We feel it will benefit the area and its constituents bringing a different vibe and foot traffic to a much needed area of Manhattan.

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 13, 2025 3:10:29 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Nicole Goetz**
Zip: **10018**

I represent: **Myself**

Details for "I Represent": **I am employee in the Garment District and have been since 2004.**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Goetz-01

I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: • The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. • Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. • The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. • The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Ronnie Gross**
Zip: **10018**

I represent: **Other**

Details for "I Represent": **Owner of 2 hotels and 1 office building in the Garment District**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Gross-01

We need more residential! We have the lowest residential population of any district in the city!. Please allow the zoning to proceed to approval. Thank you.

GFP REAL ESTATE

SINCE 1952

GFP Real Estate
515 Madison Avenue
New York, NY 10022

Jeffrey Gural
Chairman
[redacted]

Department of City Planning
Chairperson Office
Received

MAY 19 2025

May 15, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

Dear Dan:

I am writing to express my **strong support for the MSMX proposal** to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- We own 8 buildings in the garment center, and it is almost impossible to renew certain existing tenants and finding new tenants is almost impossible. Our "B" buildings elsewhere are 98% leased. Gural-01
- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. Gural-02
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Gural-03

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Regards,

Jeffrey Gural

GFP
REAL ESTATE

SINCE 1952

GFP Real Estate
515 Madison Avenue
New York, NY 10022

Jeffrey Gural
Chairman
[redacted]

May 15, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

Dear Dan:

I am writing to express my **strong support for the MSMX proposal** to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- We own 8 buildings in the garment center, and it is almost impossible to renew certain existing tenants and finding new tenants is almost impossible. Our "B" buildings elsewhere are 98% leased.
- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Regards,

Jeffrey Gural

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 13, 2025 1:54:24 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: Letter in Favor- MSMX.docx (15.26 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Cynthia Hannon**
Zip: **11105**

I represent: **Myself|A local business**

Details for "I Represent": **I work in the garment district. This would be highly beneficial to our area.**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: • The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. • Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. • The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. • The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

To Whom It May Concern,

I am writing to express my **strong support for the MSMX proposal** to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Best regards,

Cynthia Hannon

Savitt Partners LLC

530 7th Avenue

New York, NY 10018

From: Public Hearing Comments (Do not reply)
Sent on: Sunday, May 18, 2025 12:35:12 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Johnathan Hayden**
Zip: **10018**

I represent: **Myself|A local business|A local community group or organization**

Details for "I Represent": **I represent myself as a the owner of an independent brand, Johnathan Hayden. An affiliate of the Garment District factory, SENDA, a CFDA affiliate factory, on behalf of its immigrant owners, and a member of the governing board of NYFWDC who has submitted a coalition testimony. I agree with everything it stands for, but differ on the focus of the future as its youngest board member.**

My Comments:

Vote: I am **opposed**

Hayden-02

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

Hayden-01

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
To the Members of the New York City Planning Commission: My name is Johnathan Hayden. I'm a designer who built my studio inside a working factory in the Garment District. I came to New York from Texas with a dream, and like so many before me, I found my start as a student intern running samples and errands between brands and businesses who, today, are some of my partners for my own business. From sample makers of apparel and leather goods to full production houses, services like pressers, cutters, graders, and patternmakers, and finally material sourcing of fabric, trim, and notions— the distance between idea and execution is within walking distance. There is no other place like it in America. Years later, the factories that shaped my practical education have become partners in building my brand. They've supported my collections, including two New York Fashion Week shows. In this district, the student of today becomes the designer of tomorrow. What's at stake in the MSMX plan isn't just zoning or square footage; it's the survival of an entire microeconomy, one deeply connected to broader conversations about domestic labor, commerce, tariffs, and the working class. Mixed-use should not be reduced to a binary of residential and commercial. We already have intra-industry ecosystems here, with fashion's many moving parts existing side by side. My testimony aligns with the New York Fashion Workforce Development Coalition (NYFWDC), where I serve on the governing board, and with the CFDA. I hope my more anecdotal testimony offers meaningful nuance and a solution-oriented vision, grounded in a decade of creative problem solving required of anyone audacious enough to chase this path. Unlocking the independent brand must be the focus of any meaningful reformation to the MSMX planning process. Batches from as few as 1 to 10 small brands fill in the overhead gaps that keep the lights on between orders from larger brands. A dozen smaller runs can produce—$10 to $20K in sample work or small-batch production—can collectively generate hundreds of thousands in annual revenue and subsidize up to 20% of a factory's floor-wide expenses. Normalizing and formalizing these partnerships with independent brands can effectively reverse-engineers what used to exist in the form of in-house sample rooms—now eviscerated from most major brands' overhead in a contracting economy. I urge the Commission to recommit to the promises left unfinished: the building acquisition, the Fashion Manufacturing Initiative, and the Local Production Fund—and to go further. I propose a dedicated,

destination-driven, public-facing hub: a permanent space for job fairs, pop-up retail, production services, and educational events. This hub would leverage NYC tourism as a tool for civic engagement—introducing emerging brands from around the country to the resources they need, while helping the public reconnect with the makers in our city. In an era of accelerating AI, this kind of tactile reeducation is critical. The Garment District doesn't need to be memorialized—it needs to be modernized. It needs vision. Revitalization doesn't mean erasure. It can mean amplification. The Garment District shaped me—and with real investment, it can continue to shape the future of American fashion, this city, one independent brand at a time. Thank you for your time and consideration. Sincerely, Johnathan Hayden

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Hell's Kitchen Neighborhood Coalition**
Zip: **10018**

I represent: **A local community group or organization**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
Members of the Hell's Kitchen Neighborhood Coalition (excluding the Garment District Alliance, Hudson Yards Hell's Kitchen Alliance, and Hartley House) raise the following concerns about the proposed rezoning of Midtown South:

• does not provide adequate protection for the preservation of the built environment except for "soft sites" HKNC-01

• is too dense throughout the proposed rezoned areas, creating incentives for demolition HKNC-02

• provides zoning bonuses for affordable housing
• provides zoning bonuses for public open space through both plazas and covered arcades
• provides zoning bonuses for transit improvements in a wide area radius of a development
• allows all the above bonuses to be used in combination with each other • has no overall height limits HKNC-03

Further, members of HKNC support the following protections as modifications to the rezoning proposal:

• Provide varying building height caps, by subarea, to ensure density is managed and remains contextual to the existing built environment and the fabric of the community HKNC-04

• Require setbacks to ensure light and air to the street HKNC-05

• Expand sidewalks to allow for the projected increased pedestrian flow HKNC-06

• Require that ground floor and second floor spaces are used for local retail and/or professional offices HKNC-07

• Require that community facility space is created, including museums, day-care facilities, and education facilities HKNC-08

•Require that sanitation services for trash management are integrated into the buildings HKNC-09

• Require that all new construction install Con-Ed grids inside buildings rather than on public ways HKNC-10

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Andy Ho**
Zip: **10018**

I represent: **Myself|A local business**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Ho-01

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 13, 2025 11:28:50 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Nay Huang**
Zip: **10001**

I represent: **Myself**

Details for "I Represent": **I am a garment factory owner**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Huang-01

Not protecting this district means losing the foundation of NYC fashion, generational jobs, skills, and creativity.

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 15, 2025 12:57:19 PM
To: [redacted]manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: Anti MSMX - GELMOR TRADING.pdf (115.78 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Marilyn Jacques**
Zip: **10018**

I represent: **Myself|A local business**

Details for "I Represent": **I represent a true Garment District business - Gelmor Trading Co. Inc., aka Gelmor Lace. Founded in 1948 by my father.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
The Garment District has been an integral part of the history of New York and should be preserved and nurtured. The Garment District was a hub for fashion production for the entire country, and world, and is a disgrace how far it has fallen. Thankfully there are still some brands that manufacture here and we should be encouraging this and facilitating these factories, not knocking them down. The proposal would be a HUGE nail in the coffin of American Manufacturing and fashion.

Gelmor Trading Co. Inc.
141 West 36th Street, 15th Floor NY NY 10128
[redacted]

RE: C 250185 ZMM – MIDTOWN SOUTH MIED-USE PLAN (MSMX)

Jacques-01

The Garment District has been an integral part of the history of New York and should be preserved and nurtured. The Garment District was a hub for fashion production for the entire country, and world; it is a disgrace how far it has fallen. Thankfully there are still some brands that manufacture in the Garment District and we should be encouraging this and facilitating these factories, not knocking them down. The proposal would be a HUGE nail in the coffin of American Manufacturing and fashion and must not go through.

Sincerely,

Marilyn C. Jacques

President, Gelmor Trading Co. Inc.

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 15, 2025 3:11:21 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Jamie Johnson**
Zip: **10025**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Johnson J.-01

I urge the City to improve this plan by supporting the garment industry and small businesses in the neighborhood, incentivizing the adaptive reuse of the area's existing historic buildings into housing, and lowering the proposed residential FAR to eliminate the possibility of wide scale demolition.

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 8, 2025 4:41:13 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: Pintler Costumes Testimony- Midtown South Mixed Use Plan (SMSX) 2025 05 08.pdf (102.73 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Tony Johnson**
Zip: **10018**

I represent: **A local business**

Details for "I Represent": **I am the owner & founder of Pintler Costumes and Technologies LLC**

My Comments:

Vote: I am **other**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Johnson-01

Dear Commissioners, I am writing to express serious concern about the Midtown South Mixed-Use (MSMX) Plan. I urge the Commission to include strong protections for New York City's theatrical makers and specialty artisans in The Garment District. New York City is known as THE BACKBONE of costume production in the United States, supplying not only Broadway but film, theatre/dance/opera companies and touring productions nationwide. Designers fight to have their costumes made here, despite budget constraints, due to the unmatched resources and reputation. The Garment District's ecosystem ensures large-scale production can happen efficiently thanks to the proximity of the makers, suppliers and the Theatrical District itself. New York is the only place in the nation where a costume designer can buy fabric, have it printed/painted/dyed, then made into a garment, gloves, hat, shoes, bag & flowers within three blocks of each other. Johnson-02 Performers travel, fit dozens of costumes and return to rehearsals within a few hours. This intricate, interconnected system is what makes Broadway and other major productions possible. Disrupting this district threatens New York's economy and creative industries. The Garment District's industrial loft spaces support specialized equipment, while its communal knowledge fosters collaboration essential to the performing arts. Preserving these conditions is crucial for business owners, employees and clients alike. The Costume Industry needs incentives to support small business start-ups, like mine, and to encourage innovation in this often-overlooked sector. High rent costs deter promising entrepreneurs from establishing their businesses in the district. I knew the value of opening my company here & have been successful only because I moved into the Garment District full-time. A financial incentive supporting new start-ups for their first three years could provide the security necessary for more businesses to flourish. The demand for our work exists, we just need the opportunity to take the risk. A three-year investment would be realist and yield strong returns. Innovation within costume technology only happens when major productions fund it, but true industry evolution requires proactive development. My company aims to create the costume industry's equivalent of the iPhone, a revolutionary tool that inspires designers to dream bigger and transform how costumes are conceptualized and made. With strategic support, investing in small businesses like mine allows groundbreaking ideas to emerge, ensuring that New York remains the global leader in theatrical costume production despite rising rents and wage pressures putting innovation and artistry at risk. To continue producing the extraordinary creations

seen at events like the MET Gala and push costume technology forward, we need industrial spaces that foster creativity and collaboration. Small businesses thrive in environments built for specialized work, not in cramped living spaces removed from the heart of the city. New York's performing arts economy depends on makers, and today, we are depending on you. I urge the Commission to work with the community to balance growth with preservation, cultural continuity, and economic equity. The Garment District must remain an accessible, thriving center for theatrical and fashion artisans. Please read my full testimony attached.

Tony Johnson

[redacted]

08 May 2025

Dear Commissioners,

My name is Tony Johnson and I am the owner and founder of Pintler Costumes and Technologies. We are a custom costume company that creates costumes for Broadway, tours, film and dance, while also investigating and engineering the future technologies to move the Costume Industry into the 21st century.

Johnson-04

I am writing to express serious concern about the Midtown South Mixed-Use (MSMX) Plan. While I understand and support the need for more housing, I urge the Commission to include strong protections for New York City's **theatrical makers and specialty artisans in The Garment District**—the makers who power Broadway, and the nation's television, film and all live entertainment from this artistic center of New York City.

A disruption to the Garment District ecosystem is equivalent to the tariffs' effects on the national economy. New York City is known as **THE RESOURCE** for costume production within the entirety of the USA. We supply costumes not only to Broadway and New York City but to LA, Atlanta, regional stage productions, theme parks and any type of cruise or truck & bus tour you can think of across the nation. **Designers fight producers and budgets to have their costumes made in this reputable district.**

The scale of the productions that open on Broadway are only possible due to the proximity of the makers in the Garment District to one another and the Theatrical district. New York is the only place in the nation where a costume designer can buy fabric, have it printed/painted/dyed, then made into a garment, gloves, hat, shoes, bag and flowers within three blocks of each other. Where a performer can take a 10 minute walk (or flown into the city for the day), fit into 20 different costumes made by 12 different builders within 4 hours and easily return to rehearsal. Broadway's production times have decreased from an average of 8 weeks in 2014 to an average of 3.5 weeks in 2024. The only way this type of production schedule can be met is due to the proximity of the hundreds of small businesses that cater to entertainment, the communal understanding of how the process works, and the district's unique industrial loft buildings that support our specialized equipment. The proximity to the theatrical district and centralized location is a top priority to all of my clients and employees.

Johnson-02

With regards to housing, **housing as proposed for the mixed use zoning provides absolutely no assistance to the people who *actually* work here daily.** The rents allowed for the new housing produced by this housing plan will be unattainable for approximately 95% of the people who work in

Johnson-05

the Costume Industry. Not a single person I have working at my company currently lives in Manhattan because it is currently unaffordable for the average person within creative industries such as the Costume Industry. People take long commutes into the district because we know that coming to this neighborhood is the best possible way we can produce our art and collaborate with those we want to and make money doing it.

Please work with the community to ensure this plan balances growth with preservation, cultural continuity, and economic equity. The district needs incentives that encourage future small business founders to take the risk and start their company in the Garment District and other funding opportunities to encourage innovation in the often ignored clothing and costume manufacturing world.

-The Costume Industry needs more start-ups like mine. The younger folks in the industry can't afford the industrial rent in the neighborhood. They know the importance of being in the neighborhood, yet the costs seem too high to take the risk. I knew the value of opening my company here, and have been successful only since moving it into the Garment District full time. It's hard to make the case to potential start-ups who are looking at the current plan and can only envision being forced out for high-rise, luxury apartments. I know that's not the plan, but I think if there was a financial incentive to aid new start-ups within the first 3 years of opening their business in the Garment District, that would be enough to encourage them to start, and by 3 years they would be stable. I've been here for 2 years, and I feel like if I had a little start-up assistance from the city, our business would have stabilized by this quarter. I don't think a 3 year investment would be unrealistic and would have made its money back within 5 years after the investment was initiated.

-Within the industry, innovation currently can only happen if the right production comes along to create the need for it. I believe that if we can develop the innovations first, then it can provide designers with the tools to dream bigger. My company aims to make "the iphone" of the costume industry. The iphone was a revolutionary device that inspired imagination and creativity from developers and changed the way the world worked. By investing in small businesses like mine in the Garment District, these types of revolutionary ideas can be possible. New York has been a major player in the fashion and theatrical industries, but it's starting to slip with the rising concerns of workspaces and increasing pressures for higher wages. With some investment into the community, I think New York can regain its rightful crown for progress.

To produce the pieces of art that you saw at the MET Gala, and to continue pushing the ingenuity of future technologies of the industry, we need a neighborhood of industrial spaces where our imaginations and creativity can be supported by a strong floor and the local community, not boxed into a tiny living space tucked away from the artistic center of the world. **New York's performing arts economy depends on us makers—and right now, we're depending on you.**

Johnson-03

Sincerely,

Tony J. (he/him)

From: Public Hearing Comments (Do not reply)
Sent on: Friday, May 16, 2025 2:18:46 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: KB LOGO.pdf (17.18 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Harvey Kaufmann**
Zip: **10018**

I represent: **Myself|A local business**

Details for "I Represent": **Kaufman bros Printers**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

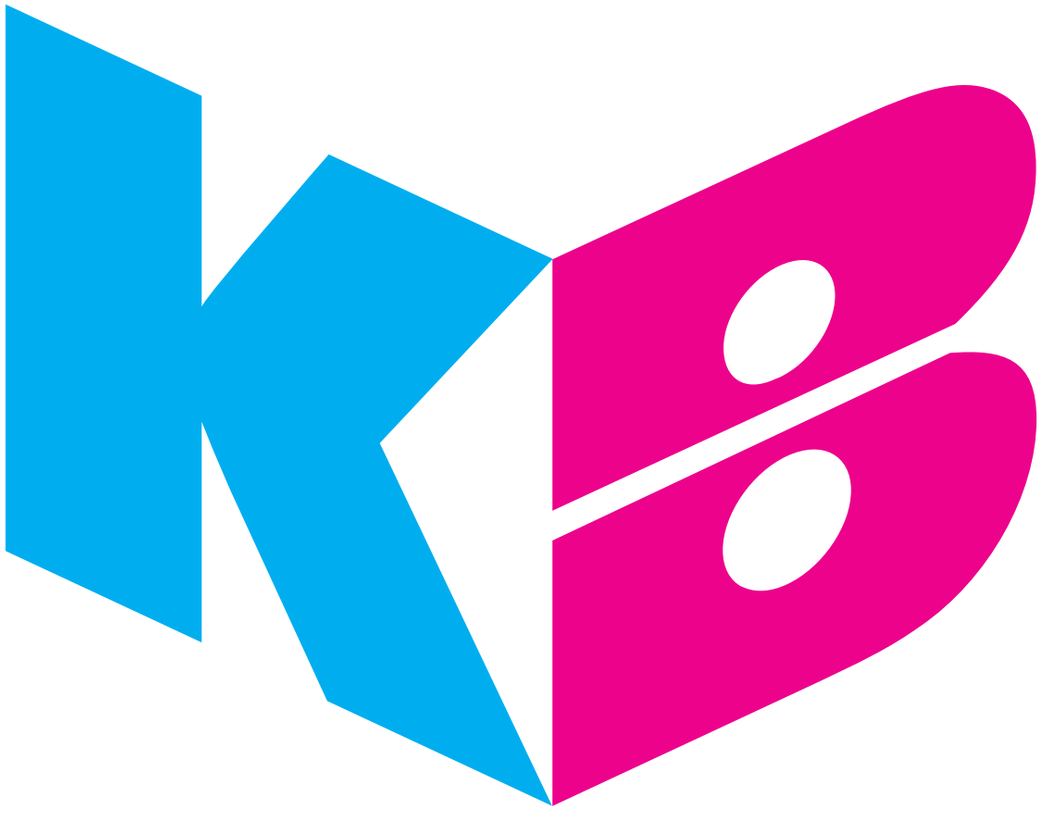
I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Kaufman H.-01

I am strongly opposed to this proposal. As a printer in the Garment District, representing a third-generation business that has operated for over 75 years, I have seen firsthand the value and legacy that these businesses bring to the city. Removing longstanding businesses like ours in favor of residential development undermines the economic and cultural fabric that makes New York thrive. We should be preserving and supporting these job-creating enterprises—not displacing them. Businesses are the backbone of a vibrant city, and their presence should be strengthened, not erased.

MAILING • MARKETING

DESIGN • PROMO ITEMS



KAUFMAN BROTHERS PRINTING INC.

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From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 8, 2025 3:03:37 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Steven Kaufman**
Zip: **10123**

I represent: **Other**

Details for "I Represent": **property owner in the Garment District**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Kaufman-01

I am writing to express my strong support for the MSMX proposal to allow conversion of manufacturing and commercial buildings in the Garment district to residential. The buildings have a vacancy level of 25-40%; the neighborhood needs a residential population to enhance the vibrancy of the area and the Garment District is centrally located in Midtown and is exceptionally well served by mass transit.

Department of City Planning
Chairperson Office
Received
MAY 16 2025

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VISION FOR THE FUTURE

May 13, 2025

KAUFMAN MANAGEMENT COMPANY LLC

KAUFMAN REALTY CORPORATION

KAUFMAN LEASING COMPANY LLC

KAUFMAN ASTORIA STUDIOS

Chairman Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, NY 10271

Dear Chairman, Garodnick:

Kaufman-01

I am writing to express my **strong support for the MSMX proposal** to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Sincerely,

Steven J. Kaufman
President

cc: Barbara Blair
The Garment District Alliance (By Email: Bblair@garmentdistrictnyc.com)

450 SEVENTH AVENUE
NEW YORK, NY 10123
[redacted]
WWW.KAUFMANORGANIZATION.COM

REBNY
REAL ESTATE BOARD OF NEW YORK

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 7, 2025 10:38:25 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Carisa Kelly**
Zip: **11215-8101**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **other**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Kelly-01

carisa kelly 10:31 AM (6 minutes ago) to PCOffice Dear Commissioners, I am writing to express my concern about the Midtown South Mixed-Use (MSMX) Plan. While I support more housing in our city, I urge the Commission to adopt measures that preserve the Garment District's small businesses, fashion manufacturers, and historic buildings. Without stronger protections and real investment in adaptive reuse, job retention, and displacement relief, the MSMX plan risks erasing one of the last active manufacturing hubs in Manhattan. Please work with the community to ensure this plan balances growth with preservation and equity. Sincerely, Carisa Kelly, member of NYFWDC and founder of The Re\\Thread Project Costume designer and long time patron of small business inside the garment district

From: Public Hearing Comments (Do not reply)
Sent on: Friday, May 16, 2025 8:55:16 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Isobel Watson Ley**
Zip: **10598**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Ley-01

NYC's Garment District is a necessary resource for makers all over the metropolitan area and beyond. This does not just affect NYC residents, it affects anyone who needs fabric within travelling distance of NYC. I have travelled multiple hours in order to buy fabric in person rather than online - something that is increasingly harder to accomplish. Fabric is best bought in person, so it's incredibly important to support fabric and trim sellers in NYC - they are the very few left in our craft. Most other cities in NY don't have fabric stores, and even Joann is shutting down. We NEED to keep all of these remaining shops in the garment district!!! Thank you for reading.

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 2:03:17 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Joanna Lovering**
Zip: **10025**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments: Lovering-01

The Garment District is where fashion starts in the city. Small factories, legacy makers and suppliers are the foundation of NYC fashion. Not protecting this district means losing generational jobs, skills, and creativity.

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Stacey Malo**
Zip: **10025**

I represent: **Myself**

Details for “I Represent”:

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Malo-01

Additional Comments:

I designed, developed, and manufactured my brand in New York City because I had access to the Midtown Design District. I sourced my materials and manufacturers from Midtown companies. My company and products are are "New York City" through and through. The Midtown Design District is a real asset to countless designers, entrepreneurs, and business owners.

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Matthew Mandell**
Zip: **10018**

I represent: **A local business**

Details for "I Represent": **We are a building owner in the Garment District and we fully supoort residential conversion.**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Mandell-01

We are a building owner in the Garment District and we fully supoort residential conversion.

From: Public Hearing Comments (Do not reply)
Sent on: Friday, May 16, 2025 1:38:41 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Pavel Manvelyan**
Zip: **10001**

I represent: **A local business**

Details for "I Represent": **Tailor in a tailoring shop in the garment district**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Manvelyan-01
Protect space for businesses that keep the garment district a vibrant garment district!

From: Public Hearing Comments (Do not reply)
Sent on: Sunday, May 18, 2025 6:13:40 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Enrico Manzari**
Zip: **10010**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:

Manzari-01

Dear Chair and Commissioners: My name is Enrico Manzari, and I have been a resident of the Southeast quadrant for many years. I have been following the ULURP process and have reviewed the MSMX zoning proposal. I support creating a vibrant mixed-use neighborhood with affordable housing, but I feel strongly that the current proposal for the Southeast Quadrant needs revision due to its potential negative impact on this area. The current MSMX proposal does not take into consideration the existing residential conversions like my building in the Southeast Quadrant and the negative impact that zoning changes will have on the habitability of the buildings (access to light and air) as a result of new construction, and the viability of historic buildings, which should have the benefit of selling their air rights. In particular, I'm thinking of the Church of St. Sava on my block, which needs funding for a reconstruction project following a fire. I request that the Commission not rush into passing this proposal without fully studying its environmental consequences, and I request that the Commission not uphold City of Yes's rear-yard requirement of only 20 feet, but keep the existing larger rear-yard requirement of 30 feet for residential buildings and the existing height setback requirements for façades in the Southeast Quadrant, and maintain the existing 10/12 FAR for commercial in the Southeast Quadrant, but allow residential at the same 10/12 FAR so that new developments are encouraged to use the air rights of the existing historic and landmark buildings in the Southeast Quadrant. Thank You, Enrico Manzari [redacted]

Manzari-02

Manzari-03

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 1:46:10 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Karen Manzari**
Zip: **10010**

I represent: **Myself**

Details for "I Represent": **I represent myself as a resident of the 26th Street block.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Manzari K.-01

Dear Comminssioners and Chairs, My name is Karen Manzari and I've lived in the SE quadrant for 3 years. I think the current proposal for our area will not positively impact our neighborhood without further revisions. Our building is a conversion to residential, within a neighborhood that is at risk of losing its historic character as the plan currently exists, and degrades the standard of living. Buildings such as ours, on the 25th and 26th streets, would be negatively impacted by a lack of access to light and air, should the building heights be increased beyond the current 10/12 FAR. Likewise, the rear setback suggestion of only 20 feet for large buildings, would equally impact living standards of buildings such as ours. Instead, the suggestion of 30 feet setbacks on each side for a total of 60 feet should be the standard for anything large. There was some discussion of a school possibly slated for the parking lot adjacent to St. Sava on 25th Street. I would support that, as it would be an anchor for the neighborhood and a potential place to also allow the community to gather for various things outside of school hours. Sincerely, Karen Manzari

Manzari K.-02

Manzari K.04

Manzari K.-03

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Walter Marin**
Zip: **10018**

I represent: **Myself|A local business**

Details for “I Represent”:

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Marin-01

The community it's significantly changing and the necessity for it residential use is highly needed to stabilize the neighborhood. There are no other affordable areas left in New York this may be the last standing one.

