

DISTRICT PLAN FOR THE  
HUDSON YARDS  
BUSINESS IMPROVEMENT DISTRICT

In

The City of New York

Borough of Manhattan

Prepared pursuant to

Section 25-405(a) of Chapter 4 of Title 25  
of the Administrative Code of the City of New York

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## INTRODUCTION

This District Plan describes the proposed Hudson Yards Business Improvement District, its guiding principles, the sources of funding, the first year budget and budget allocations, as well as the general guidelines pursuant to local and state law.

The purpose of the proposed Hudson Yards BID is:

- to support the established and emerging mixed-use neighborhood by providing supplemental services and improvements, technical and professional services for its members, and effective advocacy and administration.

More specifically,

- to provide maintenance for the Hudson Park & Boulevard and district-wide services and improvements that enhance the quality of life of an exceptionally diverse population who lives, works and visits within the district.

### I. MAP OF THE DISTRICT

Geographically, the proposed **Hudson Yards Business Improvement District** (the "District") is located on the Far West Side of Manhattan. It covers an area broadly bounded by West 42<sup>nd</sup> Street to the north, 11<sup>th</sup> Avenue to the west, West 30<sup>th</sup> Street to the south and Ninth Avenue to the east. Community Board 4 identifies it to be mostly part of the South Hell's Kitchen area, primarily within zip code 10018, with a small portion of zip code 10001 to the south and zip code 10036 to the north. The District is further defined and delineated on the map annexed hereto as **Exhibit I**.

Mayor Michael R. Bloomberg, by a resolution dated July 15, 2013, a copy of which is annexed hereto as **Exhibit II**, has approved the preparation of this plan (the "Plan") pursuant to authority granted by Chapter 4 of Title 25 of the Administrative Code of the City of New York (the "Law") for the District.

### II. PRESENT USES OF DISTRICT PROPERTY AND DISTRICT PROFILE

#### A. Area Profile

The area covered by the proposed Hudson Yards BID district has a very diverse landscape and is generally recognized as part of the larger fabric of Midtown Manhattan. It is an area in transition as its existing character is being broadened by new development that has already taken place and is planned for the future. The key elements that bring about this evolution from mostly manufacturing and commercial into

a mixed-use district are: 1) re-zoning for mixed-use with the establishment of the Special Hudson Yards District, 2) enhanced access to mass-transit with the expansion of the Number 7 Subway line, 3) availability of large commercial and residential sites, 4) creation of new public open space with the Hudson Park & Boulevard- Phase I situated between 10<sup>th</sup> and 11<sup>th</sup> Avenues from West 33<sup>rd</sup> to West 36<sup>th</sup> Streets.

At present, the area contains a mix of many types of properties. There are underutilized properties devoted to parking, one-story warehouse buildings and a large amount of land consumed by transportation and infrastructure systems for the Penn Station trains, the Lincoln Tunnel's access roads and the Port Authority Bus Terminal operation. Low rise industrial buildings containing auto-repair and other semi-industrial warehouse uses are throughout the district. Commercial buildings containing over 6 million square feet of space include older loft type buildings that have been adaptively reused for design and technology-based industries along with low rise, more contemporary buildings.

Residential buildings range from large turn-of-the-century apartment blocks to clusters of four and five story tenement buildings, to newly constructed residential tower and commercial base type buildings with large number of rental and condominium apartment units. The BID area contains approximately 6,250 residential rental and condominium units in over 100 buildings. Newly built hotels containing approximately 975 rooms currently exist within the BID area. Cultural and educational organizations are also an integral part of the Hudson Yards area with the Baryshnikov Arts Center, Signature Theatre, Theatre Row, Playwrights Horizons, and Fashion Institute of Technology, well known by most.

As a result of recent re-zonings ("Special Hudson Yards District") and public sector investment in the area's infrastructure, the district is positioned to experience large scale commercial and residential development. More specifically, the rezoning provides for high density commercial development along West 33<sup>rd</sup> Street from Pennsylvania Station to the Eastern Rail yard site, and north between Tenth and Eleventh Avenues from West 33<sup>rd</sup> to West 41<sup>st</sup> Streets. Residential and low rise commercial uses are provided for to the north and east towards Ninth Avenue where much of the existing residential properties are located. The entire Special Hudson Yards District, an area slightly larger than the proposed BID district has a development potential of approximately 50 million square feet of commercial and residential development, which is expected to be achieved in future years.

### **Public Access, Transportation and Open Space**

The Port Authority Bus Terminal, and its myriad of buses dominate the area; however local mass transit is very limited within the Hudson Yards area, consisting mainly of public buses on 9<sup>th</sup> and 10<sup>th</sup> Avenues, cross-town along West 34<sup>th</sup> and West 42<sup>nd</sup> Street and the nearest subway stations located at Eighth Avenue. A new Select Bus Service will start operating on 34<sup>th</sup> Street in the fall and a new North/south bus route will open at the end of 2013, serving 11<sup>th</sup> and 12<sup>th</sup> Avenues. Many of the

properties between 11<sup>th</sup> and 12<sup>th</sup> Avenues operate private shuttle buses. The West 39<sup>th</sup> Street Ferry Terminal services commuters from New Jersey, with shuttle bus service to Midtown.

The extension of the Number 7 Subway line will run west from Times Square turning south along Eleventh Avenue to a new terminal station at Eleventh Avenue and West 34<sup>th</sup> Street. The main entrance to the station will be located within the new Hudson Park and Boulevard and adjacent to the Eastern Rail Yard, the site of high density commercial development. This extension will provide access to this neighborhood from virtually anywhere in the City.

The goal by the proposed Hudson Yards Business Improvement District (BID) of improving the attractiveness of the location and quality of life for all, while retaining neighborhood character within the Hudson Yards district, is an important element to this evolving mixed-use neighborhood. The creation of open space like the Hudson Park & Boulevard is a major step in this direction. District-wide efforts will also play a key role in enhancing the pedestrian environment, supporting local business, and addressing specific issues associated with the major transportation structures and conduits for large volumes of traffic in the form of cars, trucks and buses. The Hudson Yards BID will work with the Community Board and others to achieve a level of balance and compatibility between the existing neighborhood and the new development that the "Special Hudson Yards District" re-zoning is bringing to this area.

### **III. PROPOSED SERVICES**

#### **A. Description of Services**

The services to be provided pursuant to this Plan (the "Services") may include any services required for the enjoyment and protection of the public, and the promotion and enhancement of the District. The Services will supplement the municipal services that are provided by the City to the District, and shall not take the place of services provided by the City on a city wide basis. The Services shall be performed under the direction of the Hudson Yards District Management Association (hereafter, the "DMA"). The Services shall include, but not be limited to, the following:

##### **1. Hudson Park & Boulevard Maintenance and Public Safety**

As a mapped City park, Hudson Park & Boulevard, is expected to be completed with Phase I of the Park by 2015. The BID will maintain Hudson Park according to the terms of a management agreement with the City's Department of Parks & Recreation, and provide public safety as needed.

## 2. District-wide Services and Improvements

- **Traffic/Transportation/Pedestrian Safety:** Analyze traffic and safety issues and fund the implementation of programs to address these issues
- **District-Wide Greening & Open Space:** Support Community Board's Goal of Creating More Open Space; Maintenance as needed
- **"Think Local-Buy Local" Campaigns:** Increasing Awareness of What Local Businesses Offer; "Welcome to Neighborhood Kits" to Assist New Residents, Prospective Tenants and Others Interested in the area.
- **Capital & Technical Assistance Programs:** Matching Grant Programs for Owners and Tenants for projects such as Storefront & Bldg Façade improvements, fencing enclosures for vacant parcels, and other private property improvements that benefit the overall district
- **Targeted Sanitation Services:** Supplemental sanitation services to be provided by third party contractor as needed in the district.

## 3. Advocacy, General & Administration

The BID will act as advocate on behalf of the stakeholders of the District to government agencies and elected public officials. The administration of the District shall be by salaried staff which may include, but not be limited to: Executive Director, Project Manager and any other special staff and/or consultants that the Board of Directors may deem necessary from time to time, such as communications professionals, and others with specialized technical knowledge and abilities. Administrative costs may also include office-related expenses such as rent, telephone, insurance, supplies, fringe benefits and other ordinary, necessary, and reasonable services and supplies.

## 4. Additional Services

Subject to any approvals and controls that may be required by any City agency having jurisdiction thereof and in addition to the approval of the Board of Directors of the District Management Association (DMA), in subsequent years, the District may provide such additional services as are permitted by law.

## B. Implementation

1. It is anticipated that the District Management Association will commence most services during the first Contract Year (hereafter defined). Priorities in the first year budget are: 1) maintenance of Hudson Park, 2) documenting existing streetscape and traffic/transportation conditions as part of a review and planning process, building upon existing data

collection and planning studies to develop a strategic plan, 3) address specific areas in need of supplemental sanitation services.

**C. General Provisions**

1. All Services shall be in addition to (and not in substitution for) required and customary municipal services provided by The City of New York (the "City") on a city-wide basis.
2. All Services need not be performed in every Contract Year.
3. The staff and/or subcontractors of the District Management Association may render such administrative services as are needed to support performance of the Services.
4. In the event that in any given Contract Year, the sources of funding (as same are described in Section V of this Plan) do not in the aggregate produce revenues equal to the Total Annual Budget Amount (hereafter defined) for such Contract Year, the District Management Association may, subject to the Contract (hereafter defined), forego providing one or more or all Services in order to have revenues sufficient to pay the debt service (if any) required in the Budget (hereafter defined) for such Contract Year.

**IV. PROPOSED IMPROVEMENTS**

**A. Description of Improvements**

The improvements (the "Improvements") to be provided pursuant to this Plan may include, but are not limited to, the following, provided that any Improvements that require review and approval by an appropriate City agency shall be submitted to that City agency and to the affected Community Board(s) prior to undertaking any Improvement.

1. Street and sidewalk amenities to enhance the pedestrian environment and beautify the District, including, but not limited to, improvements to pedestrian circulation and safety: supplemental pedestrian area lighting, plantings, sanitation receptacles, and other permanent structures & equipment

**B. Implementation Schedule**

The Improvements may be implemented on an as-needed basis.

**C. General Provisions**

1. All Improvements shall be in addition to and not in substitution for required and customary municipal improvements provided by the City on a city-wide basis, benchmarks for which are presently being studied and recorded.
2. The staff and/or sub-contractors of the District Management Association may render such administrative services as are needed to support construction and installation of the Improvements.

**V. PROPOSED SOURCES OF FUNDING**

**A. Sources of Funding: General**

The proposed sources of funding for all (i) Services, (ii) Improvements, (iii) proceeds derived from indebtedness permitted pursuant to paragraph D herein below, and (iv) administrative costs necessary to support the program contemplated under this Plan, and (v) Improvements, shall be the sources of funding described in paragraphs B through F (inclusive). Subject to requirements of law, the Hudson Yards District Management Association may apply all monies derived from the sources of funding permitted herein toward funding any expenditure permitted under this Plan.

**B. Sources of Funding: Assessments**

The District Management Association may enter into Contract (hereinafter defined) with the City for the purpose of having the City levy and collect, and then disburse to the District Management Association, assessments with respect to the Benefited Properties (hereafter defined, in exchange for the rendering of Services and Improvements by the District Management Association. A list of the Benefited Properties is attached hereto as Exhibit IV. Such assessments, as described in paragraphs 1, 2, and 3 herein below, shall be defined as "Assessments".

**1. General**

To defray the cost of Services and Improvements in the District, all real property in the District shall be assessed in proportion to the benefit such property receives from the Services and Improvements. Each property will be assessed an amount determined by the District Management Association, that when totaled together with the amounts for other properties in the District, shall yield an amount sufficient to meet its annual budget. Each individual assessment shall be calculated pursuant to the assessment formula set forth below times the percentage for the type of property in question.



All taxable real property within the District, except any site and building thereon devoted assigned to Class G, will be assessed each fiscal year according to an assessment formula that is based on a Square Footage Rate and an Assessed Value Rate for each applicable BID Class.

## **2. Classes of Properties**

### **Class A - Commercial Use**

Wholly commercial use, including commercial condominium units, are defined as Class A.

### **Class B - Mixed Use**

Properties containing both commercial and residential use are defined as Class B and assessed at 80% of Class A rates, except for pre-2005 rezoning (built prior 2005) properties where only the commercial part is assessed at Class A rates.

### **Class C - Vacant Land**

Vacant or undeveloped land is defined as Class C and assessed at 95% of Class A rates

### **Class D – Not for Profit**

Not-for-Profit owned properties which are fully occupied by not-for-profit uses are defined as Class D and shall be assessed at \$1.00 per year. Not-for-Profit owned properties occupied with for-profit uses shall be assigned to the appropriate BID class and the proportion of the property devoted to for-profit uses shall be assessed in the same manner as defined by that appropriate BID class.

### **Class E - Residential Use**

Wholly residential properties, including individual residential condominium units, are defined as Class E and assessed at \$1.00 per year, except single condominium taxlots that contain multiple units which are assessed at Class B rates.

### **Class F - Full Block Eastern Rail Yards**

Class F is defined as the full block property bounded by W. 30<sup>th</sup> St., Eleventh Ave., W. 33<sup>rd</sup> St., Tenth Ave. Class F property shall be assessed at 50% of Class A rates and shall apply once 4 million square feet of commercial development is completed on the site and a Temporary Certificate of Occupancy is granted by the NYC Department of Buildings.

### **Class G - Exempt**

All properties tax-exempt by the NYC Department of Finance will constitute Class G properties.

### 3. Limitation on Assessment

The amounts, exclusive of debt service, assessed and levied in a given year against the Benefited Properties as Assessments may not exceed 20% of the total general City taxes levied in that year against the Benefited Properties.

### 4. Specific Formula

All properties as classified in the most recent New York City tax rolls and as described in BID Classes will be assessed based on the formula specified above for each applicable BID Class. However, in order to reflect the relationship among the many variables (ie, Total Budget, Square Footage, Assessed Value, BID Class), the following defines how each rate is determined.

**Square Footage (SF) Rate:** Utilizing a Square Footage rate is assigned to BID Classes A, B, C, F and selected taxlot lots in Class E only. The base rate (ie., Class A rate) for the square footage part of the equation is calculated as follows:

$$\frac{[(\text{TOTAL ANNUAL BUDGET} - \text{Class D Flat Fee Sum} - \text{Class E Flat Fee Sum}) * 50\%]}{[\text{Class A SF} + (80\% * \text{Class B SF}) + (95\% * \text{Class C SF}) + (50\% * \text{Class F SF})]}$$

**Assessed Value (AV) Rate:** Utilizing an Assessed Value rate is assigned to BID Classes A, B, C, F and selected taxlot lots in Class E only. The base rate (ie Class A rate) for the assessed value part of the equation is calculated as follows:

$$\frac{[(\text{TOTAL ANNUAL BUDGET} - \text{Class D Flat Fee Sum} - \text{Class E Flat Fee Sum}) * 50\%]}{[\text{Class A AV} + (80\% * \text{Class B AV}) + (95\% * \text{Class C AV}) + (50\% * \text{Class F AV})]}$$

#### C. Source of Funding: Grants and Donations

The District Management Association may accept grants and donations from private institutions, the City, other public entities or individuals and other not-for-profit organizations.

#### D. Source of Funding: Borrowings

1. Subject to subparagraphs 2 and 3 immediately hereinbelow, the District Management Association may borrow money from private lending institutions, the City, other public entities or [individuals] for the purpose of funding operations, or financing the cost of improvements.
2. The use of monies received by the District Management Association from

the City or from any other public entity, whether in the form of a grant or as proceeds from a loan, shall be subject to (i) all statutory requirements applicable to the expenditures and use of such monies, and (ii) any contractual requirements imposed by the City (whether pursuant to the Contract or otherwise) or by any other public entity, as the case may be.

3. Any loan which the District Management Association may enter into as a borrower shall be subject to Section VI of this Plan.

**E. Source of Funding: Charges for User Rights**

Subject to the approval and control of the appropriate City agency, the District Management Association may, in accordance with Section IX of this Plan, impose charges as consideration for the sub-granting or sub-licensing of user rights (hereafter defined) as such charges and user rights are described in Section IX of the Plan.

**F. Source of Funding: Other**

The District Management Association may derive revenues from any other sources of funding not heretofore mentioned and which are permitted by law.

**G. Assignment of Funding**

The District Management Association may assign revenues from the sources of funding described in paragraphs B, C, D, E, and F of this Section V for the purpose of securing loans which the District Management Association obtains pursuant to paragraph D of this Section V, provided, however, such assignments are subject to the requirements of Section V of this Plan.

**VI. PROPOSED EXPENDITURES: ANNUAL BUDGET**

**A. Total Annual Expenditures and Maximum Cost of Improvements**

The total amount proposed to be expended by the District Management Association for Improvements, if any, Services and operations for the First Contract Year is \$1,200,000, as more fully set forth in Subsection B of this Section VI.

The total amount proposed to be expended by the District Management Association for any subsequent Contract year, shall not be greater than the aggregate amount of all the monies which the District Management Association may collect for the Contract Year in question from all funding sources permitted under Section V of the Plan which shall not exceed the maximum budget of \$3,000,000 for any single Contract Year during the term of the Contract.

During the existence of the BID, the maximum cost of improvements, if any, will not exceed \$7,500,000.

**B. Annual Budgets**

1. First Year Budget – It is anticipated that the budget of proposed expenditures to be made during the first Contract year is as follows:

a. Services

|   |            |
|---|------------|
| Hudson Park Maintenance & Public Safety     | \$ 445,000 |
| District-wide Services and Improvements     | \$ 430,000 |
| District-wide Open Space and Greening       |            |
| "Think Local, Buy Local" Awareness          |            |
| Traffic/Transportation/Pedestrian Safety    |            |
| Capital & Technical Assistance Programs     |            |
| Targeted Sanitation Services - Where Needed |            |

b. Advocacy, General and Administrative \$ 325,000

TOTAL FIRST CONTRACT YEAR BUDGET \$1,200,000

*Future Year Reserve* \$1,800,000

MAXIMUM ANNUAL BID BUDGET  
(DURING THE CONTRACT TERM) \$3,000,000

The First and Second Contract Year Budgets shall not to exceed \$1,200,000. The maximum BID budget of \$3,000,000 is available at the Fifth Contract Year and subsequent years.

**2. Subsequent Budgets**

The District Management Association shall establish for each Contract Year after the first contract Year, a proposed budget of expenditures. Such proposed budgets shall (with respect to the Contract Years to which they respectively apply): (i) reasonably itemize the purpose for which monies are proposed to be expended by the District Management Association; (ii) specify the amount, if any, proposed to be expended by the District Management Association for debt service; and (iii) set forth the total amount proposed to be expended (the "Total Annual Budget Amount"). A proposed budget, whether for the First Contract Year or for subsequent Contract Years, shall be referred to as a "Budget". A proposed budget for any single Contract Year shall not exceed the maximum budget of \$3,000,000 during the term of the Contract.

**C. General Provisions**

1. The District Management Association shall make no expenditures other than in accordance with and pursuant to: (i) a Budget for which a Total Annual Budget amount has been approved by the City and the Board of Directors of the District Management Association, (ii) any provisions in the Contract providing for the satisfaction of outstanding obligations of the District Management Association; or (iii) any provisions in the Contract providing for the expenditure of amounts provided in the Budget for, but expended in, a previous Contract Year.
2. The Total Annual Budget Amount shall not exceed the maximum total and annual amount which the District Management Association may expend for the Contract Year in question pursuant to Paragraph A of this Section VI.
3. The Total Annual Budget Amount shall not be less than the amount needed to satisfy the District Management Association's debt service obligations for the Contract Year in question.
4. Subject to the District Management Association's need to satisfy its debt service obligations for the Contract Year in question, the District Management Association may revise the itemizations within any Budget.
5. In the event that in any given Contract Year the sources of funding do not in the aggregate produce revenues equal to the Total Annual Budget Amount for such Contract Year, the District Management Association may, subject to the Contract, forego some or all of the non-debt service expenditures as are provided for in the Budget in question in order to have revenues sufficient to pay the debt service provided for in such Budget.

