



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

May 14, 2014

Carl Weisbrod
Chairperson
NYC Planning Commission
22 Reade Street
New York, NY 1007

Re: Hudson Yards Parking Requirements

Dear Commissioner Weisbrod:

Manhattan Community Board 4 (CB4) reiterates its support for the Hudson Yards Off-Street Parking Text Amendment adopted in 2010 and requests that the City Planning Commission deny any proposed changes or waivers. As development projects in the district are beginning to occur, it is important that the principles and vision for the Hudson Yards community remain in place – “the creation of a transit and pedestrian oriented neighborhood” - and the parking regulations required to enable that vision remain in place.

The Hudson Yards District is an area generally bounded by West 43rd Street to the north, West 30th Street to the South Eighth Avenue to the east (though not including the Port Authority) and 11th Avenue to the West.

The Hudson Yards Off Street Parking Text Amendment implemented a Stipulation and Order of Settlement in the “Hell’s Kitchen Neighborhood Association v Bloomberg.” The adopted Amendment included limitation of parking in residential building to be only available to the residents of that building and a limitation on both the amount of parking in new buildings (.16 parking space spaces per 1,000 square feet of hotel or office space and 30% of market rate residential units and 8% for affordable residential units). It also created a cap on the total number of parking spaces in district - 6,084 spaces - including spaces created previous to the text amendment approval. It also substantially limited the ability to create above ground parking to lots.

The Amendment did not permit any increase in parking above the limits by special permit, as is permitted elsewhere in the Manhattan core, until there is a substantial reduction in the supply of parking spaces that existed previous to the Amendments (typically from the loss of surface lots as they were developed).

CB4 also advises developers in the district to respect both the spirit and the letter of the Hudson Yards Off-Street Parking requirements as they contemplate future projects.


Sincerely,



Christine Berthet
Chair



Jay Marcus
Co-Chair, Transportation
Planning Committee



Ernest Modarelli
Co-Chair, Transportation
Planning Committee