

HKNA PLAN

about HKNA

Hell's Kitchen Neighborhood Association (HKNA), founded in 1994, represents the interests of residents and businesses located in Hell's Kitchen South, the neighborhood between 34th and 42nd Streets, 8th Avenue to the Hudson River.

HKNA addresses concerns about open space, traffic, air quality, density, affordable housing, and sustainable development while striving to enrich the unique urban character of the neighborhood.

supporters

The HKNA plan was endorsed by **Manhattan Community Board No. 4** in December 2003.

The HKNA plan was adopted by the **Hell's Kitchen/Hudson Yards Alliance** which is a coalition of community, civic, and business organizations and local elected officials from Hell's Kitchen, Clinton, Chelsea, and across the city. The Alliance formed to provide a balanced community response to the City Administration's plans to redevelop the West Side of Manhattan.

Elected Officials (in HKHY Alliance)
Christine Quinn, City Council
Gale Brewer, City Council
Richard N. Gottfried, State Assembly
Scott Stringer, State Assembly
Thomas Duane, State Senate
Liz Krueger, State Senate
Eric Schneiderman, State Senate
Jerrold Nadler, United States Congress

Civic & Community Organizations
Block Associations
Tenant Associations & Housing Coops
Businesses & Residents
Refer to complete list at:
www.hkhyalliance.org

The HKNA plan is a **comprehensive alternative** to the City's Hudson Yards plan for the West Side between 30th and 43rd Streets, from Eighth Avenue to the Hudson River. The area includes Hell's Kitchen South, which lies between Clinton to the north, Chelsea and the High Line District to the south, the Midtown Central Business District, and Hudson River Park.

Based on the community's concerns about traffic, air quality, open space, affordable housing, and sustainable development, the HKNA plan balances the development goals of the local community and with those of the City of New York, while proposing a world-class expansion of the Jacob Javits Convention Center. The HKNA plan represents a **realistic, cost-effective alternative** to the proposed football stadium over the western rail yard, which would cause traffic and environmental problems and require costly public subsidies.

The key to the HKNA plan is a **southward expansion of the Javits Convention Center** over the western rail yard site. The Javits Center would also be expanded north to 39th Street, completing the existing building, while allowing a tree-lined pedestrian promenade on 39th Street to link the community to Hudson River Park and the new ferry terminal. The roof of the new southward Jacob Javits Center expansion will be a 10-acre public park and recreation area directly linked to Hudson River Park.

