



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**CHRISTINE BERTHET**  
Chair

**Jesse R. Bodine**  
District Manager

August 5, 2015

Maria Torres Springer  
President  
New York City Economic Development Corporation  
110 William Street  
New York, NY 10038

**Re: Collaboration on a plan for the Old Slaughterhouse Site  
493 Eleventh Avenue, New York.**

Dear Ms. Torres Springer:

On July 8<sup>th</sup> 2015 at the Clinton/Hell's Kitchen Land Use Committee (CHKLU) of Manhattan Community Board 4 (MCB4), New York City Economic Development Corporation (EDC) presented an update to the proposed Request for Proposal (RFP) being prepared for the Old Slaughterhouse site (the Site).

The Board would like to thank EDC — and especially the EDC team working on this project — for its willingness to collaborate with the community and work with the Board to create the best possible development of this site. The Board appreciates especially the graciousness and professionalism EDC's team has exhibited throughout a number of frank discussions with members of the Clinton Land Use Committee.

As you are aware MCB4 has been involved with the Site since the late 1980's with efforts to designate the original building as a landmark and again in 2009 when MCB4 brought this Site to the attention of the City as an affordable housing development site during the Western Railyards negotiations. Most recently MCB4 again identified this Site as a "Proposed Development" site in MCB4's 2014 Affordable Housing Plan.

On March 11, 2015 CHKLU heard from EDC and The Department of Housing Preservation and Development (HPD) following two months of discussion by City administration, EDC, HPD and MCB4 for what should be included within the RFP for the Site. Following the presentation of the RFP by EDC, MCB4 members along with community members present at the meeting made specific recommendations for parameters to be included within the RFP for the Site which were detailed in the letter dated May 20, 2015.

Unfortunately, the EDC RFP update at the July 8th CHKLU meeting did not sufficiently reflect, in the Board's view, the recommendations developed through prior community, Board, and EDC

consultations. MCB4 understands that some of the recommendations will be included within the proposed RFP, however MCB4 does not understand why EDC cannot commit that these recommendations, which received broad community consensus, be included as parameters for the RFP.

MCB4 is proactive when it comes to development, especially of affordable housing, within our district. Through our long experience MCB4 has seen better results when community requests are included prior to the issuance of an RFP. MCB4's view is to advocate for our neighbors and residents to ensure their voices are heard in any public process such as an RFP for affordable housing. MCB4 can maintain community consensus when all can trust they are part of the process.

MBC4 again requests the following parameters be included within the RFP for the Old Slaughterhouse site:

**1. 100% Permanently Affordable**

One Hundred percent of the residential units must be permanently affordable. MCB4 would like to thank EDC and HPD for agreeing to make this provision a goal. MCB4 also understands that there will be approximately 100,000 sq. ft. of market rate commercial space in this development. Hotel use will not be allowed.

**2. Range of Incomes**

To sustain economic diversity in the District, a range of income bands for the affordable housing units (80/100/125/165% Average Median Income) should be the goal.

**3. Family-Size Units**

MCB4 and the community recommend that a preponderance of the units be two-and three-bedroom apartments with 50% of the units to be two-bedroom units.

**4. Commercial Space**

The community suggested a number of options for a commercial space at the ground level with a preferred an affordable supermarket or fresh market

**5. Design Considerations**

When it comes to design and bulk considerations, the community's and MCB4's desires are clear: the building should have a maximum height of 450 feet and a residential Floor Area Ratio (FAR) of 12. The community also wants a "green" building with a roof top deck accessible to all tenants. The building's design should include façade articulation with strong masonry base and avoid looking like a dystopian glass box.

**6. Environment and Surroundings**

MCB4 also requests pedestrian safety and traffic management initiatives on the streets around the development. An opportunity exists for creating a plaza or a playground by utilizing the eastern portion of 39th Street, which has been closed off between Eleventh and Twelfth Avenues

MCB4 again asks EDC to incorporate the above listed parameter into proposed RFP for such an important site within our district. MCB4 considers a collaborative plan between MBC4, the community and EDC will ensure the best outcome for our neighborhood's future.

We look forward to continuing to work with both EDC and HPD to develop an RFP which reflects the current and future needs of the community. MCB4 requests to meet with EDC to confirm parameters to be included within the RFP.

Sincerely,



Christine Berthet  
Chair



Jean-Daniel Noland  
Chair, Clinton / Hell's Kitchen Land Use Committee

cc: Hon. Gale A. Brewer, Manhattan Borough President  
Hon. Adriano Espaillat, New York State Senate  
Hon. Richard Gottfried, New York State Assembly  
Hon. Corey Johnson, City Council