Chapter 2: Land Use, Zoning, and Public Policy

A. INTRODUCTION

Under the 2012 *City Environmental Quality Review (CEQR) Technical Manual* guidelines, a land use analysis evaluates the uses and development trends in the area that may be affected by a proposed action, and determines whether that proposed action is compatible with those conditions or may affect them. The analysis also considers the action's compliance with, and effect on, the area's zoning and other applicable public policies.

The Applicant is proposing to create and map a new special purpose zoning district, the Special Hudson Square District (the Special District, or Rezoning Area), that would cover an approximately 18-block area of the neighborhood on the west side of Manhattan known as Hudson Square. As described in Chapter 1, "Project Description," the objective of the Proposed Action is to activate and enhance the Rezoning Area by permitting mixed-use development while preserving the area's commercial base and existing built character. The Proposed Action is expected to result in new development (including new construction, enlargements, and residential conversion) on sites throughout the Rezoning Area.

This analysis identifies anticipated changes in land use, zoning, and public policy that are expected to occur independent of the Proposed Action (the No-Action condition) by the 2022 analysis year, and then assesses any potential impacts to land use, zoning, and public policy associated with the Proposed Action (the With-Action condition).

PRINCIPAL CONCLUSIONS

As described in detail in this chapter, no significant adverse impacts on land use, zoning, or public policy are anticipated in the With-Action condition in the primary and secondary study areas. The Proposed Action would not directly displace any land uses so as to adversely affect surrounding land uses, nor would the Proposed Action generate land uses that would be incompatible with land uses, zoning, or public policy in either the primary or the secondary study areas. The Proposed Action would not create land uses or structures that would be incompatible with the underlying zoning, nor would the Proposed Action cause any existing structures to become non-conforming. The Proposed Action would not result in land uses that conflict with public policies applicable to the primary or secondary study areas.

As compared with the No-Action condition, the Proposed Action would result in an increase in new residential, retail, and community facility development—and, in some cases, replacement of non-residential use with new development—and a decrease in certain commercial uses, such as transient hotels, in the Rezoning Area. The Proposed Action would incentivize the development of new affordable housing through the Inclusionary Housing Program, and would allow a greater range of cultural and community facility uses, as well as a new school, to support the expansion of residential use in the Rezoning Area.

The Proposed Action would preserve commercial uses and the built character of the Rezoning Area through the specific provisions regulating demolition and conversions of existing

buildings. The Proposed Action would establish height limits, require that buildings be built to the street line, and require retail or other uses at the ground level to encourage street-level activity in the Special District. Thus, new development introduced by the Proposed Action would be consistent with the existing built context, would encourage the enhancement of the area as a mixed-use neighborhood with active street life, and would prevent an influx of new out-of-scale hotel development. The Proposed Action would not result in any significant adverse impacts to with respect to land use, zoning, or public policy. Rather, the Proposed Action would allow the Rezoning Area to evolve into an active, mixed-use neighborhood while preserving its existing built context and commercial uses.

B. METHODOLOGY

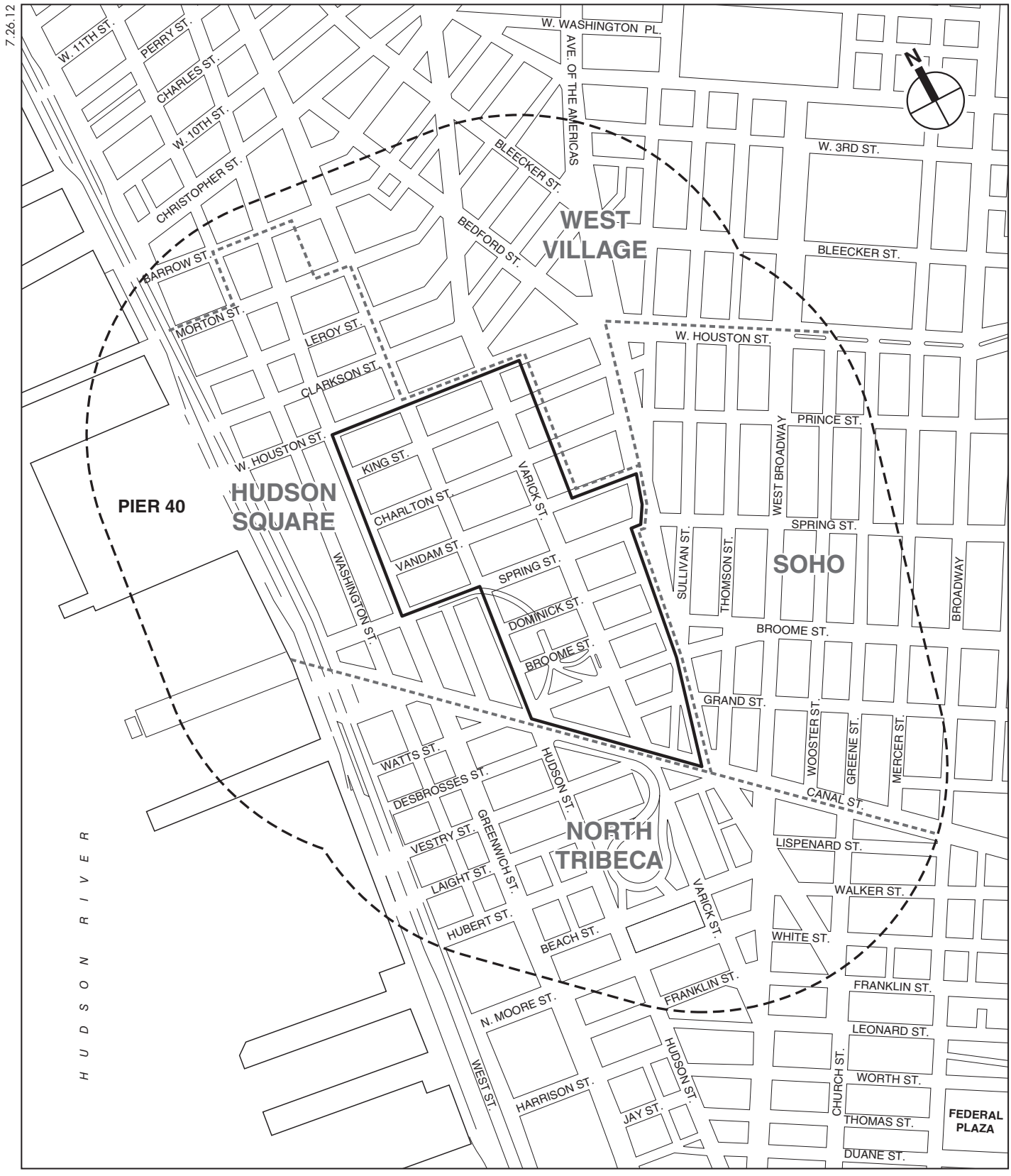
The analysis methodology is based on the guidelines of the *CEQR Technical Manual* and examines the consistency of the Proposed Action and the two With-Action development scenarios–Reasonable Worst Case Development Scenario (RWCDS) 1 and RWCDS 2–with land use patterns and development trends, zoning regulations, and other applicable public policies.

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy is appropriate if a proposed action would result in a significant change in land use or would substantially affect regulations or policies governing land use. An assessment of zoning is typically performed in conjunction with a land use analysis when the action would result in a change in zoning or result in the loss of a particular use. Therefore, a detailed analysis has been prepared that describes existing and anticipated future conditions for the 2022 analysis year, assesses the nature of any changes on these conditions that would be created by the Proposed Action, and identifies those changes, if any, that could be significant or adverse.

This chapter identifies a primary study area where the land use effects of the Proposed Action are direct, and a secondary study area where indirect effects may occur. The primary study area encompasses the blocks that would be directly affected by the Proposed Action (i.e., properties within the Rezoning Area). For the purposes of this analysis, the secondary study area extends approximately a ¼ mile from the primary study area boundary. Both the primary and secondary study areas are shown in **Figure 2-1**.

Because of the study area's large size, for the purposes of analysis the study area is divided into the following subareas (see **Figure 2-1**) roughly based on existing neighborhood boundaries:

- Hudson Square subarea: the area that extends to Canal Street to the south, Hudson and Varick Streets and Avenue of the Americas to the east (along the eastern boundary of the Rezoning Area), the Hudson River to the west; and to Morton, Barrow, Clarkson, West Houston, and Vandam Streets to the north, along the boundaries of the M1-5 zoning district;
- SoHo subarea: the area that extends to West Houston Street to the north, Canal Street to the south, as far as Broadway to the east, and Avenue of the Americas to the west;
- North Tribeca subarea: the area that extends to Canal Street to the north, as far as Leonard Street to the south, as far as Broadway to the east, and the Hudson River to the west; and
- West Village subarea: the area that extends between Barrow and Christopher Streets to the north, West Houston and Vandam Streets to the south (including three blocks east of Rezoning Area between West Houston and Vandam Streets), as far as LaGuardia Place to the east, and the Hudson River to the west.



Land Use Study Areas

Figure 2-1

Various sources were used to comprehensively analyze the land use, zoning, and public policy characteristics of the study area, including field surveys, land use and zoning maps, and online sources from the New York City Department of City Planning (DCP) and the New York City Department of Buildings (DOB).

ANALYSIS APPROACH

As described in Chapter 1, "Project Description," since the Proposed Action would permit a range of different types of development within the Rezoning Area, RWCDS 1 and RWCDS 2 were developed to represent the potential development scenarios that could result from the Proposed Action. This analysis examines the consistency of the Proposed Action and the two With-Action conditions with land use patterns and development trends, zoning regulations, and other applicable public policies.

C. DEVELOPMENT HISTORY

The Applicant has been a major influence in the Rezoning Area and its vicinity since 1705, when Queen Anne of England granted Trinity Church a plot of land approximately 215 acres in size, roughly bounded by Christopher Street on the north, Fulton Street on the south, Broadway on the east, and the Hudson River on the west.

The land grant was intended to provide financial support for the Applicant by providing income from rentals. The Applicant's land was initially used for farming and produced little income, but as the city expanded northward, land use in the Hudson Square area became increasingly residential. Through the late 1700s and early 1800s the Applicant sold some of its land and made land grants to other Episcopal churches, as well as to the Lutheran, French, and Presbyterian churches. The Applicant also granted land to the Episcopal Charity School, the Public Free School and King's College (now Columbia University), among others.

As New York City expanded northward in the late 18th and early 19th centuries, the demand for housing increased in the Hudson Square area, and portions of the Applicant's land grant were subdivided and sold for residential development. By 1800, the areas near Spring and Greenwich Streets were developed with single-family homes containing ground-floor storefronts, and housed a working-class and ethnically mixed community. Around this time, the Applicant financed a planned residential development surrounding a park called Hudson Square, later known as St. John's Park. The park was lined by distinguished row houses, and park access was limited to the surrounding residences. Hudson Square continued to be a desirable residential area throughout the 1820s and 1830s.

By the 1840s and 1850s, growth from Lower Manhattan had pressed northward to Hudson Square and the character of the neighborhood began to change from residential to commercial or manufacturing. The commercial development of the area included an active market area and ships docking at the piers on Canal and Clarkson Streets. When the area's earlier residents began moving uptown, development in the area trended toward warehouses and large industrial properties.

By the late 1800s, the Applicant began to sell some of the land it owned in the area and turned much of its remaining holdings to commercial and manufacturing space.

The area's predominantly industrial character remained intact well into the 20th century. The Applicant leased land to developers to build factory buildings, many of which were occupied by printing companies that served the financial industry in Lower Manhattan. By the late 1920s, the

character of the Hudson Square neighborhood was defined by dozens of large warehouse and loft buildings specifically designed for printing uses, with heavy concrete and steel framing, high-load capacity floors, and large freight elevators. In the decades following World War II, the Applicant emerged from significant mortgage debt incurred during the Great Depression, and continued to purchase commercial properties and make improvements to its buildings. During this period, the bulk of the Applicant's tenants continued to be involved in the paper and printing industries, and the area around Canal Street was primarily industrial.