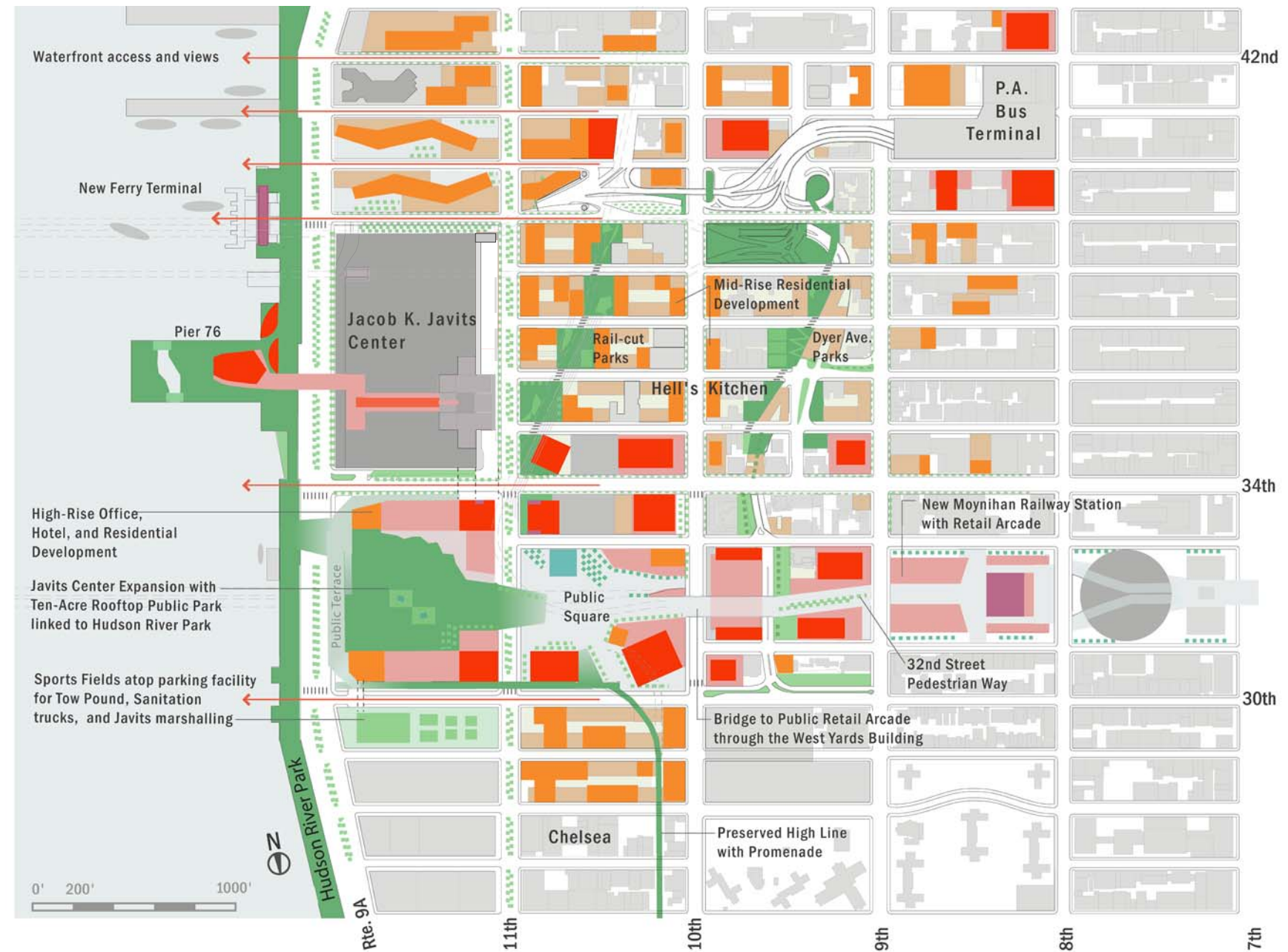
In addition, HKNA proposes a **Midtown Business District expansion westward** from Pennsylvania Station to the Hudson River, primarily in an east-west 30th to 35th Street corridor. A total of approximately 20 million square feet of commercial and residential development could be built in this corridor, permitting lower-scale development, including permanently affordable housing in Hell's Kitchen north of 35th Street.

Below-grade moving sidewalks from Penn Station to Eleventh Avenue (along 33rd Street) could provide an immediate link to the Javits Center expansion, rooftop recreation spaces, and mixed-use commercial development. Since office development would be concentrated south of 35th Street, extension of the Flushing Line (#7) subway from 41st Street could be delayed.

On the eastern rail yard site, a **multi-level public plaza**, including cultural spaces, cafes, and theaters, will form the center of the new mixed-use district. This plan creates a pedestrian connection from Penn Station to the Hudson River, linking public open spaces along a re-introduced 32nd Street, with branches north to Hell's Kitchen and south to the High Line District in Chelsea.

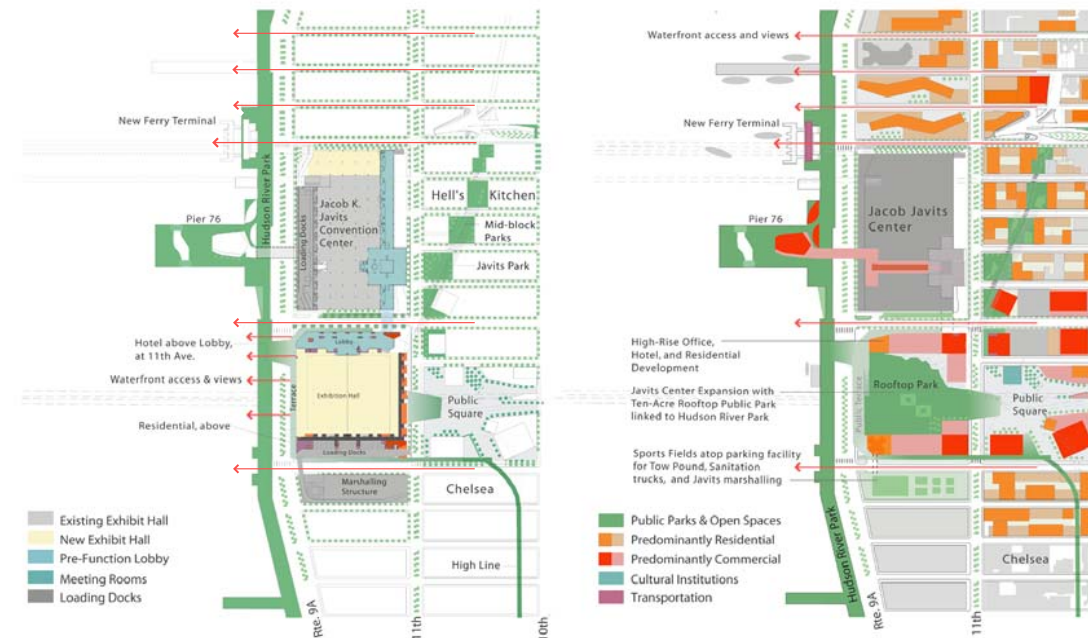
The complete HKNA plan can be viewed and downloaded from: www.HKNA NYC.org