Olmstead Properties INC.
Management, Leasing, and Consulting

575 Eighth Avenue
New York, NY 10018
212.564.6662
Fax: 212.564.6667
www.olmsteadinc.com

Department of City Planning
Chairperson Office
Received
MAY 14 2025

May 8, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, NY 10271

Dear Chair Garodnick,

Marvin-01

I am writing to voice my strong endorsement of the MSMX proposal, to allow the conversion of manufacturing building in the Garment District into residential use. Advancing this proposal is essential to revitalizing the area and supporting its long-term success.

There are several compelling reasons to move this initiative forward:

• The Garment District has long had one of the lowest residential populations in the city. This lack of residents exacerbated the pandemic's toll and has hindered the area's recovery.

• Many buildings in the neighborhood sit partially or fully vacant—estimates range from 25% to 40%—making and the area unstainable for growth.

• A healthy, thriving neighborhood requires a consistent residential presence. Introducing more housing and encouraging a 24/7 mixed-use environment will strengthen the local economy, increase safety, and bring new life to the streets.

• Given its central location and unparalleled access to transit, the Garment District is ideally positioned to help meet the city's housing goals while becoming a more dynamic urban neighborhood, and making it a truly 24/7 environment where residents would want to be.

Thank you for the opportunity to share my support for this crucial effort. The Garment District is a vital part of New York's core, and we must do better by it. I urge you to approve the MSMX proposal and help guide this neighborhood toward a brighter, more livable future.

Sincerely,

Steven Marvin

Olmstead Properties INC.

Management, Leasing, and Consulting

575 Eighth Avenue
New York, NY 10018
212.564.6662
Fax: 212.564.6667
www.olmsteadinc.com

May 8, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, NY 10271

Dear Chair Garodnick,

I am writing to voice my strong endorsement of the MSMX proposal, to allow the conversion of manufacturing building in the Garment District into residential use. Advancing this proposal is essential to revitalizing the area and supporting its long-term success.

There are several compelling reasons to move this initiative forward:

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• Given its central location and unparalleled access to transit, the Garment District is ideally positioned to help meet the city's housing goals while becoming a more dynamic urban neighborhood, and making it a truly 24/7 environment where residents would want to be.

Thank you for the opportunity to share my support for this crucial effort. The Garment District is a vital part of New York's core, and we must do better by it. I urge you to approve the MSMX proposal and help guide this neighborhood toward a brighter, more livable future.

Sincerely,

Steven Marvin

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 10:49:34 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: 1. Letter to City Planning.docx (15.22 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Florencia Masri**
Zip: **10001**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Please see attached letter

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

Dear Mr. Garodnick,

Masri-01

I am writing to express my **strong support for the MSMX proposal** to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

May 7, 2025

Testimony of Manhattan Community Board Five on the Midtown South Mixed-Use Rezoning Plan

Dear Chair Garodnick and Members of the City Planning Commission,

Manhattan Community Board Five (CB5) strongly supports the overarching goals of the Midtown South Mixed-Use (MSMX) Plan, specifically, introducing housing into long-industrial districts and creating a vibrant, 24/7 mixed-use neighborhood. We agree that updating outdated manufacturing-only zoning is a critical step toward addressing New York City's housing crisis and sustaining Midtown's long-term vitality.

MCB5-01

CB5 unanimously approved the rezoning with a modified, lower-density alternative in two of the four quadrants, reaffirming our commitment to urgently needed housing while underscoring the equally critical importance of public infrastructure, sustainability strategies, and essential amenities, including open space, community facilities, public schools, and transit and safety improvements, that are necessary to support long-term livability, equity, and resilience for Midtown South.

MCB5-02

The proposed MSMX rezoning raises significant concerns. It sets a precedent for the highest residential density ever permitted in New York City, without sufficient open space mitigation in a neighborhood already severely underserved. We have heard from stakeholders that the proposed density is so high that excess Floor Area Ratio (FAR) remains unused, severely weakening incentives to pursue bonus development rights that would deliver much-needed improvements to open space, transit, and landmark preservation.

MCB5-03

To balance new housing with neighborhood character and infrastructure capacity, CB5 proposes the following modifications:

- **Southeast Quadrant (23rd–27th Streets):** We propose mapping the lower density 15 FAR for residential instead of 18 FAR in the Southeast Quadrant. This adjustment aligns more closely with the extensive historic district, which is effectively a 12 FAR equivalent under LPC review, and will preserve the value of landmark transferable development rights (TDRs).
- **Northwest Mid-blocks (East of 8th Avenue, 28th–40th Streets):** We propose mapping 15 FAR for residential instead of 18 FAR in the midblocks of the Northwest Quadrant to support the conversion of existing buildings rather than demolition. This approach meets the planning goal of maintaining lower density on narrow streets for improved light and air and easier access to services for large buildings on the avenues.

MCB5-04

- **Southwest Quadrant (28th–34th Streets, West of 8th Avenue):** We do not currently propose any changes to the proposed zoning of 15 Residential FAR in the Southwest Quadrant. CB5 ultimately felt that R12 in this area was appropriate as a buffer to the very high density that could exceed 30 FAR in the GPP on Block 780 and the neighboring blocks.
- **Northeast Quadrant (28th–34th Streets, 5th–6th Avenues):** We do not propose any changes to the proposed zoning of 18 Residential FAR in the Northeast Quadrant. This quadrant is currently surrounded by very high density development.

These recommendations aim to concentrate high-density development where contextually appropriate, while avoiding blanket 18 FAR designations in quadrants constrained by smaller lots and limited infrastructure.

Our Executive Committee, in collaboration with five additional committees, has developed and passed a comprehensive package of 83 Points of Agreement, scheduled for a full board vote tomorrow. These include proposals to explore targeted density bonuses and zoning tools that would allow higher FARs, up to 18 or beyond, but only when directly tied to meaningful community-serving investments.

In conclusion, CB5's message is clear: we support new housing and mixed-use development in Midtown South but not at the expense of the neighborhood's quality of life, infrastructure capacity, and long-term functionality. We urge the City Planning Commission to adjust the MSMX map and text to reflect these concerns, lowering densities where needed, strengthening incentives for public amenities, and ensuring that future development delivers real community benefits.

We thank the Commission for the opportunity to testify and look forward to working collaboratively to refine the plan in the public interest.

Respectfully submitted,

Manhattan Community Board 5

Manhattan Community Board Five

Bradley Sherburne, Chair

450 Seventh Avenue, Suite 2109
New York, NY 10123-2199
212.465.0907 f-212.465.1628

Marisa Maack, District Manager

April 11, 2025

Dan Garodnick
Director
Department of City Planning, 31st Floor
120 Broadway
New York, NY 10271

Re: Midtown South Mixed use Rezone Plan

Dear Director Gardonick:

At the regularly scheduled monthly Community Board Five meeting on Thursday, April 10, 2025, the following resolution passed with a vote of 33 in favor; 0 opposed; 1 abstaining:

WHEREAS, The New York City Department of City Planning (DCP) proposes a zoning map and text amendment to foster a vibrant, mixed-use Midtown South neighborhood in Manhattan.

WHEREAS, According to DCP, the Proposed Actions would help foster a dynamic mixed-use neighborhood through four key components.

1. Increase Housing Access: Allow residential uses as of right and require permanently affordable housing through a Mandatory Inclusionary Housing (MIH) area, supporting equity and fair housing goals. This would create approximately 9,676 dwelling units, including 1,940 to 2,890 affordable homes over 10 years.

2. Modernize Zoning Regulations: Update outdated zoning provisions and reduce barriers to create a balanced mix of residential, commercial, and manufacturing uses, fostering economic recovery and growth.

3. Establish FAR and Bulk Regulations: Incentivize mixed-use buildings with regulations that ensure new developments blend with the surrounding built context.

4. Promote Adaptive Reuse of Commercial Buildings: Eliminate nonresidential floor area preservation requirements, where applicable, to encourage the reuse of existing commercial buildings; and

WHEREAS, The changes would apply to a 42-block, 141-acre area in Midtown South, spanning Community Boards 4 and 5, and the Proposed Actions include:

1. Zoning Map Amendment: The Proposed Actions would rezone portions of the M1-6 and

M1-6D districts, which currently allow a density of 10 FAR (Floor Area Ratio) for commercial, community facility (CF), and manufacturing uses, to high-density mixed-use districts (M1-9A/R12, M1-8A/R12, and M1-8A/R11), allowing up to 18 FAR for residential use and 15 FAR for commercial, community facility, and manufacturing uses. The proposal would also establish a new Special Midtown South Mixed Use District (MSX) and adjust the boundaries of several overlapping special purpose districts.
2. Zoning Text Amendment: The Proposed Actions would establish regulations for the MSX District, apply the MIH program to the Rezoning Area, and modify regulations in the Special Garment Center, Special Midtown, and Special Hudson Yards Districts, among other changes; and

WHEREAS, The Proposed Actions would lead to the development of approximately 9,676 dwelling units (DUs), including 1,940 to 2,890 affordable units, along with 462,129 gross square feet (gsf) of local retail space and 81,755 gsf of community facility space. This would add an estimated 16,256 residents to the Affected Area compared to the No-Action scenario; and

WHEREAS, It could potentially displace 91 residents and 54 DUs within the district, out of a total of 2,268 existing housing units; and

WHEREAS, Additionally, the Proposed Actions are anticipated to result in a decrease of 732,619 gsf of office space and 69,782 gsf of industrial/warehouse space, leading to a reduction of approximately 5,523 workers in the Affected Area. along with 779 firms at risk within a 1/2- mile radius of MSMX; and

WHEREAS, At a public hearing held on March 19, 2025, the Committee heard testimony from the community about differences between the quadrants and a number of specific concerns with the proposed MSMX rezoning; and

WHEREAS, The four quadrants have significant differences despite a consistent Manufacturing zoning including:

1. The quadrants are surrounded by different land uses and densities of development, from low-rise residential in Chelsea in the Southwest to Midtown high-rise office buildings in the Northeast;

2. The Southeast quadrant is almost 50% defined by two historic districts, the Ladies Mile and Madison Square North;

3. The Northeast has access to Bryant Park and the Southeast to Madison Square while the other two quadrants are lacking in public space access;

4. The quadrants are currently built to many different densities ranging from 8 FAR in the Southeast to 13 in the Northwest;

5. While there is currently very little residential in any of the zones, the bulk of the existing units resulted from rezonings and loft conversions in the Southwest quadrant and loft conversions

M1-6D districts, which currently allow a density of 10 FAR (Floor Area Ratio) for commercial, community facility (CF), and manufacturing uses, to high-density mixed-use districts (M1-9A/R12, M1-8A/R12, and M1-8A/R11), allowing up to 18 FAR for residential use and 15 FAR for commercial, community facility, and manufacturing uses. The proposal would also establish a new Special Midtown South Mixed Use District (MSX) and adjust the boundaries of several overlapping special purpose districts.
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2. The Southeast quadrant is almost 50% defined by two historic districts, the Ladies Mile and Madison Square North;

3. The Northeast has access to Bryant Park and the Southeast to Madison Square while the other two quadrants are lacking in public space access;

4. The quadrants are currently built to many different densities ranging from 8 FAR in the Southeast to 13 in the Northwest;

5. While there is currently very little residential in any of the zones, the bulk of the existing units resulted from rezonings and loft conversions in the Southwest quadrant and loft conversions

in the Southeast; and

WHEREAS, The concerns raised at the public hearing included the following:

1. Housing Production: Community members, outside groups and members of the committee were focused on maximizing the number of affordable apartments built in the zone;

2. Landmark and Historic District Transferable Development Rights and Bonuses for Transit and Open Space improvements: A representative of the Flatiron Nomad BID expressed concern that at high Floor Area Ratios, particularly in the Southeast Quadrant, TDR's and bonuses would not be necessary to maximize building envelopes and would therefore not be a revenue source for preservation or infrastructure;

3. Balanced Development: Members of the committee and the public raised the issues of balance between commercial and residential buildings and the effect of different FAR levels for each, and the balance between conversion and new construction which is impacted by the difference between existing built and proposed FARs;

4. Planning Considerations: Residents and committee members felt that the proposed FARs should be reduced in the midblock in order to preserve light and air and minimize travel distances to transit and retail for residents;

5. Public Realm: In addition to concerns with the zoning proposal, community and committee members raised a number of issues from the DEIS that had significant adverse impacts without proposed mitigation measures including lack of open space, pedestrian circulation, crime, emergency services, and preservation of landmarks; and

WHEREAS, In developing its own proposal, the Committee sought to find a balance between these issues and to reach consensus on a revised plan that would meet the needs of the overall community; and

WHEREAS, It is MCB5's position that any comprehensive neighborhood planning, zoning and/or development initiative in Midtown must include the following:

1. Vision + Goals: Prioritize affordability, livability, and equity to create a thriving, diverse community for future generations. Aim to create not just more housing, but a healthier, safer, and more inclusive neighborhood for future generations.

2. Urban Planning Focus: Address housing needs while fostering public spaces, accessible amenities, and essential infrastructure, with a focus on children's needs.

3. Comprehensive Approach Required: A community-driven and interagency neighborhood strategy that integrates affordability, sustainability, and public amenities is essential, rather than relying solely on zoning regulations to address these complex challenges.

4. Housing Crisis: NYC faces a severe housing crisis, with rising costs and a 1.4% vacancy rate, despite a population decline of 326,118 since 2020 according to July 2024 census

data. A majority of renter households are rent-burdened, with rental costs consuming more than 30% of their income and nearly 30% of low-income renters across the five boroughs are severely rent-burdened, spending more than 50% of their pre-tax income on housing.

5. Climate Crisis: Emphasize sustainable building practices to reduce carbon emissions, improve energy efficiency, and enhance resilience through urban greening.

6. Mental Health Crisis: Combat loneliness and social isolation by restoring public spaces and addressing physical health disparities through increased access to community resources; and

WHEREAS, In collaboration with a zoning consultant and through a detailed review of feasibility massing studies, FAR projections, and zoning lot mergers—as well as an analysis of existing buildings, FAR, available transfer of development rights (TDRs) from landmarks and historic districts, the lack of public open space, and future transportation infrastructure needs—we have identified the following key concerns:

MCB5-05

1. Excessive FAR on Typical Lots: The proposed FAR is so high that it would be difficult for existing lots, typically 25' or 50' wide, to fully utilize the allowable FAR without merging with adjacent lots, as the large FAR on existing individual lots would likely result in tall, slender towers that are costly to build and financially impractical.

2. Challenges with Zoning Lot Mergers: Even with zoning lot mergers, the resulting FAR would be so large that it could create towers exceeding the height of the Empire State Building, potentially leaving FAR unused due to construction cost and feasibility constraints.

MCB5-06

3. Disincentive for TDR Purchases: The scale of the proposed FAR could reduce the incentive to purchase TDRs, which are critical for preserving landmark buildings and maintaining the character and value of historic districts. This could undermine efforts to sustain placemaking and preservation in Midtown South.

MCB5-07

4. POPS Incentive Opportunities in MSMX Rezoning: The proposed FAR could also diminish the incentive to utilize the POPS (Privately Owned Public Space) program, which is essential to mitigating the rezoning's impact on open space. To meet the City-wide median open space ratio of 1.5 acres per 1,000 residents, a combination of city-funded initiatives and public-private partnerships is necessary. Currently, CB5 has only 0.4 acres of city parks per 1,000 residents—well below the median—even before accounting for future population increases:

a). POPS incentives under the MSMX rezoning can provide significant development rights and enhance the value of ground-floor space, making it more appealing to both residents and tenants. The programs described below would receive a FAR bonus via a special permit:

i. Covered Pedestrian Spaces: Allow covered pedestrian spaces within the MSMX Special District to receive a Special Permit bonus of 11-14 square feet of additional floor area for every 1 square foot of covered pedestrian plaza, capped at a 20% bonus.

ii. Arcade Bonus: Define arcades as publicly accessible open spaces, such as courts, yards, or covered pedestrian areas, located within 10 feet of a street or lot line and extended along such lines. Grant 3 square feet of additional bonus for every 1 square foot of arcade space.

5. Transit Bonus Incentive Undermined: The proposed FAR could also weaken the incentive to utilize the transit bonus, which is essential to improving subway accessibility and functionality. The transit bonus allows for a 20% FAR increase through City Planning Commission authorization, and the MSMX rezoning extends the radius for this bonus to 1,500 feet from a subway or train station.

MCB5-08

6. Conversions Undermined: A review of the existing FAR of large buildings in the NW quadrant shows that they typically range from 15 to 18 FAR. Reducing the proposed 18 FAR in this quadrant would encourage the preservation of these buildings, as conversions can be costly. Preserving the existing building fabric not only maintains the neighborhood's character but also is critical to environmental sustainability and reducing embodied carbon; and

WHEREAS, These findings underscore the importance of recalibrating the proposed FAR the balance development goals with financial feasibility, preservation incentives, and critical public space and infrastructure improvements; therefore, be it

MCB5-04

RESOLVED, MCB5 recommends **approval** of the Midtown South Mixed use Rezone Plan **with the following 12 conditions** to better align with the unique character and needs of the Midtown South and Flatiron NoMad districts. These adjustments aim to enhance the existing built environment, support community goals, and foster a balanced approach to development:

1. Southeast Quadrant Density Mapping. We propose mapping the lower density M1- 8A/R11 (12 FAR for commercial uses / 15 FAR for residential) instead of M1-8A/R12 (12/18) in the Southeast Quadrant. This adjustment aligns more closely with the extensive historic district, which is effectively a 12 FAR equivalent under LPC review, and will preserve the value of landmark transferable development rights (TDRs). It will help preserve view corridors to the Empire State Building and mitigate afternoon sunlight issues in Madison Square Park. Additionally, this change would retain more of the existing built environment in the quadrant, which currently has the lowest existing FAR of 8, thereby eliminating the need for lower midblock zoning.

2. Northwest Quadrant Midblock Zoning. We propose mapping R11 in the midblocks of the Northwest Quadrant to support the conversion of existing buildings rather than demolition. This approach meets the planning goal of maintaining lower density on narrow streets for improved light and air and easier access to services for large buildings on the avenues. Given the block's 750-foot width between 7th and 8th Avenues, we propose that the R12 zoning on the west side of Broadway, both sides of 7th Avenue, and the east side of 8th Avenue be designated at 200 feet in width to accommodate most existing buildings and
reasonable-sized floorplates for both residential and commercial uses.

3. Southwest Quadrant Avenue Zoning. We do not currently propose any changes to the proposed zoning in the Southwest Quadrant. However, CB5 received comments from area residents requesting a reduction in density to R11 from R12 in the area between 29th and 30th Streets from 6th to 8th Avenues to better align with the current built character. CB5 ultimately felt that R12 in this area was appropriate as a buffer to the very high density that could exceed 30 FAR in the GPP on Block 780 and the neighboring blocks.

4. No Change to NE Quadrant. We do not propose any changes to the proposed zoning in the Northeast Quadrant. This quadrant is currently surrounded by very high density development.

5. Retention of Rear Yard for Large Sites. We propose the retention of rear yards for large sites (greater than 1.5 acres) throughout MSMX. We believe that the two towers with a garden design is more appropriate than a single supertall tower. However, we may need to consider an exception for school construction due to complex structural challenges. MCB5-09

6. Addressing FAR Differential Concerns. Although we struggled with the effectiveness of the proposed 3 FAR difference between commercial and residential uses (12/15 or 15/18) as an incentive to build housing, we believe that implementing R11 in the NW Quadrant (15/18 Avenues, 12/15 midblock) will address this concern by focusing commercial uses on large sites on the Avenues. MCB5-10

7. Broader Mapping of R11 to Expand TDR and Bonus Utilization. Mapping R11 more broadly should help address historic district, theater, and landmark Transfer of Development Rights (TDR) issues and preserve the fabric of these districts. This adjustment is also expected to increase the utilization of open space and transit bonuses while maintaining a lower base FAR. MCB5-11

8. Comparison with Manhattan Institute Revisions. While our proposal shares some similarities with the Manhattan Institute revisions, we find their approach too stringent in reducing the R12 zone. Our adjustments aim to strike a better balance that considers the unique characteristics of our district.

9. Protection of Site #40 for School Development. We must protect Site #40 inthe Southeast Quadrant, which the School Construction Authority (SCA) identified as the sole site feasible for school development. This site is critical for meeting educational needs in the area. MCB5-12

10. Undercounting of Residential Units.. We assert that DCP's CEQR methodology significantly undercounts the number of units that could be delivered in MSMX. Past rezonings have also resulted in multiples of the number of projected units. Therefore, the zoning adjustments proposed by CB5 will still generate a number of new apartments at least equal to the current projections. Adverse impacts will therefore be proportionally larger than presented in the DEIS. MCB5-13

11. Developer Insights on Housing Feasibility. Conversations with real estate industry contacts reveal that due to the high prevailing wage requirements of 485x for larger apartment buildings, many developers are focusing on smaller buildings or conversions under 467m. Additionally, as DCP has indicated, contacts believe that condominium buildings with MIH but without 485x may not be feasible. MCB5-14

While this reflects the current situation, it could change as the housing shortage persists and tax abatements evolve.

12. Follow-on Avenue Rezonings. Most of the MSMX areas are mid-block adjacent to older Avenue zones. In order to rationalize the Avenue and midblock densities, we support follow- on rezonings on 5th and 6th Avenues to increase densities relative to the new MSMX densities.

MCB5-15

Conclusion. These proposals aim to create a zoning framework that respects the unique characteristics of the Midtown South and Flatiron NoMad district while facilitating necessary development. By adopting these adjustments, we can ensure that the MSMX area remains vibrant, balanced, and supportive of its diverse community needs. We look forward to further discussions and feedback on these proposals; and therefore, be it

FURTHER RESOLVED, MCB5 has drawn up 'Points of Agreement' on issues outside the scope of the zoning text to ensure that the MSMX zoned communities thrive with all the amenities to create livable, long term neighborhoods for residents, and will share the 'Points of Agreement,' including but not limited to the following topics, with our elected officials:

- Community Oversight and Accountability
- Affordable Housing
- Small Business and Retail Protections
- Residential Tenant Protection
- Open Space and Public Space
- Sustainability and Resilience
- Additional Community Facilities and Services
- Historic Buildings
- City Investment in Public Safety

MCB5-16

Thank you for the opportunity to comment.

Sincerely,

Bradley Sherburne
Chair, CB5

Proposed Point of Agreements Items for the MSMX Rezoning

WHEREAS, The New York City Department of City Planning (DCP) has proposed a zoning map and text amendment for Midtown South (MSMX) to create a vibrant, inclusive, and mixed-use neighborhood in the heart of Manhattan; and

WHEREAS, Manhattan Community Board Five (MCB5) unanimously approved the rezoning with a modified, lower-density alternative in two of the four quadrants, affirming the urgent need for housing while underscoring the equally critical importance of the public infrastructure, sustainability strategies, and necessary services, such as open space, community facilities, public schools, and transit and safety improvements, that is necessary to support long-term livability, equity, and resilience; and MCB5-16

WHEREAS, The approximately 83 Point of Agreement (POA) items outlined below provide a comprehensive and community-informed roadmap for advancing these goals; these recommendations not only respond to the needs of the existing neighborhood, but also aim to ensure that the new MSMX neighborhood includes the essential infrastructure, public facilities, and services required to support both current and future residents, workers, and visitors in the rezoning area, particularly in an area with limited City-owned land that restricts traditional investment routes; and

WHEREAS, The POA items address a wide range of essential categories, including:

- Community oversight and accountability
- Affordable housing
- Small business and retail protections
- Residential tenant protections
- Open space, public space, and the public realm
- Sustainability and resiliency
- Additional community facilities and transit services
- Mental health services
- Public safety
- Preservation of historic buildings
- Tourism

WHEREAS, The proposed MSMX rezoning raises serious concerns by setting a precedent for allowing the highest residential density ever permitted in New York City—without requiring on-site exterior amenity space or sufficient open space mitigation in a neighborhood already severely underserved by public open space; and

WHEREAS, These proposals include studies to explore targeted density bonuses and zoning mechanisms that would allow increased development rights, potentially achieving or exceeding an 18 FAR, only when paired with the delivery of community-serving investments, particularly those that support our most vulnerable populations, including low-income residents, seniors, youth, individuals experiencing homelessness, and those in need of healthcare and supportive services; and therefore, be it

RESOLVED, MCB5 urges the City to adopt the following POA items as binding commitments in tandem with the rezoning and believe that a thoughtful, phased, and inclusive lower-density alternative,

coupled with the commitments outlined herein, will more effectively deliver a livable and equitable new neighborhood than a high-density scenario absent the necessary infrastructure and safeguards and be it further

RESOLVED: MCB5 calls upon City Council Members Bottcher and Powers, Manhattan Borough President Levine and their successors to work closely with MCB5 and the local community to ensure that MCB5's recommended zoning modifications in our April 2025 resolution and all the other below recommendations are implemented, and that the Mayor's Office and City agencies follow through on the implementation of the Programs, Projects and Initiatives; and be it further

RESOLVED: MCB5 calls upon State Assembly Members Glick, Rosenthal, Bores, Epstein, and Simone and State Senators Krueger, Hoylman-Sigal, and Gonzalez and their successors to work closely with MCB5 and the local community to ensure that below recommendations that are in the purview of New York State are implemented

RESOLVED: MCB5 calls upon the Mayor's office and indeed all city elected officials to continue to work with members of New York City's congressional representatives to aggressively oppose federal cuts to programs for affordable housing, public housing, education, healthcare, community services, mass transportation, environmental preservation, and community development, all of which are critical to the well being of future residents of Midtown South, and without which the Proposed Actions cannot be realized in a manner beneficial for the community. These sections are listed in order of importance:

1. **Community Oversight + Accountability**
   - 1.1. **Community Oversight Group:** Establish advisory board and community oversight committees for MSMX to track progress of POAs and to monitor and respond to public safety and quality-of-life impacts.
   - 1.2. **Public Accountability:** Mandate annual public reporting on progress toward commitments, with specific metrics on affordable and supportive housing, open space, infrastructure, school space, community investments, health, and safety outcomes.
   - 1.3. **Enforcement Mechanisms:** Include clawback provisions or penalties in development agreements to ensure compliance, such as financial penalties, revocation of development rights, or additional community benefits if targets are not met. Additionally, the City should dedicate and fund sufficient enforcement staff to oversee all required obligations, particularly for Privately Owned Public Spaces (POPs).
   - 1.4. **Require Outcome Reporting:** Mandate regular data-sharing and public reporting from city agencies on key quality-of-life indicators in the rezoned MSMX district. This should include metrics on homelessness and public health outcomes, crime and safety statistics, maintenance and cleanliness standards for public spaces, etc. in the rezoned area.

