



CITY OF NEW YORK

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## **City Council Reflects Community Board Position on Hudson Yards**

*West Side redevelopment plans to include more affordable housing,  
better financing and oversight and removes ties with stadium.*

The City Council's Land Use Committee is expected this afternoon to adopt a plan that would shape the future of the Hudson Yards area. After a flurry of negotiations between the Mayor's office and the City Council, Council members will be presented with a rezoning package that includes a number of revisions to the plan that constitutes significant victories in areas of affordable housing, financing and governance, and opposition to the development a West Side stadium. Council Member Christine Quinn played a key role in the negotiations which also involved representatives of Community Board 4.

Walter Mankoff, chair of Manhattan Community Board 4, released the following statement on today's expected Council vote:

"While Community Board 4 did not win every point on its agenda, it considers the expected City Council vote a major victory in a number of important aspects.

"The City has committed to changing a number of existing housing programs to produce even more permanently affordable units in Hell's Kitchen. As a result of the rezoning, it is expect that 25% of newly created housing units will be permanently affordable to low, moderate and middle income New Yorkers. This groundbreaking proposal is essential to maintaining the diversity of residents in Hell's Kitchen and strengthening one of our neighborhood's most appealing characteristics.

"From the outset, Community Board 4 has urged that the financing approach to Hudson Yards be modified to bring it within the purview of the City budget and to reduce costs. This is a second victory achieved by the Council. In addition, the governance of the Hudson Yards redevelopment process will be improved by the creation of the Hudson Yards Development Corporation, whose board will include a representative of Community Board 4. Still, the Plan's tax increment financing scheme remains risky to

the City's finances, and probable cost overruns will likely increase overall public costs and may expose the MTA to even bigger problems.

“A third victory was the elimination of any possible ties between the Hudson Yards development project and the proposed West Side stadium. None of the Hudson Yards funds may be spent west of Eleventh Avenue.

“We were also successful in lowering the density of new development between 9<sup>th</sup> and 10<sup>th</sup> Avenues to preserve the area's residential core.

“The Community Board's major disappointment, however, was the failure to have the overall density reduced to a more acceptable level. The massive scale of the proposed development will flood our neighborhood with cars and air pollution, and will cast enormous shadows on the few opens spaces in the area.

“We are similarly disappointed that the City's plan for the mid-block boulevard between 10<sup>th</sup> and 11<sup>th</sup> Avenues remains on the drawing board. The construction of the boulevard will require the condemnation and demolition of the homes of longtime residents and of viable businesses with thousands of employees.

“While the creation of the boulevard will result in new parkland at the heart of the new central business district, it is unfortunate that the neighborhood open space between 9<sup>th</sup> and 10<sup>th</sup> Avenues is not part of the public action. The creation of this parkland would make a significant difference in the lives of the area's residents and workers, and would provide a more welcoming gateway for visitors.

“Although some modest changes have been made in each of these areas, they do not go far enough.

“All in all, however, the Community Board considers the City Council action a major step forward, and we are particularly pleased with the role we have been able to play in articulating the major concerns during the public review process which began last June, in advancing the public dialogue, and in securing the necessary impact. It confirms the importance of the role of Community Boards in public review.

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