



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NYC COUNCIL
SPEAKER'S OFFICE
RECEIVED

2018 AUG 29 P 2:24

August 28, 2018

Hon. Corey Johnson
Speaker
City Hall
New York, New York 10007

Re: N180396 BDM Modification of the Hudson Square Business Improvement District

Dear Speaker Johnson:

Pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, we hereby transmit the City Planning Commission report for the Amended District Plan for the Hudson Square Business Improvement District which was adopted on August 22, 2018 and a copy of the district plan cited above.

Very truly yours

A handwritten signature in black ink, appearing to read "Barry Dinerstein".

Barry Dinerstein

3018 4th St. S.W.
Albuquerque, N.M. 87102

CITY PLANNING COMMISSION

August 22, 2018 / Calendar No.14

NYC COUNCIL
SPEAKER'S OFFICE
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N 180396 BDM

IN THE MATTER OF an application submitted by the Department of Small Business Services on behalf of the Hudson Square BID Steering Committee pursuant to Section 25-405(a) of Chapter 4 of Title 25 of the Administrative Code of the City of New York, as amended, concerning the modification of the Hudson Square Business Improvement District, Borough of Manhattan, Community District 2.

On June 6, 2018, on behalf of the Hudson Square BID Steering Committee, the Department of Small Business Services (SBS) submitted a district plan for the Hudson Square Business Improvement District, Borough of Manhattan, Community District 2 and City Council District 3.

BACKGROUND

SBS, on behalf of the Hudson Square Connection, submitted an application to modify the Hudson Square Business Improvement District (BID), located in the Hudson Square section of lower Manhattan.

The Hudson Square Business Improvement District and its District Plan were created in 2008 (N 090020 BDM) to address issues presented by the area's increased commercial and residential popularity coupled with its proximity to the Holland Tunnel. In October 2013 (N 120381A ZRM), the plan was amended following the establishment of the Special Hudson Square Zoning District, which included a new assessment class (Class F) for residential properties developed under the new special zoning district.

The existing BID is bounded by Canal Street to the south, West Houston Street to the north, and 6th Avenue to the east, and Greenwich Street to the west. The expansion area would extend the BID boundaries further west along Canal Street to West Street and further north from West Houston to Clarkson Street. It includes 58 buildings, 392 tax lots with 64 commercial and mix-use properties, 86 commercial tenants, 318 residential properties, and eight government/not-for-profit properties.

The majority of the BID area includes the Special Hudson Square District, which is mapped with an M1-6 zoning district, but there are some smaller areas within M1-5, M2-4, C2-6, C6-2A, C6-3, C6-4, and R-6 districts. In recent years, the Commission approved three separate rezonings (N

030236 ZRM, N 120381A ZRM, N160308 ZRM), allowing for residential development within the M1-6, C6-2A, and part of the M2-4 zoning districts.

Hudson Square, a former hub for the printing industry, is developed with industrial loft buildings, many of which are now used as offices by media and tech companies. Increased foot traffic and spending power from a growing office worker population have attracted new bars and restaurants. The retail vacancy rate has fallen significantly from its 2008 level of approximately 30 percent to 10 percent. Similar to its surrounding neighborhoods, Hudson Square has experienced a surge in residential and hotel construction. Following the 2013 rezoning, over 120 residential units have been completed or are under construction, and since 2008, six new hotels with more than 1,200 rooms have come online.

This expansion was proposed as a response to the neighborhood's substantial growth and the community's concern for pedestrian safety as well as a desire to tie the BID boundaries to the full Hudson Square neighborhood. According to the Steering Committee, expanding the BID to conform to the boundaries of the larger Hudson Square neighborhood is expected to increase foot traffic in the western part of the neighborhood, as well as throughout the BID area during the evening and weekend hours. The unique traffic challenges posed by the Holland Tunnel and the West Side Highway have also increased the demand for the BID's traffic management and pedestrian safety services to the expansion area.

The current BID budget is \$2.5 million. The expansion would increase the budget by \$700,000, making the expanded BID's first-year budget \$3.2 million. The main source of financing for the BID is an assessment on the properties within the district. Each individual assessment is calculated based on a formula applicable to the class of property defined in the Amended District Plan and summarized as follows:

- Class A – Retail/Commercial Professional/Hotel properties are assessed at a rate of \$0.28 per square foot of commercial floor area.
- Class B – Residential properties are assessed a fee of one dollar (\$1.00).
- Class C – Not-for-Profit and Government properties are exempt from assessment.
- Class D – Vacant parcels are assessed a fee of one dollar (\$1.00).

- Class E – Parking lots are assessed at the Class A rate based on lot square footage.
- Class F – Development properties under the Special Hudson Square District zoning pay a one-time assessment of five dollars (\$5.00) per residential square foot.

According to the BID sponsor, the maximum assessment is \$275,548, the minimum assessment is \$64.00 and the average assessment is \$5,844.83.

The full range of services provided by the BID includes, but is not limited to, the following:

The traffic management and pedestrian safety program comprises 22 percent of the first-year budget with the expansion. The BID may undertake measures to improve the pedestrian experience in the midst of traffic congestion caused by the Holland Tunnel and West Side Highway. The BID will work with the Department of Transportation to implement signalization, channelization and striping improvements throughout the district; employ pedestrian traffic managers at key intersections during weekday rush hours, and commit resources to analyzing the traffic and transportation conditions.

Streetscape planning and design comprises 29 percent of the extended first-year budget. The BID will continue its comprehensive plan of sustainable streetscape improvements to encourage pedestrian traffic that reduces auto traffic, improves open spaces, encourages residential development, and establishes a lively streetscape.

Retail and marketing services comprise 18 percent of the extended first-year budget. The BID proposes to create a comprehensive retail strategy and a strong image for the district, which may include streetscape improvements, banners, marketing assistance for shops and restaurants, maps, brochures, joint advertising and newsletters, a logo and map to promote a brand identity for the district, and consistent signage throughout the district. In addition, the BID will support existing retailers by implementing promotions and discount programs, promoting events, and providing additional cultural opportunities within the area.

Administration and advocacy comprises 11 percent of the extended first-year budget and includes a salaried staff, including an executive director, a community liaison, clerical and bookkeeping support, and other special staff or consultants.

Finally, the BID maintains capital improvements that it installs in public spaces and employs either in-house or contract workers and specialized equipment to complete this work.

The BID sponsor sent a survey soliciting support for the expansion of the BID to property owners, businesses, and residents in the area. Among property owners, 90 percent (by commercial assessed value), 93 percent (by commercial square footage), 20 percent (based on the total number of commercial properties surveyed) support the expansion. Among commercial tenants, 20 percent expressed support. None of the surveyed commercial tenants opposed the BID formation.

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 18SBS002X. 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 May 24, 2018.

PUBLIC REVIEW

On June 6, 2018, SBS submitted an amended district plan for expansion of the Hudson Square 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, the City Council Speaker, the City Council Member for Council District 3, and Manhattan Community Board 2.

Community Board Public Hearing

Manhattan Community Board 3 held a public hearing on June 21, 2018, and on that date, by a vote of 35 in favor, four opposed, and with two abstentions, adopted a resolution of no opposition to the proposed expansion of the BID.

City Planning Commission Public Hearing

On July 11, 2018 (Calendar No. 3), the Commission scheduled July 25, 2018 for a public hearing on the BID amended district plan. On July 25, 2018 (Calendar No. 27), the hearing was duly held.

Three speakers testified in favor of the proposal. Those who testified included the Deputy Commissioner for Neighborhood Development at SBS, the president of the BID, and the co-chair of the expansion steering committee who is also a commercial tenant member in the expansion area.

The Deputy Commissioner of Neighborhood Development at Small Business Services said that BIDs have been a valuable component of economic development and neighborhood revitalization, and that the outreach effort for the expansion of the Hudson Square BID has demonstrated support of the expansion.

