



MANHATTAN COMMUNITY BOARD NO. 4

Statement of District Needs

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Fiscal Year 2017  
(July 1, 2016 – June 30, 2017)



Chelsea



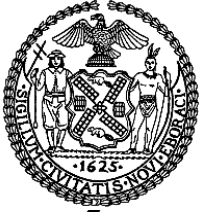
Clinton/Hell's Kitchen

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**CHRISTINE BERTHET**  
Chair

**JESSE R. BODINE**  
District Manager

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Chair, Budget Task Force  
July 22, 2015



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**DISTRICT OVERVIEW**

7 Manhattan Community District 4 (CD4) is comprised of two existing West Side neighborhoods: Chelsea to  
8 the south and Clinton/Hell's Kitchen to the north, and the new Hudson Yards emerging in the West 30s. CD4  
9 spans the area from W. 14<sup>th</sup> to W. 59<sup>th</sup> Streets (from west of Eighth Avenue to the Hudson River north of W.  
10 26<sup>th</sup> Street, and west of Sixth Avenue to the Hudson River south of W. 26<sup>th</sup> Street). CD4 shares borders with  
11 Greenwich Village, the Flatiron, the Upper West Side and the Midtown central business district.

12 Portions of several other well-known areas exist within CD4's boundaries: the Garment District, Flower  
13 District, Gansevoort Meat Packing District, Ladies' Mile Shopping District, Hudson Yards and Theater  
14 District.

15 Other notable sites in CD4 include: Restaurant Row, The High Line, Intrepid, Circle Line, Javits Center, the  
16 Rubin Museum, Chelsea art galleries, Columbus Circle, Maritime Piers 56 - 99, Farley Building/Moynihan  
17 Station, Lincoln Tunnel, Port Authority Bus Terminal and the northern half of Hudson River Park.

18 The total population of CD4 has grown from approximately 87,000 in 2000 to over 104,000 according to the  
19 2010 Census. This represents a 19% growth overall, much of it concentrated in the rezoned areas and a faster  
20 growth rate than most parts of New York City.

21 CB4's priorities (all of equal weight, and shown here in no particular order) are:

- 22 • Creating additional green spaces; schools; educational, community and cultural facility spaces,
- 23 • Developing a coherent transportation infrastructure for our district including strengthening and  
24 improving public bus and rapid transit and fostering a better balance in street usage between  
25 pedestrians, bicycles and vehicles especially buses,
- 26 • Attracting development that makes available more affordable housing that is permanent and enhances  
27 diversity and positive neighborhood relations among disparate groups,
- 28 • Maintaining neighborhood character and supporting the stability of a long standing local retail  
29 presence in our communities,
- 30 • Preventing displacement and eviction of residents and small businesses and
- 31 • Improving environmental quality of air, water, and land.

32 As a result of recent rezoning, significant new commercial and residential development is now possible in  
33 formerly industrial districts. The Community Board has strived for balance between the redevelopment of  
34 these areas with the preservation and expansion of the district's residential neighborhoods. A major priority is  
35 ensuring that new development helps produce more permanent affordable housing.

36 Development of large scale proposals - for the corridor between West 30<sup>th</sup> and West 35<sup>th</sup> Streets; -  
37 development above the MTA; West Side Yard; Port Authority Bus Terminal, Amtrak's Gateway Tunnel  
38 proposal; and the conversion of the Farley Post Office into the new Moynihan Train Station; - will similarly  
39 require an approach that balances local and regional needs.

1 **Most Important Issues:** Large segments of our neighborhoods are under construction putting a lot of  
2 pressure on transportation and deteriorating the quality of life of residents. The rapid increase in land value is  
3 accelerating the displacement of many long time tenants and services, while the new benefits of the  
4 development have yet to materialize. The Port Authority Bus Terminal and the Lincoln Tunnel which occupy  
5 a large swath of our district, are also losing space to new development and their operations is increasingly  
6 incompatible with the new residential zoning.

