

Manhattan Community Board 4

(All Fields Must Be Completed)

Liquor License/Sidewalk Cafe Stipulations Application

CORPORATION NAME		DOING BUSINESS AS (DBA)	
The Shed NYC, Inc. & 545 West 30th Street F&B Management, LLC.		The Shed or The Cultural Shed	
STREET ADDRESS		CROSS STREETS	ZIP CODE
545 West 30th Street		10th / 11th Avenue	10001
OWNER <small>(Attach a list of all the people that will be associated/listed with the license)</small>	NAME: The Shed NYC, Inc.	ATTORNEY/ REPRESENTAIVE	NAME: Donald Bernstein, Bernstein Redo, P.C.
	PHONE: (646) 876-6903		PHONE: (212) 651-3100
	EMAIL: info@theshednyc.com		EMAIL: Donald@brpclaw.com
MANAGER	NAME: 545 West 30th Street F&B Management, LLC.	LANDLORD	NAME: The Shed NYC Inc.
	PHONE: (646) 747-0604		PHONE: (646) 876-6903
	EMAIL: ddecicco@ushgnyc.com		EMAIL: info@theshednyc.com
APPLICATION TYPE (Check One)			
<input checked="" type="radio"/> New	Has applicant owned or managed a similar business?	<input checked="" type="radio"/> YES	<input type="radio"/> NO
	What is/was the name and address of establishment?	[See Attached List of Establishments]	
	What were the dates applicant was involved with this former premise?	[See Attached List of Establishments]	
<input type="radio"/> Corp Change/Class Change/Removal	What is the license # and expiration date?		
	Is applicant making any alterations or operational changes?	<input type="radio"/> YES	<input type="radio"/> NO
	If alterations or operational changes are being made, please describe/list all changes.		
<input type="radio"/> Alteration	What is the current license # and expiration date?		
	Please list/describe the nature of all the changes and attach the plans:		
METHOD OF OPERATION			
TYPE OF ALCOHOL	<input checked="" type="radio"/> Liquor/Wine/Beer & Cider <input type="radio"/> Beer & Cider <input type="radio"/> Wine/Beer & Cider		
ESTABLISHMENT TYPE	<input checked="" type="radio"/> Cultural Arts Institution with Cafe and Food and Beverage Amenities <input type="radio"/> Restaurant <input type="radio"/> Cabaret <input type="radio"/> Night Club <input type="radio"/> Hotel <input type="radio"/> Bar/Tavern <input type="radio"/> Catering Establishment <input type="radio"/> Adult Entertainment <input type="radio"/> Wine Bar <input type="radio"/> Dance Club <input type="radio"/> Sports Bar <input type="radio"/> Club (Fraternal Organization – Members Only)		
Has applicant/owner filed with the SLA? If yes, when? If no, when do you plan to file?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	After CB4 Meeting
Is the 500 Foot Rule applicable? If yes, please attach a diagram of the On-Premise liquor license establishments within a 500 ft. radius of your establishment and the Public Interest Statement.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Is the 200 Foot Rule applicable? If yes, please attach a diagram of the schools and houses of worship that trigger the rule.	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Has applicant/owner(s) read MCB4 Policy Regarding Concentration and Location of Alcoholic-Serving Establishments?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

Ownership:

The Shed NYC, Inc.

The Shed Board of Directors

Daniel L. Doctoroff, Chairman & President
David Drummond
Lew Frankfort
Kate D. Levin
Christina Weiss Lurie
Frank H. McCourt, Jr.
Marigay McKee
Christina Miller
Darla Moore
Colby Muirabi
Benjamin F. Needell
Alex Poots, Founding Artistic Director and CEO
Stephen M. Ross
Andres Santo Domingo
Harvey Spevak
Jonathan M. Tisch
Diane von Furstenberg
Jed Valentas
Deborah Winshel
Dasha Zhukova

Ex-Officio

Hon. Gale A. Brewer
Manhattan Borough President
Hon. Tom Finkelpearl
Commissioner, Department of Cultural Affairs
Hon. Alicia Glen
Deputy Mayor for Housing and Economic Development
Hon. Corey Johnson
Speaker, New York City Council

The 545 West 30th Street F&B Management, LLC will be managed by Hudson Yards Catering LLC d/b/a Union Square Events, an affiliate of Union Square Hospitality Group, LLC ("USHG"). In the New York metropolitan area, the food and beverage operations at the following establishments are operated by Union Square Events or another affiliate of USHG:

Licensee	Doing Business As	Address	City & State	Zip Code
Art Food LLC and Museum of Modern Art	The Modern, Café 2, Terrace 5	9 West 53rd Street	New York, NY	10019
Blue Smoke LLC	Blue Smoke/Jazz Standard	116 East 27th Street	New York, NY	10016
Hudson Yards Catering LLC	Union Square Events	640 West 28th Street	New York, NY	10001
Food 2 Lex LLC	Maialino	2 Lexington Ave	New York, NY	10010
GT Operating Company LLC	Gramercy Tavern	42 East 20th Street	New York, NY	10003
Hudson Yards Catering LLC and NY Shakespeare Festival	Public Fare (Delacorte Theater)	63 Central Park	New York, NY	10019
Signature 102 North End Ave LLC	North End Grill	102 North End Avenue, Restaurant A West	New York, NY	10282
Blue Smoke 102 North End Ave LLC	Blue Smoke	102 North End Avenue, Restaurant B South	New York, NY	10282
Hudson Yards Sports & Entertainment LLC	Union Square Events (TFANA)	85 Rockwell Place	Brooklyn, NY	11217
Porchlight West Chelsea LLC	Porchlight	271 11th Avenue	New York, NY	10001
29th Street Hotel Owner, CH Martha LLC, & 29th Street NY Food and Beverage Operating Company LLC	Marta/The Redbury Hotel	29 East 29th Street	New York, NY	10016
Whit Food II LLC, WMAA, Hudson Yards Catering LLC	Untitled/Studio Café	99 Gansevoort Street	New York, NY	10014
Union Square Café II LLC	Union Square Café/Daily Provisions	101 East 19th Street a/k/s 235 Park Ave S	NY, New York	10003
Hudson Yards Catering LLC	Shake Shack, Box Frites, Bar at the Post, El Verano Taqueria	267 Union Ave Paddock Tent	Saratoga, NY	12866
Martina East Village LLC	Martina	198 East 11th Street	New York, NY	10003
29 East 29th St (NY) Owner LLC/ 29th St NY Food & Bev Operating LLC	Vini E Fritti	30 East 30th Street aka 29 East 29th Street	New York, NY	10016
29 East 29th St (NY) Owner LLC/ 29th St NY Food & Bev Operating LLC	Café Marchio	31 East 30th Street aka 29 East 29th Street	New York, NY	10016

OPERATIONAL DETAILS (*Closing time will be when establishment is vacated of all patrons)

HOURS* (Indoor Only)		MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
	Operation		8:00am - 2:00am	8:00am - 2:00am	8:00am - 2:00am	8:00am - 2:00am	8:00am - 2:00am	8:00am - 2:00am
Exterior: 8:00am - 12:00am	Kitchen	8:00am - 2:00am	8:00am - 2:00am	8:00am - 2:00am	8:00am - 2:00am	8:00am - 2:00am	8:00am - 2:00am	10:00am - 2:00am
	Music	8:00am - 2:00am	8:00am - 2:00am	8:00am - 2:00am	8:00am - 2:00am	8:00am - 2:00am	8:00am - 2:00am	10:00am - 2:00am

If you plan to have music, what type(s)? (Circle all that apply)

BACKGROUND
 LIVE MUSIC
 DJ
 JUKE BOX
 KARAOKE

OCCUPANCY

	Capacity (Certificate of Occupancy)	Maximum # of Persons You Anticipate Occupying Premises (Including Employees)	Number of Tables	Number of Seats	Number of Service Only Bars	Number of Stand-Up Bars	Number of Seats at Stand-Up Bar
INSIDE	4200*	4200*	23**	106**	0	14***	13
OUTSIDE (Other than sidewalk café)	*	*	**	**	0	***	0

~~**SIDEWALK CAFÉ**~~ *Occupancy/Capacity numbers include outdoor and indoor area because of deployable/nestable shed. **Tables and chairs identified are for the lobby area only - additional tables and chairs identified on floor plans are for performances, exhibitions and are interchangeable as described. ***Four of the 14 Stand-Up Bars are on the inside of the deployed shed, which can be nested, rendering these four bars as operating outdoors.

How many floors are there? What is the capacity for each floor? 5 Floors (8 Levels)

How frequently will the owner(s) be at the establishment? Owner operates the cultural art center full-time.

Will you be applying or intending to apply for a cabaret license with DCA? If yes, will there be dancing? YES NO

Will applicant have bottle or table service for beverage alcohol? YES NO

Will you be hosting private; promotional or corporate events? YES NO

Will outside promoters be used on a regular basis? If yes please describe. YES NO

Will you have a security plan? If, yes please attach. YES NO

Will security plan be implemented? YES NO

Will State certified security personnel be used? YES NO

Will New York Nightlife Association and NYPD Best Practices be followed? YES NO

Will applicant be using delivery bicycles? If yes, how many? YES NO

Will delivery bicycles be clearly marked with the name of the restaurant and will staff wear attire clearly noting name as described by NYC Law? YES NO N/A

Where will delivery bicycles be stored during the day when not in use? N/A

LOCATION & ZONING			
Is this a Special District? If yes, is it Clinton, West Chelsea or Hudson Yards?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Hudson Yards
Does the building have a Certificate of Occupancy ("C of O") or a letter of no objection?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	New Construction - Pending
Is a Public Assembly permit required?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Are your plans filed with DOB?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

Community Notification/Relations			
NOTIFICATION: List all block associations; tenant associations, co-op boards or condo boards of residential buildings; and community groups that applicant has notified regarding its application. For each please list both the organization and individual you contacted	# 1	[See Attached List]	
	# 2		
	# 3		
	# 4		
	# 5		
Please provide dates when applicant met with the groups listed above.		[See Attached List]	
Who was your contact person at each group you met with?		[See Attached List]	
When did applicant post the notice that was provided?		03/02/2018	
Where did applicant post the notice that was provided?		Exterior Entrance to Construction Site on Construction Board	
Will applicant provide owner cell phone number to neighbors and respond to complaints that arise? Please provide number in space provided.		<input checked="" type="radio"/> YES	<input type="radio"/> NO Telephone number for number that will be answered during operation will be provided
Will applicant inform the Community Board office of its job openings and/or provide a hyperlink to applicants jobs webpage?		<input checked="" type="radio"/> YES	<input type="radio"/> NO

**GROUPS, INDIVIDUALS AND BUILDINGS CONTACTED FOR
THE CB4 LIQUOR LICENSE APPLICATION**

Block Associations:

West 27th Street Block Association
34th Street Partnership
34th Street Midtown Association
Friends of the High Line
Hell's Kitchen Neighborhood Association
West Side Neighborhood Alliance
Frank Strock – West 36th Street
Joe Restuccia – CHDC
Ryan Marciano – CHDC
Donna Langman – Donna Langman Costume
Bill Borock – Council Chelsea Block Association
Chelsea-Elliot Houses Tenant Association

Residential Buildings

Chelsea-Elliot Houses – New York City Housing Authority
534 West 30th Street – Eleventh Avenue LP (The Ohm)
520 West 30th Street – West 30th HL LLC (One Hudson – Related)
500 West 30th Street – The Abington Houses (Related)
529 West 29th Street – Related
501 West 29th Street – Bilvas Equities

BUILDING DESIGN			
State the name and type of business previously located in the space.	Vacant/Hudson Yards Train Storage		
Has a liquor-licensed establishment previously occupied this space at any time? If yes, please provide the name of the business.	YES	<input type="radio"/> NO	
Do you plan any changes to the existing façade? If yes, please describe.	YES	NO	N/A
Will applicant have a vestibule within the establishment?	YES	<input type="radio"/> NO	
Will applicant use a storm enclosure?	YES	<input type="radio"/> NO	
Will applicant not place any items or obstructions on the sidewalk, for example, sandwich boards, sidewalk signs, freestanding menus and plants, as per the law?	<input checked="" type="radio"/> YES	NO	
Will applicant comply with the NYC noise code?	<input checked="" type="radio"/> YES	NO	
Will the establishment have any of the following: (circle all that apply)	<input checked="" type="radio"/> FRENCH DOORS <input checked="" type="radio"/> DEPLOYABLE / NESTABLE SHED	<input type="radio"/> GARAGE DOORS	<input type="radio"/> WINDOWS THAT CAN BE OPENED
Will applicant close all windows, French doors, garage doors when any music or amplified sound (including televisions) is played inside the establishment?	YES	<input type="radio"/> NO *	*No traditional windows, but structure has one side - the shed - that opens and closes to the plaza
Will applicant close all windows, French doors, garage doors by 11 PM Friday and Saturday and 10 PM on all other days even if no music or amplified sound is played inside the establishment?	YES	<input type="radio"/> NO *	*No traditional windows, but structure has one side - the shed - that opens and closes to the plaza
Has applicant obtained an acoustical report from a certified sound engineer to assess potential noise disturbance to the neighboring residents and buildings?	<input checked="" type="radio"/> YES	NO	
Will applicant follow the recommendations of a certified sound engineer to mitigate potential noise disturbance to the neighboring residents and buildings, including placing speakers on the floor of the establishment?	<input checked="" type="radio"/> YES	NO	
Will the kitchen exhaust system extend to the roof?	YES	NO	N/A - No Exhaust
Will the establishment have an illuminated sign?	YES	<input type="radio"/> NO	
Will the establishment have a canopy extending over the sidewalk?	YES	<input type="radio"/> NO	
Where will the air conditioner be located? What type is it?	Cooling Towers, on top of building.		
When was the air conditioner installed?	2017-2018 New Construction		

OUTDOOR ITEMS - OTHER THEN SIDEWALK CAFÉ

Has the applicant/owner(s) read MCB 4 Rear Yard Rooftop Policy?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant use any outdoor spaces: rooftop, rear yard, patio, porch, balcony, pavilion, tents, deck or gazebo? If yes, which one(s)?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	Plaza that can be covered or uncovered by the shed (as deployed or nested)
Are the floorplans for the outdoor space(s) included?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant close and vacate the outdoor space(s) by 11PM on Friday & Saturday and 10 PM on all other days?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	*Applicant will have cultural arts exhibitions and performances for which it seeks a midnight close
Will the service and consumption of alcohol in any outdoor space only be via seated food service?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	*Applicant will have cultural arts experiences open to patrons which will not have seated service
Will applicant not allow standing space for patrons to drink or smoke in any outdoor space(s)?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	*Applicant will have cultural arts experiences open to patrons which will not have seated service
Will there be no amplified music, as per the law?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	*Applicant will have programing for outside plaza that is for cultural arts experiences using amplified sound.
If amplified sound is played inside the establishment, will windows and doors be closed?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	*Applicant will utilize the shed in an open position for select programming
Will applicant agree to post signs outside asking customers to respect the neighbors'?	<input type="radio"/> YES	<input checked="" type="radio"/> NO	
Will applicant agree to train staff to encourage a peaceful environment?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will applicant provide effective sound control (landscaping enclosure, soundproofing tenants apartments)	<input checked="" type="radio"/> YES	<input type="radio"/> NO	
Will there be a lighting plan that allows safe usage of the outdoor space without disrupting neighbors?	<input checked="" type="radio"/> YES	<input type="radio"/> NO	

OUTDOOR ITEMS – SIDEWALK CAFÉ

N/A

Has the applicant/owner(s) read MCB4 Sidewalk Café Policy?	YES	NO	
Will applicant be applying for a sidewalk café now or in the future?	YES	NO	
Is applicant in this application seeking to include a sidewalk café in its liquor license?	YES	NO	
If yes, has applicant submitted an application and plans to NYC Dept. of Consumer Affairs? Please attach application and plans.	YES	NO	
Will applicant close and vacate the sidewalk café by 11 PM on Friday & Saturday and 10 PM on all other days?	YES	NO	
Will applicant be serving alcohol in the sidewalk café? If so, will you have waiter service?	YES	NO	
Will the café have a 3 ft. wide serving aisle running the entire length of the sidewalk café?	YES	NO	
Will applicant mark the perimeter of the café on the sidewalk?	YES	NO	
Will the service and consumption of alcohol in the sidewalk café only be via seated food service?	YES	NO	
Will the sidewalk café not provide standing space for drinking or smoking?	YES	NO	
Will applicant use any portable natural gas heaters? If so, do you have the requisite approvals from DOB & the Fire Department?	YES	NO	
Will applicant have a lighting plan that will allow safe usage of the outdoor space without disrupting neighbors?	YES	NO	
Will all furniture, plants and barricades be stored inside between the evening closing hours and the morning opening hours?	YES	NO	
Will all furniture be stored inside between December 21 st and March 21 st , and any other day when it rains or snows?	YES	NO	
Will applicant use umbrellas?	YES	NO	
If construction or construction protection has reduced the sidewalk width, will applicant always maintain an 8 foot clear path of sidewalk between the perimeter of the café and the closes obstruction including construction barricades?	YES	NO	

ADDITIONAL STIPULATIONS: (Office Use Only)

on the plaza

cultural

cultural

When the Shed is nested or deployed the service of alcohol will be restricted to (i) programming, and (ii) private events:
(i) For Shed programming, service of alcohol may begin 90 minutes prior to start of program and will conclude no later than 90 minutes after the end of the program; and
(ii) For private events service of alcohol will coincide with the scheduled start and end time of the private event.

All service of alcohol on the plaza when the Shed is nested must conclude by midnight. Service of alcohol when the shed is deployed must conclude by 2:00am.

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

ADDITIONAL STIPULATIONS: (Office Use Only), *Continued*

To the extent any additional stipulation on pages 7 and 8 of this application conflicts with any response on pages 1 – 6 of this application, the stipulations on pages 7 and 8 control.

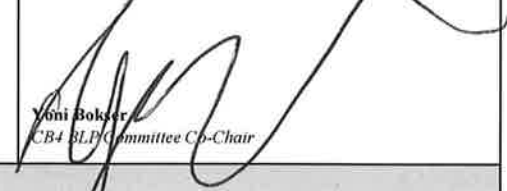
Manhattan Community Board 4 (MCB4) recommends:
 (MCB4's recommendation is based on a vote taken at its
5/2/18 full board meeting, with 43 members voting in favor
 of the recommendation, 0 members opposed, 0 members
 abstaining and 0 present but not eligible)

Denial unless all stipulations agreed to by applicant/owner are part of the method of
 operation
 Denial Approval

CB4 REPRESENTATIVES



 Nelly Gonzalez
 CB4 Assistant District Manager

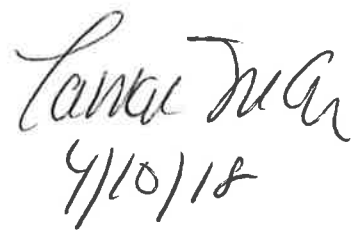

 Frank Holozubiec
 CB4 BLP Committee Co-Chair


 Yoni Bokser
 CB4 BLP Committee Co-Chair

APPLICANT AGREEMENT WITH THE COMMUNITY

Applicant agrees to these stipulations as the basis for the community support of this application and acknowledges that all of these stipulations are essential prerequisites to the MCB4 recommendation regarding this application. Applicant agrees to have these stipulations incorporated in the method of operation of its liquor license. The stipulations in this application constitute the entire agreement between MCB4 and applicant and may only be altered in writing signed by MCB4 and applicant. These stipulations supersede any oral statements or representations in connection with this application.

