



THE  
LIRIO  
806 NINTH AVENUE



The Hudson Companies  
& Housing Works

806 9th Avenue  
Clinton / Hell's Kitchen



# Development Team



## The Hudson Companies

- Founded in 1986, Hudson has completed over 7,800 residential units and has over 5,000 more in the pipeline.
- Hudson has developed 250k square feet of commercial space (~100 neighborhood stores).
- Extensive experience working with government agencies in planning and executing projects.
- Committed to environmental sustainability.



## Housing Works

- Founded in 1990 to provide permanent supportive housing for those living with HIV/AIDS.
- Operates 700+ units of housing for formerly homeless individuals and families living with HIV/AIDS, serious mental illness, substance use disorder and Veterans.
- Owns and manages 11 congregate PSH facilities across the city and four Federally Qualified Health Centers (FQHC) in both Manhattan and Brooklyn.
- Operates a successful thrift store enterprise to support our mission.

# Clinton/Hell's Kitchen RFP

**April 2018** - RFP issued April 2018

**March 2019** - Hudson/Housing Works designated for "Site A"

## Address ongoing AIDS Epidemic

- Hell's Kitchen has the highest concentration of residents living with HIV/AIDS in NYC.
- 2<sup>nd</sup> highest neighborhood for new HIV infections in Manhattan
- Most people living with HIV in NYC are 50 years+

