



RUDIN DEVELOPMENT, LLC  
**RUDIN WEST VILLAGE**  
NEW YORK, NY

PRESENTATION TO COMMUNITY BOARD 2  
08 JUNE 2011

**F X F O W L E**







REISS BUILDING (1955)  
ARCHITECT: EGGERS & HIGGINS





NURSES RESIDENCE (1924)  
ARCHITECT: I.E. DITMARS





SMITH & RASKOB BUILDINGS (1950 & 1953)  
ARCHITECT: EGGERS & HIGGINS





St. Vincent's Hospital  
Manhattan  
Saint Vincent Catholic Medical Center

EXIT ONLY  
DO NOT ENTER

WELCOME TO QUINN PARK  
ENTER

25  
No Left Turn

St. Vincent's Hospital  
Manhattan



COLEMAN & LINK BUILDINGS (1984-1987)  
ARCHITECT: FERRENZ & TAYLOR





SPELLMAN BUILDING (1942)  
ARCHITECT: CROW, LEWIS & WICK







# HISTORY OF RUDIN'S SUBMISSIONS

**EXISTING CONDITIONS**  
**763,000 GSF / 677,400 ZFA**  
**COLEMAN: 202' TOP OF BULKHEAD**  
**17 FLOORS**



**DECEMBER 2007 SCHEME  
664,000 GSF / 625,000 ZFA  
TOWER: 266' TOP OF BULKHEAD  
21 FLOORS  
19 TH'S / NO PRESERVATION**



**JUNE 3 2008 SCHEME**  
**650,000 GSF / 611,000 ZFA**  
**TOWER: 233' TOP OF BULKHEAD**  
**18 FLOORS**  
**5 TH'S / 4 BUILDINGS PRESERVED**



**JUNE 9 2009 SCHEME**  
**645,000 GSF / 608,000 ZFA**  
**TOWER: 218' TOP OF BULKHEAD**  
**17 FLOORS**  
**5 TH'S / 4 BUILDINGS PRESERVED**



**JULY 7 2009 LPC APPROVED  
624,000 GSF / 590,000 ZFA  
TOWER: 203' TOP OF BULKHEAD  
16 FLOORS  
5 TH'S / 4 BUILDINGS PRESERVED**







210'

172'

T.O. PENTHOUSE  
13TH FLOOR  
EL. [146'-3"±]

10TH FLOOR  
STREETWALL  
EL. [114'-0"±]

MECHANICAL ROOF  
EL. [233'-0"±]

T.O. PENTHOUSE  
18TH FLOOR  
EL. [203'-0"±]

16TH FLOOR  
STREETWALL  
EL. [179'-6"±]

4TH FLOOR  
STREETWALL  
EL. [49'-6"±]

