

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

NOVEMBER 12, 1991

**COMMITTEES OF ORIGIN: COMBINED SOCIAL SERVICES AND
TRIBECA/WASHINGTON MARKET**

COMMITTEE VOTE:	6 In Favor	2 Opposed	0 Abstained
BOARD VOTE:	28 In Favor	6 Opposed	1 Abstained

RE: **107-113 Franklin St., Proposed Residential Drug Treatment Program**

WHEREAS: Project Return Foundation, Inc. (PRF) is proposing to create a drug-free residential treatment program (capacity 80 beds and 50 outpatients) at 107-113 Franklin St., and

WHEREAS: The size of the program in a low density, mixed-use residential and commercial neighborhood continues to be of concern to many residents, and

WHEREAS: Community members have expressed grave concerns regarding the movement of residents, out-patients and visitors to and from the proposed facility due to their histories of substance abuse and in some instances criminal activity, and

WHEREAS: Questions have also been raised regarding the high cost to be born by taxpayers for purchasing and renovating the Franklin St. building, and as to whether the proposed uses comply with local zoning regulations, and

WHEREAS: Community Board #1 is not pleased with either the manner or timing in which it learned of the Foundation's plans; specifically believing that the Board should have been approached directly by Project Return earlier in their search process, and

WHEREAS: The Community Board is not satisfied with the outreach that PRF has done to inform the Tribeca community of its intentions and to describe in some detail the components and operation of its proposed program and clients to be served, and

WHEREAS: New York State (and Federal Government) operated and funded programs continue to remain outside the City's "Fair Share" community facility siting process and thereby are not subject to the same siting criteria and City review, now

THEREFORE
BE IT
RESOLVED

THAT:

Community Board #1 opposes Project Return Foundation, Inc.'s proposed drug-free substance abuse treatment program at 107-113 Franklin St. unless the Foundation agrees (in writing) to the following conditions:

1. That the capacity of the program will be limited to the current level (80 residents and 50 out-patients), and that the Foundation will make no application in the future to expand it
2. That the Foundation will at no time seek to enlarge or increase the height of the building
3. That renovations to the building to accommodate both the Foundation's programmatic and administrative functions be accomplished completely "as-of-right"; specifically, that no variances will be sought from the Board of Standards and Appeals (BSA), no special permits from the City Planning Commission (CPC)
4. That a uniformed security officer be assigned 24 hours per day, 365 days per year to monitor street activity outside the facility and to patrol the length of the block of Franklin St. between Church St. and West Broadway
5. That a community advisory board of the facility be created comprising members of CB#1, the Tribeca Community Association, Franklin Street Block Association and the Chambers Canal Civic Association which would meet regularly with the directors of the program have full access to the executive staff of PRF, and have meaningful input in operational decisions
6. That Project Return Foundation undertake an extensive outreach campaign to Tribeca residents and businesses to advise them in sufficient detail of the Foundation's intentions and purposes in creating the facility, the types of programs (residential and out-patient) to be provided, staffing, visitation policies, information on client population and security operations, now

BE IT
FURTHER
RESOLVED

THAT:

New York City "credit" Community Board #1 with this community facility in the Board's "Fair Share" inventory and the companion "Residential Facility Bed Indices", and

BE IT
FURTHER
RESOLVED

THAT:

CB #1 insists that Project Return Foundation not close on the purchase of the Franklin St. building until it:

1. Agrees to the conditions listed above
2. Conducts a full outreach campaign to Tribeca residents and businesses
3. Presents the Community Board with a complete set of plans for the "as-of-right" alterations planned for the building
4. Provides the Community Board with a full list of alternative sites (and

their estimated purchase and renovation costs) which were considered prior to selecting the Franklin St. building

5. Provides CB #1 with copies of their original Franklin St. application to DSAS for a 160 bed facility and their revised application, as well as copies of other contracts for similar programs already in place in Manhattan and the Bronx