**VII. BENEFITED PROPERTIES**

The providing of Services and Improvements shall benefit all properties within the District (the "Benefited Properties"). The Benefited Properties are described, in the alternative, by the following: the District Map or the tax block and lots indicated in **Exhibit IV** hereto.

**VIII. DISTRICT MANAGEMENT ASSOCIATION**

The District Management Association, a not-for-profit corporation incorporated under Section 402 of the New York State Not-For-Profit Corporation law and is named the Hudson Yards Business Improvement District Management Association and has been established as the Hudson Yards District Management Association, Inc. The corporation is organized for the purpose of executing the responsibilities of a District

Management Association as set forth in the Law. Furthermore, the District Management Association will carry out the activities prescribed in the Plan and will promote and support the District.

The District Management Association is organized exclusively for charitable and educational purposes as specified in Section 501 c (3) of the Internal Revenue code of 1986, as amended.

The District Management Association will have four classes of voting membership and one class of non-voting membership. The voting classes are composed of (i) owners of record of real property located within the District; (ii) commercial tenants leasing space within the District; (iii) residential tenants, including proprietary leases, leasing space within the District, if any, and (iv) elected public officials.

The non-voting class shall include community board representatives, and may include others with an interest in the welfare of the District. Each voting class will elect members to the Board of Directors in the manner prescribed by the by-laws of the District Management Association.

The Board of Directors of the District Management Association includes the representatives of owners of record of real property within the District (which shall constitute a majority of the Board), the representatives of both commercial and residential tenants (including proprietary leases) leasing space in the buildings within the District, and one member appointed by each of the following public officials: the Mayor of the City; the Comptroller of the City, the Borough President of the Manhattan and the City Council member representing the District, or if more than one City Council member represents portions of the District, then by the Speaker of the City Council.

## **IX. USER RIGHTS**

### **A. User Rights: General**

The District Management Association may undertake or permit commercial activities or other private uses of the streets or other parts of the District in which the City has any real property interest (the "User Rights"), provided, however, that the User Rights to be so undertaken or permitted by the District Management Association shall have been: (i) set forth in this Plan or authorized for licensing or granting by the City council, and/or (ii) licensed or granted to the District Management Association by the City, pursuant to the contract and/or (iii) authorized by the appropriate City agency having jurisdiction thereof. Once so granted or licensed, the User Right(s) in question shall be undertaken or permitted by the District Management Association in such a manner as to conform to the requirements, if any, set forth in this Plan, or the aforesaid Local Law with respect to User Right(s), and conform to the requirements authorized by the appropriate City agency having jurisdiction thereof. Such requirements

may include but shall not be limited to: (i) requirements as to what consideration the District Management Association shall pay to the City for the grant and/or license in question; (ii) requirements as to whether and how the District Management Association may permit other persons to undertake the User Right(s) in question pursuant to a sub-grant or sub-license; (iii) requirements as to what charges the District Management Association may impose upon other persons as consideration for such sub-grant or sub-license; and (iv) requirements as to the general regulation of the User Right(s) by whomsoever undertaken.

**B. User Rights: Proposed**

Subject to the approval of the appropriate City agency and/or subject to any requirements set forth in any Contract, the District Management Association may, but is not required, to undertake or to permit User Rights, subject to the requirements of this Contract.

**X. REGULATIONS**

The rules and regulations proposed for governing the operation of the District and the provision of Services and Improvements by the District Management Association (the "Regulations") are set forth hereinbelow.

1. The District Management Association shall obligate itself to provide the Services and Improvements in a Contract or Contracts into which both the District Management Association and the City shall enter (collectively, the "Contract") for a specified term (each year of the contract term to be defined as a "Contract Year"). The City shall, pursuant to the terms, conditions and requirements of the Contract, levy and collect, and then disburse to the District Management Association the Assessments. Such disbursements shall be made in accordance with general procedures for the payment of other City expenditures.
2. The District Management Association shall comply with all terms, conditions and requirements (i) elsewhere set forth in the Plan, and (ii) to be set forth in the Contract and in any other contracts into which both the District Management Association and the City may enter and (iii) shall comply with all terms, conditions and requirements set forth in writing by the appropriate City agency which is required to give its approval.
3. The District Management Association shall let any sub-contracts that it intends to enter into in connection with providing the Services and Improvements.

## XI. GLOSSARY OF TERMS

| <b>TERM</b>                     | <b>SECTION LOCATION OF DEFINITION</b> |
|---------------------------------|---------------------------------------|
| Assessments                     | V (B)                                 |
| Budgets                         | VI (B)                                |
| City                            | I                                     |
| Contract                        | X                                     |
| Contract Year                   | X (1)                                 |
| District                        | I                                     |
| District Management Association | VIII                                  |
| District Map                    | I                                     |
| Improvements                    | IV                                    |
| Services                        | III                                   |
| Total Annual Budget             | VI (B)                                |
| User Rights                     | IX                                    |



**Exhibit I - District Map Boundaries and Benefited Properties**

# Exhibit I - Map of the District



## Exhibit II – Plan Preparation Authorization

THE CITY OF NEW YORK  
OFFICE OF THE MAYOR  
NEW YORK, N. Y. 10007

July 15, 2013

Honorable Robert W. Walsh  
Commissioner  
Department of Small Business Services  
110 William Street, 7th Floor  
New York, NY 10038

Dear Commissioner Walsh:

Pursuant to Section 25-405(a) of the Administrative Code of the City of New York, I hereby authorize the preparation of a district plan for the establishment of the Hudson Yards Business Improvement District, located in the Borough of Manhattan. The proposed Hudson Yards Business Improvement District is bounded generally as follows:

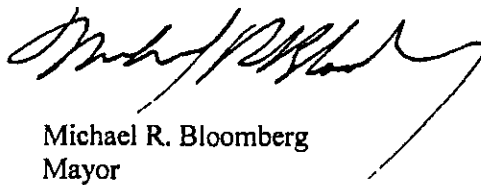
BID Boundaries: Properties broadly bounded by West 42<sup>nd</sup> Street to the north, 11<sup>th</sup> Avenue to the West, West 30<sup>th</sup> Street to the south, and Ninth Avenue to the east.

Sponsor Organization: Hudson Yards BID Steering Committee

The Department of Small Business Services shall prepare the District Plan pursuant to authority granted by Section 25-405(a) of this law.

The authorization shall take effect immediately.

Sincerely,



Michael R. Bloomberg  
Mayor

MRB:ad

cc: Hon. Christine Quinn, Speaker of the City Council  
Hon. Domenic M. Recchia, Jr. Chair of the City Council Finance Committee  
Hon. Scott M. Stringer, Manhattan Borough President  
Hon. Members of the City Council  
Robert Steel, Deputy Mayor for Economic Development  
Andrew Schwartz, First Deputy Commissioner, Department of Small Business Services  
Elizabeth De Leon Bhargava, Deputy Commissioner, Dept. of Small Business Services  
James Metham, Assistant Commissioner, Department of Small Business Services

### Exhibit III – Community Maps

City Planning Community Board 4 Land Use Map

Special Hudson Yards Zoning District Map

NYPD – Precinct Map

New York City Council District 3 Map

Manhattan Community District 4 Map

NYS Assembly District 75

NYS Senate District 27 Maps

Congressional District 10 Map

# Proposed Hudson Yards BID Land Use Map



**Proposed Hudson Yard BID Boundary**



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NYC Department of City Planning

Source: MapPLUTO™ Release 11v1

### Residential Land Uses

- One & Two Family Buildings
- Multi-Family Buildings
- Mixed Residential and Commercial Buildings

### Non-Residential Land Uses

- Commercial / Office Buildings
- Industrial / Manufacturing
- Open Space and Outdoor Recreation
- Public Facilities and Institutions
- Transportation and Utility
- Parking Facilities
- Vacant Land
- All Others or No Data

**Source: City Planning Commission; Manhattan Community Board 4 District Profile**

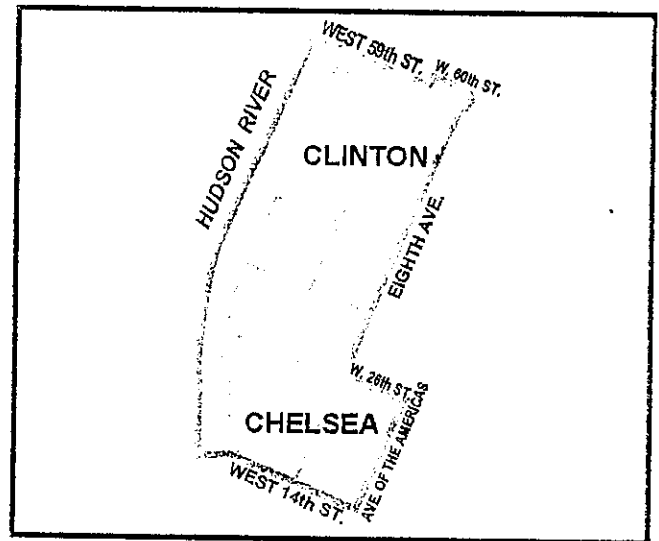
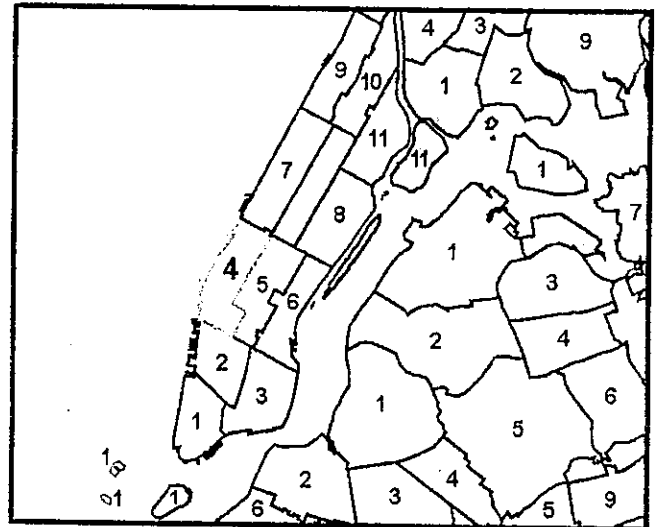
# MANHATTAN COMMUNITY DISTRICT 4

| TOTAL POPULATION | 1990   | 2000   | 2010    |
|------------------|--------|--------|---------|
| Number           | 84,431 | 87,479 | 103,245 |
| % Change         | —      | 3.6    | 18.0    |

| VITAL STATISTICS         | 2005 | 2009 |
|--------------------------|------|------|
| Births: Number           | 891  | 916  |
| Rate per 1000            | 10.2 | 8.9  |
| Deaths: Number           | 610  | 529  |
| Rate per 1000            | 7.0  | 5.1  |
| Infant Mortality: Number | 1    | —    |
| Rate per 1000            | 1.1  | 2.2  |

| INCOME SUPPORT                | 2005          | 2011          |
|-------------------------------|---------------|---------------|
| Cash Assistance (TANF)        | 3,636         | 1,978         |
| Supplemental Security Income  | 4,399         | 4,350         |
| Medicaid Only                 | 11,276        | 10,710        |
| <b>Total Persons Assisted</b> | <b>19,311</b> | <b>17,038</b> |
| <b>Percent of Population</b>  | <b>22.1</b>   | <b>16.5</b>   |





| TOTAL LAND AREA |         |
|-----------------|---------|
| Acres:          | 1,131.8 |
| Square Miles:   | 1.8     |

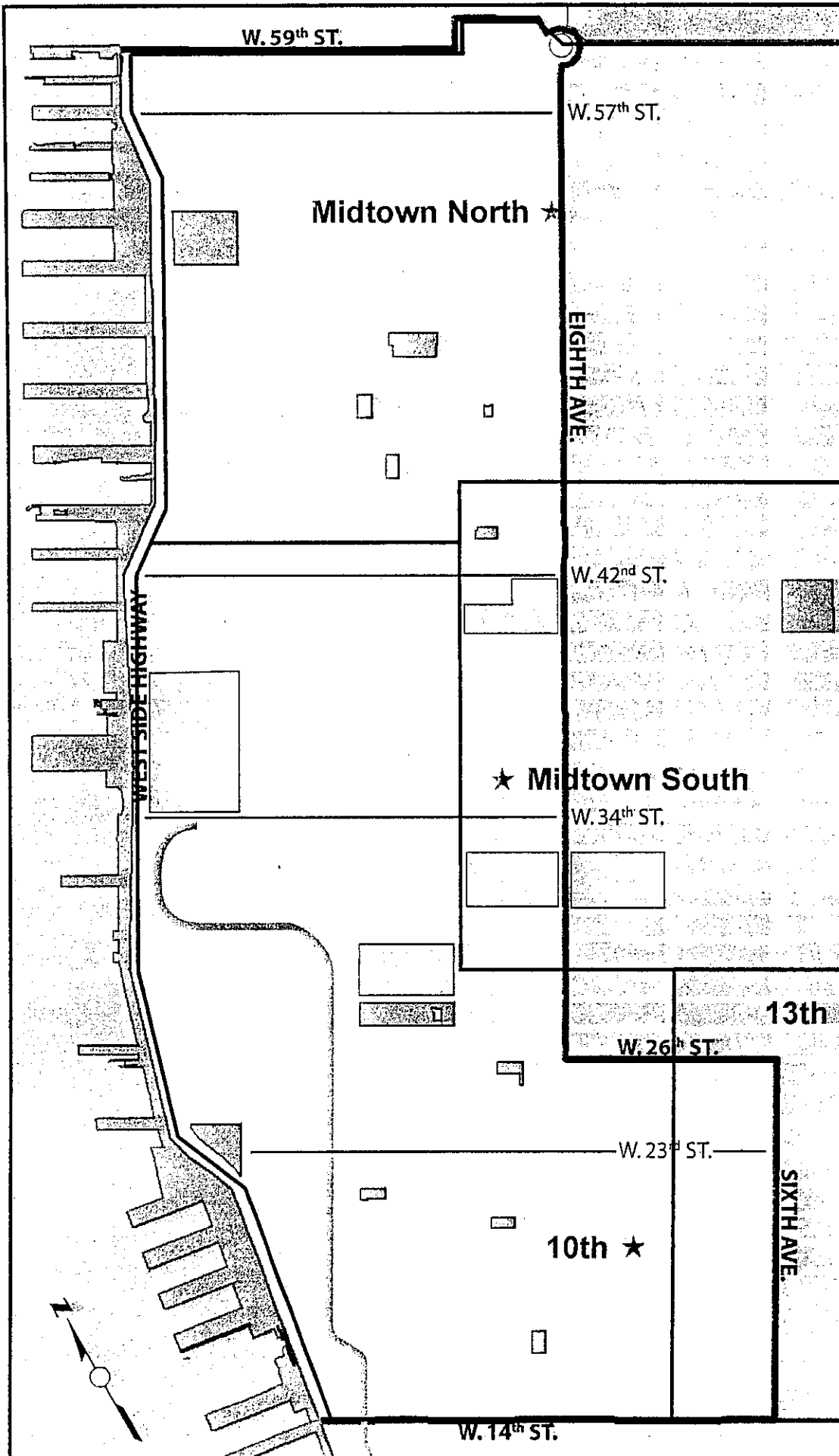


| LAND USE, 2011            |              |                 |              |
|---------------------------|--------------|-----------------|--------------|
|                           | Lots         | Lot Area        |              |
|                           |              | Sq. Ft.(000)    | %            |
| 1- 2 Family Residential   | 135          | 227.8           | 0.6          |
| Multi-Family Residential  | 1,344        | 7,431.6         | 19.1         |
| Mixed Resid. / Commercial | 811          | 4,630.3         | 11.9         |
| Commercial / Office       | 466          | 4,985.3         | 12.8         |
| Industrial                | 236          | 2,381.7         | 6.1          |
| Transportation / Utility  | 116          | 10,872.4        | 28.0         |
| Institutions              | 176          | 3,825.4         | 9.8          |
| Open Space / Recreation   | 18           | 756.3           | 2.0          |
| Parking Facilities        | 156          | 1,765.4         | 4.5          |
| Vacant Land               | 76           | 1,784.1         | 4.6          |
| Miscellaneous             | 19           | 210.5           | 0.5          |
| <b>Total</b>              | <b>3,553</b> | <b>38,870.7</b> | <b>100.0</b> |

# MANHATTAN COMMUNITY BOARD NO. 4

## POLICE PRECINCTS

-  Park
-  Major Facility
-  Police Precinct
-  Headquarters



**Created:**  
August 2005

**Projection:**  
NAD 83 State Plane  
New York/Long Island

**Data Sources:**  
Community Cartography  
Department of City Planning



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How existing City Council districts compare with **Select a proposed plan:**  
proposed lines

Side-by-Side

Overlay

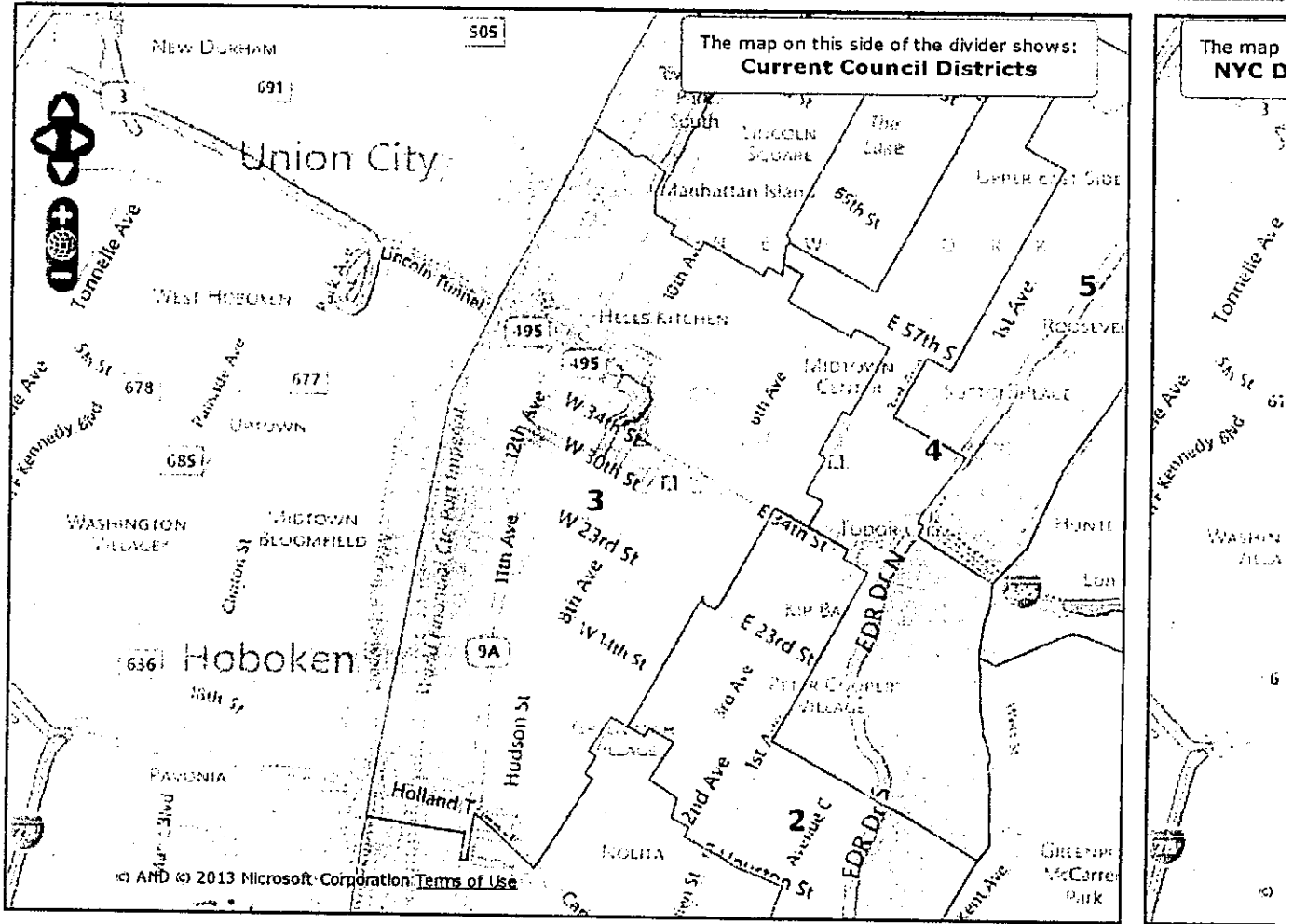
Vertical Slider Bar

NYC DC (Feb. 2013)  
Feb. 4, 2013

Find Address:

