



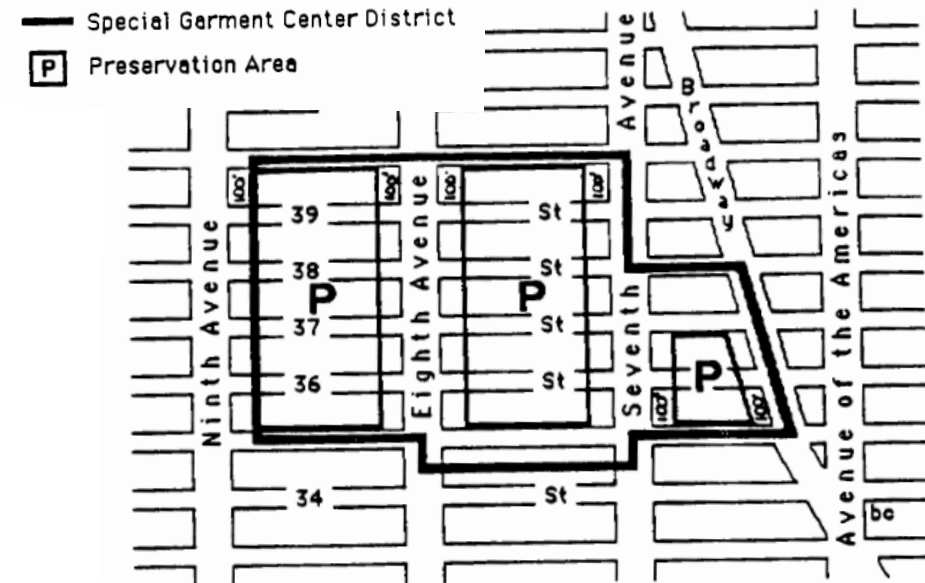
SPECIAL GARMENT CENTER DISTRICT PROPOSED TEXT AMENDMENT

City Planning Commission Review Session
September 24, 2018



Garment Center History – 1987

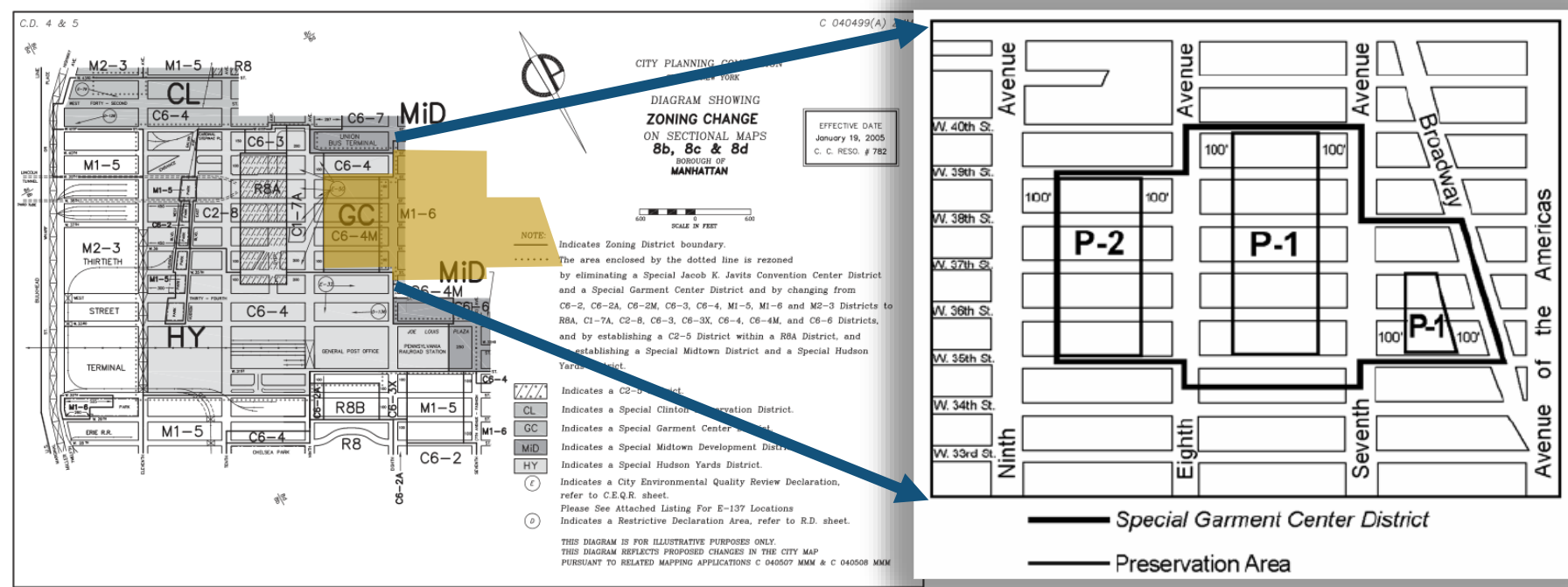
- Special Garment Center District established in 1987
- Preservation Area were created on side street blocks that restricted uses to manufacturing, wholesale showroom, or retail
- Office conversions in Preservation Area allowed only with a Chair certification confirming that another space has been preserved for manufacturing or warehouse