2. **Affordable Housing**
   - 2.1. **Extend 467-m Tax Abatement to Support MSMX Rollout:** The 467-m tax abatement phases out on July 1, 2026—too soon to support development under the new MSMX zoning. Extend the program through 2031 to provide needed financial certainty and encourage timely investment.

2.2. **Increase percentage of affordable housing and provide deeper affordability**: Prioritize the use of the Affordable Housing Fund for projects as close to the rezoning area as possible and maximize the creation and preservation of affordable homes

- Priority Uses of Available Funds:
  - **Increase Affordability in New Projects:** facilitate the allocation of HPD subsidies to any project developed under MIH to ensure that a higher percentage of units, i.e., an additional 10%, must remain permanently affordable;
  - **Preserve Existing Affordable Housing:** Acquire distressed buildings and establish long-term affordability agreements, especially where acquisition costs are high. Provide adaptive reuse of vacant hotels or office buildings for affordable housing, particularly units for those exiting the shelter system.
  - **Enhance Affordability Levels:** Supplement MIH development projects with additional subsidies to achieve deeper affordability, as well as to include supportive housing with wraparound services and housing for the formerly homeless.

2.3. **Density Bonus Study to serve vulnerable populations:** Study how to incentivize developers to include on-site supportive housing, health clinics, shelters, transitional housing, and drop-in centers due to lack of public owned land in MSMX district.

3. Small Business and Retail Protections

3.1. **Commercial Displacement Protections:** Enforce commercial anti-harassment policies and provide relocation assistance for displaced businesses.

3.2. **Innovation Support:** Allocate funding for an Innovation Hub to promote entrepreneurship and economic growth.

3.3. **Affordable Retail Access:** Encourage sustainable local mom and pop retail, potentially with retail size restrictions or incentives. The Draft Environmental Impact Statement (DEIS) notes that an estimated 114 businesses could potentially be displaced as part of this proposal.

3.4. **Business Services Outreach:** Deploy SBS programs and services to local small business owners to make them aware of available programs and services and to facilitate businesses accessing these programs and services;

3.5. **Space for Arts and Nonprofits:** Expand space opportunities for non-profits and art and cultural uses such as funding for storefront pop-ups; SBS' Storefront Startup.

3.6. **Retail Prioritization in New Development:** Give priority to small business enterprises for new ground-floor retail space created in new residential and commercial developments;

3.7. **Tenant Support Services:** Funding for The Public Engagement Unit's (PEU) Tenant Support Unit (TSU) activities to help prevent tenant displacement by providing outreach, education on tenant rights, and connections to free legal services and rental assistance.

3.8. **Targeted Workforce Development Funding:** Prioritize funding for workforce development programs in construction, green building, healthcare, tech, fashion, design and performing arts, for local residents impacted by the rezoning.

3.9. **Youth Employment Opportunities:** Include funding for youth job training and paid internships with employers setting up shop in the new MSMX district.

3.10. **Inclusive Hiring Incentives:** Incentivize inclusive hiring practices by providing City subsidies or bonus zoning incentives to developers who commit to hiring formerly homeless, justice-involved, or long-term unemployed individuals.

3.11. **Support for Local Anchor Institutions:** Support anchor employers and public institutions like Baruch High School, Bellevue, and NYPL branches as local workforce pipelines.

3.12. **Entrepreneurship Support for Vulnerable Populations:** Expand access to NYC Business Pathways programs for formerly incarcerated or homeless entrepreneurs seeking to launch small businesses.

3.13. **Local Hiring and Small Business Recovery Incentives:** Incentivize small business recovery and local hiring through zoning bonuses or grant linkages.

3.14. **Community Benefit Agreements (CBAs):** Include provisions for community benefit agreements with major developments to fund job training, education programs, or local infrastructure.

3.15. **Affordable Commercial Space for Workforce Anchors:** Maintain and expand affordable commercial space for nonprofits, social enterprises, and education/training centers.

3.16. **Concessions - Small Business and Nonprofit Vendor Opportunities:** Prioritize concession opportunities in public spaces for local small businesses. Provide subsidized vending opportunities for local nonprofits. Create a technical assistance program to help local vendors navigate permitting processes

4. Residential Tenant Protection:

4.1. **Targeted Tenant Legal Support for MSMX District:** To increase capacity for tenant legal services, the City of Yes points of agreement included $7.6M for the Anti-Harassment Tenant Protection (AHTP) program. City of Yes plans to generate 80,000 units and MSMX plans to generate 10,000. We should request funding for the AHTP program specifically for the new MSMX district for the protection of the existing 2,300 residential units.

5. Open Space, Public Space + Public Realm

5.1. **Fund Existing Parks and Open Spaces:** Commit to adequately funding the maintenance, operations, and capital needs of existing parks and open spaces across the city—particularly within and around the affected area—recognizing that New York City is already well below its own standards for open space per capita, and that additional development must not exacerbate inequities in access to quality public space.

5.2. **Active and Passive Spaces:** Create new open spaces, plazas, and public parks, including playgrounds, pools, ballfields and other active recreation facilities for both passive and active spaces. Study feasibility of adding community gardens, pocket parks with outdoor exercise stations and dog runs.

- The DEIS reported that the open space ratios in the MSMX area are well below the CEQR standards. For open space per 1,000 people, MSMX has only 0.420, compared to the CEQR standard of 2.5. For passive space per 1,000 people,

MSMX is at 0.345, below the standard of 0.5. Most concerning, for active space, MSMX is at a mere 0.075, compared to the CEQR standard of 2.0.

5.3. **Broadway Vision Initiative:** Fully fund and implement the DDC Broadway Vision program across the MSMX area, from 23rd to 40th Streets, including both capital budget and ongoing operations, supported by annual maintenance funding indexed to inflation.

- DOT should commit to undertake a study of freight delivery strategies, including ways to encourage the Commercial Cargo Bike Program and Neighborhood Loading Zones, and parking regulations within the MSMX area, the Broadway Vision area and impacted side streets.
- Create designated pedestrian plazas with unified design elements at key intersections along Broadway.
- Revise the upcoming plaza designs for Broadway between 38th and 39th Streets to be car-free, as the current plan allows traffic and parking despite the intended plaza conversion.
- Earmark funds for improvements to Herald Square and Greeley Square.

5.4. **Broadway Linear Park:** Fully fund a design and feasibility study for a Broadway Linear Park. Midtown South has an almost complete lack of greenery, and thus needs significant heat and flood mitigation, we propose a design study for a larger reconfiguration of Broadway than the Broadway Vision Plan.

- In consultation with the Office of the Chief Public Realm Officer and community stakeholders to design a cohesive "linear park" on Broadway, from Union Square to Columbus Circle, turning the street into a new park. Explore the feasibility and options to maximize greenery, permeable pavement, trees and community elements such as playgrounds, stages etc.

5.5. **MSMX Public Realm Improvement Fund:** Establish an MSMX Public Realm Improvement Fund modeled after the East Midtown Public Realm Improvement Fund[1], ensuring representation from CB5 as a designated member of the Public Realm Committee that oversees how the Fund's monies are allocated. Given that the proposed 18 FAR is so very generous and the additional high costs of engineering and constructing supertall towers, it is very unlikely that a developer would either need or want to use the proposed Transit Bonus or Covered Public Space Bonus. Which means all of the development and the estimated additional 10,000 residential units could occur without any commensurate improvements in transit or public space. We need a mechanism that ensures that this area, that is just as bereft of open space and accessible transit as East Midtown, can see improvements to the public realm while development is happening.

5.6. **Incentivizing Outdoor Communal Space in High-Density Residential Buildings:** Support a study to develop a policy that requires or incentivizes outdoor communal space in new high-density residential construction or office-to-residential conversions. The policy should mandate urban greening or landscaped outdoor space equal to the development site's size, located on the ground, rooftops, or terraces, and accessible to residents or the public.

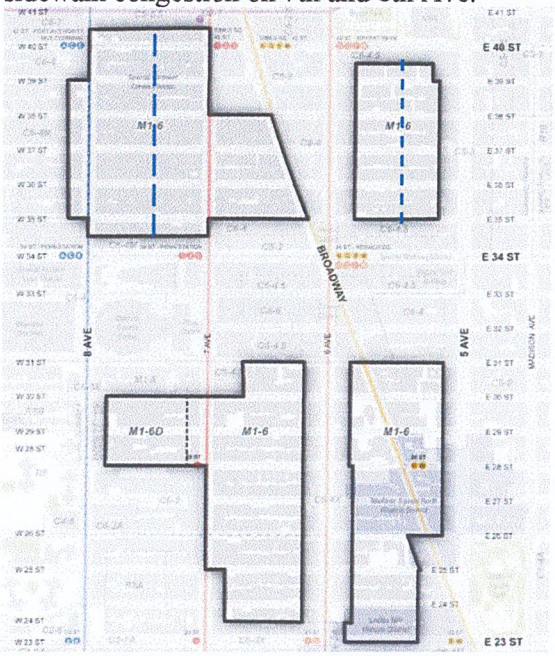
- Given that an 18 FAR results in high-density development on a single lot, roof space becomes limited for providing adequate open space for the number of residents. With such density, the roof area is often fully occupied by mechanical equipment,, leaving little to no room for outdoor communal space. To address this, the City should require or incentivize developers to include open space at multiple levels, such as mid-level terraces, to enhance livability, health, and wellness. The study should explore requiring residential buildings to provide

[1] ZR 81-613 https://zr.planning.nyc.gov/article-viii/chapter-1/81-613

outdoor space equivalent to at least 100% of the lot area for resident use.[2]



5.7. **Support a study to increase public space by making zoning map changes:** mapping 5-1/2 Ave in the NE quadrant, in order to make the 900-foot long blocks more walkable and integrated; and mapping 7-1/2 Ave in the NW quadrant, in order to alleviate the sidewalk congestion on 7th and 8th Ave.



5.8. **BID Funding:** Assess the impact of the rezoning on the funding for BIDs since this could impact their ability to maintain public spaces in the area. The city should make plans to fund any deficits.

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[2] https://www.ura.gov.sg/-/media/Corporate/Resources/Publications/Annual-Reports/PDFs/AnnualReport2022-2023.pdf

5.9. **Incorporating Recreation Spaces on City-Owned Lots**: Identify sites for converting city-owned lots and parcels into permanent parkland, playgrounds, and community gardens to provide essential active and passive recreational opportunities for residents of all ages in the MSMX district.

5.10. **ADA Accessibility Enhancements:**

- Upgrade all public plazas and parks within the district to meet or exceed ADA standards and allocate sufficient funding to retrofit existing spaces
- Install pedestrian ramps at all intersections

5.11. **Pedestrian Safety and Public Space Enforcement:**

- Implement leading pedestrian intervals at all signalized intersections adjacent to parks and public spaces
- Create shared streets with reduced vehicle speeds adjacent to public spaces

5.12. **Inclusive Public Spaces:** Funding for public bathroom access, baby changing tables, etc. to ensure spaces are fully accessible to all users.

5.13. **Required setbacks on Broadway, 7th Ave & 8th Ave:** Require all new developments with frontage on Broadway, 7th, & 8th Aves set back from the street line on their wide street frontage only by a standard amp (at least 8 feet), to allow for additional space and more light onto the Broadway Vision's linear "park" plazas, and for reducing pedestrian congestion on 7th and 8th Avenues.

5.14. **Achieve Vision Zero:** Achieve Vision Zero, ending road casualties using NYC DOT's toolbox, including: raised crosswalks and shorter pedestrian crossings; protected bike lanes; hardened barriers that prevent conflict between automobiles and more vulnerable road users; turn calming; and slow speed, low traffic neighborhood zones.

5.15. **Improve sidewalks to improve pedestrian safety and comfort:** Every New Yorker is a pedestrian. Sidewalks should protrude into crosswalks (bulb outs) to provide shorter crossings and better visibility. Sidewalks must be built wide, at one level (not a two-level "pedestrian area": sidewalk at curb-height level but the pedestrianized street bed at gutter-level and the curb line becomes unused walking space because it is a tripping hazard), and accommodate multiple uses typical of an urban sidewalk. Sidewalks should be planned and designed as an important contributing factor to a mixed-use neighborhood: tree-lined, have periodic bench locations, and, where deemed necessary, protected by planters and not fortress-style metal bollards and boulders.

5.16. **Expand sidewalks on 7th Ave & 8th Ave:** Immediately fund permanent expansion of the sidewalks on 7th and 8th Avenues between 34th and 42nd St to replace the current temporary measures;

5.17. **Sidewalk widenings on 6th Ave:** Identify areas on 6th Ave that could benefit from temporary sidewalk widenings that could become permanent by the 2034 timeframe in the EIS;

5.18. **Investigate sidewalk circulation on side streets:** Identify areas on side streets where obstructions can be removed or temporary widenings installed by 2034;

5.19. **Permeable materials and replaceable pavers:** Wherever possible, the DOT should use permeable materials and replaceable pavers to improve flood resilience and reduce resident's exposure to asphalt fumes

5.20. **Implement street changes to improve operations and safety**: Implement road/intersection reconfigurations, signal timing changes, new bike lanes, and other measures to improve traffic operations and pedestrian/cyclist safety;

6. Sustainability + Resiliency

6.1. **Incorporate resiliency and sustainability measures in new buildings:** With 10,000 new units being added to the neighborhood, it's essential that these developments incorporate resiliency and sustainability measures aligned with the city's climate goals.

Affordable housing is already setting high standards by integrating a robust thermal envelope, energy-efficient systems, and use of sustainable materials. Market-rate buildings must follow suit. By adopting similar practices such as high-performance insulation, passive design strategies, nature-based solutions, climate responsive design, stormwater management, renewable energy, and smart building technologies, market-rate projects can contribute to the city's efforts in environmental stewardship and climate resilience while improving the quality of life for all residents.

- Comprehensive Resiliency Standards - Apply the NYC Climate Resiliency Design Guidelines to both new and renovated public and private developments to reduce heat, manage stormwater, lower energy demand, improve air quality, and enhance biodiversity. Urban greening, permeable pavers, bioswales, shade structures, light-colored materials, and similar measures should be standard requirements for all projects to optimize development in MSMX, promoting both livability and sustainability.
- Stormwater management - Establish a plan to create new bioswales and rain gardens along major corridors and replace hard surfaces with permeable surfaces where possible.
- Heat Island Mitigation Measures -
    - Public Spaces - Incorporate cool pavement installations at key locations, research feasibility of green roof and urban farm projects on existing municipal buildings, install new shade structures in existing public spaces and study and allocate sufficient funding for heat mitigation projects.
    - Private Developments - Support a study to incentivize urban greening to reduce the urban heat index, clean air, manage stormwater and promote biodiversity.[3] See Item 5.5 above.

6.2. **Incorporate efficiency and alternative energy measures in new buildings:** New development zoning requirements should foster building efficiency and alternative energy. And given that MSMX district is consistently within the highest sampled areas for Black Carbon, Nitric Oxide, Nitrogen Dioxide, and Fine Particles in every NYC Community Air Survey conducted by DOHMH and CUNY[4], we need demolition, construction, and building operations to, at very least, not contribute to the community's already very poor air quality.

6.3. **Tree Canopy:** Fund a major investment in tree canopy expansion with the goal of materially increasing the number of street trees, whether containerized or in-ground.

- Fund a study to identify priority locations where expanded tree canopy would have the greatest environmental and public health benefits.
- Increase the number of street trees within the MSMX zone. Prioritize the following corridors and areas:
    - Broadway, from 23rd to 42nd Streets
    - 7th and 8th Avenues
    - 34th Street corridor
    - Mid-block connections and pedestrian plazas

6.4. **Support a Study and Policy Framework for Reducing Embodied Carbon through Demolition Material Reuse:** The City should commission and support a comprehensive study to evaluate opportunities for material reuse and recycling in demolition and

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[3] https://esi.nus.edu.sg/docs/default-source/esi-policy-briefs/esi-pb-75_cooling-down-a-city.pdf?sfvrsn=c4bf7da8_1

[4] https://a816-dohbesp.nyc.gov/IndicatorPublic/data-features/nyccas/

deconstruction projects. This study should inform the development of a policy that requires the salvage, reuse, and/or recycling of materials from public and private demolition sites. The goal is to reduce construction-related landfill waste, significantly lower embodied carbon emissions, and foster a circular construction economy. This initiative should also explore potential job creation in material recovery, partnerships with local reuse organizations, and incentives for developers who prioritize low-carbon construction practices.

6.5. **Partner with NYC Emergency Management and Columbia University's GSAPP on emergency preparedness and building resilience:** Use the example of the Gowanus redevelopment to similarly partner with NYC Emergency Management and Columbia University's GSAPP to develop community mitigation strategies and neighborhood specific recommendations for emergency preparedness and building resilience.

6.6. **Engage emergency response planning process alongside city agencies:** NYC Emergency Management and FDNY should engage community members and organizations in a community emergency response planning process, especially for occupants in supertall towers and occupants in buildings that neighbor supertalls.

6.7. **Transportation Resiliency:** Engage the MTA to make significant investments in the modernization of transportation and utility infrastructure, including all traffic signal and alert systems where demand exceeds capacity.

6.8. **Non-zoning City Investment in Utility Upgrades:**

- Replace antiquated sewers and install sustainable stormwater management systems, and electrical service upgrades for this area.
- Secure capital commitments and timelines to ensure that this work occurs before new development

7. Additional Community Facilities and Transit Services

7.1. **Expand Muhlenberg Library:** Support the physical expansion and programmatic growth of the Muhlenberg Library to meet future community needs.

7.2. **Assess and Address School & Childcare Needs:** Ensure that new developments account for impacts on local schools and childcare facilities, including overcrowding, and provide additional facilities in the district including a SCA school at Site 40.

7.3. **Create Space for Youth Programming:** Promote the inclusion of youth centers, afterschool programs, and vocational training hubs within rezoned areas.

7.4. **Coordinate with Educational Agencies:** Require coordination with the Department of Education (DOE) and the Department of Youth and Community Development (DYCD) to anticipate changing demand for educational and youth services.

7.5. **Support School Seat Expansion:** Prioritize funding for the creation of new schools and the expansion of Baruch College Campus High School to provide additional seats for future Midtown South residents.

7.6. **City Recreation Center**: The establishment of a City recreation center in our neighborhood, as there are currently no such facilities available. The nearest centers are located at the extreme west or east ends of the four quadrants, making access difficult for many residents. A centrally located recreation center would offer various programs and activities for all age groups, promoting health, wellness, and community engagement.

7.7. **Civic spaces:** Create and support multi-use civic spaces that can serve both education and public health functions.

7.8. **Public Art and Cultural Programming:** Increase funding for the city's public arts program to provide new permanent public art installations in new and existing parks and plazas in the MSMX district through the public realm fund. Prioritize partnerships with local art organizations and artists.

7.9. **Improve Bus and Subway Service:** Invest in new or expanded bus service, including, but not limited to, enhanced cross-town routes and to specifically:

- Improve the M20 bus frequency and add subway elevators: Non-zoning City Investment in Transportation Improvements: Identify specific projects, funding and timelines to ensure improvements to the current transit system, including new or expanded bus routes to meet projected demand, especially
  a. the infrequent M20 bus as the only bus line running on 8th Ave from 14th St to 42nd St; and subway station elevators:
  - All 23rd St stations (Bway, 6th, 7th, & 8th) are ADA inaccessible
  - Both 18th St stations (Bway & 7th) are ADA inaccessible
  - 34th/8th has been only partially accessible for almost a year because of 2 broken elevators - no access to the express platform or the downtown local platform, and because of a broken platform elevator at 14th/8th station, West 4th is currently the next accessible station to get back to Penn Station at an accessible platform (high volume stations need redundancies)
  - 42nd/Bryant Park/5thAve station complex is ADA inaccessible for all train platforms (2 elevators to mezzanine & no access to any platforms)

8. Mental Health Services

8.1. **Expand Bellevue Emergency Capacity:** Fund the expansion of Bellevue Hospital's emergency services to meet the mental health needs of unhoused individuals.

8.2. **Establish a Mental Health Hub:** Create a Neighborhood Mental Health Hub in MSMX to provide community-based preventative care, crisis response, and social work services.

8.3. **Embed Mental Health Professionals in Emergency Services:** Integrate mental health professionals into NYPD and EMS responses within the district, in line with the B-HEARD model (Behavioral Health Emergency Assistance Response Division).

8.4. **Fund School Mental Health Counselors:** Fund school-based mental health counselors at area schools to support students affected by trauma, displacement, or instability from new development patterns.

8.5. **Include Mental Health in Public Programs:** Incorporate mental health programming into community facilities and public libraries. Advocate for funding using the clubhouse model.

8.6. **Secure Capital for Mental Health Beds:** Advocate for capital funding for existing mental health emergency room beds and mental health in-patient hospital beds.

8.7. **Alternatives to Incarceration: Coordinate** with the Mayor's Office of Criminal Justice to pilot alternatives to incarceration and court-based diversion programs accessible to residents of MSMX.

8.8. **Create a Homeless Services Coordination Zone:** Coordinate with DHS, DSS, and local nonprofit providers to designate Midtown South as a "Priority Outreach Zone" for rapid rehousing, mobile street outreach, and mental health referrals.

8.9. **Safe Havens and Drop-In Centers:** Develop Safe Haven and Drop-In Centers that provide basic services for unhoused individuals in lieu of carceral responses to quality-of-life complaints

9. Public Safety

9.1. **Neighborhood Safety Study:** MCB5 calls upon DCP and the Mayor's Office to undertake a neighborhood-wide traffic and pedestrian safety study, with special attention given to pedestrian safety for senior citizens, and to identify and implement safety and streetscape improvements to include (APS) audio pedestrian signals.

9.2. **Hearing and Vision Impaired Public Realm Improvement:** Advocate for expansion of audio assisted services audio pedestrian signals across key intersections and transit areas.

9.3. **Public Safety Service Delivery:** Monitor the delivery of public safety and emergency response and preparedness services over the course of implementing the Proposed Actions and provide additional capital and operating funds as required to maintain at current or enhanced levels these services, the facilities from which they are provided, and the staff dedicated to providing them.

9.4. **Launch a Community Safety Ambassador Program**: Employ trained civilian safety ambassadors to provide non-police presence in transit corridors, plazas, and parks. Increased housing results in increased resident's and the increased need of safety and protection, therefore, support the addition of NYPD in the district.

9.5. **7th & 8th Avenue Strategies:** Create a 7th Avenue Corridor crime prevention strategy and Expand 8th Avenue Corridor crime prevention strategies to include targeted lighting upgrades, street furniture redesign, and 24/7 sanitation patrols to improve environmental conditions that deter crime. Enhance policing along the 8th Avenue Corridor through improved coordination with social service providers and the creation of a community oversight committee.

9.6. **CPTED and Trauma-Informed Design:** Promote crime prevention through environmental design (CPTED) and trauma-informed public space design.

9.7. **Violence Interruption Programs:** Support violence interruption programs and peer-led outreach in partnership with local organizations.

9.8. **Park Safety:** Establish dedicated Parks Enforcement Patrol (PEP) officers for MSMX district parks and plazas

9.9. **E-Bike Regulations + Signage:** Recognizing the lack of current enforcement, institute strict enforcement of laws and regulations governing bicycle and e-bike use on public sidewalks to ensure pedestrian safety. Create clear signage about bicycle/e-bike regulations at all park and plaza entrances

10. Historic Buildings

10.1. **Funding for inspections and enforcement**: Provide adequate funding to the Landmarks Preservation Commission ("LPC") for inspections and enforcement to ensure that

landmarked properties are not altered without proper review and approval in accordance with applicable regulations.

10.2. **Funding for transfer development rights study:** Provide adequate funding for a comprehensive study to assess the value and market conditions for landmark transfer development rights in the MSMX district in order to ensure that designated landmarks are able to fully leverage their development rights to support preservation efforts.

10.3. **Review landmark-eligible buildings**: Initiate an LPC review of the approximately twenty-five (25) buildings eligible for designation as New York City Landmarks in the MSMX district (in addition to the five buildings already under LPC review in the MSMX district) as soon as practical with the goal of evaluating their potential for designation and ensuring appropriate preservation measures are in place.

