

HUDSON YARDS[®]

WEST



Wynn

RELATED

ox|ford

YESTERDAY | 2012



TODAY | 2024



A PARK WITH VARIETY AND SCALE



TOMORROW

HUDSON YARDS[®]

WEST



A WORLD-CLASS RESORT THAT CREATES
5,000 PERMANENT UNION CAREERS

OFFICE, A NEW PUBLIC K-8 SCHOOL,
CHILDCARE AND COMMUNITY FACILITY

SUPPORT FOR LOCAL
ORGANIZATIONS

1,500 NEW HOUSING UNITS,
INCLUDING 324 AFFORDABLE
APARTMENTS

35,000 UNION
CONSTRUCTION JOBS

A 5.6 ACRE PUBLIC PARK
THE SIZE OF BRYANT PARK

LOCAL COMMUNITY AND
COLLEGE PARTNERSHIPS
FOR JOB TRAINING

A NEIGHBORHOOD-FOCUSED
TRAFFIC, SAFETY, AND
SANITATION PLAN

JAVITS
CENTER

TRANSPORTATION

WALKING DISTANCE TO:

- 7-TRAIN
- PENN STATION:
LIRR
NEW JERSEY TRANSIT
A/C/E SUBWAY LINES
1/2/3 SUBWAY LINES
- MOYNIHAN TRAIN HALL
- PORT AUTHORITY BUS TERMINAL
- HUDSON RIVER FERRIES



ZONING PLAN

2009
vs.
2024
Plans



DEVELOPMENT CHARACTER	Allows a minimum of 20% and a maximum of 80% to be built as residential or commercial	Allows a minimum of 20% and a maximum of 80% to be built as residential or commercial
OPEN SPACE CHARACTER	5.45 acres of green space divided into six sections by luxury condo towers	5.63 acres of contiguous green space open to all
HOUSING CHARACTER	Primarily multi-million dollar luxury condo units	1,500 primarily rental apartments including hundreds of affordable housing units
SCHOOL	750-seat K-8 public school	750-seat K-8 public school
COMMUNITY FACILITY	16,000 SF	16,000 SF
DAY CARE	10,000 SF	10,000 SF
BUILDINGS	6	3
PARKING	1,600 Parking Spaces	725 Parking Spaces
MAXIMUM DENSITY	10 FAR (5.7 million zsf)	10 FAR (5.7 million zsf)

**WESTERN RAIL YARDS
PROPOSED HOUSING**

1,500

PROPOSED
UNITS
INCLUDING

324

UNITS OF
AFFORDABLE
HOUSING

ONCE COMPLETED,
RELATED WILL HAVE
SATISFIED ITS AFFORDABLE
HOUSING REQUIREMENT
UNDER THE 2009 ZONING.



RELATED'S COMMITMENT TO HOUSING IN MANHATTAN CB4

BUILT/UNDER MANAGEMENT

6K

TOTAL
UNITS

3.1K

TOTAL
MARKET
UNITS

2.9K

TOTAL
AFFORDABLE
UNITS

PLANNED

7K

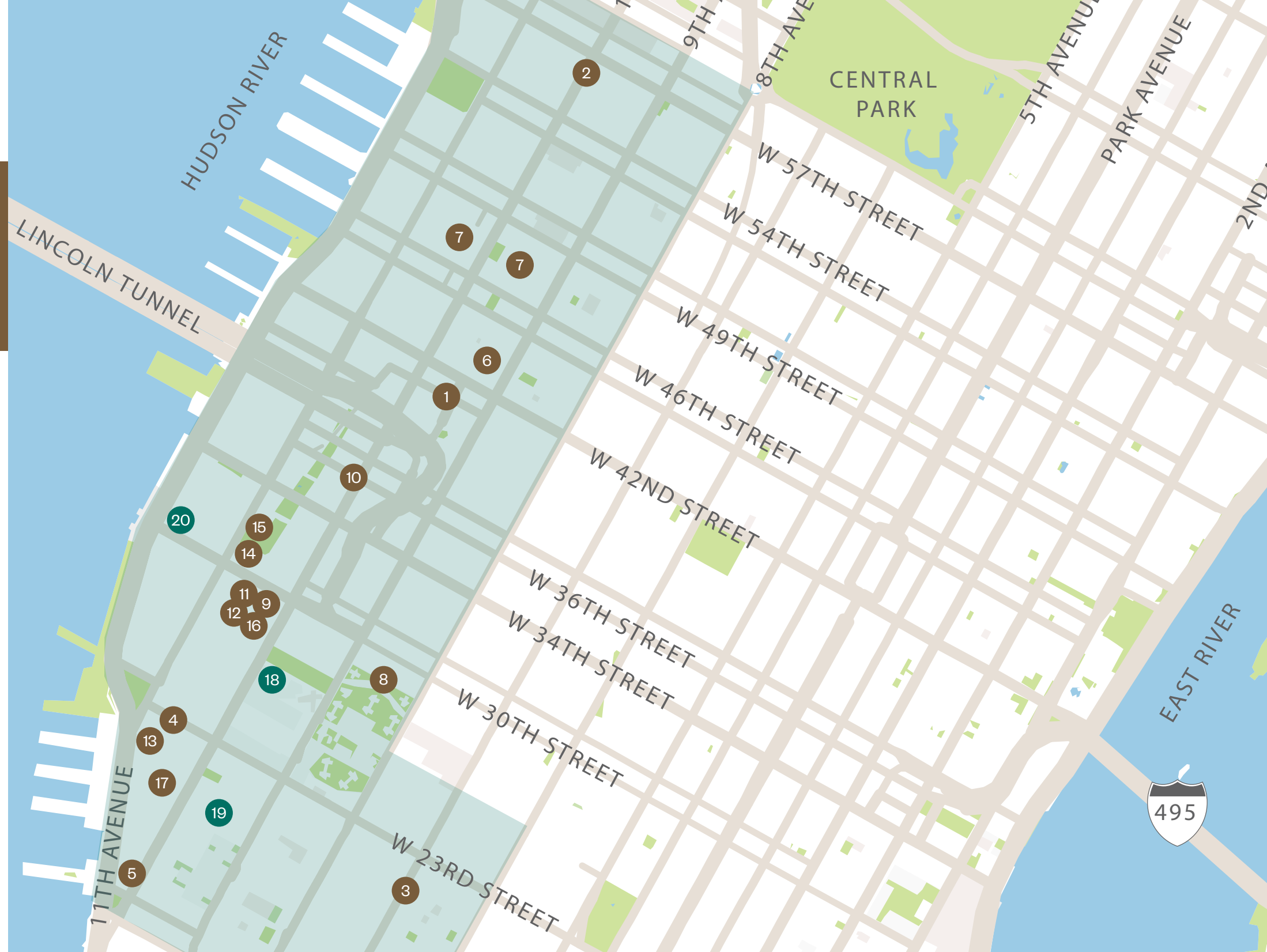
UNITS

BUILT/UNDER MANAGEMENT

- 1 MIMA
- 2 WESTPORT
- 3 WESTMINSTER
- 4 TATE
- 5 CALEDONIA
- 6 MANHATTAN PLAZA
- 7 TERRIFIC TENEMENTS
(425 W. 48TH ST. & 525 W. 47TH ST.)
- 8 FRENCH APARTMENTS
(330 W. 30TH STREET)
- 9 ABINGTON HOUSE
- 10 THE SET
- 11 ONE HUDSON YARDS
- 12 529 WEST 29TH STREET
- 13 THE CORTLAND
(555 W 22ND ST.)
- 14 15 HUDSON YARDS
- 15 35 HUDSON YARDS
- 16 ZAHA
(520 W. 28TH ST.)
- 17 LANTERN HOUSE
(515 W 18TH ST.)

PLANNED

- 18 ELLIOTT - CHELSEA HOUSES
- 19 FULTON HOUSES
- 20 ONE HUDSON YARDS WATERFRONT (WRY)



HUDSON GREEN

Anchored by Open Space

5.6

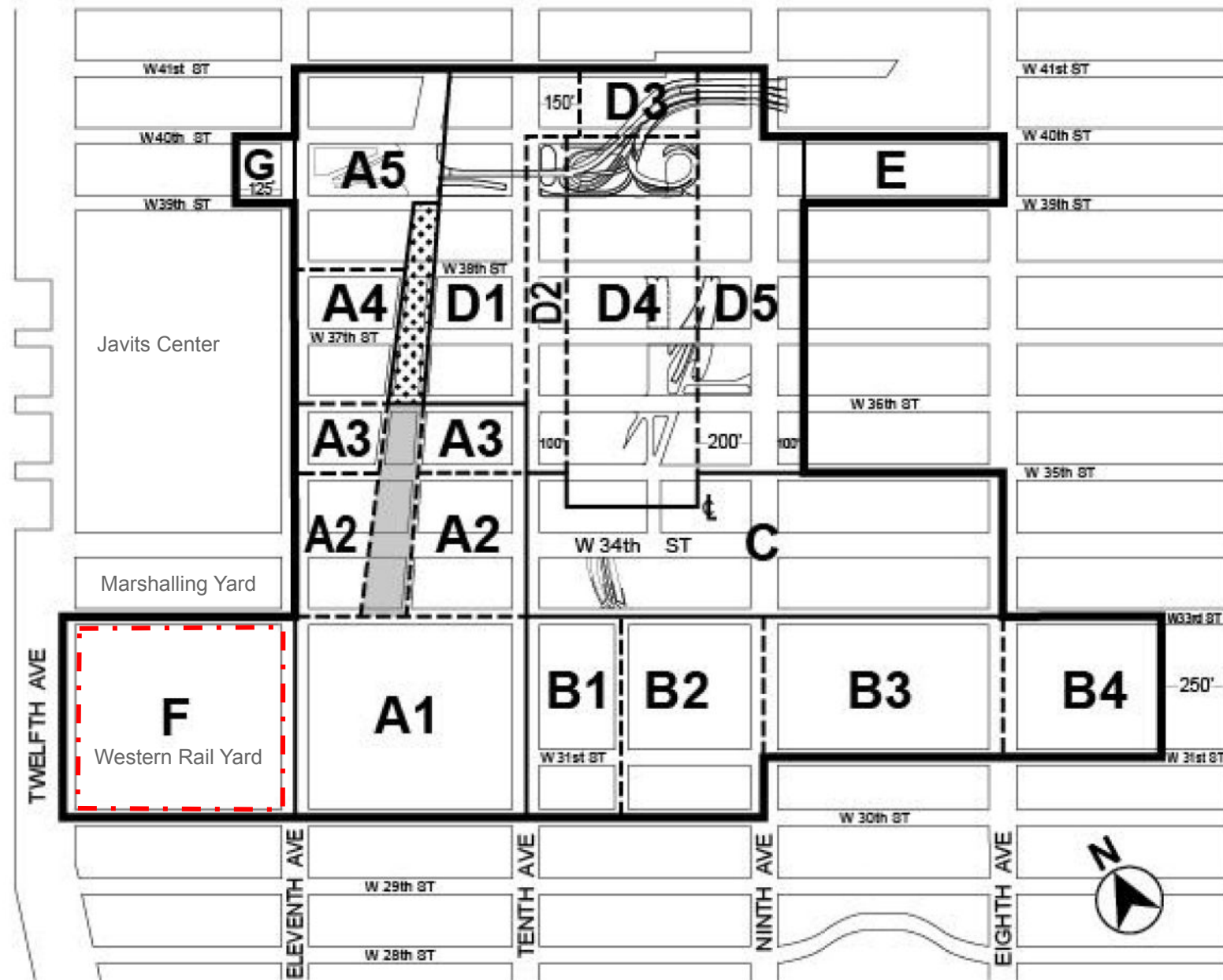
ACRES OF NEW
PUBLIC GREEN SPACE

Larger
than
Bryant
Park





SURROUNDING CONTEXT
EXISTING ZONING DISTRICT



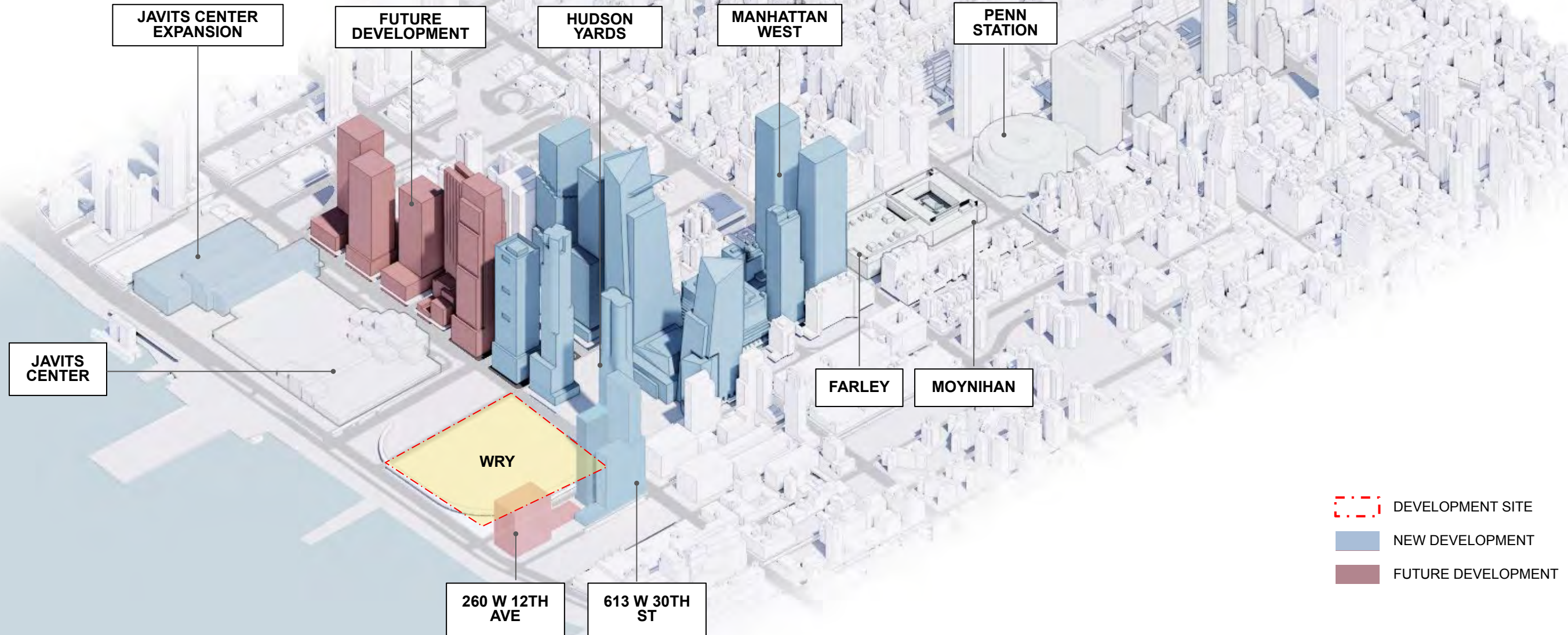
ZR 93-A1 Appendix A - Special Hudson Yards District

- Special Hudson Yards District
- Subdistricts
- Subareas within subdistricts
- - - - - Development Site



<https://zola.planning.nyc.gov/>

SURROUNDING CONTEXT
NEW DEVELOPMENTS



SURROUNDING CONTEXT
NEW PUBLIC OPEN SPACES & TRANSIT



HUDSON RIVER PARK



BELLA ABZUG PARK

7



HUDSON YARDS STATION



MANHATTAN WEST



MOYNIHAN TRAIN HALL



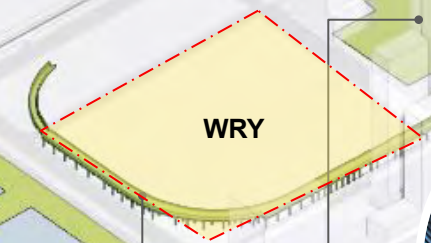
PIER 76



THE HIGH LINE CONNECTOR



HIGH LINE






WRY



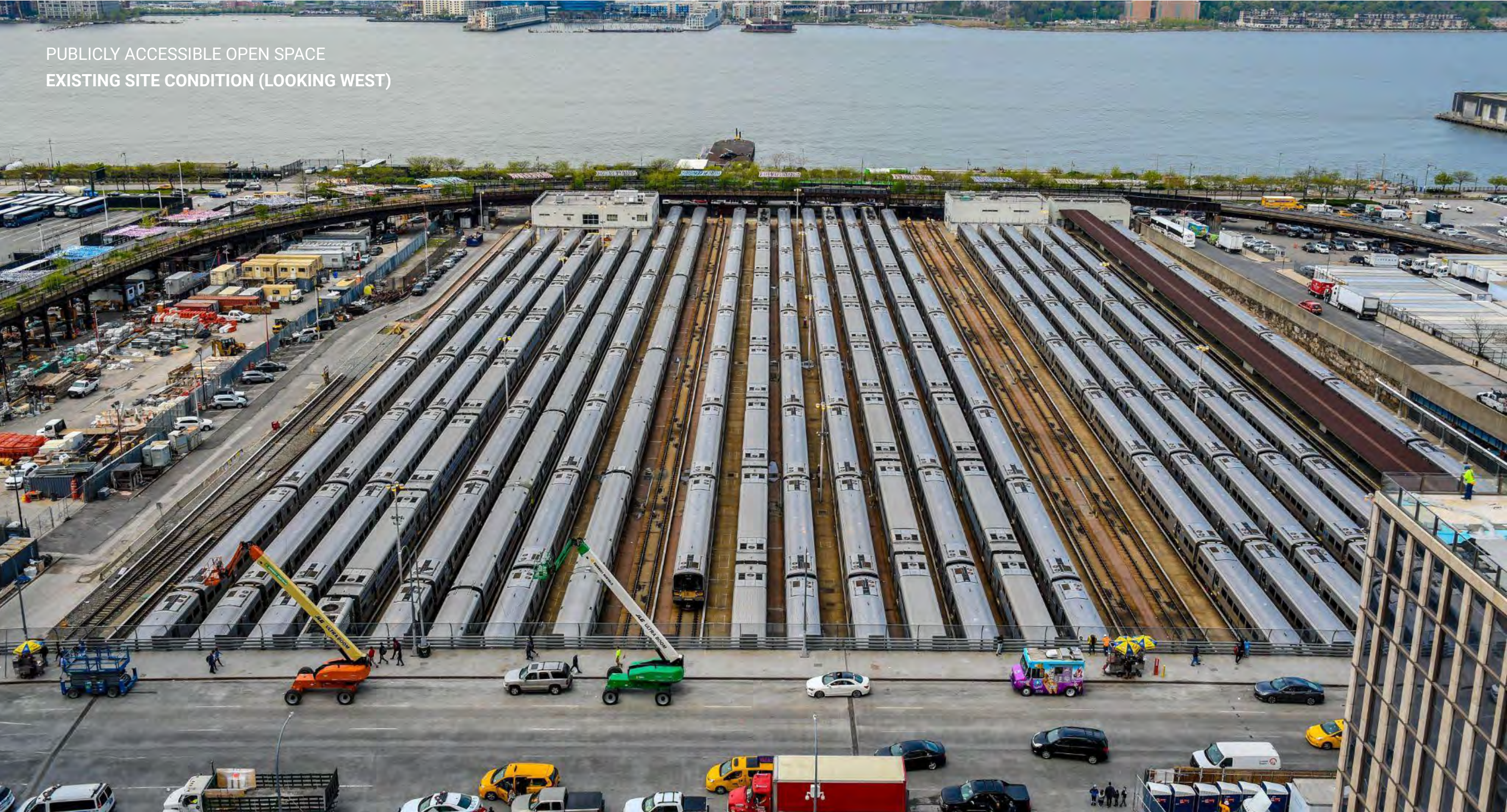
HUDSON YARDS



HIGH LINE SPUR

-  DEVELOPMENT SITE
-  OPEN SPACES
-  7 LINE, NYC SUBWAY

PUBLICLY ACCESSIBLE OPEN SPACE
EXISTING SITE CONDITION (LOOKING WEST)