The BID president explained how the BID addresses community needs through its signature traffic management and pedestrian safety programs. She said that the community's wish to tie the BID boundaries to those of the larger Hudson Square neighborhood was the impetus for the expansion proposal. The Hudson Square BID created a steering committee to oversee the expansion of the BID, and she described its outreach efforts to gain the support of property owners within the expansion boundaries. She described the budget and how the expansion would contribute to the services and programs provided by the BID.

The co-chair of the BID expansion steering committee described what it's like to live and work in the neighborhood and why the BID should expand. She also described pedestrian safety, open space, and waterfront connectivity needs in the expansion area, adding that the expansion and its benefits to the neighborhood would also help commercial tenants attract talented employees.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the proposal to expand the Hudson Square Business Improvement District (N 180396 BDM) is appropriate.

The Hudson Square BID area, and the area proposed for its expansion, are part of a unique Manhattan and New York City neighborhood with historical character that would benefit from additional economic development initiatives. According to the BID plan, the area proposed for the expansion has about 392 tax lots, 64 commercial and mixed-use properties, 86 commercial tenants, 318 residential properties and eight not-for-profit and government properties. Commercial vacancies in the expansion area is very low at 1.8 percent. Once expanded, the BID will promote beautification and improve pedestrian safety over a larger portion of a growing neighborhood and better connect it to the Hudson River waterfront.

The businesses in the BID area provide important services that support the local and regional economy. Hudson Square businesses are an important source of jobs and entrepreneurship. The expanded BID will be an advocate for whole Hudson Square community, which may result in more City resources and public attention for this heavily trafficked and growing commercial area.

The Commission has carefully reviewed the documents that the BID sponsor submitted regarding notification of stakeholders in the expanded BID and believes that these outreach efforts were satisfactory. The Commission believes that the BID sponsors made a reasonable outreach effort and contacted as many property owners, residents and businesses as reasonably possible. The Commission is satisfied that the proposed budget is adequate to fund the necessary staff.

BIDs are important to the City because they promote healthy economic development for the communities they serve and help retain and attract businesses to the district. The proposed expanded Hudson Square BID will help manage this existing business area and provide guidance for growth in the future.

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 amended district plan for the Hudson Square Business Improvement District.

The above resolution duly adopted by the City Planning Commission on August 22, 2018 (Calendar No. 14) 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.

MARISA LAGO, *Chair*

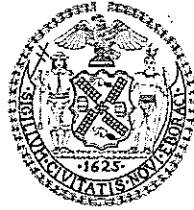
KENNETH J. KNUCKLES, *Esq., Vice Chairman*,

ALFRED C. CERULLO, III, MICHELLE DE LA UZ, JOSEPH DOUEK,

CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, *Commissioners*

Terri Cude, *Chair*
Dan Miller, *First Vice Chair*
Susan Kent, *Second Vice Chair*
Bob Gormley, *District Manager*



Antony Wong, *Treasurer*
Keen Berger, *Secretary*
Erik Coler, *Assistant Secretary*

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Greenwich Village ✦ Little Italy ✦ SoHo ✦ NoHo ✦ Hudson Square ✦ Chinatown ✦ Gansevoort Market

June 22, 2018

Marisa Lago, *Chair*
City Planning Commission
22 Reade Street
New York, NY 10007

Dear Ms. Lago:

At its Full Board meeting on June 21, 2018, CB#2, Manhattan (CB2, Man.), adopted the following resolution:

***Hudson Square BID Proposed Expansion** - Hudson Square Connection will present the proposed expansion of the Business Improvement District (BID).

Whereas

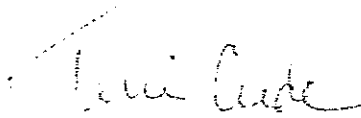
1. The Hudson Square Business Improvement District and its District Plan were created in 2008 and the Plan was amended in 2013, following the establishment of the Special Hudson Square (Zoning) District to create a new assessment class (Class F) for residential properties developed under the special zoning district.
2. This expansion of the district is described in the Amended District Plan, created in 2018, modifies, amends and replaces the 2013 Amended District Plan in its entirety for the Hudson Square BID and its corresponding district management association, The Hudson Square Connection.
3. The current boundaries are properties bounded by Greenwich St on the west, West Houston St on the north, and generally Sixth Avenue on the east and Canal Street on the south.
4. This application is to expand the boundaries to more accurately reflect the physical and economic neighborhood known as Hudson Square; and
5. The proposed boundaries will extend to include properties north to Clarkston St. and west to West St.
6. The scope of services remains unchanged.

Therefore, CB2 Manhattan has no objection to this expansion.

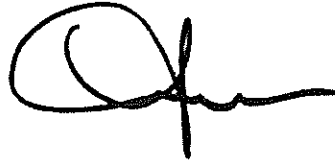
Vote: Passed, with 35 Board members in favor, 4 opposed (G. Silvera Seamans, K. Bordonaro, S. Russo, R. Sanz), and 2 abstentions (A. Zeldin, D. Diether).

Please advise us of any decision or action taken in response to this resolution.

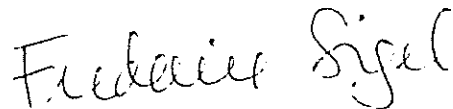
Sincerely,



Terri Cude, Chair
Community Board #2, Manhattan



Anita Brandt, Co-Chair
Land Use & Business Development Committee
Community Board #2, Manhattan



Frederica Sigel, Co-Chair
Land Use & Business Development Committee
Community Board #2, Manhattan

TC/jt

c: Hon. Jerrold Nadler, Congressman
Hon. Brad Hoylman, State Senator
Hon. Deborah Glick, Assembly Member
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Corey Johnson, City Council Speaker
Sylvia Li, Dept. of City Planning

N 180396 BDM

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AMENDED DISTRICT PLAN

for the

HUDSON SQUARE

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

May 2018

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OFFICE OF THE CITY CLERK

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TABLE OF CONTENTS

I.	DESCRIPTION OF THE DISTRICT	3
II.	DISTRICT PROFILE & PRESENT USES OF DISTRICT PROPERTY	4
III.	PROPOSED SERVICES	8
IV.	PROPOSED IMPROVEMENTS	12
V.	PROPOSED SOURCES OF FUNDING	13
VI.	PROPOSED EXPENDITURES: ANNUAL BUDGET	19
VII.	BENEFITED PROPERTIES	22
VIII.	DISTRICT MANAGEMENT ASSOCIATION	22
IX.	USER RIGHTS	23
X.	REGULATIONS	24
XI.	GLOSSARY OF TERMS	24
Exhibit A	MAP OF DISTRICT	27
Exhibit B	MAYORAL LETTER OF AUTHORIZATION	28
Exhibit C	TAX BLOCKS AND LOTS OF BENEFITED PROPERTIES	29
Exhibit D	LAND USE MAP	36
Exhibit E	HUDSON SQUARE ZONING & LAND USE MAP	37

INTRODUCTION

The Hudson Square Business Improvement District and its District Plan (the “Plan”) were established and created in 2008 in accordance with Article 19-A of the New York State General Municipal Law and Title 25 of the New York City Administrative Code. The District Plan was amended in October 2013, following the establishment of the Special Hudson Square (Zoning) District, to create a new assessment class (Class F) for residential properties developed under the special zoning district. This Amended District Plan, created in 2018, modifies, amends and replaces the 2013 Amended District Plan, in its entirety, for the Hudson Square Business Improvement District and its corresponding district management association, the Hudson Square District Management Association, Inc. d/b/a the Hudson Square Connection (the “District Management Association” or “DMA”).

The Mayor, by written authorization dated May 16, 2018, a copy of which is annexed hereto as Exhibit B, has provided for the preparation of this Amended District Plan pursuant to authority granted by Local Law 96 of 1989 (the “Law”) for the District.