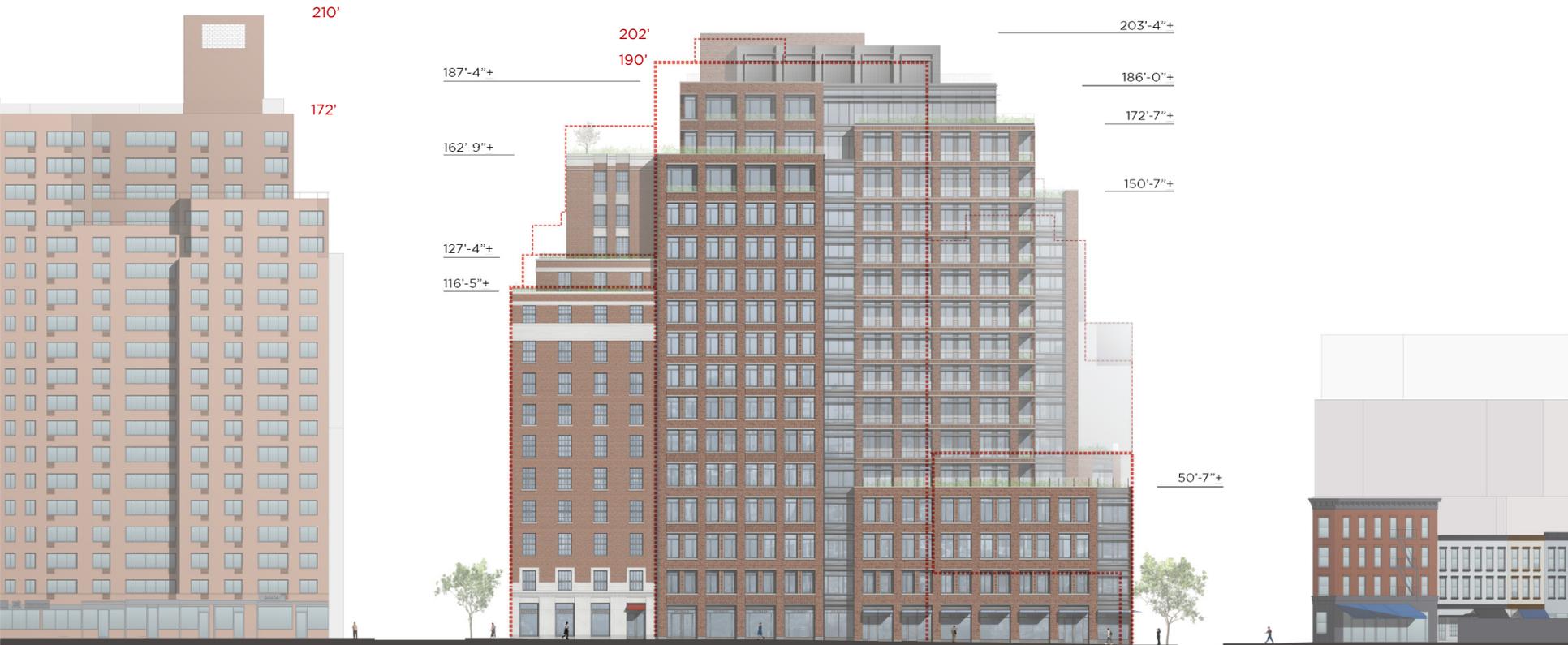
12th STREET

11th STREET

**JUNE 3 2008 SCHEME**



**JUNE 9 2009 SCHEME**



**JULY 7 2009 LPC APPROVED DESIGN**

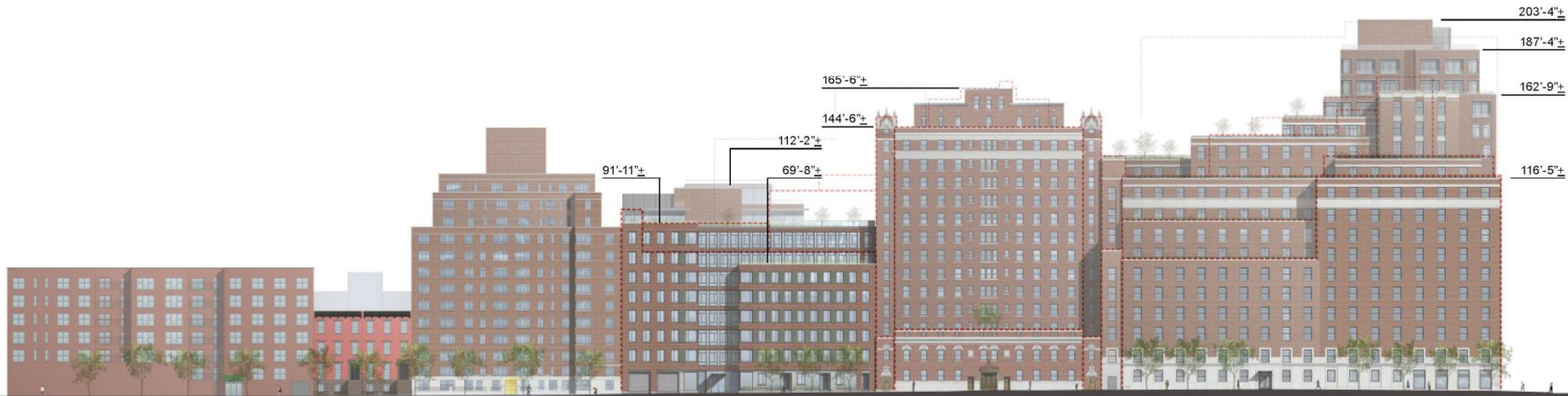
# % DECREASE FROM EXISTING TO APPROVED

**GSF: 18%**

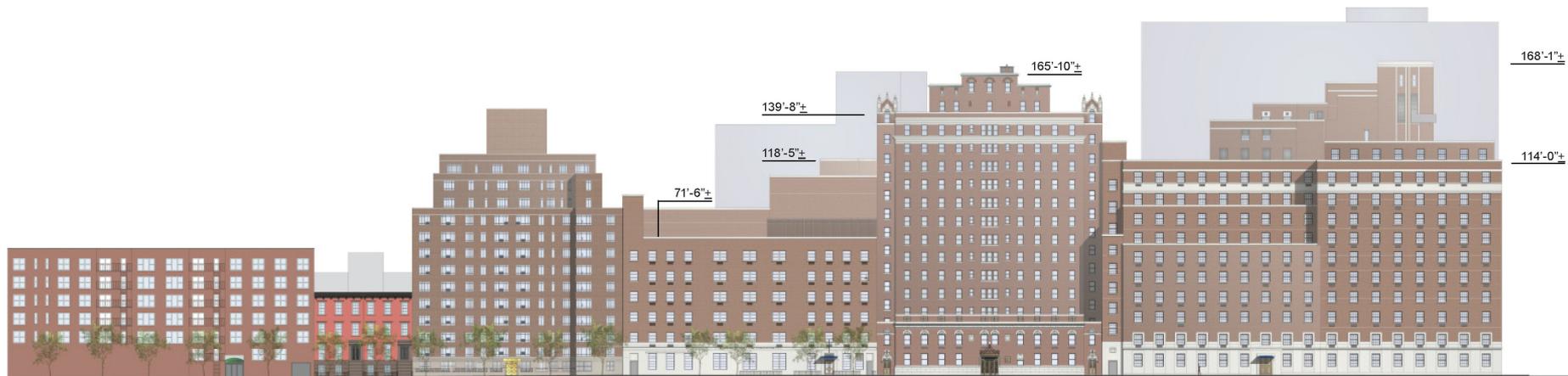
**ZFA: 13%**

HISTORY OF THE DESIGN: MATRIX RUDIN WEST VILLAGE	EXISTING CONDITION	December 2007 APPLICATION	June 3 2008 DESIGN	June 9 2009 DESIGN	July 7 2009 APPROVED
APPROXIMATE AREAS					
Total Gross Floor Area (Above Grade)	763,000	664,250	650,000	645,000	624,000
Zoning Floor Area	677,400 (Estimated)	625,000	611,000	608,000	590,000
Number of the Floors - 7th Ave Bldg	17	21	18	17	16
Building Height - Top of Mechanical	202'-0"	265'-9"	233'-0"	218'-4"	203'-4"
Building Height - Top of Occupied Roof	190'-0"	237'-3"	203'-0"	196'-0"	186'-0"
Number of the Buildings Preserved	NA	None	4	4	4
Number of the Townhouses Proposed	NA	19	5	5	5