SIGN HERE →	Benjamin Savitsky (Attorney for Applicant)		04/10/2018
	PRINT NAME OF APPLICANT		SIGNATURE OF APPLICANT

Tamara McCee
 Chief Civic Program Officer

 4/10/18

THE SHED

For more than a century, the arts have largely been presented apart from one another: in galleries and museums, concert halls and theaters. These centers of excellence allow artists to flourish within their own worlds, but they also build barriers that separate audiences, artists, and art forms.

The Shed will be different.

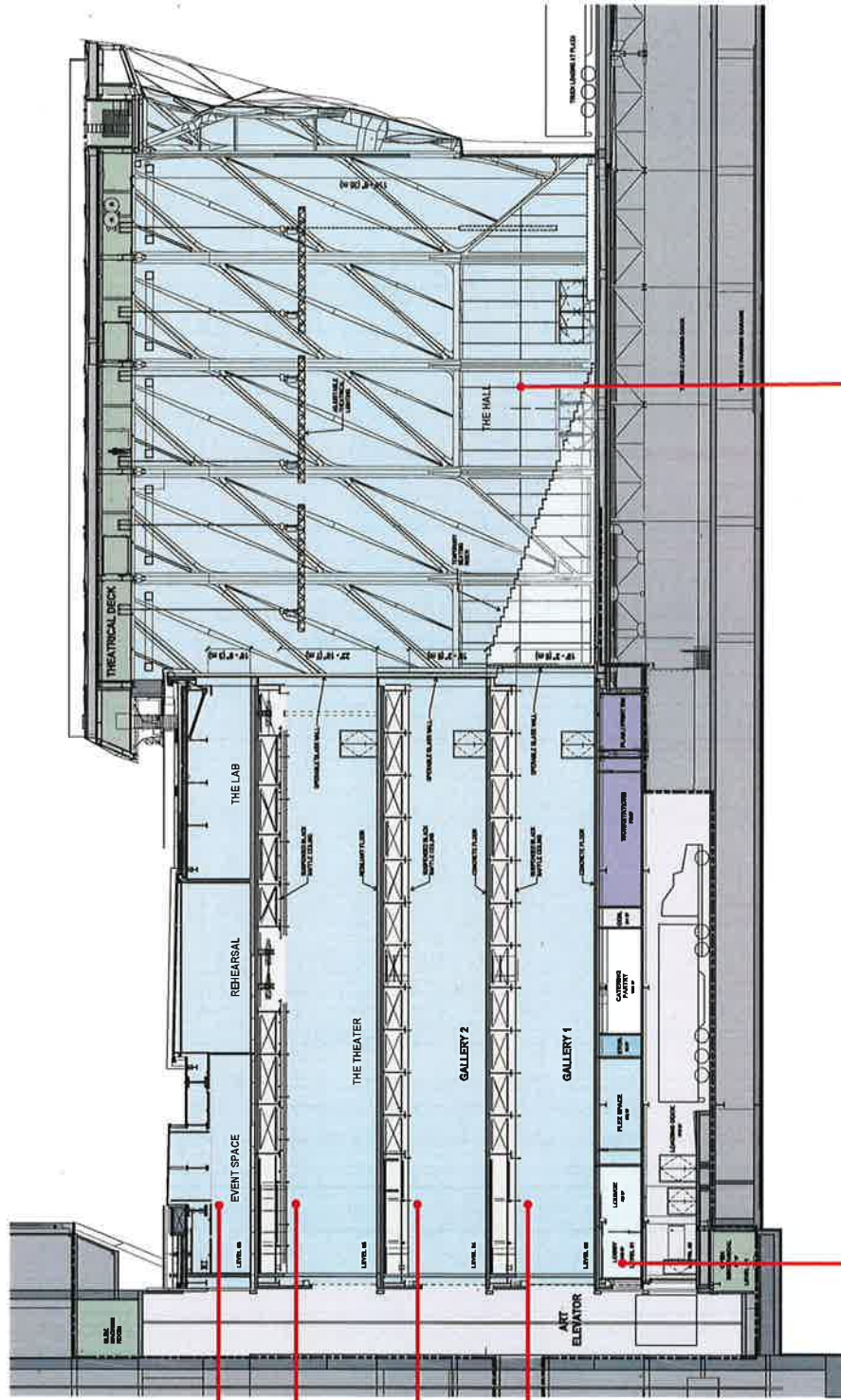
Located where the High Line meets Hudson Yards in Manhattan, The Shed will be the first multi-arts center designed to commission, produce, and present all types of performing arts, visual arts, and popular culture. From hip hop to classical music, visual art to literature, film to theater and dance, with collaborations across these disciplines and others, we will bring together leading artists from all art forms under one roof.

Our unique and flexible building and organization will dramatically transform to fit the artists' visions and the work they create. The dynamism of our commissioning model will allow us to break down walls between cultural worlds and the diverse audiences that live within them.

The Shed will be driven by experimentation, innovation, and collaboration. Our program will be international, created with co-commissioning partners around the globe—and local, with early-career New York artists taking up residency in our creative lab. Through collaborative projects with the MIT Media Lab, we will integrate science and technology in a way that no arts institution has previously attempted.

Just as the greatest cities thrive on integration and interdependence, so the greatest new art defines contemporary thought and anticipates the future. The Shed's program will embody all these principles and possibilities, encouraging artists to create new lenses through which we can view our world today.

The Shed will be a place where the world's leading artists and creative minds can make art that helps forge tomorrow's world, and where audiences from all walks of life can experience this art together.



2 Bars

3 Bars

2 Bars

1 Bar

Lobby:
2 Bars

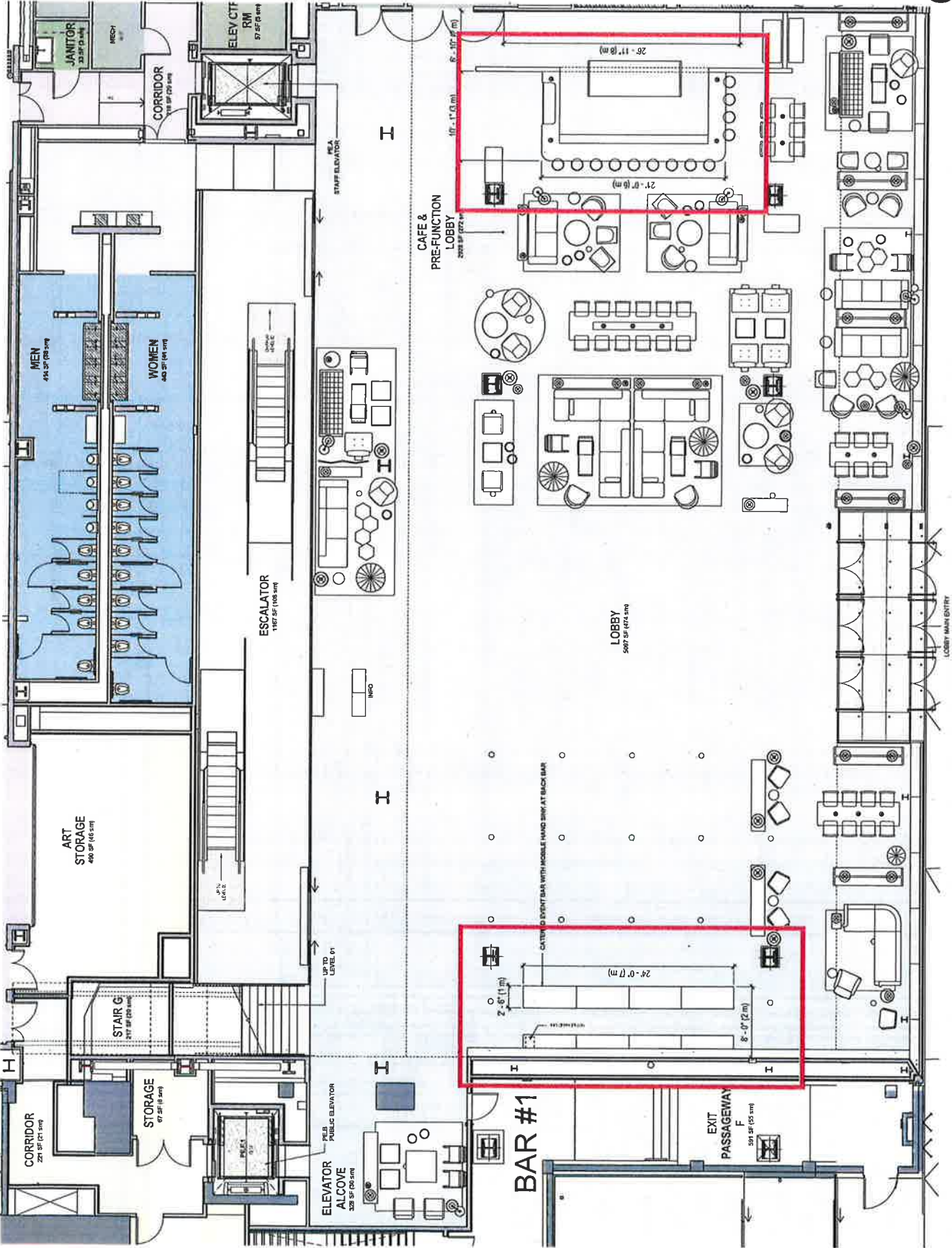
Shed/Plaza:
4 Bars

BAR #2

CSK-A-389.02

THE SHED - LEVEL 00
SCALE: 1/4" = 1'-0"

- Color Plan Legend
- BOH
 - BOH Circulation
 - Equipment Room
 - Public Circulation
 - Public Restroom
 - Staff Circulation
 - Staff Core 2
 - Storage
 - Vertical Circulation



BAR #1

EXIT PASSAGEWAY F

LOBBY
5067 SF (465 sm)

CAFE & PRE-FUNCTION LOBBY
2908 SF (272 sm)

ART STORAGE
488 SF (45 sm)

WOMEN
403 SF (37 sm)

MEN
474 SF (44 sm)

ESCALATOR
1487 SF (138 sm)

ELEVATOR ALCOVE
328 SF (30 sm)

PUB PUBLIC ELEVATOR

STAIR C
307 SF (28 sm)

STORAGE
67 SF (6 sm)

CORRIDOR
221 SF (21 sm)

JANITOR
33 SF (3 sm)

RECH
33 SF (3 sm)

ELEV CTF RM
57 SF (5 sm)

CORRIDOR
178 SF (17 sm)

STAFF ELEVATOR

INFO

EXIT PASSAGEWAY F
391 SF (36 sm)

LOBBY MAIN ENTRY

24'-0" (7 m)

21'-0" (6 m)

26'-11" (8 m)

17'-1" (5 m)

8'-1" (2 m)

8'-1" (2 m)

UP TO LEVEL 01

UP TO LEVEL 01

UP TO LEVEL 01

UP TO LEVEL 01

UP TO LEVEL 01

UP TO LEVEL 01

UP TO LEVEL 01

UP TO LEVEL 01

UP TO LEVEL 01

UP TO LEVEL 01

NESTED

BAR #4

BAR #6

BAR #3

BAR #5

SHED PLAZA
1727 SF (160.9 sqm)

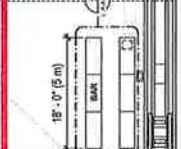
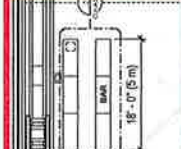
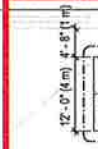
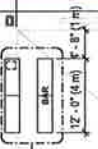
GALLERY 1
13,880 SF (1277.5 sqm)

YINING GALLERY
187 SF

74'-7" (23 m)

131'-0" (40 m)

84'-6" (26 m)



STAIRS TO GALLERY 1
STAIRS TO GALLERY 2

VESTIBULE

VESTIBULE

VESTIBULE

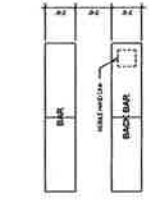
VESTIBULE

VESTIBULE

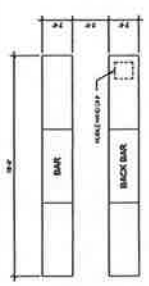
VESTIBULE

- Color Plan Legend
- Bar
 - BDV Circulation
 - Equipment Room
 - Public Circulation
 - Public Restroom
 - Public Space
 - Storage
 - Vertical Circulation

CSK-A-389.05



Enlarged Plan - The Hall East Bars 3 1/4" = 1'-0"

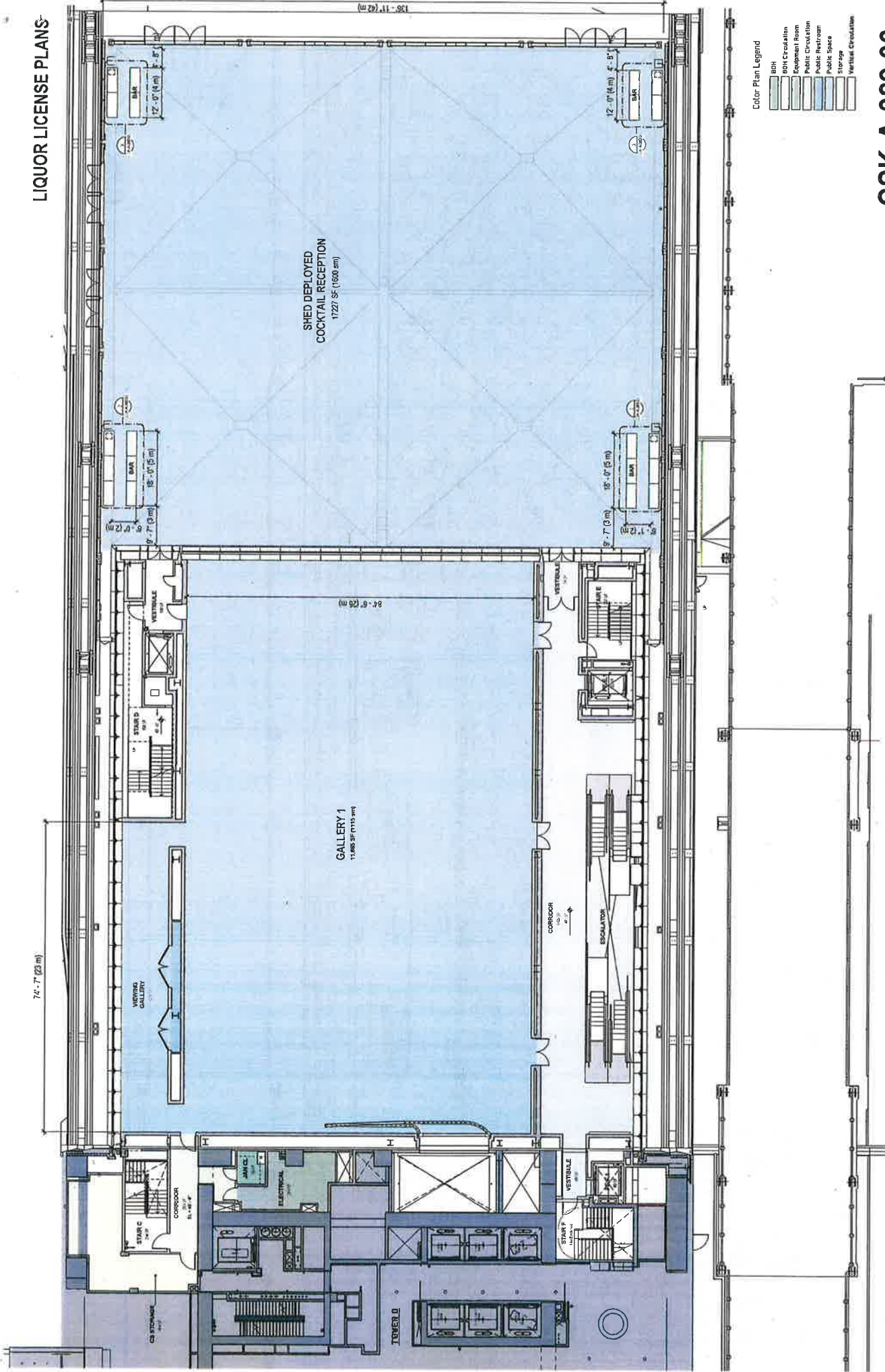


Enlarged Plan - The Hall West Bars 2 1/4" = 1'-0"

HIGHLIGHT



LIQUOR LICENSE PLANS

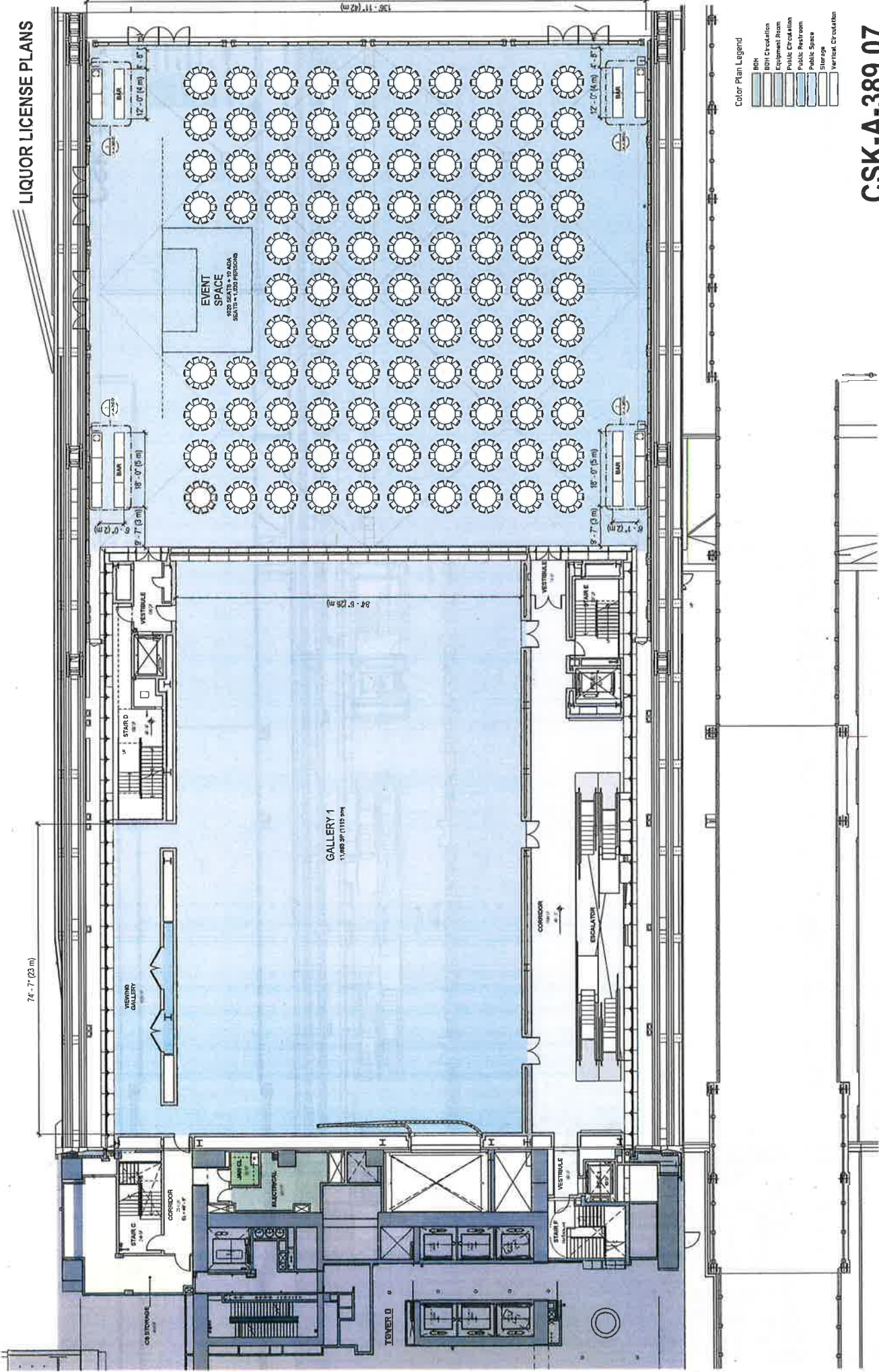


- Color Plan Legend
- BDH
 - BDH Circulation
 - Equipment Room
 - Public Circulation
 - Public Restroom
 - Public Space
 - Storage
 - Vertical Circulation