10.4. **Funding for Flower District initiatives:** Provide adequate funding to celebrate and sustain the Flower District. Initiatives may include, without limitation:

- Establishing a permanent space in the MSMX district for a flower market;
- Establishing a permanent space for a museum dedicated to the history of the Flower District;
- Documenting the history of the Flower District through photography, oral histories and/or interviews with past and present employees and business owners;
- Offering public tours of the Flower District;
- Encouraging new privately owned public spaces to incorporate elements that maintain a connection to the Flower District; and
- Conducting outreach to present wholesale flower retailers to gather input and ideas on how best to celebrate and support the Flower District.

11. Tourism

11.1. **Dedicated funding for Community Board 5 to review the Citywide Hotel Special Permit**: MCB5 will be studying the Citywide Hotel Special Permit and its impact on the addition of new hotels in the neighborhood, and specifically the MSMX district, and potentially proposing changes to the Citywide Hotel Special Permit. We are asking for dedicated funding to be provided either from the City or from our Council Members to hire consultants to assist Community Board 5 in that goal.

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 1:41:18 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Lisa McGonigle**
Zip: **10010**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **other**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: McGonigle-01

Hello - my name is Lisa McGonigle, and I am a resident of the Southeast quadrant. I support creating a vibrant mixed-use neighborhood with affordable housing, but feel strongly that the current proposal for the Southeast Quadrant does not recognize the special nature of this part of Midtown. When I was looking for a home, I didn't consider other parts of Midtown lumped together in this plan, such as the Northwest quadrant, because of the lack of light and air, and because of safety concerns at night, when it empties out. The southeast quadrant abuts historic buildings and is a lovely, gradual "step-down" to Madison Park. It has light and sun, and is busy at all times. It is a lovely and walkable part of Midtown. Of particular concern to me is the potential that the old Chelsea flea market lot to be converted to a high-rise residential building. I was particularly interested to learn it was designated as the only potential site for a school. Obviously, a parking lot is not a good use of land in Manhattan, and though I would be sad to see the loss of the flea market, I think it would be more unfortunate not to use this unique site for community-based activities rather than private use.

FALCON PROPERTIES, INC. 147 WEST 35TH STREET, 16TH FL NEW YORK, NY 10001 / 212-302-3000 / FAX: 212-302-4002

May 8, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

To Whom It May Concern

Mendel-01

I am writing to express my **strong support for the MSMX proposal** to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Sincerely,

Solomon Mendel

Department of City Planning
Chairperson Office
Received
MAY 12 2025

Testimony of the Flatiron NoMad Partnership
Regarding the Midtown South Mixed-Use Plan (MSMX) Rezoning
New York City Planning Commission Public Hearing
May 7, 2025

Good morning, Chair Garodnick and members of the NYC Planning Commission.

My name is James Mettham, and I am here today representing the Flatiron NoMad Partnership Business Improvement District (BID). Our organization is deeply committed to nurturing the continued evolution of our district as a thriving, 24/7 mixed-use area with a vital mix of commercial, residential, retail, and entertainment uses.

We believe that Flatiron & NoMad today are model 'New' New York districts that other areas can emulate. Our commercial occupancy and rents are strong, retail, hospitality, and restaurants are thriving, and we have a significant and growing residential population. Our parks, plazas, and open spaces are well-used and maintained, and we are proud of our numerous notable historic and architectural resources. Our community is deeply engaged through our BID, the Madison Square Park Conservancy, and numerous other social services, cultural, and civic organizations.

The BID participated in the Department of City Planning's (DCP) early formulations of the proposed revisions to the mid-block manufacturing zoning districts in the Midtown South Mixed-Use Plan (MSMX). We have expressed our enthusiastic backing for updating antiquated zoning to permit high-density residential conversions and new development. We supported DCP's initial proposal to allow residential zoning to match the densities permitted for commercial uses.

Mettham-01

However, we believe that the most recent version of the proposal may result in a newly created generic district that, while it may be suitable for other parts of Midtown South, could have adverse impacts and unintended consequences on our commercial, residential, historic, and retail balance.

We are confident that the proposal can be fine-tuned to achieve the city's legitimate goals and accommodate all the housing being sought while also enhancing the Flatiron & NoMad area's special qualities and protecting some of its more vulnerable assets. To that end, we offer the following comments and suggestions:

amenities in the heart of the Manhattan grid. New residential development should be required to contribute to the creation and care of the district's true public spaces through a targeted Midtown South Public Realm Investment Fund, Governing Group, and Concept Plan added to the MSMX Zoning Resolution.

Mettham-02

In conclusion, we very much hope this proposal will be modified in accordance with the above concerns to yield a plan that achieves the City's goals and further elevates the vitality of Flatiron NoMad and greater Midtown South.

Thank you for your time and consideration.

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Martin Meyer**
Zip: **10123**

I represent: **Myself**

Details for “I Represent”:

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Meyer-01

We need higher FAR it will create lots of residential in the area and help the neighborhood

From: Public Hearing Comments (Do not reply)
Sent on: Friday, May 16, 2025 1:47:59 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Daniel MIntz**
Zip: **10018**

I represent: **Myself**

Details for "I Represent": **I am the Managing Agent and Manging General Partner for 205 West 39th Street, New York, New York**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Mintz-01

I have worked in the Garment Center for over 50 years and seen many positive changes over the years. The MSMX would continue that. I and all the landlords I know in the area are struggling to fill commercial space. At the same time, there is a serious need for affordable housing that could be addressed by allowing residential conversions. Residential use and increased density would be beneficial to the neighborhood in many ways - increased vibrancy and safety, more retail opportunities and overall a very positive economic effect for the neighborhood and NYC. Thank you for your consideration.

Mintz-02

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 2:03:11 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Margaret Mitchell**
Zip: **78209**

I represent: **Myself|Other**

Details for "I Represent": **Multiple production companies across the country**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Mitchell-01

I am a costume designer based in Texas. I work for multiple production companies. I primarily come to NYC to shop in the garment district for multiple productions. My artistic work has come to rely on NYC shopping trips and the merchants who are left in the garment district. I am loyal to these merchants and spend tens of thousands of dollars a year in the garment district. I have seen the garment district erode due to corporate development especially since Covid. History repeats itself. The same thing happened in the early 20th century. It is difficult (sometimes impossible) to shop for fabrics on line. Not having access to fabric and notion sources in one place will make our jobs much harder and more expensive. Please consider the impact you have on multiple jobs- not just designers, but all the makers as well. We contribute in multiple ways to the NYC economy. Support Theatre. It supports NYC.

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 3:17:27 PM
To: ACantu@planning.nyc.gov; MMarinoff@planning.nyc.gov; manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Jennifer Munoz**
Zip: **10018**

I represent: **Myself**

Details for "I Represent": **I am a business owner in the garment district**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Munoz-01

Garment district has a meaning. The history when designers factories have their space to express and develop in a free way our products and services. Turning this area to housing will mean that we are going to be losing spaces to factories and turn the streets in dangerous areas. Garment district is a symbol to the fashion industry.

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 6, 2025 7:39:07 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: Public Testimony of Katie Sue Nicklos - Midtown South Mixed-Use Plan Public Hearing May 7, 2025.pdf (159.45 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Katie Sue Nicklos**
Zip: **10016**

I represent: **A local business**

Details for "I Represent": **Wing & Weft Gloves - the last remaining glove factory in The Garment District**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:

Nicklos-01

Summary of Public Testimony – Katie Sue Nicklos Owner, Wing & Weft Gloves | Midtown South Mixed-Use Plan Hearing | May 7, 2025 I'm Katie Sue Nicklos, a fourth-generation glove maker and owner of Wing & Weft Gloves—the last artisan glove factory in NYC's Garment District. I oppose the Midtown South Mixed-Use Plan (MSMX) as written, because it endangers the survival of essential maker businesses like mine. We operate with heavy industrial equipment that requires infrastructure only found in Garment District loft buildings. If these buildings are demolished or converted without protection for manufacturing, we lose irreplaceable space—and with it, New York loses its fashion engine. Just two nights ago, our gloves were on the Met Gala red carpet. But we were one of many: 80% of Met Gala looks were made in partnership with Garment District artisans. We're fast, local, and world-class—indispensable to designers working under tight deadlines. If these makers are pushed out, New York risks losing its grip on global fashion—just as LA lost film. This is about more than one business. It's about safeguarding a thriving creative ecosystem. The City has failed to follow through on past commitments from the 2018 rezoning—and MSMX repeats that same pattern. Before moving forward, the plan must: Prioritize adaptive reuse over demolition Restore workforce programs and the Fashion Manufacturing Initiative Release BID support funds Relaunch the IDA program Cap commercial FAR, allow modest residential FAR Offer tax relief for fashion-related businesses Create a Displacement Relief Fund This plan could either erase our legacy—or become a blueprint for coexistence between housing and the arts. Wing & Weft Gloves is still here, still making, and still powering NYC's creative economy. Don't trade towers for trades.

Nicklos-02

Public Testimony of Katie Sue Nicklos
Owner, Wing & Weft Gloves
Midtown South Mixed-Use Plan Public Hearing
Department of City Planning – May 7, 2025

Good morning,

My name is Katie Sue Nicklos, and I'm the owner of Wing & Weft Gloves—the last artisan glove factory in New York City's Garment District. I'm a fourth-generation glove maker continuing a legacy of American manufacturing in a neighborhood built for it.

I'm here to express my non-support for the Midtown South Mixed-Use Plan (MSMX) in its current form.

While I support the City's effort to create more housing, this plan, as drafted, puts my business—and others like mine—at risk of extinction. Wing & Weft cannot operate just anywhere. I run a glove factory with industrial equipment, including a 3-ton clicker press. This machinery requires thick, reinforced floors and large, open floor plans—exactly the type of construction that exists in the Garment District's loft buildings. These buildings weren't randomly chosen for manufacturing—they were designed for it.

Nicklos-03

If these buildings are demolished or converted without thoughtful safeguards, the possibility for any maker businesses to survive here vanishes. You cannot rebuild this kind of infrastructure affordably or legally under today's codes. Once it's gone, it's gone forever.

If there is to be new development, we urge you to use FAR (Floor Area Ratio) as a guardrail—to curb speculative destruction and preserve our ability to operate. We need clear zoning that encourages adaptive reuse over demolition, prioritizes conversions of existing buildings, and explicitly allows for continued light manufacturing within those conversions.

Nicklos-04

If you saw the Met Gala red carpet two days ago, you likely saw gloves designed and produced by my company. Wing & Weft Gloves contributed to that iconic night, but this is not unique to us. In fact, 80% of the looks on the Met Gala red carpet were produced in association with Garment District makers and artisans. Why? Because we're not just fast—we're the best. We're deeply embedded in the creative process, working side by side with designers and stylists who need excellence on impossible timelines. You can't outsource that. If the MSMX plan pushes out the very craftspeople who make that magic happen, New York won't just lose jobs—it will lose its place at the center of global fashion. Just as LA saw its film industry hollowed out, NYC could watch its fashion legacy slip away. And don't be surprised if the next Met Gala takes place at the Louvre.

This isn't just about my business—it's about an entire ecosystem of makers, artisans, and craftspeople who fuel New York's creative engine. We are the heartbeat behind the city's fashion identity, producing jobs, passing down hard-won skills, and generating real economic value from the ground up. Yet despite our resilience, the city has not had our back.

Nicklos-02

Steven Kolb, CEO of the Council of Fashion Designers of America (CFDA), has submitted testimony on behalf of nearly 400 American designers. His message was clear: fashion is not a relic of the past—it's an essential and forward-looking part of New York City's economic future. And yet, the City has failed to honor multiple promises it made during the 2018 Garment District rezoning, including:

- Delivering just a fraction of the $25 million in pledged BID support funds;

- Abandoning the $20 million set aside for a centralized garment production space;
- Failing to implement tax breaks meant to incentivize landlords to keep garment tenants;
- And suspending the Fashion Manufacturing Initiative (FMI) during the pandemic—with no follow-through on CFDA's offer to bring it back.

Unless the MSMX plan includes meaningful, enforceable protections for creative industries like mine, it will repeat the same broken promises—this time with even more devastating consequences.

I stand with the New York Fashion Workforce Coalition and believe the plan must incorporate the following seven changes before it moves forward:

1. **Prioritize adaptive reuse over demolition**—We need conversions, not bulldozers.
2. **Restore and expand workforce programs**, including a recommitment to the FMI and job training for local makers.
3. **Release the promised BID funds** to support small businesses like mine and reestablish the Special Programming Committee.
4. **Relaunch the building acquisition/IDA program**, with clear guidance and promotion to landlords and tenants.
5. **Cap commercial FAR and adopt modest residential FAR** to support stability while allowing growth.
6. **Offer targeted tax relief** for fashion-related businesses to help us survive rising costs.
7. **Establish a Displacement Relief Fund** to help businesses affected by development stay rooted in the district.

Nicklos-05

The MSMX plan as it stands could pave over a living, working legacy that's powered Broadway, film, fashion, and American culture. I urge the City and fellow stakeholders to protect what makes this district so uniquely valuable. Wing & Weft Gloves is still here. We're still making, still training, and still contributing to the city's creative economy. Don't make us collateral damage in a rezoning that favors towers over trades.

Thank you.

Katie Sue Nicklos

Katie Sue Nicklos, CEO

[redacted]

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 5:45:36 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Nathan Orsman**
Zip: **10010**

I represent: **Myself**

Details for "I Represent":

Orsman-01

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Dear Chair and Commissioners: My name is Nathan Orsman, and I have been a resident of the Southeast quadrant for many years. I have been following the ULURP process and have reviewed the MSMX zoning proposal. I support creating a vibrant mixed-use neighborhood with affordable housing, but I feel strongly that the current proposal for the Southeast Quadrant needs revision due to its potential negative impact on this area. The current MSMX proposal does not take into consideration the existing residential conversions like my building in the Southeast Quadrant and the negative impact that zoning changes will have on (1) the habitability of the buildings (access to light and air) as a result of new construction and (2) the viability of historic buildings, which should have the benefit of selling their air rights. In particular, I'm thinking of the Church of St. Sava on my block, which needs funding for a reconstruction project following a fire. I request that the Commission not rush into passing this proposal without fully studying its environmental consequences, and I request that the Commission (1) not uphold City of Yes's rear-yard requirement of only 20 feet but keep the existing larger rear-yard requirement of 30 feet for residential buildings and the existing height setback requirements for façades in the Southeast Quadrant and (2) maintain the existing 10/12 FAR for commercial in the Southeast Quadrant but allow residential at the same 10/12 FAR so that new developments are encouraged to use the air rights of the existing historic and landmark buildings in the Southeast Quadrant.

Orsman-02

Orsman-03

From: Public Hearing Comments (Do not reply)
Sent on: Sunday, May 18, 2025 11:11:06 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Katherine O'Sullivan**
Zip: **10034**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: O'Sullivan-01

The Midtown South Mixed-Use Plan (MSMX) threatens to displace the very makers who built New York's fashion legacy. We urge City Hall and the Department of City Planning to adopt seven key protections that keep the Garment District thriving.

1. Prioritize adaptive reuse over demolition.
2. Restore and expand workforce programs.
3. Release the promised BID funds.
4. Relaunch the building acquisition and IDA program.
5. Adopt strategic FAR limits.
6. Offer targeted tax relief for fashion-related businesses.
7. Establish a displacement relief fund.

If adopted these protections will help to

-Preserve the Garment District's current zoning protections to prevent the loss of remaining manufacturing space.
-Invest in building ownership models that allow industrial tenants to stay and grow.
-Prioritize capital funding and workforce development programs that directly support NYC's fashion production workforce.

O'Sullivan-02

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 13, 2025 2:22:37 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Cindy Peng**
Zip: **10036**

I represent: **A local business**

Details for "I Represent": **I am a resident of Hell's Kitchen and a small business owner using manufacturing services in the Garment District**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Peng-01

I am a resident of Hell's Kitchen and the owner of a small accessories manufacturing business, focusing on items handmade in New York City. Just last year, I started hiring the services of a small cut and sew factory (about 20 employees) on 38th Street in the area that will be impacted by this project. I know that many of these small factories have had a difficult time financially since the pandemic, and being forced out of their current offices may mean they close forever. If I am unable to keep my current manufacturing contract or find another local contractor, my small fledgling business will also be severely negatively impacted. In addition to my small business being hurt, I know there are many other garment and accessory retail stores, including luxury fashion houses, who employ the services of my contractor. Not to mention the many fashion schools nearby who rely on small scale local manufacturing for projects and business launches. While I am in support of affordable housing, I do not see the benefit in destroying a historic manufacturing district, possibly shuttering over 100 manufacturing businesses, and thereby bringing stress and financial harm to hundreds of working families in order to potentially do so. I am therefore strongly against the approval of this Midtown South Mixed Use plan.

Peng-02

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 2:21:06 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Monica Perez**
Zip: **79936**

I represent: **Myself**

Details for "I Represent": **The garment district has been a us very important in NYC fashion. Should not be moved.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Perez-01

Keep the in USA work. Designers, manufactures, day ti day workers that make this city and country recognized in the world.

From: Public Hearing Comments (Do not reply)
Sent on: Friday, May 16, 2025 10:20:01 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Tova Peterson**
Zip: **10001**

I represent: **A local business**

Details for "I Represent": **Manager of Artur & Tailors, a tailor shop on W 35th St that makes costumes for Broadway!**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Peterson-01

Manufacturing, fashion, fabric and trimming companies in the Garment District need to be protected! We are vital to supporting the Broadway shows, which bring SO MUCH money to New York.

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 6:07:20 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Rob Price**
Zip: **11215**

I represent: **Other**

Details for "I Represent": **New York Fashion Workforce Development Coalition (NYFWDC)**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:

Price-01

The New York Fashion Workforce Development Coalition (NYFWDC), along with dozens of co-signers across fashion businesses, schools, nonprofits, and civic groups, supports the City's broader goals to expand housing in Midtown South. However, we believe the MSMX plan, as currently proposed, lacks critical safeguards for the Garment District—a globally unique ecosystem of fashion manufacturing, design, and education that remains active and essential to New York's economy.

We urge the Department of City Planning to revise the plan with seven core recommendations:

1. Prioritize adaptive reuse over demolition to preserve irreplaceable manufacturing infrastructure.
2. Restore and expand workforce programs,
including the Fashion Manufacturing Initiative (FMI) and others that directly support jobs in the sector.
3. Release the $25M in pledged BID funds to support small business recovery and modernization.
4. Relaunch the building acquisition/IDA program, with a significantly increased funding commitment to secure long-term space for garment manufacturing.
5. Adopt strategic FAR limits to prevent speculative displacement of existing tenants.
6. Offer targeted tax relief to sustain fashion-related businesses facing rising costs.
7. Establish a displacement relief fund for businesses impacted by rezoning-related development.

We view these not as obstacles, but as common-sense updates to a plan intended to be inclusive and forward looking. Without these measures, the rezoning could result in the irreversible loss of New York's last functional fashion production/innovation hub—impacting thousands of workers and weakening our creative economy. As of today, over 1,300 people have signed our petition in support of these recommendations: https://chng.it/q8FgDnDZ8f We respectfully urge City Planning to incorporate these revisions before finalizing MSMX. Please find our full coalition letter with co-signers attached for the record. Thank you for your time and consideration.

Price-02

Sincerely, Rob Price On behalf of the New York Fashion Workforce Development Coalition (NYFWDC)

FALCON PROPERTIES, INC. 147 WEST 35TH STREET, 16TH FL NEW YORK, NY 10001 / 212-302-3000 / FAX: 212-302-4002

May 8, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

To Whom It May Concern

Quishpe-01

I am writing to express my **strong support for the MSMX proposal** to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Sincerely,

Mayra Quishpe

Department of City Planning
Chairperson Office
Received

MAY 12 2025

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 7, 2025 4:36:02 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: Pacific Oak Testimony re W 31st Street (CPC Public Hearing) 5.7.25.pdf (976.17 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Brian Ragsdale**
Zip: **10001**

I represent: **A local business**

Details for "I Represent": **Pacific Oak Capital Advisors**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Please see attached written testimony.

PACIFIC OAK
CAPITAL ADVISORS

May 7, 2025 here

Daniel Garodnick, Chair
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: ULURP # N250186 ZRM
Midtown South Mixed-Use Plan ("MSMX Plan")

Dear Chair Garodnick,

I am writing as an interest holder of property located on West 31st Street in the M1-5 zoning district located directly opposite Penn Station and Madison Square Garden, between Seventh and Eighth Avenues ("Block 780"). For more than a decade, my property has been mired in a complex political battlefield, which has stunted any opportunity for investment or development.

Ragsdale-01

I am aware that, going back to at least 2014, the Department of City Planning (the "Department") has refused to consider any rezoning of Block 780 due to an anticipated expansion of Penn Station. In 2016, I watched as then-Governor Cuomo, proposed a $3 billion development of a renovated Moynihan Hall and Penn Station. While Moynihan Hall opened in 2021, Governor Hochul halted further redevelopment efforts of Penn Station, despite an established General Project Plan ("GPP"), put into place that same year. Between the threat of redevelopment and the failure by the State to act on the GPP, the State has effectively left us with unmarketable title to our property.

Now, in what feels like the final blow -- as we sit under the cloud of the GPP – the Department proposes the Midtown South Mixed-Use Plan (the "Plan") in an effort to "replac[e] outdated manufacturing districts with mixed-use regulations," moving this transit rich area into the 21st century and leaving us behind. The Plan remarkably seeks to rezone each and every block surrounding Block 780 and Penn Station, with FARs of 15 to 18, or more – which happen to also be the exact FARs that the owners of Block 780 have been seeking for over a decade. To be clear, the Department's Plan purposefully and unjustly deprives the owners and interest-holders of Block 780 from benefiting from the City's strategic vision for the area. Rather than promoting development, the Department has, at minimum, chosen to deliberately perpetuate Block 780's stagnation and, at worst, collude with the State to undermine the market value of Block 780, thereby assisting the State from fairly compensating the owners at some point in the future.

And, perhaps even worse, if the State fails to act on the GPP, Block 780 will remain subject to the outdated zoning regulations. Consequently, we will then have to initiate our own rezoning process, which entails significant investments of time, money and effort, all for an uncertain outcome.

PACIFIC OAK
CAPITAL ADVISORS

The Plan's exclusion of Block 780 as an alternative to the GPP is not only unnecessary, but also detrimental to the City's strategic interests. Integrating Block 780 would have been a rational and equitable approach, ensuring alignment with the City's master plan and safeguarding against potential setbacks should the GPP expire. By neglecting to include Block 780, the Department acted arbitrarily and capriciously, missing an opportunity to efficiently protect the City's preparedness for future development challenges. Stated differently, absolutely no harm would have come from the inclusion of Block 780 in the Plan.

While we do not object to the Plan, we certainly object to being left out of the Plan, and ask that the Department expand the Plan to include Block 780. Thank you in advance for your consideration of this issue.

Respectfully,

Brian Ragsdale

From: Public Hearing Comments (Do not reply)
Sent on: Friday, May 16, 2025 12:41:38 PM
To: ACantu@planning.nyc.gov; MMarinoff@planning.nyc.gov; manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: Garment District letter.pdf (35.78 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Nina Rappaport**
Zip: **10025**

I represent: **A local community group or organization**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
May 6, 2025 Dear Chair Garodnick and Planning Commission, I am an educator, urbanist, and author working to maintain urban industry through my project Vertical Urban Factory, www.verticalurbanfactory.org. I am writing to request that you Save the Garment District, which is endangered yet again, and revise the MSMX Plan to maintain industry and the vibrant historic character of the area. The City's new Midtown South Mixed-Use (MSMX) Plan might provide the incentive to build new housing units including essential, affordable homes — but it will do so at the cost of the potential demolition of significant historic buildings that were the heart of New York's industrial heritage and good stable jobs. We have already seen the demolition of the vibrant character in the area by the new construction of full blocks around Penn Station. As the Community Board requested, the FAR of the proposed zoning must be reduced so that developers do not demolish this significant historic building fabric. But it is not just the physical make-up of the community that will change, there will be no space left for the Garment District workers including designers, manufacturers, educators, and artisans. There must be incentives to maintain manufacturing spaces and jobs as part of the zoning change. Back in 2016 I proposed the idea of Mandatory Inclusionary Manufacturing to the City Council Land Use Committee. This concept must be instated so that for every conversion of a building to residential a percentage of space remains as manufacturing. This has already occurred in many buildings in an ad hoc way because there was no enforcement of the industrial zoning. Many ideas to maintain the jobs in the area were part of a 2018 support package for the garment industry that were never kept, this included removing incentives for hotels to be built in the area — they are not industrial— and for some combined manufacturing spaces. The main reason that jobs have left the area are real-estate pressures and this new zoning squeezes them even tighter. To understand the significance of these jobs, Please see my 30 second video of interviews with some of the workers in the district here. I also urge you to support the requests of the New York Fashion Workforce Development Coalition and revise the MSMX Plan to accommodate these requests. Thank you for your consideration. Nina Rappaport Yale School of Architecture, Publications Director Director, Vertical Urban Factory 917-535-1632

May 6, 2025

Dear Chair Garodnick and Planning Commission,

I am an educator, urbanist, and author working to maintain urban industry through my project Vertical Urban Factory, www.verticalurbanfactory.org. I am writing to request that you Save the Garment District, which is endangered yet again, and revise the MSMX Plan to maintain industry and the vibrant historic character of the area. Rappaport-01

The City's new Midtown South Mixed-Use (MSMX) Plan might provide the incentive to build new housing units including essential, affordable homes — but it will do so at the cost of the potential demolition of significant historic buildings that were the heart of New York's industrial heritage and good stable jobs. We have already seen the demolition of the vibrant character in the area by the new construction of full blocks around Penn Station. As the Community Board requested, the FAR of the proposed zoning must be reduced so that developers do not demolish this significant historic building fabric. Rappaport-02

But it is not just the physical make-up of the community that will change, there will be no space left for the Garment District workers including designers, manufacturers, educators, and artisans. There must be incentives to maintain manufacturing spaces and jobs as part of the zoning change. Back in 2016 I proposed the idea of **Mandatory Inclusionary Manufacturing** to the City Council Land Use Committee. This concept must be instated so that for every conversion of a building to residential a percentage of space remains as manufacturing. This has already occurred in many buildings in an ad hoc way because there was no enforcement of the industrial zoning. Many ideas to maintain the jobs in the area were part of a 2018 support package for the garment industry that were never kept, this included removing incentives for hotels to be built in the area — they are not industrial— and for some combined manufacturing spaces. The main reason that jobs have left the area are real-estate pressures and this new zoning squeezes them even tighter. Rappaport-03 Rappaport-04

To understand the significance of these jobs, Please see my 30 second video of interviews with some of the workers in the district here.