Development in the area was also influenced by construction of the Holland Tunnel. Work began on the Holland Tunnel in 1922, bringing with it a significant amount of automobile and commercial traffic. The New York Central Railroad train shed was removed—in the area that was once St. John's Park—and the exit roads from the Holland Tunnel were constructed in its place. Other transportation-dependent industrial uses began to locate in the area, following the construction of the Holland Tunnel, which was completed in 1927. In 1934, a new St. John's Park Freight Terminal was constructed along West Street between Clarkson and Spring Streets. More recently, distribution facilities for Federal Express and the United Parcel Service (UPS) have located in the area.

Beginning in the 1970s, the printing industry, which made up the bulk of the Applicant's tenants, was in flux, as technological advances required far less work space, and a number of companies moved to space in the outer boroughs or New Jersey. Anticipating the shift in the neighborhood from manufacturing to office space in the 1980s, the Applicant began remodeling the industrial buildings it owned to attract office tenants, particularly new media and other technology-related companies, and consolidated the area's remaining printing companies into a smaller group of buildings.

As the pressure for residential development has increased in the past two decades, numerous variances have been granted by the New York City Board of Standards and Appeals (BSA), resulting in new residential construction and residential conversions of existing buildings in the vicinity of the Rezoning Area. In recent years, many older industrial buildings have been replaced with new hotel development, which can be built as-of-right under existing zoning. Today, the Hudson Square neighborhood contains a mixture of high-rise commercial offices, loft commercial and industrial buildings, new high-rise hotel buildings, and low-rise residential buildings, including pockets of mid- to late-19th century dwellings on Hudson, Dominick, Broome, and Watts Streets in the Rezoning Area. The Applicant remains the land owner with the most property in the Rezoning Area, owning approximately 39 percent of the lot area within it.

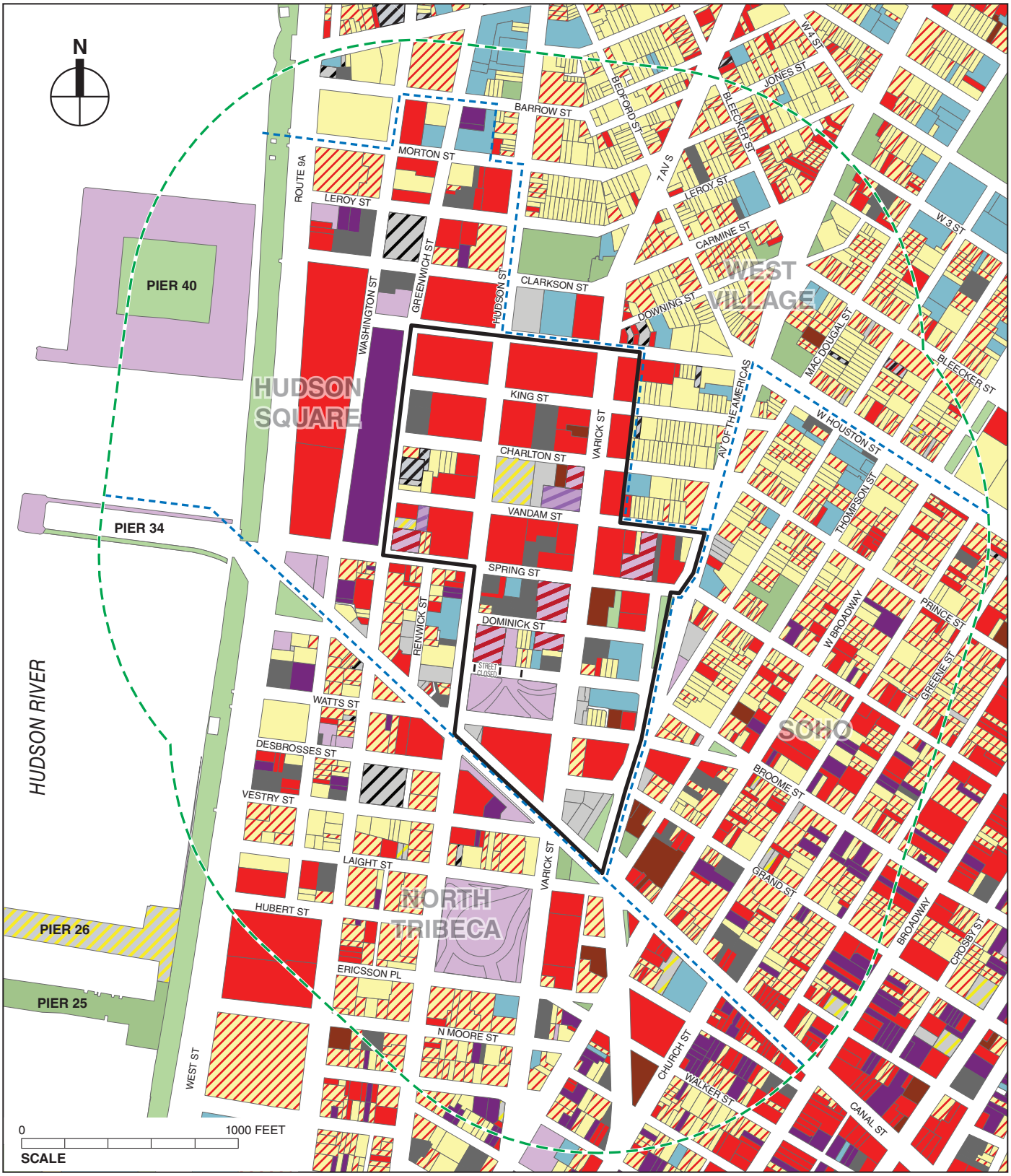
D. EXISTING CONDITIONS

LAND USE

PRIMARY STUDY AREA

The primary study area encompasses the approximately 18-block area that the Applicant proposes to rezone (the Rezoning Area), which is generally bounded by West Houston and Vandam Streets to the north, Avenue of the Americas and approximately 100 feet east of Varick Street to the east, Canal and Spring Streets to the south, and Hudson and Greenwich Streets to the west (see **Figure 2-2**).

The Rezoning Area contains a mix of land uses, but is predominantly characterized by commercial use. Commercial office uses are generally concentrated in the Rezoning Area between Spring and West Houston Streets, while the portion of the Rezoning Area between



Proposed Rezoning Area (Primary Study Area)
Secondary Study Area Boundary (1/4-Mile Perimeter)
Subarea Boundary
Residential
Residential with Commercial Below
Hotels
Commercial and Office Buildings
Industrial and Manufacturing
Transportation and Utility
Public Facilities and Institutions
Open Space and Outdoor Recreation
Parking Facilities
Vacant Land
Vacant Building
Under Construction
Storage
Storage and Industrial
Storage and Commercial

HUDSON SQUARE REZONING

Study Area Land Use

Figure 2-2

Spring and Canal Streets contains a more diverse mix of commercial, industrial, parking, storage, residential, and institutional uses. The density and built character within the Rezoning Area is varied, ranging between high-density commercial buildings with full lot coverage, mid-rise commercial and loft buildings, and low-rise buildings which mostly contain parking, residential, or mixed residential/commercial uses. More than 45 percent of the lot area (comprising 19 buildings) within the Rezoning Area is built to a floor area ratio (FAR) of 10.0 or greater. Approximately one-third of existing buildings in the Rezoning Area are more than 125 feet in height, with 20 buildings between 126 and 225 feet, four buildings between 226 and 323 feet, and the Trump Soho building at approximately 454 feet in height.

The Rezoning Area is punctuated by wide north-south streets, such as Hudson and Varick Streets; Avenue of Americas extends along a portion of its eastern boundary. The area is accessible by multiple subway lines—including the A/C/E line and the No. 1 line—with the majority of the stations located at the southern end of the Rezoning Area near Canal Street.

High-Density and Medium-Density Hotels

The Rezoning Area has seen extensive hotel development in recent years. The Trump SoHo Hotel was recently completed on the east side of Varick Street between Spring and Dominick Streets. Rising 42 stories and approximately 454 feet, it is the tallest building in the Hudson Square/SoHo area. Another recently completed hotel, the Hampton Inn, is located on Watts Street between Varick Street and Avenue of the Americas and is 18 stories (192 feet) in height. Plans were recently approved at the New York City Department of Buildings (NYCDOB) for a new 20-story hotel on the east side of Varick Street between Watts Street and Broome Street. On the block bounded by Charlton, Varick, Vandam, and Hudson Streets, a new 20-story (210 feet) Four Points Sheraton hotel fronting on Charlton Street was recently constructed. Another hotel has been proposed for the immediately adjacent vacant site, although development is not proceeding at this time. In addition, on the block to the north, a new 19-story (189 feet) Courtyard Marriot hotel was recently developed, fronting on Varick Street.

Lower-Density Uses

Low- to mid-rise structures consisting of parking, industrial, and commercial uses are primarily located in the western portion of the Rezoning Area near Greenwich Street.

There is a two-story Verizon garage located on the block bounded by King, Varick, Charlton, and Hudson Streets, a parking garage at Greenwich and Charlton Streets; and a parking garage at Varick and Broome Streets. Surface parking lots are located on a portion of the block bounded by Spring, Dominick, Varick, and Hudson Streets, at the southeast corner of Varick and Dominick Streets; and at the southeast corner of Greenwich and King Streets. Surface parking and a one-story garage are located on Greenwich Street between King and Charlton Streets.

The area east of Greenwich Street between Charlton and Spring Streets contains several five- and six-story loft buildings containing a variety of commercial and industrial uses, including parking garages, food distribution, art galleries and design studios, commercial photography and other media-related uses, and some professional services.

The Holland Tunnel entrance and exit ramps occupy the block bounded by Broome, Varick, Watts, and Hudson Streets, and influence the development patterns on the two blocks immediately north, between Broome and Spring Streets, where the tunnel descends below-grade and runs west along Spring Street. Several surface parking lots are located in the southern portion of the rezoning area.

Institutional and Community Facility Uses

Several institutional and community facility uses are located in the Rezoning Area, most of which occupy space in large commercial buildings. These include: Brand New School, a design school located at 121 Varick Street; the Jazz Gallery, a musical school located at 290 Hudson Street; FEGS Trades and Business School, located at 80 Vandam Street; the Children's Museum of the Arts, located at 103 Charlton Street; Empire State College, located at 325 Hudson Street; Adelphi University, located at 75 Varick Street; and the Metropolitan College of New York, located at 431 Canal Street. Other facilities include the Chelsea Career and Technical Education High School located at 131 Avenue of the Americas, the New York City Fire Museum located at 278 Spring Street, and The Door, a youth development center located at 555 Broome Street.

Residential Uses

Residential uses in the Rezoning Area either existed before residential uses were prohibited by zoning or resulted from variances granted by BSA. The area east of Greenwich Street between Charlton and Spring Streets contains several residential buildings ranging from four to eight stories, some of which contain commercial uses below, such as restaurants and a furniture store. Several two- to three-story residential buildings located along Dominick, Broome, and Watts Street are remnants of the area's 19th century residential character. A 7-story building at 554 Broome Street and a 10-story building at 80 Varick Street were converted to residential use pursuant to BSA use variance. A condominium building containing live/work units is located at 145 Avenue of the Americas. In total, there are approximately 350 dwelling units in the Rezoning Area.

Open Space

Three publicly accessible open spaces[1] are located in the Rezoning Area. Duarte Square Park is a 0.22-acre triangular park at the southernmost point of the Rezoning Area at Canal Street and Avenue of the Americas. It contains benches and trees and is under the jurisdiction of the New York City Department of Parks and Recreation (DPR). Extending along the west side of Avenue of the Americas between Broome and Spring Streets is SoHo Square, a 0.58-acre open space in the DPR Greenstreets program that contains benches and trees. Trump SoHo Plaza is a 0.16-acre privately owned public plaza that contains seating and trees. (See Table 5-5 and Figure 5-2 in Chapter 5, "Open Space," for more detailed information on publicly-accessible open spaces in the study area.)

SECONDARY STUDY AREA

The secondary study area extends a ¼ mile from the Rezoning Area boundary, and is bounded at its outer limits roughly by Christopher Street to the north, Leonard Street to the south, Broadway to the east, and the Hudson River to the west. The secondary study area includes portions of the distinct neighborhoods of Hudson Square, SoHo, Tribeca, and the West Village, and is described below by these subareas.

