

# Hell's Kitchen South Coalition Neighborhood Plan

Manhattan Community Board 4  
June 5, 2019

# Hell's Kitchen South Coalition ( HKSC)

Formed in 2017 in reaction to Port Authority plans

An alliance of diverse community stakeholders to protect and strengthen Hell's Kitchen South

Held over 30 meetings with extensive community feedback



[hkscnyc.org](http://hkscnyc.org)

**HKSC** HELLS  
KITCHEN  
SOUTH  
COALITION



# Plan Area



# Neighborhood Plan Objectives

A healthy, safe, pedestrian-friendly, residential neighborhood with open green spaces, affordable housing and local retail

## Issues:

- NYC's 3<sup>rd</sup> worst air quality
- 2<sup>nd</sup> worst open space ratio
- Harmful emissions
- Unsafe pedestrian conditions
- High retail rents
- Fractured residential core

## Addressed with

- Enclosed bus buildings & ramps
- Contiguous public green space
- Pedestrian improvements
- New permanently affordable housing
- Affordable retail stores

# HKSC Neighborhood Plan

1. Background on PABT Replacement Project
2. Description of the Plan Area and History
3. Chapters on:
  - Air Quality
  - Transportation
  - Parks and Public Green Spaces
  - Residential Development with Affordable Housing
  - Commercial and Retail Uses
  - Infrastructure and Services
  - Implementation



# Air Quality / Transportation



## Replacement Bus Terminal & Garage

- No eminent domain
- Space for all bus types
- Enclosed buildings & ramps with ventilation and air filtration
- Access via tunnel & ramps