498 Ninth Avenue

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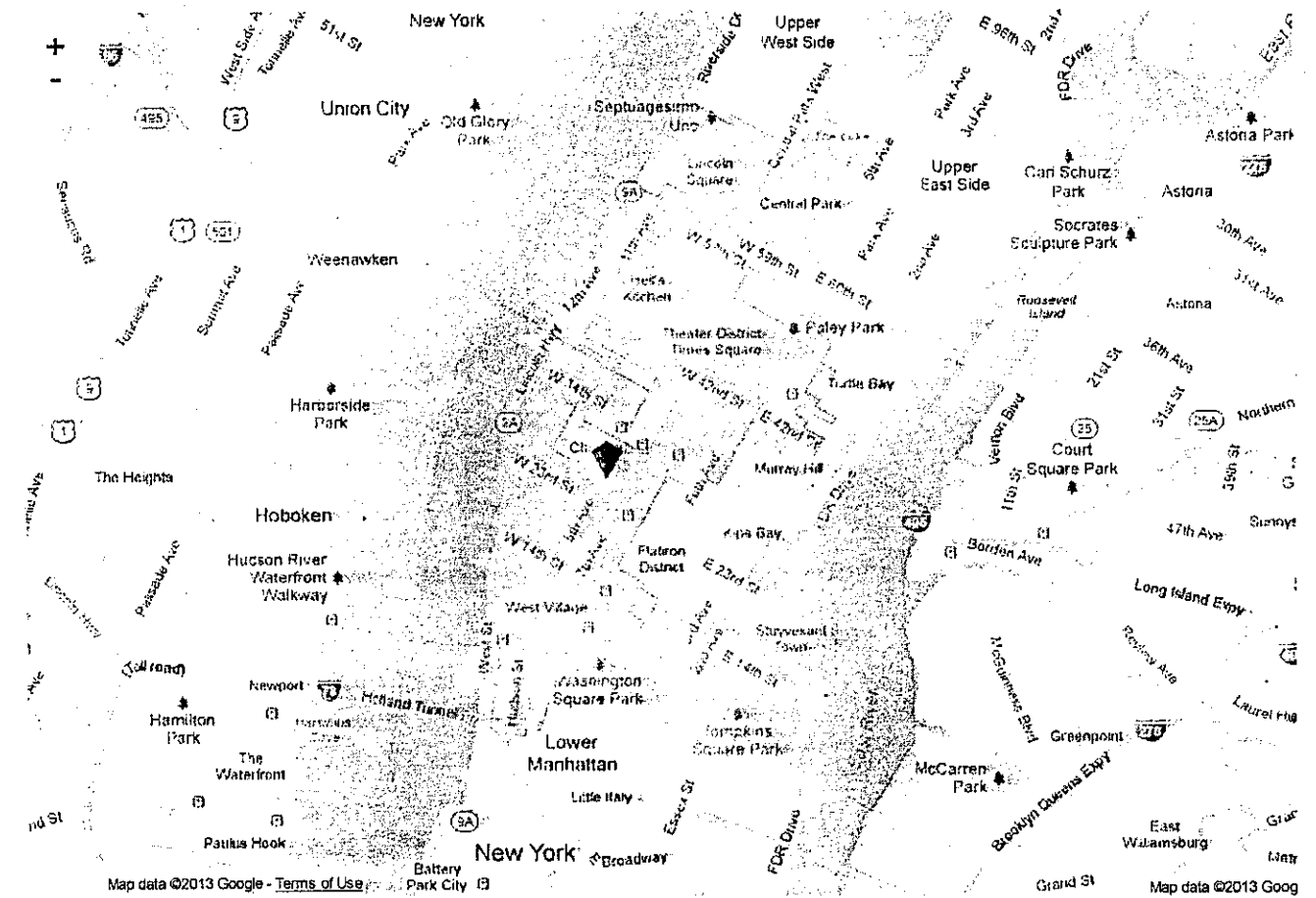


NEW YORK STATE SENATOR  
**BRAD HOYLMAN**  
(D) 27TH SENATE DISTRICT

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### DISTRICT 27



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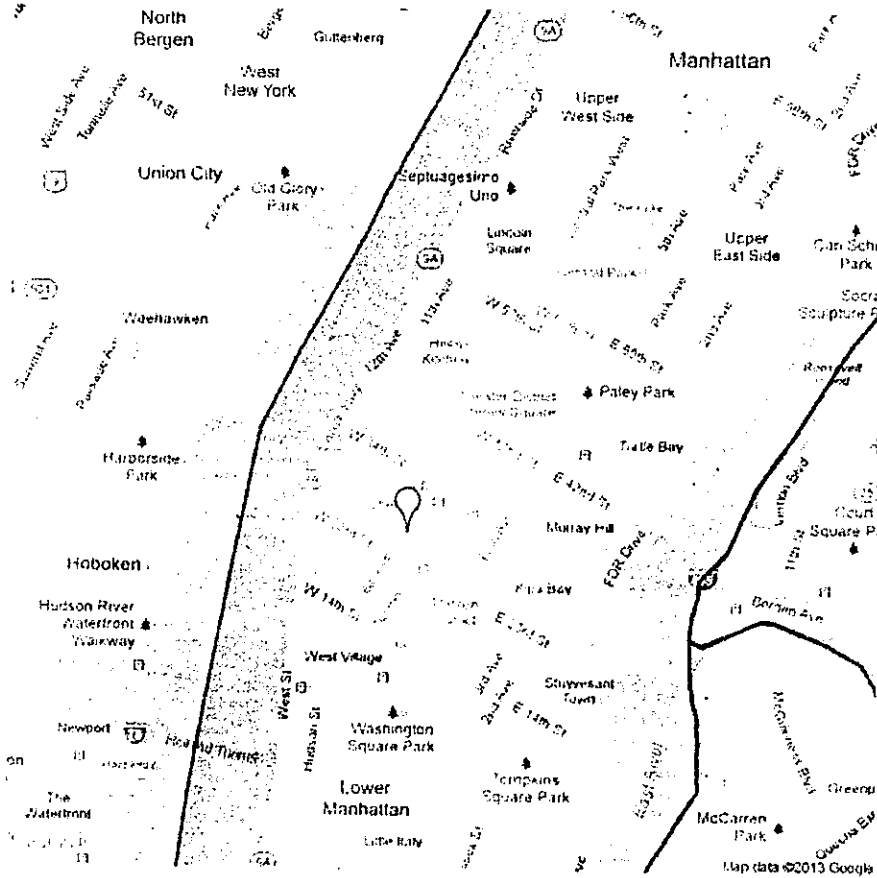
Assemblymember  
**Richard N. Gottfried**  
Assembly District 75

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**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT      | PROPERTY ADDRESS   | BID CLASS |
|-------|----------|--------------------|-----------|
| 0702  | 4        | WEST 30 STREET     | F         |
| 0702  | 10       | 501 WEST 30 STREET | F         |
| 0702  | 110/9110 | WEST 32 STREET     | F         |
| 0705  | 0001     | 380 11 AVENUE      | C         |
| 0705  | 0029     | 507 WEST 33 STREET | A         |
| 0705  | 0030     | 503 WEST 33 STREET | A         |
| 0705  | 0032     | 413 10 AVENUE      | B         |
| 0705  | 0039     | 427 10 AVENUE      | A         |
| 0705  | 0045     | 510 WEST 34 STREET | A         |
| 0705  | 0046     | 516 WEST 34 STREET | A         |
| 0705  | 0050     | WEST 34 STREET     | C         |
| 0705  | 0053     | 524 WEST 34 STREET | G         |
| 0705  | 0054     | 528 WEST 34 STREET | G         |
| 0706  | 0001     | 400 11 AVENUE      | C         |
| 0706  | 0010     | 539 WEST 34 STREET | C         |
| 0706  | 0013     | 534 WEST 35 STREET | G         |
| 0706  | 0015     | 533 WEST 34 STREET | G         |
| 0706  | 0017     | 527 WEST 34 STREET | G         |
| 0706  | 0020     | 509 WEST 34 STREET | A         |
| 0706  | 0029     | 435 10 AVENUE      | C         |
| 0706  | 0035     | 447 10 AVENUE      | B         |
| 0706  | 0036     | 449 10 AVENUE      | B         |
| 0706  | 0048     | 534 WEST 35 STREET | G         |
| 0706  | 0050     | 538 WEST 35 STREET | G         |
| 0706  | 0052     | 544 WEST 35 STREET | G         |
| 0706  | 0055     | 550 WEST 35 STREET | C         |
| 0707  | 0001     | 418 11 AVENUE      | G         |
| 0707  | 0013     | 537 WEST 35 STREET | G         |
| 0707  | 0016     | 529 WEST 35 STREET | G         |
| 0707  | 0020     | 517 WEST 35 STREET | C         |
| 0707  | 0026     | 511 WEST 35 STREET | C         |
| 0707  | 0031     | 451 10 AVENUE      | C         |
| 0707  | 0039     | 463 10 AVENUE      | A         |
| 0707  | 0041     | 506 WEST 36 STREET | C         |
| 0707  | 0045     | 512 WEST 36 STREET | C         |
| 0707  | 0051     | 524 WEST 36 STREET | G         |
| 0707  | 0054     | 530 WEST 36 STREET | G         |
| 0707  | 0056     | 542 WEST 36 STREET | G         |
| 0708  | 0001     | 438 11 AVENUE      | C         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 0708  | 0017 | 527 WEST 36 STREET | A         |
| 0708  | 0020 | 521 WEST 36 STREET | A         |
| 0708  | 0022 | 517 WEST 36 STREET | A         |
| 0708  | 0024 | 513 WEST 36 STREET | A         |
| 0708  | 0031 | 469 10 AVENUE      | A         |
| 0708  | 0037 | 481 10 AVENUE      | A         |
| 0708  | 0041 | 508 WEST 37 STREET | A         |
| 0708  | 0042 | 510 WEST 37 STREET | A         |
| 0708  | 0043 | 512 WEST 37 STREET | A         |
| 0708  | 0046 | 518 WEST 37 STREET | A         |
| 0708  | 0048 | 522 WEST 37 STREET | A         |
| 0708  | 0062 | 550 WEST 37 STREET | A         |
| 0708  | 0065 | 450 11 AVENUE      | A         |
| 0709  | 0001 | 456 11 AVENUE      | A         |
| 0709  | 0002 | 460 11 AVENUE      | A         |
| 0709  | 0003 | 462 11 AVENUE      | C         |
| 0709  | 0007 | 549 WEST 37 STREET | A         |
| 0709  | 0013 | 547 WEST 37 STREET | A         |
| 0709  | 0014 | 545 WEST 37 STREET | A         |
| 0709  | 0015 | WEST 37 STREET     | A         |
| 0709  | 0017 | WEST 37 ST         | C         |
| 0709  |      |                    | A         |
|       |      |                    | B         |
|       | 0052 | 522                | A         |
| 0709  | 0060 | 538 V              | A         |
| 0709  | 0061 | 540 V              | A         |
| 0709  | 0063 | 544 V              | A         |
| 0709  | 0066 | 550 WEST 38 STREET | A         |
| 0709  | 0067 | 554 WEST 38 STREET | A         |
| 0709  |      | 470 11 AVENUE      | C         |
|       |      | AVENUE             | C         |
|       |      |                    | C         |
| 0710  |      |                    | C         |
| 0710  | 0006 | 547 WEST 38 STREET | C         |
| 0710  | 0011 | 535 WEST 38 STREET | A         |
| 0710  | 0015 | 11 AVENUE          | C         |
|       | 0020 | 514 WEST 38 STREET | A         |
|       | 0022 | 509 WEST 38 STREET | A         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 0710  | 0027 | 505 WEST 38 STREET | A         |
| 0710  | 0029 | 501 10 AVENUE      | A         |
| 0710  | 0042 | 512 WEST 39 STREET | A         |
| 0710  | 0058 | 536 WEST 39 STREET | C         |
| 0711  | 0001 | 11 AVENUE          | G         |
| 0728  | 0001 | 10 AVENUE          | G         |
| 0728  | 0034 | 9 AVENUE           | C         |
| 0728  | 0042 | 406 WEST 31 STREET | G         |
| 0728  | 0055 | 432 WEST 31 STREET | B         |
| 0728  | 0060 | 442 WEST 31 STREET | A         |
| 0728  | 0069 | 358 10 AVENUE      | C         |
| 0728  | 1001 | 365 9 AVENUE       | G         |
| 0728  | 1002 | 365 9 AVENUE       | G         |
| 0731  | 0022 | 431 WEST 33 STREET | G         |
| 0731  | 0039 | 411 9 AVENUE       | C         |
| 0731  | 0040 | 413 9 AVENUE       | B         |
| 0731  | 0041 | 415 9 AVENUE       | B         |
| 0731  | 0043 | 419 9 AVENUE       | B         |
| 0731  | 0044 | 421 9 AVENUE       | A         |
| 0731  | 0048 | 423 9 AVENUE       | A         |
| 0731  | 0050 | 408 WEST 34 STREET | E         |
| 0731  | 0054 | 414 WEST 34 STREET | G         |
| 0731  | 0058 | 424 WEST 34 STREET | G         |
| 0731  | 0060 | 430 WEST 34 STREET | E         |
| 0731  | 0065 | 440 WEST 34 STREET | E         |
| 0731  | 0070 | 446 WEST 34 STREET | G         |
| 0731  | 0072 | 448 WEST 34 STREET | G         |
| 0731  | 0164 | WEST 34 STREET     | G         |
| 0732  | 0001 | 461 WEST 34 STREET | C         |
| 0732  | 0007 | 455 WEST 34 STREET | B         |
| 0732  | 0011 | WEST 34 STREET     | G         |
| 0732  | 0016 | 433 WEST 34 STREET | B         |
| 0732  | 0021 | WEST 34 STREET     | G         |
| 0732  | 0025 | 413 WEST 34 STREET | E         |
| 0732  | 0050 | WEST 35 STREET     | C         |
| 0732  | 0058 | 444 WEST 35 STREET | E         |
| 0732  | 0068 | 454 WEST 35 STREET | E         |
| 0732  | 0069 | 460 WEST 35 STREET | A         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 0732  | 0070 | 444 10 AVENUE      | C         |
| 0732  | 0072 | 442 10 AVENUE      | B         |
| 0732  | 0073 | 440 10 AVENUE      | B         |
| 0733  | 0001 | 463 WEST 35 STREET | B         |
| 0733  | 0005 | 455 WEST 35 STREET | E         |
| 0733  | 0008 | 453 WEST 35 STREET | C         |
| 0733  | 0009 | 451 WEST 35 STREET | C         |
| 0733  | 0017 | WEST 35 STREET     | G         |
| 0733  | 0023 | 421 WEST 35 STREET | C         |
| 0733  | 0024 | 419 WEST 35 STREET | C         |
| 0733  | 0025 | 417 WEST 35 STREET | C         |
| 0733  | 0028 | 411 WEST 35 STREET | C         |
| 0733  | 0030 | 407 WEST 35 STREET | C         |
| 0733  | 0031 | 451 9 AVENUE       | C         |
| 0733  | 0043 | 408 WEST 36 STREET | E         |
| 0733  | 0044 | 410 WEST 36 STREET | E         |
| 0733  | 0045 | 412 WEST 36 STREET | B         |
| 0733  | 0046 | 414 WEST 36 STREET | E         |
| 0733  | 0047 | 416 WEST 36 STREET | C         |
| 0733  | 0055 | 430 WEST 36 STREET | G         |
| 0733  | 0056 | 434 WEST 36 STREET | G         |
| 0733  | 0058 | 445 WEST 35 STREET | C         |
| 0733  | 0059 | 440 WEST 36 STREET | G         |
| 0733  | 0060 | 442 WEST 36 STREET | A         |
| 0733  | 0061 | 444 WEST 36 STREET | A         |
| 0733  | 0062 | 446 WEST 36 STREET | G         |
| 0733  | 0063 | 448 WEST 36 STREET | B         |
| 0733  | 0064 | 450 WEST 36 STREET | A         |
| 0733  | 0065 | 452 WEST 36 STREET | E         |
| 0733  | 0066 | 454 WEST 36 STREET | E         |
| 0733  | 0067 | 452 10 AVENUE      | C         |
| 0733  | 0068 | 462 10 AVENUE      | C         |
| 0733  | 0070 | 452 10 AVENUE      | C         |
| 0734  | 0001 | 466 10 AVENUE      | C         |
| 0734  | 0005 | 453 WEST 36 STREET | E         |
| 0734  | 0006 | 451 WEST 36 STREET | E         |
| 0734  | 0007 | 449 WEST 36 STREET | A         |
| 0734  | 0008 | 447 WEST 36 STREET | A         |