PUBLICLY ACCESSIBLE OPEN SPACE

DCP GUIDING PRINCIPLES AND OBJECTIVES - EXISTING ZONING



Ensure continuity/flow of open spaces/streets, and avoid over fragmentation



A large lawn space overlooking the Hudson River



A neighborhood open space with varied program and amenities for residents, workers, and the general public



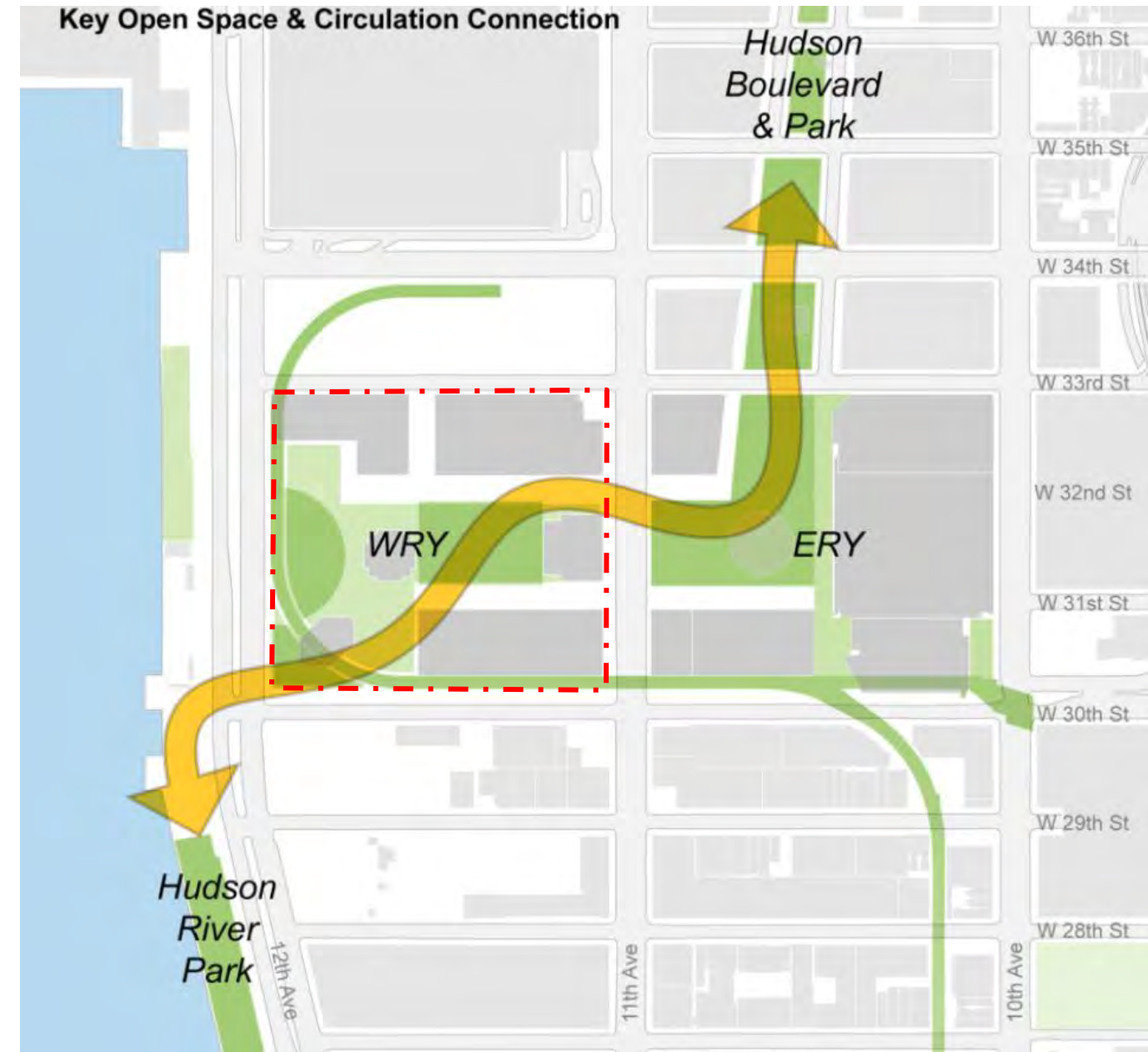
Pedestrian access through street extensions and connection paths



An inviting pedestrian gateway from the Hudson River Greenway

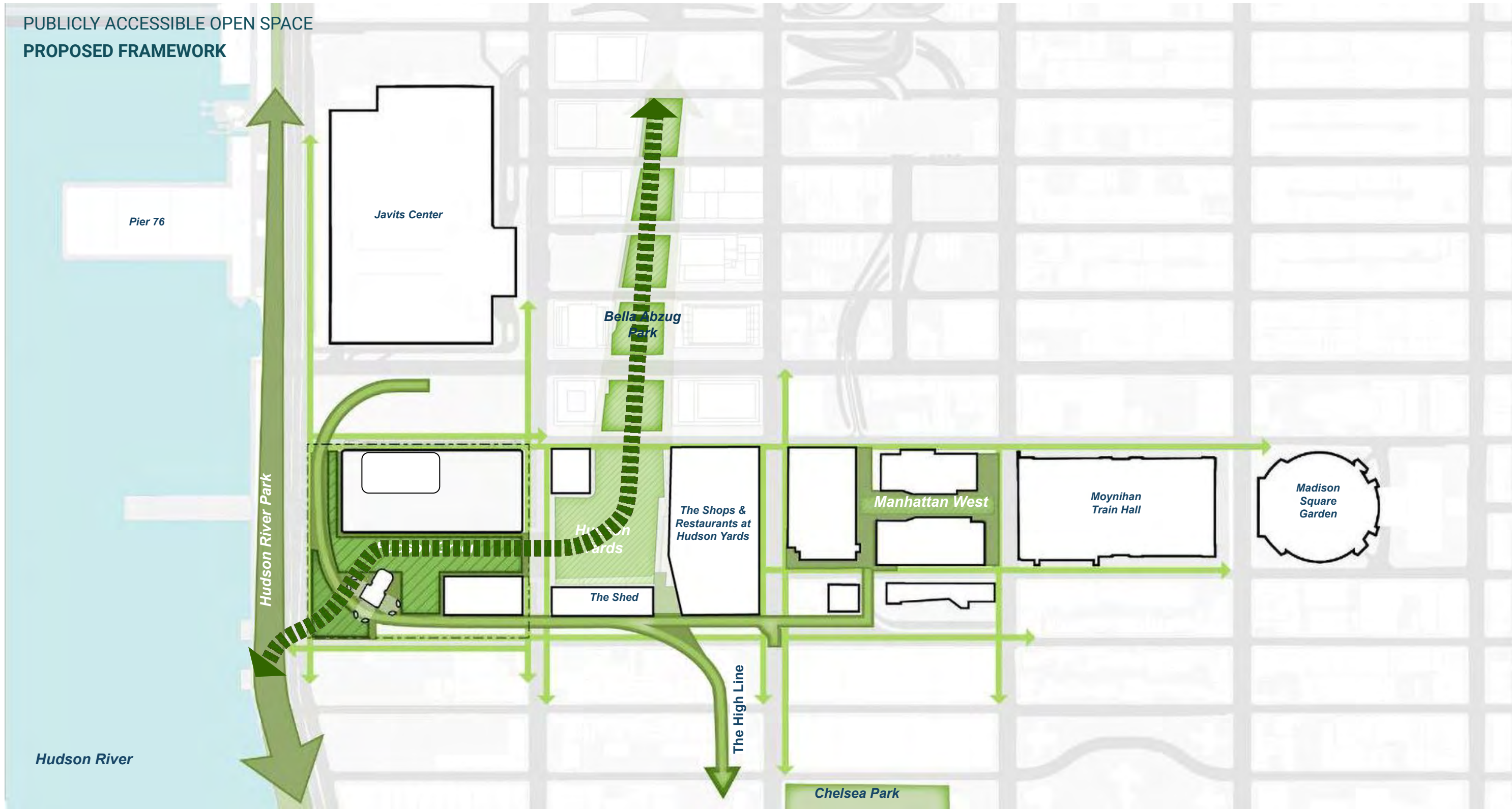


An experiential open space for pedestrians to navigate grade level changes



Source: NYC DCP

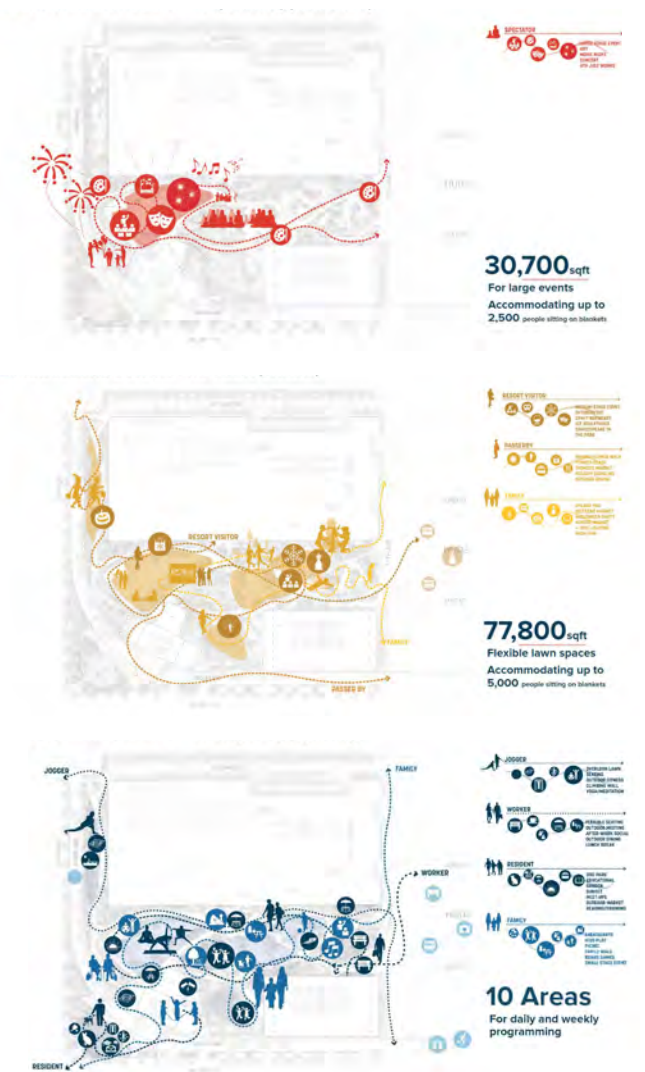
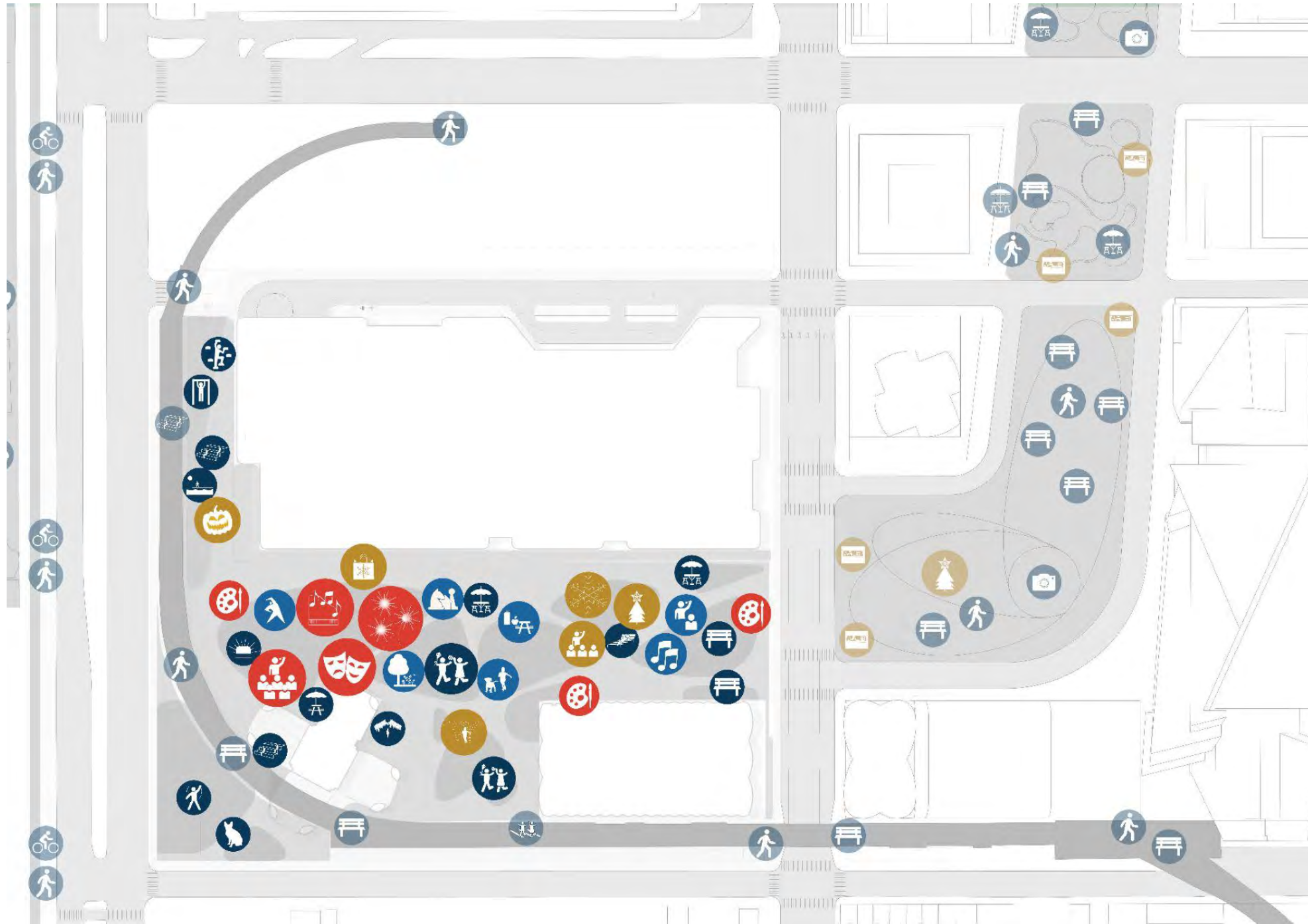
PUBLICLY ACCESSIBLE OPEN SPACE
PROPOSED FRAMEWORK