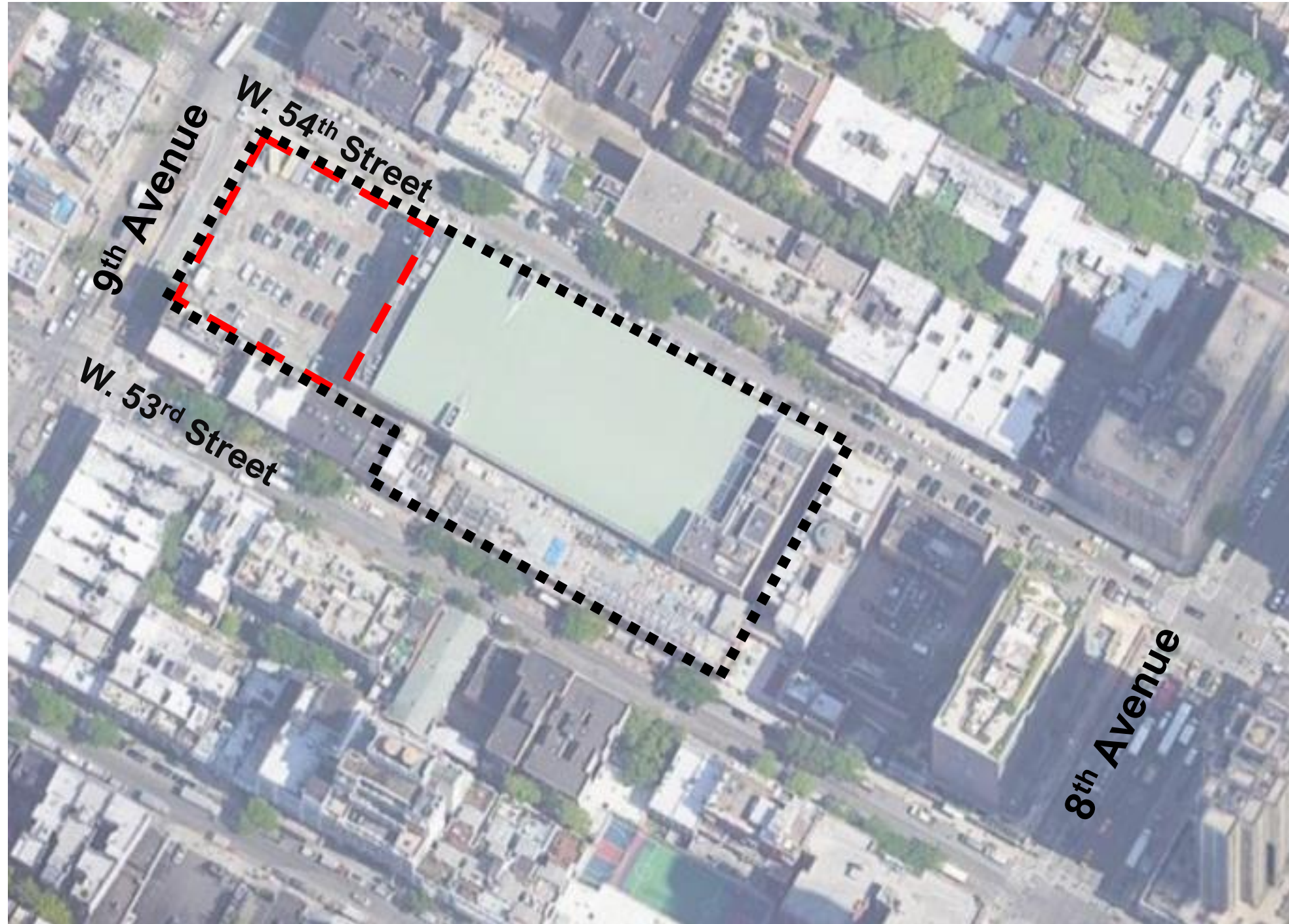
## Sustainable Design

- Practice environmental leadership by integrating green building design
- Target Passive House certification

## Community Investment

- Invest in placemaking with an activated ground floor program
- Leverage investment for maximum community benefits including MWBE hiring and construction job placement & training