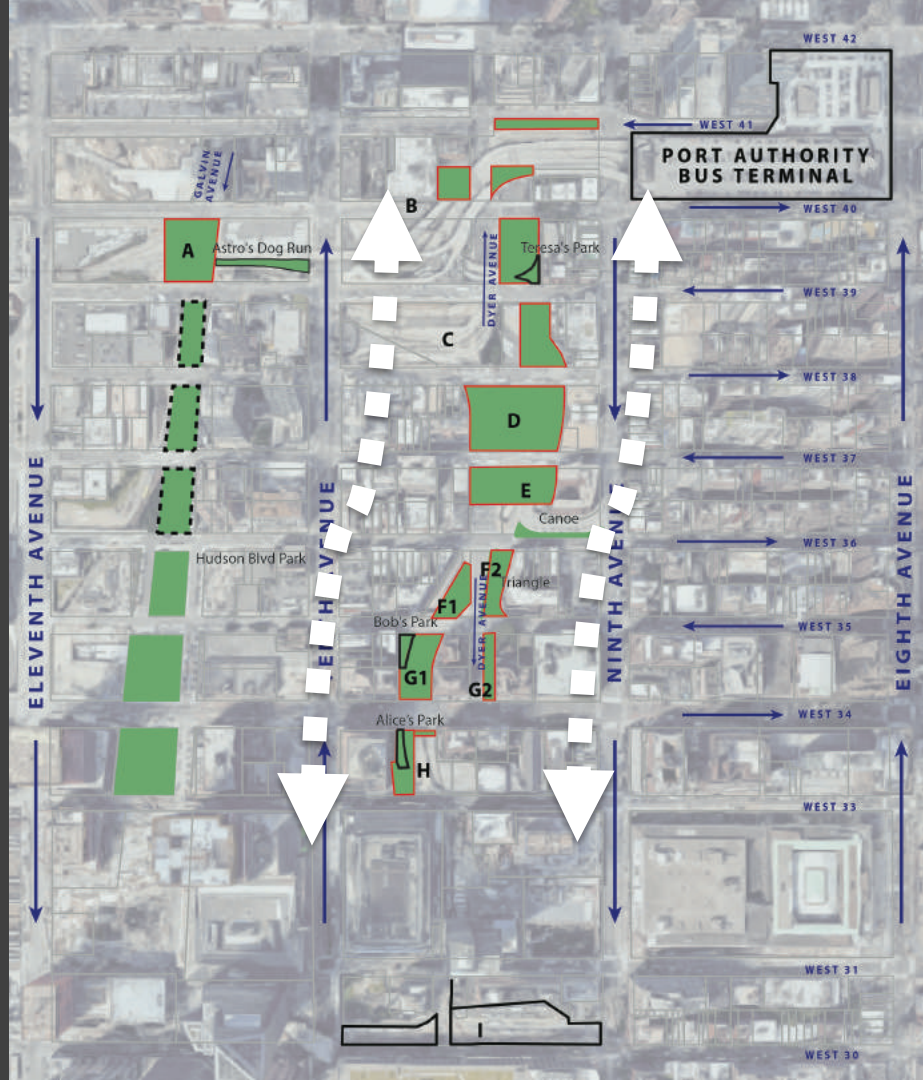
## Neighborhood

- Platforms with ventilation & filtration
- Incentives for electric buses
- Air quality testing stations

# Recommended Open Space Summary:

Large park maximizes contiguous open green space and sunlight

Connections and sightlines encourage pedestrian circulation



Type	Acres
Green Space	5.7

- Port Authority Properties
- Public Open Space

Dyer Ave Green "Necklace"



Sources: NYC DCP, HKSC

# Proposed Uses

No up-zoning

No change in permitted use

Maintain existing height & setback limits



- Port Authority Properties
- Commercial
- Residential
- Public Open Space
- ■ ■ ■ Community Facility
- ■ ■ ■ ■ Ground Floor Retail
- ■ ■ ■ ■ Affordable Ground Floor Local Retail