PUBLICLY ACCESSIBLE OPEN SPACE
HUDSON GREEN PARK



**PUBLICLY ACCESSIBLE OPEN SPACE
PROGRAMMED PARK EXPERIENCES**



Note: Plans are preliminary and for illustrative purposes only

PUBLICLY ACCESSIBLE OPEN SPACE
A RICH ECOLOGICAL FRAMEWORK

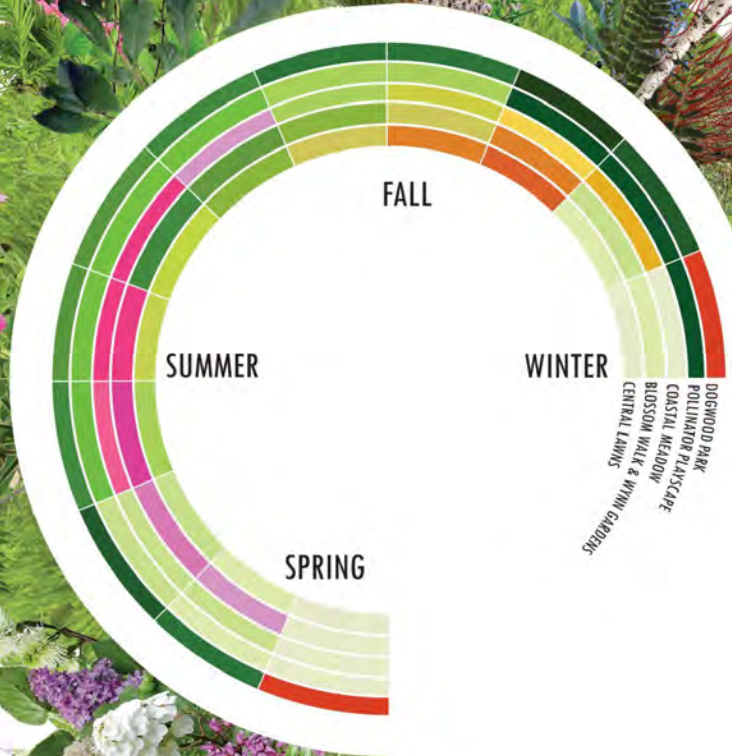
COASTAL MEADOW

SOUTHWEST OPEN SPACE & 30TH STREET

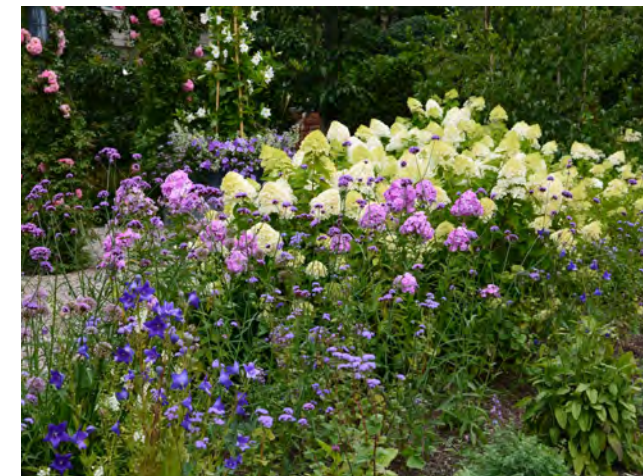
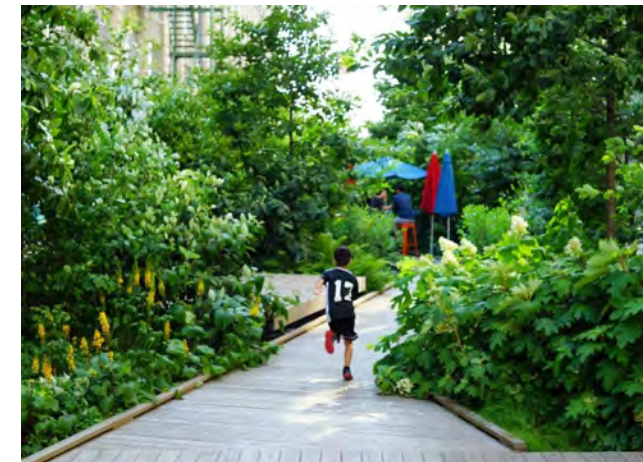
CENTRAL LAWNS

POLLINATOR PLAYSCAPE

WYNN GARDENS + FLOWER WALK



DOGWOOD PARK
POLLINATOR PLAYSCAPE
COASTAL MEADOW
BLOSSOM WALK & WYNN GARDENS
CENTRAL LAWNS



MARSHALLING YARD DEVELOPMENT

PUBLICLY ACCESSIBLE OPEN SPACE
PROPOSED: OPEN SPACE FRAMEWORK

Total Area: 5.6 Acres
 with 217,800 sqft of new areas to gather, play,
 sit and hang out.

- Publicly Accessible Open Space: Hudson Green

- 1a** Public Open Space
 - Lawn Area (1 acre)
 - Playground (13,000 SF)
 - Active Recreational Area
 - Supplemental Area

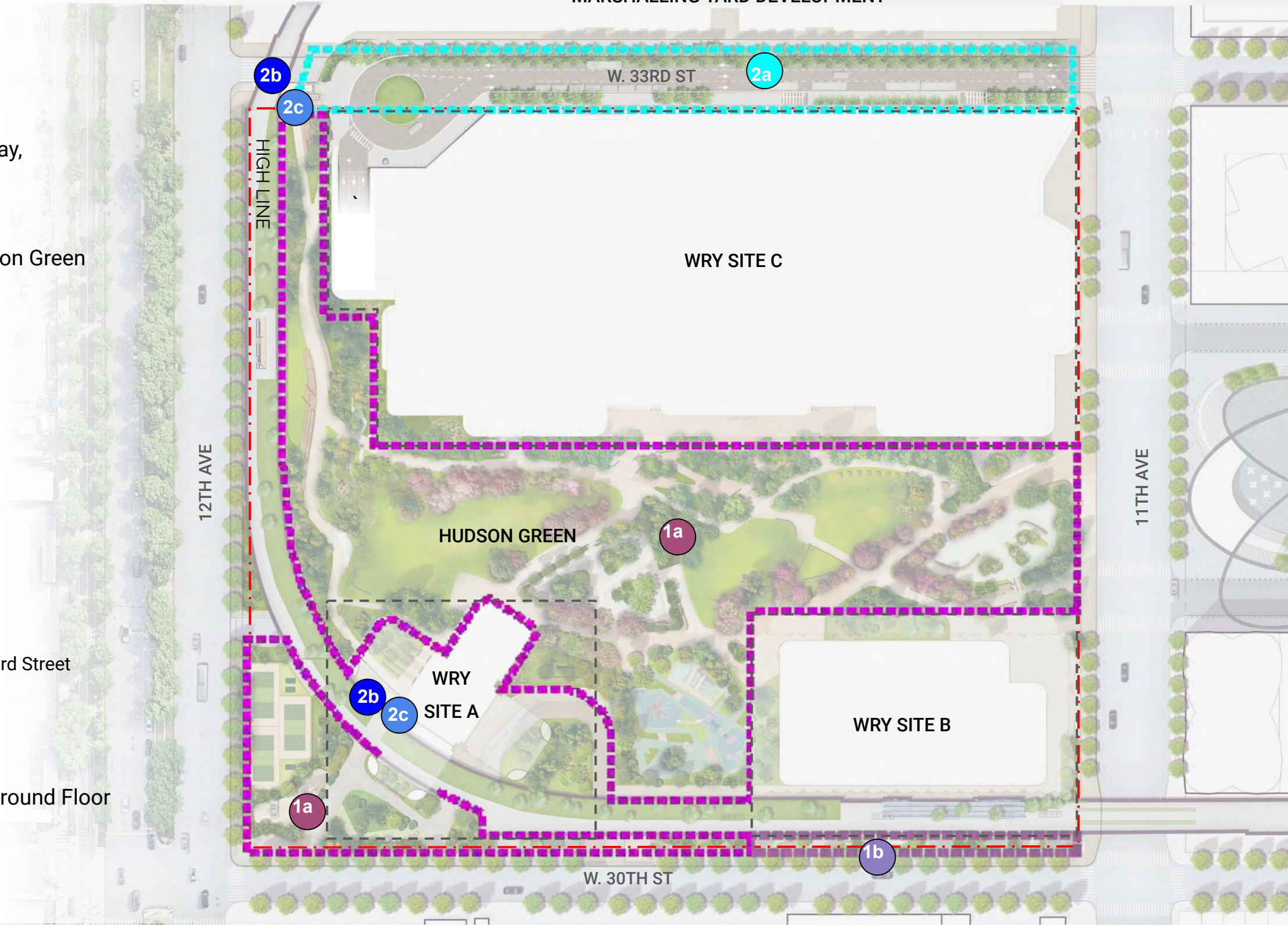
- 1b** West 30th Street Corridor

- Urban and Pedestrian Connectivity

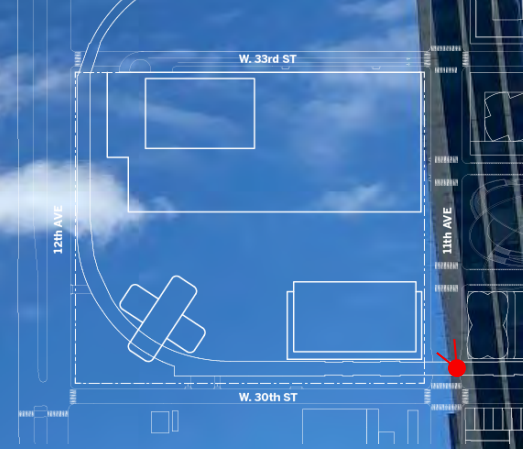
- 2a** 33rd Street
 - Viaduct
 - Turnaround @ NW Corner of 33rd Street

- 2b** High Line Connection
 - NW Corner
 - SW Corner

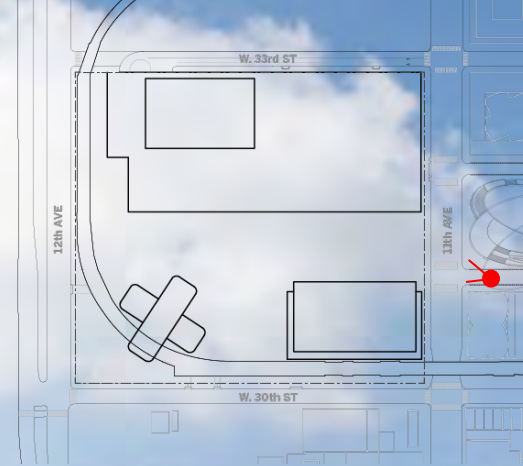
- 2c** Stairs / Elevator Connection to Ground Floor
 - Stairs / Elevator at NW Corner
 - Connection to SW Open Space



PUBLICLY ACCESSIBLE OPEN SPACE
EXISTING CONDITION: 11TH AVENUE (LOOKING NORTHWEST)



PUBLICLY ACCESSIBLE OPEN SPACE
PROPOSED: HUDSON GREEN 11TH AVENUE (LOOKING NORTHWEST)



PUBLICLY ACCESSIBLE OPEN SPACE
PROPOSED: HUDSON GREEN (LOOKING EAST)



PUBLICLY ACCESSIBLE OPEN SPACE

PROPOSED: CIRCULATION



- **Primary access from 11th avenue to the lawn overlooking Hudson River**
 - 12' Path
 - Minimum #: 1
 - Fully Accessible



- **Path from the lawn overlooking Hudson River to the High Line**
 - 6' Path
 - Minimum #: 2
 - Accessible Route

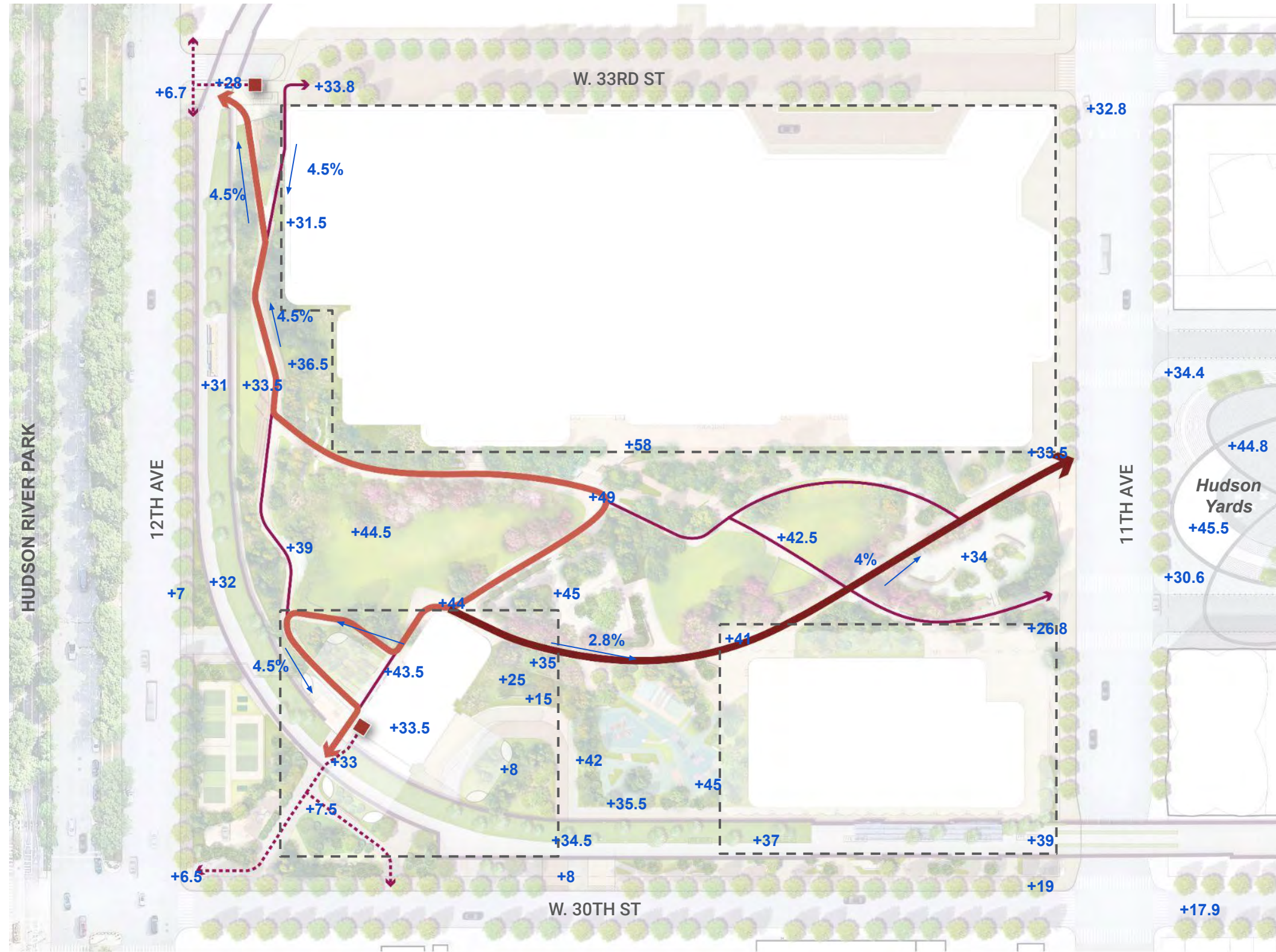


- **Secondary pedestrian path to park and program destinations**
 - Minimum #: 1
 - Accessible Route

Circulation - Street Level

+00.0 Spot Elevations

Vertical Connection



PUBLICLY ACCESSIBLE OPEN SPACE
PROPOSED: LANDSCAPE & PROGRAM

Flexible Lawn Spaces: 1 Acre

- **Western lawn : 0.55 Acre**
 - 4,000 People Standing (6 sf/person)
 - 2,400 People Sitting in Chairs or on Blankets (10 sf/person)
- **Eastern lawn : 0.45 Acre**
 - 3,300 People Standing (6 sf/person)
 - 2,000 People Sitting in Chairs or on Blankets (10 sf/person)

Playground

- Minimum Area: 10,000 SF (13,000 SF Provided)

Recreational court

- May be Provided

Supplemental Area:

- Any portion of the Public Open Space Excluding Lawn Area, High Line Connection , Playground and Recreational Area
 - Soft Ground Cover - 35% min
 - Pavement - remaining 65%
 - At least 1 tree / 2,000 SF



PUBLICLY ACCESSIBLE OPEN SPACE
2009 FEIS vs. PROPOSED

2009 FEIS PLAN



77, 4 Caliper Trees
(+ 120 trees on 31st+32nd)



53,560 Sq.ft Lawn (Min 1 Acre + 10,000 Sq. ft.)



53,580 Sq.ft Groundcover

Subtotal Softscape: 107,140 Sq.ft.

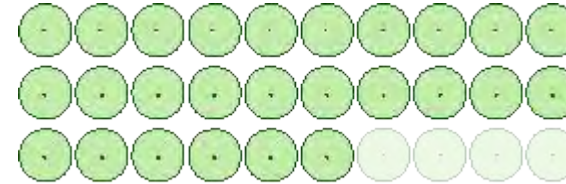


1,249 Ln.ft Furnishing
50% with Seatbacks



10,000 Sq.ft Playground

2024 PROPOSED PLAN



245, 4 Caliper Trees
(206 not including 33rd Street)



45,000 Sq.ft Lawn (Min 1 Acre)



91,000 Sq.ft Groundcover

Subtotal Softscape: 136,000 Sq.ft.