# Site Map: 806 9<sup>th</sup> Avenue



**Current Zoning District**  
C1-5/R8 (CL)

**Development Site Area**  
~21,500 SF

 Proposed Building Footprint

 Zoning Lot

# Site Photos



Site from corner of 9<sup>th</sup> Ave & 54<sup>th</sup> St



View from 9<sup>th</sup> Ave

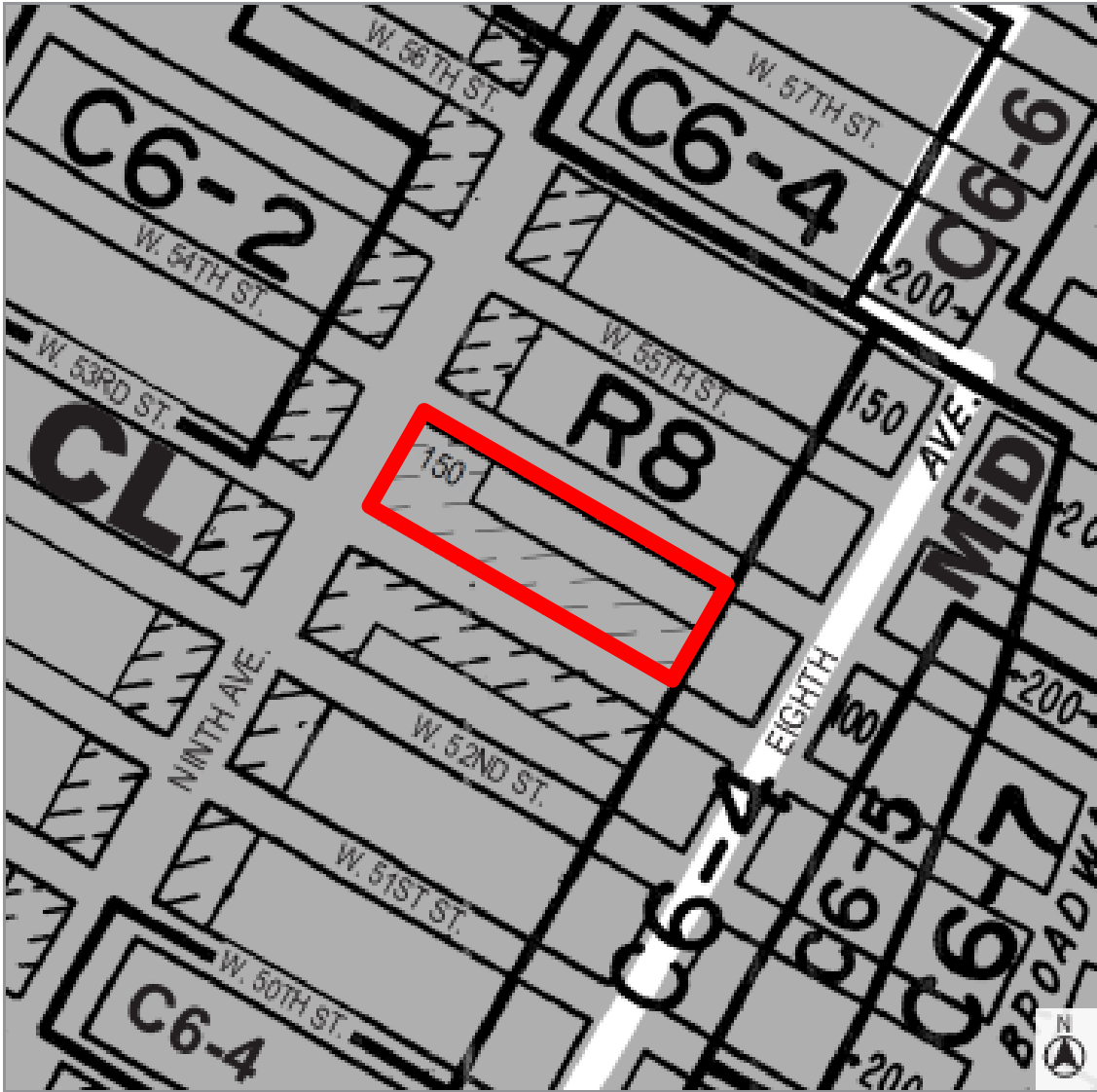


View from 54<sup>th</sup> St

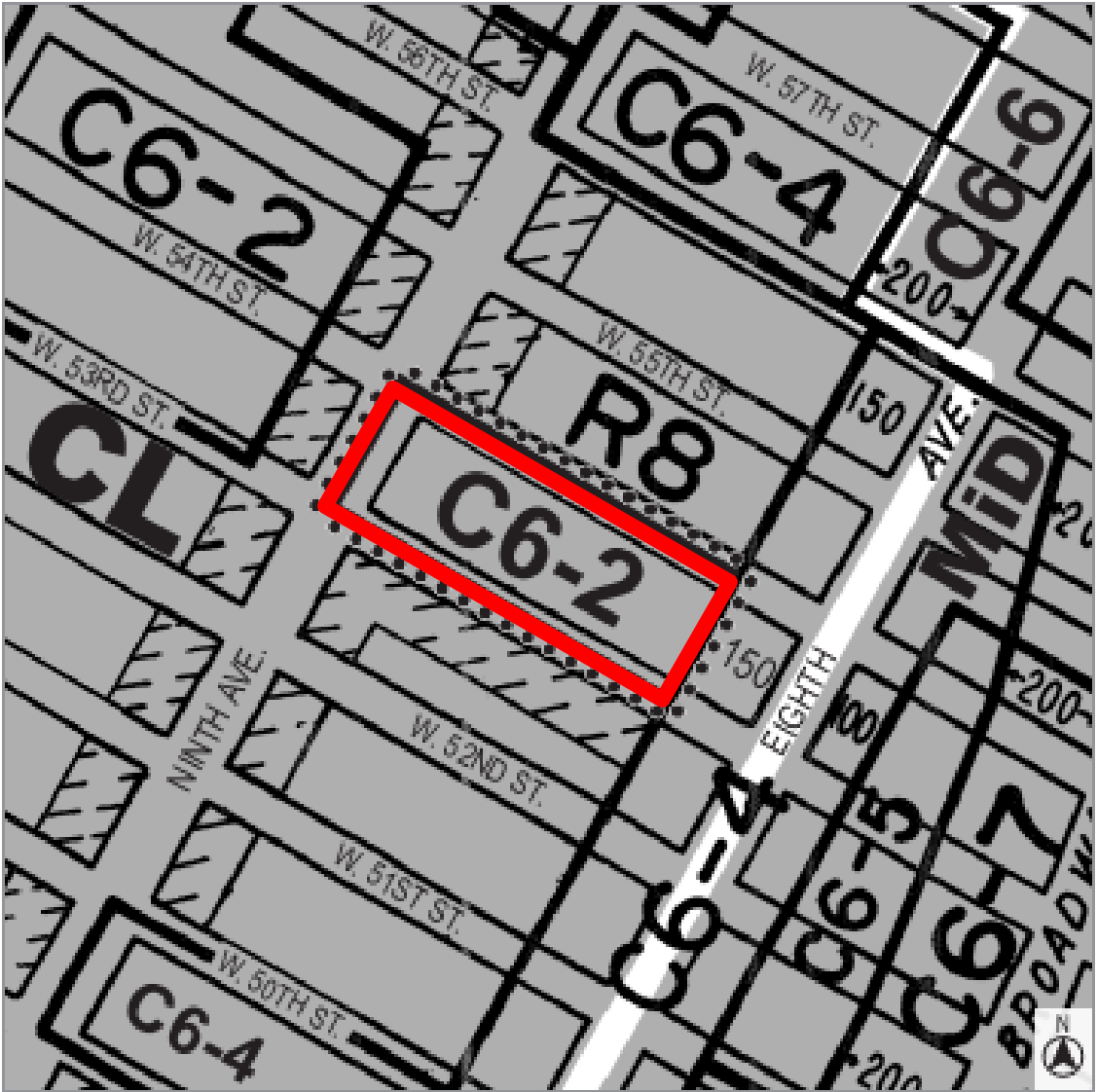
# Proposed Land Use Actions

- 1) Disposition of city-owned property to allow excess development rights appurtenant to Lot 3 to be used in the development of the Proposed Building
- 2) City acquisition of condominium within Proposed Building for future lease to New York City Transit
- 3) Zoning text amendment to establish a new CPC special permit to modify lot coverage in the Preservation Area
- 4) CPC Special Permit to modify lot coverage
- 5) CPC Special Permit pursuant to ZR § 96-104 to modify the height and setback regulations of ZR § 96-104(c)
- 6) Rezoning from C1-5/R8 and R8 districts to C6-2 district (existing location within the Preservation Area of Special Clinton District would not change)

# Zoning Change Map



Current Zoning Map (8c)