COMMUNITY BOARD #1 MANHATTAN
RESOLUTION

NOVEMBER 12, 1991

COMMITTEE OF ORIGIN: PARKS

COMMITTEE VOTE:	3 In Favor	0 Opposed	0 Abstained
BOARD VOTE:	24 In Favor	4 Opposed	2 Abstained

RE: **Bowling Green Concession**

WHEREAS: Mardi Gras Festival Productions is requesting approval to operate a one day per week arts and crafts concession at Bowling Green Park, and

WHEREAS: Such an operation is estimated to generate over \$2,000 per month for the Parks Department Maintenance Fund, and

WHEREAS: Illegal vendors now proliferate throughout Lower Manhattan, including at this site, and the City clearly lacks the personnel and resolve to address this issue, and

WHEREAS: The City's current budget crisis has hit the Parks Department especially hard and these types of concessions will help to maintain our important City park facilities, now

THEREFORE
BE IT
RESOLVED
THAT:

CB #1 approves for a period of one year the operation of a one day per week arts and crafts concession at Bowling Green Park provided that Mardi Gras Festival Productions and the Parks Department allow only the sale of genuine craft articles and specifically prohibit the sale of the poor quality T-shirts and clothing which frequently are featured at such concessions.

November 19, 1991

Ms. Jane Velez
President
Project Return Foundation
133 West 21st Street
New York, N.Y. 10011-3298

Re: 107-113 Franklin St.

Dear Ms. Velez:

At our November 12th monthly meeting, Community Board #1 adopted the attached resolution which opposes the creation of a drug-free substance abuse treatment program at 107-113 Franklin St. unless Project Return Foundation agrees to the following conditions:

1. That the capacity of the program will be limited to the current level (80 residents and 50 out-patients), and that the Foundation will make no application in the future to expand it
2. That the Foundation will at no time seek to enlarge or increase the height of the building
3. That renovations to the building to accommodate both the Foundation's programmatic and administrative functions be accomplished completely "as-of-right"; specifically, that no variances will be sought from the Board of Standards and Appeals (BSA), no special permits from the City Planning Commission (CPC)
4. That a uniformed security officer be assigned 24 hours per day, 365 days per year to monitor street activity outside the facility and to patrol the length of the block of Franklin St. between Church St. and West Broadway
5. That a community advisory board of the facility be created comprising members of CB#1, the Tribeca Community Association, Franklin Street Block Association and the Chambers Canal Civic Association which would meet regularly with the directors of the program have full access to the executive staff of PRF, and have meaningful input in operational decisions
6. That Project Return Foundation undertake an extensive outreach campaign to Tribeca residents and businesses to advise them in sufficient detail of the Foundation's intentions and purposes in creating the facility, the types of programs (residential and out-patient) to be provided, staffing, visitation policies, information on client population and security operations

The resolution also insists that Project Return Foundation not close on the purchase of the Franklin St. building until it:

1. Agrees to the conditions listed above

2. Conducts a full outreach campaign to Tribeca residents and businesses
3. Presents the Community Board with a complete set of plans for the "as-of-right" alterations planned for the building
4. Provides the Community Board with a full list of alternative sites (and their estimated purchase and renovation costs) which were considered prior to selecting the Franklin St. building
5. Provides CB #1 with copies of their original Franklin St. application to DSAS for a 160 bed facility and their revised application, as well as copies of other contracts for similar programs already in place in Manhattan and the Bronx

Finally, the resolution asks that the City of New York "credit" Community Board #1 with this community facility (should it be built) in the Board's Fair Share inventory and the Residential Facility Bed Indices. We do not expect the Project Return Foundation to address this issue.

The Community Board looks forward, however, to further planned discussions with Project Return Foundation and our local elected officials intended to address the other issues raised in our resolution. We feel that these are important and legitimate issues which if properly resolved can assure both the community and our Board that your planned facility will not have the detrimental impact which many people now fear.

Sincerely,

Anne Compocchia
Chairperson

Attachment

cc: R. Messinger
M. Ohrenstein
D. Glick
M. Friedlander
T. Weiss
K. Freed