Hudson Square Subarea

The Hudson Square subarea includes the entirety of the Primary Study Area, and corresponds roughly to the boundaries of the neighborhood known as Hudson Square and extends to the

[1] Freeman Plaza is located on the west side of Varick Street between Watts and Broome Streets, is owned and maintained by the Port Authority of New York and New Jersey, but is not open to the public.

boundaries of the M1-5 zoning district to the north (Morton, Barrow, Clarkson, West Houston, and Vandam Streets), Canal Street to the south, Hudson and Varick Streets and Avenue of the Americas to the east (along the eastern boundary of the Rezoning Area), and the Hudson River to the west. In addition to the uses discussed above with respect to the Primary Study Area, the Hudson Square Subarea is described below.

This subarea contains a diverse mix of residential, commercial, retail, institutional/community facility, light industrial and parking uses. Light industrial uses are concentrated on several blocks west of the Rezoning Area, east of Route 9A/West Street. These include large Federal Express and UPS distribution facilities, located on superblocks that extend between Spring Street and West Houston and Clarkson Streets. The UPS facility is bounded by Spring, Greenwich, Washington, and West Houston Streets and the Federal Express facility is bounded by Leroy, Greenwich, Clarkson, and Washington Streets. Other utility, automotive, and parking uses are located between Leroy and West Houston Streets. A New York City Department of Sanitation (DSNY) garage is located between Spring, Washington, Canal, and West Streets.

Residential uses are concentrated in the northwestern and southwestern portions of the Hudson Square subarea. Sections of the northern and southwestern portions of the Hudson Square subarea were recently rezoned to allow residential use (Hudson Square Rezoning, ULURP Number 030237ZMM: Hudson Square North Rezoning, ULURP Number 070575ZMM). In the northwestern portion, existing residential uses range from mid-rise apartment buildings to six-story walk up-style apartment buildings along Hudson Street with retail uses on the ground floor. The block bounded by Morton, Washington, Leroy, and West Streets contains a development known as Morton Square, which was developed pursuant to a BSA variance. Morton Square consists of a seven-story building with 136 dwelling units and a 14-story building with 142 units with approximately 140 accessory parking spaces. Local retail uses are primarily located along Hudson Street and include delis, coffee shops, and a health club. The southwestern portion of the subarea contains a mixture of older, tenement-style apartment buildings of up to six-stories and newer condominium developments, such as the 14-story condominium building at 505 Greenwich Street, the 12-story Urban Glass House at 330 Spring Street, and the 11-story condominium building at 304 Spring Street. Commercial and retail uses in this area include art galleries, boutiques, and eating and drinking establishments.

Institutional and community facility uses in the Hudson Square subarea are limited to the Skylight SoHo, a gallery space located at 275 Hudson Street, and the Metro New York Developmental Disabilities Service Office, located at 75 Morton Street. The only open space use in the subarea is a portion of the Hudson River Park. Within this portion of the park is the 14-acre Pier 40, which includes athletic fields, kayak and boating activities, batting cages, and a trapeze school, as well as a parking facility and offices for the Hudson River Park Trust.

SoHo Subarea

The SoHo subarea extends from West Houston Street to the north, Canal Street to the south, as far as Broadway to the east, and Avenue of the Americas to the west. SoHo developed as a commercial, manufacturing and warehousing district in the 19th century. Today, SoHo is an upscale, mixed-use neighborhood and shopping destination known for its concentration of art galleries and other arts and design-related uses. The SoHo subarea is characterized by residential and commercial uses, but also contains a manufacturing zone that allows, and is now predominantly occupied with, joint living-working quarters for artists. There are a number of residential buildings in this subarea, such as the modern condominium buildings along West Houston Street, Avenue of the Americas, and Canal Street. Other residential uses include

tenement apartment buildings with retail uses on the ground floor at various locations throughout the subarea.

Commercial uses include boutique retail and large destination-retail stores, restaurants, cafes, and art galleries, and are located throughout the subarea. West Broadway is a major retail strip that primarily contains clothing and apparel stores and restaurants. There is also an office building at the corner of Greene Street and Prince Street that houses the Apple Store SoHo on the ground floor. The SoHo Grand Hotel is a 15-story hotel that opened in 1996 at 310 West Broadway; nearby is the James Hotel New York at 27 Grand Street, an 18-story hotel that opened in 2010. A limited number of industrial uses are located throughout the subarea, and include automotive shops and distribution and production facilities.

Institutional and community facility uses in this subarea include the Cooke Center Academy, a school for children with learning disabilities, located at 60 MacDougall Street; and the Shrine Church of Saint Anthony of Padua, located at 154 Sullivan Street. Open space uses include the 0.64-acre Vesuvio Playground, 0.15-acre Father Fagan Park, 0.08-acre Playground of the Americas, and 0.13-acre Grand Canal Court (see Table 5-5 and Figure 5-2 in Chapter 5, "Open Space"). A large portion of the subarea is located within the SoHo-Cast Iron Historic District and SoHo-Cast Iron Historic District Extension, which collectively extend to the midblock area between Thompson Street and West Broadway, and to the west beyond the study area.

North Tribeca Subarea

The North Tribeca subarea extends from Canal Street to the north, Leonard Street to the south, Broadway to the east, and the Hudson River to the west. This area was historically known for its commercial and manufacturing uses, but in recent years has become increasingly residential with neighborhood retail. North Tribeca has seen substantial reuse of industrial and commercial loft buildings for artist live-work and residential uses. There have been multiple conversions of existing nonmanufacturing buildings to residential use, and several new residential buildings have been constructed pursuant to BSA approvals. On narrow east-west streets and on north-south Washington Street, there are some smaller residential lots with five-to-six story buildings interspersed throughout. West of Avenue of the Americas, particularly along Hudson Street, buildings are generally taller with larger footprints.

Commercial uses are generally concentrated at the northern end of the subarea along Canal Street. The largest commercial use in the subarea is Shearson Lehman Plaza, a 38-story (500 feet) office building located at 388 Greenwich Street. Similar to the Rezoning Area, North Tribeca is home to numerous professional services firms, such as design, graphic arts, and communications companies. Retail uses are located throughout the subarea, and include restaurants, coffee shops, art galleries, and upscale furniture stores. A few light industrial uses remain, containing uses such as automotive, garages and surface parking lots.

The North Tribeca subarea contains the exit ramps from the Holland Tunnel, which circulate between Ericsson Place and Laight, Hudson, and Varick Streets. Creating a similar condition as with Hudson Square, these ramps impede pedestrian and vehicular continuity within the area.

Institutional and community facility uses in the subarea include: the Montessori School of Manhattan, located at 53 Beach Street; Tribeca Community School, located at 22 Ericsson Place; the Tribeca Learning Center, a day care center located at 21 St. John's Lane; the Art Institute of New York, located at 11 Beach Street; the New York Academy of Art, located at 111 Franklin Street; the Dance Library of Israel, located at 260 West Broadway; the Synagogue for the Arts, located at 49 White Street; the Canal Park Playhouse, located at 508 Canal Street; the First

Precinct of the New York City Police Department (NYPD), located at 16 Ericsson Place; and the Canal Street Post Office, located at 350 Canal Street.

Open spaces in this subarea include the 0.37-acre Albert Capsouto Park and 0.04-acre Beach Street Park, as well as a portion of the Hudson River Park (see Table 5-5 and Figure 5-2 in Chapter 5, "Open Space"). Within the Hudson River Park, just outside of the study area, are two piers: Pier 26 is currently under construction and will provide passive open space (the first stage of construction will be complete in 2012); and Pier 25 includes a skatepark, playground, esplanade with seating areas, synthetic turf playing field, viewing scopes, minigolf, and beach volleyball. Portions of the Tribeca North and Tribeca West Historic Districts are located within the subarea.

West Village Subarea

The West Village subarea extends between Barrow and Christopher Streets to the north, West Houston and Vandam Streets to the south (including three blocks east of the Rezoning Area between West Houston and Vandam Streets), LaGuardia Place to the east, and the Hudson River to the west. In the three blocks east of the Rezoning Area bounded by West Houston Street, Vandam Street, Avenue of the Americas, and east of Varick Street, there are historic row houses and small apartment buildings of up to seven stories on tree-lined streets. The section of the West Village north of West Houston Street also contains primarily three-story row houses and apartment buildings of up to eight stories, often with local retail use on the ground floor. The West Village Houses, a Mitchell-Lama residential development comprised of four buildings, is located on the block bounded by Barrow, Washington, Morton, and West Streets. Local retail uses include restaurants, drinking establishments, coffee shops, grocery stores, and other service establishments such as laundromats. Seventh Avenue South and Avenue of the Americas are major retail corridors that contain a mixture of large commercial uses, such as large restaurants, grocery stores, commercial gyms, and a movie theater, as well as smaller drinking establishments, clothing stores, and delis. Bleecker Street is another important retail corridor that contains a mixture of clothing boutiques, eating and drinking establishments, bakeries, and coffee shops. East of Avenue of the Americas, Bleecker Street and MacDougal Street contain numerous drinking establishments and businesses that cater to students from nearby New York University (NYU).

A large community facility use in this subarea is the Church of Saint Luke in the Fields, which occupies most of the block bounded by Barrow, Christopher, Hudson, and Greenwich Streets. The church's facilities in this block include a chapel, parochial school, denominational housing, and gardens that are open to the public. Other institutional and community facility uses include: Our Lady of Pompeii School, located at 240 Bleecker Street; Little Red School House and Elisabeth Irwin High School, located at 272 Avenue of the Americas; Greenwich House Music School, located at 46 Barrow Street; the Theater for a New Audience, located at 154 Christopher Street; City Grace Church, located at 219 Sullivan Street; City As School, located 16 Clarkson Street; Film Forum, a non-profit cinema located at 209 West Houston Street; the Manhattan Occupational Training Center, located at 250 West Houston Street; and the SoHo Playhouse, located at 15 Vandam Street.

Open spaces include a number of small parks along Avenue of the Americas: the 0.2-acre Minetta Playground, 0.06-acre Minetta Green, 0.08-acre Minetta Triangle, 0.25-acre Father Demo Square, 0.22-acre Downing Street Playground, and the 0.61-acre William F. Passannante Ballfield. As mentioned above, the grounds of St. Luke's Chapel include gardens that are accessible to the public, with landscaped walking paths and play equipment. Farther east, there is

a community garden that is located on the east side of LaGuardia Place. Much of this subarea is within the Greenwich Village Historic District.