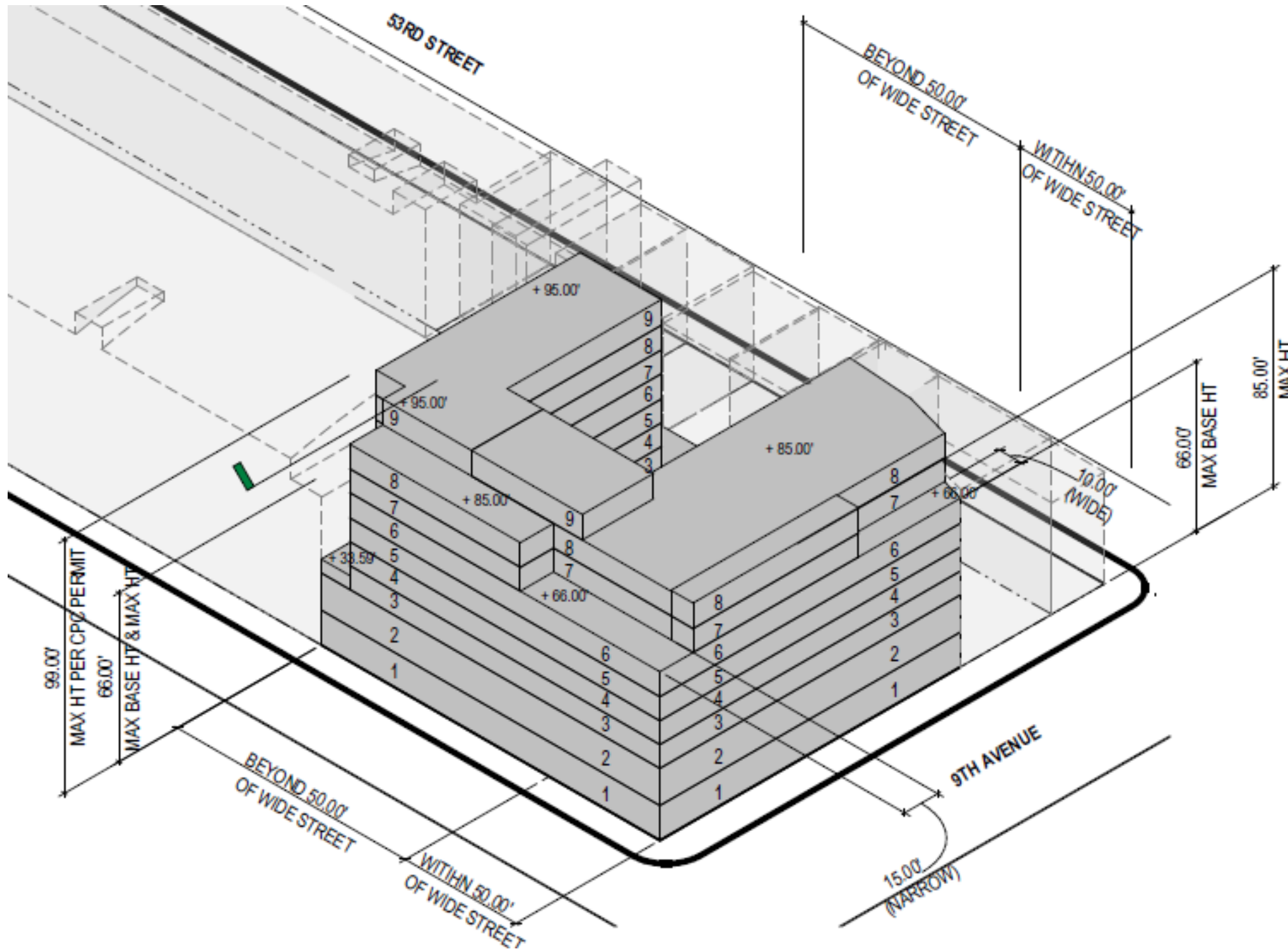


Proposed Zoning Map (8c) - Area being rezoned is outlined with dotted lines

Rezoning from R8/C1-5 (CL) to C6-2 (CL)  
 Rezoning from R8 (CL) to C6-2 (CL)



# Proposed Massing



## Proposed Square Footage

~130,000 ZSF

## Proposed Height

9 stories

Max height on 9<sup>th</sup> Ave = 85' (8 stories)

Max height on 54<sup>th</sup> Street = 99' (9 stories)

## Max AOR Building Height

Max height on 9<sup>th</sup> Ave = 85'

Max height on 54<sup>th</sup> (beyond 100' of 9<sup>th</sup>) = 66'

## WRY POA

Height not to exceed 85' on 9<sup>th</sup> Avenue and 99' on the midblock.

## CB4 Recommendation

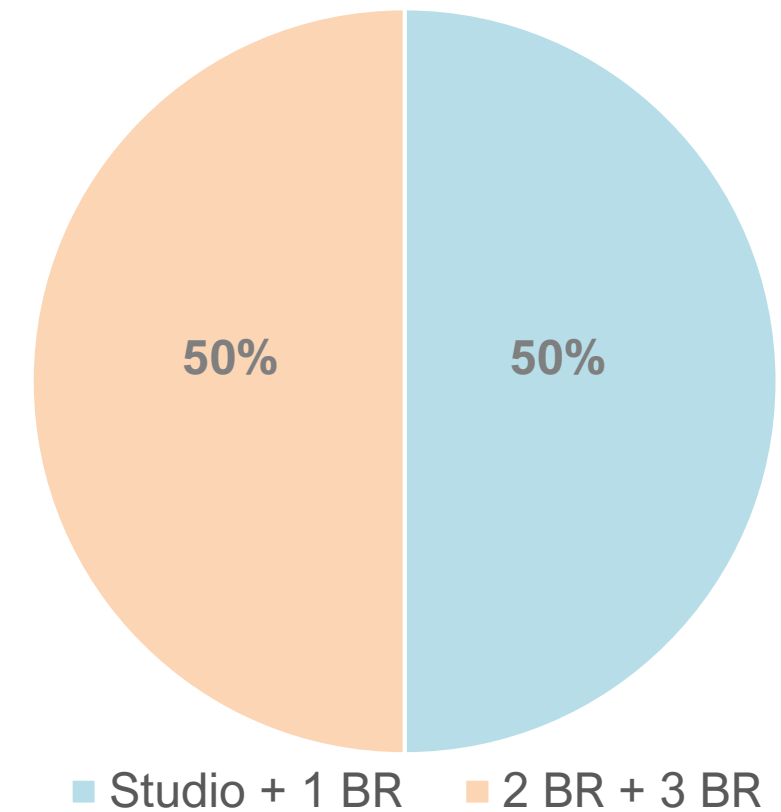
Height not to exceed 85' on 9<sup>th</sup> Avenue and 99' beyond 50' of 9<sup>th</sup> Avenue.