1,930 Ln.ft Furnishing
50% with Seatbacks



10,000 Sq.ft Playground



Recreational Court

Minimum 88 Bicycle Parking

Minimum 1 Public Restroom

PUBLICLY ACCESSIBLE OPEN SPACE
PROPOSED: HUDSON GREEN - WESTERN LAWN (LOOKING WEST)



PUBLICLY ACCESSIBLE OPEN SPACE
EXISTING CONDITION: W. 30TH STREET CORRIDOR (LOOKING EAST)



PUBLICLY ACCESSIBLE OPEN SPACE
PROPOSED: W. 30TH STREET CORRIDOR (LOOKING EAST)






PUBLICLY ACCESSIBLE OPEN SPACE
EXISTING CONDITION: W. 30TH STREET CORRIDOR (LOOKING WEST)



PUBLICLY ACCESSIBLE OPEN SPACE
PROPOSED: W. 30TH STREET CORRIDOR (LOOKING WEST)



PUBLICLY ACCESSIBLE OPEN SPACE
W. 33RD STREET: URBAN CONNECTIVITY

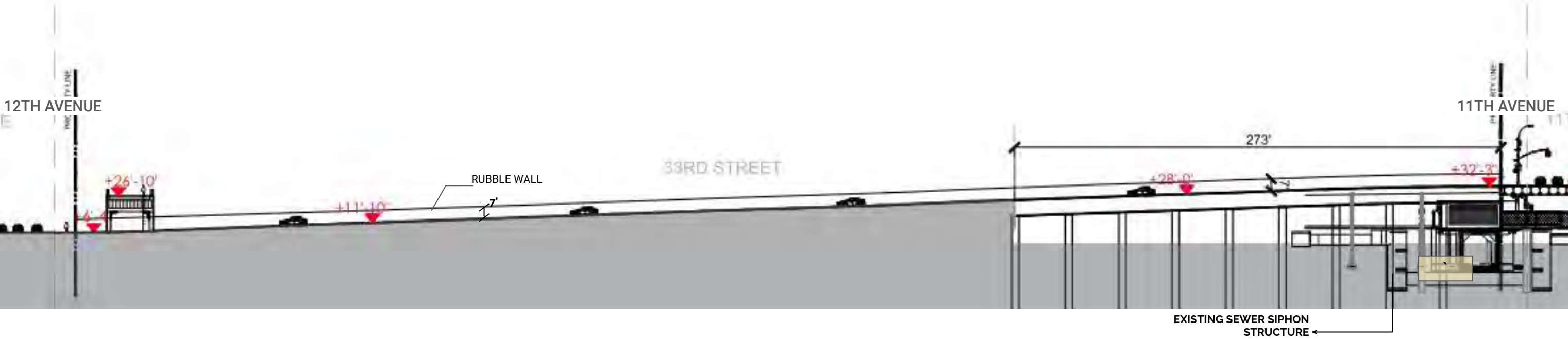
-  **1a** W. 33rd Street
-  Development Access
-  Pedestrian Access



PUBLICLY ACCESSIBLE OPEN SPACE
EXISTING CONDITION: W. 33RD STREET (LOOKING EAST)



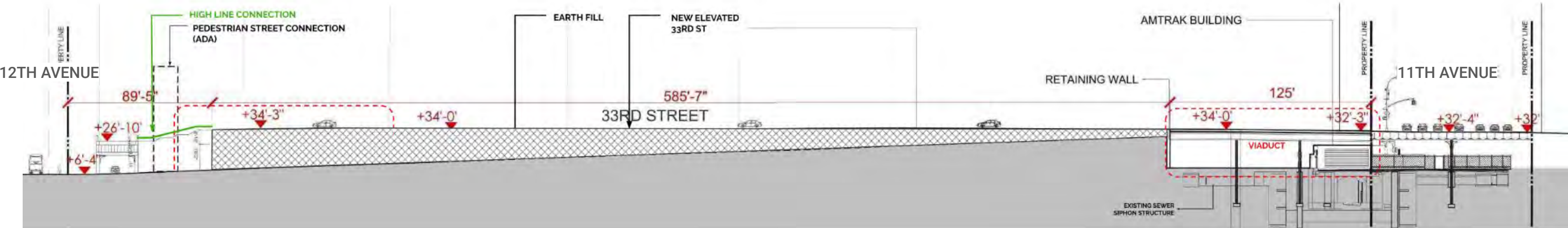
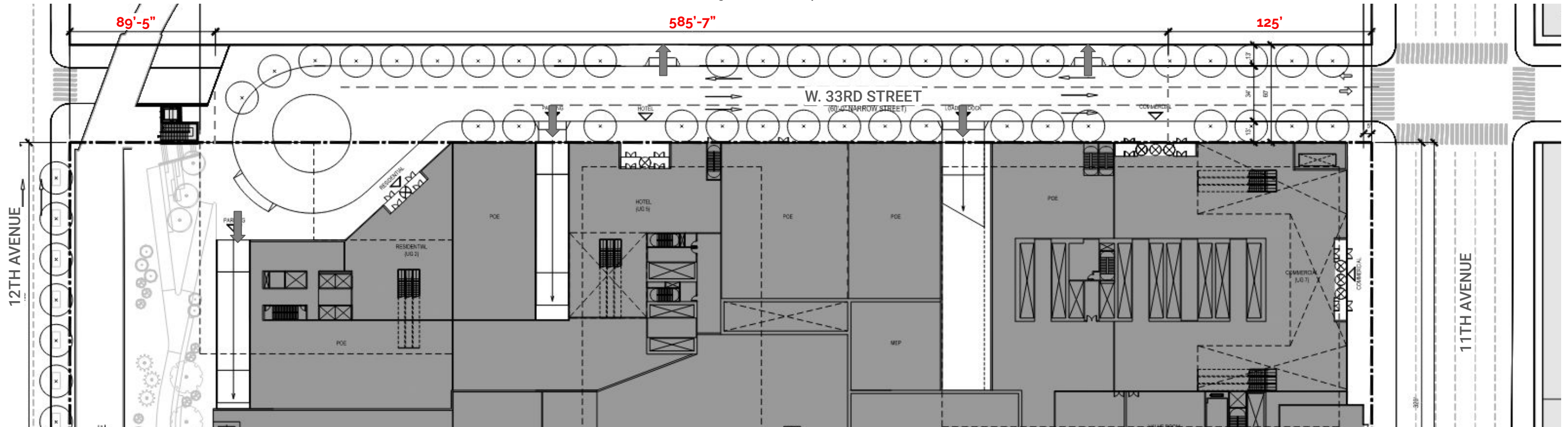
PUBLICLY ACCESSIBLE OPEN SPACE
EXISTING CONDITION: W. 33RD STREET



PUBLICLY ACCESSIBLE OPEN SPACE

PROPOSED: W. 33RD STREET - LEVEL WITH 11TH AVENUE

Future Marshalling Yard Development



PUBLICLY ACCESSIBLE OPEN SPACE
PROPOSED: W. 33RD STREET



**PUBLICLY ACCESSIBLE OPEN SPACE
PEDESTRIAN CONNECTIVITY**



- Connection from Public Open Space to High Line:

2a NW Corner

2b SW Corner



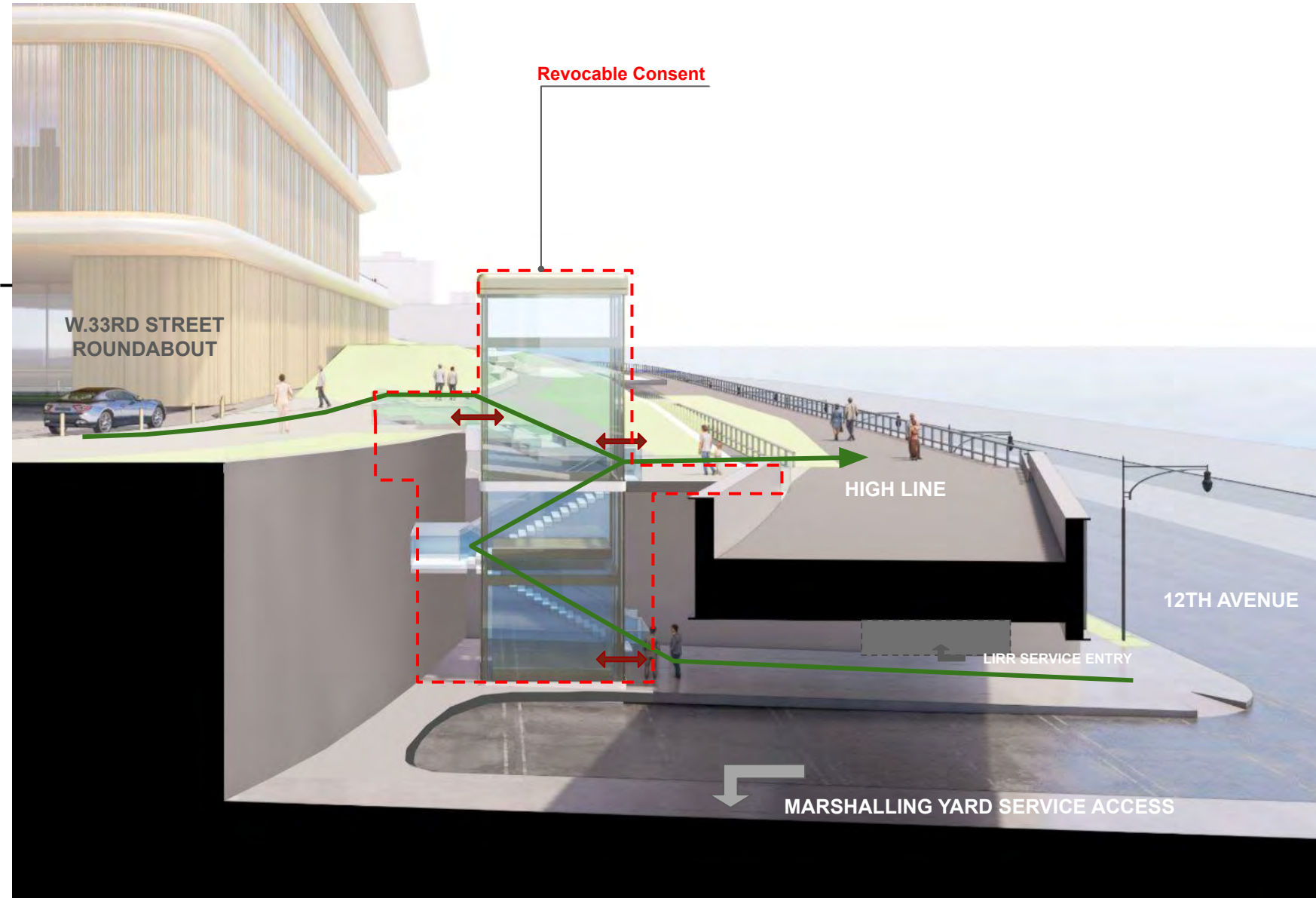
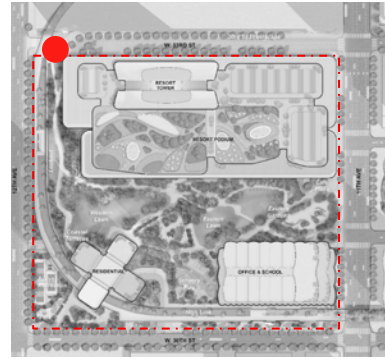
- Stairs / Elevator Connection between 12th Avenue Level and Main Public Open Space

3a NW Corner

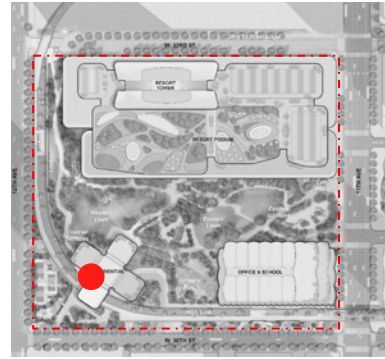
3b SW Corner



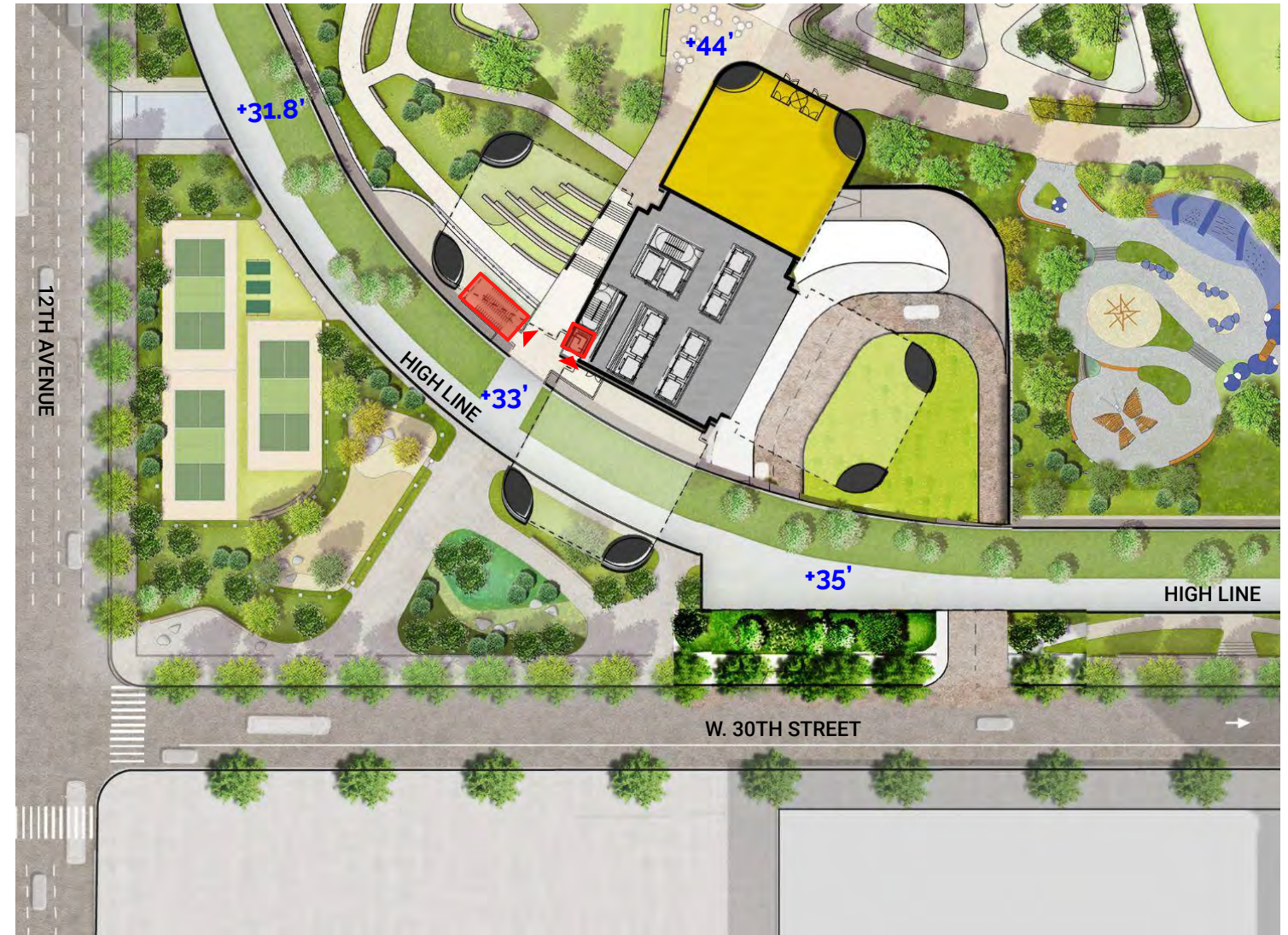
PUBLICLY ACCESSIBLE OPEN SPACE
 NW CONNECTION: STAIR, ELEVATOR & HIGH LINE CONNECTION