CSK-A-389.06

THE SHED - LEVEL 02 DEPLOYED
SCALE: 1/8" = 1'-0"

LIQUOR LICENSE PLANS



- Color Plan Legend
- Bar
 - Bar Circulation
 - Equipment Room
 - Public Circulation
 - Public Restroom
 - Public Space
 - Storage
 - Vertical Circulation

CSK-A-389.07

THE SHED - LEVEL 02 DEPLOYED
SCALE: 1/8"=1'-0"

ALTERNATE ARRANGEMENT

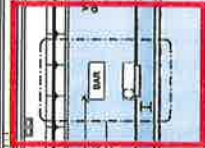
135'-11" (42 m)

EVENT SPACE
501 SEATS + 2329 SF STANDING ROOM
@ 5,100 PERSONS



GALLERY 1
11,485 SF (1,113 sqm)

BAR #7

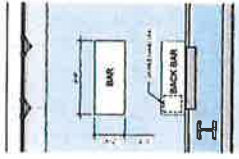


74'-7" (23 m)

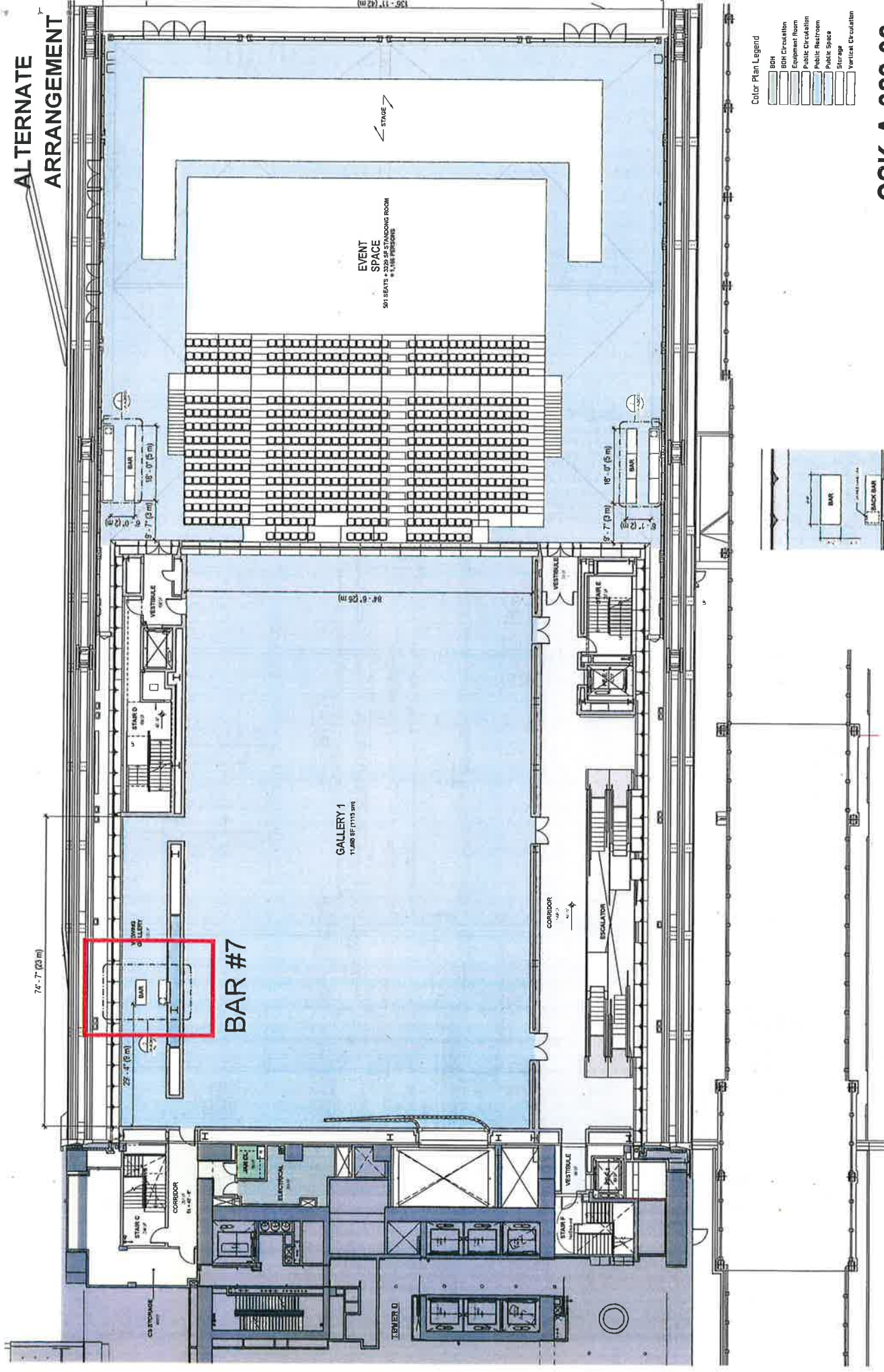
- Color Plan Legend
- BDH
 - BDH Circulation
 - Equipment Room
 - Public Circulation
 - Public Restroom
 - Public Space
 - Storage
 - Vertical Circulation

CSK-A-389.08

THE SHED - LEVEL 02 DEPLOYED
SCALE: 1/8" = 1'-0"



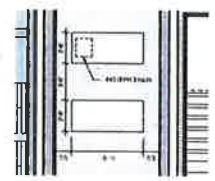
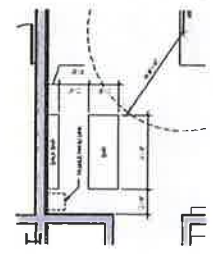
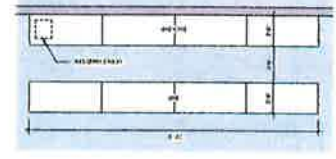
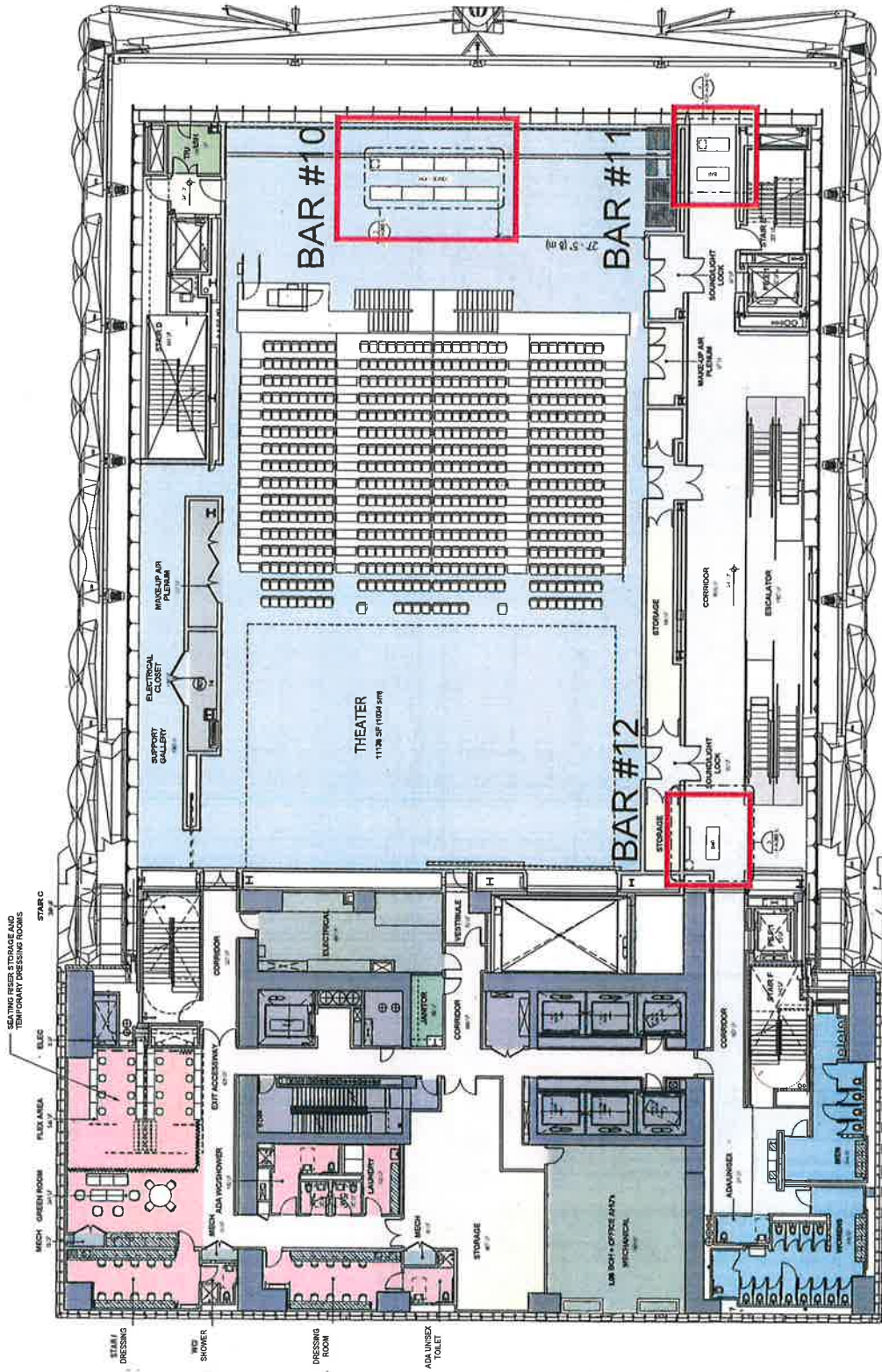
ENLARGED PLAN - VIEWING GALLERY BAR
2
1/8" = 1'-0"



- Color Plan Legend
- BOH
 - BOH Circulation
 - Equipment Room
 - Public Circulation
 - Public Restroom
 - Public Space
 - Storage
 - Theater
 - Theater Circulation
 - Vertical Circulation

CSK-A-389.12

THE SHED - LEVEL 06
SCALE: 1/8" = 1'-0"

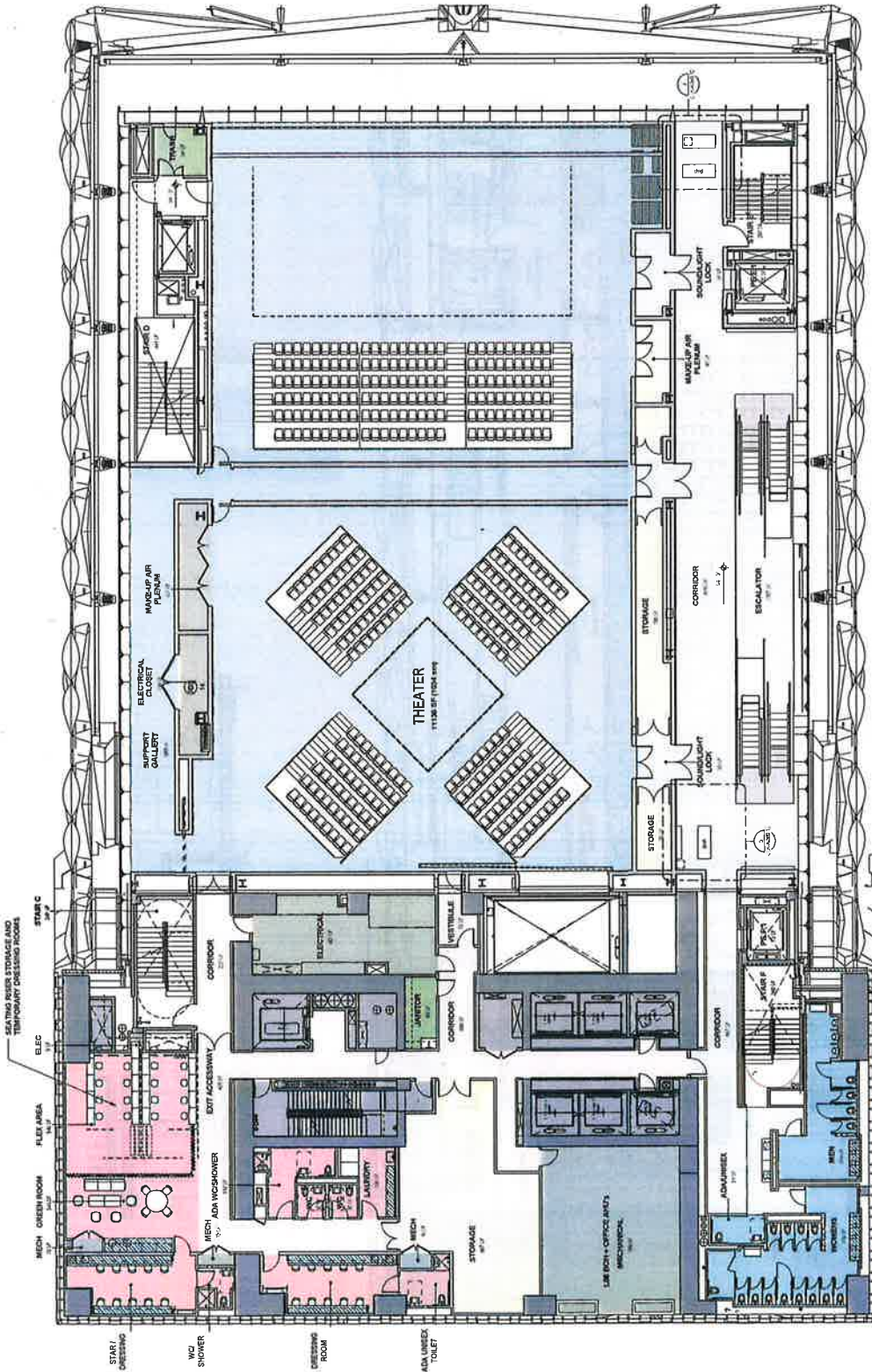


L06 - BAR AT THEATER - EAST
2
1/8" = 1'-0"

L06 - BAR AT CORRIDOR - WEST
3
1/8" = 1'-0"

L06 - BAR AT THEATER - EAST
4
1/8" = 1'-0"

ALTERNATE
ARRANGEMENT



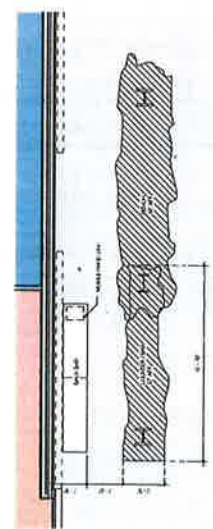
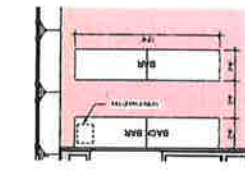
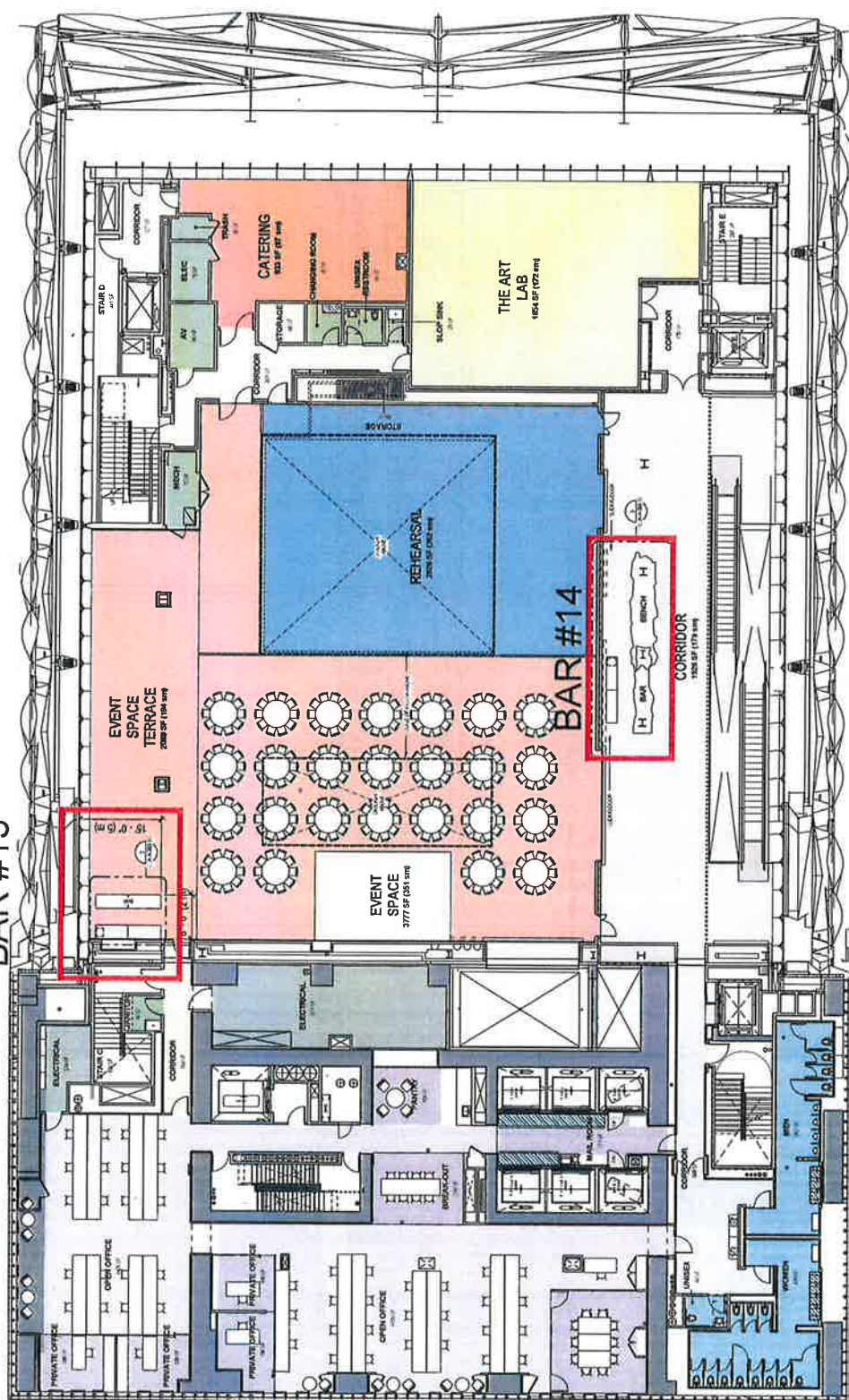
Color Plan Legend