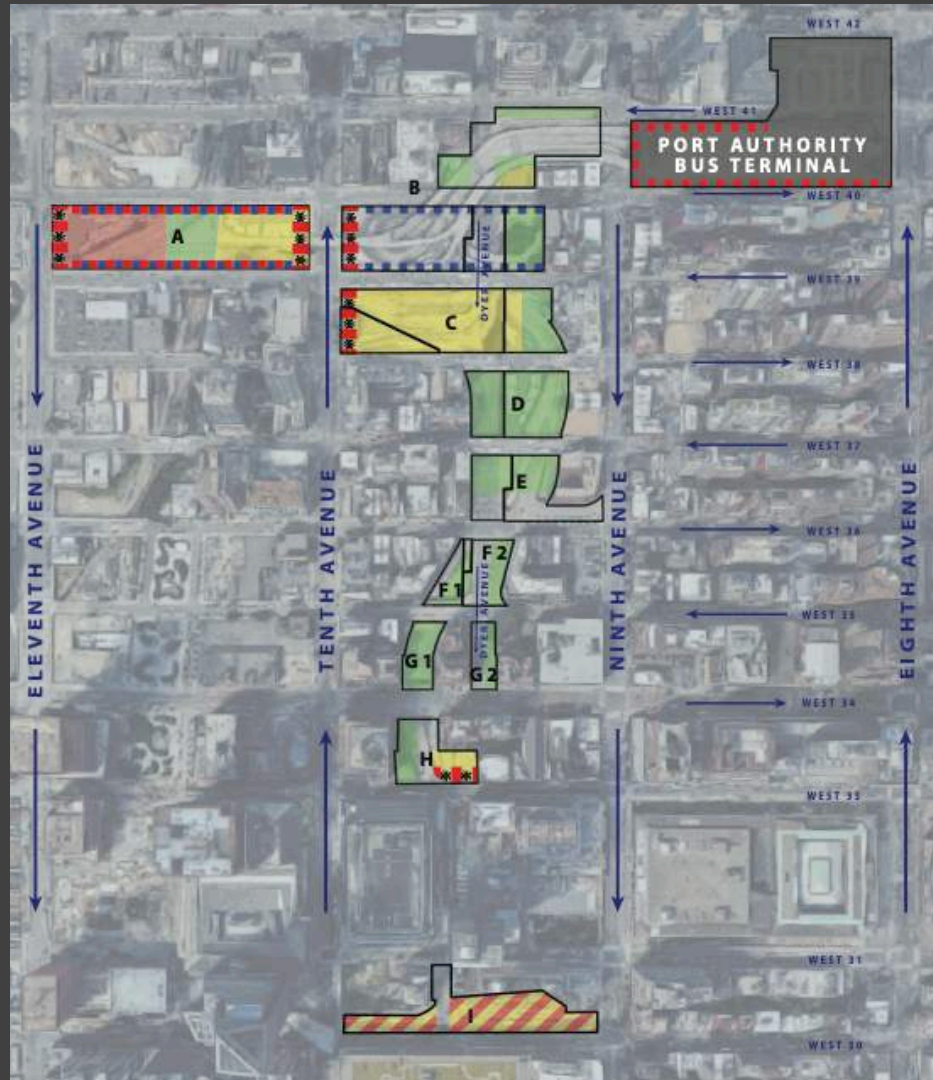


Sources: NYC DCP, HKSC

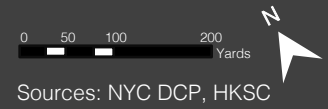
# Proposed Uses: Retail & Community Facilities

Affordable retail & community facilities on selected side streets

No up-zoning, no change in permitted height



- Port Authority Properties
- Commercial
- Residential
- Public Open Space
- Community Facility
- Ground Floor Retail
- Affordable Ground Floor Local Retail



Sources: NYC DCP, HKSC

# Highlights of four recently revised Sites

# Site A

10<sup>th</sup> - 11<sup>th</sup> Aves  
W 39<sup>th</sup> - W 40<sup>th</sup> St.