Garment Center History – 2005

In conjunction with Hudson Yards rezoning, several amendments were made to the Special Garment Center District in 2005:

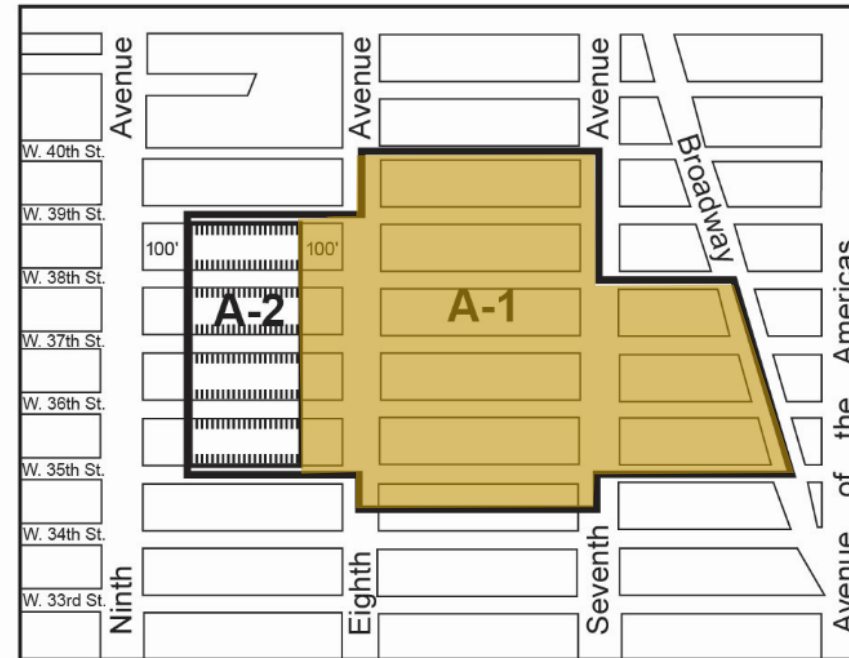
- Preservation Area divided into P-1 (unchanged) and P-2.
- P-2 permitted new residential and conversion of smaller buildings (<70,000 sf)
- P-2 permitted conversion of buildings >70,000 sf to office, hotel, or residential only if an equivalent amount of manufacturing or warehouse space was preserved.



Proposed Zoning Changes in A-1

A-1 Area:

- Retain M1-6 zoning
- Lifting manufacturing preservation requirements
- Modify height and setback regulations in M1-6 to create a better envelope for offices while reinforcing existing neighborhood character