BNH
BNH Circulation
Equipment Room
Public Circulation
Public Restroom
Public Space
Storage
Theater
Theater Circulation
Vertical Circulation

CSK-A-389.13

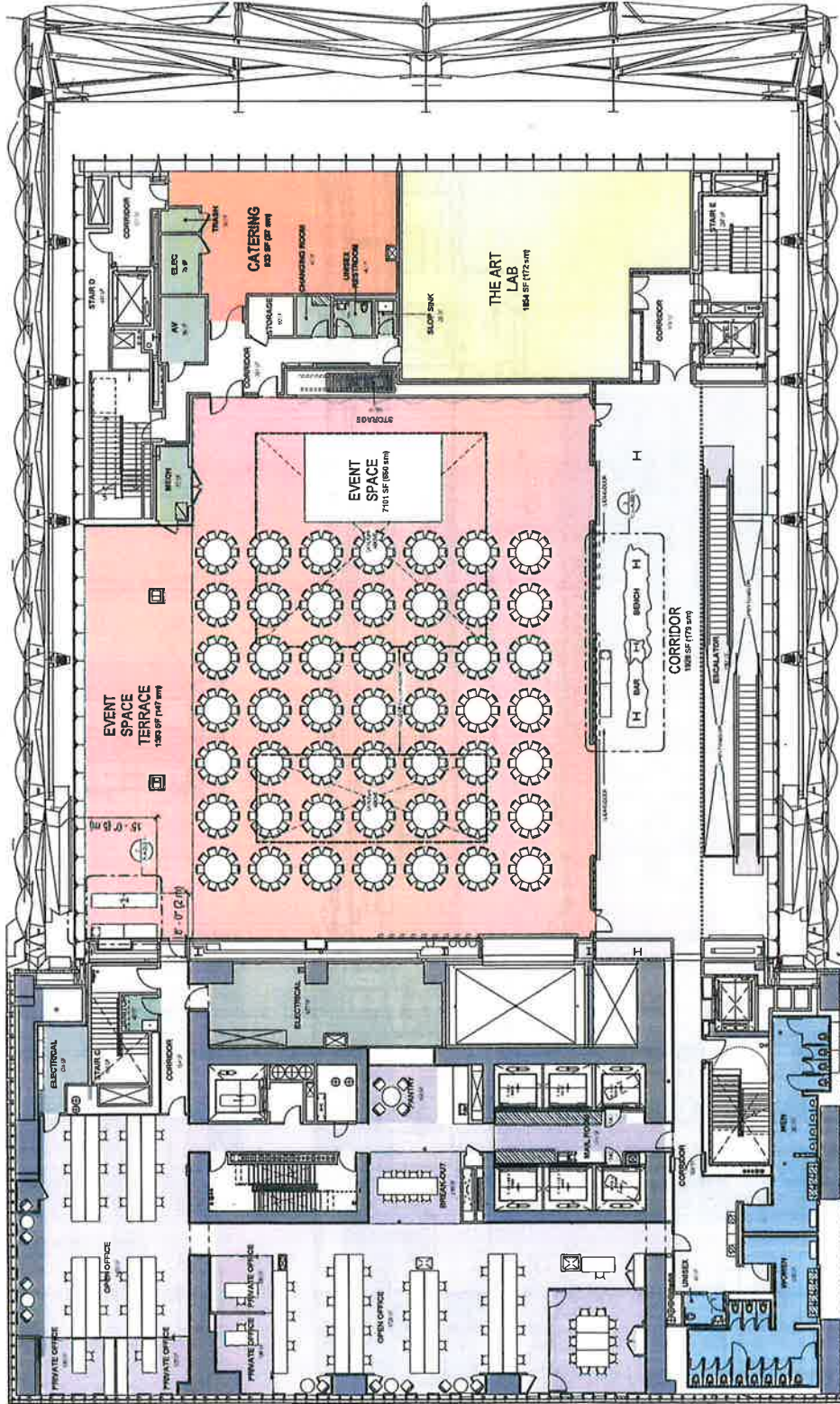
THE SHED - LEVEL 06
SCALE: 1/8" = 1'-0"