**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 0734  | 0009 | 437 WEST 36 STREET | E         |
| 0734  | 0010 | 439 WEST 36 STREET | A         |
| 0734  | 0013 | 445 WEST 36 STREET | E         |
| 0734  | 0016 | 429 WEST 36 STREET | A         |
| 0734  | 0018 | WEST 36 STREET     | G         |
| 0734  | 0030 | 469 9 AVENUE       | G         |
| 0734  | 0037 | 400 WEST 37 STREET | B         |
| 0734  | 0052 | 430 WEST 37 STREET | A         |
| 0734  | 0055 | 434 WEST 37 STREET | C         |
| 0734  | 0066 | 458 WEST 37 STREET | G         |
| 0734  | 1001 | 438 WEST 37 STREET | A         |
| 0734  | 1002 | 438 WEST 37 STREET | A         |
| 0734  | 1003 | 438 WEST 37 STREET | A         |
| 0734  | 1004 | 438 WEST 37 STREET | A         |
| 0734  | 1005 | 438 WEST 37 STREET | A         |
| 0734  | 1006 | 438 WEST 37 STREET | A         |
| 0734  | 1007 | 438 WEST 37 STREET | A         |
| 0734  | 1008 | 438 WEST 37 STREET | A         |
| 0734  | 1009 | 438 WEST 37 STREET | A         |
| 0734  | 1010 | 438 WEST 37 STREET | E         |
| 0734  | 1011 | 438 WEST 37 STREET | E         |
| 0734  | 1012 | 438 WEST 37 STREET | E         |
| 0734  | 1013 | 438 WEST 37 STREET | E         |
| 0734  | 1014 | 438 WEST 37 STREET | E         |
| 0734  | 1015 | 438 WEST 37 STREET | E         |
| 0734  | 1016 | 438 WEST 37 STREET | E         |
| 0734  | 1017 | 438 WEST 37 STREET | E         |
| 0734  | 1018 | 438 WEST 37 STREET | E         |
| 0734  | 1019 | 438 WEST 37 STREET | E         |
| 0734  | 1020 | 438 WEST 37 STREET | E         |
| 0734  | 1021 | 438 WEST 37 STREET | E         |
| 0734  | 1022 | 438 WEST 37 STREET | E         |
| 0734  | 1023 | 438 WEST 37 STREET | E         |
| 0734  | 1024 | 448 WEST 37 STREET | E         |
| 0734  | 1025 | 438 WEST 37 STREET | E         |
| 0734  | 1026 | 438 WEST 37 STREET | E         |
| 0734  | 1027 | 438 WEST 37 STREET | E         |
| 0734  | 1028 | 438 WEST 37 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 0734  | 1029 | 438 WEST 37 STREET | E         |
| 0734  | 1030 | 438 WEST 37 STREET | E         |
| 0734  | 1031 | 438 WEST 37 STREET | E         |
| 0734  | 1032 | 438 WEST 37 STREET | E         |
| 0734  | 1033 | 438 WEST 37 STREET | E         |
| 0734  | 1034 | 438 WEST 37 STREET | E         |
| 0734  | 1035 | 438 WEST 37 STREET | E         |
| 0734  | 1036 | 438 WEST 37 STREET | E         |
| 0734  | 1037 | 448 WEST 37 STREET | E         |
| 0734  | 1038 | 438 WEST 37 STREET | E         |
| 0734  | 1039 | 438 WEST 37 STREET | E         |
| 0734  | 1040 | 438 WEST 37 STREET | E         |
| 0734  | 1041 | 438 WEST 37 STREET | E         |
| 0734  | 1042 | 438 WEST 37 STREET | E         |
| 0734  | 1043 | 438 WEST 37 STREET | E         |
| 0734  | 1044 | 438 WEST 37 STREET | E         |
| 0734  | 1045 | 438 WEST 37 STREET | E         |
| 0734  | 1046 | 438 WEST 37 STREET | E         |
| 0734  | 1047 | 438 WEST 37 STREET | E         |
| 0734  | 1048 | 438 WEST 37 STREET | E         |
| 0734  | 1049 | 438 WEST 37 STREET | E         |
| 0734  | 1050 | 438 WEST 37 STREET | E         |
| 0734  | 1051 | 438 WEST 37 STREET | E         |
| 0734  | 1052 | 438 WEST 37 STREET | E         |
| 0734  | 1053 | 438 WEST 37 STREET | E         |
| 0734  | 1054 | 438 WEST 37 STREET | E         |
| 0734  | 1055 | 438 WEST 37 STREET | E         |
| 0734  | 1056 | 438 WEST 37 STREET | E         |
| 0734  | 1057 | 448 WEST 37 STREET | E         |
| 0734  | 1058 | 438 WEST 37 STREET | E         |
| 0734  | 1059 | 438 WEST 37 STREET | E         |
| 0734  | 1060 | 438 WEST 37 STREET | E         |
| 0734  | 1061 | 438 WEST 37 STREET | E         |
| 0734  | 1062 | 438 WEST 37 STREET | A         |
| 0734  | 1063 | 438 WEST 37 STREET | A         |
| 0734  | 1064 | 438 WEST 37 STREET | A         |
| 0734  | 1065 | 438 WEST 37 STREET | A         |
| 0734  | 1066 | 438 WEST 37 STREET | A         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 0734  | 1067 | 438 WEST 37 STREET | A         |
| 0734  | 1068 | 438 WEST 37 STREET | A         |
| 0734  | 1069 | 438 WEST 37 STREET | A         |
| 0734  | 1070 | 438 WEST 37 STREET | A         |
| 0734  | 1071 | 438 WEST 37 STREET | A         |
| 0734  | 1072 | 438 WEST 37 STREET | A         |
| 0734  | 1073 | 438 WEST 37 STREET | A         |
| 734   | 1101 | 450 WEST 37 STREET | D         |
| 734   | 1102 | 450 WEST 37 STREET | D         |
| 734   | 1103 | 450 WEST 37 STREET | D         |
| 0735  | 0006 | 453 WEST 37 STREET | B         |
| 0735  | 0008 | 449 WEST 37 STREET | E         |
| 0735  | 0009 | 447 WEST 37 STREET | E         |
| 0735  | 0010 | 445 WEST 37 STREET | E         |
| 0735  | 0011 | 443 WEST 37 STREET | B         |
| 0735  | 0012 | 441 WEST 37 STREET | A         |
| 0735  | 0017 | 431 WEST 37 STREET | B         |
| 0735  | 0018 | 439 WEST 37 STREET | G         |
| 0735  | 0022 | 409 WEST 37 STREET | G         |
| 0735  | 0030 | 501 9 AVENUE       | C         |
| 0735  | 0031 | 485 9 AVENUE       | B         |
| 0735  | 0057 | 432 WEST 38 STREET | B         |
| 0735  | 0058 | 434 WEST 38 STREET | E         |
| 0735  | 0059 | 436 WEST 38 STREET | A         |
| 0735  | 0060 | 438 WEST 38 STREET | A         |
| 0735  | 0061 | 440 WEST 38 STREET | G         |
| 0735  | 0063 | 446 WEST 38 STREET | B         |
| 0736  | 0001 | 502 10 AVENUE      | G         |
| 0736  | 0022 | WEST 38 STREET     | G         |
| 0736  | 0030 | 405 WEST 38 STREET | C         |
| 0736  | 0031 | 507 9 AVENUE       | B         |
| 0736  | 0032 | 509 9 AVENUE       | B         |
| 0736  | 0033 | 511 9 AVENUE       | B         |
| 0736  | 0039 | 406 WEST 39 STREET | E         |
| 0736  | 0040 | 408 WEST 39 STREET | E         |
| 0736  | 0073 | 10 AVENUE          | G         |
| 0737  | 0001 | WEST 39 STREET     | G         |
| 0737  | 0017 | WEST 39 STREET     | G         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 0737  | 0022 | 413 WEST 39 STREET | G         |
| 0737  | 0027 | 411 WEST 39 STREET | B         |
| 0737  | 0028 | 407 WEST 39 STREET | B         |
| 0737  | 0030 | 405 WEST 39 STREET | A         |
| 0737  | 0031 | 523 9 AVENUE       | B         |
| 0737  | 0032 | 525 9 AVENUE       | B         |
| 0737  | 0033 | 527 9 AVENUE       | B         |
| 0737  | 0034 | 529 9 AVENUE       | B         |
| 0737  | 0035 | 531 9 AVENUE       | B         |
| 0737  | 0036 | 533 9 AVENUE       | B         |
| 0737  | 0037 | 535 9 AVENUE       | B         |
| 0737  | 0038 | 537 9 AVENUE       | B         |
| 0737  | 0039 | 539 9 AVENUE       | A         |
| 0737  | 0040 | 402 WEST 40 STREET | B         |
| 0737  | 0041 | 404 WEST 40 STREET | E         |
| 0737  | 0042 | 406 WEST 40 STREET | G         |
| 0737  | 0043 | 408 WEST 40 STREET | G         |
| 0759  | 0001 | 450 9 AVENUE       | B         |
| 0760  | 0001 | 468 9 AVENUE       | A         |
| 0760  | 0003 | 472 9 AVENUE       | B         |
| 0760  | 0004 | 474 9 AVENUE       | B         |
| 0760  | 0074 | 480 9 AVENUE       | A         |
| 0760  | 0076 | 478 9 AVENUE       | B         |
| 0760  | 0077 | 476 9 AVENUE       | B         |
| 0761  | 0001 | 484 9 AVENUE       | B         |
| 0761  | 0002 | 486 9 AVENUE       | B         |
| 0761  | 0003 | 488 9 AVENUE       | B         |
| 0761  | 0004 | 492 9 AVENUE       | B         |
| 0761  | 0064 | 500 9 AVENUE       | B         |
| 0761  | 0065 | 498 9 AVENUE       | A         |
| 0761  | 0066 | 496 9 AVENUE       | B         |
| 0762  | 0003 | 506 9 AVENUE       | B         |
| 0762  | 0005 | 510 9 AVENUE       | B         |
| 0762  | 0070 | 522 9 AVENUE       | B         |
| 0762  | 0071 | 520 9 AVENUE       | B         |
| 0762  | 0072 | 518 9 AVENUE       | B         |
| 0762  | 0073 | 516 9 AVENUE       | B         |
| 0762  | 1101 | 502 9 AVENUE       | A         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS | BID CLASS |
|-------|------|------------------|-----------|
| 0762  | 1102 | 502 9 AVENUE     | E         |
| 0762  | 1103 | 502 9 AVENUE     | E         |
| 0762  | 1104 | 502 9 AVENUE     | E         |
| 0762  | 1105 | 502 9 AVENUE     | E         |
| 0762  | 1106 | 502 9 AVENUE     | E         |
| 0762  | 1107 | 502 9 AVENUE     | E         |
| 0762  | 1108 | 502 9 AVENUE     | E         |
| 0762  | 1109 | 502 9 AVENUE     | E         |
| 0762  | 1110 | 502 9 AVENUE     | E         |
| 0762  | 1111 | 502 9 AVENUE     | E         |
| 0762  | 1112 | 502 9 AVENUE     | E         |
| 0762  | 1113 | 502 9 AVENUE     | E         |
| 0762  | 1114 | 502 9 AVENUE     | E         |
| 0762  | 1115 | 502 9 AVENUE     | E         |
| 0762  | 1116 | 502 9 AVENUE     | E         |
| 0762  | 1117 | 502 9 AVENUE     | E         |
| 0762  | 1118 | 502 9 AVENUE     | E         |
| 0762  | 1119 | 502 9 AVENUE     | E         |
| 0762  | 1120 | 502 9 AVENUE     | E         |
| 0762  | 1121 | 502 9 AVENUE     | E         |
| 0762  | 1122 | 502 9 AVENUE     | E         |
| 0762  | 1123 | 502 9 AVENUE     | E         |
| 0762  | 1124 | 502 9 AVENUE     | E         |
| 0762  | 1125 | 502 9 AVENUE     | E         |
| 0762  | 1126 | 502 9 AVENUE     | E         |
| 0762  | 1127 | 502 9 AVENUE     | E         |
| 0762  | 1128 | 502 9 AVENUE     | E         |
| 0762  | 1129 | 502 9 AVENUE     | E         |
| 0762  | 1130 | 502 9 AVENUE     | E         |
| 0762  | 1131 | 502 9 AVENUE     | E         |
| 0762  | 1132 | 502 9 AVENUE     | E         |
| 0762  | 1133 | 502 9 AVENUE     | E         |
| 0762  | 1134 | 502 9 AVENUE     | E         |
| 0762  | 1135 | 502 9 AVENUE     | E         |
| 0762  | 1136 | 502 9 AVENUE     | E         |
| 0762  | 1137 | 502 9 AVENUE     | E         |
| 0763  | 0001 | 524 9 AVENUE     | B         |
| 0763  | 0002 | 526 9 AVENUE     | B         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 0763  | 0003 | 528 9 AVENUE       | B         |
| 0763  | 0004 | 530 9 AVENUE       | B         |
| 0763  | 0005 | 532 9 AVENUE       | B         |
| 0763  | 0073 | 538 9 AVENUE       | A         |
| 0763  | 0076 | 536 9 AVENUE       | B         |
| 0763  | 0077 | 534 9 AVENUE       | B         |
| 1032  | 0001 | 566 9 AVENUE       | G         |
| 1032  | 0004 | 570 9 AVENUE       | B         |
| 1032  | 0007 | 347 WEST 41 STREET | A         |
| 1032  | 0048 | 330 WEST 42 STREET | A         |
| 1032  | 0054 | 338 WEST 42 STREET | G         |
| 1032  | 0061 | 578 9 AVENUE       | A         |
| 1032  | 0063 | 574 9 AVENUE       | B         |
| 1032  | 0064 | 572 9 AVENUE       | B         |
| 1032  | 0101 | 355 WEST 41 STREET | B         |
| 1032  | 0103 | 568 9 AVENUE       | B         |
| 1032  | 0162 | 576 9 AVENUE       | B         |
| 1032  | 1001 | 350 WEST 42 STREET | A         |
| 1032  | 1002 | 350 WEST 42 STREET | A         |
| 1032  | 1003 | 350 WEST 42 STREET | E         |
| 1032  | 1004 | 350 WEST 42 STREET | E         |
| 1032  | 1005 | 350 WEST 42 STREET | E         |
| 1032  | 1006 | 350 WEST 42 STREET | E         |
| 1032  | 1007 | 350 WEST 42 STREET | E         |
| 1032  | 1008 | 350 WEST 42 STREET | E         |
| 1032  | 1009 | 350 WEST 42 STREET | E         |
| 1032  | 1010 | 350 WEST 42 STREET | E         |
| 1032  | 1011 | 350 WEST 42 STREET | E         |
| 1032  | 1012 | 350 WEST 42 STREET | E         |
| 1032  | 1013 | 350 WEST 42 STREET | E         |
| 1032  | 1014 | 350 WEST 42 STREET | E         |
| 1032  | 1015 | 350 WEST 42 STREET | E         |
| 1032  | 1016 | 350 WEST 42 STREET | E         |
| 1032  | 1017 | 350 WEST 42 STREET | E         |
| 1032  | 1018 | 350 WEST 42 STREET | E         |
| 1032  | 1019 | 350 WEST 42 STREET | E         |
| 1032  | 1020 | 350 WEST 42 STREET | E         |
| 1032  | 1021 | 350 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1022 | 350 WEST 42 STREET | E         |
| 1032  | 1023 | 350 WEST 42 STREET | E         |
| 1032  | 1024 | 350 WEST 42 STREET | E         |
| 1032  | 1025 | 350 WEST 42 STREET | E         |
| 1032  | 1026 | 350 WEST 42 STREET | E         |
| 1032  | 1027 | 350 WEST 42 STREET | E         |
| 1032  | 1028 | 350 WEST 42 STREET | E         |
| 1032  | 1029 | 350 WEST 42 STREET | E         |
| 1032  | 1030 | 350 WEST 42 STREET | E         |
| 1032  | 1031 | 350 WEST 42 STREET | E         |
| 1032  | 1032 | 350 WEST 42 STREET | E         |
| 1032  | 1033 | 350 WEST 42 STREET | E         |
| 1032  | 1034 | 350 WEST 42 STREET | E         |
| 1032  | 1035 | 350 WEST 42 STREET | E         |
| 1032  | 1036 | 350 WEST 42 STREET | E         |
| 1032  | 1037 | 350 WEST 42 STREET | E         |
| 1032  | 1038 | 350 WEST 42 STREET | E         |
| 1032  | 1039 | 350 WEST 42 STREET | E         |
| 1032  | 1040 | 350 WEST 42 STREET | E         |
| 1032  | 1041 | 350 WEST 42 STREET | E         |
| 1032  | 1042 | 350 WEST 42 STREET | E         |
| 1032  | 1043 | 350 WEST 42 STREET | E         |
| 1032  | 1044 | 350 WEST 42 STREET | E         |
| 1032  | 1045 | 350 WEST 42 STREET | E         |
| 1032  | 1046 | 350 WEST 42 STREET | E         |
| 1032  | 1047 | 350 WEST 42 STREET | E         |
| 1032  | 1048 | 350 WEST 42 STREET | E         |
| 1032  | 1049 | 350 WEST 42 STREET | E         |
| 1032  | 1050 | 350 WEST 42 STREET | E         |
| 1032  | 1051 | 350 WEST 42 STREET | E         |
| 1032  | 1052 | 350 WEST 42 STREET | E         |
| 1032  | 1053 | 350 WEST 42 STREET | E         |
| 1032  | 1054 | 350 WEST 42 STREET | E         |
| 1032  | 1055 | 350 WEST 42 STREET | E         |
| 1032  | 1056 | 350 WEST 42 STREET | E         |
| 1032  | 1057 | 350 WEST 42 STREET | E         |
| 1032  | 1058 | 350 WEST 42 STREET | E         |
| 1032  | 1059 | 350 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1060 | 350 WEST 42 STREET | E         |
| 1032  | 1061 | 350 WEST 42 STREET | E         |
| 1032  | 1062 | 350 WEST 42 STREET | E         |
| 1032  | 1063 | 350 WEST 42 STREET | E         |
| 1032  | 1064 | 350 WEST 42 STREET | E         |
| 1032  | 1065 | 350 WEST 42 STREET | E         |
| 1032  | 1066 | 350 WEST 42 STREET | E         |
| 1032  | 1067 | 350 WEST 42 STREET | E         |
| 1032  | 1068 | 350 WEST 42 STREET | E         |
| 1032  | 1069 | 350 WEST 42 STREET | E         |
| 1032  | 1070 | 350 WEST 42 STREET | E         |
| 1032  | 1071 | 350 WEST 42 STREET | E         |
| 1032  | 1072 | 350 WEST 42 STREET | E         |
| 1032  | 1073 | 350 WEST 42 STREET | E         |
| 1032  | 1074 | 350 WEST 42 STREET | E         |
| 1032  | 1075 | 350 WEST 42 STREET | E         |
| 1032  | 1076 | 350 WEST 42 STREET | E         |
| 1032  | 1077 | 350 WEST 42 STREET | E         |
| 1032  | 1078 | 350 WEST 42 STREET | E         |
| 1032  | 1079 | 350 WEST 42 STREET | E         |
| 1032  | 1080 | 350 WEST 42 STREET | E         |
| 1032  | 1081 | 350 WEST 42 STREET | E         |
| 1032  | 1082 | 350 WEST 42 STREET | E         |
| 1032  | 1083 | 350 WEST 42 STREET | E         |
| 1032  | 1084 | 350 WEST 42 STREET | E         |
| 1032  | 1085 | 350 WEST 42 STREET | E         |
| 1032  | 1086 | 350 WEST 42 STREET | E         |
| 1032  | 1087 | 350 WEST 42 STREET | E         |
| 1032  | 1088 | 350 WEST 42 STREET | E         |
| 1032  | 1089 | 350 WEST 42 STREET | E         |
| 1032  | 1090 | 350 WEST 42 STREET | E         |
| 1032  | 1091 | 350 WEST 42 STREET | E         |
| 1032  | 1092 | 350 WEST 42 STREET | E         |
| 1032  | 1093 | 350 WEST 42 STREET | E         |
| 1032  | 1094 | 350 WEST 42 STREET | E         |
| 1032  | 1095 | 350 WEST 42 STREET | E         |
| 1032  | 1096 | 350 WEST 42 STREET | E         |
| 1032  | 1097 | 350 WEST 42 STREET | E         |