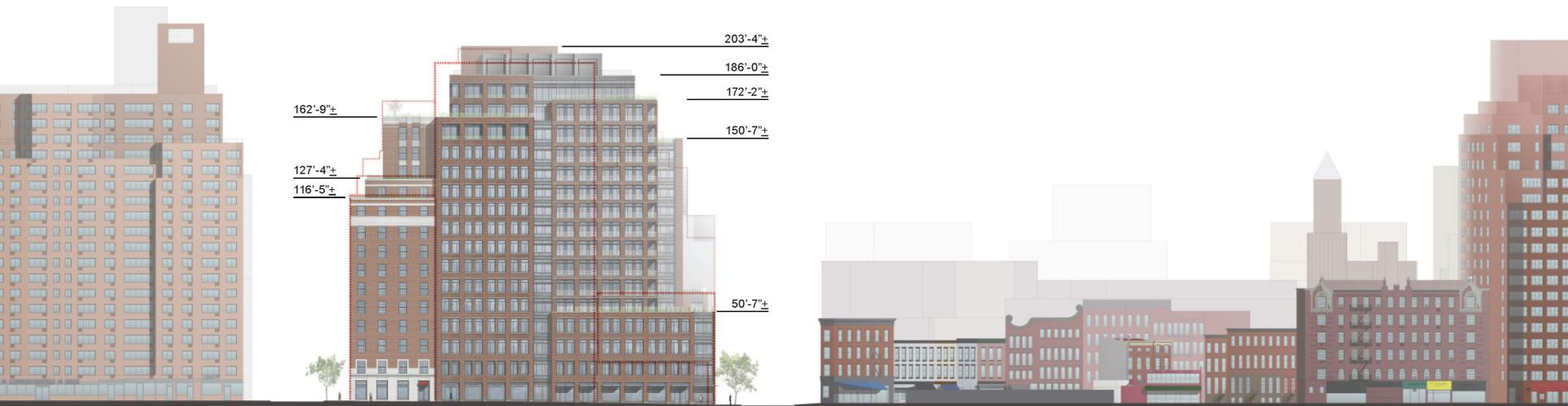
**LPC APPROVED DESIGN**



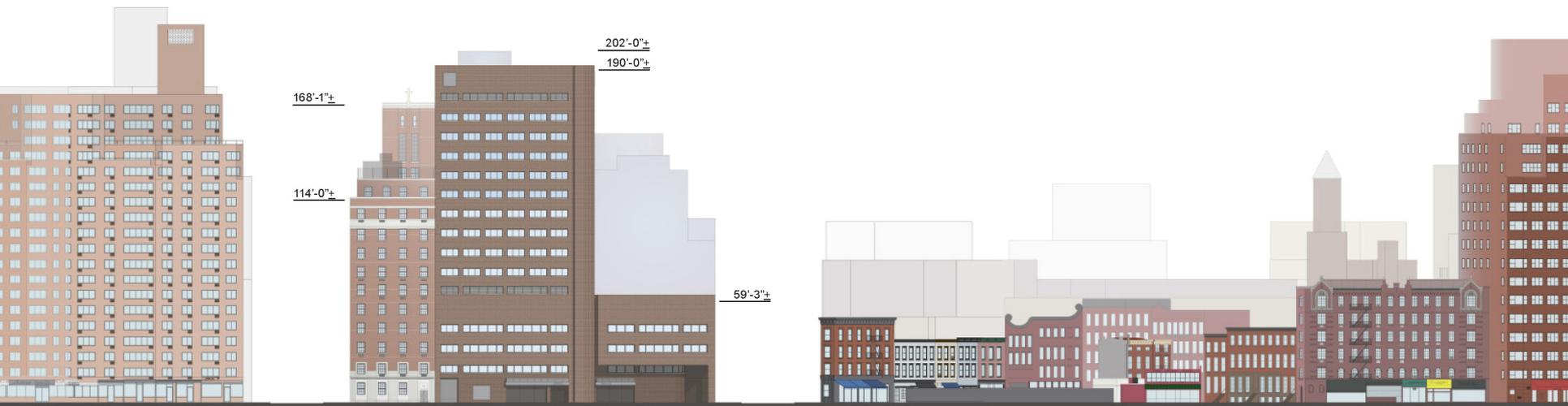
7 July 2009 Submission



Existing Conditions



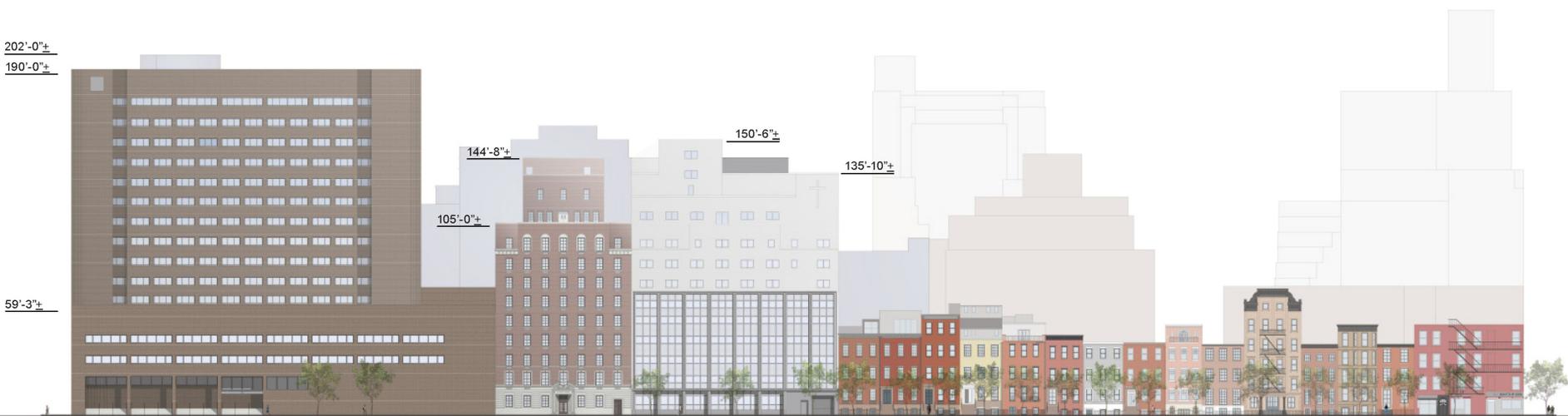
7 July 2009 Submission



Existing Conditions



7 July 2009 Submission



Existing Conditions









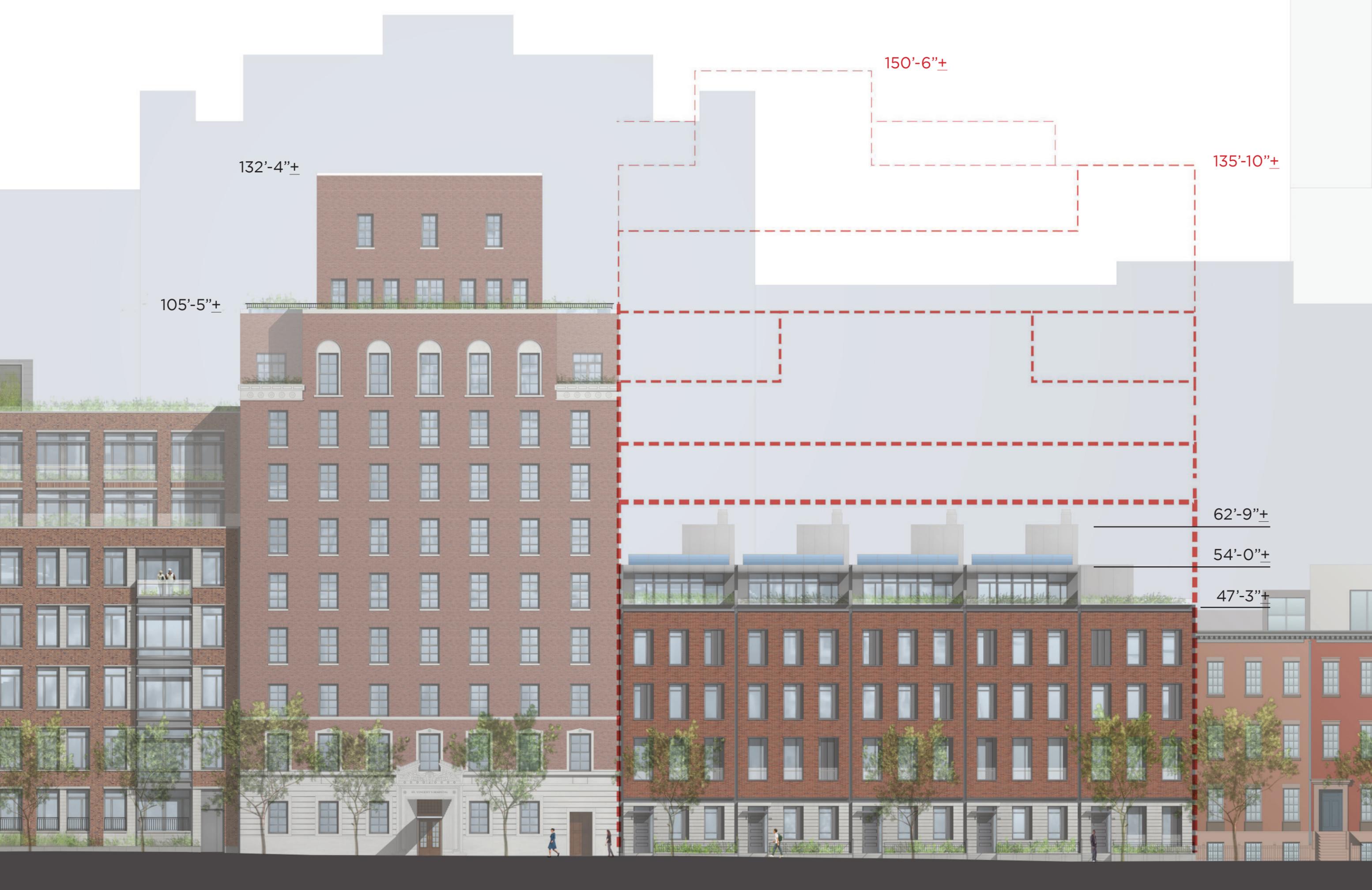












132'-4"±

105'-5"±

150'-6"±

135'-10"±