BAR #13

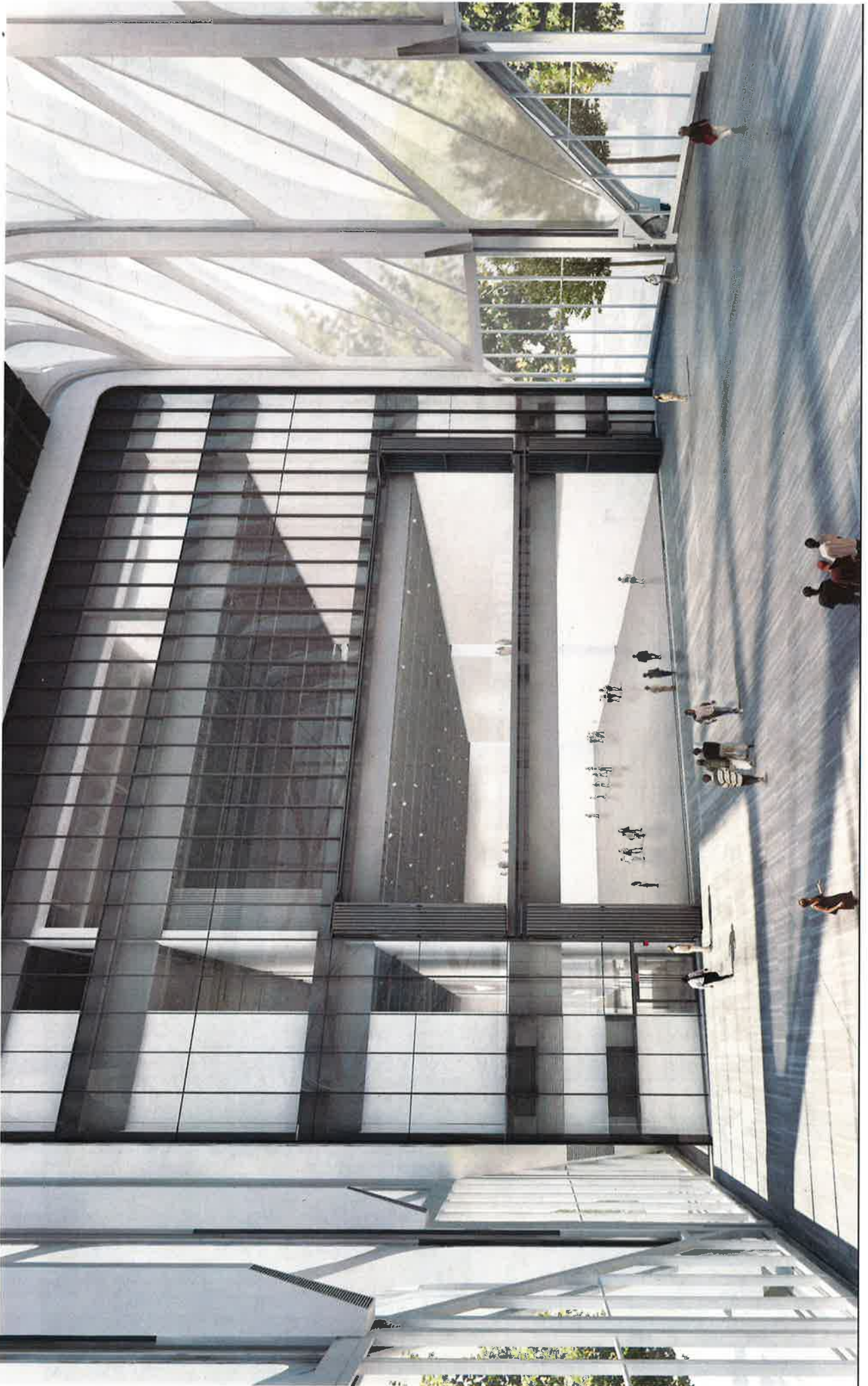


CSK-A-389.15

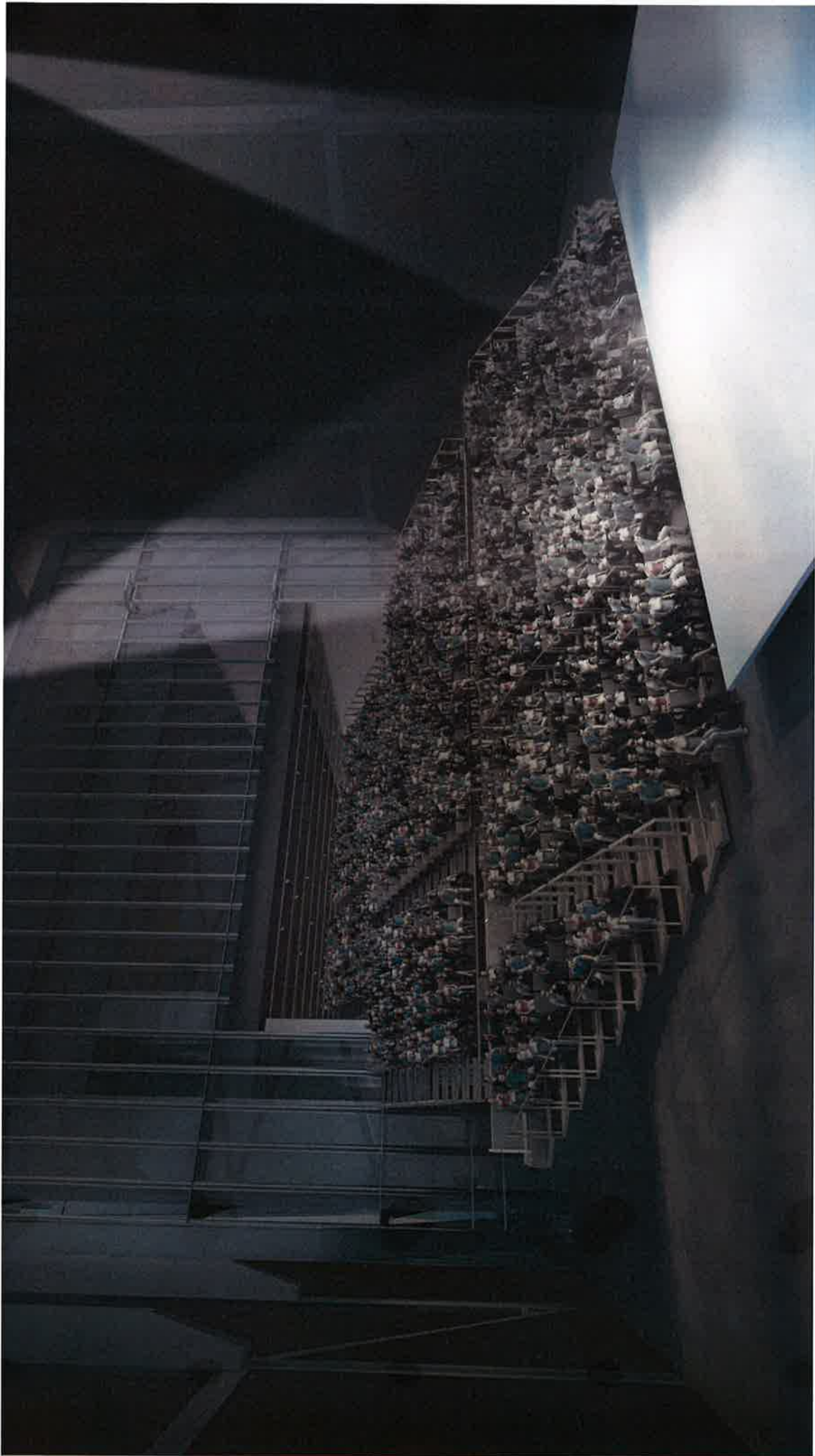
ALTERNATE ARRANGEMENT



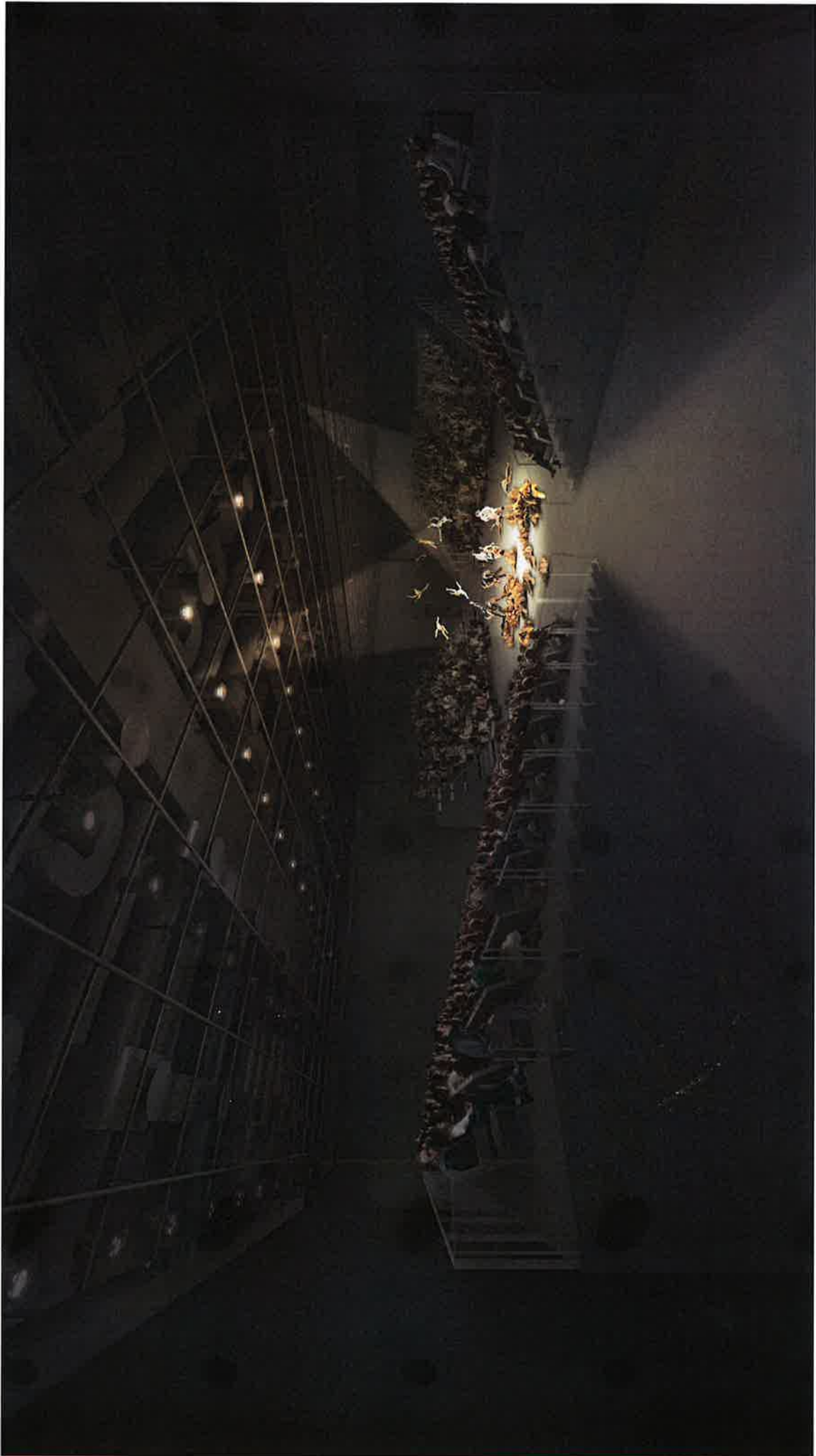
CSK-A-389.16

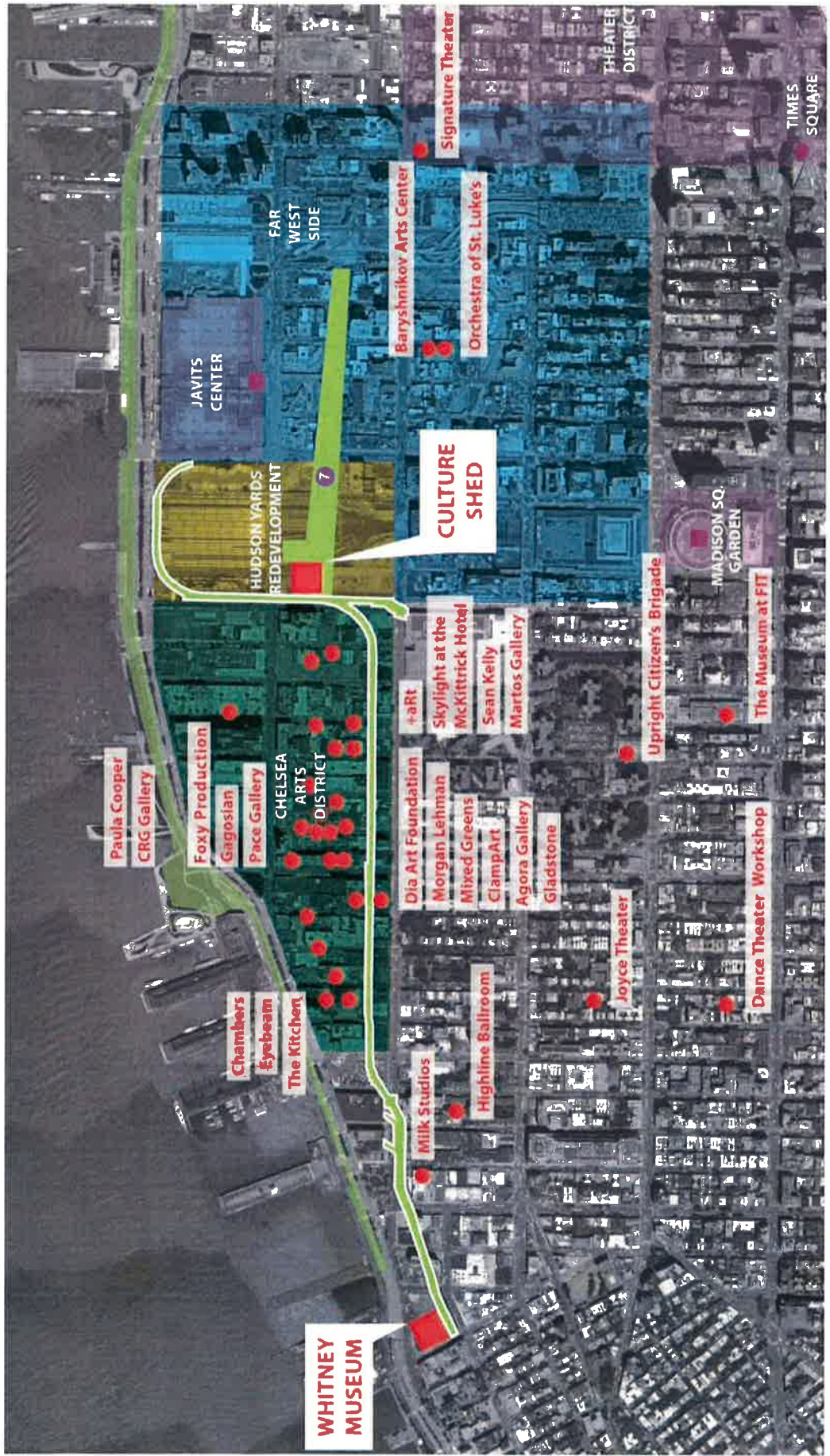












WHITNEY MUSEUM

Paula Cooper
CRG Gallery

Foxy Production
Gagolian
Pace Gallery

Chambers
Eyebeam
The Kitchen

Milk Studios

Highline Ballroom

Joyce Theater

Dance Theater Workshop

+art
Skylight at the
McKittrick Hotel
Sean Kelly
Martos Gallery

Dia Art Foundation
Morgan Lehman
Mixed Greens
ClampArt
Agora Gallery
Gladstone

Upright Citizens' Brigade

The Museum at FIT

MADISON SQ. GARDEN

CULTURE SHED

Baryshnikov Arts Center

Orchestra of St. Luke's

Signature Theater

HUDSON YARDS REDEVELOPMENT

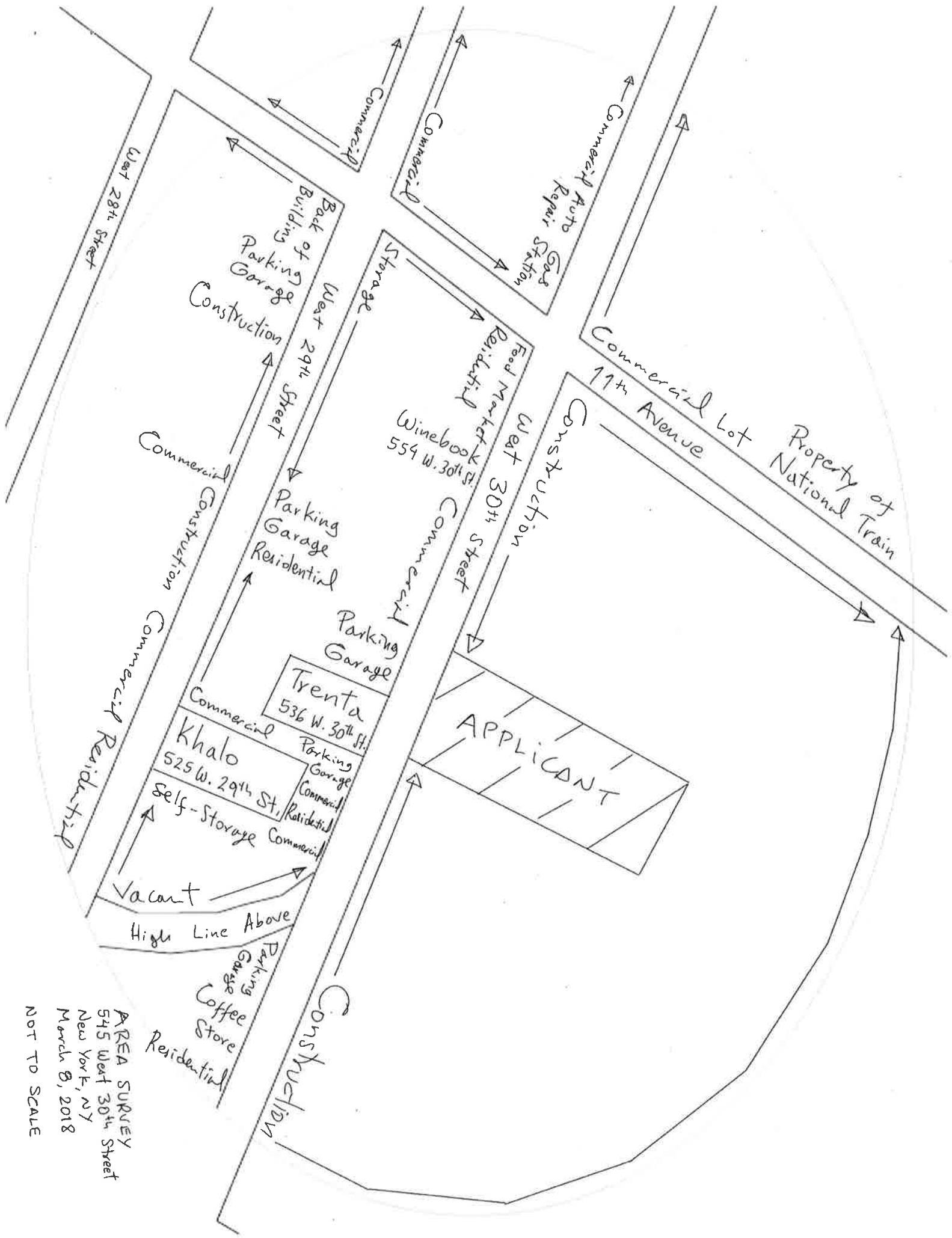
JAVITS CENTER

FAR WEST SIDE

THEATER DISTRICT

TIMES SQUARE





AREA SURVEY
 545 West 30th Street
 New York, NY
 March 8, 2018
 NOT TO SCALE

Re: 545 West 30th Street

1. Trenta - 536 West 30th Street - (62')
2. Khalo - 525 West 29th Street - (324') (Not operational yet)

Schools & Churches

No schools or churches within 500' area.

Note: Whitman's is on 10th Avenue and is out of the 500' range.

CAFÉ

HOT TEA

Featuring In Pursuit of Tea

3.5

Assam (India) brisk & strong, great breakfast tea
Earl Grey (Sri Lanka) ceylon with bergamot
Genmaicha (Japan) comforting green tea
Nantou (Taiwan) light & floral oolong
Chamomile (Croatia) herbal infusion with hints of fig & honey
Rooibos (South Africa) red herbal bush infusion
Mint (Greece) mellow and herbaceous
Jasmine Pearl (Japan) rich & smooth with a floral fragrance

ICED TEA

Ceylon Orange Pekoe 4.25
classic black cold-brewed iced tea
Green Tea 4.25
light and slightly nutty

CHAI

Assam with ginger, clove, cardamom
Hot Latte 4.75
Iced Latte 4.75

BEVERAGES

Boylan's Fountain Soda 3.5
Saratoga Still Water 3
Saratoga Sparkling Water 3.5
Chocolate Milk hot or cold 3.5

JUICE

Fresh Juices 4
Fresh Lemonade 4.25
Apple Cider 4.25
Half & Half 4.25

COFFEE & ESPRESSO

Featuring JOE Coffee

Drip Coffee 3 / 3.5
Espresso 3.25
Macchiato 3.25
Latte 4.5
Mocha 5
Americano 3.5
Cappuccino 4
Cold Brew 4.25
Iced Latte 4.75

PASTRIES

Our selection of sweet and savory pastries are handmade and use ingredients thoughtfully sourced from local farmers, artisans and suppliers.

SANDWICHES

*Half sandwich and soup 9.5
Add a side soup for 3*

Roasted Mushroom, Ricotta and Autumn Squash 11.5
Pressed Pizza Bianca, Butternut Squash, Ricotta and Prosciutto 11.5
Turkey, Pear, Brussel Sprouts and Hazelnuts 11.5
Ham and Swiss 11.5
Barbecue Brisket 11.5
Peanut Butter and Strawberry-Rose Jam 7

SALAD

Add a side of soup for 3

Greenmarket Salad 8
Roasted Broccoli, Potato and Stracciatella Cheese 6.5
Farro, Quinoa, Mixed Greens and Root Vegetables 9.5
Add Chicken Breast 3

SOUP

Add a side of soup to any sandwich, salad or quiche for 3

Seasonal Soup of the Day 6.5 / 7.5

Open daily 9am - 8pm.

Bar Snacks

Selection of two

Smoked Gouda-Thyme Crackers

Olive Oil and Sea Salt Popcorn

Spiced Nuts with Rosemary

Honey-Roasted Almonds with Chile and Coriander

Herbed Sea Salt Kettle Chips

Seasonal Crudité with Black Pepper and Parmesan Aioli

House-Marinated Olives



Passed Canapés
Selection of six

Baby Radish with Vadouvan Butter
Roasted Sesame Salt

Chaat Masala Samosa
Green Mango Chutney

Chilled Pea Soup
Whipped Lemon Cream

Focaccia Panzanella with Tomatoes, Capers, and Basil
Aged Balsamic

Mac and Cheese Croquette
Gruyère Fondue

Vegetable Summer Roll
Tomato Confit and Basil

Caviar and Crème Fraîche Tart

Fluke Crudo with Yuzu and Pickled Chile
White Soy and Sesame

Smoked Salmon Rilletes with Cucumbers
Trout Roe Vinaigrette

Smoked Trout Salad
Everything Bagel Crisp and Pickled Shallot

Yellowfin Tuna
Watermelon, Black Sesame, and Spiced Lime



Passed Canapés (continued)

Poached Shrimp
Brown Butter, Lemon, and Herbs

Buttermilk Fried Chicken
Kale Slaw and Hot Honey

Chicken and Corn Tostadita
Avocado Crema

Mandarin Duck
Scallion and Cucumber

Rigatoni Bolognese
Basil

Prosciutto and Robiola Mousse Cannoli
Sicilian Pistachios

Tarte Flambée
Applewood-Smoked Bacon and Fromage Blanc

Beef Carpaccio
Parmesan and Caper Mustard

Spicy Beef Tartare
Mint, Thai Chile, Lime, and Ficelle Toast

Seared Lamb Loin with Sumac and Cumin
Fava Beans and Yogurt



First Course
Selection of one

Burrata with Pea Tendrils and Sorrel
Carrots, Snow Peas, Vegetable Vinaigrette

Champagne-Glazed Lobster with Frisee and Herbs
Bouillabaisse Vinaigrette and Spring Vegetables

Potato Ravioli with Maitake Mushrooms and Morels
Red Sorrel and Brown Butter Hazelnuts

Chilled Tomato Soup with Cucumber
Cherries and Chiles

Stracciatella Salad and Beluga Lentils
Sicilian Pistachios and Trout Roe

Accompanied By

Artisanal Breads
Vermont Creamery Butter



Main Course

Selection of two
Guests to be offered a choice at the table

Atlantic Salmon with Lemon Potatoes, Fava Beans, and Pearl Onions
Herb Vinaigrette

Poached Cod with Fregola and Zucchini
Espelette Rouille

Roasted Salmon with Beluga Lentils and Snap Peas
Balsamic Butter

Brick-Pressed Chicken with Pickled Grapes and Almonds
Romesco

Organic Chicken with Rosemary Jus
English Peas, Fava Beans and Fingerling Potatoes

Beef Filet with Mushroom Purée
Carrots, Summer Beans, and Tarragon Sauce

Braised Beef Short Rib with Glazed Gem Lettuce
Potato Purée and Salsa Verde

Silent Vegetarian Option
Available Upon Request



Dessert

Selection of one

Chocolate Sablé with Lavender and White Chocolate Ganache
Honey, and Lemon Sorbet

Lime Meringue Tart with Blackberry
Blueberry-Mint Marmalade and Coconut Jam

Pine Nut-Pecorino Tart with Apricot-Almond Compote
Honey-Rosemary Gel and Lemon-Sage Ice Cream

Sweet Pea Cake with Strawberry Jam
Sesame Streusel and Tarragon Ice Cream

Yogurt Panna Cotta with Brown Sugar Tuile
Poached Rhubarb and Ginger Ice Cream

Dark Roast Regular and Decaffeinated Coffee
Whole Milk, Half and Half, and Soy Milk

Assorted Teas
Irish Breakfast, Earl Grey, Egyptian Chamomile, Peppermint, Tropical Green

Petits Fours



THE SHED
Hudson Yards, New York



Equity Environmental Engineering has reviewed the traffic and parking issues associated with The Shed, a performance, visual art, and multidisciplinary venue currently under construction at Hudson Yards on West 30th Street in the Chelsea neighborhood of Manhattan Community District Four. Based on an evaluation of the venue's potential programming and conceptual patronage profile combined with the architecture of the facility and area transportation context, we believe that it can function without adversely affecting traffic or parking conditions in the area. Additionally, we identify steps the operator may explore to ensure that any potential effects on traffic or safety are minimized.

Method

This report evaluates the project area transportation context in relation to the various programmatic components and operational needs of the Shed. The report provides an overview of the venue and the parking, transit and pedestrian elements of the environment within impact proximity of the project site. The Hudson Yards Masterplan and The Shed have undergone thorough assessment and extensive public review of the planned operations and anticipated transportation impacts through City Environmental Quality Review (CEQR) Environmental Impact Statement (EIS) process and the operations of the Shed would perform quite similarly without SLA licensure. This report attempts to provide a deeper insight into the various programmatic possibilities and arrangements that The Shed may experience and reveal the facility traffic generation and access characteristics that may result from this facility's unique multi-functional operation.

The first step in this process of understanding the Shed is identifying its context, both land use and transportation. The second step is rationalizing the Shed's architecture and operations, including, unique spatial programming capabilities, regular and special event programming alternatives, hours of operation, circulation and access. The third step is to develop a patron demand profile for each of the basic spaces that make up the Shed and determine capacity, daily space demand, mode of arrival profile, and peak hour demand and mode split. The fourth step is to use this profile to break The Shed functions into digestible and simplified operational scenarios.

As the facility is capable of an inestimable number of programmatic arrangements and patron demand characteristics based on the event type the three operational scenarios that were considered for this study are;

- 1) Large Scale Performance Event Scenario that would represent a large number of arrivals and departures at once such as a concert or benefit,
- 2) A Full Program Regular Operations Scenario that would represent the regular daily operations of the Shed with all galleries, theater, and outer space functioning simultaneously,
- 3) Special Event Scenario that would represent a buyout of the venue for a special event that could include a mix of performance, benefit, art and demonstration events that would have peaked arrivals and departures per related scheduled events over a day or week period.

It is through these Scenarios that the traffic operational demands of The Shed will be evaluated in relation to the area traffic and transportation system context. This evaluation will then result in recommendations that can assist The Shed in its operational planning for patron arrival and departures. The goal of this study is to demonstrate to Community Board 4, that The Shed Management has considered its many programmatic possibilities and its relationship to the busy and growing West Chelsea neighborhood and will seek to use this evaluation to optimize its operational success.

Venue Overview

The Shed is found at the junction of the Highline and the southeastern corner of Hudson Yards between 10 Hudson Yards and 15 Hudson Yards on 30th Street and 11th Avenue (see **Figure 1**). The facility effectively serves as a gateway between the Highline and the Public Square and Gardens of the Hudson Yards. The Shed is a flexible mechanized architecture that can be physically arranged to match the variety of multi-art forms it plans to commission, produce, and present. The facility is unique in that it houses spaces for the creation of multi-art forms and their development, areas for collaboration, discussion, and critique of the art these spaces create and bring inside as well as a place for the public to come and enjoy, observe and reflect

on the work created within the Shed and brought to the Shed from international multi-art creators. This unique and flexible building can physically transform to support artists' visions and the work they create—from hip hop to classical music, visual art to literature, film to theater and dance—with collaborations across these disciplines and beyond, welcoming the broadest range of art forms and audiences, all under one roof.

The 200,000 square foot building features 79,607 square feet of program spaces (including shed plaza) that will seek SLA licensure (see Table 1). Two principal components make up The Shed: a five-level fixed-base building for cultural programming and support spaces, and a telescoping outer shell that deploys over an adjoining plaza to double the building's footprint on demand. The building includes two expansive levels of gallery space, a versatile theater level, a rehearsal space, an artists' lab, and a sky-lit event space. The shell forms a vast hall that accommodates large-scale performances, installations, and events.

The Shed's most notable design feature is a telescoping outer shell that deploys over the plaza adjoining the building to provide a 120-foot-high, temperature-controlled hall. As the building expands and contracts, it can work in many configurations, welcoming multiple events simultaneously. When the shell is nested over the fixed building, the 19,558 square-foot plaza will be open public space that can be used for outside programming.

The Shed is a key part of the Hudson Yards project; the largest private real estate development in the history of the United States and the largest development in New York City since Rockefeller Center. The Hudson Yards site will, in two phases, include more than 18 million square feet of commercial and residential space, state-of-the-art office towers, more than 100 shops and a collection of restaurants. The urban development will include approximately 4,000 residences, 14 acres of public open space, a 750-seat public school and a 200 room hotel.

Area Context

Land Use

The portion of the West Chelsea neighborhood in which The Shed is to operate features is rapidly evolving and growing due to past area rezoning's, the completion of the Highline, the extension of the 7 Line Subway, and the development of Hudson Yards. In addition to these elements, development of Manhattan West directly east of Hudson Yards and the redevelopment of the Farley Post Office and Penn Station complex promise to add further complexity and density to the general land use environment in which The Shed is located. However, with this rapid redevelopment of the area comes enhanced transportation access, improved pedestrian and bike environment and a better integrated traffic network. Further, the relationship of the Hudson Yards with The Highline, Manhattan West and Empire Station at Farley Post Office is to provide integrated interior plaza and open space networks that create an east-west and north-south pedestrian network that runs through these development sites as well as around them. The area, once a no-man's land on the West Side of Manhattan is to become a major living and commercial destination in NYC with an eclectic mix of residential and commercial office space and a variety of retail, eating/drinking establishments and performing arts venues.

Roads & Sidewalks

The Shed is bound by 30th Street to the south, directly adjacent to its Lobby entry under the Highline and by 31st Street – which will provide future drop-off accessibility to The Shed's Level 1 entry at Hudson Yards Plaza level. To the east and directly adjacent to 10 Hudson Yards is 10th Avenue and to the west and bisecting phase 1 and 2 of the Hudson Yards is 11th Avenue – directly abutting 15 Hudson Yards which connects to the western section of The Shed.

30th Street at the project site is a one-way, one-lane east bound roadway, with a dedicated bike lane and with shoulders that are currently no-standing anytime on the north side of the street and No Standing Except Trucks Loading & Unloading 8AM-7PM Monday through Friday on the south side of 30th St. The sidewalk width on 30th Street in front of the project site is approximately 10-15 feet, and the roadway width from curb to curb is approximately 36 feet wide. 11th Avenue near the project site is a one-way, four-lane south bound roadway, with a dedicated bike lane and shoulders on both sides of the Street – where parking is not publicly available within proximity of The Shed. The sidewalk width on 11th Avenue is 10 to 15 feet, and the roadway width is 70'. 10th Avenue to the east of Hudson Yards and the project site is a one-way, four-lane northbound

major arterial roadway with curbside parking available per signage No Standing Except Trucks 7AM – 4PM and No-Standing 4-7 PM except Sunday on the west side of the Street and Truck Loading Only 10AM – 4PM Except Sunday and No Standing 7AM-10AM and 4PM-7PM Except Sunday on the east side of the Street. 31st Street will provide future drop-off access to the Shed via a curb carve out at its northern level 1 lobby entrance which will allow traffic to flow through the Hudson Yards after drop-off to 33rd Street.