I. DESCRIPTION OF THE DISTRICT

The Hudson Square Business Improvement District (hereinafter the “District” or “BID”) is delimited by West Street on the west and Canal Street on the south. The following streets delimit the eastern and northern boundaries: following Sixth Avenue north from Canal Street to Vandam Street (taking in those tax lots facing the west side of Sixth Avenue), following Vandam Street west to Varick Street (taking in those tax lots facing the south side of Vandam Street), following Varick Street north to Clarkson Street (taking in those tax lots facing both sides of Varick Street), and following Clarkson Street west from Varick Street to West Street (taking in

those tax lots facing the south side of Clarkson Street). It also includes additional properties on the block of West Houston Street between Varick Street and Sixth Avenue, and the block of Downing Street between Varick Street and Bedford Street. The District is shown more precisely on the “District Map” (*Exhibit A*) and the block and lot list that follows (*Exhibit C*).

II. DISTRICT PROFILE & PRESENT USES OF DISTRICT PROPERTY

A. DISTRICT PROFILE

When Hudson Square began its latest iteration as a distinct commercial destination in the late 1990s, its defining characteristic was its Art Deco, loft-like industrial building stock, which had formerly housed the printing industry. These well-constructed buildings, with their open floor plans and sunlit spaces, started to attract a wide range of creative firms and by the 2000s, the gritty neighborhood feel was enhanced by the presence of cutting edge companies working in fields such as media, advertising, publishing, graphic arts, and entertainment, as well as distinguished non-profit institutions. But as the character of the area began to evolve, its challenges became apparent: because of its long industrial heritage, the infrastructure was more suited to the movement of good and vehicles than to the movement of people. Immediate proximity to the Holland Tunnel, a regional transportation facility, coupled with a low density commercial and residential population, allowed the needs of the tunnel-bound commuter to be prioritized over the needs of pedestrians, cyclists, or local traffic. Streets and sidewalks were barren, unlit and uninviting, and open space was scarce and neglected.

To address these issues, the community came together in 2008 to establish the BID. Since the BID’s formation, Hudson Square has continued its growth as a major resource and magnet for creative companies, including the emergence of technology-based companies. Meanwhile, recent re-zonings have generated a wave of residential development, furthering the neighborhood’s evolution as a mixed-use neighborhood.

B. PRESENT USES OF DISTRICT PROPERTY

1. ZONING

The majority of the District is zoned M1-6 with the remaining properties falling under one of the following zoning designations: M1-5, M2-4, C2-6, C6-2A, C6-3, C6-4, and R-6. In recent years, there have been three separate re-zonings (2003, 2013, 2016) approved by the City, allowing for residential development within the M1-6, C6-2A, and part of the M2-4 zoning districts. See Exhibit F for a map of zoning district boundaries within Hudson Square.

2. COMMERCIAL/RETAIL

The District is characterized by large early 20th century loft buildings that until the 1980s housed a concentration of printing and graphic arts-related firms. Unlike surrounding neighborhoods, the shift from manufacturing has mainly been to other commercial uses, rather than residential. The area continues, however, to maintain several significant industrial uses including a United Parcel Service distribution facility. Keeping ties with its past, this formerly industrial neighborhood has now become a major resource and magnet for creative companies in media, advertising, technology, architecture, publishing, graphic arts, and entertainment among other fields. This successful reinvention of the neighborhood has resulted in record-low vacancy rates, a surging daytime population, and the attraction of nationally recognized companies and/or industry leaders, including Cadillac, WebMD, Edelman, Squarespace and Horizon Media.

The increased foot traffic and spending power from a growing office worker population have attracted new food and beverage establishments, thereby improving the diversity and quality of retail offerings in Hudson Square. As a result, the retail vacancy rate has fallen significantly from its 2008 level of approximately 30% and now hovers around the 10% mark. With the opening of new grab-and-go eateries, coffee shops and sit-down restaurants, Hudson Square now has over 100 ground-floor retailers. However, foot traffic remains low in the western part of the neighborhood, and throughout most of the neighborhood during the evening and weekend hours, making it difficult to attract a broad array of neighborhood-type retail. In

addition, the traffic congestion and uninviting state of the northeast gateway area (i.e. around the intersection of Clarkson and Varick Streets) create sub-optimal conditions for establishing a vibrant retail environment.

In keeping with its improved commercial prospects and building on its adjacency to the tourist magnet neighborhoods of SoHo, Tribeca and the West Village, Hudson Square has undergone a surge in hotel construction. Since 2007, when there were not hotels in Hudson Square, six new hotels, totaling over 1,200 rooms, have been constructed including both boutiques such as the Arlo Hotel and Hotel Hugo, and national chains su

ch as Marriott and Sheraton.

3. RESIDENTIAL

Until the recent re-zonings, there was a limited amount of residential use sprinkled throughout the District, primarily in older, low rise buildings or converted commercial buildings.

Residential uses were to be found on Broome, Charlton, Dominick, Greenwich, Hudson, Spring, Vandam, Varick, and Watts, with the total number of residents numbering in the few hundred. However, a series of re-zonings over the past 15 years have set the stage for a flurry of residential development that will create a more mixed-use neighborhood.

In 2003, a zoning map amendment to change the M2-4 and M1-6 districts in the southwest part of the neighborhood to a C6-2A district was approved and enacted into law by the City Council. It was anticipated that this zoning change would produce up to 850 new residential units, bringing an additional estimated 1,400 residents to the neighborhood.

In 2013, a zoning map amendment and zoning text amendment to create the “Special Hudson Square District”, allowing for residential use in a large portion of the BID, was approved and

enacted into law by the City Council. It is anticipated that this zoning change will result in the creation, through construction of new buildings and conversion or enlargement of existing buildings, of up to 2.8 million square feet of new housing over a ten-year period, bringing an additional estimated 6800 residents to the area. The dominant use in the area will remain commercial, however, with an approximately 75% commercial to 25% residential balance if the anticipated full build-out of new residential uses is achieved. The introduction of a new residential community is anticipated to enhance the business environment in the BID by attracting additional amenities including an enhanced offering of retail uses and improved hours, and will help spur needed open space improvements to the area, for the benefit of businesses, their employees and visitors, and residents alike.

In 2016, a zoning map amendment and zoning text amendment to facilitate the redevelopment of 550 Washington Street with a mix of commercial and residential uses was approved and enacted by the City Council. This zoning change is anticipated to produce up to 1,586 new residential units, which would further increase the proportion of residential uses in Hudson Square beyond the expected impact of the 2013 re-zoning.

4. GOVERNMENT AND NOT-FOR-PROFIT

The District is home to many distinguished Not-for-Profit uses include New York Public Radio, Film Forum, the Jackie Robinson Foundation, the New York City Fire Museum, the Door, HERE Arts Center, the Children's Museum of the Arts, the Fund for the City of New York and TED.

Government uses include the New York State Department of Labor's offices at 75 Varick Street, and a variety of federal government offices located at 201 Varick Street, including a passport office which generates significant street level queuing.

5. TRANSPORTATION

The District is served by subway lines 1, A, C and E, and bus lines 6, 10 and 21. It contains the entrance to the Holland Tunnel, as well as the main approaches to the Tunnel, and is bordered by

Proposed Hudson Square BID Expansion: Quick Facts

Expansion Area Property Summary: (existing BID area)

- Number of Buildings: 58 (87)
- Number of Individual Tax Lots: 392
 - 64 Commercial/Mixed Use (101)
 - 318 Residential
 - 8 Not-for-Profit/Government
 - 2 Vacant
- Approximate Number of Commercial Tenants: 86

Outreach (2016-2017):

- 2 areawide mailings
- 2 areawide meetings
- 2 subarea meetings
- 8 Steering Committee meetings / 1 walking tour
- 3 media mentions about BID expansion
- Door-to-door visits with ground-floor retailers
- 70+ one-on-one meetings, phone calls, e-blasts, etc.