62'-9"±

54'-0"±

47'-3"±



STINWELDER  
CORPORATION  
800-367-1937

NO PARKING  
ANYTIME

OFFICER:  
AT ST. CROIX  
IN WOODS HILL  
ON TUESDAY





W 12th St

7th Avenue

W 11th St

RETAIL 1

RETAIL 2

MEDICAL LOBBY

SERVICE ENTRY

LOUNGE

MAIL

LOBBY ± 0'-0"

LOBBY - 2'-6"

RESIDENTIAL

RESIDENTIAL

SUNKEN GARDEN -15'-0"

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

LOBBY

1

2

3

4

5

215'-10"

475'-0"

122'-1"

137'-1"

48'-0"

55'-10"

206'-6"

10'-4"

92'-4"

86'-6"

31'-10"

117'-4"

235'-8"

425'-0"

75'-4"

23'-0"

22'-8"

22'-8"

22'-8"

23'-0"

114'-0"

9'-0"

103'-3"

103'-3"

206'-6"

-2'-2"

-4'-6"

22'-0"

4'-0"

69'-3"

60'-0"

64'-3"

-1'-6"

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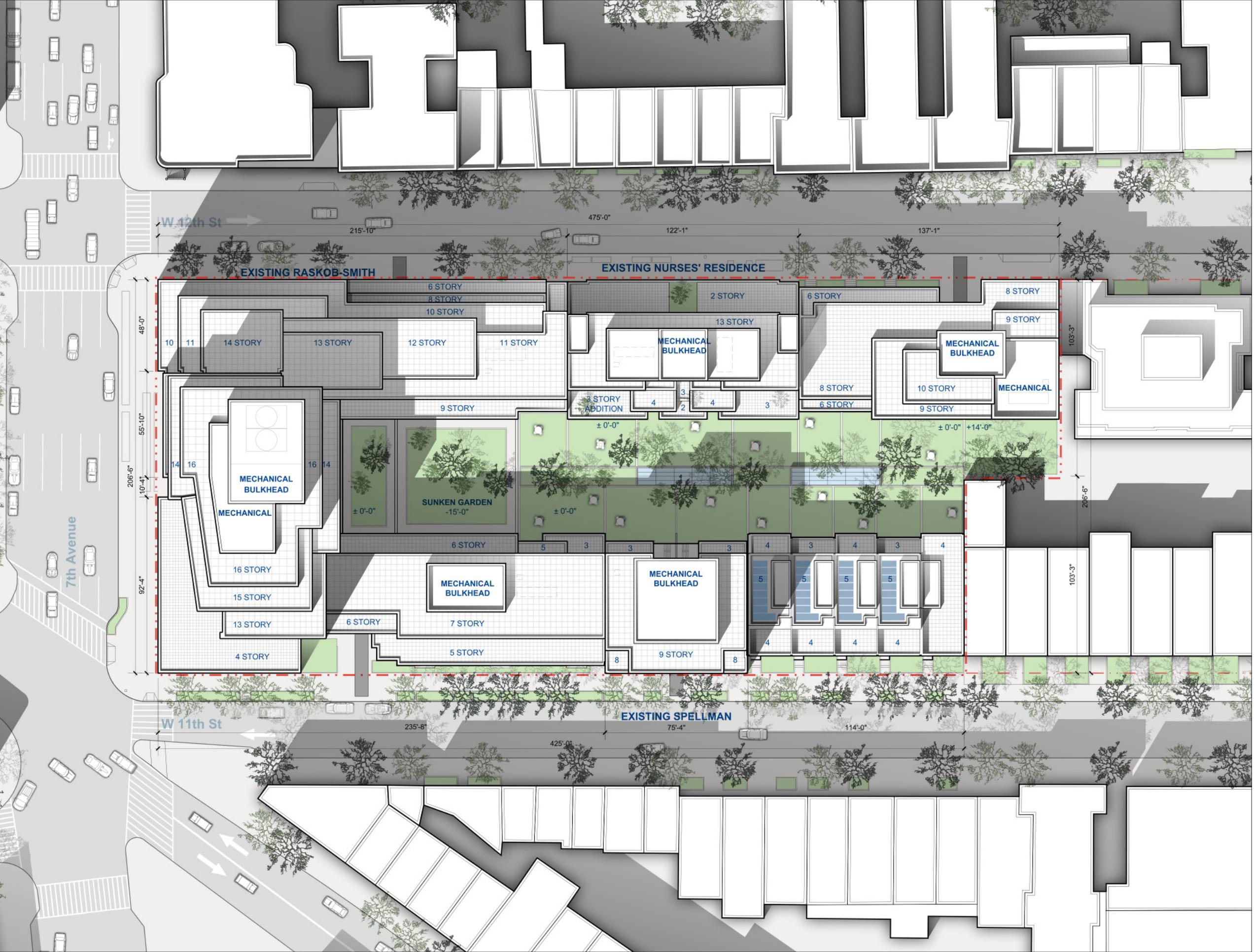
-1'-6"