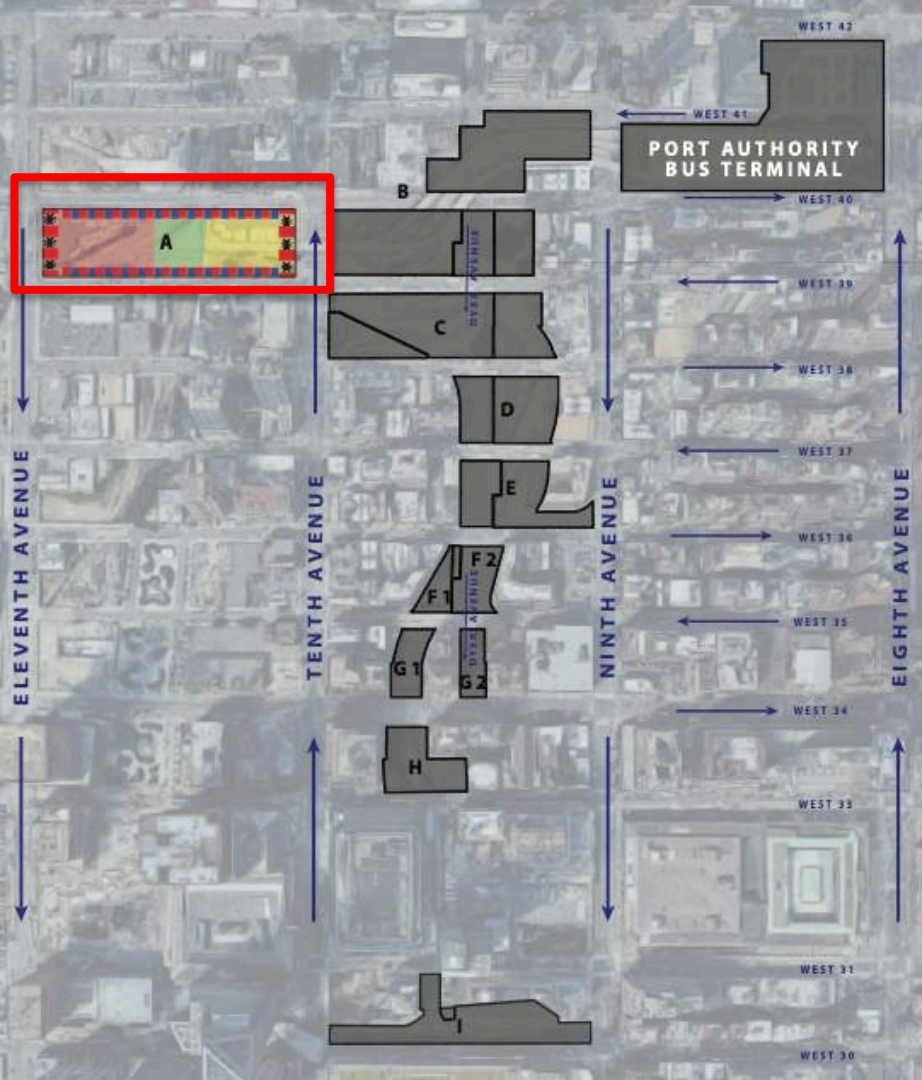
Lot area: 158,000 SF



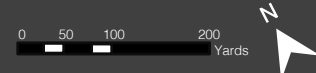
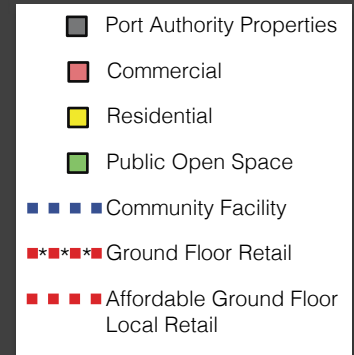
# Site A

## Proposed:

- 4 levels (120 ft.) of bus garage, enclosed with air filtration. Direct access by ramps
- 60-story residential tower on east side, 80-story commercial tower on west side over garage
- Green space over garage
- Affordable retail and community facilities on side streets



Type	SF
Green Space	24.9K
Residential	770K
Commercial	1.8M
Platform	100K



Sources: NYC DCP, HKSC

# Site D

9<sup>th</sup> - 10<sup>th</sup> Aves  
W 37<sup>th</sup> - W 38<sup>th</sup> St.

Lot area: 57,520 SF,  
5.3 Acres

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## Proposed:

- Large public greenspace (1.3 acres)
- Centrally located
- Ample sun and sky views



# Site G1-G2

9<sup>th</sup> - 10<sup>th</sup> Aves

W 34<sup>th</sup> - W 35<sup>th</sup> St.

Lot area: 26,856 SF

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## Proposed

- Two public green spaces
- Adjacent to existing residences
- Maintains light and air for 500 apartments