diversity



HKNA PLAN: LAND USE, PUBLIC OPEN SPACES and RIVER ACCESS

sustainability



A BETTER CONVENTION CENTER

HKNA's southern Javits Center expansion is specifically designed for conventions - 240,000 square feet of meeting rooms and a large ballroom facing a roof-top park, with 450,000 square feet of exhibition space below. Together with 162,000 additional square feet of exhibition space in the northern building, this expansion provides the full amount of space that the Javits Center needs, in a more flexible and architecturally exciting configuration.

PARKS & WATERFRONT ACCESS

The southern Javits Center expansion would feature a ten-acre rooftop public park, linked eastward to the public plaza and westward to Hudson River Park. A tree-lined 39th Street promenade would link the expanded residential community to Hudson River Park and to the new ferry terminal.

COST EFFECTIVE

This expansion costs much less than the State's plan, which includes \$800 in subsidies for a Jets Stadium and \$120 million extra to locate a new hotel on 42nd Street. (Our hotel would be located above the convention center on 34th Street)

economic benefits

PUBLIC COSTS

	Hudson Yards (billions)	HKNA Plan (billions)
Stadium / Convention	\$2.09	\$1.76
Open Space / Parks	\$0.94	\$0.45
Vehicle Storage	\$0.31	\$0.25
TOTAL	\$3.35	\$2.47

excludes \$2 billion subway

SOURCES OF FUNDS

	Hudson Yards (billions)	HKNA Plan (billions)
Hotel Tax	\$0.50	\$0.50
Javits Refinancing	\$0.35	\$0.35
New York State	\$0.30	\$0.30
New York City	\$2.20	\$1.32

excludes \$2 billion subway

Public costs include parks, infrastructure, and Phase 1 of the Javits Convention Center expansion. The cost of the Phase 2 Javits expansion and the replacement of MTA's Quill bus garage (40th-41st, 11th-12th) are not included. The HKNA plan accomplishes the full Javits Center expansion in Phase 1.

Instead of a football stadium, HKNA proposes a large convention expansion that will be an integral part of the Javits Center. Unlike the stadium, this southern expansion will not be compromised by scheduling conflicts with sports events. Consequently economic activity and jobs will be greater.

ECONOMIC BENEFITS & JOBS

New York Sports and Convention Center (Football Stadium)

Direct and Indirect Impacts	Stadium	Expo - Center	Mega-Events	Plenary Sessions	Total Annual Impact
Employment	1,488	2,379	1,658	1,445	6,970
Spending	\$220.22	\$187.82	\$107.71	\$107.11	\$622.86
Personal Income	\$121.57	\$111.20	\$63.65	\$62.87	\$359.30
State & City Tax Revenue	\$19.90	\$25.05	\$13.55	\$13.98	\$72.47