-1'-6"

-1'-6"

-1'-6"

-1'-6"



W 12th St

EXISTING RASKOB-SMITH

EXISTING NURSES' RESIDENCE

EXISTING SPELLMAN

7th Avenue

48'-0"

55'-10"

206'-6"

10'-4"

92'-4"

W 11th St

235'-8"

425'-0"

75'-4"

114'-0"

215'-10"

475'-0"

122'-1"

137'-1"

103'-3"

206'-6"

103'-3"

10

11

14 STORY

13 STORY

12 STORY

11 STORY

6 STORY

8 STORY

10 STORY

2 STORY

6 STORY

8 STORY

9 STORY

MECHANICAL BULKHEAD

MECHANICAL BULKHEAD

10 STORY

9 STORY

MECHANICAL

3 STORY ADDITION

4

3

2

4

3

8 STORY

6 STORY

SUNKEN GARDEN  
-15'-0"

± 0'-0"

± 0'-0"

± 0'-0"

+14'-0"

MECHANICAL BULKHEAD

MECHANICAL

16 STORY

15 STORY

13 STORY

4 STORY

MECHANICAL BULKHEAD

MECHANICAL BULKHEAD

6 STORY

7 STORY

5 STORY

9 STORY

8

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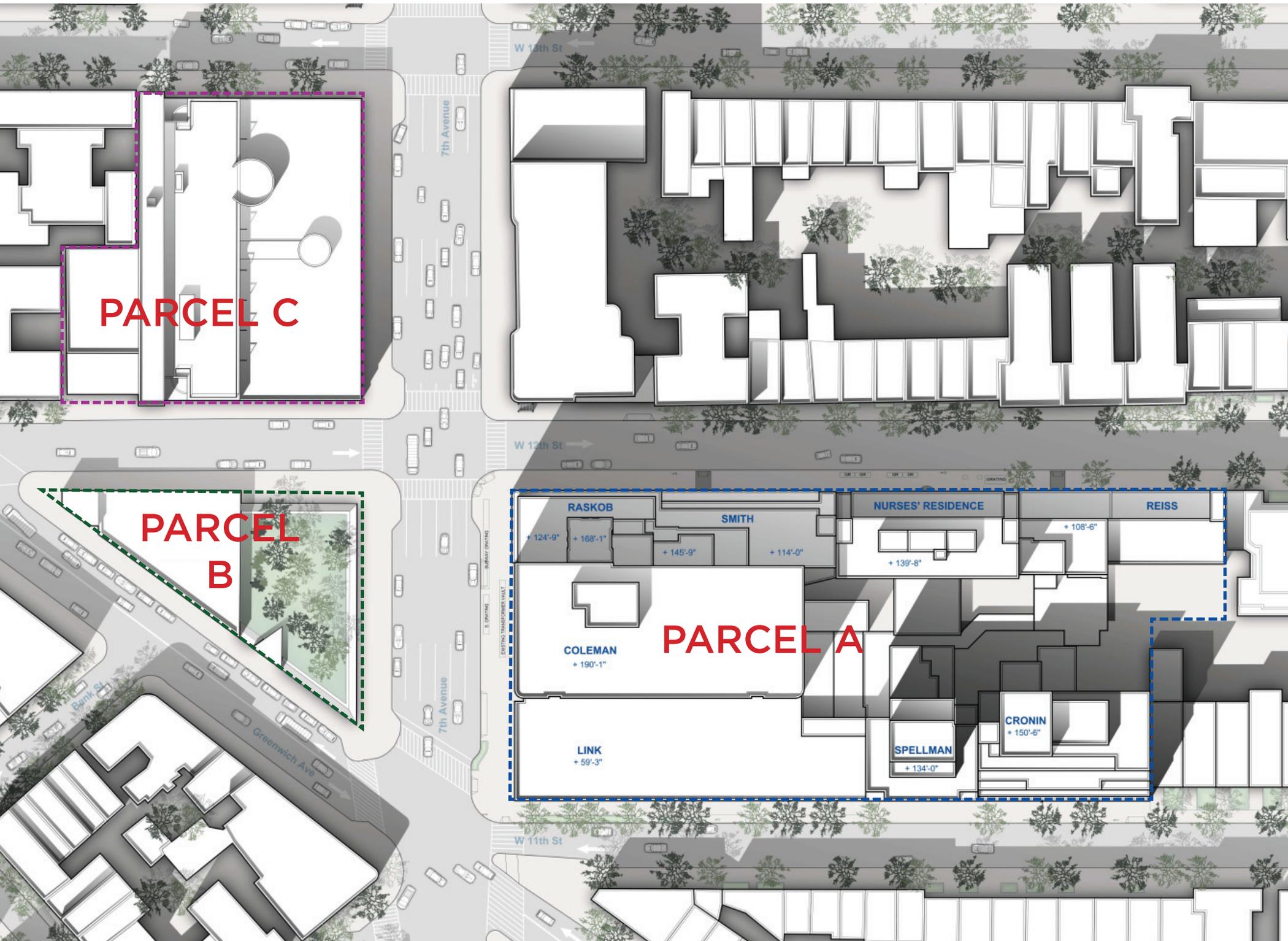
4