7 Our main issues are: Preserving affordable housing, and affordable space for businesses and arts, creating  
8 affordable housing for people making between 60 and 80% of AMI, completing the city commitments  
9 generated by previous rezoning actions (Affordable housing, Bus Garage, Parks, Arts Space), increasing  
10 public safety in transportation and addressing the quality of life issues associated with construction, a  
11 multitude of bars and restaurants and poor sanitation services. Lack of parkland, school crowding and services  
12 to homeless, seniors and youth rank also high in our concerns.

### 13 Agency\Service Sections

#### 14 **Health Care and Human Services - DOHMH, HHC, DFTA, DHS, HRA**

##### 15 **Main Issues: Youth Services: More funding for after school and day care programs.**

16  
17 *Our community is home to more than 8,400 children under 18 years of age, more than 17% of whom receive  
18 public assistance and more than 77% of whom receive emergency food assistance. Youth services in our  
19 district have been woefully underfunded for many years Four percent of our older youth, ages 16 to 19, are  
20 not enrolled in school and are not working.*

21 *With many low-income working families, - especially concentrated in several local public housing  
22 developments, and significant social needs, as evidenced by measures such as substance abuse and child  
23 abuse and neglect, publicly funded day care - including school-age childcare - is a primary concern. The  
24 City's clear preference for funding school-based OST programs does not address the needs of this population.*

##### 25 **Senior Services:**

26  
27  
28 *According to the US Bureau of the Census, there are 16,972 individuals (12.1%) over 65 years of age living  
29 in the Chelsea/Clinton Neighborhoods. The majority of them, 52.3%, live alone, The vast majority live in  
30 rental apartments, 21% of those living in public housing are elderly; 37.1% of the seniors have income below  
31 \$20,000 a year; 27.3% had incomes between \$20,000 – \$50,000; and 14% have mobility and self-care  
32 impairments. The number of people over age 65 began to increase substantially beginning in 2011 as the  
33 oldest members of the baby-boom generation reach the 65-year mark. The number of people age 65 or older  
34 will nearly double between 2000 and 2030.*

35 *To better understand the growing needs of our seniors, the Board partnered with The Actors Fund Visiting  
36 Nurse Service of New York and the Rodney Kirk Center of Manhattan Plaza to conduct a survey of seniors  
37 residing in CD4.*

##### 38 **Homelessness: A very visible problem in our district:**

39  
40  
41 *Homelessness has been increasing over the past few years. Large public facilities located within our district,  
42 such as the Port Authority Bus Terminal (where recent issues of human trafficking have arisen) are also a  
43 natural gathering place for people without homes. Many homeless people need social services, in particular  
44 drug treatment and/or mental health services. The presence of very large homeless shelters (BRC) and drug  
45 rehabilitation centers had also brought major stress to the community. Location and size will be important to  
46 consider in future new centers.*

1 **Accessibility: Resolving deficiencies:**

2  
3 *We continue to receive complaints about deficiencies in various aspects of the Para-transit system, including*  
4 *serious limitations in Access-a-Ride service.*

5  
6 **HIV/AIDS: slowing the spread of the disease.**

7  
8 *Over the last 10 years, HIV rates in the Chelsea/Clinton area were 50% higher than NYC. People over 50*  
9 *years old comprised 19% of all AIDS diagnosis, 29% of those of those living with AIDS and 35% of deaths of*  
10 *persons with AIDS.*

11  
12 **Substance Abuse:**

13  
14 *The Board is concerned about reports that the use of crystal methamphetamine and K2 is gaining a foothold*  
15 *in our community. In addition to other health and mental health dangers, use of this drug has been*  
16 *associated with increased use of other illicit drugs, as well as sexual practices that enhance the chances of*  
17 *contracting HIV and other sexually transmitted diseases.*

18  
19 **Budget Request:**

20  
21 Expand existing programs for Seniors (DFTA) Meal programs, NORCs, elder abuse programs, case  
22 management, adult daycare, visiting neighbor services, eviction prevention, mental health needs of seniors  
23 community centers, in-home supports, transportation, supportive housing, and preventive health and social  
24 services, are essential to assuring that they can live out their lives with dignity within their home  
25 communities.