# Building Program

## Residential Program

- **112** units of permanently affordable housing
  - **67** units for formerly homeless individuals
    - **59** units of supportive housing
  - **44** units of low-income rental housing up to 80% AMI
  - **1** live-in super's unit
- ~1,500 SF of community space for support services
- ~5,600 SF of accessible landscaped terrace
- On-site case management and specialty programming

Unit Size Distribution



WRY requires 50% 2+BR units

# Housing = Healthcare

- Supportive housing is the foundation of Housing Works' integrated care approach to ending the HIV epidemic in NY and the single most predictive variable for improved health outcomes for HIV patients.
- 80% of clients in our supportive housing programs are virally-suppressed, or “undetectable,” meaning they are unable to transmit the virus. The city-wide average for HIV patients is 74%.
- Adherence to a therapy regimen is critical to viral suppression – our supportive housing clients make 82% of scheduled primary care appointments.
- In addition to on-site case management and specialty programming, residents at The Lirio will have convenient access to HIV-specific primary and behavioral health care at our new Hell's Kitchen FQHC on W 48th St.



# Proposed Affordability Distribution

	Formerly Homeless	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	Super's Unit	Total
Studio	50	0	1	0	0	0	0	51
1-BR	5	0	0	0	0	0	0	5
2-BR	12	8	8	9	8	8	1	54
3-BR	0	0	0	1	1	0	0	2
<b>Total</b>	<b>67</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>9</b>	<b>8</b>	<b>1</b>	<b>112</b>
Percent	60%	7%	8%	9%	8%	7%	1%	100%

## Household Incomes\*

Family Size	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI
1	\$33,440	\$41,800	\$50,160	\$58,520	\$66,880
2	\$38,200	\$47,750	\$57,300	\$66,850	\$76,400
3	\$42,960	\$53,700	\$64,440	\$75,180	\$85,920
4	\$47,720	\$59,650	\$71,580	\$83,510	\$95,440
5	\$51,560	\$64,450	\$77,340	\$90,230	\$103,120
6	\$55,360	\$69,200	\$83,040	\$96,880	\$110,720

## Monthly Rents\*

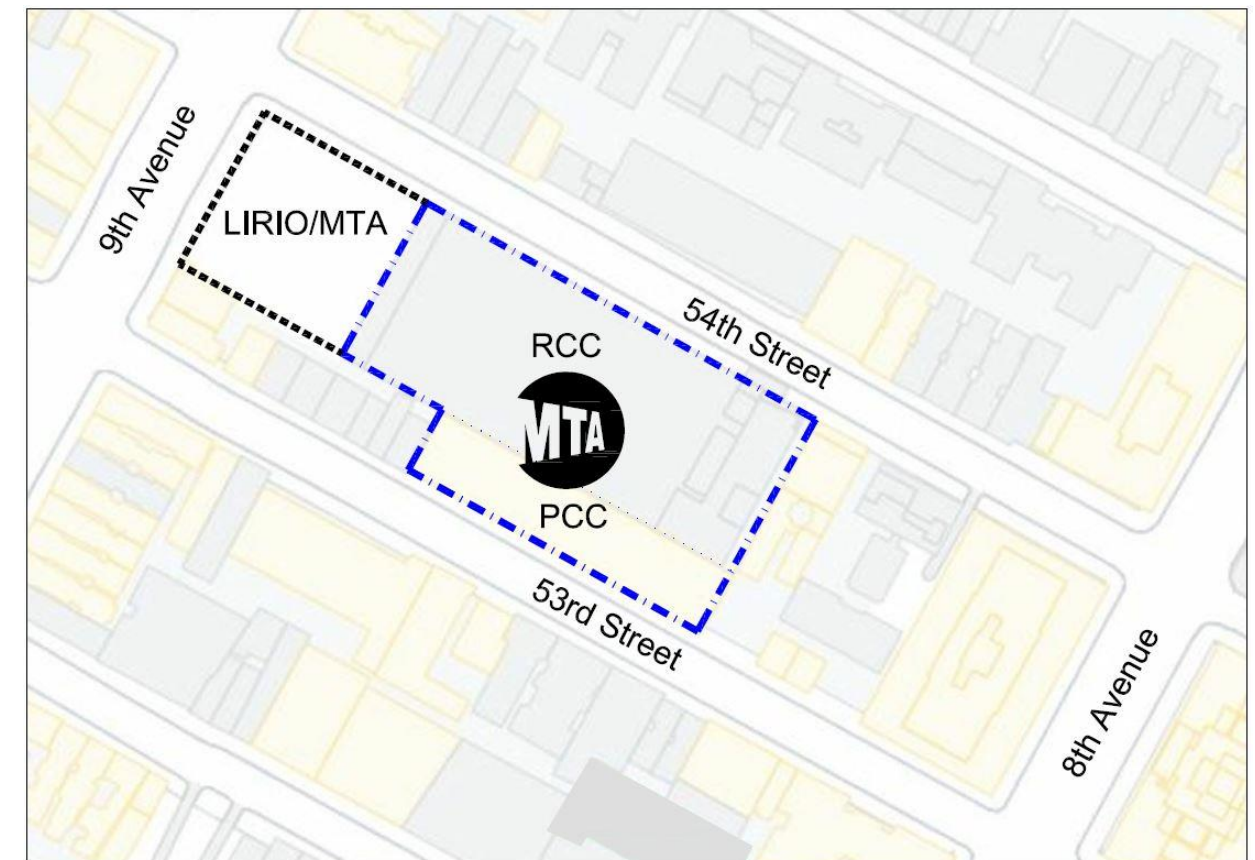
Unit Size	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI
Studio		\$777			
1-BR					
2-BR	\$900	\$1,168	\$1,437	\$1,705	\$1,974
3-BR	\$1,032	\$1,343	\$1,653	\$1,963	\$2,273