PUBLICLY ACCESSIBLE OPEN SPACE
 SW CONNECTION: STAIR, ELEVATOR & HIGH LINE CONNECTION



30TH STREET LEVEL



HUDSON GREEN LEVEL

PUBLICLY ACCESSIBLE OPEN SPACE
SW CONNECTION: STAIR, ELEVATOR & HIGH LINE CONNECTION

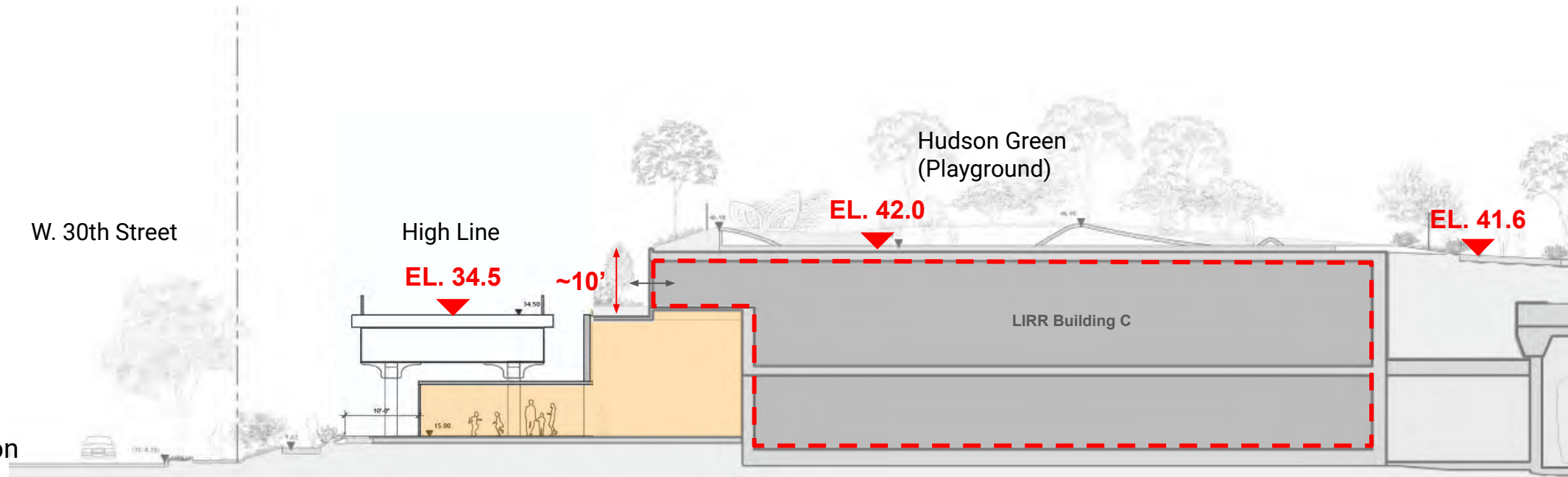


PUBLICLY ACCESSIBLE OPEN SPACE
SW CONNECTION: STAIR, ELEVATOR & HIGH LINE CONNECTION

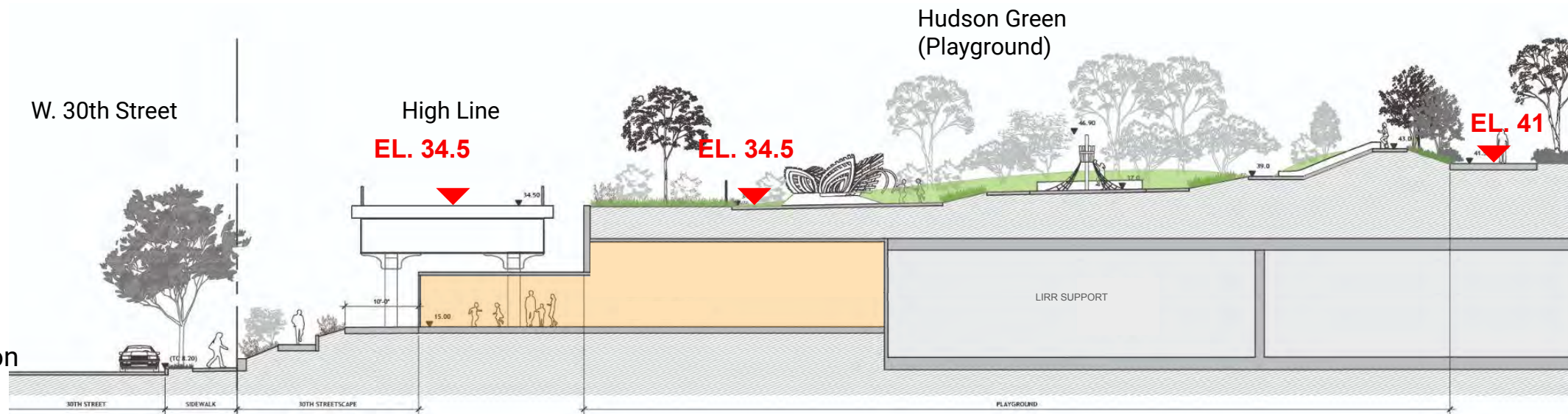


PUBLICLY ACCESSIBLE OPEN SPACE
 HUDSON GREEN RELATIONSHIP WITH HIGH LINE

Original
 Proposed Configuration



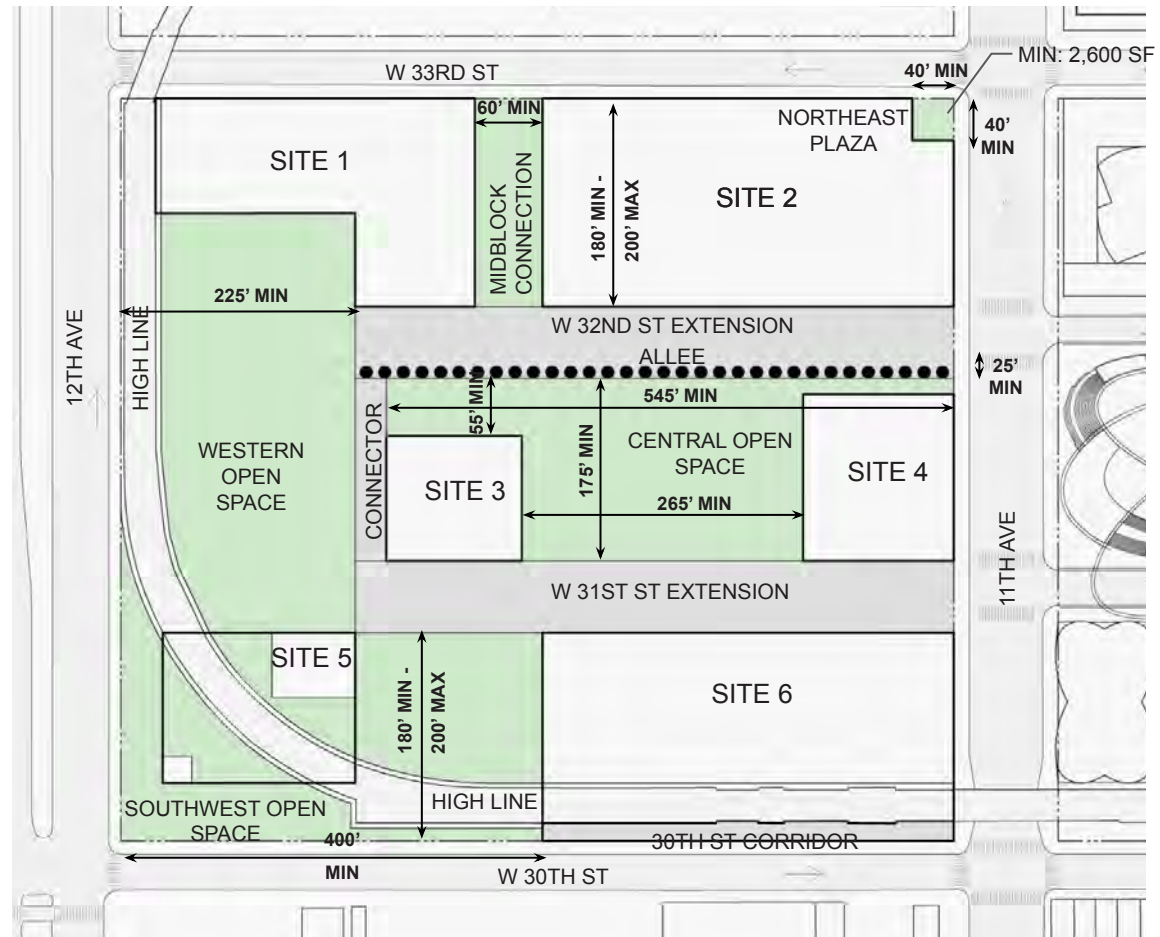
Enhanced
 Proposed Configuration



PUBLICLY ACCESSIBLE OPEN SPACE
HIGH LINE AT 30th STREET LOOKING INTO HUDSON GREEN (PLAYGROUND)



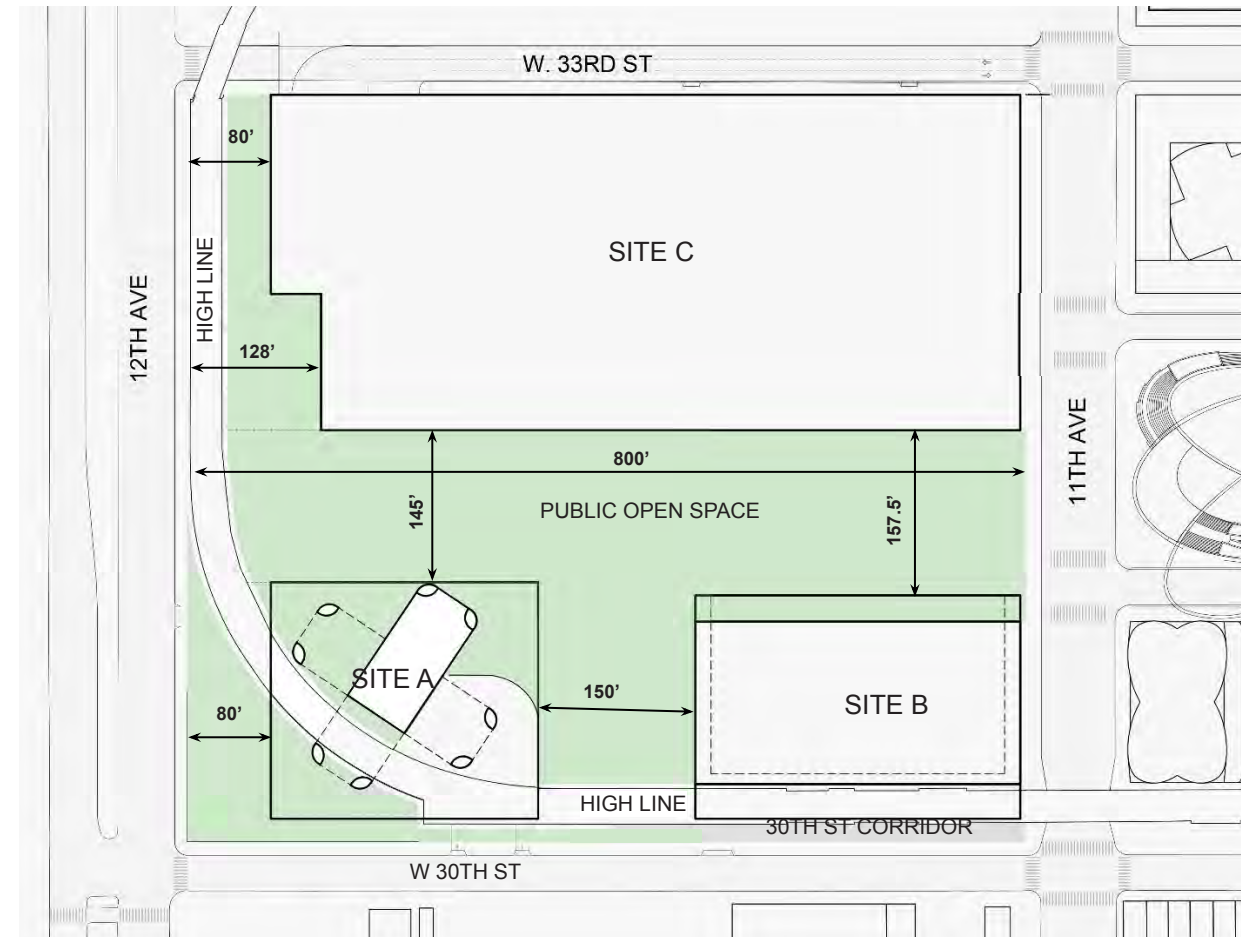
PUBLICLY ACCESSIBLE OPEN SPACE
2009 FEIS vs. PROPOSED FRAMEWORK



2009 FEIS

PUBLICLY ACCESSIBLE OPEN SPACES

Total: 5.45 Acres



PROPOSED (ILLUSTRATIVE)

PUBLICLY ACCESSIBLE OPEN SPACES

Total: 5.6 Acres

WRY SITE CONFIGURATION


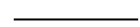


2009 FEIS vs. PROPOSED FRAMEWORK



AS-OF-RIGHT

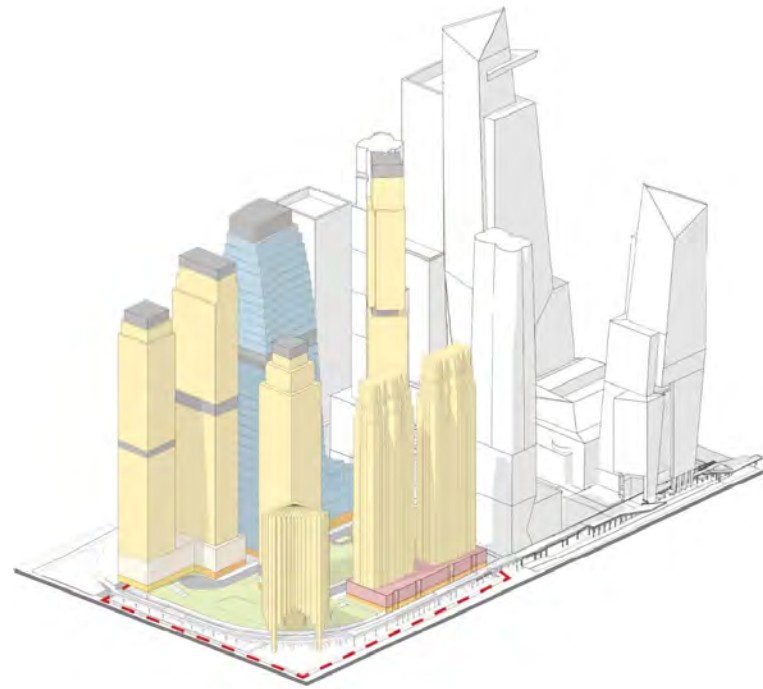


PROPOSED (ILLUSTRATIVE)

-  Site Boundary
-  Public Access Area Boundary
-  Maximum Area Within Site
-  Allowable Cantilever Overhang



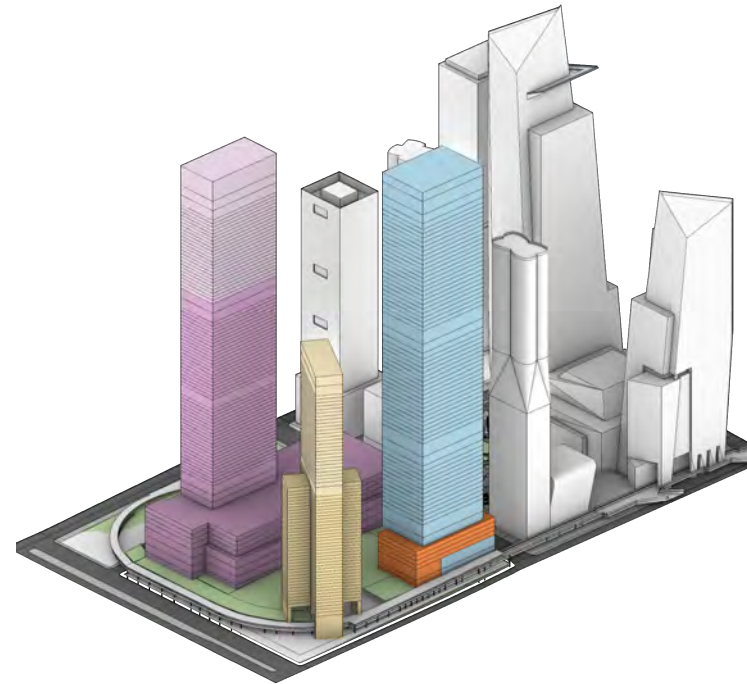
WRY OVERALL SITE DEVELOPMENT CONFIGURATION
2009 FEIS vs. PROPOSED FRAMEWORK



CURRENT ZONING BULK FRAMEWORK

COMMERCIAL USES	<ul style="list-style-type: none"> Office Retail
1,140,000 ZSF 2.0 FAR	
RESIDENTIAL/CF USES	<ul style="list-style-type: none"> Residential School*
4,560,000 ZSF 8.0 FAR	

* Public school is exempted in zoning floor area.



ILLUSTRATIVE SCENARIO - SITE C
PROPOSED PROJECT

COMMERCIAL USES	<ul style="list-style-type: none"> Hotel Villas Hotel Resort & Gaming Office (includes Retail) 	
4,553,497 ZSF 8.0 FAR		
RESIDENTIAL/CF USES		<ul style="list-style-type: none"> Residential Condo Residential Rental School*
1,146,218 ZSF 2.0 FAR		

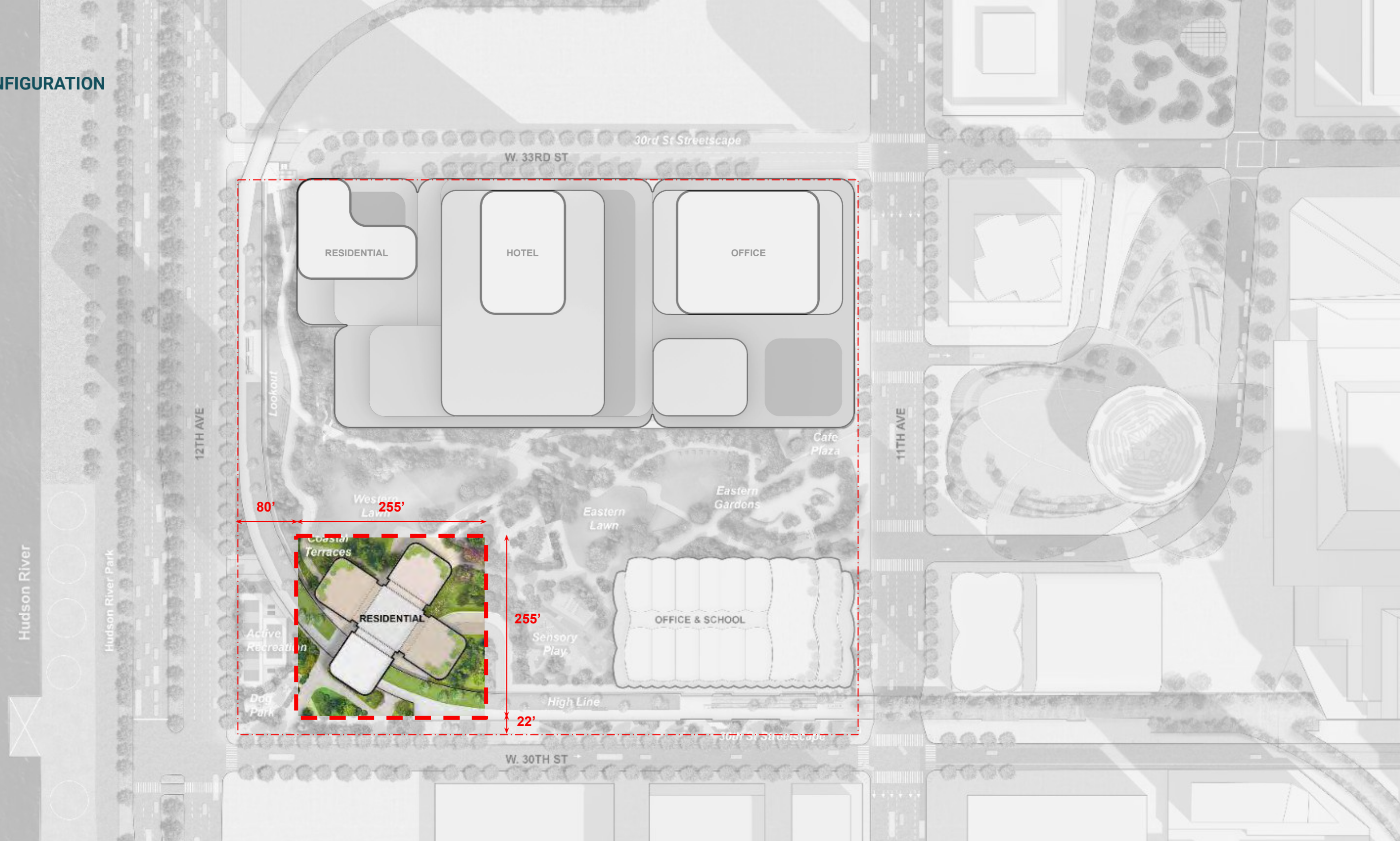
* Public school is exempted in zoning floor area.