Transit Access

Bus

MTA New York City Bus

- The M11 bus operates on 10th Avenue, with stops at West 3th St, West 31st St and West 27th St.
- The M34 bus runs on 34th Avenue with stops at 10th, 11th, and 12th streets. The X31 operates on 33rd St
- M4, M7, M20, M34/M34A SBS, Q32 are accessible from 34th Street and Penn Station

Academy buses

- X23 and X24 are accessible from 34th Street and Penn Station

Megabus

- M21, M22, M23, M24, M27 are accessible from 34th Street and Penn Station

Subway

- The 7 Line subway terminates at the on 33rd and Hudson Boulevard between 34th Street and 33 Street.
- 1,2,3 trains are accessible at 34th Street Penn Station
- A,C,E trains are accessible at 34th Street Penn Station

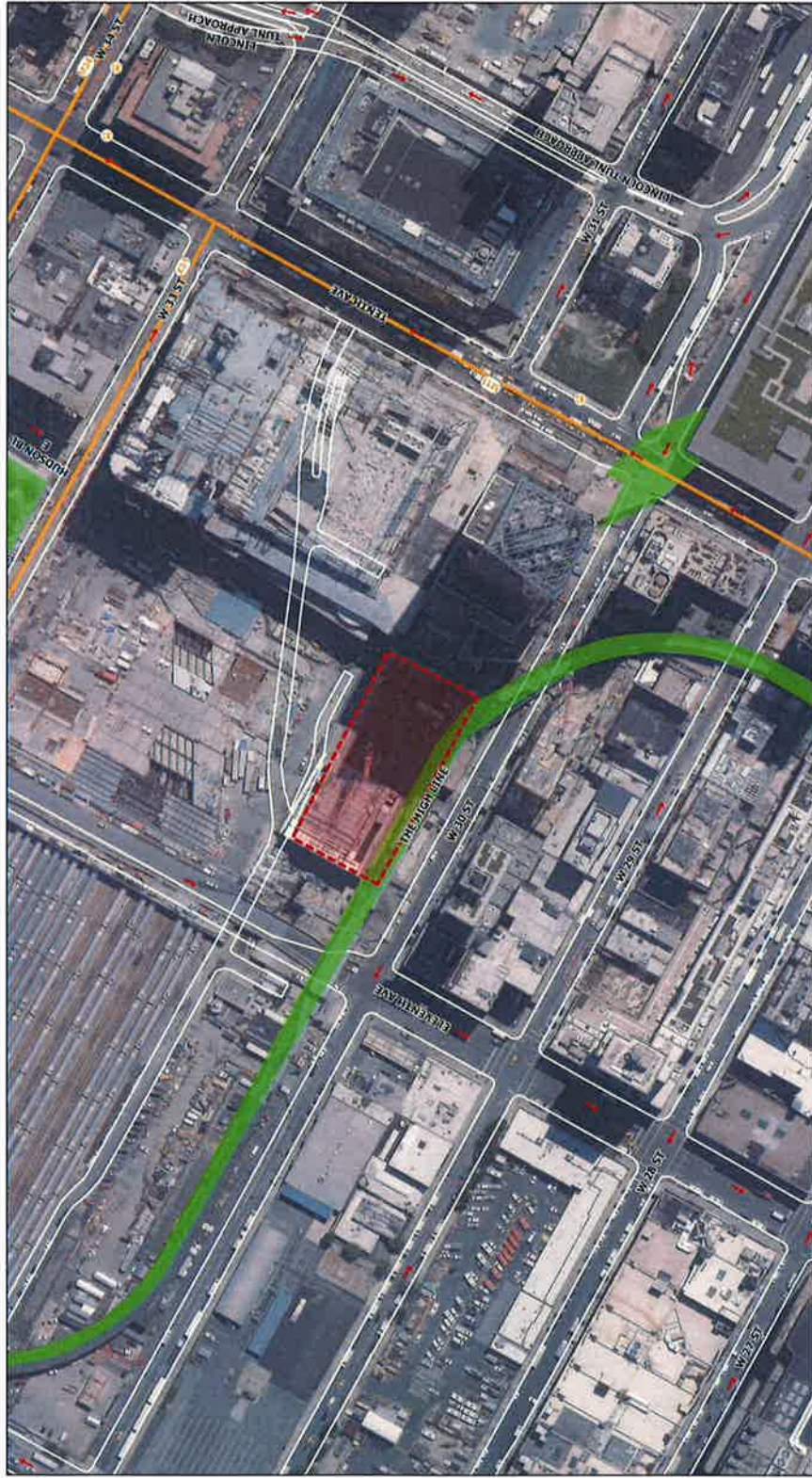
Commuter and Regional Rail

Access is available at Penn Station – two blocks to the west of the Shed for: NJTransit, Long Island Rail Road, and Amtrak.

Parking

Figure 3 shows the locations of over 20 parking garages within a ten-minute walk of the site. **Table 1** shows that nearly 3,000 parking spaces are available in these 20 off-street parking locations. Based on discussions with a number of these facilities, there is available capacity during regular Shed operating hours. These parking garages experience their greatest usage during special events at Madison Square Garden which could overlap with The Shed special events, however over 600 parking space are located within a block of the site, with 300 spaces directly across the street currently with many available spaces. In addition, on-street parking is available within proximity of the site – these areas are also noted in **Figure 3**.

Figure 1: Project Location Map



Legend

- Project Site
- Parks
- Bus Stops
- Subway Entrances
- Subway Routes
- Bus Routes

Miles
0 0.02 0.04 0.09 0.14 0.18

equity engineering

Figure 2: On-Street and Off-Street Parking Map



Legend

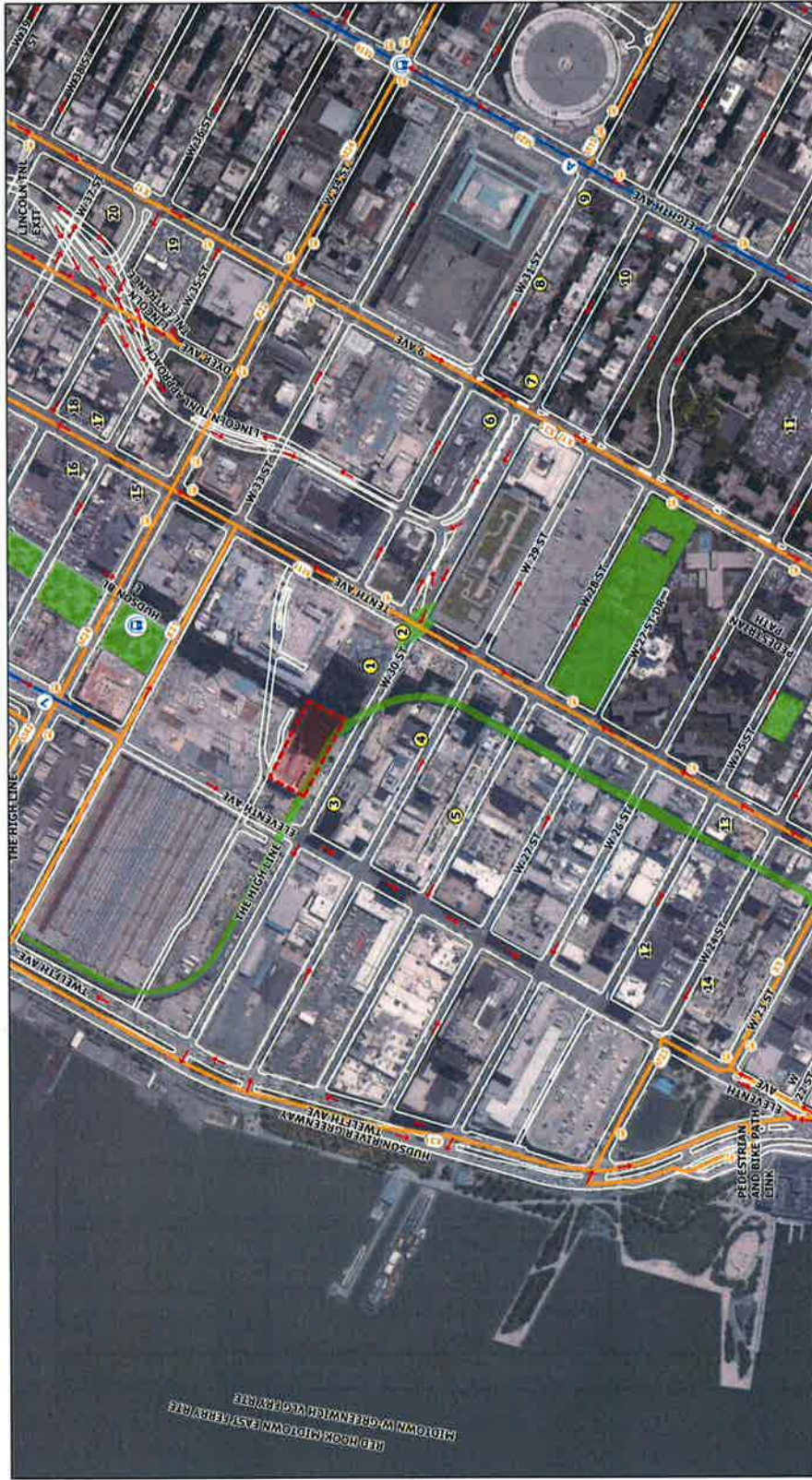
- Project Site
- Parking
 - No Parking Available
 - Some Evening and Weekend Parking Available
 - Some Parking Available
- Bus Stops
- Subway Entrances
- Parks

equity environmental engineering

Table 1: Off-Street Parking within Vicinity of Project Site

Number- keyed to map	Address, Corporation Name	Parking Spaces
1	MP Hudson, LLC 501 W 30th St	240
2	MP West 30 LLC 500 West 30th St	79
3	Eleventh Avenue Garage, Corp. 314 11th Ave	181
4	MP West 29 LLC 529 W 29th St	29
5	Chelsea 29 Parking LLC 525 W 28th St	143
6	Madison Sqare Parking Corp. 359 9th Ave	40
7	Secure Parking LLC 363 W 30th St	18
8	Post Office Garage, LLC 340W 31st St	261
9	Lpark 31, LLC 308 W 31st St	27
10	30 Operating, LLC 320 W 30th Street	82
11	Impact Car Park, LLC 333 W 26th St	839
12	550 West 25th Car Park, LLC 550 W 25th St	163
13	249 Parking Corp 249 10th Ave	120
14	555 West Garage Corp 549 W 23rd St	70
15	One Parking 34th Street, LLC 345 10th Ave	99
16	SuperPark Realty, LLC 451 10th Avenue	123
17	Imperial Parking (U.S.), LLC 452 10th Ave	100
18	Imperial Parking (U.S.), LLC 462 10th Ave	21
19	Edison NY Parking, LLC 451 9th Avenue	32
20	Access 37 Parking LLC 404 W 37th Street	166
Total		2833

Figure 3: Transit Map



- Legend**
- Project Site
 - Parking
 - Parks
 - Subway Entrances
 - Bus Stops
 - Subway Routes
 - Bus Routes

Venue Detail Program & Activities

The Shed seeks licensure of the publicly accessible spaces identified in **Table 2**. These spaces and their regular and special event hours of operation (where applicable) and seated and standing capacity where relevant are described below and are also summarized in **Table 2**.

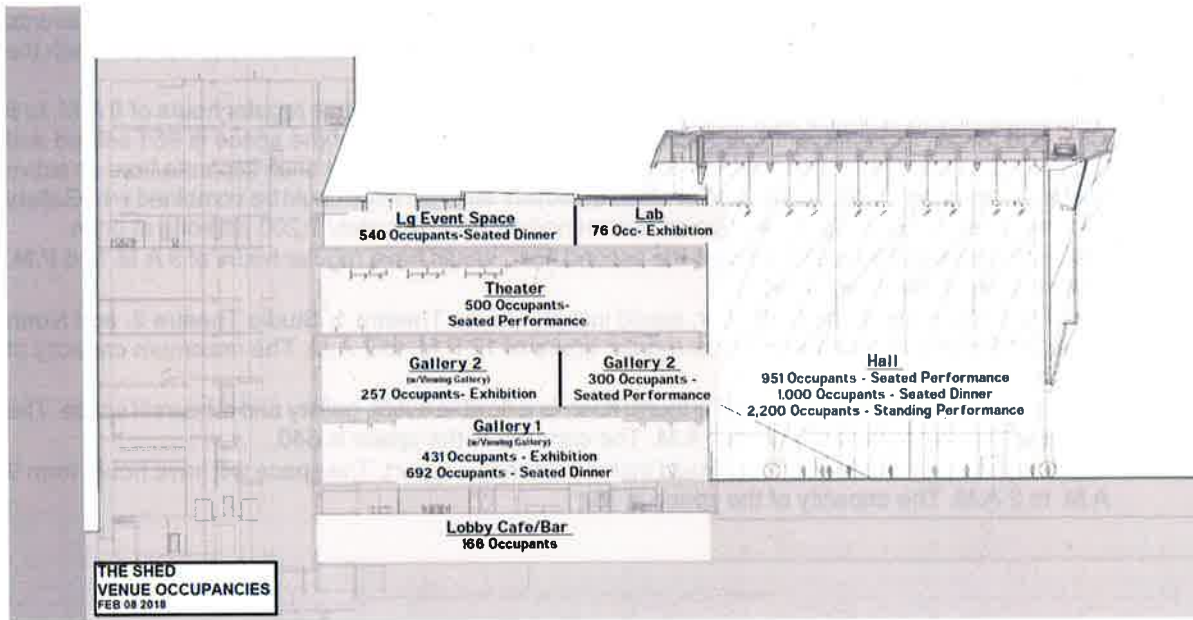
As described and shown below in **Figure 4**, the Shed houses distinct, but highly plastic and programmable spaces accessed through an entry Lobby Café and Bar at its base – below the Highline on 30th Street between 10th and 11th Avenues. Also, at the base of the Shed on 30th Street is access to a truck loading dock which provides a completely internal means of vertically circulating delivered material and goods via a centralized large-scale, high performance elevator. The Lobby Café and Bar is also connected to a Mezzanine level which provides an extension of the Lobby Café with flex space. An escalator and elevator at the rear of the Lobby Café provides movement to all levels of the Shed but level 1. The Mezzanine level features a connective corridor between the 31st Street access Lobby to the 30th Street Lobby Café and Bar via stair and elevator where patrons can use the elevator and escalators to access the other levels of the Shed. In addition, the Mezzanine level houses Shed management and operational offices as well as storage space for the facility. Floors 1 through 4 house the various flexible performance, display and creative work spaces that make up The Shed. The Shed levels, spatial characteristics and operating hours are summarized below.

- The lobby would include a lobby café and flex space. The regular hours of operation would be from 9 A.M. to 6 P.M. and on days of an event could extent until 2 A.M. The capacity of this space is 166.
- The Mezzanine would serve as a flex space and extension of the lobby. The regular hours of operation would be from 9 A.M. to 6 P.M. and on days of an event could extend to 2 A.M. The capacity of the space is 85.
- Gallery 1, a 12,608-sf space found on the first floor would have regular hours of 9 A.M. to 6 P.M. This multipurpose space would have a maximum capacity of 692 for an event such as a seated dinner and during exhibits would be 431. The space could be subdivided into multiple forms with events simultaneously occurring as well open its glass façade to provide extended area to combine with the Shed Plaza.
- The Shed Plaza found on the first floor is a 19,558-sf space, would have regular hours of 9 A.M. to 6 P.M. and on days of an event could extend to 2 A.M. The capacity of the space is 951 seated and 1,000 for dinners. This space could be used as self-contained open-air venue separate from an active Gallery 1 event with the Shed seated or Shed deployed, alternatively it could be combined with Gallery 1 to create a 29,229-sf space that could accommodate approximately 2,200 persons at once.
- Gallery 2 (Breakout Space), found on the second floor, would have regular hours of 9 A.M. to 6 P.M. The capacity of the space is 557.
- The Theater, found on the third floor, would include Studio Theatre 1, Studio Theatre 2, and North Breakout Space. The space will have regular hours of 12 P.M. to 2 A.M. The maximum capacity of the space is 500.
- The Large Event Space, found on the fourth floor, is a flexible event, gallery and rehearsal space. The space will have hours of 9 A.M. to 2 A.M. The capacity of the space is 540.
- The Lab, found on the fourth floor, would include catering support. The space will have hours from 9 A.M. to 2 A.M. The capacity of the space is 76.

Table 2: Venue Programming

Floor	Space	Area	Hours of Operation	Extended hours	Capacity	Alt Capacity/Uses
Lobby	Lobby Café & Flex Space	7,317	9am - 6pm regular	2am event night	166	
Mezzanine	Flex Space & Mezzanine Lobby	3,806	9am - 6pm regular	2am event night	85	
First	Gallery 1	12,608	9am-6pm regular			431 exhibit
	Breakout Space				692	
	Shed Plaza	19,558	9am-6pm regular	2am event night	2200	951 seated performance/ 1000 dinner
	Gallery and Shed Combined	29,229				
Second	Gallery 2	12,608	9am-6pm regular		557	257 viewing gallery 300 Seated performance 557 total
	Breakout Space					
Thlrd	The Theater	11,660	12pm - 2am		500	
	Studio Theater 1					
	Studio Theater 2					
	North Breakout Space					
Fourth	Large Event Space	9,503	9am-2am		540	Seated event exhibition performance space
	Small Event Space					
	Rehersal Space					
	The Lab	1,747	9am -2am		76	
	Catering Support	800				
Totals		78,807			4650	

Figure 4: Venue Capacities



While the Shed's proposed licensed spaces can accommodate a total of up to approximately 4,650 people at once, each of these spaces can operate independently with varying hours or together as part of an integrated show or event. The following section utilizes the above venue program and capacities to develop a patron demand model for each of The Shed's spaces.

Patron Traffic

To forecast patron traffic that would be generated by the Shed under different operational scenarios, assumptions for programming and hours of operation were described individually for each space. **Table 3** shows an **Assessment of Patron Demand**, which was developed using the characteristics of each space using an application of similar trip generation and mode of arrival split (mode split) characteristics found in recent Environmental Impact Statements for a range or roughly similar uses. Given the flexible nature of the spaces housed by the Shed, the individual assessments have been generalized as much as possible to simplify the analysis of this complex facility. By combining demand assessments for each space, facility-wide patron demand profiles were generated for a handful possible operational scenarios.

A floor by floor summary of **Table 3**; demand factors, mode split, and identification of peak hour traffic is provided below. The demand factors used were developed from the unique characteristics for exhibit, gallery, theater, and performance uses as established by other studies in NYC for similar uses. Demand generation factors applied based on size and type of space allowed for the forecasting of the number of trips generated by mode of travel. Modes of arrival that were considered included; private vehicle – which would park at a nearby private parking facility or at an on-street space off-site, taxi or car service drop-off, mass transit – either bus or subway, regional rail – given the proximity of access to Amtrak, NJ Transit, and LIRR at Penn Station, walk and bike trips. Finally, based on the proposed hours of operation and established peak hour trends for similar uses, the share of patrons and their arrival mode was identified for peak periods. Trips generated during peak period reveal how much demand the facility can process and how much of an impact on traffic is generated over one-hour time frame. This process of forecasting is a very generalized assessment that is subject to considerable daily variance based on the combination or type of exhibits, performance, weather, or season.

Table 3 primarily shows the Shed under a “gallery-centric” trip generation approach – where most of the spaces would be devoted to non-scheduled exhibition type use to show a regular “normal operation mode”. Here, The Shed would have spaces devoted to various exhibits during regular hours of operation from 9AM-6PM and would also include matinee and evening shows in the Theater which would overlap the regular gallery use. Special events or events with short arrival and departure windows - which would include things such as scheduled performance art or concert are noted where possible and these events are generally off peak periods and in most cases would occur after regular closing hours.