\*Based on 2021 HUD Income Limit of \$119,300 for family of four. Rents include electricity allowance (includes electric stoves). Rents are based off of 37%, 47%, 57%, 67% and 77% of AMI. All rents are subject to HPD program requirements.

# Building Program, continued

## MTA Program

- 30,000 SF office space
- Adjacent to the Rail Control Center (RCC), which is the nerve center of the subway system.
- Relocation of employees from adjacent Rail Control Center to The Lirio to rebalance space to accommodate new technologies and additional assigned staff.
- Parking spaces in cellar for emergency response vehicles
  - No sirens
  - No personal parking for MTA employees



# Building Program, continued

## Retail program

- 7,100 SF ground floor & 2,800 SF cellar
- Housing Works flagship store
- Outreach to grocery stores
  - Streetsense

## Key environmental features

- Passive House construction
- Green roofs
- Rooftop solar







# Ground Floor Plan



**Retail: 7,100 SF**  
**Resi Lobby: 767 SF**  
**MTA office: 12,500 SF**



# Community Outreach

1/7/20	Meeting with Manhattan Borough President's Office
1/13/20	Bailey-Holt House Tour with 55 <sup>th</sup> Street Block Assoc.
2/18/20	Bailey-Holt House Tour with 45 <sup>th</sup> Street Block Assoc.
2/19/20	MCB4 Leadership Meeting
3/2/20	47 <sup>th</sup> Street Block Association Meeting
10/14/20	Meeting with State Senator Brad Hoylman
1/26/21	Meeting with City Council Land Use & Speaker's Office
6/25/21	Meeting with Manhattan Borough President's Office
8/18/21	Meeting with CB4 leadership, Borough President's Office & City Council
9/9/21	Meeting with CB4 leadership, Borough President's Office & City Council

# Schedule

Milestone	Timeline
Project Start	March 2019
Design	April 2019 – ongoing
EAS Review	February 2020 – ongoing
ULURP Certification	Fall 2021
Construction Completion	24 months after project closing

**Thank you!**

# APPENDIX

# Ninth Avenue Elevation – Height and Setback Waivers (ZR § 96-104) – Wide Street

- As-of-Right:  
 Maximum Base Height: 66'  
 Maximum Building Height: 85'
- Proposed:  
 Street wall rises to maximum building height of 85' without required 10' setback at the maximum base height (66') – requires waiver

Note: Proposed waiver is within the height parameters of the ZR § 96-104 special permit (115' is maximum height that CPC can permit by special permit within 100' of wide street).



BB 9th AVENUE ELEVATION

- Setback Waiver within 100' of a Wide Street
- Height Waiver within 100' of a Wide Street
- Height and Setback Waiver beyond 100' of a Wide Street

# West 54<sup>th</sup> Street Elevation – Height and Setback Waivers (ZR § 96-104) – Within and Beyond 100’ of Wide Street

## 1. Beyond 100’ of Wide Street/Ninth Avenue (West 54<sup>th</sup> Street – Narrow Street)

- As-of-Right  
Maximum Base and Building Heights: 66’ or 7 stories, whichever is less
- Proposed  
Street wall rises to 85’ and 8 stories  
Above a setback at 85’, building rises to 99’ and 9 stories – both exceed 66’ and 7 stories – requires modification

Note: Proposed modification is within the height parameters of the ZR § 96-104 special permit (99’ is maximum height permitted within 100’ of wide street).