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# Site I

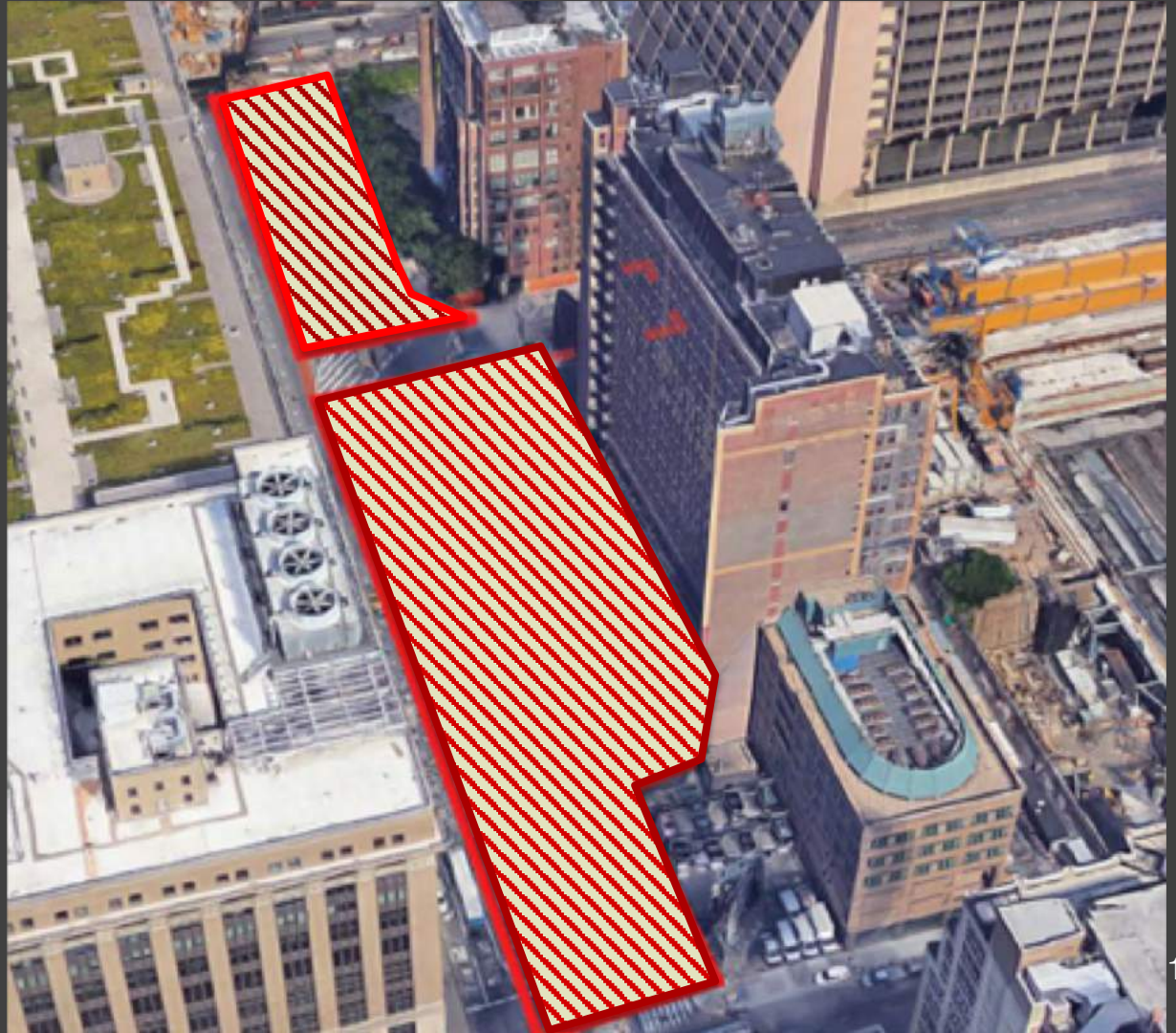
9<sup>th</sup> - 10<sup>th</sup> Aves  
W 30<sup>th</sup> - W 31<sup>st</sup> St.

Lot area: 60,830 SF

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## Proposed

- Housing above commercial office use
- On east-west commercial corridor
- Bifurcated by Dyer Avenue



# Plan in Numbers

Type	Total SF*	
Open Green Space	233,059	5.67 Total Acres
		1.3 Acres of Active Park
Residential	1,890,151	1,986 Total Units
		630 Affordable Units
Commercial	2,036,896	35,000 of retail on Avenues
		~25 Affordable Retail Stores