Table 3: Assessment of Patron Demand by Shed Space

Floor	Space	Programmatic Profile			Alt Capacity/Uses	Demand Factors			Mode Split											
		Area	Hours of Operation	Extended hours		Use/peak factors	Total Expected Daily Trips	Auto	Taxi	Bus	Subway	Regional Rail	Walk	Bike						
Lobby	Lobby Café & Flex Space	7,317	9am - 6pm regular	2am event night	166	Café & Lobby Combined	27.4 persons /1000 sf	10.00%	10.00%	5.00%	30.00%	91	15	35.00%	5.00%					
	Flex Space & Mezzanine Lobby	3,806	9am - 6pm regular	2am event night	85		305	2 per car	30	30	15	31	15	107	15					
First	Gallery 1	12,608	Breakout Space	481 exhibit	652	Exhibit	27.4/1000	10.00%	10.00%	5.00%	30.00%	104	17	121	17					
							345	2 per car	35	35	17	17	17	17	17	17				
	Shed Plaza	19,558 23,229	Gallery and Shed Combined	951 seated performance 1000 dinner	2200	Exhibit - combined	27.4/1000	10.00%	10.00%	5.00%	30.00%	240	40	28	40					
							801	2 per car	40	40	40	40	40	40	40					
Second	Gallery 2	12,608	Breakout Space	257 viewing gallery 300 Seated performance 557 total	557	Exhibit	27.4/1000	10.00%	10.00%	5.00%	30.00%	104	17	121	17					
							345	2 per car	35	35	17	17	17	17	17					
							Theater	11,660	Studio Theater 1 Studio Theater 2 North Breakout Space	Seated event exhibition performance space	540	Exhibit	27.4/1000	12.00%	15.00%	2.00%	30.00%	50	39	3
													1000	2 per car	75	75	39	39	39	39
	The Lab	1,747	Small Event Space Rehearsal Space	Seated event exhibition performance space	76	Exhibit	27.4/1000	18.00%	18.00%	0	25%	50	50	200						
							260	2 per car	150	150	250	250	250	250						
	Totals	78,807	4650					2 per car	75	75	39	39	39	39	39					
								2 per car	40	40	40	40	40	40	40					

Floor by Floor Space Demand Generation Summary

Lobby & Mezzanine

These two spaces are combined for purposes of analysis as they provide the cardinal access points to the Shed, share use and planned access routes to the main gallery and theater spaces. Their combined area of 11,123 sf offers a maximum capacity of 251 at any one time. Although most of the patron traffic would flow through the Lobby and Mezzanine levels for access to other destinations within the Shed, these areas are considered here as an individual traffic generator based on size and relationship to the venue spaces for purposes of a conservative analysis. The daily trip generation or patron demand factor applied for this space is 27.4 persons per 1000 square feet, which is derived from a demand profile for MOMA expansion as the Lobby Café and entry areas would experience the same sort of demand activity as the space they are used to access – namely exhibit and gallery spaces. As **Table 4** below shows, 305 daily person trips can be expected to flow through the lobby and mezzanine spaces as a demand generator based on the use and size of the space.

Table 4: Lobby & Mezzanine Level Trip Generation and Mode of Arrival Split

Programmatic Profile							Demand Factors				Mode Split				
Floor	Space	Area	Hours of Operation	Extended hours	Capacity	Alt Capacity/Uses	Use/peak factors	Total Factored Daily Trips	Auto	Taxi	Bus	Subway	Regional Rail	walk	Bike
Lobby	Lobby Café & Flex Space	7,317	9am - 6pm regular	2am event night	166		Café & Lobby Combined	27.4 persons /1000 sf	10.00%	10.00%	5.00%	30.00%	5.00%	35.00%	5.00%
									30	30	15	91	15	107	15
Mezzanine	Flex Space & Mezzanine Lobby	3,806	9am - 6pm regular	2am event night	85		11,123	305	2 per car	2 per car		combined walk trips to site			
									15	15	15	213			15
							Midday Peak (1-2)	18.00%	3	3	3	38			3
							PM Peak (4-5)	16.00%	2	2	2	34			2
							Weekend Peak (1-2)	18.00%	3	3	3	38			3

The Lobby Café and Mezzanine Lobby are estimated to have a peak hour demand weekday midday and during weekend midday, although during the evenings these spaces may generate more demand, but these trips would be generated by the destination space rather than by the Lobby spaces themselves. The peak hour trips would total 50, of these 3 would be generated by private auto and 3 by taxi with two passengers in each vehicle, 3 trips by bus, 38 combined walking trips would be generated from subway, regional rail and walk-only trips to the site, and 3 trips would be via bike.

First Floor

The First Floor houses Gallery 1, a 12,608 sf space that has a capacity of 431 and the Shed Plaza (housed or retracted) a 19,558 sf space with a standing occupancy of 2200 and a seated occupancy of 1000. The Gallery and Shed Plaza can be combined for a seated performance or for a standing only performance. The analysis in **Table 5** considers a number of options including both spaces as gallery or exhibition use which would have regular hours of operation. The Table below also identifies two peaked arrival scenarios, a standing only concert and a seated benefit – each of which has differing mode of arrival splits for patrons. The daily trip generation or patron demand factor applied for gallery space is 27.4 persons per 1000 square feet. As **Table 5** below shows, 801 trips would be generated by a combined Gallery 1 and Shed exhibition use.

Table 5: First Floor – Gallery 1 and Shed Plaza Trip Generation and Mode of Arrival Split

Programmatic Profile							Demand Factors				Mode Split				
Floor	Space	Area	Hours of Operation	Extended hours	Capacity	Alt Capacity/Uses	Use/peak factors	Total Factored Daily Trips	Auto	Taxi	Bus	Subway	Regional Rail	walk	Bike
First	Gallery 1	12,608	9am-6pm regular		692	431 exhibit	Exhibit	27.4/1000	10.00%	10.00%	5.00%	30.00%	5.00%	35.00%	5.00%
	Breakout Space						12,608	345	35	35	17	104	17	121	17
									2 per car	2 per car		combined walk trips to site			
									17	17	17	242			17
							Midday Peak (1-2)	18.00%	3	3	3	43			3
							PM Peak (4-5)	16.00%	3	3	3	39			3
							Weekend Peak (1-2)	18.00%	3	3	3	43			3
	Shed Plaza	19,558	9am-6pm regular	2am event night	2200	951 seated performance 1000 dinner	Exhibit - combined	27.4/1000	10.00%	10.00%	5.00%	30.00%	5.00%	35.00%	5.00%
	Gallery and Shed Combined	29,229							80	80	40	240	40	28	40
									2 per car	2 per car		combined walk trips to site			
									40	40	40	308			40
							Midday Peak (1-2)	18.00%	7	7	7	56			7
							PM Peak (4-5)	16.00%	6	6	6	49			6
							Weekend Peak (1-2)	18.00%	7	7	7	56			7
							Concert - standing		10%	10%	5%	30%	5%	30%	5.00%
									220	220	110	660	110	660	
							Peaked Event Arrival 6-7PM Weekend (FRI/SAT)		2.5 per car	2.5 per car		combined walk trips to site			
									88	88	110	1430			110
							Benefit - seated		15%	25%	0%	25%	5%	20%	0
									150	250		250	50	200	
									2 per car	2 per car		combined walk trips to site			
									75	125		500			

A combined Gallery 1 and Shed Plaza exhibition use is estimated to have a peak hour demand weekday midday and during weekend midday, although during special events these spaces may generate more demand as a combined concert space with a higher peaked hour demand. For a regular exhibition use, peak hour trips would total 54, of these 3 would be generated by private auto and 3 by taxi with two passengers in each vehicle, 3 trips by bus, 43 combined walking trips would be generated from subway, regional rail and walk-only trips to the site, and 3 trips would be via bike. For a concert event, it is expected that based on a performance-oriented trip generation that a maximum occupancy event would produce 88 private and 88 taxis trips with 2.5 passengers in each vehicle, 110 arrivals by bus, and 1430 combined walking trips generated from subway, regional rail and walk-only trips, and 110 bike trips.

Second Floor

The Second Floor houses Gallery 2, a 12,608 sf space that has a capacity of 557. The daily trip generation or patron demand factor applied for gallery space is 27.4 persons per 1000 square feet. As Table 6 below shows, 345 daily trips would be generated by Gallery 2 as an exhibition use.

Table 6: Second Floor – Gallery Trip Generation and Mode of Arrival Split

Floor	Space	Area	Programatic Profile			Capacity	Alt Capacity/Uses	Demand Factors		Mode Split							
			Hours of Operation	Extended hours	Capacity			Use/peak factors	Total Factored Daily Trips	Auto	Taxi	Bus	Subway	Regional Rail	walk	Bike	
Second	Gallery 2 <i>Breakout Space</i>	12,608	9am-6pm regular		557	257 viewing gallery 300 Seated performance 557 total	Exhibit	27.4/1000		10.00%	10.00%	5.00%	30.00%	5.00%	35.00%	5.00%	
							12608	345	35	35	17	104	17	121	17		
									2 per car	2 per car							
									17	17	17				242		17
									Midday Peak (1-2)	18.00%	3	3	3			44	
		PM Peak (4-5)	16.00%	3	3	3				39		3					
		Weekend Peak (1-2)	18.00%	3	3	3				44		3					

Gallery 2 as an exhibition space is estimated to have a peak hour demand during weekday midday and during weekend midday. During peak hour, trips would total 53, of these 3 would be generated by private auto and 3 by taxi with two passengers in each vehicle, 3 trips by bus, 43 combined walking trips would be generated from subway, regional rail and walk-only trips to the site, and 3 trips would be via bike.

Third Floor

The Third Floor houses a Theater, a 11,660-sf space that has a capacity of 500. As Table 7 below shows, a maximum of 1000 daily trips would be generated by the Theater and two seatings would be expected for a matinee and evening show.

Table 7: Third Floor – Theater Trip Generation and Mode of Arrival Split

Floor	Space	Area	Programatic Profile			Capacity	Alt Capacity/Uses	Demand Factors		Mode Split							
			Hours of Operation	Extended hours	Capacity			Use/peak factors	Total Factored Daily Trips	Auto	Taxi	Bus	Subway	Regional Rail	walk	Bike	
Third	The Theater <i>Studio Theater 1 Studio Theater 2 North Breakout Space</i>	11,660	12pm - 2am		500	*PM Peak is 6-7 hour prior to show	Theater - combined	2 persons per seat		12.00%	15.00%	2.00%	30.00%	5.00%	33.00%	3.00%	
							500	1000	120	150	20	300	50	330	30		
									2.8 per car	2.5 per car							
									43	60	20				680		30
									Midday Peak (1-4)	50.00%	21	30	10			340	
		PM Peak (4-5) *	10.00%	4	6	2				68		3					
		Weekend Peak (1-2)	50.00%	21	30	10				340		15					

The Theater would have a peak arrival period most likely from 6-7 prior to a 7PM show, which would occur when most other uses in The Shed are closed during regular operation. estimated to have a peak hour demand weekday midday and weekend midday. Assuming maximum occupancy, peak hour trips generated by the Theater would total 500, of these, 21 would be generated by private auto with 2.8 passengers per vehicle and 30 by taxi with 2.5 passengers in each vehicle, 10 trips by bus, 340 combined walking trips would be generated from subway, regional rail and walk-only trips to the site, and 15 trips would be via bike.

Fourth Floor

The Fourth Floor houses a Large Event Space, composed of 9,503 sf of event space and 1,747 sf of flexible space or lab space, a 11,660-sf space that has a combined capacity of 617. The daily trip generation for a gallery or exhibit use as noted above is 27.5 persons per 1000 sf. As Table 8 below shows, 260 daily trips would be generated by this space under regular use.

Table 8: Fourth Floor – Event Space and Lab Trip Generation and Mode of Arrival Split

Floor	Space	Programatic Profile				Alt Capacity/Uses	Demand Factors		Mode Split							
		Area	Hours of Operation	Extended hours	Capacity		Use/peak factors	Total Factored Daily Trips	Auto	Taxi	Bus	Subway	Regional Rail	walk	Bike	
Fourth	Large Event Space	9,503	9am-2am		540	Seated event exhibition performance space	Exhibit	27.4/1000	10%	10%	5%	30%	5%	35%	5.00%	
								26	26	13	78	13	91	13		
	The Lab	1,747	9am -2am	76	9,503		260	2 per car	2 per car	0	combined walk trips to site			0		
							13	13	13				182			
														33	2	
	Catering Support	800														
Totals		78,807			4650											

The Large Event Space and Lab are flexible spaces that could house either an exhibit with regular gallery hours or be used for a performance that has a scheduled duration that would result in arrivals occurring in a peaked fashion in the hour prior to the event or would follow a regular midday and afternoon peak as defined for the other gallery spaces. For the purposes of establishing a gallery centered base model, an exhibit style use was developed for determining mode of arrival. Under such an exhibit use, the Large Event Space would have a peak hour demand weekday midday and during weekend midday. During peak hour, trips would total 41, of these 2 would be generated by private auto and 2 by taxi with two passengers in each vehicle, 2 trips by bus, 33 combined walking trips would be generated from subway, regional rail and walk-only trips to the site, and 2 trips would be via bike.

Operational Scenarios –Facility Demand Profiles

As discussed above, the individual patron demand profiles developed for each space were used to create the following full facility operation profiles or scenarios. It is through these scenarios that the range of traffic generation resulting from operation of The Shed can be evaluated with reference to the surrounding transportation environment.

Gallery/ Theater Regular Operation Scenario

The first scenario describes The Shed under “regular” operation with most spaces functioning as gallery or exhibit spaces with operation of the Theater space for matinee and evening performances on weekdays and weekends. This arrangement would assume regular hours of operation between 9AM and 6PM with the Theater active between 7-10. The total number of daily trips for all spaces would be 2840 under this scenario. The Peak hour period would occur during midday weekend – where a total of 831 trips would be generated, of which 38 would be auto trips, 47 taxi trips, 13 individual bus trips, 572 combined walking trips that include primary trips from subway and rail, and 10 bike trips.

Table 9: Scenario 1 - Gallery/Exhibit/Theater – Peak Midday Weekend

Space	Program	Total Factored Daily Trips	Mode Split							
			Auto	Taxi	Bus	Subway	Regional Rail	walk	Bike	
PEAK OPERATION SCENARIO 1 Gallery with SHED deployed as combined or overlapping exhibition spaces/Theater Combination	Gallery/Exhibit Daily Combined (Assumes Shed, Gallery 1 & 2 and Large Event Space functioning as exhibit spaces)	67,147	184	184	92	552	92	644	92	
			2 per car	2 per car	combined walk trips to site					
			18.00%	17	17	3				
			16.00%	15	15	2	206			
			18.00%	17	17	3	232			
			12.00%	120	150	20	300	50	330	30
				2.8 per car	2.5 per car	combined walk trips to site				
			50.00%	21	30	10	340			
			50.00%	21	30	10	340			
			50.00%	21	30	10	340			
		78,807	831							
			Auto	Taxi	Bus	combined walk trips to site			Bike	
			38	47	13	572			18	
			38	47	13	572			18	

Shed Performance Combined with Theater and Large Event Fundraiser Scenario

This second scenario describes The Shed with multiple performance type events occurring simultaneously – which have scheduled start and end times and would generate large peak volumes arriving the hour before the event and departing the hour after. This arrangement assumes the Shed and Gallery 1 are combined for a performance that would have a total standing occupancy of 2200 and would generate 1650 peak hour 6-7PM trips, The Theater would have a total occupancy of 500, where 400 or 80% of the capacity audience would arrive in the 1 hour prior to seating time between 6-7PM, and a fundraiser would occur during the same time as these events in the Large Event Space – holding 540 with 80% or 432 of the attendees would arrive during

the 6-7PM period before seating starts. This scenario would assume 2482 persons arriving in a 1-hour period before 7PM for three separate events. By comparison, Lincoln Center can hold three performances simultaneously at the Metropolitan Opera House, David Geffen Hall, and David H. Koch Theater – each with over 2,500 patrons for a total of 7,500 visitors in one evening. The mode of arrival split for the 2,482 patrons is estimated at 106 auto trips to area garages, 125 taxi trips, 95 bus trips, and 1,729 walking arrivals that include primary arrival trips from the subway and regional rail, and 99 bike trips.

Table 10: Scenario 2 - Shed Performance/Theater/Large Event Space with Fundraiser - PM Peak

PEAK OPERATION SCENARIO 2 Overlapping PM Peak hour arrival events Assumes Shed and Gallery 1 combined for full occupancy concert, evening Theater performance, and a seated fundraiser at the 4th floor large event space	Space	Demand Factors		Mode Split							
	Shed Deployed & Gallery 1 Combined	Program	Peak hour arrival %	Auto	Taxi	Bus	Subway	Regional Rail	walk	Bike	
		Concert	0.75	10.00%	10.00%	5.00%	30.00%	5.00%	35.00%	5.00%	
	29,229	2200		165	165	83	495	83	578	83	
				2.5 per car	2.5 per car		combined walk trips to site				
	PM arrival Peak 6-7	1650		66	66	83	1155				83
	Theater - combined	0.8		12.00%	15.00%	2.00%	30.00%	5.00%	33.00%	3.00%	
	The Theater - Third Floor	11,660	500	48	60	8	150	20	132	12	
				2.8 per car	2.5 per car		combined walk trips to site				
	PM arrival Peak 6-7	400		17	24	8	302				12
	Seated Fundraiser	0.8		15.00%	20.00%	1%	28%	5%	30%	1.00%	
	Large Event Space - 4th Floor	9,503	540	65	86	4	121	22	130	4	
				2.8 per car	2.5 per car		combined walk trips to site				
	PM arrival Peak 6-7	432		23	35	4	272				4
	Peak hour use	52,012	2482	Auto	Taxi	Bus	combined walk trips to site				Bike
	Total		PM 6-7 Peak Overlap	106	125	95	1729				99

Full Facility - Maximum Utilization Scenario

The final scenario, described in **Table 11**, assumes a hypothetical all day maximum utilization scenario, typical of a multi-day event such as a convention, art fair, or a specific event such as fashion week – where much of the facility would be utilized for many schedule events both public and private all related to a similar theme which would draw people throughout the day and would generate maximum utilization of The Shed. This scenario rather than rationalizing each space’s demands individually assumes 10,000 visitors a day to The Shed and applies four peaked periods associated with possible scheduled events - which for the sake of basic analysis have been set below at 12-1PM, 4-5PM, 7-8PM, and 10-11PM. Such an event would have a unique mode split – but one that is similar to those applied above. The peak period identified below would generate over 800 peak hour trips four times a day and could achieve upwards of 2000 or more at any one of these periods.

Table 11: Scenario 3 – Maximum Daily Utilization Scenario

Mode	Auto	Taxi	Bus	Subway	Regional Rail	Walk	Bike
Mode Split	10.00%	20.00%	2.50%	30.00%	5.00%	30.00%	2.50%
Total Trips Generated	1,000	2,000	250	3,000	500	3,000	250
Peak Periods	peak 12-1		Peak 4-5		peak 7-8		peak 10-11
Peak hour share	10.00%		10.00%		25.00%		10.00%
Mode	Auto	40	2.5 occ	40		100	40
	Taxi	80	2.5 occ	80		200	80
	Bus	25		25		62.5	
	Subway	300		300		750	300
	Regional Rail	50		50		125	
	walk	300		300		750	350
	Bike	25		25		62.5	50
	820		820		2050		820

Shares based on 10,000 patrons daily

Traffic Operational Challenges

The operational scenarios described above allow for potential traffic and transportation considerations to be identified relating their defined demand profile. This section characterizes the traffic generated by each scenario and whether operational measures need to be deployed to specifically manage the traffic generated under each Scenario.