**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1098 | 350 WEST 42 STREET | E         |
| 1032  | 1099 | 350 WEST 42 STREET | E         |
| 1032  | 1100 | 350 WEST 42 STREET | E         |
| 1032  | 1101 | 350 WEST 42 STREET | E         |
| 1032  | 1102 | 350 WEST 42 STREET | E         |
| 1032  | 1103 | 350 WEST 42 STREET | E         |
| 1032  | 1104 | 350 WEST 42 STREET | E         |
| 1032  | 1105 | 350 WEST 42 STREET | E         |
| 1032  | 1106 | 350 WEST 42 STREET | E         |
| 1032  | 1107 | 350 WEST 42 STREET | E         |
| 1032  | 1108 | 350 WEST 42 STREET | E         |
| 1032  | 1109 | 350 WEST 42 STREET | E         |
| 1032  | 1110 | 350 WEST 42 STREET | E         |
| 1032  | 1111 | 350 WEST 42 STREET | E         |
| 1032  | 1112 | 350 WEST 42 STREET | E         |
| 1032  | 1113 | 350 WEST 42 STREET | E         |
| 1032  | 1114 | 350 WEST 42 STREET | E         |
| 1032  | 1115 | 350 WEST 42 STREET | E         |
| 1032  | 1116 | 350 WEST 42 STREET | E         |
| 1032  | 1117 | 350 WEST 42 STREET | E         |
| 1032  | 1118 | 350 WEST 42 STREET | E         |
| 1032  | 1119 | 350 WEST 42 STREET | E         |
| 1032  | 1120 | 350 WEST 42 STREET | E         |
| 1032  | 1121 | 350 WEST 42 STREET | E         |
| 1032  | 1122 | 350 WEST 42 STREET | E         |
| 1032  | 1123 | 350 WEST 42 STREET | E         |
| 1032  | 1124 | 350 WEST 42 STREET | E         |
| 1032  | 1125 | 350 WEST 42 STREET | E         |
| 1032  | 1126 | 350 WEST 42 STREET | E         |
| 1032  | 1127 | 350 WEST 42 STREET | E         |
| 1032  | 1128 | 350 WEST 42 STREET | E         |
| 1032  | 1129 | 350 WEST 42 STREET | E         |
| 1032  | 1130 | 350 WEST 42 STREET | E         |
| 1032  | 1131 | 350 WEST 42 STREET | E         |
| 1032  | 1132 | 350 WEST 42 STREET | E         |
| 1032  | 1133 | 350 WEST 42 STREET | E         |
| 1032  | 1134 | 350 WEST 42 STREET | E         |
| 1032  | 1135 | 350 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1136 | 350 WEST 42 STREET | E         |
| 1032  | 1137 | 350 WEST 42 STREET | E         |
| 1032  | 1138 | 350 WEST 42 STREET | E         |
| 1032  | 1139 | 350 WEST 42 STREET | E         |
| 1032  | 1140 | 350 WEST 42 STREET | E         |
| 1032  | 1141 | 350 WEST 42 STREET | E         |
| 1032  | 1142 | 350 WEST 42 STREET | E         |
| 1032  | 1143 | 350 WEST 42 STREET | E         |
| 1032  | 1144 | 350 WEST 42 STREET | E         |
| 1032  | 1145 | 350 WEST 42 STREET | E         |
| 1032  | 1146 | 350 WEST 42 STREET | E         |
| 1032  | 1147 | 350 WEST 42 STREET | E         |
| 1032  | 1148 | 350 WEST 42 STREET | E         |
| 1032  | 1149 | 350 WEST 42 STREET | E         |
| 1032  | 1150 | 350 WEST 42 STREET | E         |
| 1032  | 1151 | 350 WEST 42 STREET | E         |
| 1032  | 1152 | 350 WEST 42 STREET | E         |
| 1032  | 1153 | 350 WEST 42 STREET | E         |
| 1032  | 1154 | 350 WEST 42 STREET | E         |
| 1032  | 1155 | 350 WEST 42 STREET | E         |
| 1032  | 1156 | 350 WEST 42 STREET | E         |
| 1032  | 1157 | 350 WEST 42 STREET | E         |
| 1032  | 1158 | 350 WEST 42 STREET | E         |
| 1032  | 1159 | 350 WEST 42 STREET | E         |
| 1032  | 1160 | 350 WEST 42 STREET | E         |
| 1032  | 1161 | 350 WEST 42 STREET | E         |
| 1032  | 1162 | 350 WEST 42 STREET | E         |
| 1032  | 1163 | 350 WEST 42 STREET | E         |
| 1032  | 1164 | 350 WEST 42 STREET | E         |
| 1032  | 1165 | 350 WEST 42 STREET | E         |
| 1032  | 1166 | 350 WEST 42 STREET | E         |
| 1032  | 1167 | 350 WEST 42 STREET | E         |
| 1032  | 1168 | 350 WEST 42 STREET | E         |
| 1032  | 1169 | 350 WEST 42 STREET | E         |
| 1032  | 1170 | 350 WEST 42 STREET | E         |
| 1032  | 1171 | 350 WEST 42 STREET | E         |
| 1032  | 1172 | 350 WEST 42 STREET | E         |
| 1032  | 1173 | 350 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1174 | 350 WEST 42 STREET | E         |
| 1032  | 1175 | 350 WEST 42 STREET | E         |
| 1032  | 1176 | 350 WEST 42 STREET | E         |
| 1032  | 1177 | 350 WEST 42 STREET | E         |
| 1032  | 1178 | 350 WEST 42 STREET | E         |
| 1032  | 1179 | 350 WEST 42 STREET | E         |
| 1032  | 1180 | 350 WEST 42 STREET | E         |
| 1032  | 1181 | 350 WEST 42 STREET | E         |
| 1032  | 1182 | 350 WEST 42 STREET | E         |
| 1032  | 1183 | 350 WEST 42 STREET | E         |
| 1032  | 1184 | 350 WEST 42 STREET | E         |
| 1032  | 1185 | 350 WEST 42 STREET | E         |
| 1032  | 1186 | 350 WEST 42 STREET | E         |
| 1032  | 1187 | 350 WEST 42 STREET | E         |
| 1032  | 1188 | 350 WEST 42 STREET | E         |
| 1032  | 1189 | 350 WEST 42 STREET | E         |
| 1032  | 1190 | 350 WEST 42 STREET | E         |
| 1032  | 1191 | 350 WEST 42 STREET | E         |
| 1032  | 1192 | 350 WEST 42 STREET | E         |
| 1032  | 1193 | 350 WEST 42 STREET | E         |
| 1032  | 1194 | 350 WEST 42 STREET | E         |
| 1032  | 1195 | 350 WEST 42 STREET | E         |
| 1032  | 1196 | 350 WEST 42 STREET | E         |
| 1032  | 1197 | 350 WEST 42 STREET | E         |
| 1032  | 1198 | 350 WEST 42 STREET | E         |
| 1032  | 1199 | 350 WEST 42 STREET | E         |
| 1032  | 1200 | 350 WEST 42 STREET | E         |
| 1032  | 1201 | 350 WEST 42 STREET | E         |
| 1032  | 1202 | 350 WEST 42 STREET | E         |
| 1032  | 1203 | 350 WEST 42 STREET | E         |
| 1032  | 1204 | 350 WEST 42 STREET | E         |
| 1032  | 1205 | 350 WEST 42 STREET | E         |
| 1032  | 1206 | 350 WEST 42 STREET | E         |
| 1032  | 1207 | 350 WEST 42 STREET | E         |
| 1032  | 1208 | 350 WEST 42 STREET | E         |
| 1032  | 1209 | 350 WEST 42 STREET | E         |
| 1032  | 1210 | 350 WEST 42 STREET | E         |
| 1032  | 1211 | 350 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1212 | 350 WEST 42 STREET | E         |
| 1032  | 1213 | 350 WEST 42 STREET | E         |
| 1032  | 1214 | 350 WEST 42 STREET | E         |
| 1032  | 1215 | 350 WEST 42 STREET | E         |
| 1032  | 1216 | 350 WEST 42 STREET | E         |
| 1032  | 1217 | 350 WEST 42 STREET | E         |
| 1032  | 1218 | 350 WEST 42 STREET | E         |
| 1032  | 1219 | 350 WEST 42 STREET | E         |
| 1032  | 1220 | 350 WEST 42 STREET | E         |
| 1032  | 1221 | 350 WEST 42 STREET | E         |
| 1032  | 1222 | 350 WEST 42 STREET | E         |
| 1032  | 1223 | 350 WEST 42 STREET | E         |
| 1032  | 1224 | 350 WEST 42 STREET | E         |
| 1032  | 1225 | 350 WEST 42 STREET | E         |
| 1032  | 1226 | 350 WEST 42 STREET | E         |
| 1032  | 1227 | 350 WEST 42 STREET | E         |
| 1032  | 1228 | 350 WEST 42 STREET | E         |
| 1032  | 1229 | 350 WEST 42 STREET | E         |
| 1032  | 1230 | 350 WEST 42 STREET | E         |
| 1032  | 1231 | 350 WEST 42 STREET | E         |
| 1032  | 1232 | 350 WEST 42 STREET | E         |
| 1032  | 1233 | 350 WEST 42 STREET | E         |
| 1032  | 1234 | 350 WEST 42 STREET | E         |
| 1032  | 1235 | 350 WEST 42 STREET | E         |
| 1032  | 1236 | 350 WEST 42 STREET | E         |
| 1032  | 1237 | 350 WEST 42 STREET | E         |
| 1032  | 1238 | 350 WEST 42 STREET | E         |
| 1032  | 1239 | 350 WEST 42 STREET | E         |
| 1032  | 1240 | 350 WEST 42 STREET | E         |
| 1032  | 1241 | 350 WEST 42 STREET | E         |
| 1032  | 1242 | 350 WEST 42 STREET | E         |
| 1032  | 1243 | 350 WEST 42 STREET | E         |
| 1032  | 1244 | 350 WEST 42 STREET | E         |
| 1032  | 1245 | 350 WEST 42 STREET | E         |
| 1032  | 1246 | 350 WEST 42 STREET | E         |
| 1032  | 1247 | 350 WEST 42 STREET | E         |
| 1032  | 1248 | 350 WEST 42 STREET | E         |
| 1032  | 1249 | 350 WEST 42 STREET | E         |
| 1032  | 1250 | 350 WEST 42 STREET | E         |
| 1032  | 1251 | 350 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1252 | 350 WEST 42 STREET | E         |
| 1032  | 1253 | 350 WEST 42 STREET | E         |
| 1032  | 1254 | 350 WEST 42 STREET | E         |
| 1032  | 1255 | 350 WEST 42 STREET | E         |
| 1032  | 1256 | 350 WEST 42 STREET | E         |
| 1032  | 1257 | 350 WEST 42 STREET | E         |
| 1032  | 1258 | 350 WEST 42 STREET | E         |
| 1032  | 1259 | 350 WEST 42 STREET | E         |
| 1032  | 1260 | 350 WEST 42 STREET | E         |
| 1032  | 1261 | 350 WEST 42 STREET | E         |
| 1032  | 1262 | 350 WEST 42 STREET | E         |
| 1032  | 1263 | 350 WEST 42 STREET | E         |
| 1032  | 1264 | 350 WEST 42 STREET | E         |
| 1032  | 1265 | 350 WEST 42 STREET | E         |
| 1032  | 1266 | 350 WEST 42 STREET | E         |
| 1032  | 1267 | 350 WEST 42 STREET | E         |
| 1032  | 1268 | 350 WEST 42 STREET | E         |
| 1032  | 1269 | 350 WEST 42 STREET | E         |
| 1032  | 1270 | 350 WEST 42 STREET | E         |
| 1032  | 1271 | 350 WEST 42 STREET | E         |
| 1032  | 1272 | 350 WEST 42 STREET | E         |
| 1032  | 1273 | 350 WEST 42 STREET | E         |
| 1032  | 1274 | 350 WEST 42 STREET | E         |
| 1032  | 1275 | 350 WEST 42 STREET | E         |
| 1032  | 1276 | 350 WEST 42 STREET | E         |
| 1032  | 1277 | 350 WEST 42 STREET | E         |
| 1032  | 1278 | 350 WEST 42 STREET | E         |
| 1032  | 1279 | 350 WEST 42 STREET | E         |
| 1032  | 1280 | 350 WEST 42 STREET | E         |
| 1032  | 1281 | 350 WEST 42 STREET | E         |
| 1032  | 1282 | 350 WEST 42 STREET | E         |
| 1032  | 1283 | 350 WEST 42 STREET | E         |
| 1032  | 1284 | 350 WEST 42 STREET | E         |
| 1032  | 1285 | 350 WEST 42 STREET | E         |
| 1032  | 1286 | 350 WEST 42 STREET | E         |
| 1032  | 1287 | 350 WEST 42 STREET | E         |
| 1032  | 1288 | 350 WEST 42 STREET | E         |
| 1032  | 1289 | 350 WEST 42 STREET | E         |
| 1032  | 1290 | 350 WEST 42 STREET | E         |
| 1032  | 1291 | 350 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1292 | 350 WEST 42 STREET | E         |
| 1032  | 1293 | 350 WEST 42 STREET | E         |
| 1032  | 1294 | 350 WEST 42 STREET | E         |
| 1032  | 1295 | 350 WEST 42 STREET | E         |
| 1032  | 1296 | 350 WEST 42 STREET | E         |
| 1032  | 1297 | 350 WEST 42 STREET | E         |
| 1032  | 1298 | 350 WEST 42 STREET | E         |
| 1032  | 1299 | 350 WEST 42 STREET | E         |
| 1032  | 1300 | 350 WEST 42 STREET | E         |
| 1032  | 1301 | 350 WEST 42 STREET | E         |
| 1032  | 1302 | 350 WEST 42 STREET | E         |
| 1032  | 1303 | 350 WEST 42 STREET | E         |
| 1032  | 1304 | 350 WEST 42 STREET | E         |
| 1032  | 1305 | 350 WEST 42 STREET | E         |
| 1032  | 1306 | 350 WEST 42 STREET | E         |
| 1032  | 1307 | 350 WEST 42 STREET | E         |
| 1032  | 1308 | 350 WEST 42 STREET | E         |
| 1032  | 1309 | 350 WEST 42 STREET | E         |
| 1032  | 1310 | 350 WEST 42 STREET | E         |
| 1032  | 1311 | 350 WEST 42 STREET | E         |
| 1032  | 1312 | 350 WEST 42 STREET | E         |
| 1032  | 1313 | 350 WEST 42 STREET | E         |
| 1032  | 1314 | 350 WEST 42 STREET | E         |
| 1032  | 1315 | 350 WEST 42 STREET | E         |
| 1032  | 1316 | 350 WEST 42 STREET | E         |
| 1032  | 1317 | 350 WEST 42 STREET | E         |
| 1032  | 1318 | 350 WEST 42 STREET | E         |
| 1032  | 1319 | 350 WEST 42 STREET | E         |
| 1032  | 1320 | 350 WEST 42 STREET | E         |
| 1032  | 1321 | 350 WEST 42 STREET | E         |
| 1032  | 1322 | 350 WEST 42 STREET | E         |
| 1032  | 1323 | 350 WEST 42 STREET | E         |
| 1032  | 1324 | 350 WEST 42 STREET | E         |
| 1032  | 1325 | 350 WEST 42 STREET | E         |
| 1032  | 1326 | 350 WEST 42 STREET | E         |
| 1032  | 1327 | 350 WEST 42 STREET | E         |
| 1032  | 1328 | 350 WEST 42 STREET | E         |
| 1032  | 1329 | 350 WEST 42 STREET | E         |
| 1032  | 1330 | 350 WEST 42 STREET | E         |
| 1032  | 1331 | 350 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1332 | 350 WEST 42 STREET | E         |
| 1032  | 1333 | 350 WEST 42 STREET | E         |
| 1032  | 1334 | 350 WEST 42 STREET | E         |
| 1032  | 1335 | 350 WEST 42 STREET | E         |
| 1032  | 1336 | 350 WEST 42 STREET | E         |
| 1032  | 1337 | 350 WEST 42 STREET | E         |
| 1032  | 1338 | 350 WEST 42 STREET | E         |
| 1032  | 1339 | 350 WEST 42 STREET | E         |
| 1032  | 1340 | 350 WEST 42 STREET | E         |
| 1032  | 1341 | 350 WEST 42 STREET | E         |
| 1032  | 1342 | 350 WEST 42 STREET | E         |
| 1032  | 1343 | 350 WEST 42 STREET | E         |
| 1032  | 1344 | 350 WEST 42 STREET | E         |
| 1032  | 1345 | 350 WEST 42 STREET | E         |
| 1032  | 1346 | 350 WEST 42 STREET | E         |
| 1032  | 1347 | 350 WEST 42 STREET | E         |
| 1032  | 1348 | 350 WEST 42 STREET | E         |
| 1032  | 1349 | 350 WEST 42 STREET | E         |
| 1032  | 1350 | 350 WEST 42 STREET | E         |
| 1032  | 1351 | 350 WEST 42 STREET | E         |
| 1032  | 1352 | 350 WEST 42 STREET | E         |
| 1032  | 1353 | 350 WEST 42 STREET | E         |
| 1032  | 1354 | 350 WEST 42 STREET | E         |
| 1032  | 1355 | 350 WEST 42 STREET | E         |
| 1032  | 1356 | 350 WEST 42 STREET | E         |
| 1032  | 1357 | 350 WEST 42 STREET | E         |
| 1032  | 1358 | 350 WEST 42 STREET | E         |
| 1032  | 1359 | 350 WEST 42 STREET | E         |
| 1032  | 1360 | 350 WEST 42 STREET | E         |
| 1032  | 1361 | 350 WEST 42 STREET | E         |
| 1032  | 1362 | 350 WEST 42 STREET | E         |
| 1032  | 1363 | 350 WEST 42 STREET | E         |
| 1032  | 1364 | 350 WEST 42 STREET | E         |
| 1032  | 1365 | 350 WEST 42 STREET | E         |
| 1032  | 1366 | 350 WEST 42 STREET | E         |
| 1032  | 1367 | 350 WEST 42 STREET | E         |
| 1032  | 1368 | 350 WEST 42 STREET | E         |
| 1032  | 1369 | 350 WEST 42 STREET | E         |
| 1032  | 1370 | 350 WEST 42 STREET | E         |
| 1032  | 1371 | 350 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1372 | 350 WEST 42 STREET | E         |
| 1032  | 1373 | 350 WEST 42 STREET | E         |
| 1032  | 1374 | 350 WEST 42 STREET | E         |
| 1032  | 1375 | 350 WEST 42 STREET | E         |
| 1032  | 1376 | 350 WEST 42 STREET | E         |
| 1032  | 1377 | 350 WEST 42 STREET | E         |
| 1032  | 1378 | 350 WEST 42 STREET | E         |
| 1032  | 1379 | 350 WEST 42 STREET | E         |
| 1032  | 1380 | 350 WEST 42 STREET | E         |
| 1032  | 1381 | 350 WEST 42 STREET | E         |
| 1032  | 1382 | 350 WEST 42 STREET | E         |
| 1032  | 1383 | 350 WEST 42 STREET | E         |
| 1032  | 1384 | 350 WEST 42 STREET | E         |
| 1032  | 1385 | 350 WEST 42 STREET | E         |
| 1032  | 1386 | 350 WEST 42 STREET | E         |
| 1032  | 1387 | 350 WEST 42 STREET | E         |
| 1032  | 1388 | 350 WEST 42 STREET | E         |
| 1032  | 1389 | 350 WEST 42 STREET | E         |
| 1032  | 1390 | 350 WEST 42 STREET | E         |
| 1032  | 1391 | 350 WEST 42 STREET | E         |
| 1032  | 1392 | 350 WEST 42 STREET | E         |
| 1032  | 1393 | 350 WEST 42 STREET | E         |
| 1032  | 1394 | 350 WEST 42 STREET | E         |
| 1032  | 1395 | 350 WEST 42 STREET | E         |
| 1032  | 1396 | 350 WEST 42 STREET | E         |
| 1032  | 1397 | 350 WEST 42 STREET | E         |
| 1032  | 1398 | 350 WEST 42 STREET | E         |
| 1032  | 1399 | 350 WEST 42 STREET | E         |
| 1032  | 1400 | 350 WEST 42 STREET | E         |
| 1032  | 1401 | 350 WEST 42 STREET | E         |
| 1032  | 1402 | 350 WEST 42 STREET | E         |
| 1032  | 1403 | 350 WEST 42 STREET | E         |
| 1032  | 1404 | 350 WEST 42 STREET | E         |
| 1032  | 1405 | 350 WEST 42 STREET | E         |
| 1032  | 1406 | 350 WEST 42 STREET | E         |
| 1032  | 1407 | 350 WEST 42 STREET | E         |
| 1032  | 1408 | 350 WEST 42 STREET | E         |
| 1032  | 1409 | 350 WEST 42 STREET | E         |
| 1032  | 1410 | 350 WEST 42 STREET | E         |
| 1032  | 1411 | 350 WEST 42 STREET | E         |