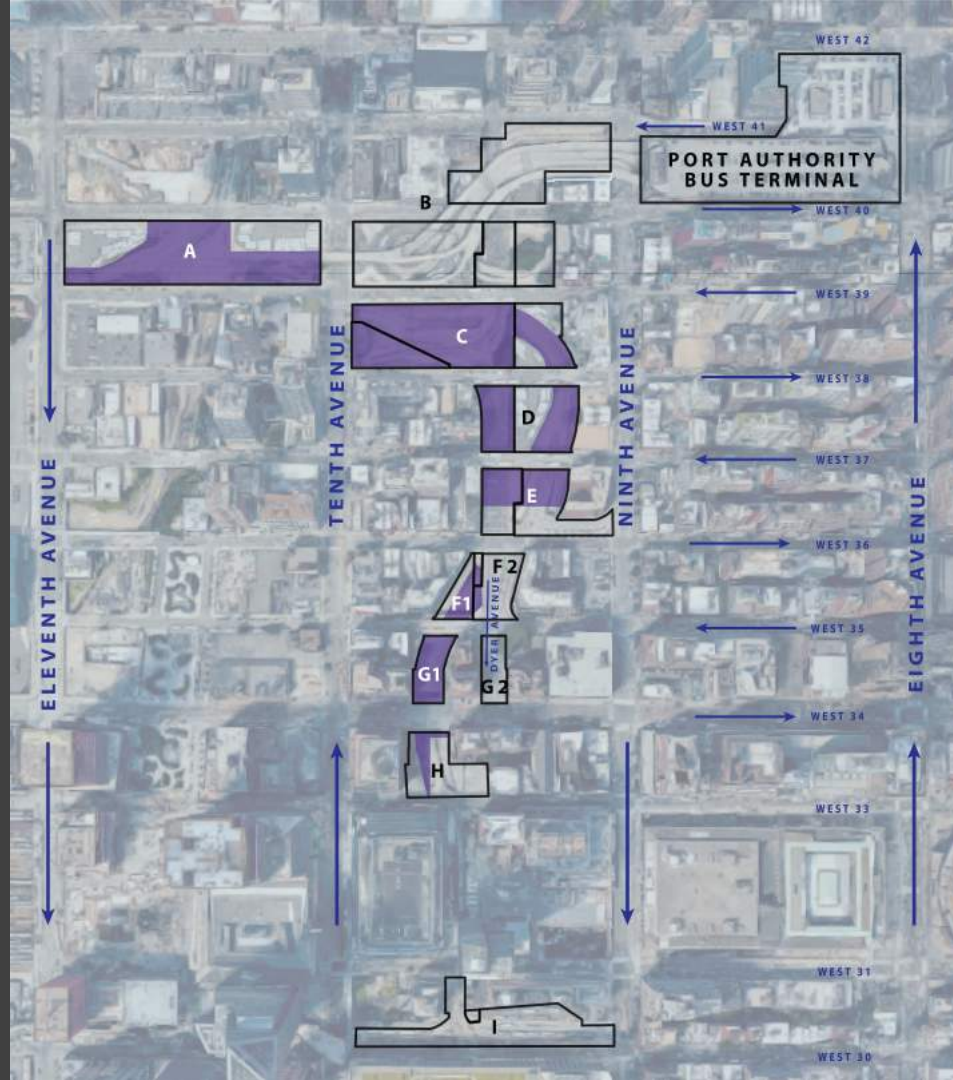
# Implementation

An aerial view of a dense city skyline, likely New York City, featuring a complex highway interchange in the foreground. The scene is filled with numerous skyscrapers and buildings of varying heights and colors. The sky is blue with scattered white clouds. The word "Implementation" is overlaid in large white text across the center of the image. In the background, a prominent building has a red sign that reads "NEW YORKER". The foreground shows a multi-lane highway with several white buses and cars, and a curved overpass structure.

