



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

Burt Lazarin
Chair

Jesse Bodine
District Manager

February 14, 2019

Marisa Lago
Chair
Department of City Planning
120 Broadway, 31st Floor New York, NY 10271

**Re: 66 Hudson Yards Streetscape Text Amendments
N190205 ZRM**

Dear Chair Lago,

On January 9, 2019, Tishman Speyer (“Applicant”) presented Manhattan Community Board 4’s (MCB4) Clinton/Hell’s Kitchen Land Use and Zoning Committee its application for two amendments to Article IX, Chapter 3 of the Zoning Resolution (“ZR”):

One: the Applicant seeks a text amendment of Section 93-14 of the ZR to modify the maximum permitted lobby width on Hudson Boulevard East and Tenth Avenue for a development having two million square feet of floor area or more. According to the Applicant, the permitted lobby in width is inadequate for the over two- million square foot, full-block high-density office building it plans to build, which is projected to have a population of between 10,000 and 14,000 office workers, other employees, and visitors. Thus the Applicant wants to increase the size of the lobby.

Two: The applicant also wants to clarify that a double row of street trees is required along West 34th Street *only*, and not along other street frontages in Subarea A2 with a narrower sidewalk widening requirement.

On February 6, 2019, Manhattan Community Board 4 at its monthly Full Board meeting, with 31 in favor, 1 opposed, 0 abstaining and 1 present but not eligible, voted to recommend approval of Tishman Speyer’s application.

More Lobby, Less Retail

The Applicant's development site occupies the entire block bounded by West 35th Street to the north, Tenth Avenue to the east, West 34th Street to the south, and Hudson Boulevard East to the west. It is located within Subarea A2 in an underlying C6-4 zoning district. The site is currently vacant.

The Applicant intends to construct an approximately 33.0 FAR, 2,225,910.39-square-foot Class A office building. The ground floor of the building will include retail spaces and an as-of-right 40-foot lobby entrance on West 34th Street. It will also include lobby entrances on Tenth Avenue and Hudson Boulevard, which will be the primary building entrances — a Hudson Boulevard East entrance, closest to the subway station for the 7-line; and a Tenth Avenue entrance to accommodate pedestrian traffic from Penn Station, the Port Authority Bus Terminal, and other subway stations. A 40-foot lobby width as required by the Zoning Resolution for those entrances, the Applicant argues, would be inadequate to accommodate the number of expected number of people using those entrances. It therefore seeks a text amendment to expand the lobby to 70-feet.

The Board notes, and has no objection to the fact, that increasing the lobby width will reduce retail space.

Double Row of Trees on 34th Street

The urban design master plan for Hudson Yards called for street tree planting for new developments. In addition, it called for a double row of street trees along West 34th Street, along which a 10-foot sidewalk widening is required. Since the 34th Street sidewalk will be wide enough for a double row of trees and the other sidewalks adjacent to the proposed building will not, the Applicant is requesting an amendment to say a double row of trees should only be on 34th Street.

The Board finds the request for an amendment clarifying that the double row of trees is only to be on a widened 34th Street a reasonable one.

Sincerely,



Burt Lazarin
Chair
Manhattan Community Board 4



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

Cc: Michelle Adams, Managing Director Public Affairs, Tishman Speyer
Robert J. Benfatto, President, Hudson Yards/Hell's Kitchen Alliance
Lizette Chaparro, Urban Planner, Office of Manhattan Borough President