
DEVELOPMENT APPLICATION REVIEW | STAFF REPORT

DATE :	03.01.2024
TO :	Planning Board Commissioners
FROM :	Liz Opper, AICP, Urban Designer Tanya Marione, PP, AICP, Division Director
CASE :	P2023-0097
PROJECT :	200 Greene Street (AKA: Urby Phase II- 195 Hudson Street and 215 Hudson Street)
FOR :	Administrative Amendment

I. DOCUMENTS REVIEWED

- General Development Application
- Ownership disclosure statement
- Architectural Plans + comparison plans
- Civil Plans + comparison plans
- Landscaping Plans + comparison plans
- Resolution P22-094, P22-191
- Streetscape views
- Landscape materials boards
- Affidavits
- Filed subdivision Map

II. APPLICATION BACKGROUND + PROPOSAL

- **Previous Applications and Approvals:**
 - P12-005 - preliminary and final major subdivision approval with deviation (lot area)
 - P22-095 – Subdivision
 - P22-094 – Major Site Plan with ‘C’ Variances
 - P22-191 – Administrative Amendment
- **Existing Conditions:** Currently, the majority of the site is comprised of a surface parking lot. On the southern end of the site, there is a green area with a dog run and playground. The northern end of the site is a privatized portion of Bay Street. To the west of the site is Greene Street (1-way, NB), to the north is Urby Phase I, to the east is Hudson Street (1-way, SB) and the Harborside HBLR station, to the south is a walkway/plaza leading to Harborside Financial Center.
- **Existing Approval:**
 - 2 towers with a shared podium
 - Total of 1,606 units approved, up to 164 of the units can be designated for hotel use at a later date
 - Variances previously granted for:
 - Maximum permitted number of stories
 - Forestry Standards
 - Building base- maximum height of building base
 - Building base- relief that the base be constructed only out of masonry material

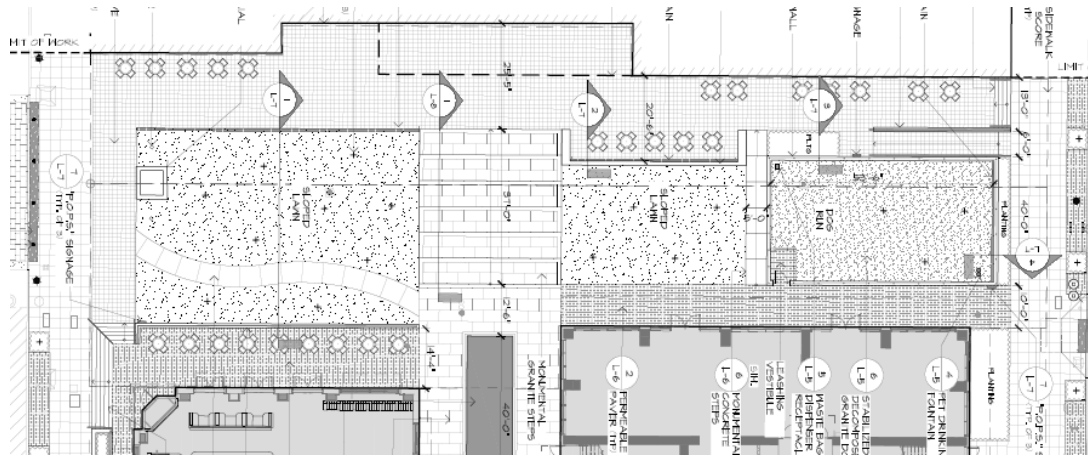
- Building base- relied from percentage of glazing required on the base facade
- Exceeding maximum number of signs permitted in the redevelopment plan



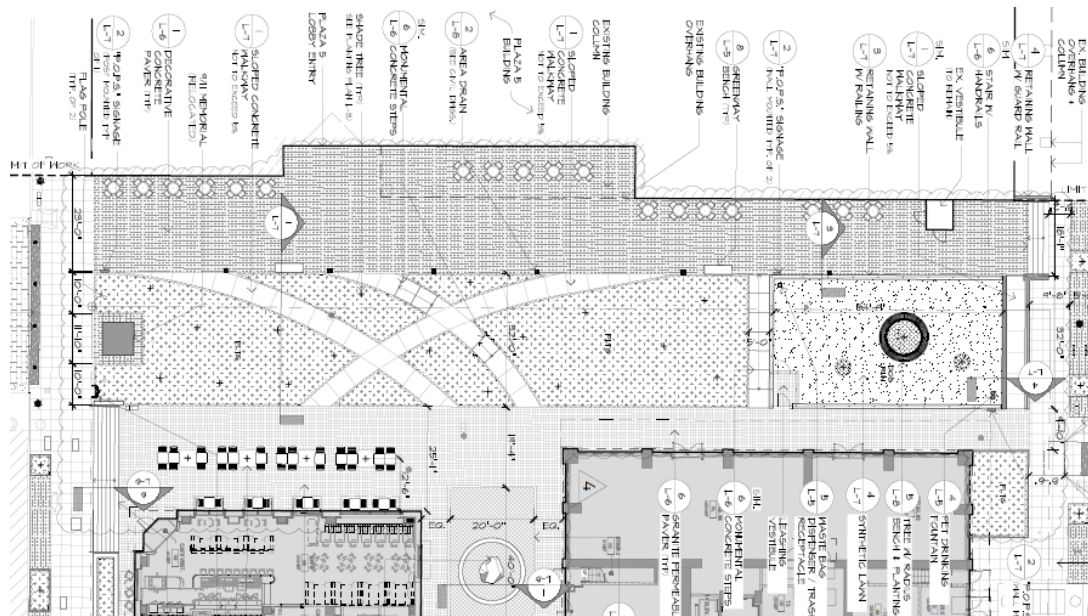
- **Proposed Amendment:** Applicant to provide testimony on the changes. Applicant proposes a reduction in the number of units from 1,606 to 1,510 units. Applicant requests that the previous approval which allowed up to 164 of these units to possibly be hotel be maintained. Ground floor area has decreased along with the gross floor area. Façade changes at the vestibules and retail areas are proposed. Landscaping changes proposed include modifications to the main entry court, ramps/planting bed along the perimeter of the project and a reconfiguration/redesign of the plaza to the south of the site.

III. STAFF COMMENTS

The proposed amendments do not trigger any further variances and comply with the zoning. Staff request that Applicant provide testimony regarding the landscape changes and the resulting impact on the green area ratio. Below are drawings of the approved and proposed plaza plans. Staff believes that there are some advantages and some disadvantages to the amended plaza plan. Advantages include more planting areas, more trees, and less paved area. All of these are inherently environmental benefits. A disadvantage would be the inaccessibility of the main planting area. The visualizations depict the green space at the center of the plaza to have tall plantings while the current approval envisioned lawns that people would be able to sit/play on. However, this modification could result in a more lush, performative green area than a lawn that could be damaged from over-use.



Approved Plaza Plan



Proposed Plaza Plan

IV. STAFF RECOMMENDED CONDITIONS

All testimony given by the applicant and their expert witnesses in accordance with this application shall be binding. The staff recommends the following conditions to mitigate the negative criteria:

1. All conditions of approval P22-094 shall remain in effect.