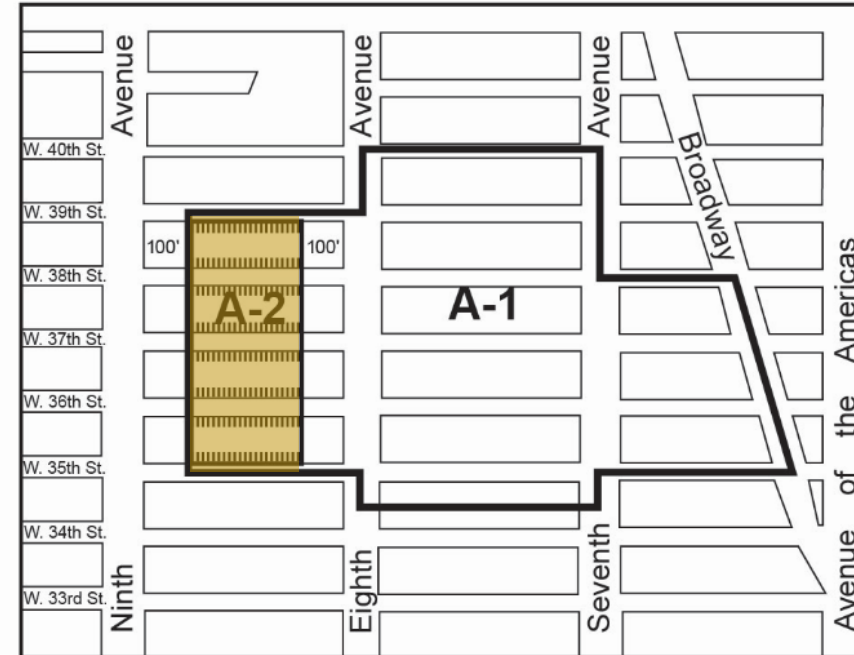


- #Special Garment Center District#
- A-1 Garment Center Subdistrict A-1
- A-2 Garment Center Subdistrict A-2
- ||||| #Street Wall# required pursuant to 121-42 (a)

Proposed Zoning Changes in A-2

A-2 Area:

- Maintain existing C6-4M
- Remove manufacturing preservation requirements
- For existing buildings > 70,000 sf:
 - Eliminate CPC authorization for conversion
 - Not allow conversions to residential use
- Flashing signs will no longer be permitted



— #Special Garment Center District#

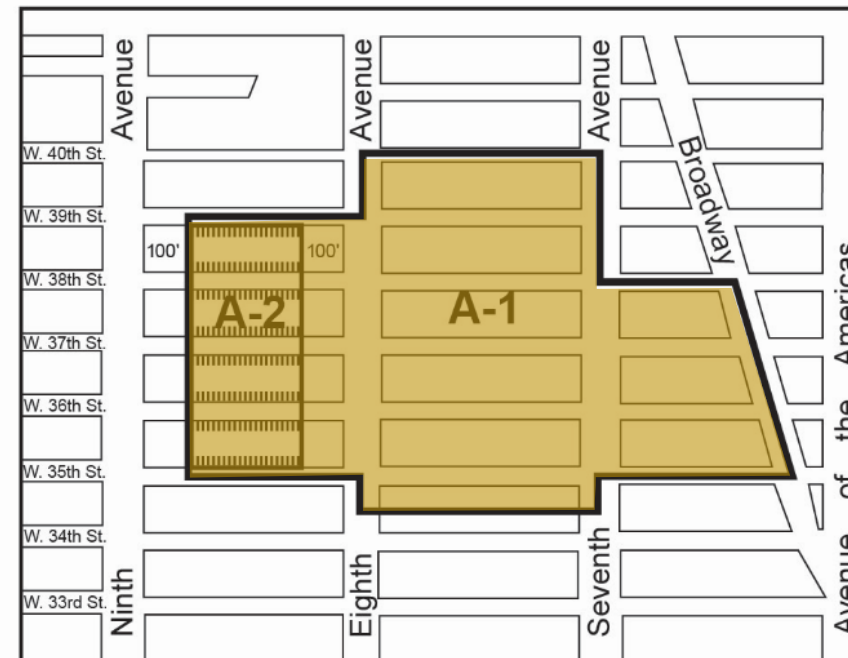
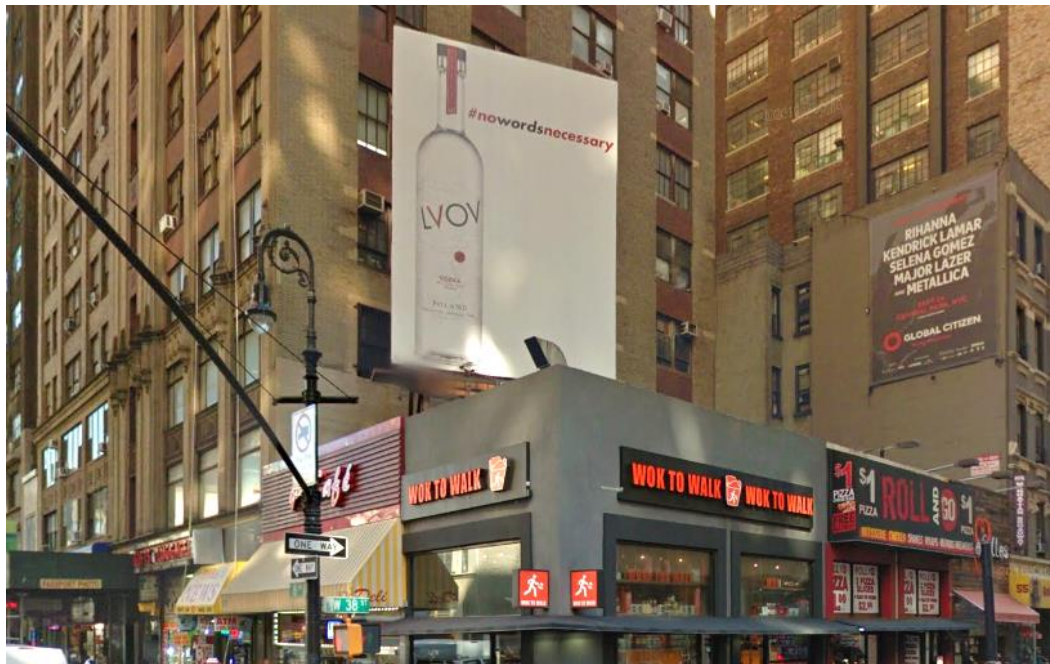
A-1 Garment Center Subdistrict A-1

