



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR
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Burt Lazarin
Chair

Jesse Bodine
District Manager

October 15, 2018

Margery Perlmutter
Chair
Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

**Re: BSA Special Permit Application for a PCE at 450 W. 33rd St., a/k/a 5 Manhattan West
– Peloton Interactive, Inc. – Cal. No. 2018-133-BZ**

Dear Ms. Perlmutter:

Manhattan Community Board No. 4 (MCB4), at its October 3, 2018 Full Board meeting, following a duly noticed public hearing, voted to recommend the approval of a Board of Standards and Appeals (BSA) special permit for a Physical Culture Establishment (PCE) for a fitness facility at 450 W. 33rd Street, a.k.a 5 Manhattan West, with 36 in favor, 0 opposed, 0 abstaining and 1 present but not eligible to vote.

This application requests a special permit pursuant to Section 73-36 of the Zoning Resolution to allow operation of a “physical culture establishment” for Peloton Interactive, Inc. at 450 W. 33rd Street (located on a full block bounded by W. 31st Street, 10th Avenue, W. 33rd Street, and Dyer Avenue). The facility is in a C6-4, Special Hudson Yards (SHYD), zoning district, which requires a BSA special permit.

The proposed PCE, which will be operated as “Peloton Interactive, Inc.,” is part of a 15-story office tower that is currently undergoing a full renovation/modernization by Brookfield Properties. The addition of Peloton will be part of the building development’s new onsite retail, dining and lifestyle amenities. Peloton manufactures and sells a high-end stationary bike that includes a touch screen tablet that live-streams on-demand indoor cycling classes taught by experienced and qualified instructors. In May 2014, Peloton opened its first fitness studio and has opened 20 retail showrooms throughout the United States to date.

The facility is proposing to occupy a portion of the first and second floor of 5 Manhattan West. The first floor would occupy 15,761 square feet and the second floor would comprise of 9,527 square feet for a total of 25,288 square feet within the building. The first floor would contain a

treadmill studio with 23 treadmills, a spin studio with 35 stationary bikes, a rowing studio with 20 rowing machines, a yoga/auxiliary/flex studio and a reception/lounge area. The first floor will also house the electrical and mechanical spaces, technical control, server and production rooms and the bathrooms and locker rooms for instructors. The second floor of the facility would contain locker rooms, a lounge area, an accessory retail/showroom, additional control and server rooms, mechanical and electrical spaces and a laundry room.

Peloton Interactive, Inc. is anticipated to have a maximum of 1,100 patrons during weekdays, 1,000 patrons on Sunday and 1,400 patrons on Saturday. The proposed hours for the establishment would be 5:30a.m. – 9:45p.m. Monday – Friday and 7a.m. – 8p.m. Saturday – Sunday.

The proposed PCE will be ADA compliant, with platform lifts and elevators to enter and maneuver through the facility as well as ADA compliant bathrooms, locker rooms and showers. In addition, an approved interior fire alarm system will be installed throughout the entire space, connecting to an FDNY approved central station. To mitigate noise, all studios will be constructed as isolated room-in-room construction, which will provide a sufficiently high level of noise and vibration isolation for the studios.

MCB4 believes that this establishment will be a well-run operation with minimal or no disturbance to the neighborhood in which it will be located.

This Board has reviewed the Statements of Facts and Findings in the application and agrees that the proposed facility meets the requirements for the requested special permit.

We therefore recommend approval of the application, provided the Department of Investigation background check report required by Section 73-36(c) of the Zoning Resolution is received and satisfactory.

Sincerely,



Burt Lazarin
Chair
Manhattan Community
Board 4



Jean-Daniel Noland,
Chair
Clinton/Hell's Kitchen
Land Use Committee

cc: Hon. Corey Johnson, City Council Speaker
Hon. Gale A. Brewer, Manhattan Borough President
Joshua Brookstein, Peloton Interactive, Inc.
Daniel Braff, Peloton Interactive, Inc.