ZONING

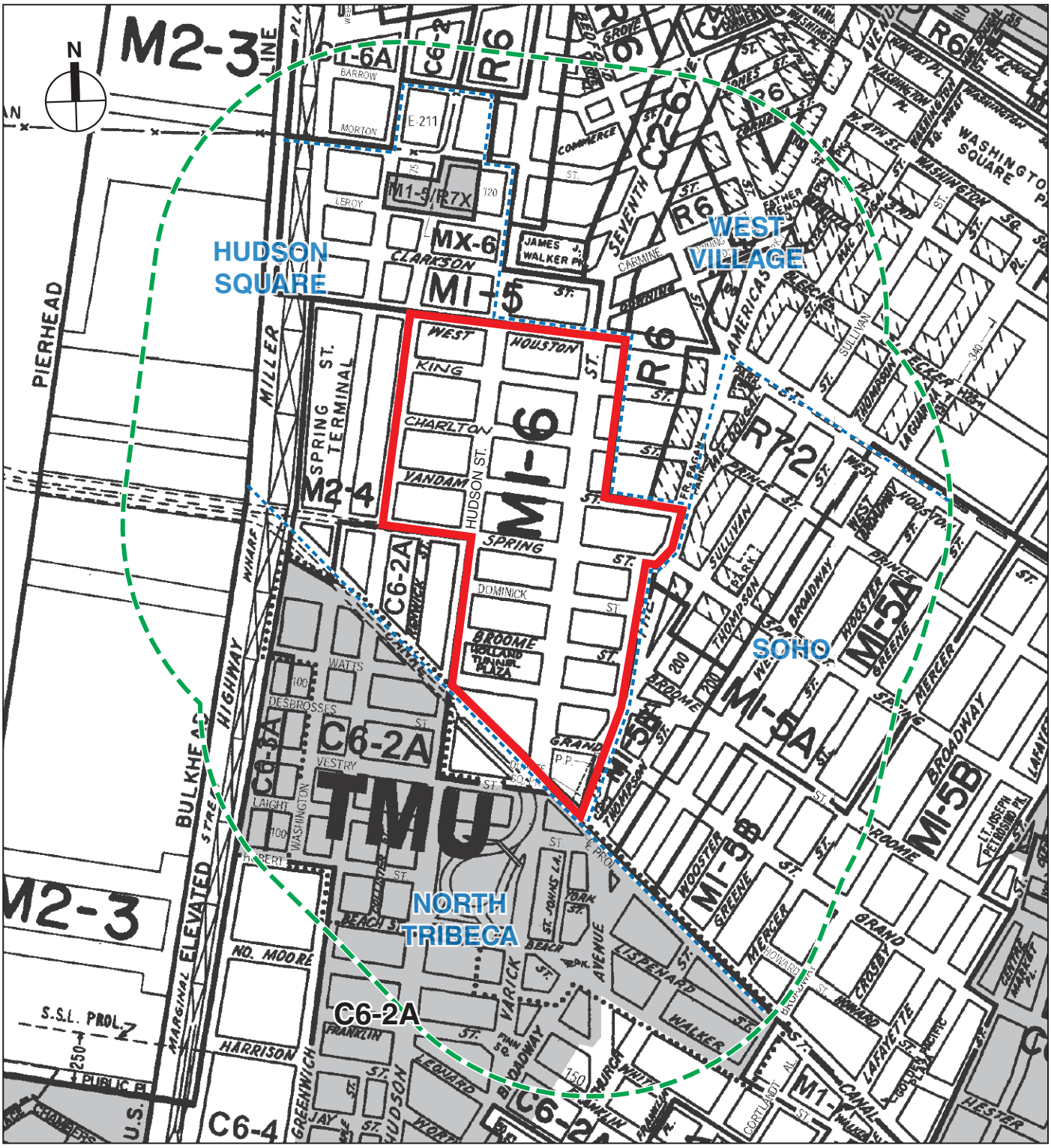
Zoning is a tool for implementing the city's planning and development objectives by regulating land use, density, and building bulk. The study area contains various manufacturing, commercial, residential, and mixed-use districts (see **Figure 2-3** and **Table 2-1**). Zoning districts with an A, B, D, or X suffix are contextual zoning districts that were created to produce buildings that are consistent with the existing neighborhood character.

Table 2-1
Zoning Districts Located in the Rezoning Area and Study Area

Zoning District	Maximum FAR[1]	Uses/Zone Type
Manufacturing Districts		
M1-5	5.0 commercial or manufacturing; 6.5 community facility (Use Group 4 only)[2]	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas)
M1-5/R7X	5.0 commercial, manufacturing, residential, community facility	Medium-density mixed use district that allows light industrial uses, commercial, residential, and community facilities
M1-5A	5.0 commercial or manufacturing; 6.5 community facility (Use Group 4 only)[2]	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas). Limited residential use allowed as Joint Living-Work Quarters for Artists and by special permit
M1-5B	5.0 commercial or manufacturing; 6.5 community facility (Use Group 4 only)[2]	Medium-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas). Limited residential use allowed as Joint Living-Work Quarters for Artists and by special permit
M1-6	10.0 commercial or manufacturing (12.0 with plaza bonus); 6.5 community facility (Use Group 4 only)[2]	High-density light industrial uses (high performance), commercial, and certain community facilities (for loft areas)
M2-4	5.0 commercial or manufacturing	Medium-density moderate industrial uses (medium performance), commercial
Commercial Districts		
C1-5	2.0 commercial	Local retail overlay in a residential district
C1-6A	2.0 commercial; 4.0 residential and community facility	Low/medium-density contextual commercial district with maximum building heights; residential and community facility
C2-6	2.0 commercial; 0.87-3.44 residential; 6.5 community facility	Low/medium-density; commercial, residential, and community facility uses
C6-2	6.0 (7.2 with plaza bonus) commercial; 0.94-6.02 residential; 6.5 (7.2 with plaza bonus) community facility	Medium-density general central commercial district; residential and community facility allowed
C6-2A	6.0 commercial; 6.02 residential; 6.5 community facility	Contextual commercial district with maximum building heights; residential and community facility
C6-3A	6.0 commercial; 7.52 residential; 7.5 community facility	Contextual commercial district with maximum building heights; residential and community facility
Residential Districts		
R6	0.78-2.43 residential; 4.8 community facility	General residence district. Medium density residential, community facility.
R7-2	0.87 to 3.44 residential; 6.5 community facility	General residence district. Medium density residential, community facility.
Special Districts		
TMU	N/A	Tribeca Mixed Use Special District
MX-6	N/A	Mixed-Use District 6: Hudson Square

Notes: [1] Floor area ratio (FAR) is a measure of density establishing the amount of development allowed in proportion to the lot area. For example, a lot of 10,000 square feet with a FAR of 1 has an allowable building area of 10,000 square feet. The same lot with an FAR of 10 has an allowable building area of 100,000 square feet.
[2] Use Group 4A by Special Permit only.
Sources: *New York City Zoning Resolution.*

7.26.12



Proposed Rezoning Area (Primary Study Area)

Secondary Study Area Boundary (1/4-mile Perimeter)

Subarea Boundary

Zoning District Boundary

Special Purpose District

C1-5 Overlay

HUDSON SQUARE REZONING

Existing Zoning
Figure 2-3

PRIMARY STUDY AREA

The proposed Rezoning Area is located within an M1-6 manufacturing district. M1-6 districts typically include light industrial uses, such as warehouses, repair shops, and wholesale service and storage facilities. Offices, hotel, and some retail uses are permitted, as are certain community facility uses by special permit. Residential and most cultural uses are not permitted. The provision of off-street parking is not required in this area of Manhattan. M1 districts are often buffers between residential or commercial districts and heavier industrial M2 or M3 districts. Industrial uses must conform to strict performance standards for noise, vibration, smoke, and odors, which limits their impact on adjacent residential areas. The maximum FAR in M1-6 districts is 10.0 for all allowable uses, which can be increased to 12.0 by provision of a public plaza or arcade. Height and setback regulations control the built form in M1-6 districts but there is no absolute height limit.

SECONDARY STUDY AREA

The secondary study area contains a variety of manufacturing, commercial, residential, and mixed-use zoning districts, as described below by subarea.

Hudson Square Subarea

The Hudson Square subarea contains manufacturing, commercial, and mixed-use zoning districts. Immediately north of the Rezoning Area is an M1-5 zoning district that extends between West Houston and Barrow Streets. M1-5 districts contain light industrial uses and are similar in character and use to M1-6 districts, as described above. The maximum FAR in M1-5 districts is 5.0. Situated within this M1-5 district is a recently-rezoned M1-5/R7X mixed use district that covers portions of two blocks bounded by Morton, Leroy, Washington, and Hudson Streets. A mixture of commercial, residential, and light industrial uses are permitted, to a maximum FAR of 5.0. The M1-5/R7X district is also designated as Mixed-Use District 6: Hudson Square (MX-6), which was established in 2008 to encourage investment in, and enhance the vitality of, this mixed-use area (Hudson Square North Rezoning, ULURP Number 070575ZMM). New residential and non-residential uses (commercial, community facility and light industrial) can be developed as-of-right and be located side-by-side or within the same building. Residential uses are generally subject to the bulk controls of the governing residence district; commercial, industrial, and community facility uses are subject to the M1 district bulk controls, except that community facilities are subject to residential FAR limits. Most light industrial uses are permitted in the special district as-of-right, others are subject to restrictions, and Use Group 18 uses are excluded altogether, except for small breweries.

Immediately west of the Rezoning Area, between West Houston Street and Canal Streets, is an M2-4 district. M2-4 districts are often mapped along the waterfront and the required performance standards are lower than in M1 districts, except when bordering a residential district. The maximum FAR in M2-4 districts is 5.0.

The southeast portion of the Hudson Square subarea contains a C6-2A district, which covers the three blocks between Spring, Hudson, Canal, and Washington Streets. This area was recently rezoned area from M2-4 and M1-6 zoning to the current C6-2A zoning district. C6-2A districts are high-density commercial districts that permit a wide range of high-bulk commercial uses, such as corporate headquarters, hotels, department stores, and entertainment facilities. C6-2A zones are also contextual districts that employ height limits to ensure that new development conforms to the existing built environment. The maximum FAR is 6.0 for commercial uses and 6.02 for residential uses.

SoHo Subarea

The majority of the SoHo subarea is mapped with M1-5A and M1-5B zoning districts. M1-5A and M1-5B zoning districts were established to protect light manufacturing uses while encouraging growth and stability in mixed-use areas. The M1-5A and M1-5B designations permit light manufacturing uses, office uses, certain community facility uses, and certain retail uses at a maximum FAR of 5.0 for commercial and manufacturing uses and 6.5 for community facility uses. M1-5A and M1-5B districts are also subject to special provisions allowing the conversion of manufacturing uses to Joint Living-Work Quarters for Artists (JLWQAs). Conversion of manufacturing uses to other uses generally requires a special permit or authorization from the New York City Planning Commission. As manufacturing uses have declined throughout SoHo, spaces formerly occupied by manufacturing uses have largely been replaced by commercial and residential uses.

The northwest corner of the SoHo subarea contains an R7-2 district. R7-2 districts are medium-density residential districts that encourage low apartment buildings on smaller lots, or taller buildings with low lot coverage on larger lots. R7-2 districts allow residential uses at a maximum FAR of 3.44, and community facility uses with a maximum FAR of 6.5. R7-2 zoning districts also require that a minimum Open Space Ratio (OSR) is provided on a zoning lot. The OSR requirements range from 15.5 to 25.5 percent of the residential floor area on a zoning lot, depending on the height and footprint of the building.

Portions of this R7-2 district, along Avenue of the Americas and Spring Street, are also mapped with a C1-5 overlay. C1-5 overlay zoning in residential districts allows for an FAR of 2.0 for commercial uses. Commercial overlays are typically mapped along streets that serve the local retail needs of the surrounding neighborhood. Representative retail uses found in C1-5 overlay districts include small grocery stores, restaurants, delis, and beauty parlors. The residential bulk in commercial overlays is governed by the residential district within which the overlay is mapped.

North Tribeca Subarea

Most of the North Tribeca subarea is mapped as a C6-2A zoning district and within the Tribeca Mixed-Use Special District (TMU). The C6-2A zoning district is described above. The TMU Special District is roughly bounded by Canal Street to the North, Murray Street to the south, Broadway and West Broadway on the east, and Greenwich and West Streets to the west. The special district was originally enacted in 1976 as the Lower Manhattan Mixed-Use District to permit limited residential development in an otherwise industrial area. The underlying zoning throughout the district is commercial but unique provisions limit the size of ground-floor retail uses and hotels. New contextual mixed use buildings house a growing residential community while special rules encourage a mix of uses by allowing light industries. The special district does not permit residential use in enlargements and there are also unique requirements on dwelling size in residential conversions, such as a minimum unit size of 2,000 square feet.

The majority of the North Tribeca subarea was rezoned in 2010 (North Tribeca Rezoning, ULURP Numbers C100369ZMM, N100370(A)ZRM). The rezoned area is roughly bounded by Canal Street to the north, North Moore, Beach, and Walker streets to the south, Broadway to the east, and West Street to the west. The objective of the North Tribeca rezoning is to encourage new development that reflects existing neighborhood character and scale by: establishing contextual zoning districts with unique floor area ratios and bulk envelopes; providing opportunities for housing through residential conversions, in-fill residential development, and incentives for affordable housing; and providing for a diversity of uses in the area by allowing specific light manufacturing uses and restricting the size of retail establishments. To this end, the

North Tribeca rezoning replaced a previous M1-5 district with the current contextual C6-2A district, and enacted a zoning text amendment to create new sub-districts in the TMU Special District.

There is also a small C6-3A district along the western edge of the subarea, located along West Street between Watts and Hubert Streets. C6-3A districts are similar in character and use to C6-2A districts, but permit greater residential development. The maximum FAR is 6.0 for commercial uses and 7.52 for residential uses.

West Village Subarea

The largest zoning district in the West Village subarea is an R7-2 district (described above) that extends northward from the SoHo subarea, and is mapped in the portion of the West Village subarea east of Avenue of the Americas. Many streets in this area, including Bleecker Street, LaGuardia Place, MacDougal Street, West Third Street, and Avenue of the Americas, are also mapped with C1-5 overlay designations, as described above.