Results of Outreach to Date:

- 90% of Commercial AV in support
- 93% of Commercial SF in support
- 20% of Commercial Properties in support
- 20% of Commercial Tenants in support

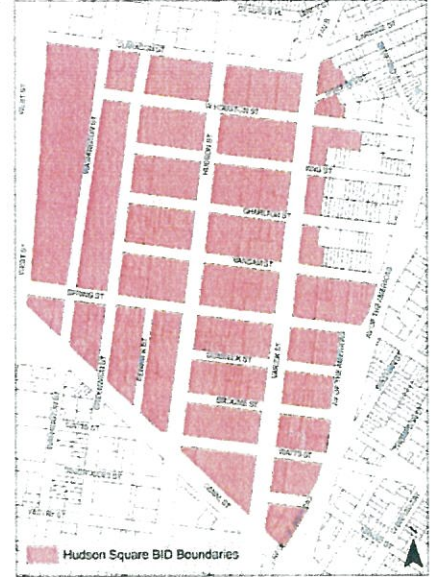
Assessment:

- Formula:
$$\text{Class A Rate} = \frac{\text{Budget} - [\text{Total Class B lots } (\$1.00) + \text{Total Class D lots } (\$1.00)]}{\text{Total Commercial Square Footage}}$$
- Estimated Class A Rate = .277
- Estimated Class A Assessment for Individual Owner: \$0.28 x Commercial Square Footage
- Average Annual BID Assessment – Class A: \$15,928
- Median Annual BID Assessment – Class A: \$894
- Non-Profit and City-Owned Properties are not assessed. Residential properties will be assessed at \$1 per annum. All three categories may make voluntary contributions, as in many other BIDs.

First Year Budget:

• Traffic Management & Pedestrian Safety	\$710,000
• Retail & Marketing	\$590,000
• Streetscape Planning & Design	\$940,000
• Maintenance	\$360,000
• Contingency/Reserve	\$250,000
• Administration	\$350,000
	\$3,200,000

Proposed Boundaries



working with the City to implement a number of signalization, channelization and striping improvements throughout the District; employing Pedestrian Traffic Managers at key intersections during weekday rush hours, which has proven to reduce the frequency of blocked crosswalk and honking along Varick Street, thereby advancing the City's Vision Zero pedestrian safety agenda; and committing resources toward analyzing the traffic and transportation conditions caused by the Holland Tunnel in order to support a more comprehensive approach. Throughout all of these efforts, the BID will coordinate with property owners and City agencies to shape outcomes in a way that balances the needs of various stakeholder groups.

2. STREETScape PLANNING AND DESIGN

At the core of the District's mission is a comprehensive plan of sustainable streetscape improvements to establish a lively, active creative street life and neighborhood. The main purpose of the program is to encourage pedestrian traffic that will help attract high quality and diverse retail uses to the neighborhood to serve the creative work force in the District as well as the surrounding, growing residential population. The program will also advance the city's sustainability objectives through the encouragement of a live/work neighborhood that reduces reliance on auto traffic for commuting, reduces traffic congestion associated with the Holland Tunnel, encourages more open space, produces more residential housing, as well as establishes a sustainable and lively streetscape and street activity. The specific capital improvements are outlined in Section IV below (collectively, the "Streetscape Program").

3. RETAIL AND MARKETING

In addition to the traffic and streetscape improvement that are needed for creating a retail-friendly environment, the BID may take additional steps to market the neighborhood in a way that differentiates it from other competitive areas, and curate retail opportunities in order to attract the right mix of retail to create a self-sustaining neighborhood. The BID proposes to create a comprehensive retail strategy and a strong image for the District which may include streetscape improvements, banners, marketing of restaurants and retail establishments, using

Route 9A (the West Side Highway). CitiBike is the newest transportation addition to Hudson Square. There are currently three docks that serve the neighborhood.

6. PUBLIC SERVICES

The District falls within the boundaries of Community Board 2, Sanitation District 2, First Police Precinct, and Engine Company 24, Ladder Company 5. The New York City Fire Department Museum, originally Rescue Company No. 1, is located at 278 Spring Street between Hudson and Varick Streets.

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, the promotion and enhancement of the District, and the needs identified by member of the District through regularly held surveys, stakeholder meetings, and other forms of community input. The BID is committed to ensuring that its proposed services and improvements incorporate universal design concepts that enhance accessibility for persons of all ages with diverse physical abilities. The Services shall not take the place of, but supplement those services provided by the City on a citywide basis. The Services shall be performed under the direction of the DMA.

1. TRAFFIC MANAGEMENT & PEDESTRIAN SAFETY

The presence of a major regional transportation facility – the Holland Tunnel – in the midst of the District, threatens to become its single most defining characteristic. Currently, the queuing for the Holland Tunnel causes serious gridlock and delays along the major arteries of the District, with ancillary impact on traffic movement, both vehicular and pedestrian, throughout the District. Furthermore, the West Side Highway (Route 9A) generates a significant amount of traffic within and around the District. The BID may undertake a variety of efforts aimed at improving pedestrians/ experience in the midst of this massive traffic congestion, including:

maps, brochures, joint advertising and newsletters, a logo and map to promote a brand identity for the District, and consistent signage throughout the District. In addition, the BID may support existing retailers by implementing promotions and discount programs, promoting events aimed at highlighting the unique character of the District, and providing additional cultural opportunities within the area. Finally, the BID will undertake retail attraction efforts to bring to the District more of the types of retail that the stakeholders identified in the survey.

The BID may also work with companies on programs and initiatives to help create a campus-like environment that facilitates creative thinking, collaboration and innovation, thereby providing an ideal work environment for creative industries. Such efforts may include hosting networking events and working with companies to incorporate the offerings of Hudson Square into their employee recruitment and retention efforts.

4. ADVOCACY

Even at full build-out following recent re-zonings, Hudson Square will remain a largely commercial area, likely 75% commercial uses and 25% residential uses. Particularly in light of this mix, it is extremely beneficial for the neighborhood to have its own distinct and dedicated voice advocating for its specific needs. To that end, the BID may advocate on the following issues that affect Hudson Square: securing public investments in areas of the District lacking adequate infrastructure; taking a direct role in open space and waterfront access issues that affect its constituents; and stabilizing the important industrial uses that are critical to the city while balancing the needs of commercial and residential neighbors in a mixed-use environment. Ultimately, this will strengthen the BID's role in providing a forum that brings together all of the various stakeholder groups in Hudson Square to advocate for a neighborhood that works for all.

5. MAINTENANCE

Over time, stakeholder surveys have found a general sense that the area is acceptably clean. However, the BID will undertake a maintenance program of all capital improvements that it

installs in public spaces and will require either in-house or contracted out workers and specialized equipment to do so. Maintenance obligations will increase as more of the Streetscape Program is implemented. As opportunities emerge, the BID may also provide open space management services.

6. ADMINISTRATION AND ADVOCACY

Administration of the District shall be performed by a salaried staff (the “Staff”), either in-house or contracted, and may include an Executive Director, and any staff deemed necessary by the Board of Directors of the DMA, including, but not limited to, a community liaison, clerical and bookkeeping support, and other special staff and/or consultants. Staff will oversee District Services and Improvements (hereinafter defined) as directed by the DMA Board of Directors for the benefit of the District constituency. The Executive Director will serve as spokesperson for the District’s owners and tenants collectively and individually, as authorized by the Business Improvement District’s Board of Directors and with the permission of the individual owner or tenant. Administration expenses may also include office rental, utility expense, equipment, supplies, insurance, postage and newsletters. Legal and accounting services will be contracted on an as-needed basis. When possible, in-kind services will be used.