ILLUSTRATIVE SCENARIO - SITE C
ALTERNATIVE OPTION

COMMERCIAL USES	<ul style="list-style-type: none"> Hotel Office (includes Retail)
4,296,360 ZSF 7.5 FAR	
RESIDENTIAL/CF USES	<ul style="list-style-type: none"> Residential Condo Residential Rental School*
1,403,640 ZSF 2.5 FAR	

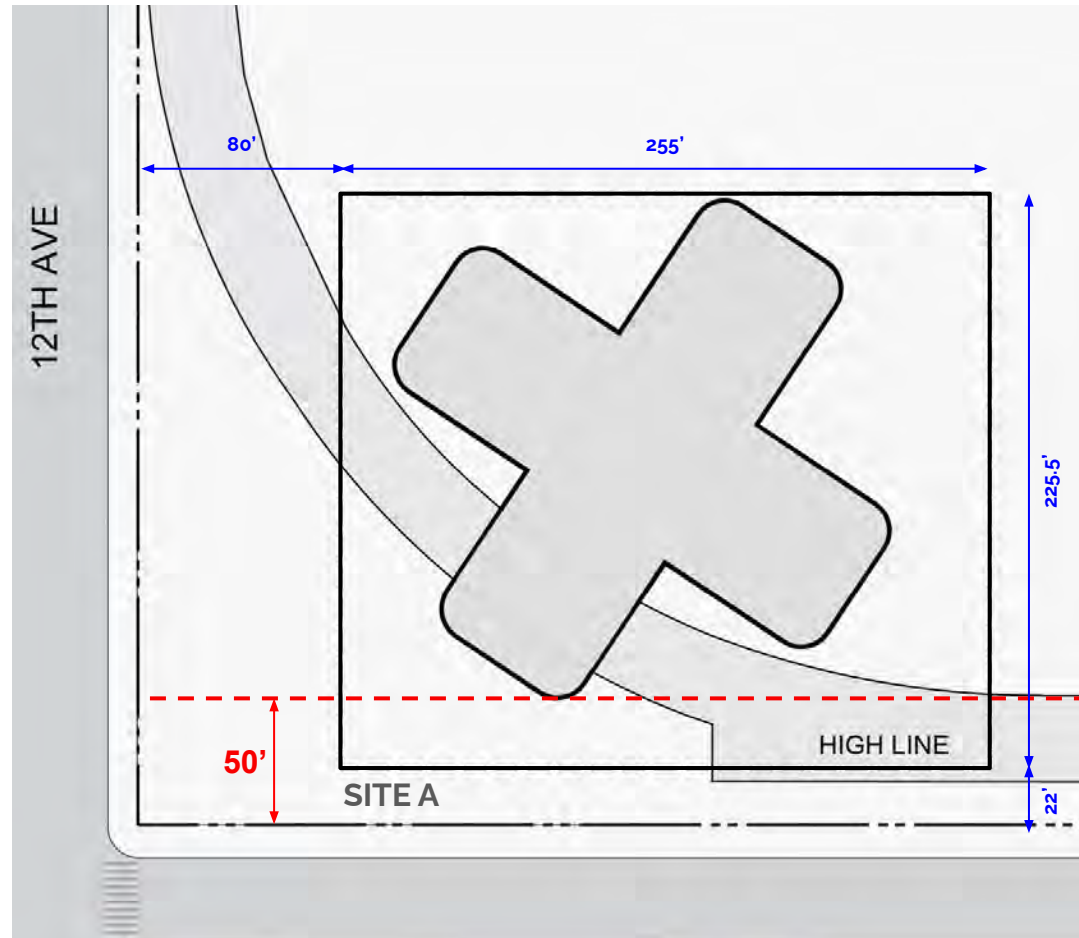
* Public school is exempted in zoning floor area.

SITE A
BUILDING CONFIGURATION



SITE A

TOWER FLOOR PLATE DIMENSIONS & SIZE



2024 PROPOSED: TOWER (ILLUSTRATIVE)

Above 50 feet from the High Line bed

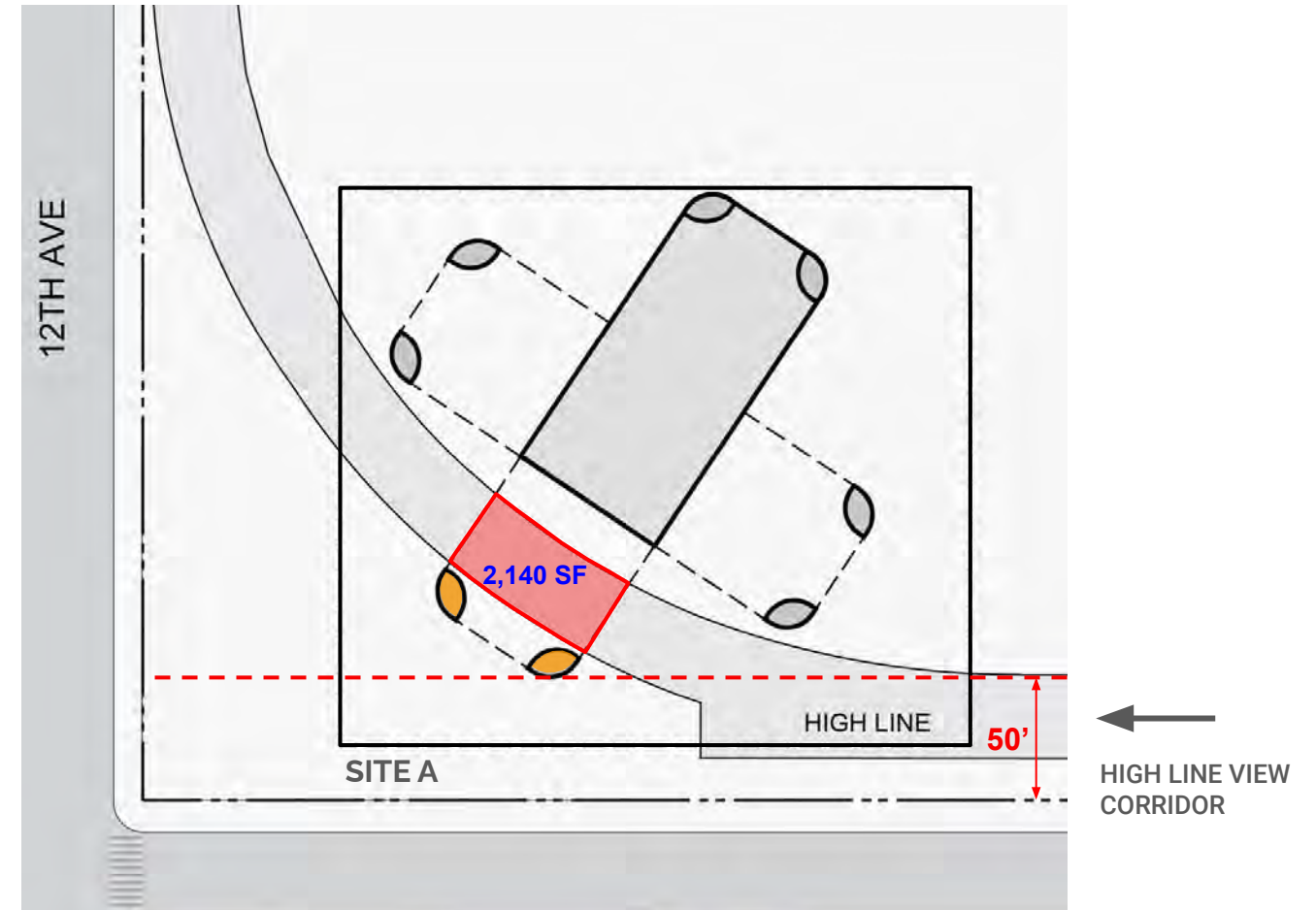
Maximum Floor Plate Area:

- 20,000 SF total

Maximum Floor Plate Dimensions:

- 250 feet in any direction

Tower Location: 50 feet north of southern property line



2024 PROPOSED: TOWER (ILLUSTRATIVE)

Below 50 feet from the High Line bed

Maximum Footprint Area:

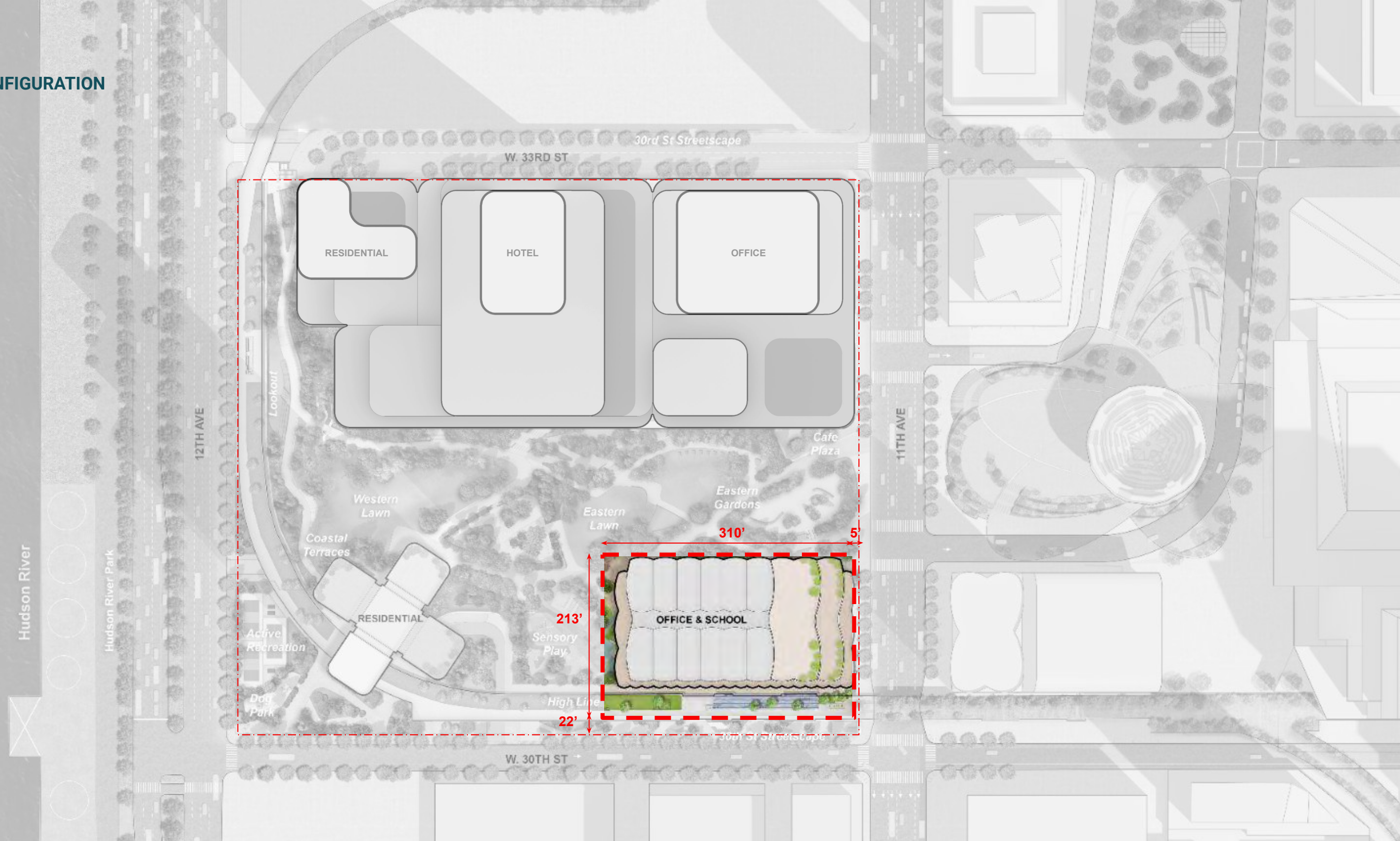
- East: 14,500 SF
- West: 700 SF

Tower Location: 50 feet north of southern property line
5 feet separation from High Line

SITE A
OVERHANG ABOVE HIGH LINE

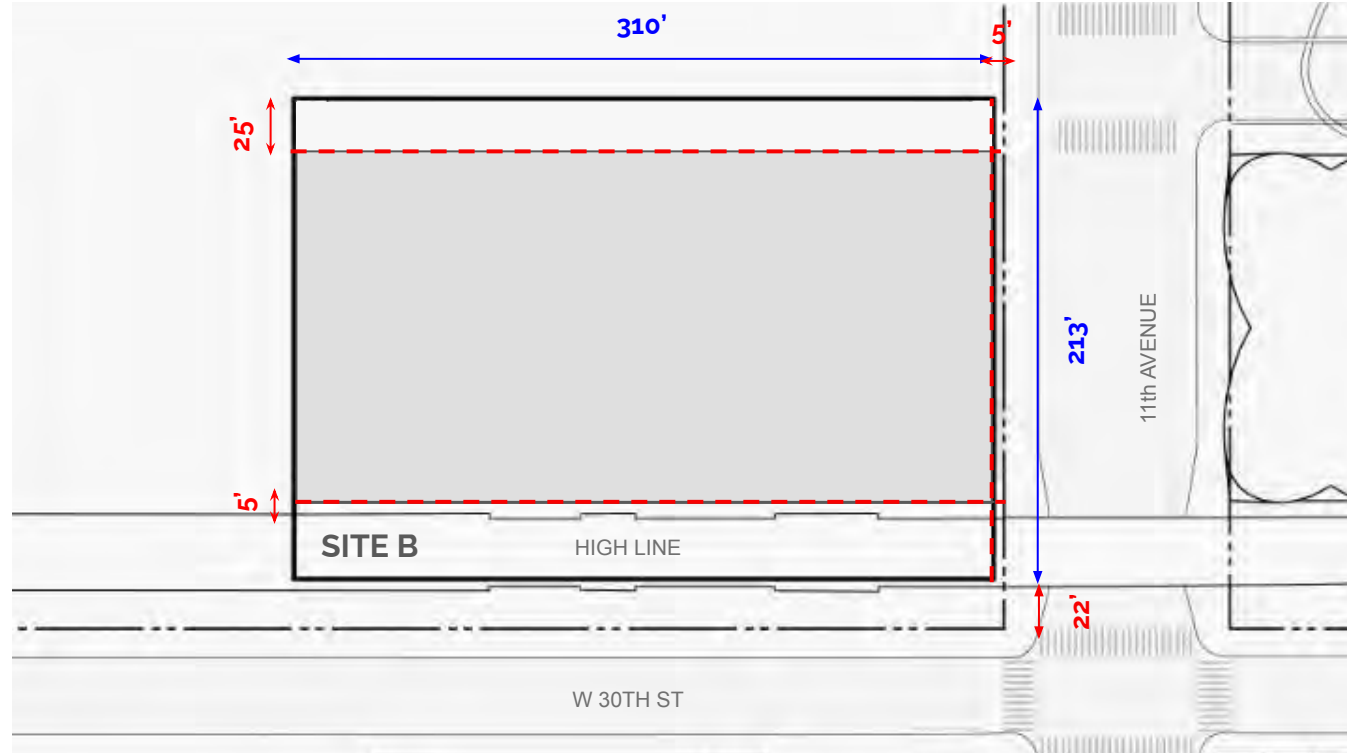
Min. 50' Clear Height
From High Line Bed

SITE B
BUILDING CONFIGURATION



SITE B

SITE & BULK DIMENSIONS & FOOTPRINTS



2024 PROPOSED: SITE & STREETWALL

Maximum Site Dimensions:

- Max. East-West Dimension: 310 feet
- Max. North-South Dimension: 213 feet

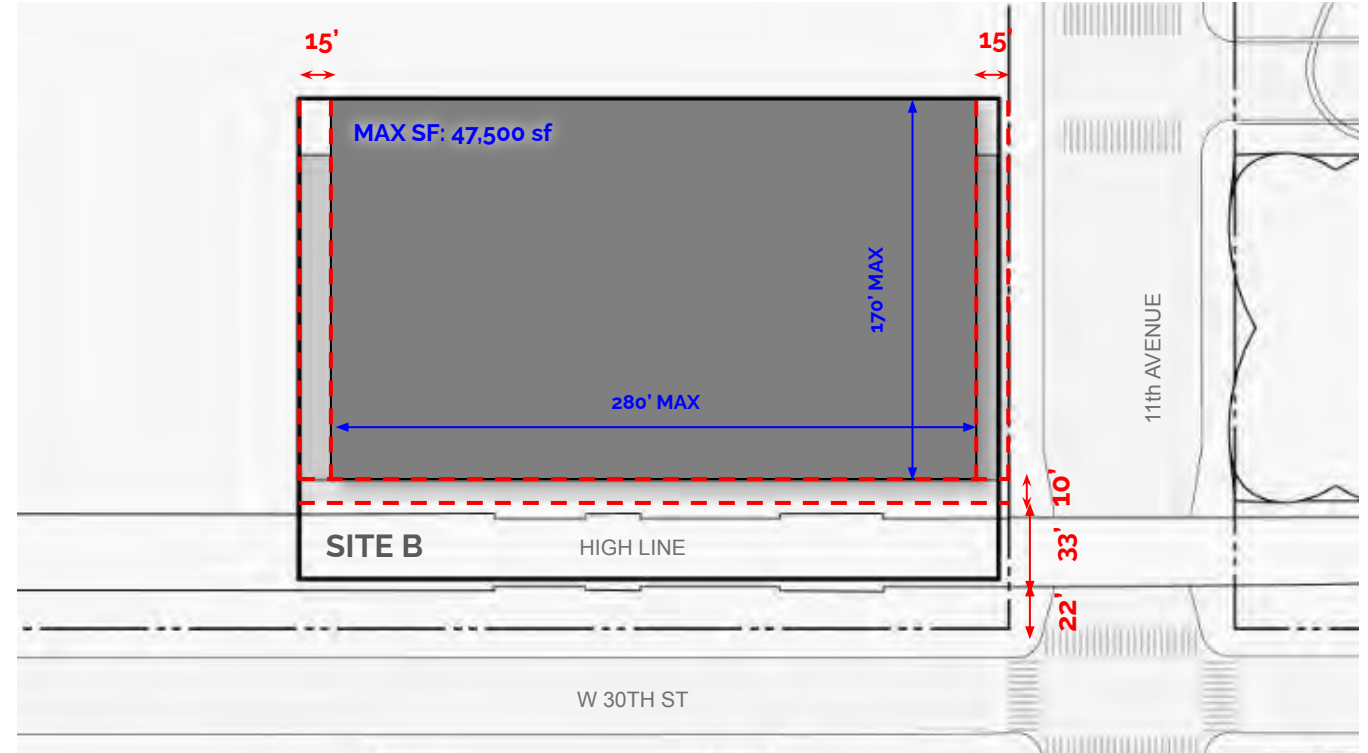
Sidewalk Widening 11th Avenue: 5 feet

Streetwall W. 30th Street, 11th Avenue :

- Minimum: 60 feet
- Maximum: 150 feet

Min. Street Wall Setback with High Line: 5 feet

Min. Street Wall Recess Along North POS: 25 feet



2024 PROPOSED: TOWER

Maximum Floorplate:

- The gross area of any story shall not exceed: 47,500 square feet

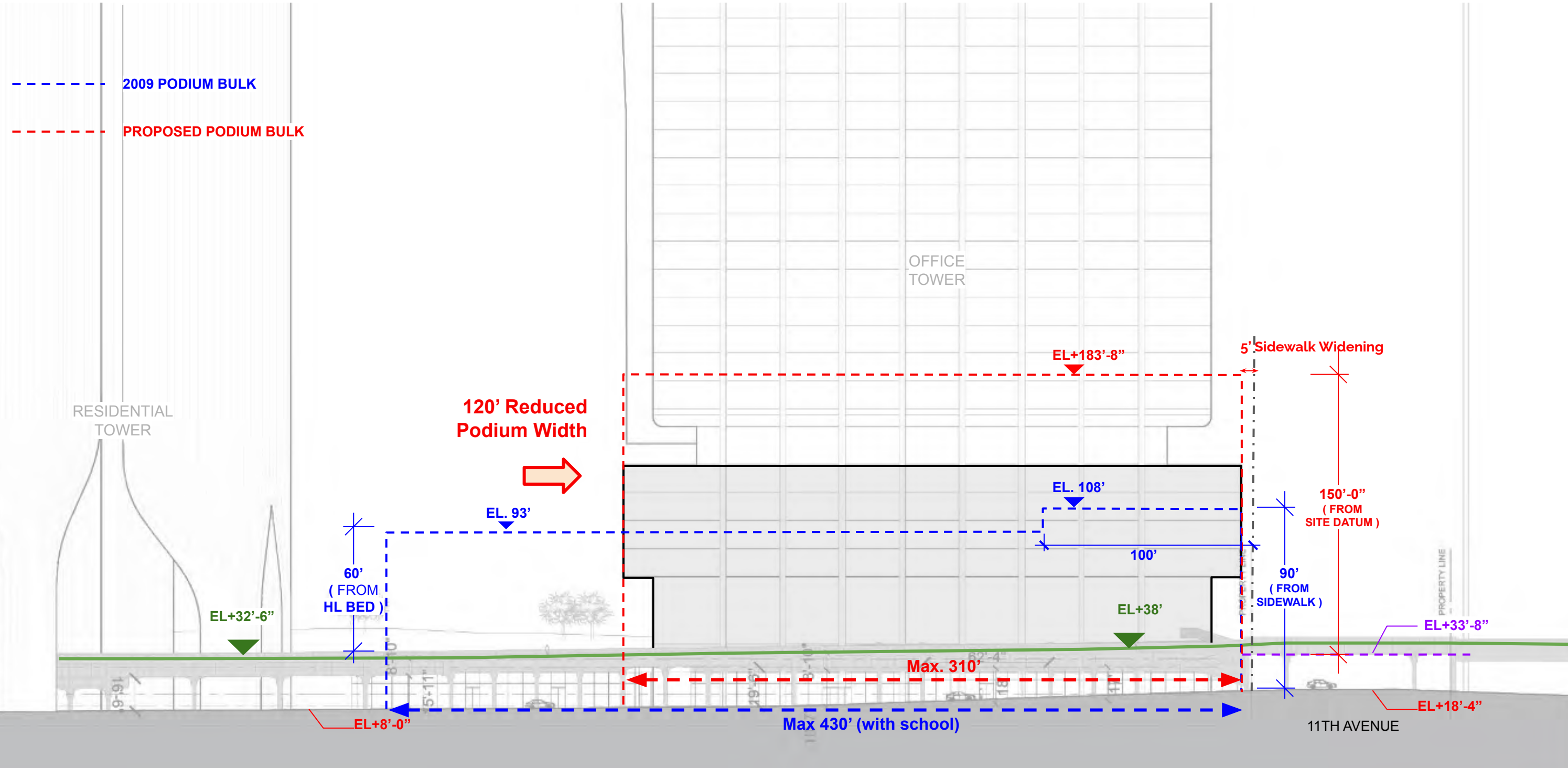
Maximum Tower Dimension:

- Maximum East-West Length: 280 feet
- Maximum North-South Length: 170 feet

Tower Setback:

- 11th Avenue & West Publicly Accessible Open Space: 15 feet
- 30th Street: 10 feet
- North Publicly Accessible Open Space: 0 feet

SITE B
STREET WALL



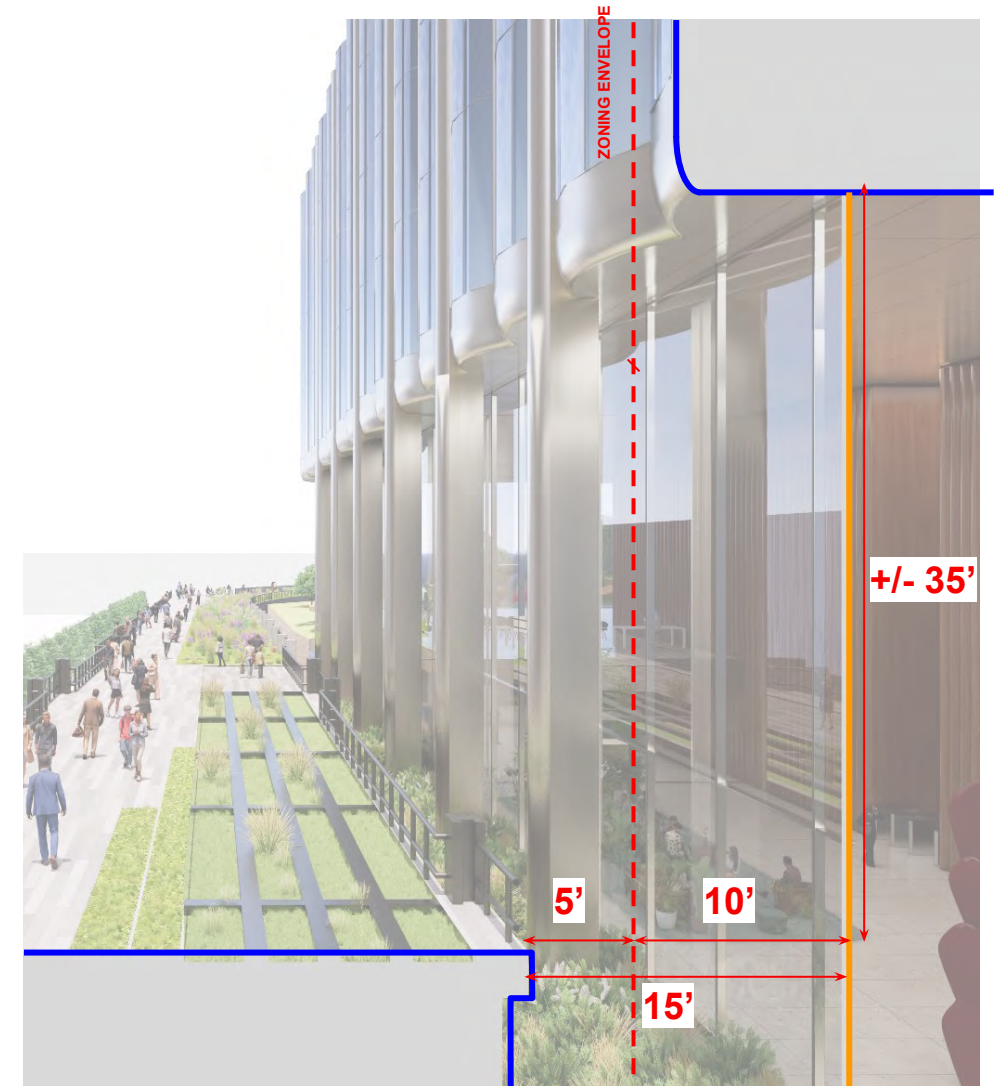
SITE B

STREET WALL RECESS & TRANSPARENCY: HIGH LINE ENHANCEMENTS



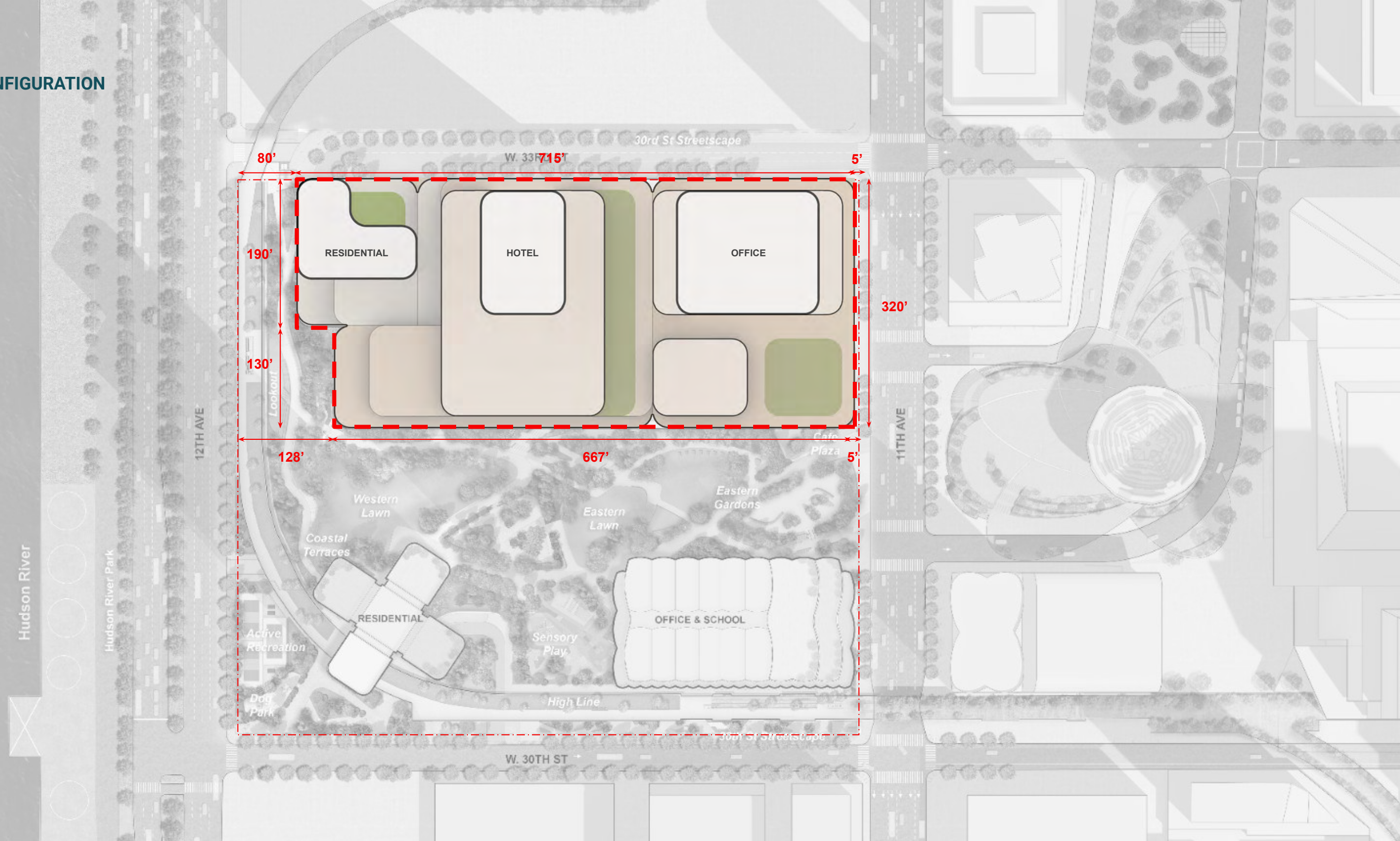
SITE B

STREET WALL RECESSES: HIGH LINE ENHANCEMENTS



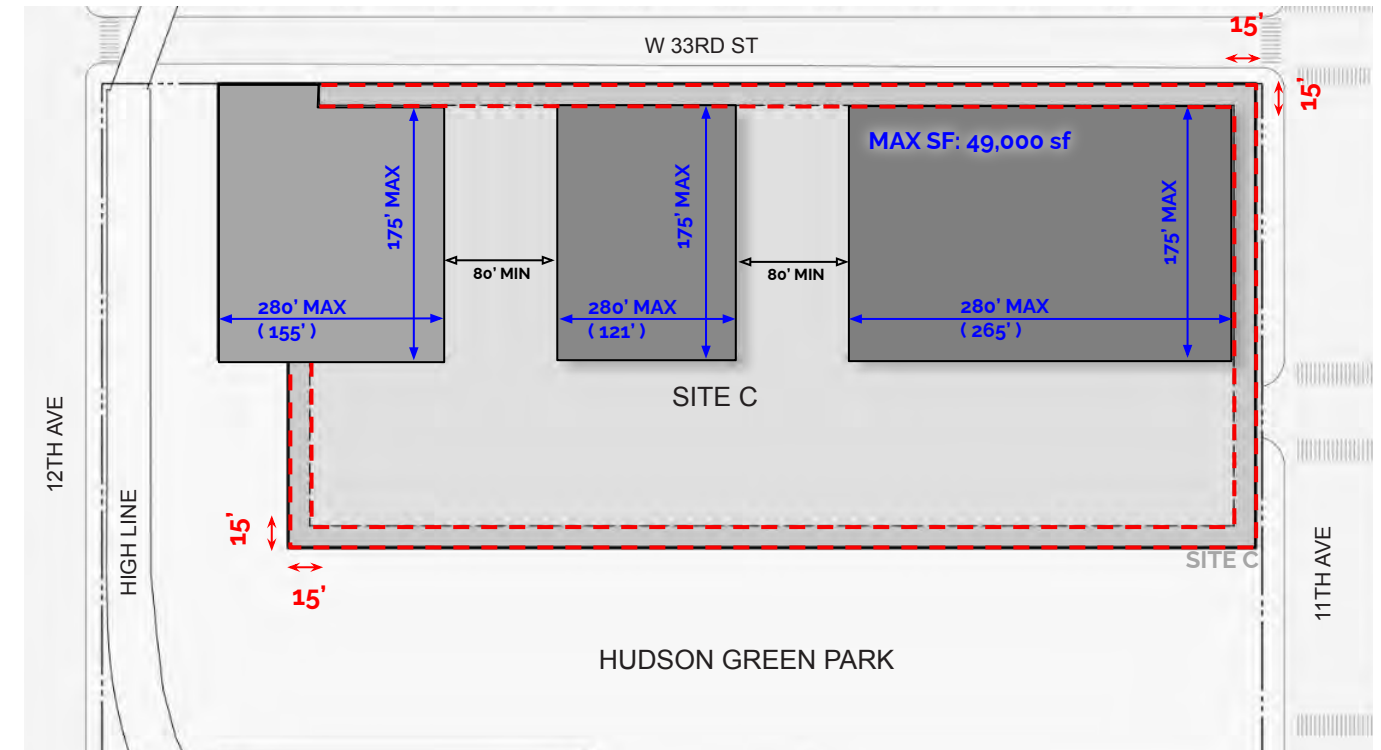
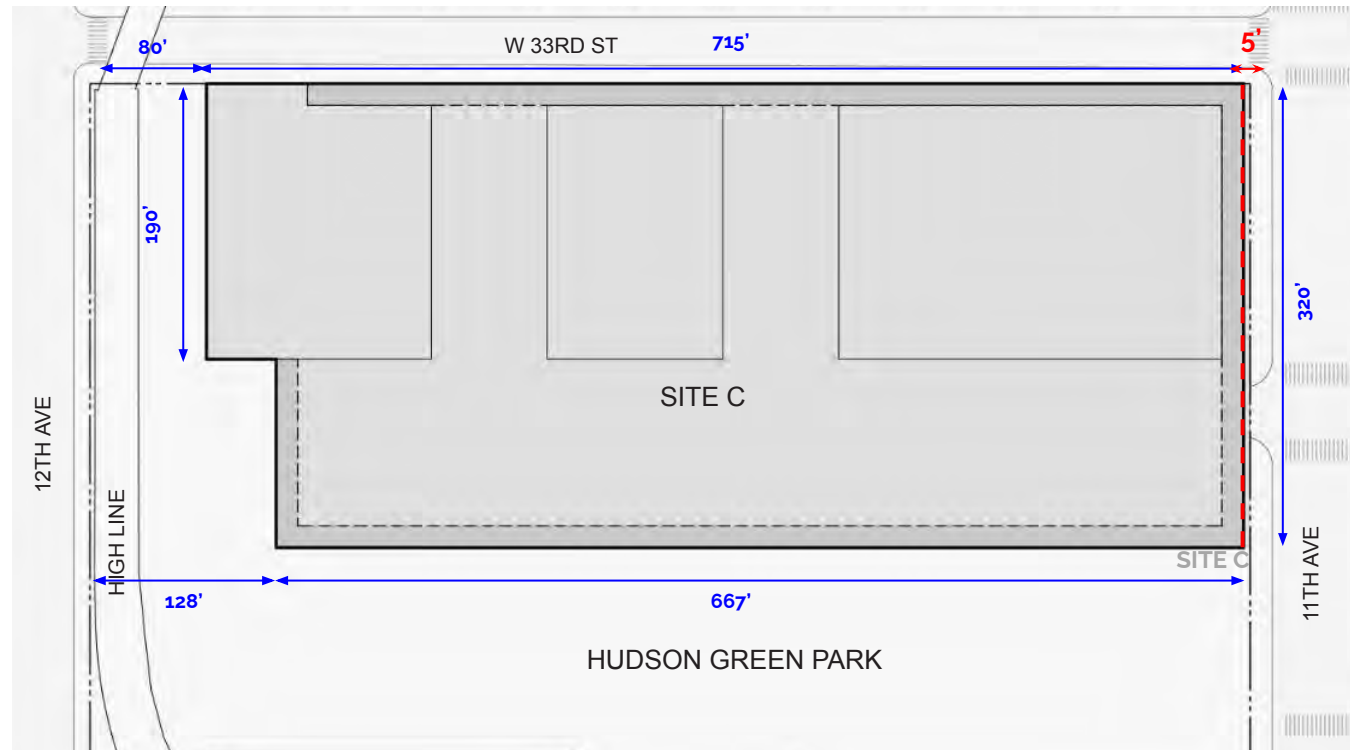
HIGH LINE ENHANCEMENT:
10' RECESS MIN. 35' HEIGHT