West of Avenue of the Americas is an R6 zoning district that extends along midblock areas north of Vandam Street. Other R6 districts are immediately north of the Hudson Square subarea. R6 districts produce a variety of building types, ranging from attached row houses to "tower-in-the-park" developments. Applying height factor regulations, the maximum FAR for residential use ranges from 0.78 to 2.43. If contextual regulations are employed through the Quality Housing option, the maximum residential FAR ranges from 2.2 to 2.43. Development of community facility uses is permitted at 4.8 FAR.

In the western portion of the subarea, there is a C1-6 district on the west side of Hudson Street between Morton Street and Barrow Street, and a C1-6A district north of Morton Street and west of Washington Street. C1-6 districts are usually mapped in areas that are primarily residential in character, and typically contain local neighborhood retail uses, such as drug stores, grocery stores, dry cleaners, and restaurants. The maximum FAR is 2.0 for commercial uses, 3.44 for residential uses in C1-6 districts, and 4.0 for residential uses in C1-6A districts. C1-6A zoning districts are contextual districts in which the height and bulk of new development must conform to the existing built environment.

The Seventh Avenue South corridor is mapped with a C2-6 zoning designation, from West Houston Street to the south to Barrow Street to the north. C2-6 districts are similar in character and use to C1-6 districts (described above), but permit a wider range of uses, such as funeral homes and local repair services. The maximum FAR is 2.0 for commercial uses and 3.44 for residential uses.

PUBLIC POLICY

PRIMARY STUDY AREA

Business Improvement Districts

Business Improvement Districts (BIDs) were first established in New York City in the 1980s and are organizations made up of property and business owners dedicated to promoting business development and improving their neighborhoods. BIDs usually deliver supplemental services such as sanitation and maintenance, public safety and visitor services, marketing and promotional programs, and beautification for the area, funded by a special assessment in the district. The New York City Department of Small Business Services (SBS) is responsible for

managing the City's relationships with BIDs. BIDs have supported and promoted the development of commercial districts throughout New York City.

The Hudson Square District Management Association (also known as the Hudson Square Connection) is a BID that covers much of the Hudson Square area, including the Rezoning Area and extending into the Hudson Square subarea. Founded in 2009, the mission of the BID is to promote member businesses and the Hudson Square neighborhood, while beautifying and enlivening area streets. The stated goal of the Hudson Square Connection is to focus on "place-making" in Hudson Square, and transforming the area into "a major creative hub."[1] The Hudson Square Connection is currently engaged in developing a comprehensive streetscape improvement plan, with community input.

PlaNYC 2030

In April 2007, the Mayor's Office of Long Term Planning and Sustainability released *PlaNYC: A Greener, Greater New York*. An update to PlaNYC in April 2011 built upon the goals set forth in 2007 and provided new goals and strategies. PlaNYC represents a comprehensive and integrated approach to planning for New York City's future. It includes policies to address three key challenges that the City faces over the next 20 years: (1) population growth; (2) aging infrastructure; and (3) global climate change. In the 2011 update, elements of the plan are organized into ten categories—housing and neighborhoods, parks and public space, brownfields, waterways, water supply, transportation, energy, air quality, solid waste, and climate change—with corresponding goals and initiatives for each category.

SECONDARY STUDY AREA

New York City Historic Districts

The New York City Landmarks Law of 1965 established the New York City Landmarks Preservation Commission (LPC) and authorized the Commission to designate individual buildings, historic districts, interior landmarks and scenic landmarks of historical, cultural and architectural significance. The Landmarks Law defines a Historic District as an area that has a "special character or special historic or aesthetic interest," represents "one or more periods of styles of architecture typical of one or more eras in the history of the city," and constitutes "a distinct section of the city." Historic district designation by LPC protects buildings from demolition and development that is out of context or insensitive to the historic nature of the area. Property owners are required to obtain LPC approval before altering the exterior of designated buildings. The Rezoning Area does not contain any LPC-designated historic districts. Five LPC-designated historic districts are located within the secondary study area: the Charlton-Vandam-King Historic District (West Village subarea); the MacDougall Sullivan Gardens Historic District (West Village subarea); the Greenwich Village Historic District and Extension II (West Village subarea); the SoHo-Cast Iron Historic District and Extension (SoHo subarea); and the Tribeca North, East, and West Historic Districts (North Tribeca subarea). See Chapter 8, "Historic and Cultural Resources," for a detailed description of these historic districts.

Waterfront Revitalization Program

The New York City Waterfront Revitalization Program (WRP) is the city's principal coastal zone management tool. As originally adopted in 1982 and revised in 1999, it establishes the city's policies for development and use of the waterfront. All proposed actions subject to CEQR, Uniform

[1] Hudson Square Connection, *Annual Report* (2010).

Land Use Review Procedure (ULURP), or other local, state, or federal agency discretionary actions that are situated within New York City's designated Coastal Zone Boundary must be reviewed and assessed for their consistency with the WRP. The Rezoning Area is not within the coastal zone. Portions of the secondary study area, including the western edge of the West Village, Hudson Square, and North Tribeca subareas, are within the coastal zone boundary. The WRP contains 10 major policies, each with several objectives focused on: improving public access to the waterfront; reducing damage from flooding and other water-related disasters; protecting water quality, sensitive habitats (such as wetlands), and the aquatic ecosystem; reusing abandoned waterfront structures; and promoting development with appropriate land uses.

Comprehensive Waterfront Plan

The Rezoning Area is not situated on the waterfront. However, the secondary study area includes waterfront areas. In March 2011, DCP released *Vision 2020: New York City Comprehensive Waterfront Plan.* The plan articulates eight goals for New York City's waterfront:

- Expand public access to the waterfront and waterways on public and private property for all New Yorkers and visitors alike.
- Enliven the waterfront with a range of attractive uses integrated with adjacent upland communities.
- Support economic development activity on the working waterfront.
- Improve water quality through measures that benefit natural habitats, support public recreation, and enhance waterfront and upland communities.
- Restore degraded natural waterfront areas, and protect wetlands and shorefront habitats.
- Enhance the public experience of the waterways that surround New York—our Blue Network.
- Improve governmental regulation, coordination, and oversight of the waterfront and waterways.
- Identify and pursue strategies to increase the City's resilience to climate change and sea level rise.

The *Comprehensive Waterfront Plan* lays out strategies to achieve each goal and complements those strategies with the New York City Waterfront Action Agenda, a set of projects chosen for their ability to catalyze investment in the waterfront. The Plan includes three projects for portions of the Hudson River Park that are within or adjacent to the secondary study area: at Pier 26, there are plans to build an Estuarium, as designated in the Hudson River Park Act; at Pier 40 the Plan calls for repairs and upgrades to the existing structure, as well as evaluating Pier 40 for commercial uses that would provide revenue for park maintenance, such as a mooring field and other in-water recreation uses; and at Piers 32 and 46, the Plan calls for utilizing substantially deteriorated pile fields as fish habitat.

E. THE FUTURE WITHOUT THE PROPOSED ACTION

This section considers land use, zoning, and public policy conditions for the No-Action condition. These conditions are projected by considering the development that is likely or expected to occur in both the Rezoning Area and in the secondary study area independent of the Proposed Action.

Existing land use trends are expected to continue in the Rezoning Area and secondary study area. Within the Rezoning Area, it is anticipated that given the existing M1-6 zoning, the current

trend of hotel development would continue in the No-Action condition. As described in Chapter 1, "Project Description," the No-Action condition consists of currently planned or ongoing development projects within the Rezoning Area, as well as the development that is expected to occur on certain sites controlled by the Applicant by 2022. Planned projects within the secondary study are also described in this section.

LAND USE

PRIMARY STUDY AREA

Absent the Proposed Action, nine projects are expected to be built by 2022 within the Rezoning Area (see **Table 2-2** and **Figure 2-4**). These No-Action projects will be developed with new retail, office, hotel, residential, commercial storage, and parking uses. Hotel and commercial developments will be built on Projected Development Sites 1, 3, 5 and 17. On Projected Development Site 1, a 419-room hotel with 16,409-gsf of ground-floor retail uses, 50,666-gsf of other commercial use, and 80 parking spaces will be built. On Projected Development Site 3, a 381-room hotel with 12,100-gsf of retail uses, 86,216-gsf of other commercial uses, and 82 parking spaces will be built. On Projected Site 5, a 202-room hotel with 2,750-gsf of retail uses will be built. On Projected Site 17, a 124-room hotel development will be built. Projected Development Sites 2 and 4 will be redeveloped with commercial uses, consisting of: 13,328-gsf of retail space and 13,328-gsf of other commercial space, as well as 7 parking spaces on Projected Development Site 2; and 21,934-gsf of retail uses and 21,934-gsf other commercial uses, as well as 11 parking spaces, on Projected Development Site 4. Three additional sites will be converted to commercial use. On Projected Development Site 18, a 5,032-gsf commercial enlargement will be completed.[1] On Projected Development Site 19, the 70,000-sf vacant building will be re-tenanted with commercial or storage uses. At 330 Hudson Street, a commercial office and expansion project will result in 330,000-gsf of office uses and 20,000-gsf of retail uses (no additional development or change in use is projected to occur at 330 Hudson Street as a result of the Proposed Action).

SECONDARY STUDY AREA

Within the secondary study area, 27 projects are expected to be completed by 2022 in the No-Action condition, as shown in **Table 2-2** and **Figure 2-4**, and described by subarea below. In addition to these projects, a substantial amount of new residential development with ground-floor retail use is projected to occur as a result of the North Tribeca rezoning, as discussed below.

Hudson Square Subarea

Four projects are planned within the Hudson Square subarea in addition to the No-Action projects anticipated within the Rezoning Area. At 35-39 Greene Street, the existing building will be converted and enlarged to accommodate five residential units. Near Canal Street, 22 Renwick Street will be developed with 19 residential units, and a mixed-use development will be built at 482 Greenwich Street with 19 residential units, and retail and community facility uses. At 353 Spring Street, DSNY plans to construct a new 398,000-sf garage facility. DSNY vehicles and equipment (recycling and refuse collection trucks, snow plows, salt spreaders, etc.) will be

[1] The enlargement on Projected Development Site 18 was completed shortly before certification of the Draft EIS. Between the Draft and Final EIS, the analyses in this document will be updated to reflect the enlargement as an existing condition. This change would not affect the conclusions of the analyses presented in this EIS.



Proposed Rezoning Area (Primary Study Area)

Secondary Study Area Boundary (1/4-Mile Perimeter)

1 No Action Project (see Table 2-2 for reference)

North Tribeca Rezoning Area

HUDSON SQUARE REZONING

Future Development Projects in the No-Action Condition

Figure 2-4

Table 2-2
Planned Projects Within or Near the Study Areas by 2022

Map No.	Location	Description	Build Year
Primary Study Area (Rezoning Area)			
1	Projected Site 1 (Canal/Varick/Grand/Avenue of the Americas)	Mixed-use development with hotel (419 rooms) above a commercial base containing 16,409 gsf ground-floor retail and 50,666 gsf other commercial use, with 80 parking spaces	2022
2	Projected Site 2 (114 Varick St)	Two-story commercial development containing 13,328 gsf retail and 13,328 gsf other commercial use and 7 parking spaces	2022
3	Projected Site 3 (Varick/Vandam/Spring)	Mixed-use development with hotel (381 rooms) above a commercial base containing 12,100 gsf ground-floor retail and 86,216 gsf other commercial use, with 82 parking spaces	2022
4	Projected Site 4 (551-61 Greenwich St)	Two-story commercial development containing 21,934 gsf retail and 21,934 gsf other commercial use and 11 parking spaces	2022
5	Projected Site 5 (94-104 Varick St)	Hotel development containing 202 rooms and 2,750-gsf of retail uses.	2013
6	Projected Site 17 (523 Greenwich St)	Hotel development containing 124 rooms	2013
7	Projected Site 18 (145 Avenue of the Americas)[1]	Completion of a 5,032-gsf commercial enlargement	2012
8	Projected Site 19 (537 Greenwich St)	Re-tenanting an existing (vacant) 70,000-sf building with commercial or storage uses	2022
9	330 Hudson Street	Commercial office conversion and expansion containing 330,000 gsf office space and 20,000 gsf retail	2022
Secondary Study Area (¼ Mile)			
10	23 Downing Street	Residential development containing one unit	2022*
11	396 West Broadway	Enlargement of existing building to add two residential units	2022*
12	419 West Broadway	Residential development with eight units	2011
13	325 West Broadway	Residential development with 20 units	2022*
14	83 Thompson Street	Mixed use development with four residential units, 3,700 sf retail, and 750 sf community facility	2022*
15	403 Greenwich Street	Residential development with five units	2022*
16	137 Franklin Street	Residential development with three units	2012
17	309 Avenue of the Americas	Mixed-use development with 17 residential units, 3,700-sf retail; 8,121-sf community facility	2022*
18	353 Spring Street	398,000-sf DSNY sanitation garage	2014
19	482 Greenwich Street	Mixed-use development with 19 residential units; 975-sf retail; 294-sf community facility	2012
20	43 Grand Street	Development of 17,515-sf hotel with 3,300-sf retail	2022*
21	27 Wooster Street	Mixed-use development with 16 residential units, 2,000-sf retail, and 10 parking spaces	2022*
22	138 Wooster Street	Mixed-use development with nine residential units and 2,000-sf retail	2022*
23	150 Wooster Street	Mixed-use development with 15 residential units and 5,000-sf retail	2014
24	35-39 Greene St	Conversion and enlargement of existing building to add five residential units	2022*
25	603 Greenwich St	Enlargement and addition of one residential unit	2022*
26	70 Greene Street	Conversion to three residential units and 2,400-sf retail	2022*
27	357 Canal Street	Conversion to four residential units	2022*
28	359 Canal Street	Conversion to four residential units	2022*