I also urge you to support the requests of the New York Fashion Workforce Development Coalition and revise the MSMX Plan to accommodate these requests. Rappaport-05

Thank you for your consideration.

Nina Rappaport
Yale School of Architecture, Publications Director
Director, Vertical Urban Factory
917-535-1632

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Roberto Silva Raygadas**
Zip: **11221**

I represent: **Myself|A local business**

Details for "I Represent": **Founder and owner of Luz Studio. A sample development company.**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Raygadas-01

The garment district continues to be our only destination for supplies, materials and qualified workforce. Small business rely on these aevhcew to survive.

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 1:28:49 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Zoe Regan**
Zip: **10018**

I represent: **Myself|A local business**

Details for "I Represent":

My Comments:

Vote: I am **other**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Regan-01

I am asking for protections for small businesses and makers in the Garment District. We must support this ecosystem of small businesses who are making garments and accessories in NYC. no one is getting rich. They would not be able to afford raised rents and greedy landlords. But they must be there with other makers and notions/fabric stores, close to Broadway, convenient communities for workers. Please be sure to protect these businesses that are integral to the heart of Manhattan.

Regan-02

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Jackie Rice**
Zip: **10023**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Rice-01

Additional Comments:

I am voting to support the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential.

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 2:45:46 PM
To: ACantu@planning.nyc.gov; MMarinoff@planning.nyc.gov; manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Salvatore Robustelli**
Zip: **10018**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: • The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. • Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. • The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. • The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

SAVITT PARTNERS

Department of City Planning
Chairperson Office
Received

MAY 19 2025

May 14, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

Dear Chair Garodnick,

Robustelli-01

I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25%–40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Sincerely,

Salvatore Robustelli

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 11:27:26 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Jill Christiano Rodriguez**
Zip: **11385**

I represent: **Myself|A local community group or organization**

Details for "I Represent": **In behalf of the Garment District**

My Comments:

Vote: I am **other**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Rodriguez-01

The garment district is the foundation of fashion in the city and we need to keep it thriving. It is one of the last remaining original tenants of this city, and we cannot lose it or further weaken it. Not protecting it means losing generational jobs, skills, and loss of economic profitability in this city that needs to keep growing. Housing is incredibly important, but two things can exist at once so let's keep the city grand and exercise that ability.

Chairman Daniel Garodnick
New York City Planning Commission
120 Broadway
New York, NY 10271

May 19, 2025

Dear Chairman Garodnick and Members of the NYC Planning Commission:

Attached please find the promised supplemental written testimony following up on my time-constrained oral testimony at the Planning Commission's May 7th public hearing on the MSMX plan.

I have lived and worked in the proposed rezoning area for more than four decades and have had the privilege of participating in the nurturing of NoMad's emergence as one of the premier vital mixed-use neighborhoods. I have served as Chairman of Community Board #5, a founding member of the Flatiron/NoMad Business Improvement District and the Madison Square Park Conservancy. As Director of the NYC Department of City Planning and Chairman of the Planning Commission I was able to initiate many of the zoning changes that encouraged the residential development of underutilized land zoned for manufacturing use in Manhattan's Midtown South and the creation of high-density mixed-use zones throughout New York City.

I believe that the public land use review process affords the opportunity to listen and improve the Department of City Planning's initial work product. I urge you to read this testimony with open minds. Please accept these comments as a sincere and constructive attempt to highlight oversights in the current plan and to improve the proposal in order to achieve the plan's stated goals.

Thank you for your consideration of my testimony.

Sincerely,

Joseph B. Rose

Cc:
Members of the NYC Planning Commission
Edith Hsu Chen, Executive Director, Dept. of City Planning
Councilmember Eric Bottcher
Councilmember Keith Powers

Testimony Submitted by Joseph B. Rose to the CPC re MSMX, 5/19/25

The Department of City Planning is to be commended for trying to revise the zoning of vestigial M1-6 zoning districts currently mapped near Manhattan's midtown central business district. There is widespread agreement that these areas should be regulated as mixed-use neighborhoods and be encouraged to continue to emerge as thriving, 24/7 diverse communities.

Rose-01

Unfortunately, the plan as initially proposed would do more harm than good; especially troubling is its impact on the South-east quadrant (better known as NoMad). The core problem is that the plan treats four very different and unconnected M1-6 areas as the same when they are, in fact, quite different. This approach would overwhelm the Southeast quadrant with density (FAR) and inappropriately massed development (bulk) that could destroy the very qualities the plan purports to encourage.

This testimony will identify the plan's most significant flaws, explain how DCP's hasty mid-course revisions and a flawed DEIS contributed to the plan's weaknesses, and suggest revisions that would cure some of the plan's failings.

Core Problems of the Proposed MSMX Rezoning Plan

A. The MSMX plan proposes an excessive increase in residential FAR throughout all four M1-6 areas. To be sure, the current restrictions on residential development are ripe for repeal; but no study, analysis or testimony demonstrates a shortage of allowable development density in the rezoning areas. The current 10/12 FAR zoning is the highest permitted in the United States and among the highest permitted anywhere in the world. While there has recently been much written about the adverse impact on housing production of extensive single-family low-density zoning, there has been no suggestion that underlying Manhattan CBD densities are too low. In fact, the DCP DEIS acknowledges that under existing densities the areas proposed for upzoning are already "overcrowded" according to many of DCP's own standards. [Cite to DEIS] The repeal of the NYS multiple dwelling law cap on 12 FAR for residential buildings has no connection to a rationale for changing underlying zoning district densities: appropriate 18 FAR residential buildings can be achieved utilizing existing surplus development rights. In the South-east quadrant, every single unit of housing contemplated by the MSMX plan for that area can be developed using existing surplus development rights. [If you can give some examples of sites, that would help.]

Rose-02

Rose-03

B. The proposed massive increase in residential FAR and the disparity in permitted commercial and residential FAR's would certainly lead to the displacement of many

Rose-04

businesses and not-for-profit tenants and the likely loss of thousands of jobs. While it is appropriate to allow the market to determine the mix of uses in the Midtown South area, as the Citizens Housing Planning Council has noted, there is no planning rationale to favor residential uses over commercial in the central business district. Cities are first and foremost labor markets, and it is a sound planning principle that jobs should be encouraged to concentrate where there is good transit access from a wide range of neighborhoods throughout the metropolitan area. An FAR preference in midtown Manhattan for residential use over commercial makes no sense. A detailed analysis just completed for the Flatiron/NoMad BID makes clear that NoMad's thriving commercial sector will confront inevitable job displacement from residential conversions of commercial buildings over the coming decade. There is no sound reason to try to accelerate that process.

C. The proposed rezonings will have a profoundly adverse impact on landmarked properties and historic districts. By saturating the area with surplus FAR, the proposed actions will drastically diminish the value of a landmark's surplus air rights. The ability to transfer air rights to nearby development sites is an important benefit for landmark properties and gratuitously devaluing these air rights makes no sense. Undermining the value of surplus landmark air rights while increasing the underlying FAR puts pressure on landmark properties facing financial difficulties to contemplate trying to redevelop their sites, something clearly at odds with their landmark status. The obvious adverse economic impact on the value of the almost - fire-destroyed St Sava cathedral is just the most obvious example of this kind of situation. Individual landmarked properties and historic districts comprise more than 50% of the South-east Quadrant's land area, neglecting the impact of this contemplated action is a significant failing. Another ill-advised contemplated action in this realm is the removal of the North side of West 40th street from the Special Midtown (Theater District). Currently the potential "soft site" on that block is eligible to receive air rights from listed Broadway theaters agreeing to remain available for legitimate theater use. Removing a viable receiving site for theater air rights is neither necessary nor warranted and deprives worthy cultural assets of future resources potentially critical to their survival.

Rose-05

Rose-06

D. The MSMX zoning proposal's incorporation of open space bonuses is also misguided. While some of the northern quadrants might benefit from additional open spaces, the South-east quadrant has readily accessible and well-used open spaces like Madison Square Park and the Flatiron and Broadway Vision corridors. Instead of incentivizing problematic private plazas (POPS) the plan should tie residential development to mitigation measures supporting the continuing evolution of the public spaces that work well.

Rose-07

E. The bulk regulation revisions proposed as part of MSMX are not well-thought out, especially regarding how they affect existing residents and businesses in the South-east quadrant. If we are to accommodate a substantial increase in residential development and approach a full buildout of allowable FAR, then we must pay attention to how changes to regulation of new high-density development will impact existing buildings. Because of the wide variance of the built character among the four areas proposed to be rezoned, generic design and bulk regulations are a mismatch for the Southern quadrants. There are no 160' street wall buildings on midblock in the South-eastern quadrant and the proposal's absence of meaningful setback or sky-exposure planes would guarantee that most NoMad streets would remain in shadow most of the day. Existing residentially converted loft buildings would lose more light and air than they would from high density development under existing bulk regulations. While new development should not be blocked from occurring, current residents have the right to expect that new housing-oriented reforms should not completely disregard their presence and encourage worse conditions than are currently permitted.

Rose-08

Hasty Revisions and a Flawed DEIS Led to the MSXM Plan's Flaws

The MSXM plan's shortcomings are explained by three conceptual errors: a) ignoring the fundamental differences and character of the land uses of the four different unconnected M1-6 areas, b) a rushed revision to the original draft plan to incorporate legislative regulatory changes into the plan without thinking them through, and c) preparing a DEIS without considering obvious likely impacts, accurate worst-case scenarios, and evaluating reasonable alternatives.

The original draft of the MSMX plan (which many of the constituencies and expert analysts reviewed with enthusiasm) contemplated maintaining current commercial densities while permitting residential use and imposing Inclusionary Housing mandates. When late in the planning process the state legislature eliminated the 12FAR residential building cap and the "City of Yes" zoning reforms created new unprecedentedly high-density R11 and R12 zoning districts, DCP raced to incorporate the newly permissive tools into their already formulated plan. While some parts of the northern quadrants might have been well-suited for testing the new tools, other areas--the southern quadrants--clearly were not. The very high density, high street-wall, low residential occupancy, and optimal positioning amid the three regional transit hubs of Grand Central, Times Square, and Penn Station, made the northern quadrants potentially viable, the characteristics of the South-east quadrant are very different. Unlike the other areas, the commercial market of the South-east quadrant is particularly strong, with higher rents and lower commercial vacancy than the other

Rose-09

quadrants. Also, the lower as-built density (5.2 FAR compared to 14 or more to the North), lower and varied mid-block street walls, larger existing residential population, distance from the transportation hubs, and high concentration of landmarks and historic properties made it a mistake to treat the South-east quadrant the same as the other areas. The desire to press forward with a single all-encompassing Midtown South zoning action led to a plan devoid of sensitivity to difference or nuance.

This error was compounded by an environmental review that falls far short of what SEQRA requires. None of the issues reasonably raised by the late-in-the-game revisions to the plan were studied in the DEIS. Had the original plan with existing densities remained the proposal, more of the proposed DEIS would have been acceptable because the material changes to current zoning would have been the permitting of residential use and the imposition of inclusionary zoning.

Rose-10

But the massive subsequent increase in proposed FAR raised questions that DCP stubbornly refused to consider. The impact of likely zoning lot mergers, the impact of devaluing landmark air rights, the increased displacement pressure on existing non-residential tenants, and the impact of likely additional loss of light and air to existing businesses and residents of previously converted buildings, are important issues simply ignored in the DEIS. (An egregious flaw that should be addressed in any version of the proposal is the need to address the threat of residual toxic conditions in formerly manufacturing buildings being converted to residential use.)

Rose-11

Sadly, despite many of these flaws or oversights having been raised throughout the public review process, DCP has so far refused to acknowledge the need to adjust the environmental review, as SEQRA requires. At a minimum, the changes require the preparation of a Supplemental EIS. Instead of recognizing the need for some additional consideration, the position has been to assert that DCP's technical manual does not require consideration of "possible" or even "likely" zoning lot mergers, but only those already agreed to. A similar attitude is taken toward other issues like historic resources and the impact on existing residents and businesses. To illustrate, DCP has so far taken the position that the massive FAR increase will have no adverse impact on landmark properties' air rights values or their ability to transfer air rights, yet DCP's reasonable worst case bulk scenarios do not consider many likely landmark air right transfers. Similarly, DCP uses the recently built Ritz Carlton Hotel on Broadway to illustrate a high-density as-built condition under existing zoning without noting that the as-built condition was only achievable because of zoning lot mergers utilizing nine tax lots and thus allowing the mix of high-density avenue bulk and lower density midblock that is characteristic of the South-east quadrant.

Rose-12

DCP's posture overlooks the fact that the technical manual is only a set of minimal guidelines that DCP has adopted to make sure private applications consider likely impacts of a specific action, not the statutory obligation requiring that DCP take a hard look at reasonably identifiable impacts on the range of significant issues raised by the massive regulatory changes proposed to be imposed on the world's most important business district.

An additional failing of the environmental review has been the seemingly casual willingness to tolerate unmitigated adverse impacts without evaluating meaningful alternatives. Apart from taking no action at all, the only alternative the DEIS even considered was one that would solve **all** of the plan's problems — "development that would not result in any significant adverse impacts that could not be fully mitigated." But the consideration of alternatives under SEQRA is not an all-or-nothing game; DCP is required to present alternatives that mitigate adverse impacts, and to afford decision-makers the opportunity for meaningful deliberation. DCP's originally contemplated plan constituted a viable alternative that could have mitigated many of the current flaws. In the MSMX DEIS DCP has refused to consider and present alternatives that make any attempt to mitigate adverse impacts.

Rose-13

The flaws of the MSMX proposal flow from the unwillingness to take seriously the rigorous analysis that such a massive proposal requires by law.

Proposed Improvements and Mitigations to the MSXM Plan

Fortunately, the failings of the MSMX proposed rezoning can be cured while still achieving its objectives of allowing for substantially more housing. The following suggestions are offered in a constructive spirit and I urge you to give them careful consideration:

A) Restore the northwestern blockfront of West 40th street to the Special Midtown District (Theater Subdistrict) so that no eligible receiving sites for Broadway Theater air rights are lost.

Rose-05

B) Allow residential use but do not raise the allowable FAR's in the South-eastern quadrant of the rezoning proposal. **Every identified soft site in the district can be developed to the full FAR analyzed in the DEIS utilizing existing surplus landmark air rights in the quadrant** (supporting analysis done by the Flatiron/NoMad BID attached). Allowing and encouraging landmarks to sell air rights to nearby development sites is a key part of NYC's land use policy and it makes sense.

Rose-14

C) Keep the existing bulk regulations intact in the South-east quadrant. The changes proposed in the current plan would have the unintended consequence of imposing

Rose-08

light and air loss on existing businesses and residents in high density loft buildings. Retaining setback and street wall regulations at 60' will provide great benefit to existing streets and occupants with no adverse impact on new residential construction.

D) Do not differentiate between allowable FARs for commercial and residential uses. Differential FARs impose economic use preferences that would lead to the displacement of small businesses and not-for-profits. Let the market decide the appropriate mix of uses, all of which make sense.

Rose-04

A great deal of time and effort has gone into the preparation and review of the MSMX proposal, and we can work together to assure that the public review process yields an improved plan that benefits all. Good planning isn't always easy and simple and it's often not quick, but cutting corners and ignoring important values is not the answer. This Commission can fix the flaws of MSMX I plead with you to rise to the challenge.

Development Sites in SE Quadrant Need to Receive 920K zsf to Achieve MSMX Housing Goals

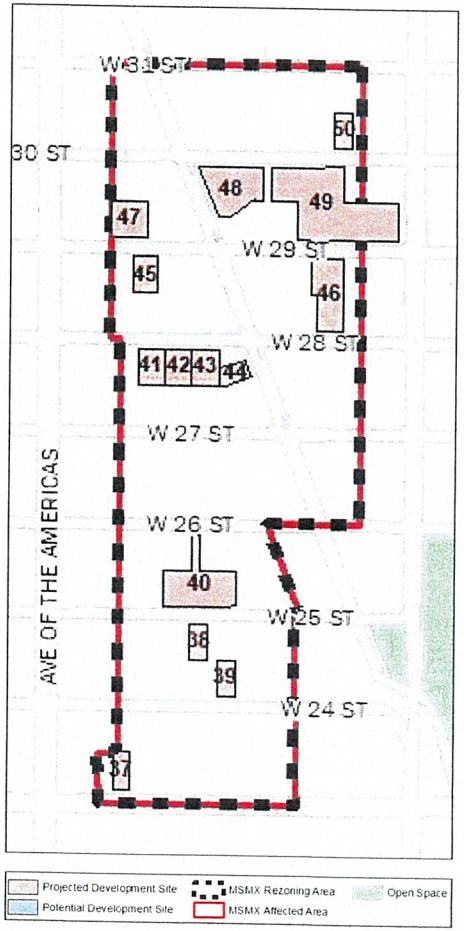
The MSMX DEIS identifies 14 Projected Development Sites in the SE Quadrant.

Newly permitted residential development on these 14 sites at R10 (12 MaxFAR) can produce 1.8M zsf of new residential space; ~2,096 dwelling units for 3,522 residents.

Increasing the zoning to R12 (18 MaxFAR) is estimated to yield 2.7M zsf of new residential space; ~3,175 dwelling units for 5,334 residents.

Identifying **920K zsf** of unused development rights from SE Quad landmarks and historic district buildings for transfer to the 14 development sites can achieve the City's housing goals while keeping underlying zoning at R10 density.

DEIS SE Quad Development Sites



*Figures based on DEIS MSMX RWCDS Data

Landmark Sites Can Transfer 540K zsf of Unused TDR at R10 Density

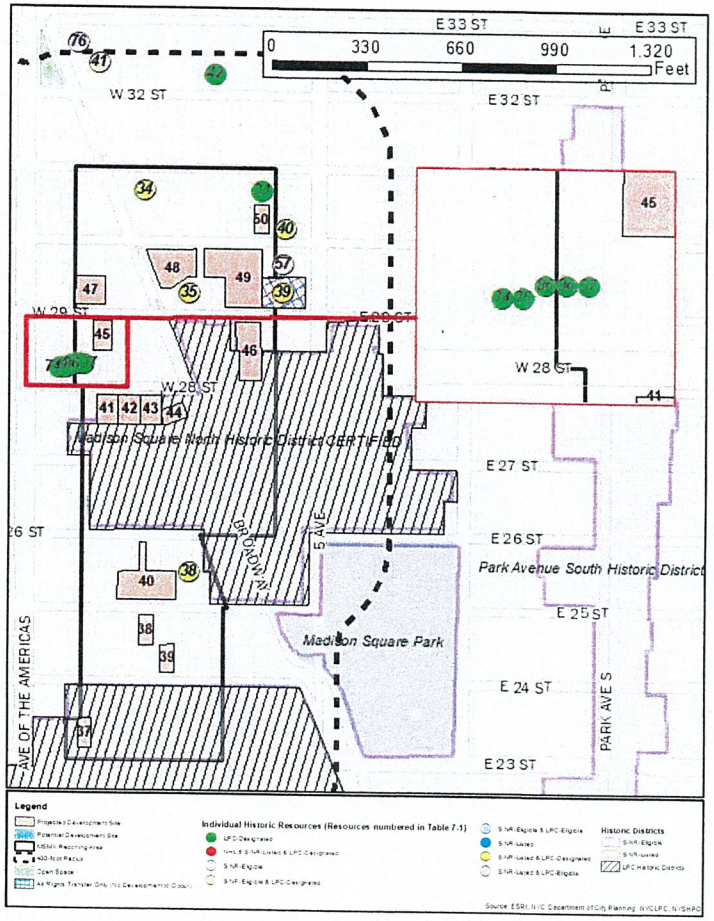
There are **12** Individual Historic Buildings in the MSMX SE Quadrant

Each site is currently underbuilt with surplus development rights equal to **460K zsf**.

The Marble College Church (39) has already transferred its unused **134K zsf** to Development Site #49.

Changing zoning to a R10 district (12 MaxFAR) increases unused landmark development rights available to transfer to: **540K zsf.**

DEIS SE Quad Landmark Sites



**Figures based on DEIS MSMX RWCDS Data*

Historic District Sites Can Transfer 1.3M zsf of Unused TDR at R10 Density

Portions of two certified NYC Historic Districts sit within the SE Quadrant of the MSMX Rezoning Area: **Ladies Mile** & **Madison Square North.** 60 properties are mapped entirely within the SE Quad *and* the two historic district boundaries

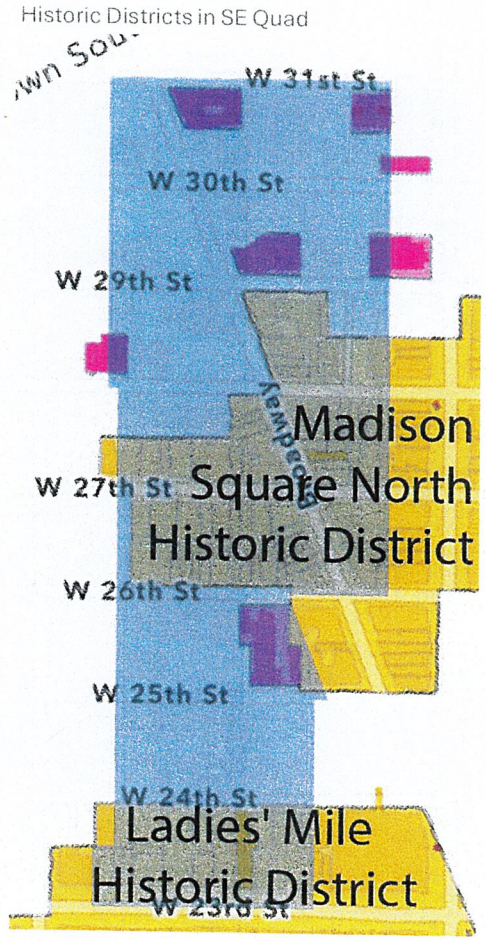
These 60 properties are currently underbuilt with surplus development rights equal to **713K zsf.**

Changing zoning to a R10 district (12 MaxFAR) increases unused historic district building development rights to **1.1M zsf.**

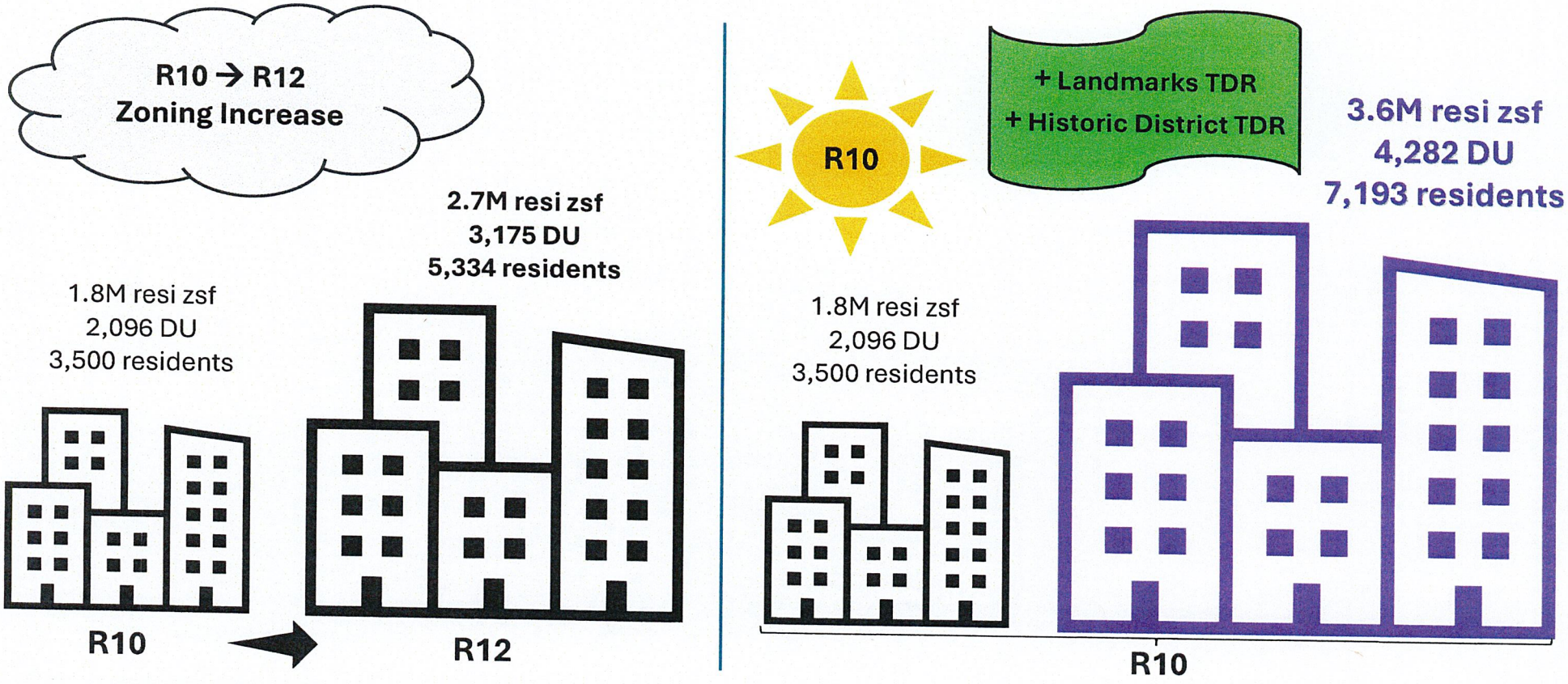
22 additional historic district properties are mapped partially within or on the same block as the MSMX SE Quad. The unused development rights from these 22 sites is currently **230K zsf.**

Unused TDR to transfer from historic district buildings to Potential Development Sites with R10 zoning designation = at least **1.3M zsf**

**Figures based on DEIS MSMX RWCDS Data*



Facilitating Transfer of Unused TDR to Development Sites at R10 Zoning Can Exceed MSMX Housing Goals in SE Quadrant Without Increasing Zoning Density to R12



*Figures based on DEIS MSMX RWCDS Data
DU = ~850 zsf | 1.68 residents per household

SOUTHEAST QUADRANT

Type	12 FAR ACTION	18 FAR ACTION	Difference
Residential (zsf)	1,785,093	2,705,356	920,263
Dwelling Units (DU)#	2,096	3,175	1,079
Residents*	3,522	5,334	1,812
Commercial (zsf)**	278,066	234,777	(43,289)
Community Facility (zsf)***	12,486	84,725	72,239

Notes
a DU = ~850 zsf per DEIS
*residents based on avg household size of 1.68
**local retail only...no forecasted new office
***includes school in FSOW

Final SOW adds five (5) development sites (39, 42, 47, 48, 50), bringing SE quadrant total development sites to 14.