7. ADDITIONAL SERVICES

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

B. IMPLEMENTATION

It is anticipated that the DMA will commence most Services during the first Contract Year (hereinafter defined).

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 on a citywide basis. Benchmarks for existing City services will be developed and monitored by the DMA.
2. The Staff and/or subcontractors of the DMA may render such administrative services as are needed to support performance of the Services.

All Services need not to be performed in every Contract Year. In the event that in any given Contract Year the aggregate revenue of the DMA is not sufficient to equal the total operating budget of the DMA, then subject to any controlling provisions within the Contract between the City of New York and the DMA, the DMA may elect to forgo providing any services necessary in order to meet the organization's required minimum obligations as identified in the annual operating budget.

IV. PROPOSED IMPROVEMENTS

A. 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 or State agency shall be submitted to that City or State agency, and to the affected Community Board prior to undertaking any Improvement:

1. Street and sidewalk amenities to improve pedestrian circulation and safety, which may include but not be limited to:
 - a. Sidewalks, lighting and street furniture
 - b. Various means of storm water management, trees, and other public amenities designed to affect the micro-climate
 - c. Open space enhancements (including active recreation space)
 - d. Developing traffic calming improvements
 - e. Designation of additional bicycle lanes
 - f. Improving pedestrian connections

If necessary, the DMA will select and hire experienced, insured/bonded contractors to create, install, and maintain any signs, banners, or other streetscape furniture throughout the District, and obtain any required permits and licenses for all DMA programs.

These Improvements may be implemented on an as-needed basis. All Improvements shall be in addition to and not in substitution for required and customary municipal improvements provided by the City on a citywide basis. The staff and/or subcontractors of the District Management Association may render such administrative services as are needed to support construction of the Improvements.

In 2012, the BID released its \$27 million Streetscape Improvement Plan intended to be funded half by the City and half by the BID. Through 2017, the BID has committed approximately \$11 million toward the implementation of these improvements, while the City has committed approximately \$10 million.

B. IMPLEMENTATION SCHEDULE

It is anticipated that the Improvements, as identified by the DMA, may be implemented on an as-needed basis, under supervision of the DMA

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 citywide basis.
2. The staff and/or subcontractors of the DMA may render such administrative services as are needed to support installation of the Improvements.

V. PROPOSED SOURCES OF FUNDING

A. SOURCES OF FUNDING IN GENERAL

The proposed sources of funding for all i) Services, ii) Improvements, iii) proceeds arising from

indebtedness, as permitted pursuant to paragraph D herein below, and iv) administrative costs necessary to support the program contemplated under this Plan shall be the sources of funding described in paragraphs B through G (inclusive). Subject to requirements of the Law, the DMA may apply all monies derived from the sources of funding permitted herein to fund any expenditure permitted under this Plan.

B. SOURCE OF FUNDING: ASSESSMENTS

The DMA shall enter into a Contract (hereinafter defined) for the purpose of having the City of New York levy, collect and disburse to the DMA, assessments with respect to the Benefited Properties (hereinafter defined) in exchange for the rendering of Services and Improvements. Such assessments, as described herein below, shall be defined as “Assessments.”

1. GENERAL

To defray the costs of Services and Improvements in the District, as herein before defined, all real property in the District shall be assessed in proportion to the benefit such property receives from the Services and Improvements. Each property shall be assessed an amount, that when totaled together with amounts for other properties in the District, shall yield an amount sufficient to meet the District’s annual budget as determined by the DMA. Each individual assessment shall be calculated based upon a formula (set forth below) applicable to the class of property (hereinafter defined).

2. SPECIFIC FORMULA

All properties as classified in the most recent New York City tax rolls and as described below as Classes A, B, C, D, E and F shall be assessed as follows:

Class A: Retail/Commercial/Professional/Hotel

Notwithstanding the below definitions, all property within the District which is free from existing property taxes and/or Assessment may enter into an agreement with the BID to pay an

equivalent amount equal to the tax Assessment of Class A property.

All properties in whole or in part devoted to commercial use are defined as Class A property and shall be assessed at a rate reflective of the commercial square footage (SF) within the District for a specific property. Class A property shall be assessed in the following manner:

$$\text{Class A SF Rate} = \frac{\text{Budget} - [\text{Total Class B lots } (\$1.00) + \text{Total Class D lots } (\$1.00)]}{\text{Total Commercial Square Footage}}$$

The “Class A SF Rate” from above will be inserted into the following formula to determine the unique assessment for an individual Class A property:

$$\text{Individual Class A assessment} = [(\text{Class A SF Rate}) \times (\text{Individual Property SF})]$$

Class B: Residential

All properties within the BID District devoted in whole to residential uses shall be assessed at one dollar (\$1.00) per year.

Class C: Not-for-Profit and Government

Government- and not-for-profit-owned property classified as such by the City of New York and devoted in whole to public or not-for-profit use are defined as Class D and are exempt from an assessment. Government- or not-for-profit-owned property devoted in whole or in part to commercial/for-profit use shall constitute Class A property and the proportion of the property devoted to commercial/for-profit uses shall be assessed according to the Class A properties.

Class D: Vacant Parcels

All properties within the BID District that are vacant, without structures or any commercial use, shall be assessed at the rate of one dollar (\$1.00) per annum until such time as they receive a temporary or permanent certificate of occupancy.

Class E: Parking Lots

All properties within the BID District that are without structures and used as parking lots, including subsurface commercial parking garages, shall be assessed on lot square footage and calculated at the Class A rate.

Class F: Development Properties under the Special Hudson Square District Zoning

All properties within the BID District either constructed as, or converted or enlarged to include new residential use following the enactment of the Special Hudson Square District on March 20, 2013, shall pay a one-time assessment of five dollars (\$5.00) per square foot of residential use (“One Time Assessment”) at the time that a Temporary Certificate of Occupancy is granted by the New York City Department of Buildings. Properties within the BID District with residential uses existing before the enactment of the Special Hudson Square District on March 20, 2013, shall be required to pay the One Time Assessment only with respect to additional square footage of residential use added to the property through new construction, conversion or enlargement following the enactment of the Special Hudson Square District on March 20, 2013. This One Time Assessment shall be in addition to the annual Class B assessment.

Notwithstanding the foregoing, the total amount of the One Time Assessment required on any Class F property shall be reduced by the amount of any previous contribution by the owner of such Class F property to an account maintained by a not-for-profit designated by the New York City Department of Parks and Recreation, or to an account maintained by the New York City Department of Parks and Recreation, to be used for the purpose of funding active recreation space and open space improvements located within the Residential Open Space Study Area identified in the Final Environmental Impact Statement (“FEIS”) for the Special Hudson Square District. The reduction based on previous contribution shall be no more than \$5.6 million.

3. LIMITATIONS ON ASSESSMENT

The amounts, exclusive of debt service, assessed and levied in any given year against the

Benefited Properties, as Assessments, shall not exceed 20 percent of the total general City real property tax levied in that year against the Benefited Properties.

C. SOURCE OF FUNDING: GRANTS AND DONATIONS

The DMA may accept grants and donations from private institutions, the City, State or Federal government, other public and private entities and individuals, elected officials, universities, corporations, partnerships, not-for-profit organizations, and charitable foundations.

D. SOURCE OF FUNDING: BORROWING

1. Subject to subparagraphs 2 and 3 in this subsection V.D., and with the approval of its Board of Directors, the DMA may borrow money from private lending institutions, the City, other public and private entities, individuals, firms, corporations or partnerships and other not-for-profit organizations for the purposes of funding operations or financing the costs of Services and Improvements.
2. The use of monies received by the DMA 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 expenditure 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 loans which the DMA may enter into as borrower shall be subject to Section VI of this Plan.