Table 2-2 (cont'd)
Planned Projects Within or Near the Study Areas by 2022

Map No.	Location	Description	Build Year
		Secondary Study Area (¼ Mile)	
29	361 Canal Street	Conversion to four residential units	2022*
30	55 Mercer Street	Conversion to four Joint Living Work Quarters for Artists units	2022*
31	435 Broadway	46,217-sf commercial development	2012
32	22 Renwick Street	Residential development with 19 units	2012
33	52 Laight Street	Residential development with six units	2012
34	22-28 Downing Street	Residential development with three units	2012
35	NYU – University Village[2]	Mixed-use NYU development containing: 105 faculty units; 1,233 dormitory beds; 55,000-sf retail; 300 hotel rooms; 173,000-sf academic; 146,000-sf athletic center; 50,000-sf conference space; and a 100,000-sf (800 seat) public school	2021
36	Hudson River Park – Pier 26	1.49-acre open space development	2013
37	32 development sites within the area roughly bounded by: Canal Street to the north, West Street to the west, Broadway to the east, and Walker, N. Moore, Beach, and Hubert Streets to the south.	Projected development from the Tribeca North Rezoning Environmental Assessment Statement (2010) that would collectively result in: 880 residential units (including 16 affordable units); 168,186-sf of retail uses; and 72 parking spaces.	2019

Notes: [1] The enlargement on Projected Development Site 18 was completed shortly before certification of the Draft EIS. Between the Draft and Final EIS, the analyses in this document will be updated to reflect the enlargement as an existing condition. This change would not affect the conclusions of the analyses presented in this EIS.
[2] Shortly before certification of the Draft EIS, the NYU-University Village project was modified by the New York City Council. Between the Draft and Final EIS, the analyses in this document will be updated to reflect the final NYU-University Village program. The changes to the NYU-University Village Program would not affect the conclusions of the analyses presented in this EIS.
* Projects without specific information regarding their build years are assumed to be developed by 2022 (the analysis year for the Proposed Action).
Sources: AKRF, Inc., Trinity Real Estate, New York City Department of City Planning, New York City Department of Buildings, New York City Economic Development Corporation, New York University.

parked, maintained, washed, and refueled there. The existing DSNY facility across the street at 297 West Street will be used as a new salt shed.

SoHo Subarea

There are 15 projects planned within the SoHo subarea, which will add new residential units, retail uses, and a hotel to the subarea. Residential and mixed-use development projects are expected to add a total of 72 residential units, while conversion projects will add 26 residential units (four of which are JLWQAs). A new 17,515-sf hotel will be constructed at 43 Grand Street. In addition, 64,617 sf of new retail space will be developed in the subarea.

North Tribeca Subarea

There are four projects planned in the North Tribeca subarea, three of which will result in new residential development. Three residential units will be built at 137 Franklin Street, five units will be built at 403 Greenwich Street, and six units will be built at 52 Laight Street. On Pier 26, located just outside of the study area, the Hudson River Park Trust is rehabilitating the pier and constructing 1.49 acres of passive and active open space, including a dog run, which will be built

by 2013. There are also future plans for a boathouse, restaurant, and maritime education center on Pier 26, but it is not clear when these projects will proceed.

In addition, a substantial amount of new residential development with ground-floor retail use is projected to occur as a result of the North Tribeca rezoning, described above (see **Figure 2-4**). This includes an additional 32 projected development projects projected to occur on sites that are currently underutilized, and contain office, storage, industrial, and parking uses.

West Village

There are four projects planned in the West Village subarea, including the NYU Core expansion plan, the largest planned development project in the secondary study area. By 2021, NYU intends to complete Phase 1 of its expansion plan, which includes redeveloping the University Village superblock (bounded by Bleecker Street, West Houston Street, Mercer Street, and LaGuardia Place) with two new buildings that will contain 105 faculty units, 1,233 dormitory beds, 55,000 sf of retail uses, 300 hotel rooms, a 146,000-sf athletic center, 173,000 sf of other academic uses, a 50,000-sf conference facility, and a 100,000-sf (800 seat) public school.[1]

Three additional projects are planned in the subarea, including the redevelopment of 309 Avenue of the Americas with 17 residential units, and retail and community facility uses, and the construction of one new single-family row house at 23 Downing Street, and three new single-family row houses at 22-28 Downing Street.

ZONING

PRIMARY STUDY AREA

No changes to zoning are anticipated in the primary study area in the No-Action condition.

SECONDARY STUDY AREA

No changes to zoning are anticipated in the secondary study area in the No-Action condition.

PUBLIC POLICY

PRIMARY STUDY AREA

No changes to public policy in the primary study area are expected in the No-Action condition.

SECONDARY STUDY AREA

No changes to public policy in the secondary study area are expected in the No-Action condition.

F. THE FUTURE WITH THE PROPOSED ACTION

The Applicant is proposing to create and map a new special purpose zoning district, the Special Hudson Square District. As discussed in Chapter 1, "Project Description," the purpose of the proposed change in zoning is to activate and enhance the Rezoning Area by permitting mixed-

[1] Shortly before certification of the Draft EIS, the NYU-University Village project was modified by the New York City Council. Between the Draft and Final EIS, the analyses in this document will be updated to reflect the final NYU-University Village program. The changes to the NYU-University Village Program would not affect the conclusions of the analyses presented in this EIS. Additional development proposed as part of the NYU expansion plan would occur after the 2022 analysis year.

use development while preserving the area's commercial base and existing built character. The Special District would be mapped over the existing M1-6 zoning district, and would supplement or in some cases supersede the regulations of the underlying zoning district. The proposed Special District would allow for limited and carefully controlled residential development, including new affordable housing pursuant to the Inclusionary Housing Program, while protecting and strengthening the neighborhood's current commercial uses. The Proposed Action is expected to result in new development—including new construction, residential enlargements and/or conversion of existing buildings—on sites throughout the Special District. This section assesses the potential impacts of the Proposed Action on land use, zoning, and public policy.

LAND USE

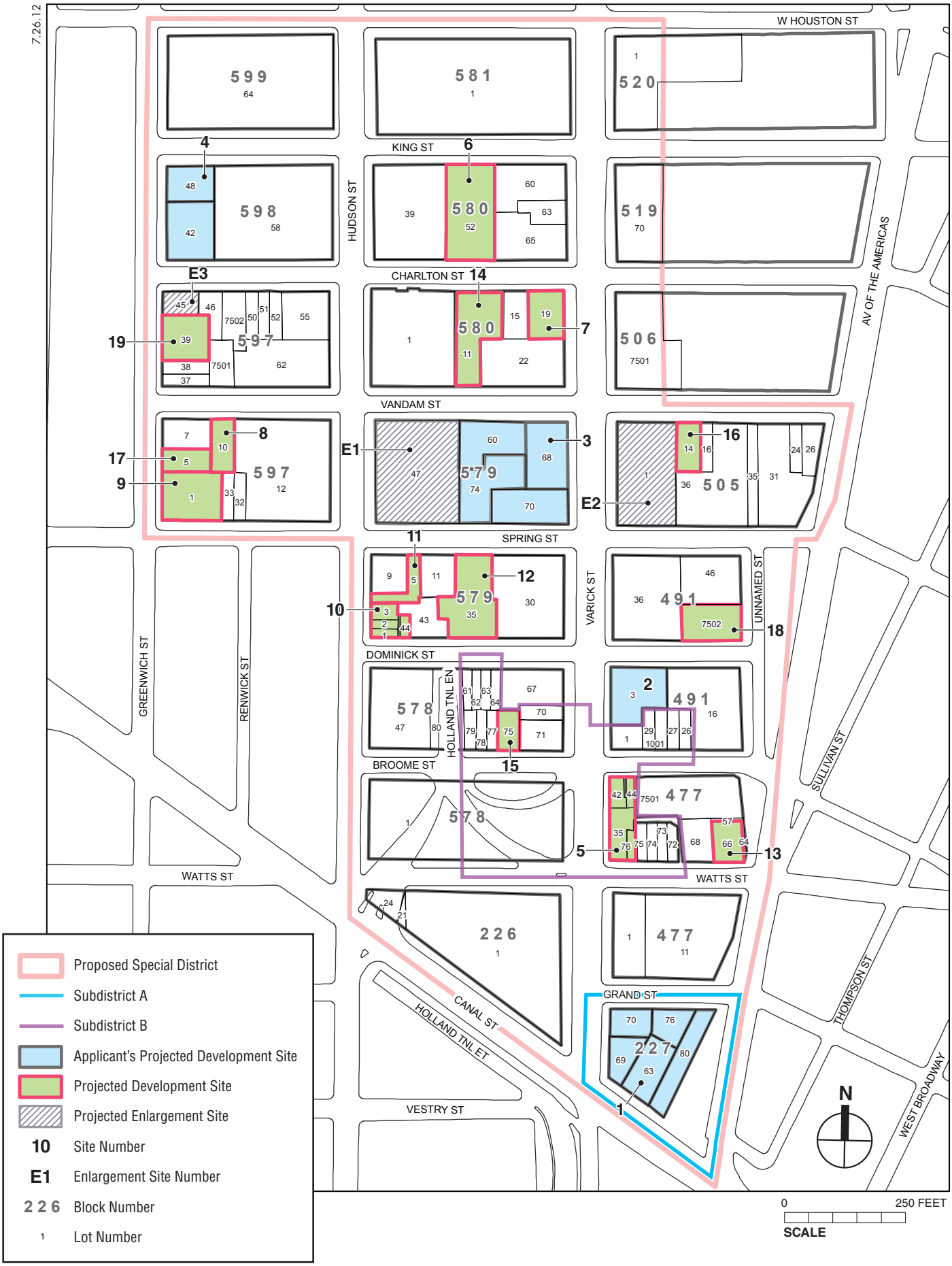
The Proposed Action would not directly displace any land uses so as to adversely affect surrounding land uses. In the With–Action condition, new development is expected to occur throughout the primary and secondary study areas, particularly new residential development with ground-floor retail uses. As compared with the No-Action condition, the With-Action condition would result in an increase in new residential, retail, and community facility development—and, in some cases, replacement of non-residential use with new development—and a decrease in certain commercial uses, such as transient hotels in the Rezoning Area. As described in Chapter 1, the RWCDS includes a total of 22 projected development sites (5 of which are owned or controlled by the Applicant) on which new buildings could be constructed or existing buildings converted or enlarged to contain new residential, retail and community facility uses (see **Figure 2-5**). Of the 22 sites, 16 are projected new construction sites, three are projected enlargement sites on which additional floors could be constructed above the existing structures, and 3 are projected conversion sites (although two out of the five projected enlargement sites would convert and enlarge).