# Design & Construction

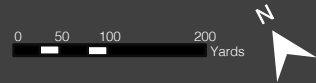
Single developer or standard design

PA responsible for project management and construction coordination



Type	SF
Platform	333K

- Port Authority Properties
- Platform Development Needed



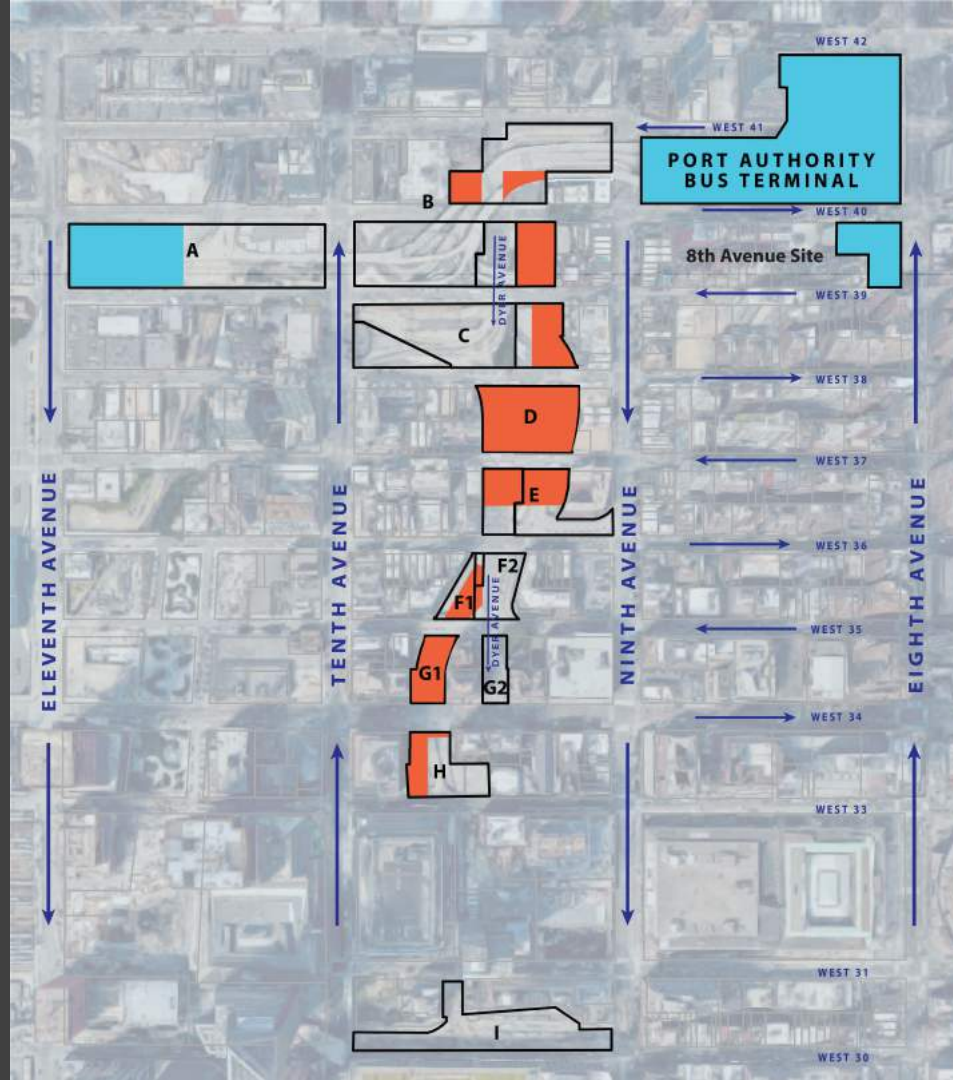
Sources: NYC DCP, HKSC

# Transfer of Development Rights (TDRs)

Sending sites: Public open spaces

Receiving sites located in existing high density commercial zoned areas

Increases height & density of 3 receiving sites



Type	SF
Sending	1,246K
Receiving	1,246K

- Port Authority Properties
- Sending Sites
- Receiving Sites



Sources: NYC DCP, HKSC

# Zoning Text Amendment

## Amend Special Hudson Yards District to include:

- Transfer of Development Rights Subdistrict
  - And eliminate the special permit for building open space
- Floor area exemption for community facilities
- Affordable Housing Requirement
- Affordable Retail Stores Requirement

# Next Steps

# Next Steps

- HKSC asks that Manhattan CB4 endorse the Plan
- HKSC asks Port Authority to consider the Plan recommendations as the Bus Terminal Replacement Project advances



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