4

103'-3"



# EXISTING LARGE SCALE COMMUNITY FACILITY DEVELOPMENT



**PARCEL C**

**PARCEL B**

**PARCEL A**

RASKOB

SMITH

NURSES' RESIDENCE

REISS

COLEMAN

LINK

SPELLMAN

CRONIN

W 12th St

7th Avenue

W 12th St

7th Avenue

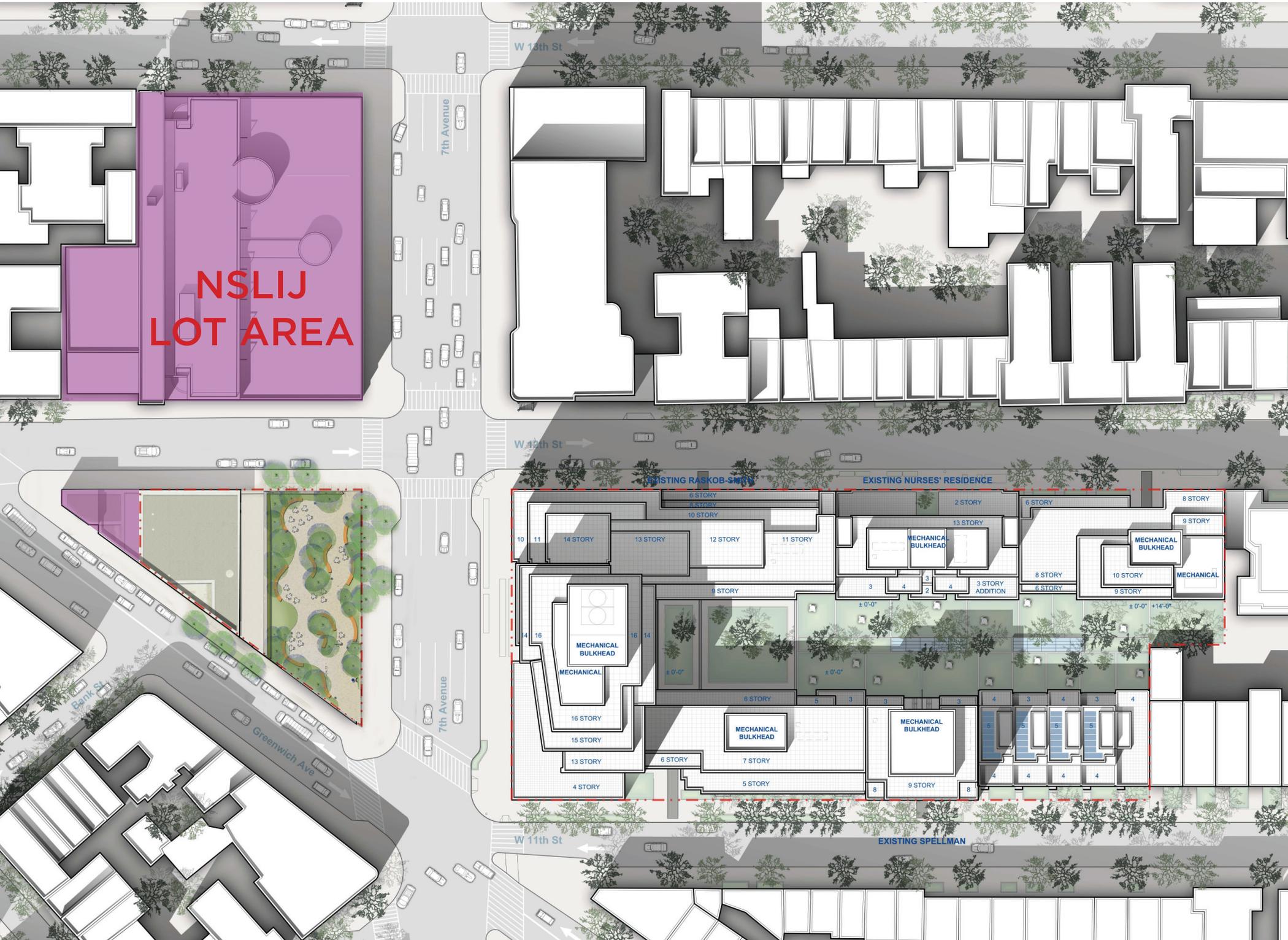
W 11th St

Greenwich Ave

Bank St



# PROPOSED NSLIJ SITE



# PROPOSED ACTIONS

**A. Rezoning of East Site**

**B. Zoning Text Amendment**

**C. Series of Large Scale General Development Special Permits**

**+ Modification of height and setback and court controls**

**+ Modification of location and amount of open space**

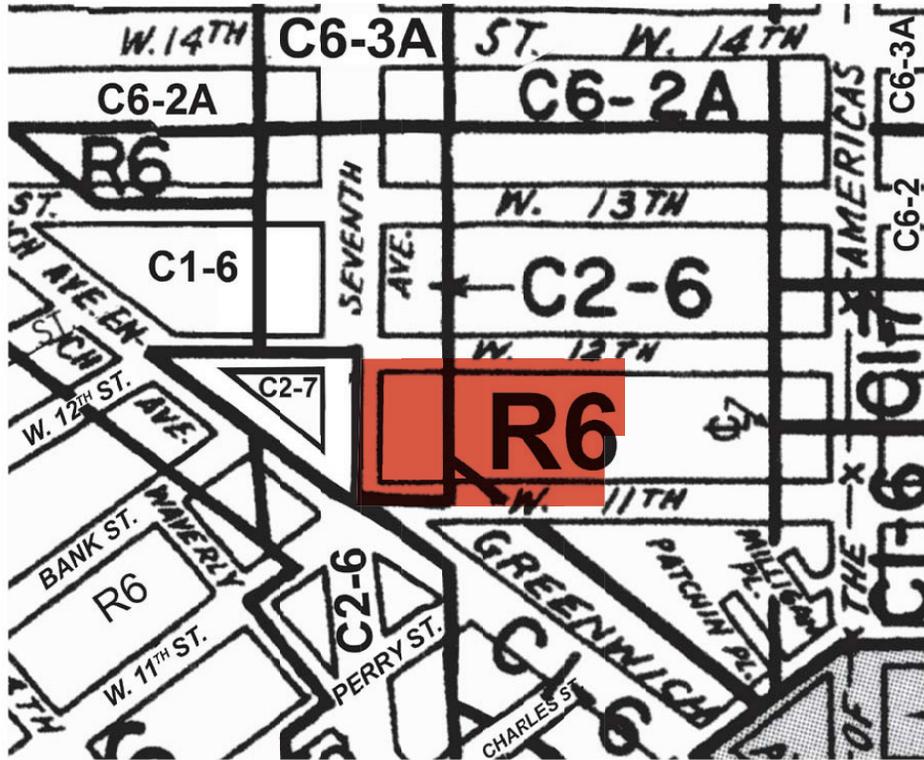