As discussed in Chapter 1, two development scenarios (RWCDS 1 and RWCDS 2) represent potential development scenarios that could result from the Proposed Action. Under RWCDS 1, it is assumed that the maximum permitted residential development would occur on each of the projected development sites. Under RWCDS 2, it is assumed that community facility uses with sleeping accommodations (i.e., dormitories), rather than residential buildings, would be developed on two of the projected development sites. Both development scenarios are assessed below.

PRIMARY STUDY AREA

RWCDS 1

New construction or enlargements are expected to occur on five sites owned by the Applicant by 2022 (see Table 1-4 in Chapter 1). (The type of development and uses assumed on the Applicant's sites is the same under both development scenarios, RWCDS 1 or RWCDS 2). An approximately 381,002-gsf mixed-use building (with a maximum height of 430 feet) containing residential use, a new 75,000-gsf public school (pre-kindergarten through fifth grades), and ground-floor retail would be constructed on Projected Development Site 1 in Subdistrict A. An approximately 267,386-gsf residential building with ground-floor retail use would be constructed at Projected Development Site 2. At Projected Development Site 3, an approximately 594,364-gsf development containing residential, office, and retail uses would be constructed. An approximately 247,645-gsf residential building with ground-floor retail uses would be constructed at Projected Development Site 4. In addition, the existing building at 304



RWCDS – Projected Development Sites

Figure 2-5

HUDSON SQUARE REZONING

Hudson Street would be enlarged with a 15-story addition of approximately 162,151 gsf, which is expected to contain office uses (Projected Enlargement Site 1).

There are 17 projected development and enlargement sites not controlled by the Applicant. Of these, 12 projected development sites would result in new construction containing residential use with ground-floor retail; two projected sites are expected to enlarge with residential use; two projected sites are expected to convert to residential use and enlarge; and one condominium building (Site 18) that currently contains a mix of commercial and live/work units is expected to partially convert to become fully occupied with residential or live/work use.

Overall, on the projected development and projected enlargement sites under RWCDS 1, the Proposed Action is expected to result in a net increase of 3,323 residential units (of which approximately 679 units, or 20 percent of the residential floor area, would be affordable pursuant to the Inclusionary Housing Program), approximately 99,086 gsf of retail use, 139,583 gsf of office use, 75,000 gsf of community facility (school) use, and 526 accessory parking spaces; as well as a net decrease of approximately 739,170 gsf of hotel use (approximately 1,034 hotel rooms), 382,010 gsf of other commercial space (including loft and storage space), and 63 public parking spaces. Assuming an average household size of 1.84 persons (the average household size in Manhattan Community District 2), the additional 3,323 dwelling units would add an estimated 6,113 residents to the Rezoning Area.

RWCDS 2

Under RWCDS 2, it is assumed that two of the projected development sites would be developed with dormitories rather than residential buildings as projected in RWCDS 1. Development on the Applicant's sites and on the projected and potential development sites would be the same as in RWCDS 1, except for the development of dormitories with ground-floor retail on Projected Development Sites 6 and 16 (see Table 1-6 in Chapter 1). The Applicant does not intend to develop dormitory uses on its own sites, but these uses could be developed under the proposed zoning on sites not controlled by the Applicant.

Overall, on the projected development and projected enlargement sites under RWCDS 2, the Proposed Action could result in a net increase of 2,977 residential units (of which approximately 598 units, or 20 percent of the residential floor area, would be affordable pursuant to the Inclusionary Housing Program), approximately 99,086 gsf of retail use, 139,583 gsf of office use, 329,896 gsf of community facility use (comprising approximately 75,000 gsf of school use and 254,896 gsf of dormitory use [approximately 773 dormitory beds]), and 456 accessory parking spaces; as well as a net decrease of approximately 739,170 gsf of hotel use (approximately 1,034 hotel rooms), 382,010 gsf of other commercial space (including loft and storage space), and 63 public parking spaces. Assuming an average household size of 1.84 persons and 1 student per dormitory bed, the additional 2,977 dwelling units and 773 dormitory beds would add an estimated 6,249 residents to the Rezoning Area.

Impact Analysis

While the Proposed Action would alter the land use composition of the Rezoning Area, the changes would not be considered adverse pursuant to the *CEQR Technical Manual*. The Proposed Action would allow for new residential development, as well as certain community facility uses, while continuing to permit commercial and light industrial use (subject to strict performance standards) in the Rezoning Area. The Rezoning Area includes zoning controls to encourage growth while preserving its existing built form and commercial uses. Special District

zoning controls (which are described in greater detail below under "*Zoning*") include establishing height limits appropriate to a mixed-use neighborhood; creating incentives for the creation of new affordable housing (through the Inclusionary Housing Program); allowing for a new school or schools to support the needs of existing and incoming residents; preserving commercial uses by prohibiting the creation of new residential use (or dormitory use) on lots that contain 70,000 sf or more of non-residential floor area unless the amount of such non-residential floor area is preserved or replaced on the zoning lot on a one-for-one basis, and; limiting the development of any new hotels with more than 100 sleeping units. The special district also includes two subdistricts with bulk controls tailored to the special characteristics of two small areas within the special district, as described in greater detail below.

The Proposed Action would not generate land uses that would be incompatible with existing uses. To the contrary, the expected new residential, retail, and community facility uses would complement and enhance the existing non-residential uses in the Rezoning Area. The Rezoning Area currently contains predominantly commercial uses, including offices and hotels, with limited retail, residential, and community facility uses. The Proposed Action would facilitate new residential and retail use, and incentivize the creation of new affordable housing (through the Inclusionary Housing Program) and school uses, to address important community needs.

All of the new development and residential conversions and enlargement projected to occur as a result of the Proposed Action would occur on sites that are currently underutilized (i.e., are built to less than 50 percent of the proposed maximum FAR, or are undeveloped, contain vacant or partially vacant buildings or buildings with garage, storage, or warehousing uses). The underutilized land and buildings in the Rezoning Area are reflective of the long-term decline in manufacturing uses in this area. The Proposed Action would facilitate new development on a number of underutilized sites, subject to certain special district controls. The new residents and retail uses introduced as a result of the Proposed Action would be expected to benefit existing commercial uses in the Rezoning Area, including office and local retail businesses, as well as attract new office and retail uses. These changes would help transform the Rezoning Area into a more vibrant community with greater pedestrian and street-level activity.

The Proposed Action would preserve commercial uses and the built character of the Rezoning Area through the specific provisions regulating demolition and conversions of existing buildings. As discussed previously, the current lack of height limits has resulted in a surge of out-of-scale hotel development in this area. The Proposed Action would establish height limits, require that buildings be built to the street line, and require retail or other uses at the ground level to encourage street-level activity in the Special District. Thus, new development introduced by the Proposed Action would be consistent with the existing built context, would encourage the enhancement of the area as a mixed-use neighborhood with active street life, and would prevent an influx of out-of-scale hotel development.

In addition, the Proposed Action would institute controls on hotel development. Specifically, in the With-Action condition the development of hotel uses with more than 100 sleeping units (whether created through new construction or change of use in existing "qualifying buildings") would require application to the New York City Planning Commission (CPC) for a special permit (the development of hotel uses with 100 or fewer sleeping units would continue to be permitted as-of-right in the Rezoning Area). In the case of new construction hotels, the special permit requirement would apply prior to receipt of certificates of occupancy for 75 percent of the number of dwelling units projected to be developed in the Rezoning Area (the "residential development goal"); after the residential development goal is reached new construction hotels

with more than 100 sleeping units would be permitted as-of-right. In the case of the change of use of existing "qualifying buildings" to hotels with more than 100 sleeping units, the special permit requirement would not expire once the residential development goal is met. Given that interest in hotel development in the Rezoning Area is currently robust and is projected to continue in the No-Action condition, these hotel controls would ensure that hotel development does not conflict with the goals of preserving existing commercial uses, creating a vibrant community, and encouraging residential uses and affordable housing.[1]

Overall, the Proposed Action would facilitate new development on underutilized sites in the Rezoning Area and would activate the area by permitting mixed-use development while preserving the area's commercial base and existing built character. The Proposed Action would not result in any significant adverse land use impacts in the Rezoning Area.

SECONDARY STUDY AREA

Impact Analysis

The Proposed Action would not directly affect the surrounding study area, and is not expected to result in any noticeable land use changes outside of the Rezoning Area. The majority of the areas surrounding the Rezoning Area (particularly the Hudson Square, SoHo, and North Tribeca subareas) consist of thriving mixed-use neighborhoods. The anticipated mix of new uses in the Rezoning Area would be consistent with and complementary to existing uses and development trends within the secondary study area. The proposed height and bulk controls would impose height limits and contextual building envelope controls in the Rezoning Area where none currently exist, curtailing the recent trend of out-of-scale development. Therefore, the Proposed Action would not result in any significant adverse land use impacts in the study area.

CONCLUSION

As compared with the No-Action condition, the Proposed Action would result in an increase in new residential, retail, and community facility development—and, in some cases, replacement of non-residential use with new development—and a decrease in certain commercial uses, such as transient hotels, in the Rezoning Area. The Proposed Action would incentivize the development of new affordable housing through the Inclusionary Housing Program, and would allow a greater range of cultural and community facility uses, as well as a new school, to support the expansion of residential use in the Rezoning Area.

The Proposed Action would not result in any significant adverse impacts on land use conditions in the primary and secondary study areas. The Proposed Action would not directly displace any land uses so as to adversely affect surrounding land uses, nor would the Proposed Action generate land uses that would be incompatible with current land uses. The Proposed Action would preserve commercial uses and the built character of the Rezoning Area through the specific provisions regulating demolition and conversions of existing buildings. Furthermore, the Proposed Action would establish height limits, require that buildings be built to the street line, and require retail or other uses at the ground level to encourage street-level activity in the Special District. Thus, new development introduced by the Proposed Action would be consistent with the existing built context, would encourage the enhancement of the area as a mixed-use neighborhood with active street life, and would prevent an influx of new out-of-scale hotel development.

[1] See Chapter 22, "Conceptual Analysis," for further analysis of the proposed hotel special permit.

ZONING

Zoning changes as a result of the Proposed Action are shown in **Figure 2-6**, and described and analyzed below.

PRIMARY STUDY AREA

The Proposed Action would create and map a new special purpose zoning district, the Special Hudson Square District. The Special District would be mapped over the existing M1-6 zoning district, and would supplement or in some cases supersede the regulations of the underlying zoning district.

Specifically, the proposed Special Hudson Square District would include the following zoning controls. (The Special District text is provided in **Appendix 1**.)