**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1412 | 350 WEST 42 STREET | E         |
| 1032  | 1413 | 350 WEST 42 STREET | E         |
| 1032  | 1414 | 350 WEST 42 STREET | E         |
| 1032  | 1415 | 350 WEST 42 STREET | E         |
| 1032  | 1416 | 350 WEST 42 STREET | E         |
| 1032  | 1417 | 350 WEST 42 STREET | E         |
| 1032  | 1418 | 350 WEST 42 STREET | E         |
| 1032  | 1419 | 350 WEST 42 STREET | E         |
| 1032  | 1420 | 350 WEST 42 STREET | E         |
| 1032  | 1421 | 350 WEST 42 STREET | E         |
| 1032  | 1422 | 350 WEST 42 STREET | E         |
| 1032  | 1423 | 350 WEST 42 STREET | E         |
| 1032  | 1424 | 350 WEST 42 STREET | E         |
| 1032  | 1425 | 350 WEST 42 STREET | E         |
| 1032  | 1426 | 350 WEST 42 STREET | E         |
| 1032  | 1427 | 350 WEST 42 STREET | E         |
| 1032  | 1428 | 350 WEST 42 STREET | E         |
| 1032  | 1429 | 350 WEST 42 STREET | E         |
| 1032  | 1430 | 350 WEST 42 STREET | E         |
| 1032  | 1431 | 350 WEST 42 STREET | E         |
| 1032  | 1432 | 350 WEST 42 STREET | E         |
| 1032  | 1433 | 350 WEST 42 STREET | E         |
| 1032  | 1434 | 350 WEST 42 STREET | E         |
| 1032  | 1435 | 350 WEST 42 STREET | E         |
| 1032  | 1436 | 350 WEST 42 STREET | E         |
| 1032  | 1437 | 350 WEST 42 STREET | E         |
| 1032  | 1438 | 350 WEST 42 STREET | E         |
| 1032  | 1439 | 350 WEST 42 STREET | E         |
| 1032  | 1440 | 350 WEST 42 STREET | E         |
| 1032  | 1441 | 350 WEST 42 STREET | E         |
| 1032  | 1442 | 350 WEST 42 STREET | E         |
| 1032  | 1443 | 350 WEST 42 STREET | E         |
| 1032  | 1444 | 350 WEST 42 STREET | E         |
| 1032  | 1445 | 350 WEST 42 STREET | E         |
| 1032  | 1446 | 350 WEST 42 STREET | E         |
| 1032  | 1447 | 350 WEST 42 STREET | E         |
| 1032  | 1448 | 350 WEST 42 STREET | E         |
| 1032  | 1449 | 350 WEST 42 STREET | E         |
| 1032  | 1450 | 350 WEST 42 STREET | E         |
| 1032  | 1451 | 350 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1452 | 350 WEST 42 STREET | E         |
| 1032  | 1453 | 350 WEST 42 STREET | E         |
| 1032  | 1454 | 350 WEST 42 STREET | E         |
| 1032  | 1455 | 350 WEST 42 STREET | E         |
| 1032  | 1456 | 350 WEST 42 STREET | E         |
| 1032  | 1457 | 350 WEST 42 STREET | E         |
| 1032  | 1458 | 350 WEST 42 STREET | E         |
| 1032  | 1459 | 350 WEST 42 STREET | E         |
| 1032  | 1460 | 350 WEST 42 STREET | E         |
| 1032  | 1461 | 350 WEST 42 STREET | E         |
| 1032  | 1462 | 350 WEST 42 STREET | E         |
| 1032  | 1463 | 350 WEST 42 STREET | E         |
| 1032  | 1464 | 350 WEST 42 STREET | E         |
| 1032  | 1465 | 350 WEST 42 STREET | E         |
| 1032  | 1466 | 350 WEST 42 STREET | E         |
| 1032  | 1467 | 350 WEST 42 STREET | E         |
| 1032  | 1468 | 350 WEST 42 STREET | E         |
| 1032  | 1469 | 350 WEST 42 STREET | E         |
| 1032  | 1470 | 350 WEST 42 STREET | E         |
| 1032  | 1471 | 350 WEST 42 STREET | E         |
| 1032  | 1472 | 350 WEST 42 STREET | E         |
| 1032  | 1473 | 350 WEST 42 STREET | E         |
| 1032  | 1474 | 350 WEST 42 STREET | E         |
| 1032  | 1475 | 350 WEST 42 STREET | E         |
| 1032  | 1476 | 350 WEST 42 STREET | E         |
| 1032  | 1477 | 350 WEST 42 STREET | E         |
| 1032  | 1478 | 350 WEST 42 STREET | E         |
| 1032  | 1479 | 350 WEST 42 STREET | E         |
| 1032  | 1480 | 350 WEST 42 STREET | E         |
| 1032  | 1481 | 350 WEST 42 STREET | E         |
| 1032  | 1482 | 350 WEST 42 STREET | E         |
| 1032  | 1483 | 350 WEST 42 STREET | E         |
| 1032  | 1484 | 350 WEST 42 STREET | E         |
| 1032  | 1485 | 350 WEST 42 STREET | E         |
| 1032  | 1486 | 350 WEST 42 STREET | E         |
| 1032  | 1487 | 350 WEST 42 STREET | E         |
| 1032  | 1488 | 350 WEST 42 STREET | E         |
| 1032  | 1489 | 350 WEST 42 STREET | E         |
| 1032  | 1490 | 350 WEST 42 STREET | E         |
| 1032  | 1491 | 350 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1492 | 350 WEST 42 STREET | E         |
| 1032  | 1493 | 350 WEST 42 STREET | E         |
| 1032  | 1494 | 350 WEST 42 STREET | E         |
| 1032  | 1495 | 350 WEST 42 STREET | E         |
| 1032  | 1496 | 350 WEST 42 STREET | E         |
| 1032  | 1497 | 350 WEST 42 STREET | E         |
| 1032  | 1498 | 350 WEST 42 STREET | E         |
| 1032  | 1499 | 350 WEST 42 STREET | E         |
| 1032  | 1500 | 350 WEST 42 STREET | E         |
| 1032  | 1501 | 350 WEST 42 STREET | E         |
| 1032  | 1502 | 350 WEST 42 STREET | E         |
| 1032  | 1503 | 350 WEST 42 STREET | E         |
| 1032  | 1504 | 350 WEST 42 STREET | E         |
| 1032  | 1505 | 350 WEST 42 STREET | E         |
| 1032  | 1506 | 350 WEST 42 STREET | E         |
| 1032  | 1507 | 350 WEST 42 STREET | E         |
| 1032  | 1508 | 350 WEST 42 STREET | E         |
| 1032  | 1509 | 350 WEST 42 STREET | E         |
| 1032  | 1510 | 350 WEST 42 STREET | E         |
| 1032  | 1511 | 350 WEST 42 STREET | E         |
| 1032  | 1512 | 350 WEST 42 STREET | E         |
| 1032  | 1513 | 350 WEST 42 STREET | E         |
| 1032  | 1514 | 350 WEST 42 STREET | E         |
| 1032  | 1515 | 350 WEST 42 STREET | E         |
| 1032  | 1516 | 350 WEST 42 STREET | E         |
| 1032  | 1517 | 350 WEST 42 STREET | E         |
| 1032  | 1518 | 350 WEST 42 STREET | E         |
| 1032  | 1519 | 350 WEST 42 STREET | E         |
| 1032  | 1520 | 350 WEST 42 STREET | E         |
| 1032  | 1521 | 350 WEST 42 STREET | E         |
| 1032  | 1522 | 350 WEST 42 STREET | E         |
| 1032  | 1523 | 350 WEST 42 STREET | E         |
| 1032  | 1524 | 350 WEST 42 STREET | E         |
| 1032  | 1525 | 350 WEST 42 STREET | E         |
| 1032  | 1526 | 350 WEST 42 STREET | E         |
| 1032  | 1527 | 350 WEST 42 STREET | E         |
| 1032  | 1528 | 350 WEST 42 STREET | E         |
| 1032  | 1529 | 350 WEST 42 STREET | E         |
| 1032  | 1530 | 350 WEST 42 STREET | E         |
| 1032  | 1531 | 350 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1032  | 1532 | 350 WEST 42 STREET | E         |
| 1032  | 1533 | 350 WEST 42 STREET | E         |
| 1032  | 1534 | 350 WEST 42 STREET | E         |
| 1032  | 1535 | 350 WEST 42 STREET | E         |
| 1032  | 1536 | 350 WEST 42 STREET | E         |
| 1032  | 1537 | 350 WEST 42 STREET | E         |
| 1032  | 1538 | 350 WEST 42 STREET | E         |
| 1032  | 1539 | 350 WEST 42 STREET | E         |
| 1032  | 1540 | 350 WEST 42 STREET | E         |
| 1032  | 1541 | 350 WEST 42 STREET | E         |
| 1032  | 1542 | 350 WEST 42 STREET | E         |
| 1032  | 1543 | 350 WEST 42 STREET | E         |
| 1032  | 1544 | 350 WEST 42 STREET | E         |
| 1032  | 1545 | 350 WEST 42 STREET | E         |
| 1032  | 1546 | 350 WEST 42 STREET | E         |
| 1032  | 1547 | 350 WEST 42 STREET | E         |
| 1032  | 1548 | 350 WEST 42 STREET | E         |
| 1032  | 1549 | 350 WEST 42 STREET | E         |
| 1032  | 1550 | 350 WEST 42 STREET | E         |
| 1032  | 1551 | 350 WEST 42 STREET | E         |
| 1032  | 1552 | 350 WEST 42 STREET | E         |
| 1032  | 1553 | 350 WEST 42 STREET | E         |
| 1032  | 1554 | 350 WEST 42 STREET | A         |
| 1032  | 1555 | 350 WEST 42 STREET | A         |
| 1050  | 0001 | 538 10 AVENUE      | D         |
| 1050  | 0006 | 455 WEST 40 STREET | G         |
| 1050  | 0013 | 441 WEST 40 STREET | G         |
| 1050  | 0025 | 409 WEST 40 STREET | G         |
| 1050  | 0026 | 407 WEST 40 STREET | E         |
| 1050  | 0029 | 541 9 AVENUE       | B         |
| 1050  | 0032 | COLUMBUS CIRCLE    | G         |
| 1050  | 0049 | 440 WEST 41 STREET | B         |
| 1050  | 0061 | 554 10 AVENUE      | D         |
| 1050  | 0158 | 454 WEST 41 STREET | A         |
| 1051  | 0002 | WEST 41 STREET     | G         |
| 1051  | 0008 | 429 WEST 41 STREET | C         |
| 1051  | 0016 | DYER AVENUE        | G         |
| 1051  | 0029 | 563 WEST 41 STREET | G         |
| 1051  | 0031 | 567 9 AVENUE       | A         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1051  | 0035 | 577 9 AVENUE       | B         |
| 1051  | 0040 | 414 WEST 42 STREET | B         |
| 1051  | 0040 | 414 WEST 42 STREET | G         |
| 1051  | 0041 | 416 WEST 42 STREET | D         |
| 1051  | 1001 | 420 WEST 42 STREET | G         |
| 1051  | 1002 | 420 WEST 42 STREET | D         |
| 1051  | 1003 | 420 WEST 42 STREET | E         |
| 1051  | 1101 | 450 WEST 42 STREET | A         |
| 1051  | 1102 | 450 WEST 42 STREET | A         |
| 1051  | 1103 | 450 WEST 42 STREET | A         |
| 1051  | 1104 | 450 WEST 42 STREET | A         |
| 1051  | 1105 | 450 WEST 42 STREET | A         |
| 1051  | 1106 | 450 WEST 42 STREET | D         |
| 1051  | 1107 | 450 WEST 42 STREET | A         |
| 1051  | 1108 | 450 WEST 42 STREET | E         |
| 1051  | 1109 | 450 WEST 42 STREET | E         |
| 1051  | 1110 | 450 WEST 42 STREET | E         |
| 1051  | 1111 | 450 WEST 42 STREET | E         |
| 1051  | 1112 | 450 WEST 42 STREET | E         |
| 1051  | 1113 | 450 WEST 42 STREET | E         |
| 1051  | 1114 | 450 WEST 42 STREET | E         |
| 1051  | 1115 | 450 WEST 42 STREET | E         |
| 1051  | 1116 | 450 WEST 42 STREET | E         |
| 1051  | 1117 | 450 WEST 42 STREET | E         |
| 1051  | 1118 | 450 WEST 42 STREET | E         |
| 1051  | 1119 | 450 WEST 42 STREET | E         |
| 1051  | 1120 | 450 WEST 42 STREET | E         |
| 1051  | 1121 | 450 WEST 42 STREET | E         |
| 1051  | 1122 | 450 WEST 42 STREET | E         |
| 1051  | 1123 | 450 WEST 42 STREET | E         |
| 1051  | 1124 | 450 WEST 42 STREET | E         |
| 1051  | 1125 | 450 WEST 42 STREET | E         |
| 1051  | 1126 | 450 WEST 42 STREET | E         |
| 1051  | 1127 | 450 WEST 42 STREET | E         |
| 1051  | 1128 | 450 WEST 42 STREET | E         |
| 1051  | 1129 | 450 WEST 42 STREET | E         |
| 1051  | 1130 | 450 WEST 42 STREET | E         |
| 1051  | 1131 | 450 WEST 42 STREET | E         |
| 1051  | 1132 | 450 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1051  | 1133 | 450 WEST 42 STREET | E         |
| 1051  | 1134 | 450 WEST 42 STREET | E         |
| 1051  | 1135 | 450 WEST 42 STREET | E         |
| 1051  | 1136 | 450 WEST 42 STREET | E         |
| 1051  | 1137 | 450 WEST 42 STREET | E         |
| 1051  | 1138 | 450 WEST 42 STREET | E         |
| 1051  | 1139 | 450 WEST 42 STREET | E         |
| 1051  | 1140 | 450 WEST 42 STREET | E         |
| 1051  | 1141 | 450 WEST 42 STREET | E         |
| 1051  | 1142 | 450 WEST 42 STREET | E         |
| 1051  | 1143 | 450 WEST 42 STREET | E         |
| 1051  | 1144 | 450 WEST 42 STREET | E         |
| 1051  | 1145 | 450 WEST 42 STREET | E         |
| 1051  | 1146 | 450 WEST 42 STREET | E         |
| 1051  | 1147 | 450 WEST 42 STREET | E         |
| 1051  | 1148 | 450 WEST 42 STREET | E         |
| 1051  | 1149 | 450 WEST 42 STREET | E         |
| 1051  | 1150 | 450 WEST 42 STREET | E         |
| 1051  | 1151 | 450 WEST 42 STREET | E         |
| 1051  | 1152 | 450 WEST 42 STREET | E         |
| 1051  | 1153 | 450 WEST 42 STREET | E         |
| 1051  | 1154 | 450 WEST 42 STREET | E         |
| 1051  | 1155 | 450 WEST 42 STREET | E         |
| 1051  | 1156 | 450 WEST 42 STREET | E         |
| 1051  | 1157 | 450 WEST 42 STREET | E         |
| 1051  | 1158 | 450 WEST 42 STREET | E         |
| 1051  | 1159 | 450 WEST 42 STREET | E         |
| 1051  | 1160 | 450 WEST 42 STREET | E         |
| 1051  | 1161 | 450 WEST 42 STREET | E         |
| 1051  | 1162 | 450 WEST 42 STREET | E         |
| 1051  | 1163 | 450 WEST 42 STREET | E         |
| 1051  | 1164 | 450 WEST 42 STREET | E         |
| 1051  | 1165 | 450 WEST 42 STREET | E         |
| 1051  | 1166 | 450 WEST 42 STREET | E         |
| 1051  | 1167 | 450 WEST 42 STREET | E         |
| 1051  | 1168 | 450 WEST 42 STREET | E         |
| 1051  | 1169 | 450 WEST 42 STREET | E         |
| 1051  | 1170 | 450 WEST 42 STREET | E         |
| 1051  | 1171 | 450 WEST 42 STREET | E         |
| 1051  | 1172 | 450 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1051  | 1173 | 450 WEST 42 STREET | E         |
| 1051  | 1174 | 450 WEST 42 STREET | E         |
| 1051  | 1175 | 450 WEST 42 STREET | E         |
| 1051  | 1176 | 450 WEST 42 STREET | E         |
| 1051  | 1177 | 450 WEST 42 STREET | E         |
| 1051  | 1178 | 450 WEST 42 STREET | E         |
| 1051  | 1179 | 450 WEST 42 STREET | E         |
| 1051  | 1180 | 450 WEST 42 STREET | E         |
| 1051  | 1181 | 450 WEST 42 STREET | E         |
| 1051  | 1182 | 450 WEST 42 STREET | E         |
| 1051  | 1183 | 450 WEST 42 STREET | E         |
| 1051  | 1184 | 450 WEST 42 STREET | E         |
| 1051  | 1185 | 450 WEST 42 STREET | E         |
| 1051  | 1186 | 450 WEST 42 STREET | E         |
| 1051  | 1187 | 450 WEST 42 STREET | E         |
| 1051  | 1188 | 450 WEST 42 STREET | E         |
| 1051  | 1189 | 450 WEST 42 STREET | E         |
| 1051  | 1190 | 450 WEST 42 STREET | E         |
| 1051  | 1191 | 450 WEST 42 STREET | E         |
| 1051  | 1192 | 450 WEST 42 STREET | E         |
| 1051  | 1193 | 450 WEST 42 STREET | E         |
| 1051  | 1194 | 450 WEST 42 STREET | E         |
| 1051  | 1195 | 450 WEST 42 STREET | E         |
| 1051  | 1196 | 450 WEST 42 STREET | E         |
| 1051  | 1197 | 450 WEST 42 STREET | E         |
| 1051  | 1198 | 450 WEST 42 STREET | E         |
| 1051  | 1199 | 450 WEST 42 STREET | E         |
| 1051  | 1200 | 450 WEST 42 STREET | E         |
| 1051  | 1201 | 450 WEST 42 STREET | E         |
| 1051  | 1202 | 450 WEST 42 STREET | E         |
| 1051  | 1203 | 450 WEST 42 STREET | E         |
| 1051  | 1204 | 450 WEST 42 STREET | E         |
| 1051  | 1205 | 450 WEST 42 STREET | E         |
| 1051  | 1206 | 450 WEST 42 STREET | E         |
| 1051  | 1207 | 450 WEST 42 STREET | E         |
| 1051  | 1208 | 450 WEST 42 STREET | E         |
| 1051  | 1209 | 450 WEST 42 STREET | E         |
| 1051  | 1210 | 450 WEST 42 STREET | E         |
| 1051  | 1211 | 450 WEST 42 STREET | E         |
| 1051  | 1212 | 450 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1051  | 1213 | 450 WEST 42 STREET | E         |
| 1051  | 1214 | 450 WEST 42 STREET | E         |
| 1051  | 1215 | 450 WEST 42 STREET | E         |
| 1051  | 1216 | 450 WEST 42 STREET | E         |
| 1051  | 1217 | 450 WEST 42 STREET | E         |
| 1051  | 1218 | 450 WEST 42 STREET | E         |
| 1051  | 1219 | 450 WEST 42 STREET | E         |
| 1051  | 1220 | 450 WEST 42 STREET | E         |
| 1051  | 1221 | 450 WEST 42 STREET | E         |
| 1051  | 1222 | 450 WEST 42 STREET | E         |
| 1051  | 1223 | 450 WEST 42 STREET | E         |
| 1051  | 1224 | 450 WEST 42 STREET | E         |
| 1051  | 1225 | 450 WEST 42 STREET | E         |
| 1051  | 1226 | 450 WEST 42 STREET | E         |
| 1051  | 1227 | 450 WEST 42 STREET | E         |
| 1051  | 1228 | 450 WEST 42 STREET | E         |
| 1051  | 1229 | 450 WEST 42 STREET | E         |
| 1051  | 1230 | 450 WEST 42 STREET | E         |
| 1051  | 1231 | 450 WEST 42 STREET | E         |
| 1051  | 1232 | 450 WEST 42 STREET | E         |
| 1051  | 1233 | 450 WEST 42 STREET | E         |
| 1051  | 1234 | 450 WEST 42 STREET | E         |
| 1051  | 1235 | 450 WEST 42 STREET | E         |
| 1051  | 1236 | 450 WEST 42 STREET | E         |
| 1051  | 1237 | 450 WEST 42 STREET | E         |
| 1051  | 1238 | 450 WEST 42 STREET | E         |
| 1051  | 1239 | 450 WEST 42 STREET | E         |
| 1051  | 1240 | 450 WEST 42 STREET | E         |
| 1051  | 1241 | 450 WEST 42 STREET | E         |
| 1051  | 1242 | 450 WEST 42 STREET | E         |
| 1051  | 1243 | 450 WEST 42 STREET | E         |
| 1051  | 1244 | 450 WEST 42 STREET | E         |
| 1051  | 1245 | 450 WEST 42 STREET | E         |
| 1051  | 1246 | 450 WEST 42 STREET | E         |
| 1051  | 1247 | 450 WEST 42 STREET | E         |
| 1051  | 1248 | 450 WEST 42 STREET | E         |
| 1051  | 1249 | 450 WEST 42 STREET | E         |
| 1051  | 1250 | 450 WEST 42 STREET | E         |
| 1051  | 1251 | 450 WEST 42 STREET | E         |
| 1051  | 1252 | 450 WEST 42 STREET | E         |