Development Sites - No Action to 18 FAR Increment

FSOW Site ID	Residential GFA Increment	Community Facility GFA Increment	Comm/Manuf GFA Increment	Total Incremental GFA
37	55,590	0	(732)	54,858
38	94,345	0	5,110	99,455
39	92,295	0	5,239	97,534
40	469,234	81,755	0	550,989
41	310,264	0	(9,319)	300,945
42	141,150	0	(6,190)	134,960
43	138,675	0	(12,539)	126,136
44	52,867	0	(2,902)	49,965
45	121,810	0	13,142	134,952
46	258,080	0	33,386	291,466
47	236,782	0	(65,759)	171,023
48	345,320	0	(39,844)	305,476
49	855,672	0	53,135	908,807
50	93,646	0	(12,088)	81,558
Total	3,265,730	81,755	(39,361)	3,308,124

SITE 40

SITE 40 - Historic District Properties (On Block / Adjoining Block)

Address	BBL	Historic District	ZoneDist1	ZoneDist2	ZoneDist3	MSMX?	LotArea	BldgArea	BuiltFAR	Existing Zoning (10 MaxFAR) Unused FAR	Existing Zoning (10 MaxFAR) Unused zsf	R10 (12 MaxFAR) Unused FAR	R10 (12 MaxFAR) Unused zsf
11 WEST 25 STREET	1008270027	Madison Square North	M1-6	C5-2		Yes	2,469	26,504	10.73			1.27	3,136
37 WEST 26 STREET	1008280009	Madison Square North	M1-6			Yes	9,875	112,259	11.37			0.63	6,221
35 WEST 26 STREET	1008280013	Madison Square North	M1-6			Yes	2,469	8,970	3.63	6.37	15,728	8.37	20,666
33 WEST 26 STREET	1008280014	Madison Square North	M1-6			Yes	2,469	11,095	4.49	5.51	13,604	7.51	18,542
31 WEST 26 STREET	1008280015	Madison Square North	M1-6			Yes	2,469	11,139	4.51	5.49	13,555	7.49	18,493
29 WEST 26 STREET	1008280016	Madison Square North	M1-6			Yes	2,489	14,964	6.01	3.99	9,931	5.99	14,909
25 WEST 26 STREET	1008280017	Madison Square North	M1-6			Yes	4,906	28,128	5.73	4.27	20,949	6.27	30,761
23 WEST 26 STREET	1008280019	Madison Square North	M1-6			Yes	2,469	5,877	2.38	7.62	18,814	9.62	23,752
21 WEST 26 STREET	1008280020	Madison Square North	M1-6			Yes	2,469	5,250	2.13	7.87	19,431	9.87	24,369
19 WEST 26 STREET	1008280021	Madison Square North	M1-6			Yes	2,472	10,016	4.05	5.95	14,708	7.95	19,652
15 WEST 26 STREET	1008280022	Madison Square North	M1-6			Yes	4,400	45,309	10.3			1.7	7,480
11 1/2 WEST 26 STREET	1008280024	Madison Square North	M1-6			Yes	1,641	6,139	3.74	6.26	10,273	8.26	13,555
1141 BROADWAY	1008280025	Madison Square North	M1-6			Yes	3,075	30,966	10.07			1.93	5,935
1145 BROADWAY	1008280027	Madison Square North	M1-6			Yes	1,664	9,930	5.97	4.03	6,706	6.03	10,034
1147 BROADWAY	1008280028	Madison Square North	M1-6			Yes	1,450	6,491	4.48	5.52	8,004	7.52	10,904
1149 BROADWAY	1008280029	Madison Square North	M1-6			Yes	1,291	4,073	3.15	6.85	8,843	8.85	11,425
1140 BROADWAY	1008280033	Madison Square North	M1-6			Yes	8,788	128,010	14.57				
228 5 AVENUE	1008280041	Madison Square North	M1-6	C5-2		Yes	19,575	404,245	20.65				
1151 BROADWAY	1008280051	Madison Square North	M1-6			Yes	3,985	10,662	2.68	7.32	29,170	9.32	37,140
1155 BROADWAY	1008280053	Madison Square North	M1-6			Yes	3,050	52,916	17.35				
12 WEST 27 STREET	1008280056	Madison Square North	M1-6			Yes	4,938	91,000	18.43				
18 WEST 27 STREET	1008280059	Madison Square North	M1-6			Yes	2,469	30,069	12.18				
20 WEST 27 STREET	1008280060	Madison Square North	M1-6			Yes	2,469	10,564	4.28	5.72	14,123	7.72	19,061
22 WEST 27 STREET	1008280061	Madison Square North	M1-6			Yes	4,938	53,100	10.75			1.25	6,173
26 WEST 27 STREET	1008280063	Madison Square North	M1-6			Yes	2,469	13,825	5.6	4.4	10,864	6.4	15,802
28 WEST 27 STREET	1008280064	Madison Square North	M1-6			Yes	5,777	63,791	11.04			0.96	5,546
34 WEST 27 STREET	1008280067	Madison Square North	M1-6			Yes	6,764	66,627	9.85	0.15	1,015	2.15	14,543
40 WEST 27 STREET	1008280070	Madison Square North	M1-6			Yes	4,050	48,321	11.93			0.07	284
218 5 AVENUE	1008280035	Madison Square North	C5-2	M1-6		Partial	7,112	150,888	21.22				
1121 BROADWAY	1008270028	Madison Square North	C5-2			No	10,675	105,667	9.9	0.1	1,068		
204 5 AVENUE	1008270039	Madison Square North	C5-2			No	5,823	25,094	4.31	5.69	33,133		
206 5 AVENUE	1008270041	Madison Square North	C5-2			No	3,014	15,171	5.03	4.97	14,980		
208 5 AVENUE	1008270042	Madison Square North	C5-2			No	3,140	23,261	7.41	2.59	8,133		
210 5 AVENUE	1008270043	Madison Square North	C5-2			No	3,625	36,485	10.06				
222 5 AVENUE	1008280038	Madison Square North	C5-2			No	2,840	13,145	4.63	5.37	15,251		
224 5 AVENUE	1008280039	Madison Square North	C5-2			No	2,800	13,517	4.83	5.17	14,476		
226 5 AVENUE	1008280040	Madison Square North	C5-2			No	2,250	8,370	3.72	6.28	14,130		
						Total	158,628	1,701,838	303.16	117.49	316,886	127.13	338,380
						Total Only Full MSMX Sites	117,349	1,310,240	232.05	87.32	215,716	127.13	338,380

SITE 40 - Neighboring Landmarks TDR

Name	BBL	Address	LotArea	BldgArea	BuiltFAR	Existing Zoning (10 MaxFAR) Unused FAR	Existing Zoning (10 MaxFAR) Unused zsf	R10(12 MaxFAR) Unused FAR	R10(12 MaxFAR) Unused zsf
Trinity Chapel Complex (St. Salva) #3	1008270022	13 WEST 25 STREET	24,445	47,600	1.95	8.05	196,782	10.05	245,672
		Total	24,445	47,600	2	8	196,782	10.05	245,672

SITE 48

SITE 48 - Historic District Properties (On Block / Adjoining Block)

Address	BBL	Historic District	ZoneDist1	ZoneDist2	ZoneDist3	MSMX?	LotArea	BldgArea	BuiltFAR	Existing Zoning (10 MaxFAR) Unused FAR	Existing Zoning (10 MaxFAR) Unused zsf	R10 (12 MaxFAR) Unused FAR	R10 (12 MaxFAR) Unused zsf
1178 BROADWAY	1008300028	Madison Square North	M1-6			Yes	4,448	20,776	4.67	5.33	23,708	7.33	32,604
13 WEST 28 STREET	1008300030	Madison Square North	M1-6			Yes	4,906	40,777	8.31	1.69	8,291	3.69	18,103
1186 BROADWAY	1008300054	Madison Square North	M1-6			Yes	15,525	185,000	11.92			0.08	1,242
1180 BROADWAY	1008300027	Madison Square North	M1-6			Yes	2,217	10,000	4.51	5.49	12,171	7.49	16,605
14 WEST 29 STREET	1008300053	Madison Square North	M1-6			Yes	1,869	7,679	4.11	5.89	11,008	7.89	14,746
254 5 AVENUE	1008300040	Madison Square North	C5-2			No	1,900	8,430	4.44	5.56	10,564		
256 5 AVENUE	1008300041	Madison Square North	C5-2			No	2,467	12,899	5.23	4.77	11,768		
						Total	**33,332**	**285,561**	**43.19**	**28.73**	**77,510**	**26.48**	**83,301**
						Total Only Full MSMX Sites	**28,965**	**264,232**	**33.52**	**18.4**	**55,179**	**26.48**	**83,301**

SITE 48 - Neighboring Landmarks TDR

Name	BBL	Address	LotArea	BldgArea	BuiltFAR	Existing Zoning (10 MaxFAR) Unused FAR	Existing Zoning (10 MaxFAR) Unused zsf	R10(12 MaxFAR) Unused FAR	R10(12 MaxFAR) Unused zsf
Gilsey House #35	1008310020	1200 BROADWAY	13,975	101,808	7.29	2.71	37,872	4.71	65,822
Grand Hotel #34	1008320066	1226 BROADWAY	14,024	133,394	9.51	0.49	6,872	2.49	34,920
The Wilbraham #40 (outside MSI	1008320039	284 5 AVENUE	5,000	42,689	8.54	1.46	7,300	3.46	17,300
Hotel Walcott #33	1008320049	4 WEST 31 STREET	9,515	90,633	9.53	0.47	4,472	2.47	23,502
Holland House #57	1008310042	274-280 FIFTH AVENUE	14,812	133,300	9	1	14,812	3	44,436
		Total	57,326	501,824	44	6	71,328	**16.13**	**185,980**

Testimony Submitted by Joseph B. Rose to the CPC re MSMX, 5/19/25

The Department of City Planning is to be commended for trying to revise the zoning of vestigial M1-6 zoning districts currently mapped near Manhattan's midtown central business district. There is widespread agreement that these areas should be regulated as mixed-use neighborhoods and be encouraged to continue to emerge as thriving, 24/7 diverse communities.

Unfortunately, the plan as initially proposed would do more harm than good; especially troubling is its impact on the South-east quadrant (better known as NoMad). The core problem is that the plan treats four very different and unconnected M1-6 areas as the same when they are, in fact, quite different. This approach would overwhelm the Southeast quadrant with density (FAR) and inappropriately massed development (bulk) that could destroy the very qualities the plan purports to encourage.

This testimony will identify the plan's most significant flaws, explain how DCP's hasty mid-course revisions and a flawed DEIS contributed to the plan's weaknesses, and suggest revisions that would cure some of the plan's failings.

Core Problems of the Proposed MSMX Rezoning Plan

A. The MSMX plan proposes an excessive increase in residential FAR throughout all four M1-6 areas. To be sure, the current restrictions on residential development are ripe for repeal; but no study, analysis or testimony demonstrates a shortage of allowable development density in the rezoning areas. The current 10/12 FAR zoning is the highest permitted in the United States and among the highest permitted anywhere in the world. While there has recently been much written about the adverse impact on housing production of extensive single-family low-density zoning, there has been no suggestion that underlying Manhattan CBD densities are too low. In fact, the DCP DEIS acknowledges that under existing densities the areas proposed for upzoning are already "overcrowded" according to many of DCP's own standards. [Cite to DEIS] The repeal of the NYS multiple dwelling law cap on 12 FAR for residential buildings has no connection to a rationale for changing underlying zoning district densities: appropriate 18 FAR residential buildings can be achieved utilizing existing surplus development rights. In the South-east quadrant, every single unit of housing contemplated by the MSMX plan for that area can be developed using existing surplus development rights. [If you can give some examples of sites, that would help.]
B. The proposed massive increase in residential FAR and the disparity in permitted commercial and residential FAR's would certainly lead to the displacement of many

businesses and not-for-profit tenants and the likely loss of thousands of jobs. While it is appropriate to allow the market to determine the mix of uses in the Midtown South area, as the Citizens Housing Planning Council has noted, there is no planning rationale to favor residential uses over commercial in the central business district. Cities are first and foremost labor markets, and it is a sound planning principle that jobs should be encouraged to concentrate where there is good transit access from a wide range of neighborhoods throughout the metropolitan area. An FAR preference in midtown Manhattan for residential use over commercial makes no sense. A detailed analysis just completed for the Flatiron/NoMad BID makes clear that NoMad's thriving commercial sector will confront inevitable job displacement from residential conversions of commercial buildings over the coming decade. There is no sound reason to try to accelerate that process.

C. The proposed rezonings will have a profoundly adverse impact on landmarked properties and historic districts. By saturating the area with surplus FAR, the proposed actions will drastically diminish the value of a landmark's surplus air rights. The ability to transfer air rights to nearby development sites is an important benefit for landmark properties and gratuitously devaluing these air rights makes no sense. Undermining the value of surplus landmark air rights while increasing the underlying FAR puts pressure on landmark properties facing financial difficulties to contemplate trying to redevelop their sites, something clearly at odds with their landmark status. The obvious adverse economic impact on the value of the almost - fire-destroyed St Sava cathedral is just the most obvious example of this kind of situation. Individual landmarked properties and historic districts comprise more than 50% of the South-east Quadrant's land area, neglecting the impact of this contemplated action is a significant failing. Another ill-advised contemplated action in this realm is the removal of the North side of West 40th street from the Special Midtown (Theater District). Currently the potential "soft site" on that block is eligible to receive air rights from listed Broadway theaters agreeing to remain available for legitimate theater use. Removing a viable receiving site for theater air rights is neither necessary nor warranted and deprives worthy cultural assets of future resources potentially critical to their survival.

D. The MSMX zoning proposal's incorporation of open space bonuses is also misguided. While some of the northern quadrants might benefit from additional open spaces, the South-east quadrant has readily accessible and well-used open spaces like Madison Square Park and the Flatiron and Broadway Vision corridors. Instead of incentivizing problematic private plazas (POPS) the plan should tie residential development to mitigation measures supporting the continuing evolution of the public spaces that work well.

E. The bulk regulation revisions proposed as part of MSMX are not well-thought out, especially regarding how they affect existing residents and businesses in the South-east quadrant. If we are to accommodate a substantial increase in residential development and approach a full buildout of allowable FAR, then we must pay attention to how changes to regulation of new high-density development will impact existing buildings. Because of the wide variance of the built character among the four areas proposed to be rezoned, generic design and bulk regulations are a mismatch for the Southern quadrants. There are no 160' street wall buildings on midblock in the South-eastern quadrant and the proposal's absence of meaningful setback or sky-exposure planes would guarantee that most NoMad streets would remain in shadow most of the day. Existing residentially converted loft buildings would lose more light and air than they would from high density development under existing bulk regulations. While new development should not be blocked from occurring, current residents have the right to expect that new housing-oriented reforms should not completely disregard their presence and encourage worse conditions than are currently permitted.

Hasty Revisions and a Flawed DEIS Led to the MSXM Plan's Flaws

The MSXM plan's shortcomings are explained by three conceptual errors: a) ignoring the fundamental differences and character of the land uses of the four different unconnected M1-6 areas, b) a rushed revision to the original draft plan to incorporate legislative regulatory changes into the plan without thinking them through, and c) preparing a DEIS without considering obvious likely impacts, accurate worst-case scenarios, and evaluating reasonable alternatives.

The original draft of the MSMX plan (which many of the constituencies and expert analysts reviewed with enthusiasm) contemplated maintaining current commercial densities while permitting residential use and imposing Inclusionary Housing mandates. When late in the planning process the state legislature eliminated the 12FAR residential building cap and the "City of Yes" zoning reforms created new unprecedentedly high-density R11 and R12 zoning districts, DCP raced to incorporate the newly permissive tools into their already formulated plan. While some parts of the northern quadrants might have been well-suited for testing the new tools, other areas--the southern quadrants--clearly were not. The very high density, high street-wall, low residential occupancy, and optimal positioning amid the three regional transit hubs of Grand Central, Times Square, and Penn Station, made the northern quadrants potentially viable, the characteristics of the South-east quadrant are very different. Unlike the other areas, the commercial market of the South-east quadrant is particularly strong, with higher rents and lower commercial vacancy than the other

quadrants. Also, the lower as-built density (5.2 FAR compared to 14 or more to the North), lower and varied mid-block street walls, larger existing residential population, distance from the transportation hubs, and high concentration of landmarks and historic properties made it a mistake to treat the South-east quadrant the same as the other areas. The desire to press forward with a single all-encompassing Midtown South zoning action led to a plan devoid of sensitivity to difference or nuance.

This error was compounded by an environmental review that falls far short of what SEQRA requires. None of the issues reasonably raised by the late-in-the-game revisions to the plan were studied in the DEIS. Had the original plan with existing densities remained the proposal, more of the proposed DEIS would have been acceptable because the material changes to current zoning would have been the permitting of residential use and the imposition of inclusionary zoning.

But the massive subsequent increase in proposed FAR raised questions that DCP stubbornly refused to consider. The impact of likely zoning lot mergers, the impact of devaluing landmark air rights, the increased displacement pressure on existing non-residential tenants, and the impact of likely additional loss of light and air to existing businesses and residents of previously converted buildings, are important issues simply ignored in the DEIS. (An egregious flaw that should be addressed in any version of the proposal is the need to address the threat of residual toxic conditions in formerly manufacturing buildings being converted to residential use.)

Sadly, despite many of these flaws or oversights having been raised throughout the public review process, DCP has so far refused to acknowledge the need to adjust the environmental review, as SEQRA requires. At a minimum, the changes require the preparation of a Supplemental EIS. Instead of recognizing the need for some additional consideration, the position has been to assert that DCP's technical manual does not require consideration of "possible" or even "likely" zoning lot mergers, but only those already agreed to. A similar attitude is taken toward other issues like historic resources and the impact on existing residents and businesses. To illustrate, DCP has so far taken the position that the massive FAR increase will have no adverse impact on landmark properties' air rights values or their ability to transfer air rights, yet DCP's reasonable worst case bulk scenarios do not consider many likely landmark air right transfers. Similarly, DCP uses the recently built Ritz Carlton Hotel on Broadway to illustrate a high-density as-built condition under existing zoning without noting that the as-built condition was only achievable because of zoning lot mergers utilizing nine tax lots and thus allowing the mix of high-density avenue bulk and lower density midblock that is characteristic of the South-east quadrant.

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 8, 2025 2:58:14 PM
To: ACantu@planning.nyc.gov; MMarinoff@planning.nyc.gov; manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Samuel Rosenblatt**
Zip: **10018**

I represent: **Myself|A local business**

Details for "I Represent": **I represent myself and a business located in the area**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Rosenblatt-01

Additional Comments:
I am STRONGLY in favor of this project. We need this additional housing and help with the vacant commercial buildings. Please

Olmstead Properties INC.
Management, Leasing, and Consulting

575 Eighth Avenue
New York, NY 10018
212.564.6662
Fax: 212.564.6667
www.olmsteadinc.com

Department of City Planning
Chairperson Office
Received
MAY 13 2025

May 8, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

Dear Dan,

Rosenblatt-01

I am writing to express my **strong support for the MSMX proposal** to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it. This is the CENTER OF NYC and deserves better. Please get this passed.

Sincerely,

Samuel Rosenblatt
President

Olmstead Properties INC.
Management, Leasing, and Consulting

575 Eighth Avenue
New York, NY 10018
212.564.6662
Fax: 212.564.6667
www.olmsteadinc.com

May 8, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

Dear Dan,

I am writing to express my **strong support for the MSMX proposal** to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it. This is the CENTER OF NYC and deserves better. Please get this passed.

Sincerely,

Samuel Rosenblatt
President

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 4:33:57 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Wendi Rose**
Zip: **10010**

I represent: **Myself**

Details for "I Represent":

My Comments:

Rose W.-01

Vote: I am **other**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
Dear Chair and Commissioners: My name is Wendi Rose, and I have been a resident of the Southeast quadrant for 30 years. I have been following the ULURP process closely and have reviewed the MSMX zoning proposal. I believe in and support creating a vibrant mixed-use neighborhood with affordable housing, but I also feel strongly that the current proposal for the Southeast Quadrant needs revision due to its potential negative impact on this area. The current MSMX proposal doesn't take into consideration the existing residential conversions like my building in the Southeast Quadrant and the negative impact that zoning changes will have on (1) the habitability of the buildings (especially access to light and air) as a result of new construction and (2) the viability of historic buildings, which should have the benefit of selling their air rights. In particular, I'm thinking of the Church of St. Sava next door, which needs funding for a reconstruction project following a devastating fire. I request that the Commission not rush into passing this proposal without fully studying its environmental consequences. I also request that the Commission (1) not uphold City of Yes's rear-yard requirement of only 20 feet, but keep the existing larger rear-yard requirement of 30 feet for residential buildings, and the existing height setback requirements for façades in the Southeast Quadrant, and (2) maintain the existing 10/12 FAR for commercial in the Southeast Quadrant ,but allow residential at the same 10/12 FAR so that new developments are encouraged to use the air rights of the existing historic and landmark buildings in the Southeast Quadrant. Thank you very much for your consideration. Best, Wendi Rose

Rose W.-02

Rose W.-03

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Linda Rucconich**
Zip: **10018**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Rucconich-01

Additional Comments:

I am very much in favor of the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is extremely important and crucial that MSMX passes for the following reasons: • The Garment District has fewer residents than any other district in the 5 boroughs. After Covid, this neighborhood was unable to recover because of this. • Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. • The neighborhood needs a plentiful residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. • The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. There are many other reasons, but thank you for this opportunity to express my strong support for this essential proposal. The future of the Garment District depends on it.

From: Public Hearing Comments (Do not reply)
Sent on: Sunday, May 18, 2025 6:54:04 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Sahebba Sabherwal**
Zip: **10010**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Sabherwal-01

Additional Comments:
Dear Chair and Commissioners: My name is Saiba Sabherwal, and I have been a resident of the Southeast quadrant for 10 years. I have been following the ULURP process and have reviewed the MSMX zoning proposal. I support creating a vibrant mixed-use neighborhood with affordable housing, but I feel strongly that the current proposal for the Southeast Quadrant needs revision due to its potential negative impact on this area. The environmental impact of the MSMX proposals on existing residential buildings such as mine remains to be fully addressed and studied. My building is 12-stories, and was converted from commercial to residential in the early 1980s. Its entrance is on W. 26th St, with half of its units facing a parking lot on 25th St. Given the possible mergers/air rights acquired from adjacent/nearby buildings, notably the landmarked St. Sava Church, the parking lot could be replaced by a 100+ story building, if the MSMX plan is passed (whether 15 FAR or 18 FAR are used). Such massive new construction would have a highly deleterious effect on the light and air quality of the apartments directly facing it, with a rear yard separating the two buildings by a mere 20 ft. In fact, the living conditions in any similar residential conversions in the Southeast Quadrant would be seriously compromised if the MSMX plan is approved as drafted. I, therefore, ask the Commission to modify the MSMX plan in two ways: (1) maintain the existing 10/12 FAR for commercial in the Southeast Quadrant but allow residential at the same 10/12 FAR so that potentially very tall buildings out of scale with the existing fabric will not be built; (2) require a deeper rear yard setback for new construction to accommodate our building and others that were built along the lot line since they were originally intended for commercial purposes and only later converted to residential buildings. More specifically, for buildings like ours in the Southeast Quadrant, we propose that the setback be increased to 30 ft on each side, for a total of 60 ft, which is what residential buildings used to have. That would enable buildings like ours to have the necessary, environmentally adequate air and light that we need to live in apartments directly facing a huge high-rise.