E. SOURCE OF FUNDING: CHARGES FOR USER RIGHTS

The DMA 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 (i) the User Rights to be so undertaken or permitted by the DMA shall

have been set forth in this Plan or authorized for licensing or granting by the City to the DMA in a Local Law adopted by the City Council and (ii) licensed or granted to the DMA by the City, and (iii) authorized by the appropriate City agency having jurisdiction thereof. Once so granted or licensed, the User Rights in question shall be undertaken or permitted by the DMA in such a manner as to conform to the requirements, if any, set forth in the Plan or the aforesaid Local Law with respect to User Rights, 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 DMA shall pay to the City for the grant and/or license in question;
- (ii) requirements as to whether and how the DMA may permit others to undertake the User Rights in question pursuant to a sub-grant or sub-license;
- (iii) requirements as to what charges the DMA 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 Rights by whomsoever undertaken.

Subject to the approval and control of the foregoing, the DMA may undertake or permit the following User Rights:

- 1. Subconcessions
- 2. Information and Promotion Kiosks
- 3. News Racks, Newsstands, or News Boxes
- 4. Such other User Rights as may be appropriate to the District.

F. SOURCE OF FUNDING: OTHER

Subject to the approval and control of the appropriate City Agency, the DMA may, in accordance with Section IX of this Plan, impose charges as consideration for the sub-granting or sublicensing of user rights (hereinafter defined) as such charges and user rights are described in Section IX of the Plan

G. ASSIGNMENT OF FUNDING

The DMA may assign revenues from the sources of funding described in paragraphs A, B, C, D, E and F of this Section V for the purpose of securing loans which the DMA may enter into

pursuant to paragraph D of this Section V, such assignments are subject to the requirements of Section VI of this Plan.

AREA OPEN SPECIAL IMPROVEMENT FUND

Funds collected from the One Time Assessment on Class F shall be deposited by the DMA into a separate account (the “Area Open Space Special Improvements Fund”) and contributed to a new account maintained by a not-for-profit fund designated by New York City Department of Parks and Recreation, or to an account maintained by the New York City Department of Parks and Recreation, to be used by the New York City Department of Parks and Recreation for the purpose of funding active recreation space and open space improvements located within the Residential Open Space Study Area identified in the Final Environmental Impact Statement for the Special Hudson Square District. This account will be separate from all other accounts under the management of the not-for-profit organization or New York City Department of Parks and Recreation. On an annual basis, detailed income and expense reports for this account shall be completed and furnished to Community Board 2. On consultation with Community Board 2, the New York City Department of Parks and Recreation shall determine appropriation of these funds, which shall be used for the following projects (in no particular order): the additional costs related to the additional recreation space noted above within the new public school, Pier 40 at Hudson River Park, the Department of Environmental Protection’s water tunnel site on Clarkson Street, and/or the Tony Dapolito Recreation Center. Appropriation of funds may be used for similar and appropriate recreation opportunities that may be identified from time to time if the previously outlined sites have already been completed or if such projects are not feasible. Any similar and appropriate recreation opportunities not identified herein must be determined by the Department of Parks and Recreation in consultation and agreement with Community Board 2. Furthermore, any additionally identified opportunity must serve the originally intended purpose of augmenting public recreation services for the Hudson Square community. Proposed projects to be funded from this account will be submitted to Community Board 2 for comment at least 60 days prior to any appropriation.

It is acknowledged that such active recreation space and open space improvements shall be in the Hudson Square Neighborhood (see Exhibit E- Hudson Square Neighborhood Map) and shall benefit the properties within the BID. On an annual basis, the DMA shall disburse funds to an account identified by the New York City Department of Parks and Recreation. The DMA shall be entitled to a fee for fiscal administration of the Area Open Space Special Improvement Fund of 1% of the funds collected from the One Time Assessment on Class F (“Annual Administrative Fee”). The administrative fee shall be assessed at the time the funds are disbursed to the Parks account. Funds collected from the One Time Assessment and the Annual Administrative Fee shall not be part of the DMA’s annual Budget or Total Annual Budget Amount, nor utilized for purposes of the Services.

VI. PROPOSED EXPENDITURES & ANNUAL BUDGETS

A. TOTAL ANNUAL EXPENDITURES AND COST OF IMPROVEMENTS

The total amount proposed to be expended by the DMA for Services and Operations in the first Amended Contract Year is a maximum of \$3.2 million, as more fully set forth in Subsection B of this Section VI. In subsequent years, the maximum amount to be expended in any contract year shall not exceed 3.9 million. Changes to the maximum amount to be collected from Assessments shall be subject to the requirements set forth in the Law.

The total, as proposed to be expended by the DMA, for any subsequent Contract Year, shall not be greater than the aggregate amount of all monies which the DMA may collect for the Contract Year in question from all funding sources permitted under Section V of this Plan. During the existence of this BID, the maximum cost of the Improvements, if any, will not exceed \$100 million.

B. FIRST AMENDED CONTRACT YEAR BUDGET

It is estimated that the annualized budget of proposed expenditures to be made during the first Amended Contract Year shall be as follows:

a. Programs and Services	\$2,850,000
i. Traffic Management and Pedestrian Safety	\$710,000
ii. Retail and Marketing	\$590,000
iii. Streetscape Planning and Design	\$940,000
iv. Maintenance	\$360,000
v. Contingency/Reserve	\$250,000
b. General & Administrative	\$350,000
	=====
TOTAL FIRST YEAR BUDGET	\$3,200,000

C. SUBSEQUENT BUDGETS

The DMA shall establish a proposed budget of expenditures for each Contract Year after the first Amended Contract Year. Such proposed budget shall reasonably itemize the purposes for which monies are proposed to be expended (the “Total Annual Budget Amount”) by the DMA; specify the amount (if any) proposed to be expended by the DMA for debt service; set forth the total amount proposed to be expended; and set forth the anticipated sources of revenue for said expenditures. A proposed budget, whether for the first Contract Year or for a subsequent Contract Year shall be referred to as a “Budget.” Notwithstanding the foregoing, the Budget or Total Annual Budget Amount for any year shall not include funds collected from the One Time Assessment, the Annual Administrative Fee or any expenditure from the Area Open Space Special Improvements Fund.

D. GENERAL PROVISIONS

1. The DMA shall make no expenditure, other than those from the Area Open Space Special Improvements Fund, other than in accordance with and pursuant to:
 - a. a Budget for which a Total Annual Budget Amount has been approved by the City and the Board of Directors of the DMA;
 - b. any provisions in the Contract providing for the satisfaction of outstanding obligations of the DMA; or

- c. 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 DMA may expend for the Contract Year in question pursuant to subsection A of this Section VI (excluding expenditures from the Area Open Space Special Improvements Fund).
3. The Total Annual Budget shall not be less than the amount needed to satisfy the DMA's debt service obligations for the Contract Year in question.
4. Subject to the DMA's need to satisfy its debt service obligations for the Contract Year in question, the DMA 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.
6. In the event the DMA needs to reallocate its non-debt service expenditures for the Contract Year in question, and provided further, that any debt service has been provided for, the DMA may revise the itemizations within any Budget to accomplish such goals with the appropriate review and approval of the Board of Directors and in accordance with the Contract.

VII. BENEFITED PROPERTIES

The providing of Services and Improvements shall benefit all properties within the District (the "Benefited Properties"). The Benefited Properties are described by the District Map (*Exhibit A*) and the tax blocks and lots listed in *Exhibit C*.

VIII. DISTRICT MANAGEMENT ASSOCIATION

The District Management Association established for the Hudson Square Business Improvement District will be incorporated under Section 402 of the New York State Not-for-Profit Law. The District Management Association is organized for the purpose of executing the responsibilities of a district management association as set forth in the Law. Furthermore, the DMA will carry out the activities prescribed in the Plan and will promote and support the District.

The DMA shall be organized inclusively for purposes as specified in Section 501(c) of the Internal Revenue Code of 1986, as amended.