1. In the proposed Special District, the following would apply (except where modified within subdistricts):

    a) Use—Residential, commercial, community facility, and light manufacturing uses permitted.

    b) FAR—10 FAR for non-residential use; 9 FAR (bonusable to 12 FAR pursuant to the Inclusionary Housing Program) for residential use.

    c) Building Height—Maximum 320 feet (wide street); maximum 185 feet (narrow street).

    d) Base Height and Setback—

    On wide streets: base height minimum 125 feet and maximum 150 feet; street wall required to be located at street line, with exceptions for vertical enlargements to existing buildings; above base height, setback minimum 10 feet; and

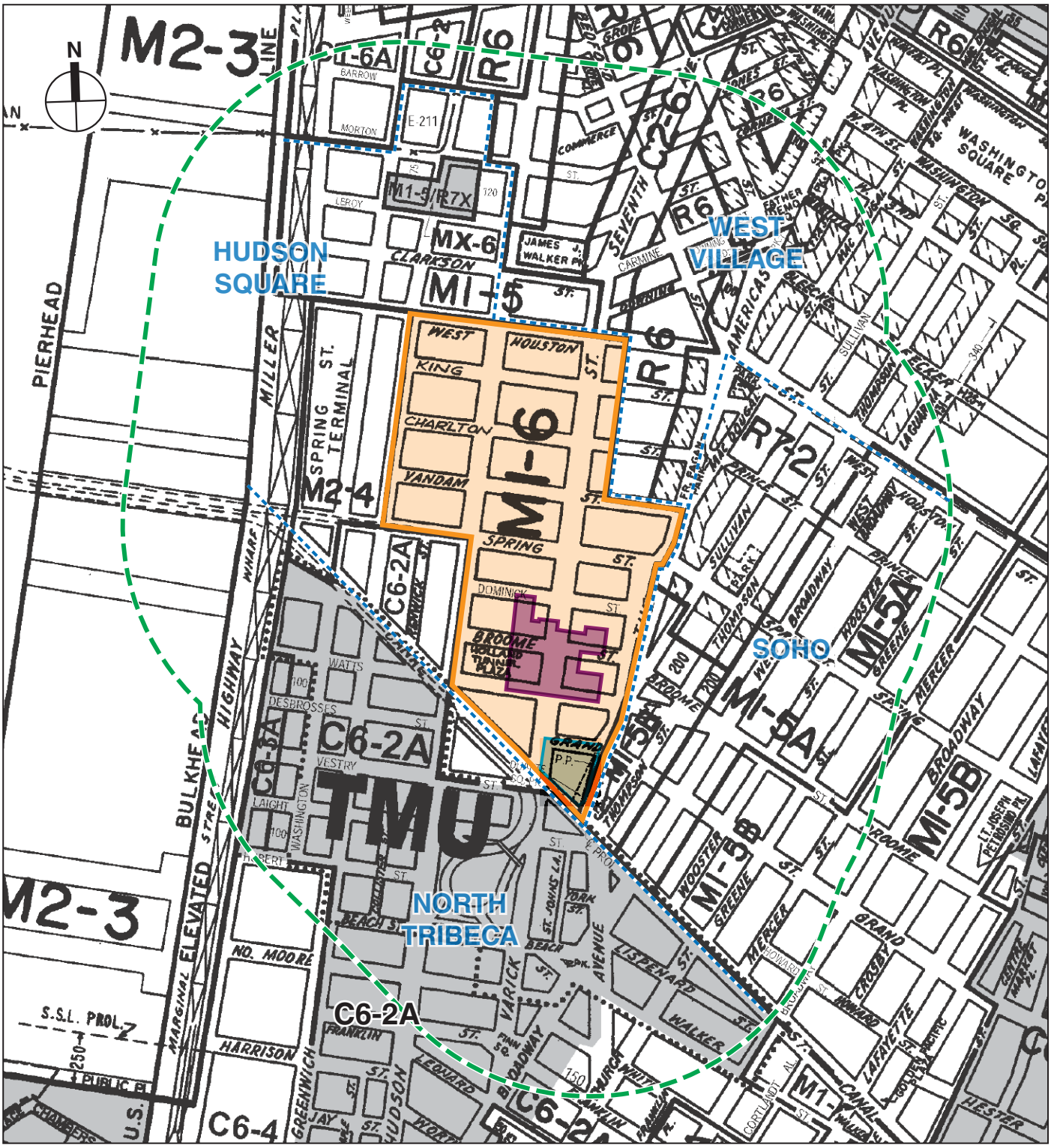
    On narrow streets: base height minimum 60 feet and maximum 125 feet; street wall required to be located at street line, with exceptions for vertical enlargements to existing buildings; above base height, setback minimum 15 feet.

2. For development sites containing existing buildings with 70,000 sf or more, new residential floor area would be permitted only upon certification by the Chairperson of the City Planning Commission (CPC) that the amount of non-residential floor area in the existing building would be replaced at a one-to-one ratio with future non-residential uses on the zoning lot. In conjunction with such certification, a restrictive declaration would be required to be executed and recorded, requiring the amount of pre-existing non-residential floor area in the existing building to be maintained on the zoning lot. Non-residential uses include office, retail, storage, community facility (except community facility uses with sleeping accommodations), warehouse, light and industrial manufacturing.

3. Ground-floor retail use would be permitted throughout the entire district and required in certain ground-floor locations, but to restrict so-called “big box” stores, retail would be limited to 10,000 sf of floor area per establishment on the ground floor. Food stores would be permitted with no floor area limitation. Eating and drinking establishments with dancing would be permitted only by BSA special permit.

4. A special permit would be required for hotels with more than 100 sleeping units, whether created through new construction or change of use in existing qualifying buildings. (For new hotel construction, hotels with more than 100 sleeping units would be permitted as-of-right upon certification by the Chairperson of the CPC to the Commissioner of Buildings

7.26.12



Proposed Special Hudson Square District
Subdistrict A
Subdistrict B
Secondary Study Area Boundary (1/4-mile Perimeter)
Subarea Boundary
Zoning District Boundary
Special Purpose District
C1-5 Overlay

HUDSON SQUARE REZONING

Proposed Zoning
Figure 2-6

that at least 75 percent of the new dwelling units projected in the With-Action condition—the "residential development goal"—have been constructed and issued certificates of occupancy.)

5. Buildings containing residential uses would have a sliding scale base FAR from 9 FAR to 10 FAR depending on the extent of non-residential use, allowing an additional 0.25 total FAR for each 1.0 FAR of non-residential use (e.g., 9 FAR maximum for 0 FAR non-residential use, 9.25 FAR for 1 FAR non-residential use, 9.5 for 2 FAR non-residential use, 9.75 for 3 FAR non-residential use, 10 FAR for 4 FAR non-residential use).

Subdistrict A

Subdistrict A is bounded by Grand Street, Avenue of the Americas, Canal Street, and Varick Street and includes all of tax block 227. Uniquely located at the border of three neighborhoods (Hudson Square, SoHo, and Tribeca), the intersection of three wide streets (Canal Street, Varick Street, and Avenue of the Americas), and adjacent to a public park and open space easement, Subdistrict A would provide for an increased height limit and special envelope controls to shape an architecturally distinct mixed use building. The following zoning controls would apply:

a) Use—Special Hudson Square District regulations (noted above) apply.

b) FAR—Maximum 9.0 FAR residential, 10 FAR non-residential. Floor space used by a public school exempt from definition of floor area.

c) Building Height—Maximum building height 430 feet.

d) Lot Coverage—below a height of 290 feet at least 30 percent required; above a height of 290 feet at least 20 percent required.

e) Streetwall—Special Hudson Square District regulations (noted above) apply, with exceptions for lot lines coinciding with the boundary of a public park.

Subdistrict B

Subdistrict B is bounded roughly by Dominick Street to the north, midblock between Varick Street and Avenue of the Americas to the east, Watts Street to the South, and the Holland Tunnel entrance to the west, and includes portions of tax blocks 477, 491, and 578. Subdistrict B currently contains low-scale row houses that are distinct from the larger manufacturing buildings that characterize the rest of the Rezoning Area. To preserve the existing built context, contextual zoning controls are proposed for Subdistrict B, including the following:

a) Use— Special Hudson Square District regulations (noted above) apply.

b) FAR—6.0 FAR for commercial use and manufacturing use, 6.5 FAR for community facility use, and 5.4 FAR for residential use (bonusable to 7.2 FAR with Inclusionary Housing).

c) Building Height and Setback—C6-2A regulations apply: maximum building height 120 feet; base height minimum 60 feet and maximum 85 feet; above 85 feet, setback minimum 10 feet on a wide street or 15 feet on a narrow street.

Impact Analysis

According to the criteria listed under Section 410 in Chapter 4 of the *CEQR Technical Manual*, the Proposed Action would not result in significant adverse impacts on zoning. As described in the preceding section, the Proposed Action would allow for the continuance of existing uses in

the Rezoning Area, including manufacturing uses, and would allow the existing residential uses to become conforming uses. As described above, the primarily residential and retail development expected as a result of the Proposed Action would be compatible with other land uses in the Rezoning Area. As described above, the Proposed Action would maintain the existing maximum base FAR of 10 and maximum total FAR of 12 (with bonus) in the majority of the Special District, and reduce the maximum FAR in Subdistrict B to 7.2 with bonus. The Proposed Action would incentivize the development of affordable housing through an Inclusionary Housing bonus. The proposed Special District would establish height and setback controls that allow taller structures along the north-south corridors, and shorter structures on the mid-blocks. Overall, the Proposed Action would not result in significant adverse impacts to zoning, pursuant to the *CEQR Technical Manual.*

SECONDARY STUDY AREA

The Proposed Action would not affect the zoning within the secondary study area. The Proposed Action would map a new Special District that would be compatible with similar nearby mixed-use special districts, such as the TMU District and MX-6, and with previous city-sponsored zoning changes in the area, such as the North Tribeca Rezoning and the rezoning of the west-adjacent three-block area to C6-2A. The Proposed Action would result in land uses that would be similar in use and scale to existing land uses and would thereby not affect the relationship between the Rezoning Area and secondary study area. Therefore, the Proposed Action would not result in any significant adverse impacts to zoning in the study area.

PUBLIC POLICY

PRIMARY STUDY AREA

Business Improvement Districts

The Proposed Action would result in development that would increase activity in the Rezoning Area and secondary study area by adding more residents and workers, who could frequent nearby business establishments. Overall, the Proposed Action would be supportive of the Hudson Square Connection's stated goal of transforming the area into a major creative center.

PlaNYC 2030

The consistency of the Proposed Action with each applicable PlaNYC 2030 goals is considered below.

- **Land Use.** PlaNYC sets forth the goals of creating homes for approximately one million residents, while making housing more sustainable and affordable. These goals are to be achieved by 12 PlaNYC initiatives that encourage publicly initiated rezonings, creation of new housing on public land, expanding targeted affordability programs, and exploration of additional areas of opportunity. The Proposed Action would result in transit-oriented development, as the Rezoning Area is well served by existing public transportation services, and result in the reuse of underutilized land and buildings for new residential, commercial, and community facility use. Furthermore, the Proposed Action would incentivize the development of new affordable housing through the Inclusionary Program (including up to 20 percent of the projected new residential floor area) in the Special District, which would advance PlaNYC's goals with respect to creating affordable housing. As described above, the Proposed Action would not result in any significant adverse land use impacts. Therefore, the Proposed Action would be consistent with PlaNYC's land use goals.

- **Air Quality**. PlaNYC's air quality goal is to attain compliance with federal standards for PM2.5 and ozone, and also to achieve the cleanest air quality of any city in the country. To fulfill this goal, PlaNYC establishes 14 policy initiatives that aim to reduce transportation and building emissions, and to pursue natural solutions to improve air quality. The Proposed Action would promote the use of mass transit by situating new residential and other development in an area adjacent to existing public transportation services, including the A/C/E and No. 1 subway lines and the M20, M21, and M5 bus service. New development would also be subject to existing Zoning Resolution regulations that mandate the provision of street trees every 25 feet in front of new developments. As discussed in Chapter 14, "Air Quality," the Proposed Action would not result in any significant adverse air quality impacts. Therefore, the Proposed Action would be consistent with PlaNYC's air quality goals.
- **Energy.** PlaNYC outlines 14 energy policy initiatives that intend to improve energy planning, reduce the city's energy consumption, expand the city's clean power supply, and modernize the electricity delivery infrastructure. As discussed in Chapter 15, "Greenhouse Gas Emissions" the Applicant is considering attaining LEED certification or equivalent on all of its new development sites. The Proposed Action would not result in any significant adverse impacts relating to energy or greenhouse gas emissions, and is therefore consistent with PlaNYC's energy goals.

Overall, the Proposed Action is supportive of PlaNYC's goals and objectives, as it would: encourage the use of mass transit; reuse underutilized land and buildings; and provide transit-oriented development. Further, the Proposed Action would result in a vibrant new mixed-use district and new economic activity that would benefit the city as a whole. Therefore, the Proposed Action is consistent with PlaNYC, and would not result in any significant adverse impacts to public policy.

SECONDARY STUDY AREA

New York City Historic Districts

The Proposed Action would not result in new development within any LPC-designated historic district. New development that would occur in the Rezoning Area would be regulated by new controls on height and bulk, which would impose height limits and contextual building envelope controls in the Rezoning Area where none currently existing, curtailing out-of-scale development that may conflict with nearby historic districts.

Waterfront Revitalization Plan

The Rezoning Area is not located on the waterfront and is not situated within the coastal zone boundary. Therefore, the Proposed Action does not warrant a consistency assessment of the New York City WRP.

Comprehensive Waterfront Plan

As discussed above, the Rezoning Area is not directly located on the waterfront. However, the Proposed Action would bring new activity to the Rezoning Area, which could help to enliven the nearby waterfront. The Proposed Action would not hinder access to the waterfront, or in any other way adversely impact the goals of the Comprehensive Waterfront Plan. ✷