Sabherwal-02

Sabherwal-04

Sabherwal-03

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Robert Savitt**
Zip: **10018**

I represent: **A local business**

Details for "I Represent": **I am the President of Savitt Partners, a commercial real estate firm, and am on the Board of the Garment District Alliance (GDA). I have been a property owner and manager of several office buildings in the Garment District for the past 35 years and today am writing to support the Midtown South Mixed-Use Plan (MSMX).**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Savitt-01

Additional Comments:

I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: • The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. • Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. • The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. • The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

SAVITT PARTNERS

Department of City Planning
Chairperson Office
Received
MAY 16 2025

May 12, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, NY 10271

Dear Chair Garodnick:

Savitt-01

I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Sincerely,

Robert Savitt

From: Public Hearing Comments (Do not reply)
Sent on: Sunday, May 18, 2025 9:33:21 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Rachel Schultz**
Zip: **10010**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **other**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Schultz-01

Additional Comments:

Dear Chair and commissioners, My name is Rachel Schultz. My husband and I live in the Southeast Quadrant at [redacted] and work from a home office. We chose this neighborhood because of its unique character, charm, and livability. We're not opposed to more housing or development. But we urge you to consider the specific concerns raised by CB5 and the Business Improvement District. The Southeast Quadrant is not like the others—it includes several historic districts, smaller mid-block buildings, and former commercial buildings already converted to residential spaces that require thoughtful, tailored zoning. A blanket approach treats this distinctive area as if it's interchangeable with the rest of the district, and that simply doesn't work. The proposed rezoning would allow for large-scale assemblages and transfers of floor area, potentially leading to very tall buildings out of scale with the existing fabric. The proposed FAR of 12/18 will lead to oversized developments that could block light and air, especially to mid-block residential buildings like ours, and the environmental impacts haven't been fully studied. As of now, the current FAR for the SE Quadrant is 10/12 for commercial. We ask that the city planning commission keep the FAR for commercial as is but add residential at 10/12 as well in the Southeast Quadrant to reflect these concerns. We also ask the city planning commission to reconsider the approved setbacks to take into account that already converted commercial spaces, like our building, are already built right to the property line. A greater setback would take this into consideration and insure better air and light to existing buildings. This is a rare and special part of the city, and its zoning should respect its history, scale, and the people who live here. Thank you Rachel Schultz, MD

Schultz-02

Schultz-04

Schultz-03

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 9:23:50 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **William Schultz**
Zip: **10010**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **other**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Schultz W.-01

Additional Comments:
Dear Chair and Commissioners, My name is Bill Schultz, and I live and work from my home at [redacted] in the Southeast Quadrant. I've been following the ULURP process and have reviewed the MSMX zoning proposal. While I support the broader goal of creating a vibrant, mixed-use neighborhood with affordable housing, I believe the current proposal for the Southeast Quadrant requires major revisions due to its potential negative impacts. The Southeast Quadrant contains several historic districts, yet the proposal treats all four quadrants the same, ignoring these distinct characteristics. It permits assemblages and floor area transfers, potentially allowing enormous buildings—comparable in scale to the Empire State Building—amid low-rise historic structures. This raises serious concerns about environmental impacts that haven't been properly assessed. My building was converted to residential use in the early 1980s, with half the units facing a parking lot on 25th Street. If floor area transfers are allowed, especially from sites like the landmarked St. Sava Church, that lot could be replaced by a 100+ story building under the proposed 15 or 18 FAR limits. Such construction would severely reduce light and air for nearby apartments, with buildings potentially separated by only 20 feet. This would significantly degrade living conditions throughout the Southeast Quadrant. I respectfully urge the Commission to make the following modifications to the MSMX plan: Reduce FAR limits to 12 or less to reflect the likelihood of floor area transfers. Maintain the current 10/12 FAR for commercial uses, and apply the same limit to residential development to prevent out-of-scale towers. Preserve the existing 30-foot rear yard requirement rather than adopting the City of Yes's proposed 20-foot rule. For converted commercial buildings like mine, require a total setback of 60 feet (30 feet from each side) to ensure adequate light and air for residential units. Please do not move forward with this plan without fully evaluating the environmental impacts of large-scale development, especially from site mergers and air rights transfers that could drastically alter our neighborhood and compromise our quality of life. Thank you for your consideration, Bill Schultz [redacted]

Schultz W.-02

Schultz W.-03

Schultz W.-05

Schultz W.-04

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 8, 2025 10:12:50 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Gerald Scupp**
Zip: **10018**

I represent: **Myself**

Details for "I Represent": **I work in the garment district**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Scupp-01

I have worked in the garment district for over thirty years and have seen many positive changes. Over the five years or so things have taken a turn for the worse. not only will this help the city gain new housing, the need for which we hear about as nauseum, but it will make this neighborhood into a place you can actually feel good about being in. this change will make a difference.

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 13, 2025 4:50:48 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Jerry Scupp**
Zip: **10018**

I represent: **Myself**

Details for "I Represent": **work in the area**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Scupp J.-01

Additional Comments:
This neighborhood has so much potential but it seems to losing ground and getting worse. its needs residential to give it the boost it needs for economic viability while providing much needed housing. a win-win for New York

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 8, 2025 4:38:09 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **LEURY SERRATY**
Zip: **11373**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Serraty-01
I APPROVE THIS MESSAGE

FALCON PROPERTIES, INC. 147 WEST 35TH STREET, 16TH FL NEW YORK, NY 10001 / 212-302-3000 / FAX: 212-302-4002

Department of City Planning
Chairperson Office
Received
MAY 19 2025

May 8, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

To Whom It May Concern

I am writing to express my **strong support for the MSMX proposal** to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Serraty-02

Sincerely,

Leury Serraty

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 13, 2025 4:05:22 PM
To: ACantu@planning.nyc.gov; MMarinoff@planning.nyc.gov; manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **LEURY SERRATY**
Zip: **11373**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
Dear Mr. Garodnick, I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: · The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. · Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. · The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. · The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 15, 2025 9:20:53 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Tori Sheffer**
Zip: **10032**

I represent: **Myself|A local community group or organization**

Details for "I Represent": **The Broadway community**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Sheffer-01

You cannot do this to the collection of designers and Broadway costumers who call the garment district their home.

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 7, 2025 12:44:58 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: MSMX CPC testimony.docx.pdf (96.86 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Marisa Maack**
Zip: **10123**

I represent: **The local community board**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:
Julie Chou - Vice CHair of MCB5 Land Use is giving in person public testimony - this is a copy

Manhattan Community Board Five

Bradley Sherburne, Chair
450 Seventh Avenue, Suite 2109
New York, NY 10123-2199
212.465.0907 f-212.465.1628
Marisa Maack, District Manager

May 7, 2025

New York Empire State Development
655 3rd Avenue
New York, NY 10017

Re: Testimony of Manhattan Community Board Five on the Midtown South Mixed-Use Rezoning Plan

Dear Chair Garodnick and Members of the City Planning Commission,

Manhattan Community Board Five (CB5) strongly supports the overarching goals of the Midtown South Mixed-Use (MSMX) Plan, specifically, introducing housing into long-industrial districts and creating a vibrant, 24/7 mixed-use neighborhood. We agree that updating outdated manufacturing-only zoning is a critical step toward addressing New York City's housing crisis and sustaining Midtown's long-term vitality.

CB5 unanimously approved the rezoning with a modified, lower-density alternative in two of the four quadrants, reaffirming our commitment to urgently needed housing while underscoring the equally critical importance of public infrastructure, sustainability strategies, and essential amenities, including open space, community facilities, public schools, and transit and safety improvements, that are necessary to support long-term livability, equity, and resilience for Midtown South.

Sherburne-01

The proposed MSMX rezoning raises significant concerns. It sets a precedent for the highest residential density ever permitted in New York City, without sufficient open space mitigation in a neighborhood already severely underserved. We have heard from stakeholders that the proposed density is so high that excess Floor Area Ratio (FAR) remains unused, severely weakening incentives to pursue bonus development rights that would deliver much-needed improvements to open space, transit, and landmark preservation.

Sherburne-02

Sherburne-03

To balance new housing with neighborhood character and infrastructure capacity, CB5 proposes the following modifications:

● Southeast Quadrant (23rd–27th Streets): We propose mapping the lower density 15 FAR for

Sherburne 04

residential instead of 18 FAR in the Southeast Quadrant. This adjustment aligns more closely with the extensive historic district, which is effectively a 12 FAR equivalent under LPC review, and will preserve the value of landmark transferable development rights (TDRs).

● Northwest Mid-blocks (East of 8th Avenue, 28th–40th Streets): We propose mapping 15 FAR for residential instead of 18 FAR in the midblocks of the Northwest Quadrant to support the conversion of existing buildings rather than demolition. This approach meets the planning goal of maintaining lower density on narrow streets for improved light and air and easier access to services for large buildings on the avenues.

● Southwest Quadrant (28th–34th Streets, West of 8th Avenue): We do not currently propose any changes to the proposed zoning of 15 Residential FAR in the Southwest Quadrant. CB5 ultimately felt that R12 in this area was appropriate as a buffer to the very high density that could exceed 30 FAR in the GPP on Block 780 and the neighboring blocks.

● Northeast Quadrant (28th–34th Streets, 5th–6th Avenues): We do not propose any changes to the proposed zoning of 18 Residential FAR in the Northeast Quadrant. This quadrant is currently surrounded by very high density development.

These recommendations aim to concentrate high-density development where contextually appropriate, while avoiding blanket 18 FAR designations in quadrants constrained by smaller lots and limited infrastructure.

Our Executive Committee, in collaboration with five additional committees, has developed and passed a comprehensive package of 85 Points of Agreement, scheduled for a full board vote tomorrow. These include proposals to explore targeted density bonuses and zoning tools that would allow higher FARs, up to 18 or beyond, but only when directly tied to meaningful community-serving investments.

In conclusion, CB5's message is clear: we support new housing and mixed-use development in Midtown South but not at the expense of the neighborhood's quality of life, infrastructure capacity, and long-term functionality. We urge the City Planning Commission to adjust the MSMX map and text to reflect these concerns, lowering densities where needed, strengthening incentives for public amenities, and ensuring that future development delivers real community benefits.

Sherburne-05

We thank the Commission for the opportunity to testify and look forward to working collaboratively to refine the plan in the public interest.

Respectfully submitted,



Bradley Sherburne Chair, CB5

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 7, 2025 10:19:53 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: Sigman CPC testimony 5-7-25.docx (14.58 KB), Sigman CPC testimony 5-7-25.docx (14.58 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **David Sigman**
Zip: **10011**

I represent: **The local community board**

Details for "I Represent": **Member of Manhattan Community Board 5 Land Use Housing and Zoning Committee**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
CB5 voted unanimously in favor of MSMX with changes to R11 from R12 in the midblocks of the NW quadrant and in the entire SE quadrant. The attached testimony explains our thinking on this issue.

Good afternoon, I'm David Sigman, a member of the Manhattan Community Board 5 Land Use, Housing and Zoning Committee. I'm speaking today in place of Julie Chou, our committee Vice Chair, who had another commitment.

During February, March and April of this year, CB5 heard testimony from residents and business organizations in the MSMX zone, most of which lies in our district, that they wanted us to understand the unique characteristics of each of the four quadrants and not to spread R12 across Midtown South like cream cheese on a bagel. In addition, our hearings highlighted concerns about the impact of 18 residential FAR's on preservation of landmarks through transfers of development rights, reduction in value of the transit and covered pedestrian space zoning bonuses, and increased demolition of Garment Center loft buildings over conversion. Sigman-01

CB5 strongly supports the goals of the MSMX plan but voted unanimously to modestly adjust the City's proposed densities from R12 to R11 in the midblocks of the Northwest Quadrant in order to preserve the Garment Center's existing built environment and in the Southeast Quadrant to protect the landmarked buildings that are prevalent in that area. We chose to confirm the R12 density in the Northeast Quadrant which has been the hole in the bagel of the Special Midtown District and to leave the Southwest Quadrant as proposed as a blending of concerns related to Chelsea to the south and west and the very high densities of the GPP to the north. Sigman-02

While the draft EIS proposes virtually no mitigation measures, CB5 will be discussing this month elements of a Points of Agreement to address very real concerns including lack of open space, pedestrian crowding, low public safety, protections for residential and small business tenants, the need for a school on Site 40, expansion of Bellevue emergency services, and expedited review of landmark eligible buildings, all in the service of creating a true 24 hour neighborhood in this industrial landscape. Sigman-03

CB5 also recognizes that the success of the MSMX plan in creating new housing over the next decade will rely on the efficacy of the 485-x tax abatement for projects larger than 99 units, the impact of MIH on the value of the 467-m conversion abatement including the imminent reduction in the length of the abatement on July 1, 2026, and the reduction in applications for new hotels due to the Special Permit requirement. All of these require the action of our State representatives and City Councilmembers. Sigman-04

Sigman-05

From: Public Hearing Comments (Do not reply)
Sent on: Tuesday, May 13, 2025 9:39:41 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Brian Steinwurtzel**
Zip: **10018**

I represent: **A local business**

Details for "I Represent": **GFP Real Estate owns several million square feet of office/manufacturing buildings in the MSMX zones.**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:
GFP Real Estate is the largest landlord to small and medium sized businesses in New York City. We also are at the forefront of developing residential buildings (~3,000 units since 2022), life science laboratories (www.innolabslic.com) and educational facilities. We own ~13 million square feet including several million square feet in the midtown south rezoning areas. We also manage ~18 million square feet city wide. We support the rezoning of Midtown South. Midtown South is a transit rich, centrally located neighborhood in need of housing. Demand for housing in and around the MSMX districts is significant with apartments and condominiums achieving some of the highest prices in New York City. New York City has been in a housing crises for decades. Current estimates by the Regional Planning Association show a shortage of over 500,000 homes. Rezoning these districts will allow for a significant amount of housing to be created – potentially 9,700 units with 2,000 affordable units. This new housing supply is desperately needed. Lifting the FAR Cap and rezoning to allow residential housing will significantly improve these neighborhoods. Mixed use neighborhoods with robust transit options that also include residential housing have led to some of the most successful neighborhoods in New York City. Neighborhoods like SoHo, Union Square and Chelsea have long been prime examples. Recent residential additions to areas like FiDi and the Meatpacking district exemplify how additional residential units can improve neighborhoods for all. A large amount of this housing may be created by converting existing buildings to residential buildings. Office demand in New York City is down from pre-COVID levels. There are a significant number of buildings in these districts that are vacant, functionally obsolete or have owners that cannot afford to upgrade their buildings to attract office tenants. Converting existing buildings is much more environmentally friendly than demolishing and building new. It also takes less time yet creates a similar amount of housing as demolishing existing buildings to build new ones. Furthermore, City of Yes for Housing Opportunity allows residential density above 12 FAR and allows the densification of buildings to create even more housing units. Moreover, the 467-m state tax incentive for office to residential conversion mandates permanently affordable housing while incentivizing owners to convert their buildings to residential quickly before the program expires. Rezoning these districts is a win-win-win for the neighborhoods, owners and tenants in need of homes. Allowing for mixed use districts that create housing is critical to the future of New York City. Please pass Midtown South Mixed-Use Plan (MSMX) to help our city.

Steinwurtzel-01
Steinwurtzel-02
Steinwurtzel-03
Steinwurtzel-04

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Aaron Wapner**
Zip: **11102**

I represent: **Myself**

Details for “I Represent”:

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Wapner-01

This plan would be a generational investment in the area, create desperately needed housing, and lead to many new jobs. In such a dense, transit-rich part of the city, housing should not be as restricted as it is with the outdated zoning. Please support this plan to bring the city into the 21st century and increase the supply of housing, leading to a more affordable city.

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 12:03:19 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **clare wasserman**
Zip: **10027**

I represent: **Myself|A local business**

Details for "I Represent": **Broadway Costume Design Assistants**

My Comments:

Vote: I am **other**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Wasserman-01

Additional Comments:

I'm a Broadway Costume Designer. I would appreciate the consideration of keeping spaces available for fabric stores, costume shops, and studio spaces for those of us who work in the industry. It is vital to our work that everything stay centrally located in the fashion district.

From: Public Hearing Comments (Do not reply)
Sent on: Monday, May 19, 2025 12:08:51 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Nicole Wee**
Zip: **11238-5154**

I represent: **Myself**

Details for "I Represent": **Theatrical Costume Designer for Commercial and Off-Broadway**

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Wee-01

The garment district is a unique and essential resource that is directly responsible for the high quality work being done in theater, film, tv, and fashion. Without it, several essential businesses will suffer or close entirely. It will also have a dramatic negative impact on the work being produced which will adversely impact revenue generated from ticket sales, local restaurants, and tourism to name only a few sectors.

From: Public Hearing Comments (Do not reply)
Sent on: Friday, May 16, 2025 12:15:50 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Gigi Wong**
Zip: **10009**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **opposed**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Wong-01

The garment district is rich in history and culture, it is also instrumental to many people who earn their livelihood. Getting ride of the garment district will lead to irreversible damages for workers, art students and culture.

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 8, 2025 12:48:35 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: CHPC CPC testimony MSMX supplemental 250508.pdf (347.17 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Ray Xie**
Zip: **11221**

I represent: **A local community group or organization**

Details for "I Represent": **Citizens Housing & Planning Council**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **Yes**
If yes, are you now submitting new information? **Yes**

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
Supplemental comments for CHPC's testimony on the MSMX Plan, addressing questions asked by Chair Garodnick and Commissioner Benjamin after testimony.

CHPC NEW YORK CITY | CITIZENS HOUSING & PLANNING COUNCIL

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Mark Ginsberg
Vice President
Samantha Magistro
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Beatriz De la Torre
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Alexander Gorlin
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Nicholas Lettire
Jeremy Levkoff
Richard Lobel
Michael Lohr
Brian Loughlin
Kenneth Lowenstein
Philippe Martelly
Moshe McKie-Krisberg
Ron Moelis
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Perry Notias
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Anthony Richardson
James Riso
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Matthew Schatz
David Schwartz
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Paul Selver
Nadir Settles
Wendi Shafran
Ethel Sheffer
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Brian Smalley
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SUPPLEMENTAL TESTIMONY SUBMITTED TO CPC ON MIDTOWN SOUTH MIXED-USE PROPOSAL, MAY 8, 2025

HOWARD SLATKIN, EXECUTIVE DIRECTOR

Chair Garodnick and Commissioners,

This supplemental testimony is offered in response to questions asked by the Commission in response to testimony delivered by Ray Xie, CHPC Policy Analyst, at yesterday's public hearing on the Midtown South Mixed-Use proposal.

Commissioner Benjamin inquired whether CHPC's recommendation is to eliminate the floor area bonuses (for transit/POPS) in the shift to R10 districts.
This is not part of our recommendation.

Chair Garodnick inquired whether CHPC had calculated the "unit loss" in changing the southwestern and southeastern quadrants to R10 rather than the proposed R12 and R11 designations.
We have made an approximation based on the development scenario tables in the PDF of the DEIS; certainly DCP could do this using its spreadsheets. Yet this requires caveats, because while the DEIS methodology represents a "reasonable worst case development scenario" that is adequate to construct a conservative assessment of potential CEQR impacts, it is not a framework that provides a thorough evaluation of the likely outcomes of these options.

Based on the DEIS methodology, mapping an R10 designation rather than an R11 or R12 would reduce by roughly 20 percent the number of projected units. But this comparison overemphasizes the likelihood of very-high-density development on the very small lots on which the DEIS projects development, including 18 FAR on lots of less than 5,000 sf and 15 FAR on 3,000 sf lots. It does not account for the ability to achieve similar densities under R10 zoning through zoning lot mergers or landmark transfers. So the "unit loss," or reduction of units likely to be produced, would be smaller than this methodology suggests.

For certain, the City should be seeking to build significant amounts of housing where significant opportunities exist! Yet the Commission's policy toward the mapping of zoning districts is more than an exercise in comparing EIS numbers; it's based on rationales that consider similar situations similarly and recognize the opportunities for development within a hierarchy of densities and scales. It would be peculiar to suggest that 12 FAR, which well exceeds existing built densities in these areas and is the highest density permitted for a new residential building anywhere in New York City today, is insufficient where the intended development will occur on small footprints fronting 60-foot-wide side streets. If 18 FAR were mapped in these situations, what district would the Commission suggest should be mapped on large opportunity sites on Sixth Avenue or other wide streets?

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 7, 2025 4:32:17 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)
Attachments: CHPC CPC testimony MSMX 250507.pdf (353.04 KB)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Ray Xie**
Zip: **11221**

I represent: **A local community group or organization**

Details for "I Represent": **Citizens Housing and Planning Council**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **Yes**

Additional Comments:
Please see attached for testimony. CHPC Executive Director will follow up with Commission staff to answer questions brought up during testimony.

CHPC NEW YORK CITY | CITIZENS HOUSING & PLANNING COUNCIL

Chairman
Richard Roberts
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Mark Ginsberg
Vice President
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Moshe McKie-Krisberg
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Matthew Schatz
David Schwartz
Avery Seavey
Paul Selver
Nadir Settles
Wendi Shafran
Ethel Sheffer
Jane Silverman
Brian Smalley
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David Walsh
Adam Weinstein
Alan H. Wiener
Mark A. Willis
Emily Youssouf
Emeritus
Peter Salins

TESTIMONY TO CITY PLANNING COMMISSION ON MIDTOWN SOUTH MIXED-USE PROPOSAL, MAY 7, 2025

HOWARD SLATKIN, EXECUTIVE DIRECTOR

Good morning, Chair Garodnick and Commissioners. My name is Howard Slatkin, and I am Executive Director of Citizens Housing and Planning Council. I am presenting testimony on the Midtown South Mixed Use (MSMX) proposal reflecting CHPC's Zoning Committee's review of the proposal.

The core purpose of the rezoning, to use housing and mixed-use development to reinvigorate portions of Midtown South, Chelsea and the Flatiron District, is a sound premise in light of recent trends and challenges. These are areas of significance to the city's economic wellbeing as well as areas of opportunity for new, high-density housing. We encourage the Commission to advance these changes, with modifications to address several important issues.

Xie-01

With State legislation it has become lawful for the City to zone for residential development at FARs exceeding 12.0. Finding suitable locations for the application of R11 and R12 districts is a worthy effort. However, in some locations the rezoning as proposed would be inconsistent with principles that guide the development of these and surrounding areas.

Issues

- Under the proposal, Sixth Avenue would remain zoned for 12 FAR while the narrow side streets flanking it would be zoned for 15 or 18 FAR. This does not present a rational allocation of bulk or density. **The proposal should not zone the sidestreets for higher density than the avenues.** Xie-02

- Jobs in the Manhattan Core support housing throughout the region. The MSMX proposal would depart from a longstanding policy of prioritizing commercial development in the Manhattan CBD with commercial FARs that are at least as high as residential FARs. This has been done in part to support the ability to assemble sites for commercial development, which requires larger footprints than residential development. No rationale has been presented for reversing this policy here, nor has there been an articulation of where within the CBD this new policy would or would not be appropriate. It is not a step that is necessary to induce residential development, for instance. **The proposal should assign commercial FARs that are at least equal to the residential FARs in these areas.** Xie-03

- The proposal zones all four quadrants as if they have similar neighborhood characteristics and built context. The southwest and southeast quadrants are different in character – Chelsea and Flatiron, rather than Midtown South. **The proposal should treat the southwest and southeast quadrants differently from the northern areas.** Xie-04

- Under recently enacted changes to the Multiple Dwelling Law, new buildings with FARs exceeding 12.0 are not permitted in Historic Districts. One can certainly contend (and I would) that this restriction confuses historic preservation designation with land use regulation. Regardless, the zoning should be clear and consistent with State law to avoid confusion or perverse outcomes. **The proposal should not assign residential FARs exceeding 12 in locations where the MDL does not permit it.** Xie-05

These issues could be addressed with relatively simple modifications that assign R10 equivalent districts to the southwest and southeast quadrants of the rezoning area. This would not be, by any stretch, a lowballing of residential density – it would still allow housing at the highest density permitted anywhere in the city today, while maintaining consistency with key principles undergirding the zoning in Midtown and adjacent areas.

Xie-06

We ask that the Commission make these changes so that new residential zoning districts are deployed in a way that continues to support the vitality of the city's Central Business District.

Thank you for the opportunity to testify today.

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 8, 2025 4:12:55 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Chun Yung**
Zip: **10001**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Yung C.-01

Additional Comments:

I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 8, 2025 4:02:42 PM
To: [redacted]manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Linda Yung**
Zip: **10001**

I represent: **A local business**

Details for "I Represent": **I work for a property management company located in 10001 area code.**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Yung L.-01

I have seen the decline in commercial space demand over the past decade. The 60,000 sq ft property I manage is located within the proposed MSMX zone is currently <40% occupancy, and I fear it will only get worse with current administration and tariffs. Passing the MSMX will immensely help revive the area, eliminate mass commercial vacancies in the area, and hopefully bring in more residents and opportunities for local businesses in the neighborhood.