The DMA 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) retail and commercial tenants leasing space within the District; (iii) residential tenants leasing space within the District; and (iv) four public representatives required by Law. The non-voting class shall include a designated representative of Community Board 2, and may include others with an interest in the welfare of community groups and other not-for-profit institutions within the District.

Each voting class will elect members to the Board of Directors in the manner prescribed by the Bylaws of the Corporation. The Board of Directors will include representatives of the owners of record of real property within the District (which shall constitute a majority of the Board), the representatives of retail and commercial tenants leasing space within the District, a representative of residential tenants leasing space within the District, and one member appointed by each of the following public officials: the Mayor of the City of New York, the Comptroller of the City of New York, the President of the Borough of Manhattan, the City Council Member who represents the District or, if more than one Council Member represents the District, then a representative designated by the Speaker of the City Council.

IX. USER RIGHTS

A. USER RIGHTS: GENERAL

The DMA 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 DMA shall have been: (i) set forth in this Plan or authorized for licensing or granting by the City Council, and (ii) licensed or granted to the DMA by the City pursuant to the Contract, and (iii) authorized by the appropriate City agency having jurisdiction thereof. Once so granted or licensed, the User Rights in question shall be undertaken or permitted by the DMA 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 Rights, 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) consideration the DMA shall pay to the City for the grant and/or license in question;
- ii) whether and how the DMA may permit other persons to undertake the User Rights in question pursuant to a sub-grant or sub-license;
- iii) what charges the DMA may impose upon other persons as consideration for such sub-grant or sub-license; and
- iv) the general regulation of the User Rights by whomsoever undertaken.

B. USER RIGHTS: PROPOSED

Subject to the approval and control of the appropriate City agency and/or subject to any requirements set forth in any Contract, the DMA may undertake or permit User Rights, subject to the requirements of this District Plan and the Contract with the City of New York:

1. Information and promotion kiosks
2. Newsstands
3. News boxes

X. REGULATIONS

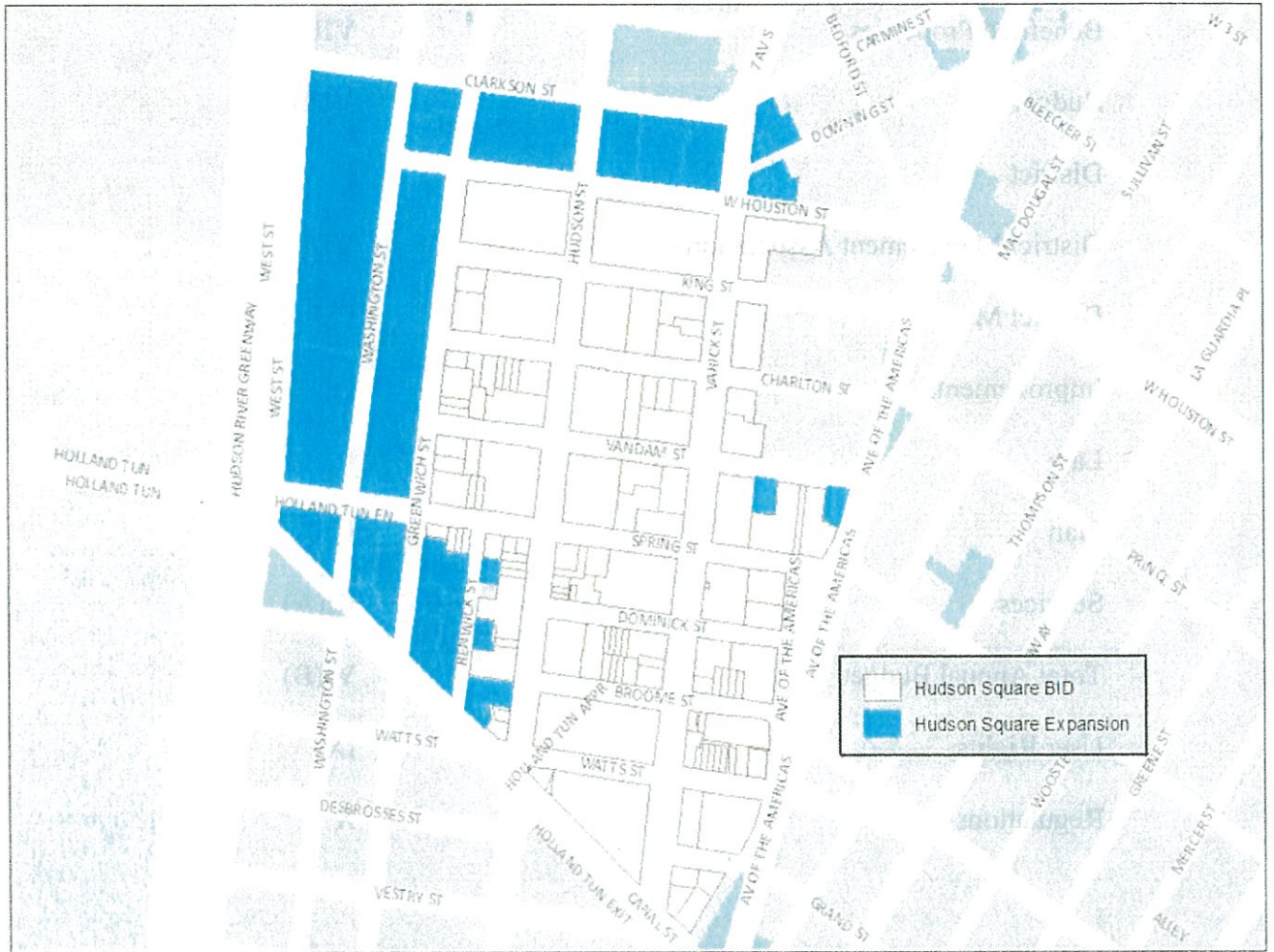
The rules and regulations proposed for governing the operation of the District and the provision of Services and Improvements by the DMA ("the Regulations") are set forth herein below.

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

XI. GLOSSARY OF TERMS

<i>Terms</i>	<i>Definition Location (Section)</i>
Assessments	V(B)
Benefited Properties	VII
Budget	VI(B)
District	I
District Management Association	VIII
District Map	Exhibit A
Improvements	IV
Law	I
Plan	I
Services	III(A)
Total Annual Budget	VI(B)
User Rights	IX
Regulations'	X

EXHIBIT A: MAP OF THE DISTRICT



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

May 16, 2018

Mr. Gregg Bishop
Commissioner
Department of Small Business Services
7th Floor
110 William Street
New York, NY 10038

Dear Commissioner Bishop:

Pursuant to Section 25-405(a) of the Administrative Code of the City of New York, I hereby authorize the preparation of an amended district plan for the extension of the Hudson Square Business Improvement District (BID), located in the Borough of Manhattan.