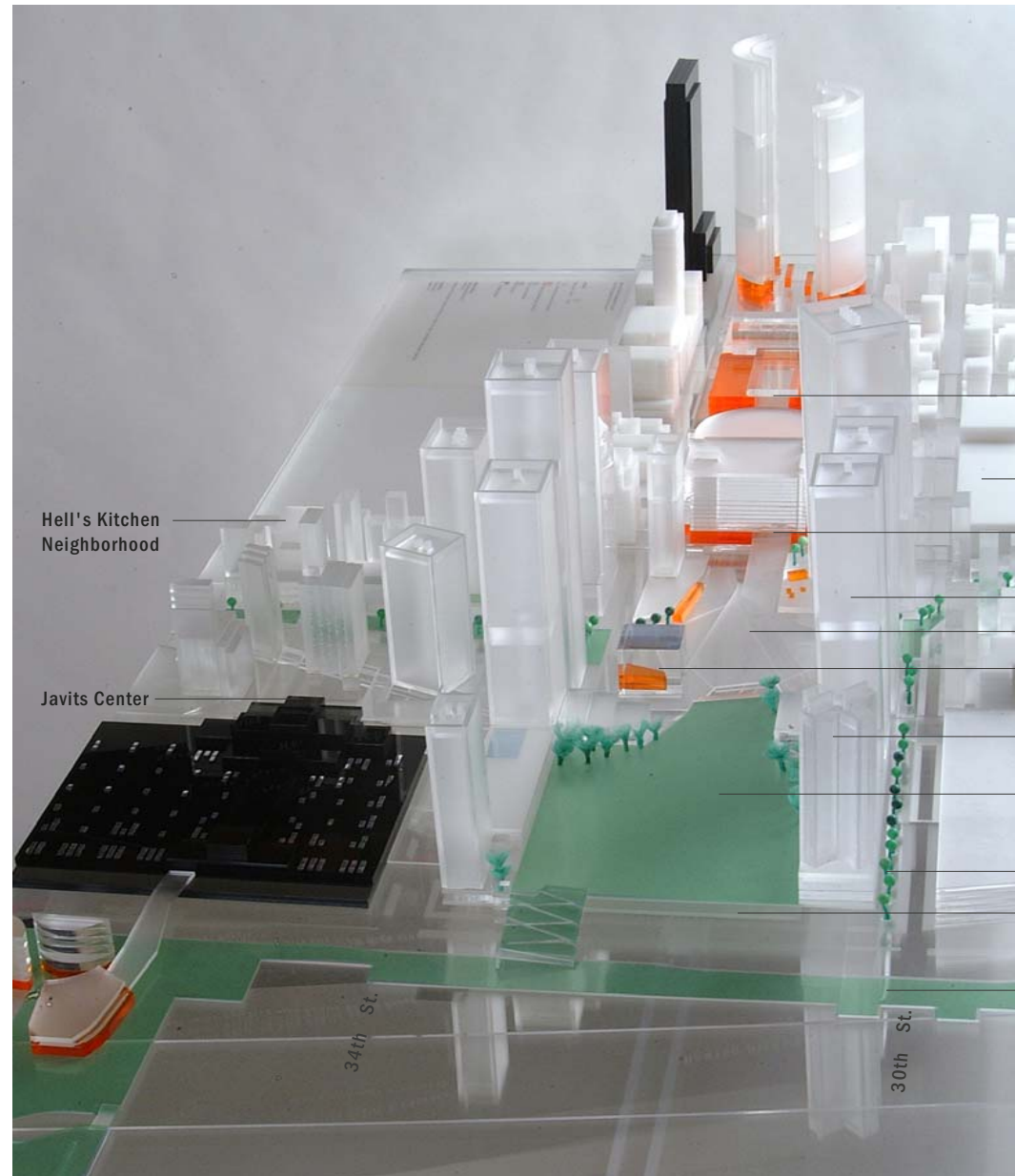
Source: Ernst & Young study (4/04) commissioned by the New York Jets. (Dollars in millions)

HKNA Plan - South Javits Convention Center Expansion

Direct and Indirect Impacts	Stadium	Expo - Center	Mega-Events	Plenary Sessions	Total Annual Impact
Employment	0	8,041	0	1,445	9,486
Spending	\$0.00	\$634.83	\$0.00	\$107.11	\$741.91
Personal Income	\$0.00	\$375.85	\$0.00	\$62.87	\$438.73
State & City Tax Revenue	\$0.00	\$84.65	\$0.00	\$13.98	\$98.63

Jets Expo-Center figures are multiplied by a factor of 1.5 to account for increased availability [assuming the same 56% occupancy rate projected for the Javits Center, as compared to the 37% occupancy rate, in square-foot days, projected by the Jets (56 / 37 = 1.5)] and by a factor of 2.25 to account for a larger floor area [405,000 square feet as compared to the Jets exhibition area of 180,000 square feet (405 / 180 = 2.25)]. The combined adjustment factor is 3.38 (1.5 * 2.25 = 3.38). (Dollars in millions)

connectivity



Connecting Hell's Kitchen and Chelsea, a multi-level urban public plaza with cultural spaces, theatres, cafes and public parks will form the center of the new high density business and convention center district.

A pedestrian promenade along a re-introduced 32nd Street will link the public open spaces from Pennsylvania Station to the Hudson River.

VIEW LOOKING EAST: CONVENTION CENTER EXPANSION + PARK

Urban Design & Project Management Meta Brunzema Architects PC
Urban Planning Daniel Gutman
Structural Engineering Connell, Mott, MacDonald
Construction Cost Estimating Accu-Cost Construction Consultants, Inc.
Financial Consulting Freeman Frazier & Associates, Inc. + Robert Pauls LLC