## 2. Within 100’ of Wide Street/Ninth Avenue

- As-of-Right:  
Maximum Base Height: 66’  
Maximum Building Height: 85’
- Proposed:
  - Street wall rises to maximum building height of 85’ without required 10’ setback at the maximum base height (66’) – requires modification
  - Above setback at 85’, building rises to 99’ in excess of 66’ maximum base height and 85’ maximum building height

Note: Proposed modification is within the height parameters of the ZR § 96-104 Special Permit (115’ is maximum height permitted within 100’ of wide street).



## Rezoning from C1-5/R8 and R8 districts to C6-2 district

Block	Lot	Address	Image	Use	Development Potential
1044	1	800 9th Ave **	A	Mixed Residential & Commercial Buildings (Alfie's Bar and Kitchen)	
	2	802 9th Ave**	B	Mixed Residential & Commercial Buildings (Tacuba Cantina Mexicana)	
	101	357 W. 53 St**	C	Multi-Family Walk-Up Buildings	
	5	355 W. 53 St**	D	Multi-Family Walk-Up Buildings	
	6	353 W. 53 St**	E	Multi-Family Walk-Up Buildings	
	7	351 W. 53 St**	F	Multi-Family Walk-Up Buildings	
	8	349 W. 53 St**	G	Multi-Family Walk-Up Buildings	
	109	347 W. 53 St**	H	Mixed Residential & Commercial Buildings (J&M Cleaners Inc.)	
	10	345 W. 53 St**	I	Multi-Family Walk-Up Buildings	
	22	314 W. 54 St***^	J	Public Facilities & Institutions (Midtown Community Court)	
	24	315 W. 53 St**	K	Commercial & Office Buildings	
	25	313 W. 53 St**	L	Mixed Residential & Commercial Buildings (Timothy John's Salon NYC)	
	7501*	301 W. 53 St**	M	Mixed Residential & Commercial Buildings (iPark Parking Garage)	
	38*	306 W. 54 St***	N	Public Facilities & Institutions (Midtown Precinct North)	

\*These properties are only partly within the rezoning area

\*\*Property (a) is less than 5,000 SF and thus unlikely to redevelop due an increase in permitted commercial FAR from 2.0 to 4.2 and (b) has existing built FARs of 2.5 or higher, i.e., it is not substantially underbuilt relative to the proposed maximum permitted commercial density.

\*\*\* Property is City-owned and occupied by institutional uses.

^ NYC Landmark - Eleventh District Municipal Court/Seventh District Magistrates' Court | LP-1575

## Rezoning from C1-5/R8 and R8 districts to C6-2 district

### Zoning Resolution § 96-108 : Demolition of Buildings

“No demolition permit or alteration permit for partial demolition involving a decrease of more than 20 percent in the amount of *residential floor area* in a *building* shall be issued by the Department of Buildings for any *building* containing *dwelling units* within the Preservation Area, unless it is an unsafe *building* and demolition is required pursuant to the provisions of Title 28, Chapter 2, Article 216 of the New York City Administrative Code.”

[Full Zoning Resolution §

96-108 is found [here](#)]

The above Zoning Resolution 96-108 details anti-harassment and compliance provisions to **protect** existing residential tenants including those in the buildings within our proposed Rezoning Area.

Despite the broader range of commercial uses the proposed C6-2 district will allow, the total Floor Area Ratio (FAR) permitted (4.2) and existing height controls (66' along the midblocks) will not change. As a result, there will be **minimal** incentive to redevelop existing buildings.

# Rezoning from C1-5/R8 and R8 districts to C6-2 district



Images A & B



Images C & D

# Rezoning from C1-5/R8 and R8 districts to C6-2 district



Images E & F



Images G & H

# Rezoning from C1-5/R8 and R8 districts to C6-2 district



Image I



Image J



Image K

# Rezoning from C1-5/R8 and R8 districts to C6-2 district



Image L



Image M



Image N