**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1051  | 1253 | 450 WEST 42 STREET | E         |
| 1051  | 1254 | 450 WEST 42 STREET | E         |
| 1051  | 1255 | 450 WEST 42 STREET | E         |
| 1051  | 1256 | 450 WEST 42 STREET | E         |
| 1051  | 1257 | 450 WEST 42 STREET | E         |
| 1051  | 1258 | 450 WEST 42 STREET | E         |
| 1051  | 1259 | 450 WEST 42 STREET | E         |
| 1051  | 1260 | 450 WEST 42 STREET | E         |
| 1051  | 1261 | 450 WEST 42 STREET | E         |
| 1051  | 1262 | 450 WEST 42 STREET | E         |
| 1051  | 1263 | 450 WEST 42 STREET | E         |
| 1051  | 1264 | 450 WEST 42 STREET | E         |
| 1051  | 1265 | 450 WEST 42 STREET | E         |
| 1051  | 1266 | 450 WEST 42 STREET | E         |
| 1051  | 1267 | 450 WEST 42 STREET | E         |
| 1051  | 1268 | 450 WEST 42 STREET | E         |
| 1051  | 1269 | 450 WEST 42 STREET | E         |
| 1051  | 1270 | 450 WEST 42 STREET | E         |
| 1051  | 1271 | 450 WEST 42 STREET | E         |
| 1051  | 1272 | 450 WEST 42 STREET | E         |
| 1051  | 1273 | 450 WEST 42 STREET | E         |
| 1051  | 1274 | 450 WEST 42 STREET | E         |
| 1051  | 1275 | 450 WEST 42 STREET | E         |
| 1051  | 1276 | 450 WEST 42 STREET | E         |
| 1051  | 1277 | 450 WEST 42 STREET | E         |
| 1051  | 1278 | 450 WEST 42 STREET | E         |
| 1051  | 1279 | 450 WEST 42 STREET | E         |
| 1051  | 1280 | 450 WEST 42 STREET | E         |
| 1051  | 1281 | 450 WEST 42 STREET | E         |
| 1051  | 1282 | 450 WEST 42 STREET | E         |
| 1051  | 1283 | 450 WEST 42 STREET | E         |
| 1051  | 1284 | 450 WEST 42 STREET | E         |
| 1051  | 1285 | 450 WEST 42 STREET | E         |
| 1051  | 1286 | 450 WEST 42 STREET | E         |
| 1051  | 1287 | 450 WEST 42 STREET | E         |
| 1051  | 1288 | 450 WEST 42 STREET | E         |
| 1051  | 1289 | 450 WEST 42 STREET | E         |
| 1051  | 1290 | 450 WEST 42 STREET | E         |
| 1051  | 1291 | 450 WEST 42 STREET | E         |
| 1051  | 1292 | 450 WEST 42 STREET | E         |

**Exhibit IV**  
**Proposed Hudson Yards BID (Listed by Taxlot)**

| BLOCK | LOT  | PROPERTY ADDRESS   | BID CLASS |
|-------|------|--------------------|-----------|
| 1051  | 1293 | 450 WEST 42 STREET | E         |
| 1051  | 1294 | 450 WEST 42 STREET | E         |
| 1051  | 1295 | 450 WEST 42 STREET | E         |
| 1051  | 1296 | 450 WEST 42 STREET | E         |
| 1051  | 1297 | 450 WEST 42 STREET | E         |
| 1051  | 1298 | 450 WEST 42 STREET | E         |
| 1051  | 1299 | 450 WEST 42 STREET | E         |
| 1051  | 1300 | 450 WEST 42 STREET | E         |
| 1051  | 1301 | 450 WEST 42 STREET | E         |
| 1051  | 1302 | 450 WEST 42 STREET | E         |
| 1069  | 0001 | 514 11 AVENUE      | A         |
| 1069  | 0024 | 503 WEST 40 STREET | G         |
| 1069  | 0029 | 537 10 AVENUE      | C         |
| 1069  | 0034 | 547 10 AVENUE      | C         |
| 1069  | 0043 | WEST 41 STREET     | G         |
| 1069  | 0136 | 502 WEST 41 STREET | G         |
| 1070  | 0001 | 554 11 AVENUE      | A         |
| 1070  | 0005 | 521 WEST 41 STREET | G         |
| 1070  | 0020 | 510 WEST 42 STREET | A         |
| 1070  | 0029 | 557 10 AVENUE      | B         |
| 1070  | 0034 | 502 WEST 42 STREET | B         |
| 1070  | 0044 | 524 WEST 42 STREET | A         |
| 1070  | 0049 | 534 WEST 42 STREET | B         |
| 1070  | 0050 | 536 WEST 42 STREET | C         |
| 1070  | 0054 | 548 WEST 42 STREET | C         |
| 1070  | 1001 | 500 WEST 42 STREET | A         |
| 1070  | 1002 | 500 WEST 42 STREET | E         |
| 1070  | 1101 | 534 WEST 42 STREET | A         |
| 1070  | 1102 | 534 WEST 42 STREET | E         |
| 1070  | 1103 | 534 WEST 42 STREET | E         |
| 1070  | 1104 | 534 WEST 42 STREET | E         |
| 1070  | 1105 | 534 WEST 42 STREET | E         |
| 1070  | 1106 | 534 WEST 42 STREET | E         |
| 1070  | 1107 | 534 WEST 42 STREET | E         |
| 1070  | 1108 | 534 WEST 42 STREET | E         |

CITY PLANNING COMMISSION

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September 30, 2013/Calendar No. 4

N140038 BDM

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IN THE MATTER of an application submitted by the Department of Small Business Services on behalf of the Hudson Yards Business Improvement District pursuant to Section 25-405(a) of the Administrative Code of the City of New York, as amended, concerning the formation of the Hudson Yards Business Improvement District, Borough of Manhattan, Community District 4.

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On July 15, 2013, Mayor Michael R. Bloomberg authorized the preparation of a district plan for the Hudson Yards Business Improvement District (BID). On July 19, 2013, on behalf of the Hudson Yards Development Corporation (HYDC), the Department of Small Business Services (DSBS) submitted the district plan for the BID, located in Community District 4 in the Borough of Manhattan.

**BACKGROUND**

The proposed Hudson Yards BID is located in the Borough of Manhattan and is generally bounded by West 42<sup>nd</sup> Street to the north, Eleventh Avenue to the west, Ninth Avenue to the east, and West 30<sup>th</sup> Street to the south. The proposed BID includes a section of 42<sup>nd</sup> Street beyond Ninth Avenue, and generally includes both sides of Ninth Avenue between 42<sup>nd</sup> Street and 35<sup>th</sup> Street. Below 35<sup>th</sup> Street, Hudson Yards BID's eastern border is Tenth Avenue. The BID is largely within Hudson Yards Special District.

The proposed BID borders the Fashion Center and 34<sup>th</sup> Street Partnership BIDs to the east. The Fashion Center BID is generally located east of Ninth Avenue and above 35<sup>th</sup> Street, and the 34<sup>th</sup> Street Partnership BID is generally located east of 10<sup>th</sup> Avenue and below 35<sup>th</sup> Street. The 34<sup>th</sup> Street Partnership BID stretches to the east of Fifth Avenue to reach Park Avenue. The Hudson

Yards BID's eastern border makes many non-linear turns to accommodate property already within adjacent BID districts. With the addition of the proposed Hudson Yards BID, Business Improvement Districts will cover the vast majority of tax blocks between Eleventh Avenue and Fifth Avenue from 42<sup>nd</sup> Street to 30<sup>th</sup> Street.

Hudson Yards BID represents the continuation of a number of initiatives designed to support the revitalization of Manhattan's Far West Side. In 2005, several land use actions, including zoning map and text amendments (C040499(A)ZMM submitted by the Department of City Planning and N040500 ZRM) were adopted by the City Planning Commission. These actions permitted a greater range of uses and densities to accommodate space for significant commercial and residential development, facilitated site acquisition on behalf of the city, established aerial easements for pedestrian circulation, disposed of city-owned property, and established mapped parkland. The City Planning Commission undertook the rezoning and related actions to transform the Far West Side from a historically underutilized area into a major transit-oriented urban center. Historically, the area contained a number of manufacturing and industrial uses. In recent history, many vacant lots and parking facilities dotted the area. The rezoning and related actions will permit the development of medium and high density Class-A buildings with a mix of uses, including commercial, residential, open space, as well as new cultural, convention, and entertainment facilities.

The 2005 rezoning established a climate that, to-date, dramatically changed the area. Over the past seven years, the area has become more of a mixed-use district. The proposed BID area has no less than 25 active construction projects or projects completed within the last two years

including the construction of the extensions of the number 7 IRT subway, with a station at 34<sup>th</sup> Street between Tenth and Eleventh Avenues in the middle of the proposed BID. Large new development projects at the Eastern and Western Rail Yards are in progress or are expected to begin in the near future. The proposed BID represents portions of 26 blocks, and has 1164 tax lots. There are about 150 ground-level retail tenants, approximately 300 upper floor commercial tenants, and 6,336 residential units of which 836 are individual residential condominiums. The area also contains five buildings with 975 hotel rooms.

The creation of a major park and Boulevard is a significant initiative stemming from the 2005 Plan. Hudson Yards BID will be a critical stakeholder in the future as it will be the entity responsible for maintaining the newly created Hudson Park under a contract with the Department of Parks and Recreation. In addition to this critical function, the BID's proposed services will include providing sanitation, marketing, promotion, beautification, and streetscaping with a focus on the Ninth Avenue retail corridor.

The first year budget is projected to be \$1,200,000. The budget may rise after that with a cap of \$3,000,000 per year after the fifth year. The first year budget will allocate \$445,000 to Hudson Park maintenance and public safety. District-wide, the BID proposes to allocate \$430,000 for Open Space and Greening outside of Hudson Park and Boulevard; a "Think Local, Buy Local" awareness marketing campaign; traffic, transportation, and pedestrian safety; capital and technical assistance programs; and targeted sanitation services where needed. About \$325,000 will be allocated for advocacy and administration.

The BID will work with the Department of Transportation (DOT) and other responsible agencies to address the backlog of busses that line avenues at rush hour as these buses attempt to access the Lincoln Tunnel and Port Authority Bus Terminal. The BID also intends to advocate for the funding and construction of all park blocks within Hudson Yards Park and Boulevard that are not currently under development. In general, the BID will be an advocate for improved services for the area within its boundaries.

The BID projects in its first year that wholly commercial property would pay the full BID assessment. This is a combined formula of about 14 cents per hundred dollars of assessed value and 10.73 cents per square foot. Mixed-use residential and commercial property would pay a rate of 80% of the commercial rate, except for properties constructed prior to 2005 where only the commercial property would be assessed at 100 percent of the commercial rate. This mix use rate is projected to be about 11 cents per hundred dollars of assessed value and 8.59 cents per square foot. Vacant land will pay a rate of 95% of the commercial rate. Not-For profit- and individual residential condominiums and wholly residential tax lots would pay \$1 per year. There is a single tax lot represented by multiple condo units which would be assessed at 80% of the commercial rate. The full block of the Eastern Rail Yards would pay a rate of 50% of the commercial rate once 4 million square feet of commercial development is completed and a temporary certificate of occupancy is granted. All non-profit uses, residential properties built before 2005, and rent stabilized developments will pay \$1 per year for the BID.

There is a wide range of annual BID payments for the \$1.2 million budget. The highest payment would be \$178,800 per year for an 866,000 square foot post-2005 rezoning mixed-use property

with \$83 million of assessed value. The lowest payment is \$94 for a vacant parcel of 550 sq. ft. and \$28,000 assessed value. The average annual BID payment for the 228 properties would be approximately \$5,259 per year.

The BID sponsors did extensive outreach to assess support for the BID. Property owners representing approximately 55% of the assessed values or 59% of tax lots in the district signed ballots in support. Approximately 4% of assessed value or 19% of tax lots signed ballots in opposition. Outreach efforts to the property and business owners as well as merchants included six informational meetings, two informational mailings, one district needs survey, two formal public hearings, two public events publicizing the proposed BID and a variety of print and television news items.

#### **ENVIRONMENTAL REVIEW**

The district plan was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York State Code of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 13SBS005M. The lead agency is the Department of Small Business Services.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on July 3, 2013.

## **LAND USE REVIEW**

On July 19, 2013 the Department of Small Business Services submitted the district plan for the Hudson Yards Business Improvement District (BID) to the Department of City Planning. The plan was then transmitted for review to the Office of the Mayor, Office of the Manhattan Borough President, City Council Speaker, City Council Member of Council District 3 and Manhattan Community Board 4.

### **Community Board Public Hearing**

On July 31, 2013, Community Board 4 adopted a resolution recommending approval, with conditions, of this application (N140038 BDM), by a unanimous vote. The Community Board recommended that the BID be renamed Hudson Yards/Hell's Kitchen Alliance. Other conditions were that planting, signage, and treatments within the district highlight the diversity of subareas and differences within the districts corridors, and that the community be well-represented on the BID's board.

### **City Planning Commission Public Hearing**

On August 21, 2013, (Calendar No. 3), the Commission scheduled September 11, 2013 for a public hearing on the district plan. On September 11, 2013 (Calendar No. 36), the hearing was duly held. There were eight speakers in favor of the proposal and none in opposition.

Those who testified in favor included two residents, one commercial property owner, one retail business owner, three members or staff from Community Board 4, the BID consultant and a



union representative. Both residents and the commercial property owner approved of the BID as proposed. One resident described the existing condition of his block and how it has changed through the years. He described the development of the Hudson Yards BID as a benefit to the neighborhood. He stated that the BID will address long standing issues stemming from pedestrian safety to neighborhood sanitation. He believed that the BID would provide necessary quality of life improvements for residents as well as businesses.

The community board members stated that the BID should be renamed Hudson Yards/Hell's Kitchen Alliance, that there be diverse street signage and treatments, and that the proposed full six blocks of Hudson Park and Boulevard should be built. The community was in favor of the BID, but believes the existing Hell's Kitchen neighborhood character should be acknowledged and its identity supported. The retail owner advocated primarily for the re-naming of the BID as Hudson Yards/Hell's Kitchen Alliance.

Other speakers included the BID sponsor's consultant and a union representative. The BID Sponsor Consultant spoke affirmatively about addressing the concerns of the community board, should the BID be approved by the Commission and the City Council, and clarified how the formula for the BID assessment was formulated. The union representative appeared in favor of the proposal.

At the request of the Commission, an additional speaker from the Hudson Yards Development Corporation (who did not advocate for the BID) addressed questions regarding the development of Hudson Park and Boulevard. She explained that the Hudson Yards Development Corporation

(HYDC) will cease to exist at the end of 2013. She further explained that the Economic Development Corporation (EDC) is currently managing the construction of Hudson Park and that HYDC plays an advisory role. It is anticipated that the proposed BID be established before the transfer of Hudson Yard Park from EDC to the Parks Department in the summer of 2014. The Commission expressed concern that there might be a gap between the establishment of the BID and the end of HYDC. The HYDC representative stated that all functions of HYDC will continue through assigned staff and by contract, until the first phases of the Park and Boulevard are completed and the BID is established.

In response to concerns raised about three additional park blocks proposed by the 2005 Plan which are not yet under construction the HYDC representative stated that, in addition to segments of the Park already under construction, there is a fourth park block slated to be developed. However, there are issues surrounding the acquisition and development of park blocks five and six, specifically, that a platform over an Amtrak right-of-way would need to be constructed for park block six.

There were no other speakers and the hearing was closed.

#### CONSIDERATION

The Commission believes that the proposal to establish the Hudson Yards Business Improvement District in Manhattan is appropriate.

The Hudson Yards BID area has a very diverse landscape and its success will be measured by

the advocacy and support given to all neighborhoods within this unique community. Portions of the BID area are in transition from manufacturing and vehicle storage into a new mixed-use neighborhood. Others parts remain as the historic mixed-use Hell's Kitchen neighborhood. The BID intends to support the historically mixed-use character of Hell's Kitchen and provide services to address long standing concerns, and the new neighborhood which is being created by the 2005 Hudson Yards Plan. The Commission is pleased to see that the BID contemplates serving the many distinct facets of the neighborhood.

Recognizing the unique character of the community as outlined above, the Commission supports the recommendation by Community Board 4 and other stakeholders to rename the district "Hudson Yards/Hell's Kitchen Alliance". The name change acknowledges the existing Hell's Kitchen community, the emerging community at Hudson Yards, and the common cause that unites them—the betterment of the neighborhood along and west of Ninth Avenue.

Hudson Park and Boulevard will establish important new open space and infrastructure improvements. Three blocks of the Hudson Park and Boulevard are under construction and will begin to open in the summer of 2014. It is anticipated that the BID be operational when then these open spaces are completed and be able to begin maintenance of the park areas. The Commission is pleased that plans are moving forward to create the fourth block of the park and Boulevard. The Commission remains concerned, however, that blocks five and six of the park and boulevard are neither funded nor designed and that without their completion, the Hudson Yards project will remain incomplete. A critical function of the BID therefore is to advocate for the realization of the entire Hudson Park and Boulevard plan.

The BID would assess commercial property and select residential properties. The assessed residential properties will be units constructed after 2005 and will include no affordable rental units. BID Boards are organized by statute to include a majority of property owners. As proposed, the statute only requires the inclusion of one residential tenant and one commercial tenant on BID Boards. As a result of concerns expressed by City Planning and Community Board 4, the Commission is pleased that the BID has agreed to include at least four residential tenants on its Board. This will help ensure that the concerns of area residents are fully considered by the BID Board.

The BID proposes to only fully assess rental residential property constructed after the 2005 adoption of the Hudson Yards Plan. Individual residential condos and pre-2005 residential property will pay \$1 per year. Only rental property constructed after 2005 will pay an assessment. All rental residential properties constructed after 2005 are rent stabilized and rent stabilization does not permit the pass through of BID assessments to tenants. All BID assessments on residentially occupied post-2005 rental property will be paid by the property owner.

