# THE COUNCIL

**JOINT REPORT OF THE LAND USE COMMITTEE**

**AND THE**

**SUBCOMMITTEE ON ZONING AND FRANCHISES**

**L.U. Nos. 854 through 856**

**(Res. Nos. 1770 through 1772)**

**By Council Members Salamanca and Moya**

## SUBJECT

**MANHATTAN CB-4 - THREE APPLICATIONS RELATED TO 495 ELEVENTH**

**AVENUE (SLAUGHTERHOUSE)**

**C 210324 ZMM (L.U. No. 854)**

City Planning Commission decision approving an application submitted by 495 11 Avenue Owner Realty, LLC and NYC Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

1. changing from an M1-5 District to a C6-4 District bounded by West 40th Street, Eleventh Avenue, West 39th Street, and a line 125 feet westerly of Eleventh Avenue, and
2. establishing a Special Hudson Yard District bounded by West 40th Street, Eleventh Avenue, West 39th Street, and a line 125 feet westerly of Eleventh Avenue.

as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration E-610.

**N 210325 ZRM (L.U. No. 855)**

City Planning Commission decision approving an application submitted by 495 11 Avenue Owner Realty LLC and the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article IX, Chapter 3 for the purpose establishing a new Subdistrict G within the Special Hudson Yards District, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

**C 210326 PCM (L.U. No. 856)**

City Planning Commission decision approving an application submitted by New York Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 495 Eleventh Avenue (Block 685, Lot 38) for use as an NYPD vehicle storage facility.

## INTENT

To approve the amendment to rezone from an M1-5 to a C6-4 zoning district and extend the Special Hudson Yards District (SHYD); amend zoning text modify Article IX, Chapter 3 of the Zoning Resolutions and to establish a new Subdistrict G within the Special Hudson Yards District (SHYD) and modify Appendix F to establish a Mandatory Inclusionary Housing (MIH) area; and approve the site selection and acquisition of property located at 495 Eleventh Avenue (Block 685, Lot 38) to develop an NYPD vehicle storage facility for 55 vehicles to facilitate the development of a 57-story mixed-use building with affordable and supportive housing, hotel, office, retail and an NYPD vehicle storage facility at 495 Eleventh Avenue in Clinton/Hell’s Kitchen, Manhattan Community District 4.

## PUBLIC HEARING

**DATE:** September 24, 2021

**Witnesses in Favor:** Seven **Witnesses Against:** None

## SUBCOMMITTEE RECOMMENDATION

**DATE:** October 20, 2021

The Subcommittee recommends that the Land Use Committee approve the decisions of the City Planning Commission on L.U. Nos. 854 through 856.

**In Favor: Against: Abstain:**

Moya None None

Levin

Reynoso

Grodenchik

Ayala

Rivera

Borelli

**COMMITTEE ACTION**

**DATE:** October 21, 2021

The Committee recommends that the Council approve the attached resolutions.

**In Favor: Against: Abstain:**

Salamanca Barron None

Gibson

Koo

Miller

Reynoso

Treyger

Grodenchik

Adams

Ayala

Moya

Rivera

Riley

Brooks-Powers

Borelli