Scenario 1:

Under Scenario 1, given the number of trips generated by each mode, the location of The Shed within Hudson Yards and the available transportation resources in the area, passive traffic and patron access procedures will be sufficient for The Shed to function and have a minimal impact on traffic. **Figure 11** shows the major vehicular drop-off areas and pedestrian movements to the site. The number of drop-offs expected from taxis – slightly more than 2 a minute spread over 2 locations is easily accommodated. Meanwhile, combined pedestrian trips facilitated with direct access to the Highline, across the Hudson Yards Plaza from the 7 Subway, and from Penn Station via improved pedestrian access and circulation related to the adjacent Hudson West Development allow for the combined 572 walk trips forecast for this Scenario to be well managed. The 572 peak hour pedestrian trips equal 10 trips through an intersection a minute. Pedestrian trips to The Shed would be split between the three major pedestrian access points defined in Figure 11, which means that only about 3.5 trips a minute would be generated at peak hour from these sources – all of which would could access the Shed and Hudson Yards site without crossing vehicular traffic.

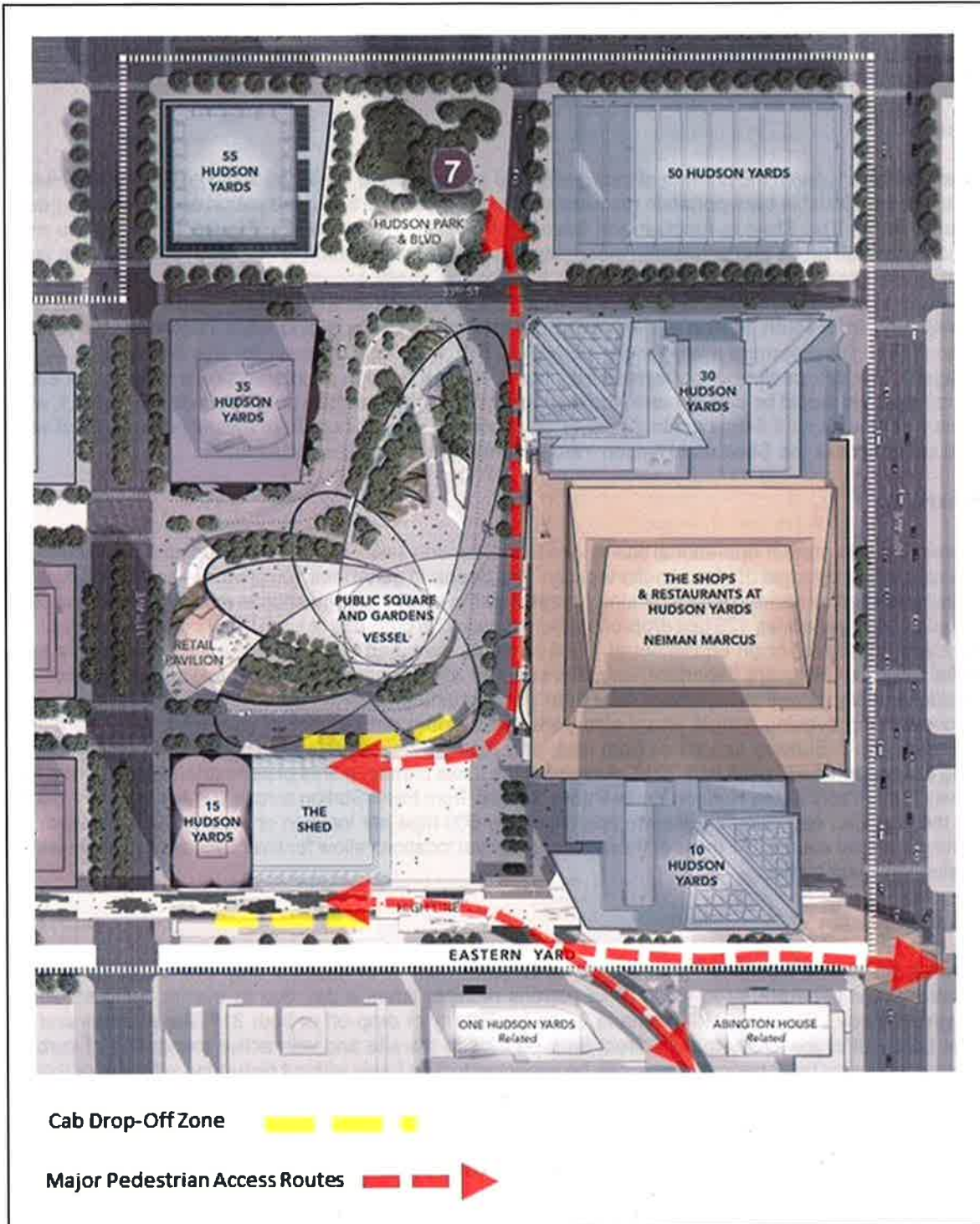
Scenario 2:

Scenario 2 poses greater operational challenges than Scenario 1 with multiple overlapping scheduled events producing larger volumes of trips simultaneously. This Scenario generates 106 private vehicle trips which can be easily handled by nearby private parking garages, with over 600 garage spaces available within one block. Scenario 2 also generates 125 taxi drop-offs which equals 62.5 drop-offs at each Shed Lobby entrance on 31st Street and 30th Street or an equivalent of 1 taxi a minute averaged over an hour – a number that is easily handle. However, at event departure, cab pick-ups should be managed to avoid taxi's idling in excess of curbside capacity as well as to prevent cabs from blocking through traffic. This Scenario of multiple scheduled and overlapping evening events would also generate a significant number of walk trips, 1729 from Penn Station and the 7 Subway as well as from walk-only trips generated from the Highline and other locations during the assumed PM peak of 6-7PM. Assuming the three primary points of pedestrian access; from the 7 Subway Station across the Hudson Yards Public Square, from Penn Station across 10th Ave at 30th Street and from the Highline, each would generate approximately 600 trips per location or roughly 10 pedestrians per minute per arrival source. All three of these primary arrival locations allow for direct access to the site without crossing vehicular traffic.

Scenario 3:

Much like Scenario 2, Scenario 3 poses significant peaked number of vehicular drop-offs and pedestrian trips and also would generate large volumes of patrons multiple times a day due to events being scheduled throughout a day. However, like Scenario 2, the availability of drop-off at both 31st Street Lobby and 30th Street Lobby offer the ability to split direct drop-off trips to the site and with active monitoring of curbside movements during peak periods, traffic can be expected to flow freely without disturbing adjacent or through movements on these streets. Further the pedestrian volumes that would continuously flow into the site during an all-day type of event or all week event, as noted above, would be well accommodated by the Highline crossing over 10th Ave and 30th Street, while pedestrian arriving from the Hudson Yards Subway Station would also be able to walk to The Shed without crossing vehicular traffic.

Figure 11: Pedestrian Access Routes and Taxi Drop-off Zones



Conclusions and Recommendations

Although the Shed is located in what will be a vibrant and even more busy West Chelsea neighborhood within the next many years, the unique site planning related to the Hudson Yards and the access to the site via elevated pedestrian access from the Highline and well controlled and wide crossings along the major streets abutting Hudson Yards at street level – patron access to The Shed should be safe and accommodating for pedestrians. Further, access to The Shed via taxi or car service is well served by the location of the Shed and its Lobby access points, one on 30th Street below the highline – a one way westbound lane with curbside access and a fixed curb carve out arrival area on the 31st Street loop road planned for access through Hudson Yards, accessed from 11th Ave to connect to 33rd Street –directly in front of the northern Lobby access.

In order to maximize the site's locational advantages and ensure that patron traffic flows well, the facility's operations manager should make efforts to provide patrons with timely information on parking, traffic conditions including construction, and phone numbers for local cab/limo companies. As Shed functions and performance information as well as ticket buying are all planned to be primarily accessed via cell phone application, information regarding area conditions and access can be provided on the facility's web application, either directly or via links to transportation providers' web sites, via e-mail or social media (Twitter, Facebook, etc.)

In terms of enhanced traffic and patron control measures, each special event should have an access plan provided for patrons available as they arrive on site and via their web application as well as providing active curbside access monitoring during peak arrival periods to direct patrons into the facility and to assure vehicles are moved quickly and safely from directly adjacent drop-off locations.

To assure that private parking is available for large events at the Shed, the operations manager should arrange for agreements with nearby parking operators to create special event and daily parking agreements which will allow patrons to be directed to these facilities via information on their website and Shed Apps.

With these measures in place, we believe the licensed spaces proposed for The Shed at Hudson Yards can operate with minimal effects on local traffic and pedestrian conditions.



[n. pl. defining sound for the next generation]

02 March 2018

Mr. Jesse Bodine
District Manager
Manhattan Community Board 4
330 West 42 Street, 26th Floor
New York, New York 10036

Re: The Hall at the Shed
Acoustical Design Information

Dear Mr. Bodine:

At the request of The Shed, I am writing to describe certain strategies to allow The Hall within The Shed development at Hudson Yards to be a respectful neighbor in the adjacent community.

As the designs for The Hall have progressed, substantial efforts have been undertaken to assess and diminish the potential for noise impacts in the surrounding community during performances. The assessments were based upon the New York City Noise Control Code, specifically Title 24, Chapter 2, Subchapter 5, adopted in 2007. Section 24-231 contains the applicable provisions for commercial music and it is these standards that have been used in assessing community noise impacts from performances.

Of course, at the outset it is important to acknowledge that The Hall is a unique structure that incorporates a variety of advanced building techniques and technologies to create one of the most flexible cultural arts venues in New York City, and indeed in the world. The program imperative to provide a movable structure that allows the plaza to be open to the outdoors means that The Hall structure has to employ materials that are much lighter in weight than would be specified for a fixed building of this type.

Recognizing the importance of controlling sound emissions from The Shed development, the initial assessments focused on understanding how the proposed materials for The Hall façade would perform acoustically. A key part of this effort involved the ETFE material that forms the weather envelope for The Hall. To gain a quantitative evaluation of its potential acoustical properties, samples reflecting the actual makeup of the ETFE assemblies were tested in an independent accredited acoustical test laboratory.

This acoustical test data was then used to inform designs for the Hall and led us to develop some specific elements that are designed to reduce sound transmission from The Hall into the surrounding community. The most important of these elements are:

1. A system of acoustic blackout shades that cover the ETFE panels and reduce the amount of sound that can penetrate to the exterior from inside The Hall. These shades, while unique in their scale and assembly details, employ a loaded vinyl material, whose acoustical properties are reasonably well understood, and which has been used for many years to contain noise in duct systems, as well as to create flexible sound enclosures around noisy machinery in factory settings.



2. A sound system that has been designed to focus sound energy toward the audience and thereby minimize the sound energy that is directed to the exterior façades of The Hall. Included in this design are loudspeakers that offer much better control of bass frequency sound than more traditional loudspeaker types. The design of this system will generally allow for higher sound levels within The Hall before such levels become intrusive in the adjacent community.

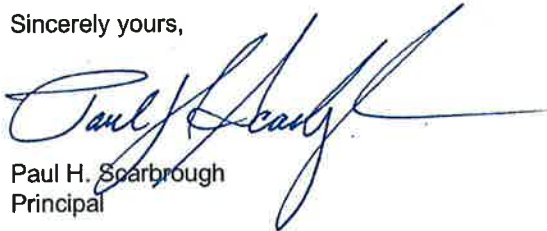
A number of quantitative assessments have been undertaken to predict the performance of the completed venue. These included the following:

1. Independent acoustical laboratory testing of sample ETFE and acoustical shade materials.
2. Computer modelling of the sound system design to predict the propagation of sound energy inside The Hall and project sound levels on the various façade elements.
3. Development of a site noise model, using specialized software to characterize the neighborhood and then to project potential sound impacts under a variety of scenarios.

At the conclusion of these studies, it was determined that the manner in which The Hall operates will be key to meeting community expectations with respect to noise emissions. Different types of performances will produce different frequency spectrums of sound (that is the relative amounts of bass sound, mid-frequency sound and treble sound) and have different levels of total sound output. In recognition of this, we developed an additional strategy to assist The Hall operators in meeting community expectations. Specifically, we have designed a sound monitoring system that includes monitoring microphones inside and outside The Hall to gauge sound levels during events. This system would be calibrated during the commissioning of The Hall so that it would offer continuous, real-time feedback to a sound mix engineer and warn him or her when sound output levels are approaching and/or exceeding acceptable levels.

I hope that this letter provides a clear summary of the acoustical measures that have been incorporated into the design of The Hall in The Shed development at Hudson Yards. Please contact me should you have any questions or require more information about these matters.

Sincerely yours,



Paul H. Sparbrough
Principal



Hudson Yards / Hell's Kitchen Alliance
A Business Improvement District
412 W42nd Street, 3rd Floor
New York, NY 10036

March 12, 2018

Donald M. Bernstein
BERNSTEIN REDO, P.C.
1177 Avenue of the Americas, 5th floor
New York, NY 10036

Re: The Shed

Dear Mr. Bernstein:

The Hudson Yards/Hell's Kitchen Alliance (BID) is very excited that The Shed will be opening in 2019. Based on what the office reviewed so far we voice no objection to the proposed full on-premises liquor license application. We, of course, yield to the appropriate community board and their legal right to review and recommend.

However, we look forward to working with The Shed and the community board to see that The Shed operates to the best of its abilities and within the agreements it has made with the city and the local community.

The BID office will have a representative on the Open Space Advisory Committee and will work with The Shed to help make sure all open space operates efficiently and to the benefit of all the stakeholders.

We appreciate the benefits The Shed brings to the neighborhood, not to mention the entire City, and thank them for their work so far with the local community on public restrooms use, tickets, education programs, etc.

We look forward to a long and successful partnership.

Sincerely,

A handwritten signature in black ink that reads 'Robert J. Benfatto, Jr.' with a stylized flourish at the end.

Robert J. Benfatto
President



D/G2

March 7, 2018

Community Board Six

To Whom It May Concern:

As a home owner in Chelsea, a short walk from Hudson Yards, I have witnessed the way this project is transforming our neighborhood by attracting more residents and workers. Along with the High Line the Hudson Yards is bringing vibrancy to a formerly undeveloped part of the City and as a result, existing businesses are experiencing more patronage and new businesses are moving into the area.

The Shed will attract culture lovers, important performers and artists and will add jobs to the neighborhood. While it will have a café in its 30th street lobby I understand that The Shed's primary purpose is to commission, produce and present all types of performing arts, visual arts, and popular culture. Some of these programs will take place on the outdoor plaza and on occasion – both inside and on the plaza – programs may include live performances.

I understand The Shed's interest in providing its visitors and event participants with drinks as an extension of its general hospitality. Therefore, I fully support The Shed's application for a full on-premise liquor license.

Regards,



Michael Donovan

Donovan Green

453 W. 24th Street

New York, NY 10011

Tel 212 921 5322

Fax 212 989 3783

www.dgtwo.com

Date: 03/06/13

Dear Members of Community Board 4:

I work near The Shed and the Hudson Yards and have followed the way that the project is attracting more residents, workers, and visitors. Along with the High Line, The Shed will be another cultural entity for all New Yorkers. I want to go on record in support of The Shed's application to receive a liquor license.

Many thanks,

D. Lois Galwa

Vicente

March 8, 2018

Dear Members of Community Board 4:

I am the President and Executive Director of the Orchestra of St. Luke's and we own and operate The DiMenna Center for Classical Music at 450 West 37th Street.

I fully support The Shed's application for the liquor license it is applying for. The Shed will be a great cultural destination for all New Yorkers and I look forward to its opening in 2019. Please join me in supporting their application for a liquor license.

Yours sincerely,



James Roe
President and Executive Director
Orchestra of St. Luke's

James Roe

President & Executive Director

Orchestra of St. Luke's | The DiMenna Center

450 West 37th Street, Suite 502

New York, NY 10018

212.594.6100 x 113

OSLmusic.org | DiMennaCenter.org

March 7, 2018

Dear Community Board #4:

I have been a home owner in Chelsea since 1982 and have had the opportunity to see the neighborhood transformed as a place to live and as a destination. An early supporter of Hudson River Park and then The Highline, I have fought for ideas that enrich the neighborhood and make it the human scale multi-layered urban experience that it has become.

While I have had reservations about the density of Hudson Yards, I have been thrilled to see the development of The Shed as an important contributor to the quality of urban/neighborhood life that multifaceted cultural experiences enable. We are blessed to have the Whitney Museum at the south end of The Highline and The Shed at the north end. While it will serve as a magnet for the arts from all over the country, and even the world, The Shed will also provide a place for neighbors to work and gather, to be enriched and be together enjoying exciting and diverse cultural experiences.

I am very much looking forward to seeing this institution come online, and recognize that food and drink are an enhancing component of any kind of gathering. We have seen how this has helped to build visitation, participation and community at so many cultural institutions like The Public Theater, most Broadway theaters and more. In fact, I cannot imagine, whether in the café or at a dance performance on the plaza, for example, that food and drink wouldn't be an enhancing aspect to any gathering.

It is for this reason, and because I believe The Shed will become an important institution in our city and our neighborhood, that I support its desire to obtain liquor licenses for any and all venues it has in its plans, whether indoors or outdoors. While Hudson Yards will be dense, The Shed will be its beating heart, as only the arts can be, and we should do everything we can to make sure it is both welcoming and sustainable. Being able to invite visitors to come and hang out, to enjoy its offerings and linger in its glow, can only be positive from my perspective.

Thank you for your consideration.



Nancye Green
Homeowner: 453 West 24th Street

Ben Savitsky

Subject: FW: HKNA Shed Letter to BLP

From: Kathleen Treat <kathleentreat123@gmail.com>

Sent: Thursday, March 08, 2018 6:59 PM

To: Tom Cayler <tacayler@verizon.net>; Donald Bernstein <Donald@brpclaw.com>

Subject: HKNA Shed Letter to BLP

Mr. Frank Holozubiec, Chair
Business License and Permits Committee
Community Board 4

March 6, 2018

RE: The Shed at Hudson Yards

Dear Frank and Members of the Committee:

On February 22nd I was invited to an informal 'tour' of the Shed Performing Arts Center at the Hudson Yards.

The Director told us that Mayor Bloomberg arranged for the Shed to be built on public land so that it will never be vulnerable to real estate development; it is to remain a performing arts center in perpetuity.

The Shed is a spectacular addition to our community and for the world that comes here to experience the City as an arts capitol, for theatre, dance, music, opera, mime. And the Shed needs to pay for its continuing upkeep - for its staff, programs, infrastructure, promotion, etc. Built in to the Shed's design is ample rental space for fetes, weddings and charity galas; all of which require cocktails and champagne.

Because the Shed has expressed its commitment to our community, The Hell's Kitchen Neighborhood Association wholeheartedly supports the Shed's application for a liquor license.

We welcome the Shed to Hell's Kitchen/Chelsea.

Sincerely,

Kathleen Treat, Chair



March 13, 2018

Community Board 4 / Manhattan
Business Licenses & Permits Committee
330 West 42nd Street, 26th Floor
New York, New York 10036

Dear Members of the Business Licenses & Permits Committee,

Friends of the High Line is excited to welcome The Shed as our new neighbor. This one-of-a-kind cultural center will be a valuable addition to the Chelsea/Hudson Yards and Greater New York community.

We support The Shed's application for a liquor license and look forward to its opening in 2019.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Ganser", is written over the word "The" in the previous paragraph.

Adam Ganser
Vice President - Planning & Design
Friends of the High Line