**+ Location of commercial uses to permit doctor's offices on the third floor.**

**D. Special Permit for an accessory parking garage**

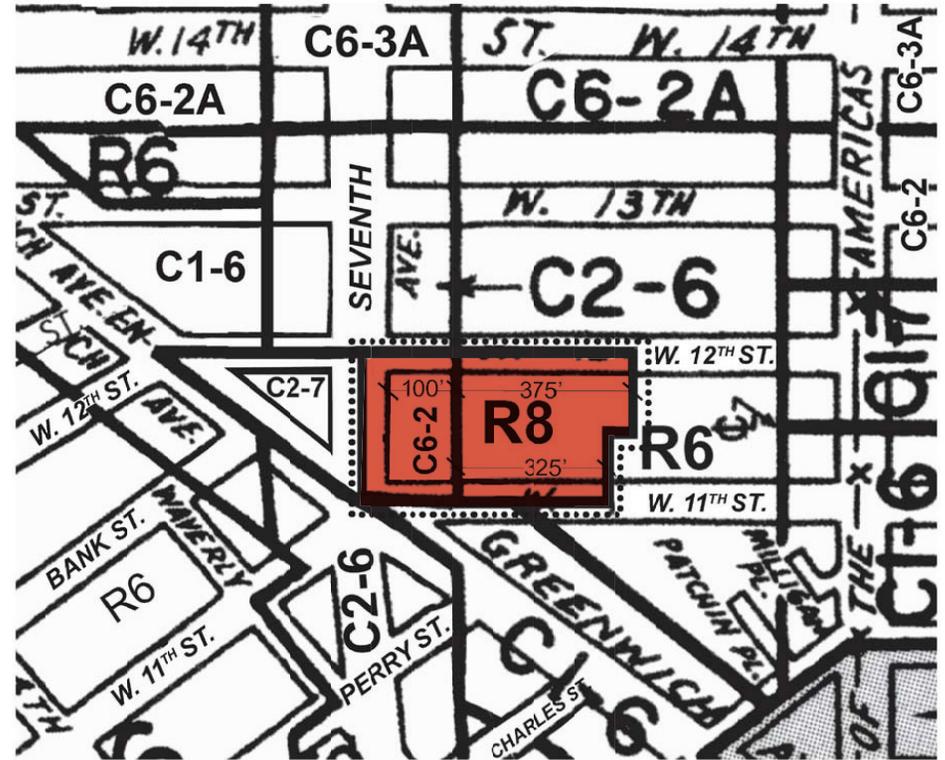


# ZONING MAP EXCERPT

## ZONING MAP: EXISTING



## ZONING MAP: PROPOSED



# LARGE SCALE GENERAL DEVELOPMENT SPECIAL PERMIT

## CONSEQUENCES

- A. Establish development envelope tied to LPC-approved project
- B. Reduce amount of development on East Site by 86,700 zsf
- C. Eliminate all development potential on the portion of Triangle Parcel within LSGD (approximately 150,000 sf).
- D. Limit number of dwelling units to 450
- E. Limit commercial floor area
- F. Create publicly accessible open space on the Triangle Parcel