The Commission believes that efforts to promote Ninth Avenue as a local shopping destination to the nearby community will also ensure local commercial services are maintained for the entire neighborhood. In addition, proposed improvements to traffic and pedestrian safety, as well as planning for the accommodation of commuter buses, will serve both the neighborhood and City's interest in having safe and well managed streets. The Commission believes that the BID's plans

to green the neighborhood and provide supplemental sanitation services will make the neighborhood more successful. The Hudson Yards Plan called for the establishment of a major new and mixed-use urban center in the Hell's Kitchen neighborhood. Historically, issues around pedestrian safety, sanitation, and a lack of park space affected the quality of life in Hell's Kitchen. The infusion of office space without addressing those long standing issues would exacerbate these issues. The BID will exist as a conduit to address the long standing issues as well as elevate the quality of life for existing residents and the new users entering the neighborhood.

The Commission further acknowledges the concerns of Community Board 4 and shares its concerns that the BID serve both the emerging residential and commercial neighborhood along with the interests of the long established Hell's Kitchen neighborhood. Changing the name of the district to reflect the broader neighborhood is a good start. However, the BID must, going forward, consult with the Community Board and neighborhood groups on its services, proposals and plans. Additionally, having at least four residents on the BID board will help the BID to be responsive to, and inclusive of, neighborhood services and constituent needs.

The Commission has seen the documents that the BID sponsor submitted regarding notification of stakeholders about the proposed BID. It believes that these outreach efforts for the BID were satisfactory.

Establishing the Hudson Yards BID is important because it complements the City's efforts to improve neighborhood services, promotes economic development and enhances the provision of

and maintenance of a significant open space resource within the Hudson Yards Special Zoning District. These efforts will be a significant component in promoting the goals of the Hudson Yards Plan and the Hell's Kitchen community.

RESOLUTION

The Commission supports the proposed BID plan and has adopted the following resolution:

RESOLVED, that the City Planning Commission certifies its unqualified approval of the district plan for the Hudson Yards Business Improvement District.

The above resolution duly adopted by the City Planning Commission on September 30, 2013 (Calendar No.4) is filed with the City Council and the City Clerk pursuant to Section 25-405 of the Administrative Code of the City of New York.

**AMANDA M. BURDEN, FAICP, Chair**  
**KENNETH J. KNUCKLES, ESQ., VICE CHAIRMAN**  
**ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CATOR, P.E.,**  
**ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE DE LA UZ,**  
**MARIA M. DEL TORO, JOSEPH DOUEK, RICHARD W. EADDY,**  
**ANNA HAYES LEVIN, ORLANDO MARIN,-COMMISSIONERS**



COREY JOHNSON  
Chair

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

CITY OF NEW YORK  
MANHATTAN COMMUNITY BOARD FOUR

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August 6, 2013

Amanda M. Burden, Chair  
City Planning Commission  
22 Reade Street  
New York, New York 10007

**Re: District Plan for the Hudson Yards Business Improvement District (N140038BDM)**

Dear Chair Burden:

On July 31, 2013, at its full board meeting, Manhattan Community Board 4 (MCB4) held a public hearing on the District Plan for the proposed Hudson Yards Business Improvement District (BID).

The proposed BID District is located in Manhattan Community District 4 and bounded by West 42<sup>nd</sup> Street to the north, Eleventh Avenue to the west, West 30<sup>th</sup> Street to the south, and Ninth Avenue to the east. MCB4 has long identified this portion of the neighborhood as the southern part of Hell's Kitchen.

The specific aim of the proposed BID is "to provide maintenance for the Hudson Park and Boulevard and district-wide services and improvements that enhance the quality of life of an exceptionally diverse population who live, work and visit within the district."

The Board unanimously recommended **approving** the proposed District Plan **with the following conditions:**

1. The proposed Hudson Yards BID is renamed the Hudson Yards/Hell's Kitchen Alliance;
2. The HY/HK Alliance work with MCB4, local elected officials, and City government to secure the development of Blocks Five and Six of Hudson Park and advocate for more open space in the neighborhood;
3. The sanitation and traffic safety issues, outside of the Hudson Park and Boulevard, are targeted to Ninth Avenue and to the West 34<sup>th</sup> and West 42<sup>nd</sup> Streets corridors;
4. The HY/HK Alliance works closely with MCB4 and that regular consultations, meetings and reporting between the Alliance and MCB4 take place to ensure cooperation among the various community groups, business enterprises, and non-profits in the district; and in the first two years

of operation the HK/HY Alliance agrees, if requested, to meet quarterly with MCB4's Clinton/Hell's Kitchen Land Use Committee (C/HKLU) to report and present its proposals for services and district improvements:

5. The Alliance's Board of Directors reflects the diversity of the neighborhood;
6. That no street flags, banners, billboards, zipper illuminated displays, or other forms of promotional marketing or advertising be permitted on the residential streets in south Hell's Kitchen and the proposed Alliance agree to limit such promotions to west of Tenth Avenue and the commercial corridors below West 34<sup>th</sup> Street;
7. That the HY/HK Alliance work with existing stakeholders to incorporate diversity into any proposed streetscape improvement plans and agree not to promote homogenized, unvaried landscaping and work with the community to help maintain tree pits and green spaces and advocate for more open space;
8. That the HY/KY Alliance work hand-in-glove with the residential component of the district — with especial attention paid to the long term, historic residential community of south Hell's Kitchen;
9. That the HY/HK Alliance will incorporate in its mission the values of MCB4 in promoting affordable housing, protecting its older housing stock, and preserving a mixed-income, diverse neighborhood;
10. The Board of the proposed HK/HY Alliance have at least four residential tenant representatives and two of whom live in affordable housing units in the district. At least one Board seat shall also be designated for a not for profit organization.

#### **WHAT'S IN A NAME? EVERYTHING.**

The proposed BID would be part of the southern portion of Hell's Kitchen, a fabled neighborhood with a strong sense of identity. Nearly all the participants in the planning process found the name "Hudson Yards BID" to be lacking in historical resonance, precision, or distinctiveness. Or, frankly, sizzle.

At the C/HKLU meeting on July 24, 2013, it was proposed and unanimously endorsed that **as a condition of the committee approving the proposed plan, the Hudson Yards Business Improvement District be renamed the Hudson Yards/Hell's Kitchen Alliance.** MCB4 agrees. Heretofore, the proposed district area and plan will be referred to in this response as the HY/HK Alliance ("Alliance").

The juxtaposition of the two district names is important. It illustrates the partnership between the established community in the existing district and the new development in the new district. It preserves the integrity of the low-rise, community's identity along its main street, Ninth Avenue, and in the mid-blocks toward Tenth Avenue and broadens to include the developing high rise district along Tenth and Eleventh Avenues and in the West 34<sup>th</sup> Street corridor.



## **PROJECT BACKGROUND**

A wide range of participants participated in the Planning Committee of the proposed BID, including members of MCB4, community organizations, and non-profits as well as residents, businesses and developers. Two community outreach meetings to describe the BID and seek feedback from residents and businesses were held. At the July 24th, 2013, C/HKLU meeting, the BID proposal was presented. Speakers overwhelmingly supported the plan; many felt the name should be revised to include "Hell's Kitchen" to reflect the vibrant, historic area that the BID is located in. Similarly, at MCB4's July 31, 2013, full Board meeting, many people testified in favor of the proposal.

The proposed BID plans to be up and running by the spring of 2014, in conjunction with the planned opening of the Hudson Park and Boulevard.

### **Growth of South Hell's Kitchen**

The area covered by the proposed HY/HK Alliance district includes a diverse landscape. It is part of southern Hell's Kitchen and generally recognized as part of the larger fabric of Hell's Kitchen/Clinton to the north of West 42<sup>nd</sup> Street. An area in transition, its existing character is being broadened by new development and will be further impacted by development planned for the future. The key elements driving this evolution from mostly manufacturing and commercial with an historic residential tenement component into a mixed-use district are:

- re-zoning for mixed-use with the establishment of the Special Hudson Yards District;
- enhanced access to mass-transit with the expansion of the Number 7 Subway line;
- availability of large commercial and residential sites; and
- creation of new public open space with the Hudson Park and Boulevard, between Tenth and Eleventh Avenues from West 33rd to West 36th Streets.

### **Property Mix**

At present, the area contains a mix of many types of properties. There are underutilized properties devoted to parking, one-story warehouse buildings and a large amount of land consumed by transportation and infrastructure systems for the Penn Station trains, the Lincoln Tunnel's access (Dyer Avenue both above and below grade), and the Port Authority Bus Terminal operations.

Low-rise industrial buildings containing auto-repair and other semi-industrial warehouse uses are throughout the district. Commercial buildings containing over six million square feet of space include older loft-type buildings that have been adaptively reused for design and technology-based industries along with low rise, more contemporary buildings.

Cultural and educational organizations are also an integral part of the Hell's Kitchen neighborhood with the Baryshnikov Arts Center, Signature Theatre, Theatre Row, Playwrights Horizons, and Fashion Institute of Technology (over one thousand FIT students reside at Kaufman Hall at West 31st between Ninth Avenue and Dyer Avenue).

### **6,000 Residential Units in 100 Buildings**

Residential buildings range from large, early 20<sup>th</sup>-Century apartment blocks to clusters of four and five story tenement buildings, to newly constructed residential tower and commercial base type buildings with large number of rental and condominium apartment units. The proposed Alliance area contains approximately 6,250 residential rental and condominium units in over 100 buildings.

### **Potential Development**

As a result of recent re-zonings (Special Hudson Yards District) and public sector investment in the area's infrastructure, the district is positioned to experience large scale commercial and residential development. More specifically, the rezoning provides for high density commercial development along West 33<sup>rd</sup> Street from Pennsylvania Station to the Eastern Rail yard site, and north between Tenth and Eleventh Avenues from West 33<sup>rd</sup> to West 41<sup>st</sup> Streets. Residential and low rise commercial uses are provided for to the north and east towards Ninth Avenue where much of the existing residential properties are located.

The entire Special Hudson Yards District, an area slightly larger than the proposed Alliance district, has a development potential of approximately 28 million square feet of commercial and residential development, which is expected to be achieved in future years.

The increased development makes it crucial that the commercial, institutional, and residential components of the neighborhood work together.

### **MCB4 ISSUES AND CONDITIONS FOR APPROVAL**

#### **HY/HK Alliance**

As stated earlier, the Clinton/Hell's Kitchen Land Use and Zoning Committee meeting on July 24, 2013, voted unanimously to approve the proposed Hudson Yards Business Improvement District on the condition it was renamed the **Hudson Yards/Hell's Kitchen Alliance**. The Board affirms that condition.

#### **Hudson Park and Boulevard**

The primary objective of the HY/HK Alliance is to maintain the Hudson Park and Boulevard (West 33<sup>rd</sup> to West 39<sup>th</sup> Streets, Tenth to Eleventh Avenues). Four blocks of the promised six-block park have been planned. Acquiring the remaining two blocks and developing them as park space must remain a priority of the Alliance.

As well, the Alliance should be an advocate for more green space in the district and an active partner in maintaining street trees and open spaces that have been created or will be created

The Alliance must push energetically for construction of Blocks Five and Six of Hudson Park as well as advocate for more public space in the district.

#### **Sanitation and Traffic Safety Issues**

The proposed plan also promises "district-wide efforts will also play a key role in enhancing the pedestrian environment, supporting local business, and addressing specific issues associated with

the major transportation structures and conduits for large volumes of traffic in the form of cars, trucks and buses."

The Alliance should also advocate for a subway stop on the proposed extension of the #7 subway line through the district.

CB4 requests the sanitation and traffic safety issues outside of the Hudson Park and Boulevard to be targeted explicitly to Ninth Avenue and to the West 34<sup>th</sup> Street and West 42<sup>nd</sup> Street corridors. These efforts must be coordinated with MCB4 and with local community groups.

**No Banners, Please. We're In Hell's Kitchen**

This Board is adamant that the residential integrity of the residential streets in Hell's Kitchen not be compromised by street flags, banners, billboards, zipper illuminated displays or other forms of promotional advertising.

The BID must agree to limit such promotions to west of Tenth and Eleventh Avenues and the commercial corridors below West 34th Street.

**Diversity Not Homogeneity**

We look forward to the large publicly-accessible multi-block Hudson Park being well-maintained, with continual funding. And we feel the proposed Alliance will enhance the Hell's Kitchen area with greening, increased sanitation clean-ups and pedestrian safety measures. But any streetscape improvements — tree plantings, planters, sidewalk treatments — must be varied and diverse.

Over the past 20 years, the Hell's Kitchen Neighborhood Association, Clinton Housing Development Company, CHEKPEDS, Condominium Associations, HDFC Cooperatives, private building owners and Tenant Associations have planted trees, planted sidewalk gardens and improved the streetscape. The goal of future neighborhood improvements must build upon this diversity.

The HY/HK Alliance must work with existing stakeholders to incorporate such diversity into any proposed streetscape improvement plans and work with the community to maintain all green spaces and tree pits in the district and advocate for more open space.

**Partnering With MCB4**

MCB4 has had a keen interest in the proposed formation of the HY/HK Alliance and participated in the early planning stages and in the 12 Steering Committee meetings held over the last two years. The Board sent the chair of C/HKLU, co-chairs of its Transportation Planning Committee, Chelsea Preservation Committee, and Housing, Health, and Human Services Committee as well as its District Manager to the meetings. MCB4's participation in the planning process has been sustained and productive. The collaboration must continue.

The language of the proposal reflects MCB4's input: "The Hudson Yards BID will work with the Community Board and others to achieve a level of balance and compatibility between the existing neighborhood and the new development that the "Special Hudson Yards District" re-

zoning is bringing to this area."

The Board also welcomes HY/HK Alliance's overarching goal of "improving the attractiveness of the location and quality of life for all, while retaining neighborhood character (emphasis added) within the Hudson Yards district, is an important element to this evolving mixed-use neighborhood."

CB4's paramount concern is to ensure that a business improvement district work hand-in-hand with the residential district --- with especial attention paid to the long-term health of Hell's Kitchen.

Decisions by the board of directors must take into consideration the fact that the proposed HY/HK Alliance is part of the larger Hell's Kitchen community.

The mission of MCHB in promoting affordable housing, protecting its older housing stock, and ensuring that the neighborhood must be part of the Alliance's mission.

It is the responsibility of the Alliance and CB4 to ensure that the Alliance and CB4 must take place to ensure cooperation among the various community groups, business enterprises, and non-profits in the district. To ensure cooperation and communication, especially during its first two years of operation, the HK/HY Alliance agrees, if requested, to meet quarterly with CB4's Clinton/Hell's Kitchen Land Use and Zoning Committee to report and present its progress and

**Governance: HY/HK Board of Directors**

The Board welcomes the Department of City Planning's recommendation that the governing board of the proposed HY/HK Alliance have at least four residential tenant representatives. The Board further proposes that at least two of those residential tenants represent tenants in affordable apartment buildings.

The Board also proposes that the seats on the board be allocated to include 2015 building owners, business enterprises, and residential tenants.

Given the diverse makeup of the business enterprises in the district, a diverse makeup of the board's directors is also

**on**  
to be an older, established community with a strong identity and sense of purpose into a new Business Improvement District presents a challenge and an opportunity. At both the Hell's Kitchen Land Use and Zoning meeting on July 24, 2013, and at the Full Board meeting of CB4 on July 31, 2013, residential tenants in the district expressed support for the HY/HK Alliance with the understanding that the area be developed without diminishing the distinctive character and flavor of the neighborhood. The Board echoes that support and affirms that provision

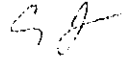
As this proposed BID moves through the public approval process, the Board requests the support and assistance of the City Planning Commission, the Manhattan Borough President, and City Council in incorporating MCB4's conditions in approval to reconcile these competing and worthwhile goals.

#### **SUMMARY — CONDITIONS FOR APPROVAL**

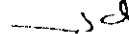
**Now therefore let it be resolved that MCB4 recommends support of the draft plan for the proposed HY BID provided that it:**

1. **Is renamed** the Hudson Yards/Hell's Kitchen Alliance;
2. **Works with MCB4**, local elected officials, and City government to secure the development of Blocks Five and Six of Hudson Park and advocate for more open space in the neighborhood;
3. **Target sanitation and traffic safety issues** (outside of the Hudson Park and Boulevard) to Ninth Avenue and the West 34<sup>th</sup> and West 42<sup>nd</sup> Streets corridors; and advocates for a subway stop on the proposed extension of the #7 subway line.
4. **Consults regularly with MCB4** and that regular consultations, meetings and reporting between the HY/HK Alliance and CB4 take place to ensure cooperation among the various community groups, business enterprises, and non-profits in the district; and in the first two years of operation the HK/HY Alliance agrees, if requested, to meet quarterly with CB4's C/HKLU to report and present its proposals for services and district improvements;
5. **Reflects the diversity** of the neighborhood in the makeup of the Board of Directors;
6. **Does not permit banners, billboards, street flags, zipper displays or other forms of promotional marketing** on the residential streets in southern Hell's Kitchen and agrees to limit such promotions to west of Tenth Avenue and the commercial corridors below West 34<sup>th</sup> Street;
7. **Works with existing stakeholders to incorporate diversity** into any proposed streetscape improvement plans and agrees not to promote homogenized, unvaried landscaping and work with the community to help maintain tree pits and green spaces and advocate for more open space;
8. **Cooperates with the residential component of the district** — with especial attention paid to the long term historic residential community of south Hell's Kitchen;
9. **Incorporates the values of MCB4** in promoting affordable housing, protecting its older housing stock, and preserving a mixed-income, diverse neighborhood;
10. **Appoints to its Board** at least four residential tenant representatives with two of those tenants residing in affordable housing units in the district and at least one representative from a not-for-profit organization.

Sincerely,



Corey Johnson  
Chair



Jean-Daniel Noland, Co-Chair  
Clinton/Hell's Kitchen Land Use Committee

cc: Barry Dinerstein, Edith Hsu-Chen, Karolina Hall – Department of City Planning  
Elizabeth DeLeon, James Mettham, Eddy Eng - Department of Small Business Services  
Gail Benjamin, Danielle DeCerbo – City Council Land Use Division  
Melanie LaRocca, Harriet Sedgwick - NYC Council Speaker Christine Quinn  
Brian Cook, Michael Sandler – Manhattan Borough President Scott Stringer  
NYS Senator Brad Hoylman  
NYS Assemblyman Richard Gottfried  
US Congressman Jerrold Nadler  
Ann Weisbrod, Peter Wertheim, David Farber – Hudson Yards Development Corporation  
Kevin Singleton, Joshua Bernstein - HY BID Planning Committee  
Barbara Cohen, consultant - HY BID Planning Committee

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THE COUNCIL  
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THE CITY OF NEW YORK

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October 25, 2013

Robert Walsh  
Commissioner  
Department of Small Business Services  
110 William Street  
New York, NY 10038

Dear Commissioner Walsh:

I am writing in support of the process to explore the establishment of a Business Improvement District (BID) in the Hudson Yards area of Manhattan.

For the past year, the proposed BID's Planning Committee has worked diligently with property owners, commercial tenants, and residents to develop a plan that outlines ways to bring about positive change. I understand that the Planning Committee is exploring measures to promote maintenance of significant open space as well as district-wide greening, address issues of pedestrian safety and neighborhood sanitation, and neighborhood advocacy.

I will continue to follow this process closely, and will give serious consideration to any potential concerns raised by affected property owners during the public comment period. I will not take a position on the formation of a BID until after the comment period.

I look forward to working with the Department of Small Business Services and the Planning Committee through the course of its request for the establishment of a BID for this important, dynamic neighborhood. Please contact Harriet Sedgwick in my District Office at (212) 564-7757 extension 104 with any questions or updates.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine C. Quinn".

Christine C. Quinn  
Speaker







11-14-2013