A-2 Garment Center Subdistrict A-2

▨ #Street Wall# required pursuant to 121-42 (a)

Proposed Zoning Changes in the Entire District

- Apply C6-4 sign regulations to entire district.
- Permit new hotels only by CPC Special Permit.



- #Special Garment Center District#
- A-1 Garment Center Subdistrict A-1
- A-2 Garment Center Subdistrict A-2
- ▨ #Street Wall# required pursuant to 121-42 (a)



	Vote
Community Board 4	Disapprove with conditions
Community Board 5	Disapprove with conditions
Manhattan Borough Board	Approve with conditions
Manhattan Borough President	Approve with conditions



Desire for additional preserved space for garment manufacturing and additional assurances that non-zoning tools will be effective:

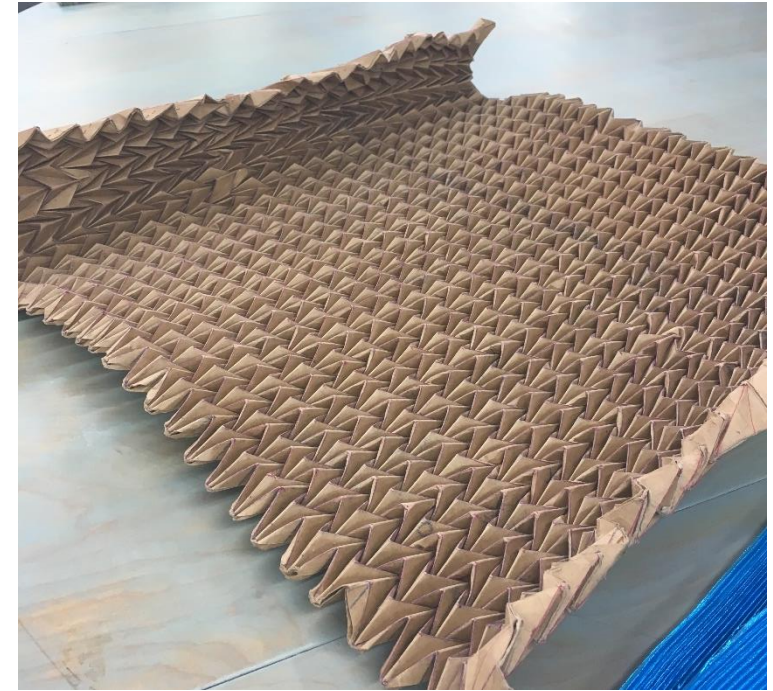
- More space committed to the IDA program
- Lease renewal options beyond 15 years
- Accessible public data about IDA leases and enforcement
- Commitment of additional city capital (beyond \$20 million) for building acquisition, if needed
- Assurance that 180,000 sf of previously preserved space will be restricted to manufacturing uses
- Additional workforce development for the garment industry



Modifications specific to the zoning proposal:

- Further restrict illuminated signs in the District and prohibit flashing signs in A-1
- Remove plaza bonus on mid-blocks in A-1
- Allow large buildings (>70,000 sf) in A-2 to convert upper floors to residential with inclusionary housing
- Develop more detailed parameters to determine if hotels meet the findings of the hotel special permit
- Modify hotel special permit to include public purpose hotels
- Develop an A-text to grandfather two sites from the hotel special permit and modify zoning to allow a hotel above affordable housing
- Create a cap for building height in the District

Garment "Ecosystem"



Questions?