SITE C
BUILDING CONFIGURATION



SITE C

TOWER FLOOR PLATE DIMENSIONS & SIZE



2024 PROPOSED: SITE & STREETWALL

Sidewalk Widening 11th Avenue: 5 feet

Streetwall:

- 11th Avenue: Min. 120 feet - Max. 150 feet
- 12th Avenue: Min. 60 feet - Max. 150 feet
- Public Open Space: Min. 60-90 feet - Max. 150 feet
- W. 33rd Street: Max. 150 feet

Streetwall Recess Along 11th South & West Frontages

2024 PROPOSED: TOWER

Tower Setback:

- 11th Avenue, 33rd Street & POS: 15 feet
- NW Corner: 0 feet

Maximum Floor plate Above 200 feet:

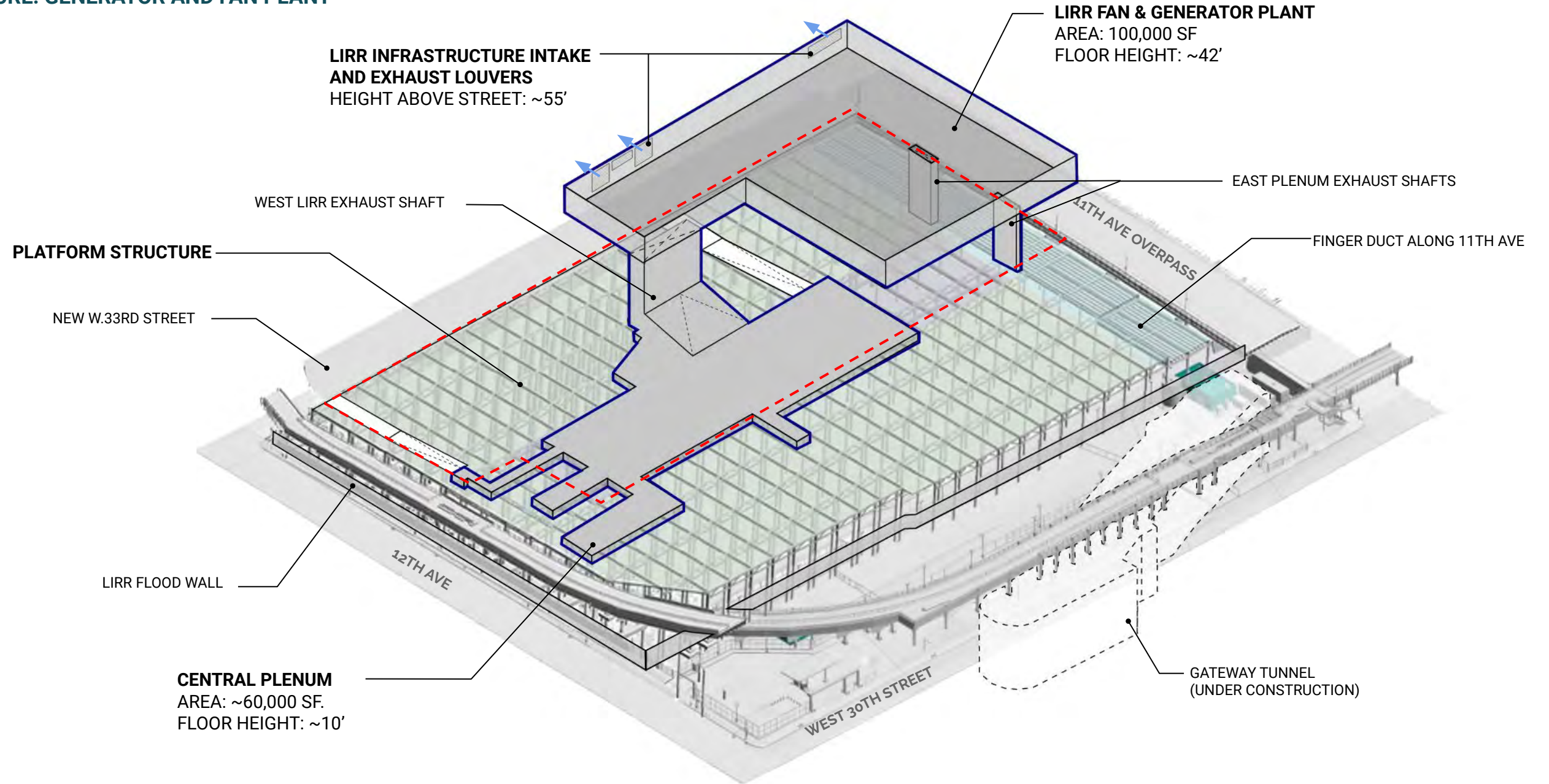
- Tower: Max. 49,000 sf

Maximum Tower Dimension & Spacing Above 200 feet:

- Maximum East-West Length: 280 feet
- Maximum North-South Length: 175 feet
- Minimum Space Between Towers: 80'

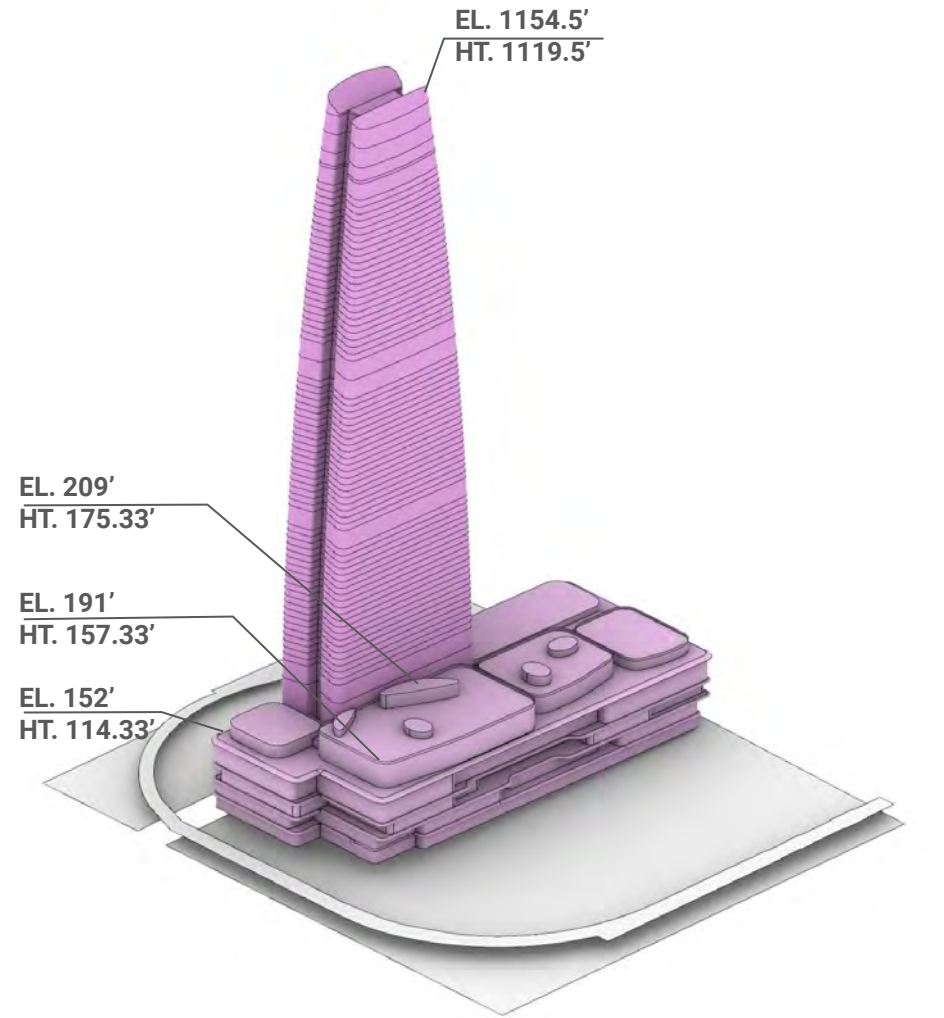
SITE C

LIRR INFRASTRUCTURE: GENERATOR AND FAN PLANT



SITE C

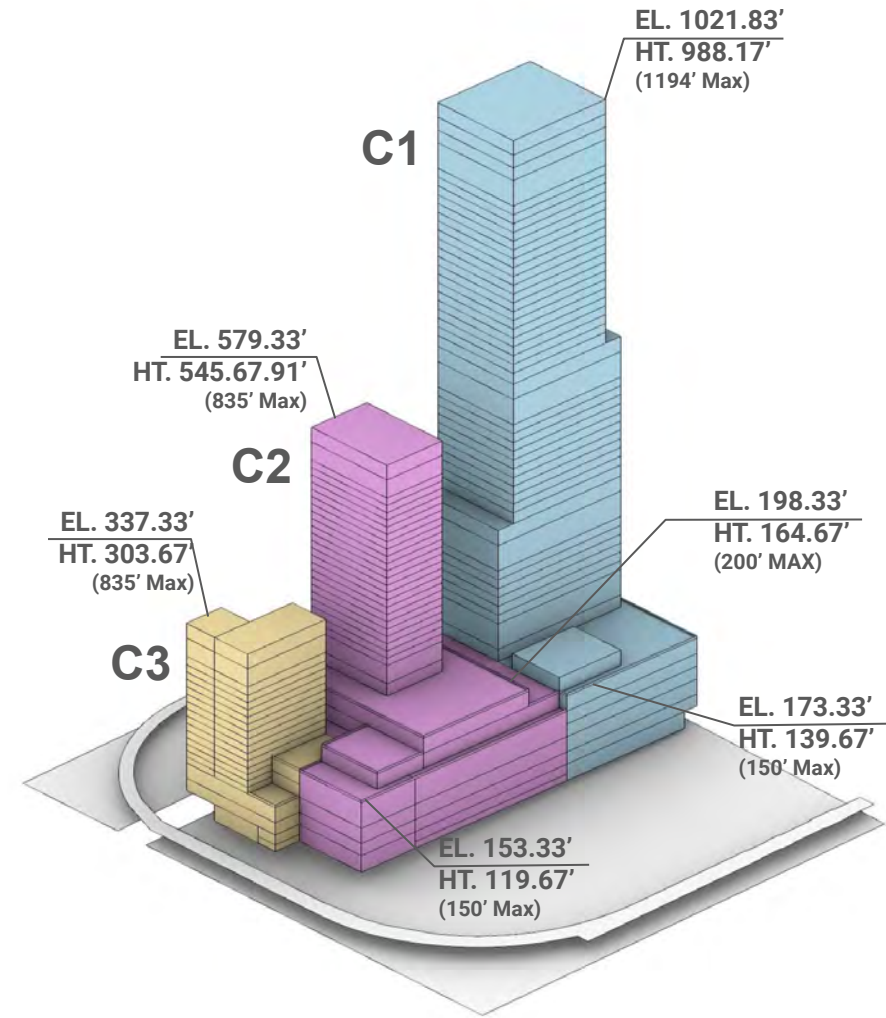
PROPOSED & ALTERNATE PROGRAM MASSING



PROPOSED SCENARIO (RESORT)
(Illustrative Massing)

Hotel Resort

Total Area: **2,497,091 ZSF** / ~3,090,000 GSF



ALTERNATIVE SCENARIO (MIXED USE)
(Illustrative Massing)

Residential
Commercial
Hotel

- A. Residential Tower**
Total Area: **257,422 ZSF** / ~315,000 GSF
- B. Hotel Tower**
Total Area: **798,900 ZSF** / ~995,000 GSF
- C. Commercial Tower**
Total Area: **1,441,054 ZSF** / ~1,800,000 GSF

EL. 00' Elevation Levels shown are based on NAVD88 elevation datum.

HT. 00' Building Height measured from site datum (EL. 33.67')

SITE C
STREETWALL RECESSES



SITE C

GROUND FLOOR RETAIL & TRANSPARENCY - DCP ENHANCEMENT



SITE C: SW CORNER



SITE C: SE CORNER

SITE C
HUDSON GREEN VIEW LOOKING EAST



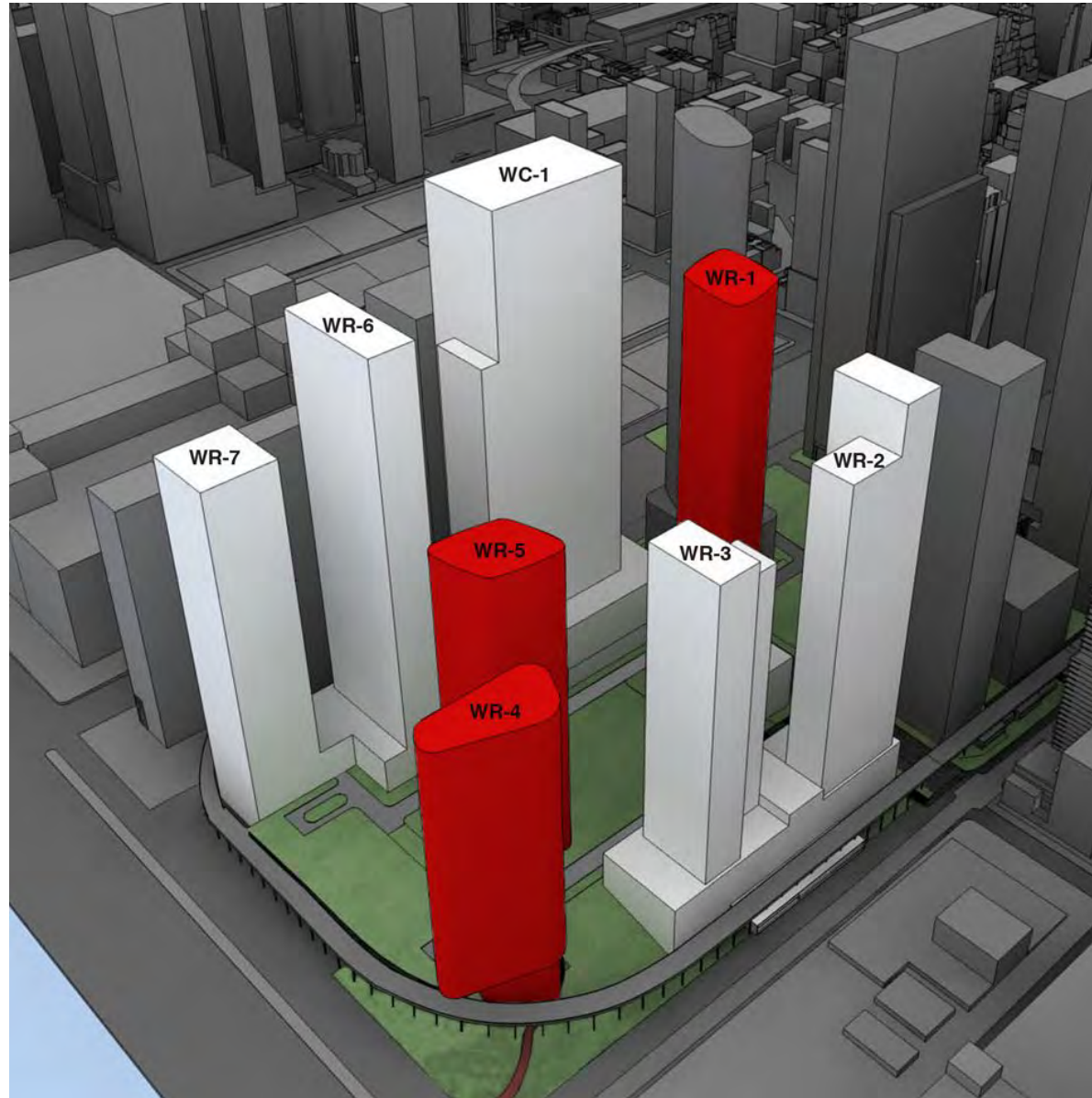
SUMMARY

- Actions cover Proposed Project (other than hotel resort with gaming) and Alternative Scenario. Hotel resort with gaming is subject to a separate State process.
- No change to the existing zoning district designation, allowable uses, and allowable FARs.
- No change to the developer's commitments: affordable housing, public school, cultural space, and day care space.
- The actions are:
 1. **City Map Change** to modify the grades of West 33rd Street between Eleventh Avenue and Twelfth Avenues, to align the street with the height of Eleventh Avenue and the platform over the rail yard.
 2. **Zoning Text Amendment** to expand the applicability of the special permit under ZR Section 93-58 to allow for modifications of ground-floor level requirements and public open space regulations.
 3. **Zoning Special Permit** under ZR Section 93-58 to modify ground level requirements, building locations, height and setback rules, reference plane, curb cut width, and open space requirements.
 4. **Restrictive Declaration Modification** to update the previously recorded restrictive declaration to require a turnaround at the western end of West 33rd Street located within the property line, and to incorporate the public open space design requirements.

ANALYSIS FRAMEWORK

- The DEIS analyzes two With Action scenarios - the **Proposed Project** and the **Alternative Scenario** – for the expected build year of 2031.
- Unlike the ULURP application, the DEIS will be used for the state license process and therefore analyses the proposed gaming facility and related uses.
- The With Action scenarios are compared against the **No Action Condition**. The No Action condition is based on the Maximum Commercial Scenario analyzed in the 2009 *Western Rail Yard Final Environmental Impact Statement*.
- However, the DEIS No Action condition accounts for current market conditions and does **not** assume that full build out of the available floor area on the Development Site would occur by 2031. The No Action condition does **not** include development on Site A (closest to High Line) or development at the center of the site, both of which were assumed in the 2009 FEIS Maximum Commercial Scenario.

DEIS
NO ACTION CONDITION



2009 FEIS - MAXIMUM COMMERCIAL SCENARIO



2024 DEIS - NO ACTION CONDITION

- Both With Action scenarios could result in significant adverse impacts to:
 - **Shadows**
 - **Traffic**
 - **Transit**
 - **Pedestrians**
 - **Air Quality**
 - **Construction**

- The Transportation, Air Quality, and Construction analyses will be further refined for the FEIS in consultation with DCP and DOT. The analysis refinements are expected to reduce the impact conclusions for the FEIS.

THANK YOU