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 8, 2025 4:15:47 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **David Zaga**
Zip: **10001**

I represent: **Myself**

Details for "I Represent": **Falcon Properties Inc**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Zaga-01

I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: • The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. • Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. • The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. • The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it

FALCON PROPERTIES, INC. 147 WEST 35TH STREET, 16TH FL NEW YORK, NY 10001 / [redacted]

May 8, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

To Whom It May Concern

Zaga-01

I am writing to express my **strong support for the MSMX proposal** to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Sincerely,

David Zaga

Department of City Planning
Chairperson Office
Received
MAY 12 2025

From: Public Hearing Comments (Do not reply)
Sent on: Friday, May 16, 2025 9:33:39 AM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Luis Zaga**
Zip: **1001**

I represent: **Myself**

Details for "I Represent": **myself**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Zaga L.-01

Chair Dan Garodnick NYC Department of City Planning 120 Broadway New York, New York 10271 Dear Mr. Garodnick, I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: • The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. • Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. • The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. • The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

From: Public Hearing Comments (Do not reply)
Sent on: Thursday, May 15, 2025 5:20:34 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Alejandro Zaga-Masri**
Zip: **10001**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Zaga-Masri-01

Dear Mr. Garodnick, I am writing to express my strong support for the MSMX proposal to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons: • The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath. • Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group. • The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety. • The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives. Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 12:01:33 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Moises Zaga**
Zip: **10001**

I represent: **A local business**

Details for "I Represent": **I am a shareholder of a management company with building in the area mentioned**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Zaga M.-01

I think zone changing would give an economical lift to the city and the Burrough itself,housing is badly needed and giving incentive by change the zoning laws would help

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 12:05:54 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Moises Zaga**
Zip: **10001**

I represent: **Myself**

Details for "I Represent": **Partner in a management co.pany with properties in the area**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Zaga M.-01

Changing the zoning laws would incentivese investment in housing which is much needed I Manhattan it would also bring in my opinion help for the economy of New York city itself

From: Public Hearing Comments (Do not reply)
Sent on: Wednesday, May 14, 2025 2:04:24 PM
To: [redacted] manhattancomments_dl@planning.nyc.gov
Subject: Comments re: C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)

Re. Project: **C 250185 ZMM - Midtown South Mixed-Use Plan (MSMX)**

Submitted by:

Name: **Elliot Zelinger**
Zip: **10018**

I represent: **Myself|A local business**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**
If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments: Zelinger-01
I support this plan because it will benefit the community.

FALCON PROPERTIES, INC. 147 WEST 35TH STREET, 16TH FL NEW YORK, NY 10001 / 212-302-3000 / FAX: 212-302-4002

May 8, 2025

Chair Dan Garodnick
NYC Department of City Planning
120 Broadway
New York, New York 10271

To Whom It May Concern

I am writing to express my **strong support for the MSMX proposal** to allow manufacturing buildings in the Garment District to convert to residential. It is critically important that MSMX passes for the following reasons:

Zuber-01

- The Garment District has fewer residents than any other district in the five boroughs. This lack of residents amplified the impact of the pandemic and left the neighborhood unable to recover in its aftermath.
- Garment District buildings are 25% - 40% vacant, and the district is not sustainable without a new stakeholder group.
- The neighborhood needs a robust residential population and a 24/7 mixed-use community to enhance the vibrancy of our public realm, support ground floor businesses, animate street life, and improve safety.
- The Garment District is centrally located and the most transit-rich district in NYC, making it an ideal location for residents and an asset to the city's housing objectives.

Thank you for this opportunity to express my support for this essential proposal. The future of the Garment District depends on it.

Sincerely,

A Zuber

Aleksandra Zuber

Department of City Planning
Chairperson Office
Received
MAY 12 2025

Written Testimony for Public Record
Submitted by: Steven Kolb, CEO, Council of Fashion Designers of America (CFDA)
Re: Midtown South Mixed-Use Rezoning (MSMX)
May 5, 2025

To the members of the New York City Planning Commission:

I submit this testimony on behalf of the Council of Fashion Designers of America (CFDA), representing nearly 400 American fashion designers—many of whom live, work, and manufacture in New York City.

We acknowledge the need for thoughtful, forward-looking change in Midtown South. The neighborhood must evolve to meet housing and economic demands, and CFDA supports responsible development. But that change should not come at the expense of New York's fashion industry, which has long been an anchor of creativity, jobs, and cultural relevance for this city.

Kolb-01

The MSMX proposal as currently written does not go far enough to protect the fashion economy that helped shape this neighborhood. Independent designers, manufacturers, and creative workers face rising costs, shrinking space, and increasing pressure from speculative development. Without enforceable mechanisms to preserve affordable workspace and protect small businesses, this plan risks repeating past mistakes.

Kolb-02

When the Garment District was rezoned in 2018, the City made several commitments to support the fashion and manufacturing sectors. Many of those commitments have not been realized:

- Neighborhood BID Funds: Landlords pledged $2.5 million per year (totaling $25 million) to support the industry. While some money was distributed, the bulk never materialized. These funds should be accounted for, and if landlords will not release them, they should be redirected and administered by a more accountable organization. A new pledge to extend the support should also be given with additional funds earmarked.
- $20 Million for a Building: The City allocated $20 million to establish a centralized garment production space, and applications were solicited from operators. When no viable partners emerged due to the small investment from the City, the funds should have been redirected elsewhere—but they were not.
- Tax Break for Landlords: A tax incentive was created for landlords who retained garment tenants. No landlords opted in—likely because the program wasn't actively marketed or communicated and/or the program did not provide enough incentives to participate.
- FMI Program Suspension: During the pandemic, the city suspended the Fashion Manufacturing Initiative (FMI). CFDA had proposed a strong, ready-to-implement idea—the Local Production Fund—to support small brands working with NYC factories. The City never reinstated the program, with a majority of the funding never provided.

Kolb-03

These examples show a pattern: big commitments made publicly, little follow-through, and minimal accountability.

We urge the Commission to delay or oppose the MSMX rezoning unless it includes clear, enforceable protections for the creative industries, transparency on public investment, and—most importantly—a serious evaluation of unfulfilled promises from the Garment District rezoning and an opportunity to provide additional ideas that support the District's businesses.

Fashion is not a nostalgic industry clinging to old infrastructure—it is a vital part of New York's future economy.

We want to see Midtown South thrive, but that future must include the designers, makers, and small businesses who continue to define the city's creative edge.

Sincerely,

Steven Kolb
Chief Executive Officer
Council of Fashion Designers of America (CFDA)

Department of City Planning
Chairperson Office
Received

MAY 20 2025

22 West 26th Street Apartment Corp.
22 West 26th Street
New York, NY 10010

May 19, 2025

City Planning Commission
120 Broadway
New York, NY 10271

Re: Midtown-South Mixed Use Plan (MSMX)

Dear Chair and Commissioners of the City Planning Commission:

We represent the Board of 22 West 26th Street Apartment Corp, a co-op located in the Southeastern district affected by the MSMX proposal currently under public review. We have been following the ULURP process with great interest and support the proposal's overarching themes of promoting mixed-use neighborhoods and increasing affordable housing. Nonetheless, while its goals are laudable, we feel the current proposal has been rushed in its details, and a set of zoning regulations have been put forth which do not take into account the nuances of each of the four quadrants and neighborhoods under consideration. In particular, the Southeast quadrant in which we reside has a significant percentage — 50% — of blocks located in historic districts, and is the most historically intact portion of the rezoning area, with a median FAR of 5.2. The plan's proposed increase to 18 FAR more than triples the existing median FAR.

Our building on West 26th Street is located adjacent to a parking lot on West 25th Street, which has been identified as a prime, potential site for construction under the new rezoning. In order to understand the implications of the new proposal, we commissioned George Janes & Associates, a firm specializing in zoning simulation, to construct for us a realistic limit-case scenario of what could be constructed on this site. We respectfully ask that the Commission to consider this case (see the enclosed Appendix), which includes:

1. Development site A: a market-rate Tower to the south of our building, which reaches an extreme height of 1,115 feet, including a five story school at its base (the School Construction Authority has identified this site as the only location to build a new school in the area). Adjacent, to our west, is a 315 foot tall, 31-story affordable housing building to meet the MIH requirement. The overall FAR for

22 West 26th Street Apartment Corp.
22 West 26th Street
New York, NY 10010

May 19, 2025

City Planning Commission
120 Broadway
New York, NY 10271

Re: Midtown-South Mixed Use Plan (MSMX)

Dear Chair and Commissioners of the City Planning Commission:

Taube-05, Der-01

We represent the Board of 22 West 26th Street Apartment Corp, a co-op located in the Southeastern district affected by the MSMX proposal currently under public review. We have been following the ULURP process with great interest and support the proposal's overarching themes of promoting mixed-use neighborhoods and increasing affordable housing. Nonetheless, while its goals are laudable, we feel the current proposal has been rushed in its details, and a set of zoning regulations have been put forth which do not take into account the nuances of each of the four quadrants and neighborhoods under consideration.

Taube-06, Der-02

In particular, the Southeast quadrant in which we reside has a significant percentage — 50% — of blocks located in historic districts, and is the most historically intact portion of the rezoning area, with a median FAR of 5.2. The plan's proposed increase to 18 FAR more than triples the existing median FAR.

Taube-07, Der-03

Our building on West 26th Street is located adjacent to a parking lot on West 25th Street, which has been identified as a prime, potential site for construction under the new rezoning. In order to understand the implications of the new proposal, we commissioned George Janes & Associates, a firm specializing in zoning simulation, to construct for us a realistic limit-case scenario of what could be constructed on this site. We respectfully ask that the Commission to consider this case (see the enclosed Appendix), which includes:

1. Development site A: a market-rate Tower to the south of our building, which reaches an extreme height of 1,115 feet, including a five story school at its base (the School Construction Authority has identified this site as the only location to build a new school in the area). Adjacent, to our west, is a 315 foot tall, 31-story affordable housing building to meet the MIH requirement. The overall FAR for

Development site A is 18, and it uses a transfer of floor area from the landmarked church near our building.

2. Development site B: a residential building with 20% of its units designated as affordable housing, to our east, with potential for additional height, at a configuration of 10 FAR.

Under such a scenario, our co-op would have three sides (south, western, eastern) entirely enclosed, with drastically lowered access to light and air for our apartments. Notwithstanding the severely deleterious impact such construction would have on our residents, it is patently clear that the current proposal allows immense buildings to be constructed that would more generally harm the character of this historic district.

Taube-08, Der-04

In view of the above, we propose to the Commission to modify the plan in two ways. First, to maintain the existing 10/12 FAR for commercial in the Southeast Quadrant but allow residential at the same 10/12 FAR, so that out-of-scale buildings cannot be built.

Taube-03, Der-05

Second, to retain the existing larger rear-yard requirement of 30 feet for residential buildings and the existing height setback requirements for façades in the Southeast Quadrant. These modifications would help to ameliorate the potential extreme cases and their negative environmental impact on existing buildings.

Taube-01, Der-06

While we have focused, naturally, on the consequences the proposed zoning would have on our building, we feel similar considerations will apply to many other sites within the Southeast district. We urge the Commission to consider and properly study the environmental implications of the MSMX proposal, before rushing it into law.

Sincerely,

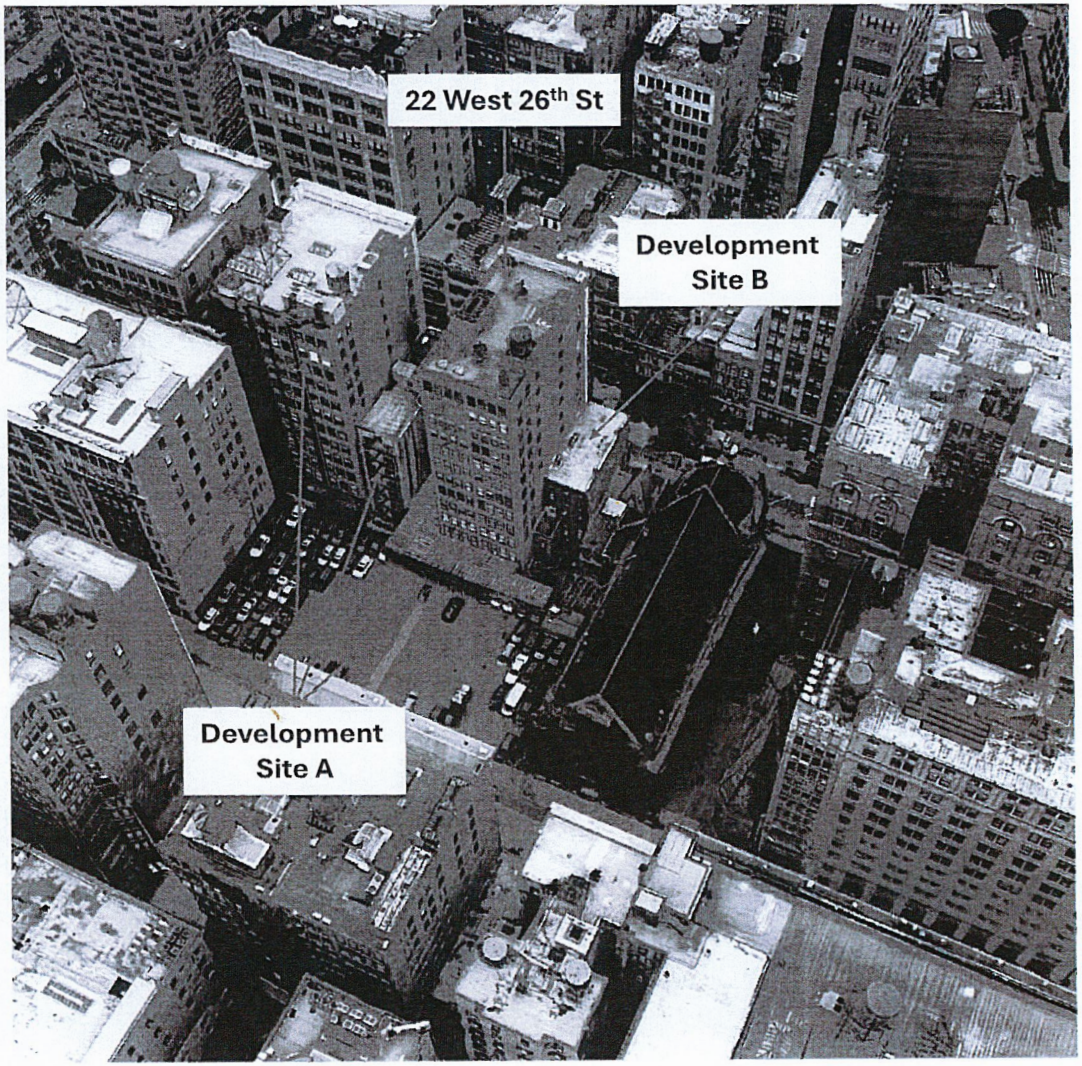
Ricky Der

Ricky Der, Treasurer

Isabel Taube, President

Enclosure: Appendix with zoning scenario

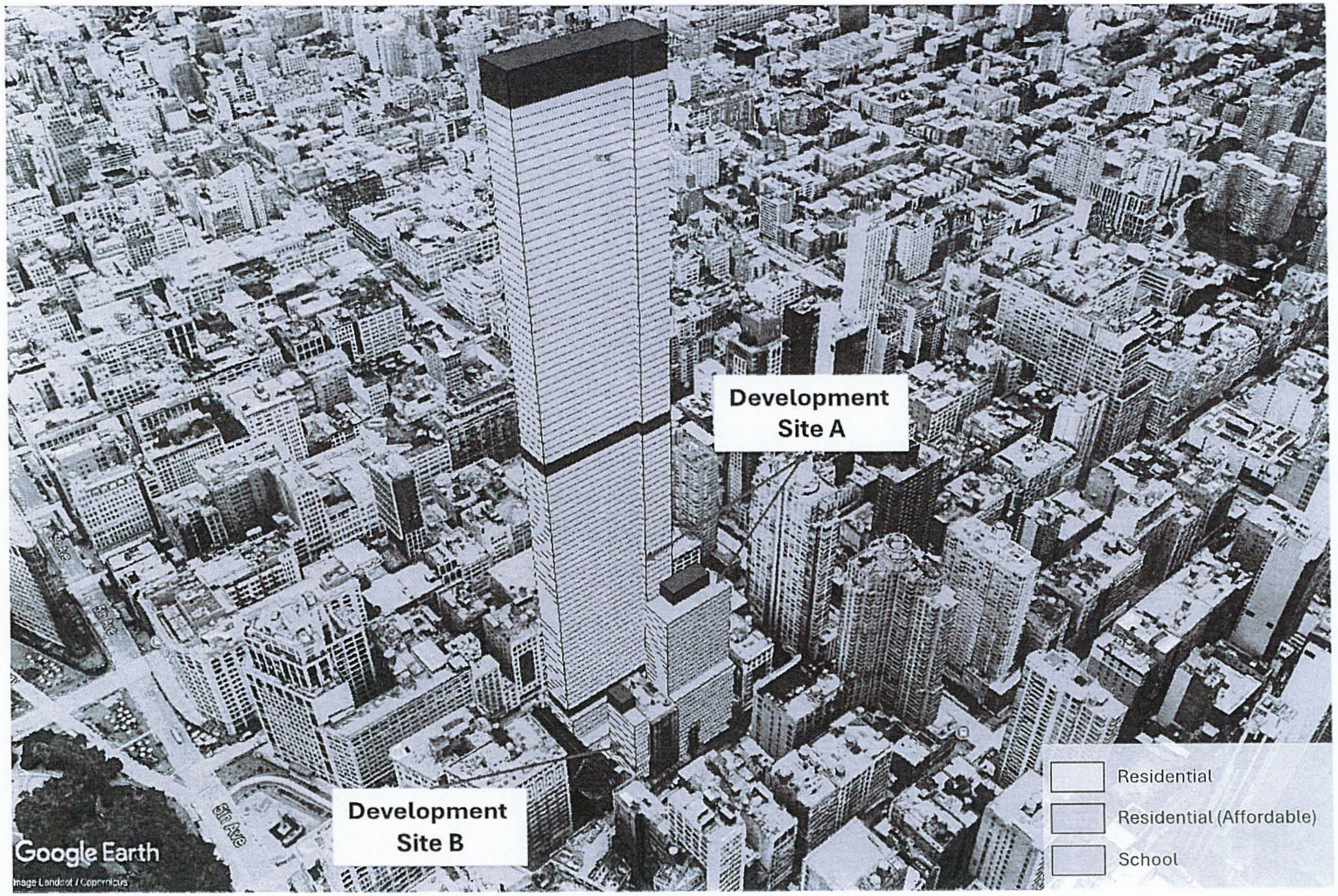

22 West 26th St
Development Site B
Development Site A
826
827
825


22 West 26th St
Development Site B
Development Site A

Existing Conditions



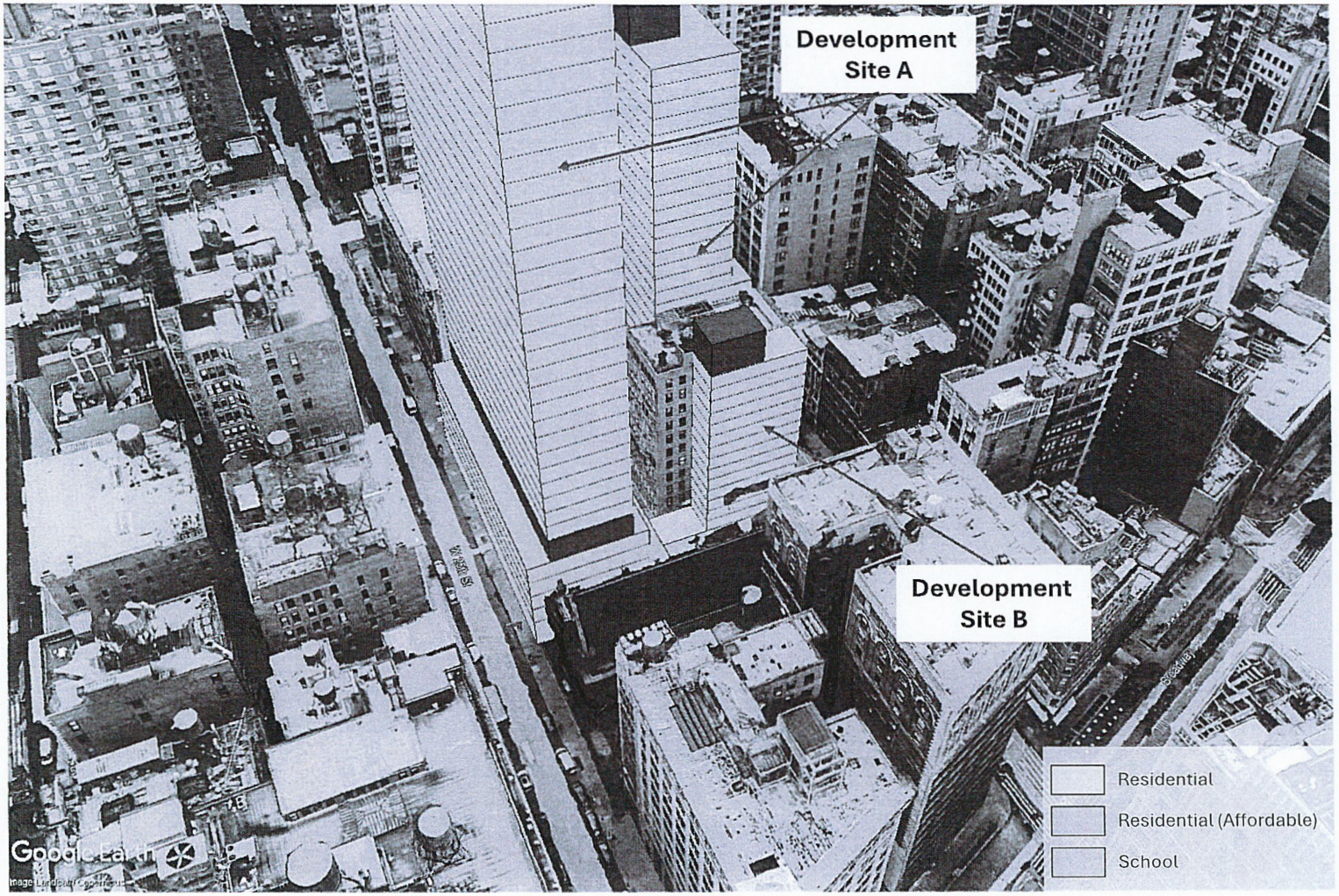
With Development Sites A and B



Existing Conditions



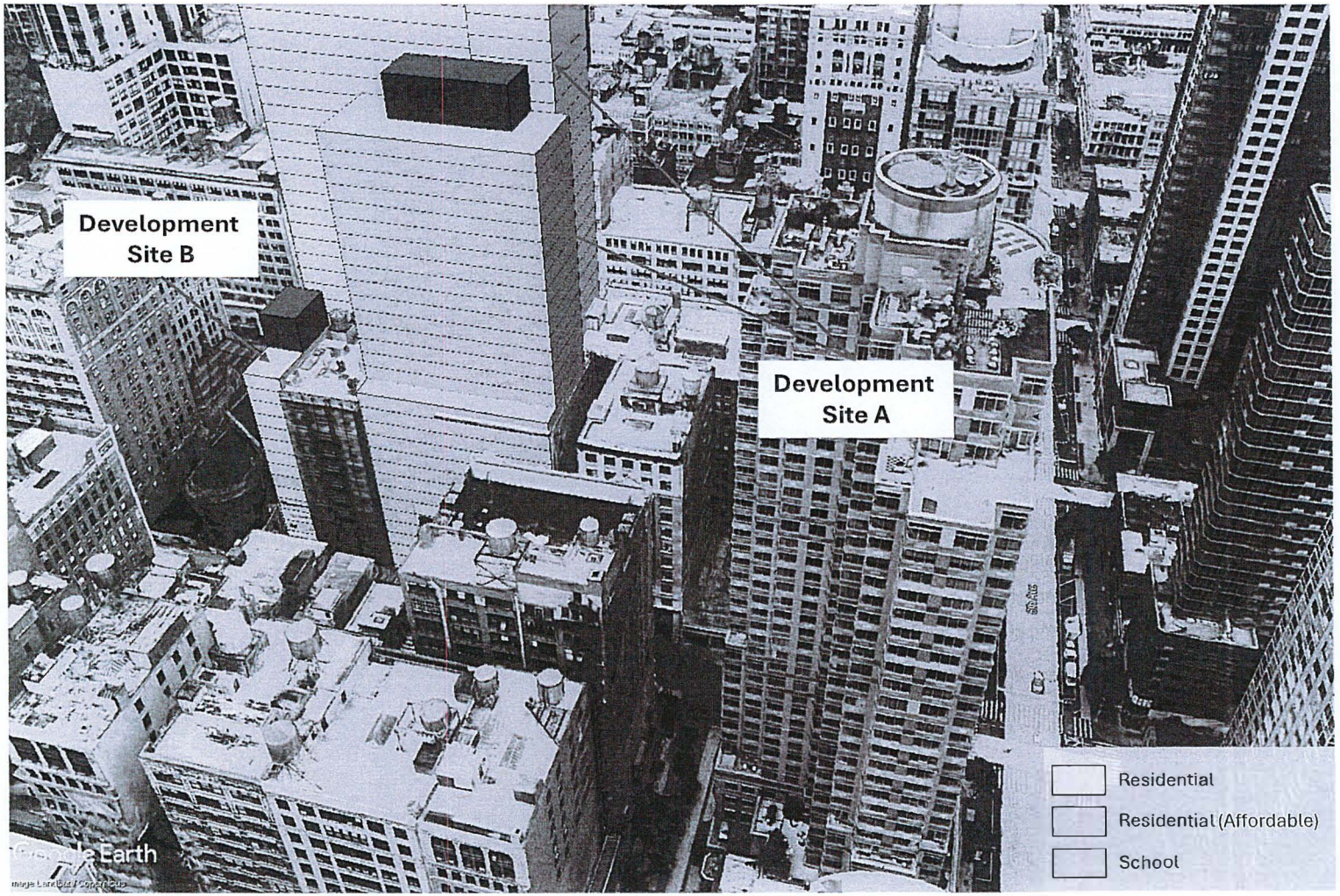
With Development Sites A and B



Existing Conditions



With Development Sites A and B



With Development Sites A and B

