



**Greenwich
Village
Society for
Historic
Preservation**

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April 10, 2012

Hon. Amanda Burden, Director
New York City Department of City Planning
22 Reade Street
New York, NY 10007

Hon. Christine C. Quinn
Speaker, New York City Council
224 West 30th Street, #1206
New York, NY 10001

Re: Proposed Hudson Square Rezoning

Dear Director Burden and Speaker Quinn,

We write to you regarding the proposed Hudson Square Rezoning application by Trinity Real Estate.

Our groups recently held a community meeting on the proposal which was attended by more than one hundred people, largely residents of the affected and immediately surrounding area. Those gathered were virtually unanimous in expressing the belief that the proposed height and bulk limits in the proposal – 320 feet on wider avenues and 430 feet on the Duarte Square superblock, and up to 12 FAR – were simply much too high.

We feel very strongly about this as well. These height limits are much greater than nearly every building in the rezoning area except the Trump SoHo, which certainly should not serve as a precedent for development in the area. The bulk limits are also extremely high, comparable to those in Midtown. To change the zoning to allow as-of-right residential use, which is enormously beneficial and profitable, while maintaining the same maximum allowable FAR, is extremely generous to property owners. In fact, many recent rezonings which have introduced as-of-right residential use have lowered the maximum allowable base FAR for this reason, and we feel that the same is appropriate here.

Many of us have for some time called for the zoning for Hudson Square to be changed. However, one of the primary reasons for this call has been that the size of bulk of new developments under the existing zoning has been inappropriate for this area. The proposed rezoning, with the current proposed base FAR and height limits of 320 and 430 feet, would do little or nothing to solve that problem.

We therefore strongly urge that the height and bulk limits in any Hudson Square rezoning be significantly reduced.

Sincerely,



Andrew Berman, Executive Director
Greenwich Village Society for Historic Preservation



Sean Sweeney, Director
SoHo Alliance



Richard Blodgett, President
Charlton Street Block Association



Marilyn Dorato, Executive Director
Greenwich Village Block Associations



Katy Bordonaro and Zack Winstine
Greenwich Village Community Task Force



Silvia Beam, President
Vandam Street Block Association

Cc: Manhattan Borough President Scott Stringer
State Senator Tom Duane
Assemblymember Deborah Glick
Community Board #2, Manhattan