Current Boundaries:	Properties bounded by Greenwich Street on the west, West Houston on the north, generally Sixth Avenue on the east and Canal Street on the south.
Proposed Expansion:	Maintaining the current boundaries, while extending to include properties north to Clarkson Street, properties west to West Street, properties south to Canal Street, and generally properties east to Sixth Avenue.
Sponsor Organization:	Hudson Square BID Expansion 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,



Bill de Blasio
Mayor

cc: Corey Johnson, Speaker of the City Council
Daniel Dromm, Chair of the City Council Finance Committee
Gale Brewer, Manhattan Borough President
Members of the New York City Council
Alicia Glen, Deputy Mayor for Housing and Economic Development
Jackie Mallon, First Deputy Commissioner, Department of Small Business Services
Michael Blaise Backer, Deputy Commissioner, Department of Small Business Services
Kris Goddard, Assistant Commissioner, Department of Small Business Services
Warren Gardiner, Director of Intergovernmental Affairs, Department of Small Business Services
Roxanne Earley, BID Program Director, Department of Small Business Services
LaMel Lindsay, Senior Program Manager, Department of Small Business Services

EXHIBIT C: TAX BLOCKS AND LOTS OF BENEFITED PROPERTIES

HUDSON SQUARE BUSINESS IMPROVEMENT DISTRICT

BLOCK	LOT	CLASS	
505	1	14	A
528	2	15	A
528	3	16	A
528	4	18	A
528	5	19	A
528	6	21	A
528	7	24	A
528	7	52	A
528	9	55	A
528	10	56	A
528	11	57	A
528	12	1001	A
528	13	1002	A
581	14	63	A
594	15	8	A
594	16	36	A
594	17	71	A
594	17	72	A
594	19	111	A
594	20	112	A
594	21	113	A
594	22	1001	A
594	23	1007	A
594	24	1013	A
594	25	1020	A
594	26	1201	A
594	27	1202	A
594	28	1203	A
594	29	1101	A
594	30	1301	A
594	31	1901	A

594	2027	B;
594	2028	B;
594	2029	B;
594	2030	B;
594	2031	B;
505	16	B;
505	26	B;
594	41	B;
595	82	B;
595	83	B;
528	91	B;
00226	0024	C;
00477	1001	C;
00477	1002	C;
00477	1003	C;
00477	1004	C;
00477	1005	C;
00491	0016	C;
00491	1101	C;
00491	1103	C;
00506	1001	C;
00578	0080	C;
00579	0011	C;
00579	0043	C;
00581	0001	C;
581	45	C:
581	54	C:
595	87	C:
595	90	C:
595	1011	C:
595	1012	C:
596	1002	C:
600	1001	C:
00226	0021	D;
00227	0063	D;
00227	0069	D;
00227	0070	D;
00227	0076	D;

00477	0035	D;
00477	0042	D;
00477	0044	D;
00477	0057	D;
00477	0072	D;
00477	0073	D;
00477	0074	D;
00477	0075	D;
00477	0076	D;
00578	0071	D;
00578	0075	D;
00578	0077	D;
00579	0003	D;
00579	0044	D;
00579	0074	D;
00594	0087	D;
00594	0104	D;
00594	0108	D;
00597	0050	D;
00597	0051	D;
505	24	D;
595	60	D;
00491	0003	E;
00579	0009	E;
00579	0035	E;
00598	0048	E;
600	38	E;

EXHIBIT D: HUDSON SQUARE ZONING & LAND USE MAP

595	59	A
595	61	A
595	71	A
595	72	A
595	73	A
595	74	A
595	75	A
595	76	A
595	84	A
595	1308	A
595	1309	A
595	1001	A
595	1002	A
595	1003	A
595	1004	A
595 16	1005	A
595 17	1006	A
595 16	1007	A
595 14	1008	A
595 20	1015	A
595 21	1016	A
595 22	1017	A
595 23	1018	A
595 24	1401	A
595 25	1402	A
595 26	1601	A
595 27	1602	A
596 28	1	A
596 29	92	A
596 30	1001	A
600 31	29	A
600 32	1002	A
00226 33	0001	A;
00477 34	0001	A;
00477 35	0011	A;
00477 36	0064	A;
00477 37	0066	A;
00477 38	0068	A;

28

31

27

00491	1102	A;
00491	1104	A;
00491	1105	A;
00491	1106	A;
00491	1107	A;
00491	1108	A;
00491	1109	A;
00491	1110	A;
00491	1111	A;
00491	1112	A;
00491	1113	A;
00491	1114	A;
00491	1115	A;
00491	1116	A;
00491	1117	A;
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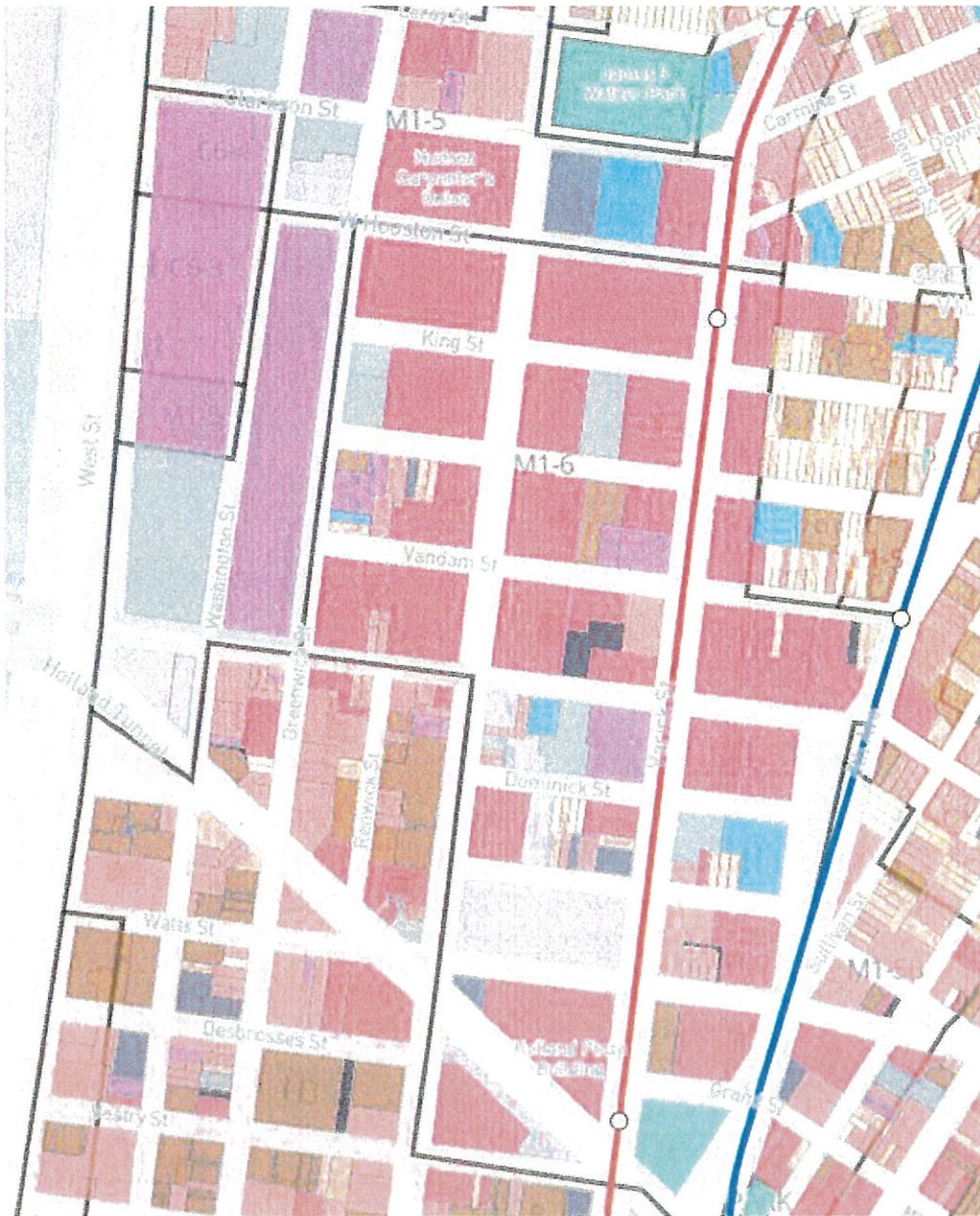
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NYC COUNCIL
 SPEAKER'S OFFICE
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| One & Two Family Buildings | Transportation & Utility |
| Multi-Family Walk-Up Buildings | Public Facilities & Institutions |
| Multi-Family Elevator Buildings | Open Space & Outdoor Recreation |
| Mixed Residential & Commercial Buildings | Parking Facilities |
| Commercial & Office Buildings | Vacant Land |
| Industrial & Manufacturing | Other |

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