26  
27 Expand Programs to prevent Homelessness (DHS) (DOHMH) adult rental assistance program; the anti-  
28 eviction and SRO legal services programs, and aftercare services, Increase the number of family shelter slots,  
29 especially for victims of domestic violence, as well as resources for homeless youth

30  
31 Expand Programs to prevent Homelessness: Address Bowery Residents Committee (BRC) 127 West 25th  
32 Street (BRC) problems

33  
34 Complete and green the BRC roof so residents can use that area for socialization rather than gathering on 25th  
35 street. Projected cost \$250,000. Build additional shelter facilities to allow for the downsizing of the West 25<sup>th</sup>  
36 Street BRC site so as to alleviate community conflicts.

37  
38  
39 **Youth, Education and Child Welfare - DOE, SCA, ACS, DYCD**

40  
41 ***Main Issue: Increased capacity and better joint planning to address the Increased Number of School Age***  
42 ***Children and Public Schools.***

43  
44 *The needs of the community are growing faster than what the city planners can offer or have planned. The*  
45 *current number of schools in CD4 cannot meet the increasing number of school age children who will be*  
46 *living in new residential developments throughout the community The Board wants better measures to assess*  
47 *the number of additional residents living in CD4 with particular emphasis on the number of school age*  
48 *children and the number of public schools that can accommodate this population, where the schools should*  
49 *be located, the mitigation to adjoining residents and funding and institutional support for an education needs*  
50 *assessment,.*

1 **Budget Request**  
2

3 Perform a Study of school seats in the district (DOE): The Board wants better measures to assess the number  
4 of additional residents living in CD4 with particular emphasis on the number of school age children and the  
5 number of public schools that can accommodate this population. The needs of the community are growing  
6 faster than what the city planners can offer or have planned. The current number of schools in MCD4 cannot  
7 meet the increasing number of school age children who will be living in new residential developments  
8 throughout the community  
9

10 Perform an education needs assessment

11 Provide full funding for after school programs:

12 At Public Schools 11, 33, 35, 51, 58 and 111, the Upper Lab and Museum Schools.  
13  
14

15 **Public safety - New York Police Department - NYPD, FDNY**  
16

17 *Main Issue: Focusing on traffic safety and nightlife nuisances.*  
18

19 *With the reductions achieved in many categories of crimes, more focus can now be applied to quality of life*  
20 *issues in our community and the enforcement of quality of life regulations. Midtown North & South, 10<sup>th</sup> &*  
21 *13<sup>th</sup> Precinct, and Traffic are responsible for a vital part of the City's residential, commercial, tourist and*  
22 *entertainment areas. It is critical that staffing levels at these commands be brought up to full strength.*  
23

24 *Violation of City traffic regulations is a major quality of life issue in our district is made more urgent with the*  
25 *increased number of residents, schools and school children and the presence of numerous tourists. With the*  
26 *development of the Hudson Yards district underway, the addition of tens of thousands of residents, the*  
27 *installation of new tourist destinations (Whitney museum, High line, Hudson Boulevard and Park) and new*  
28 *commuter flows (#7 subway) our current precincts are stretched to the limit.*  
29

30 **Budget Request**  
31

32 Add five traffic officers (enforcement) and five traffic agents and two crossing guards

33 More enforcement West 42nd Street corridor and the increasingly dangerous Ninth Avenue stretch from 49th  
34 to 37th Street. Enforcement of no idling laws and gridlock are critical in addition to the pedestrian Right of  
35 Way and riding the wrong way for bicycles.  
36

37 Allocate resources to direct traffic and enforce gridlock laws at peak hours on Weekdays and Weekends  
38 (Saturday from 4 p.m. to 8 p.m., Sunday 4 p.m. to 8 p.m.) on Ninth Avenue at West 37th, 41st and Dyer  
39 Avenue at West 34th and 42nd Streets, and Eleventh Avenue at 43rd Street.

40 Allocate resources to direct traffic and enforce gridlock laws at peak hours on week days on 10th Avenue at  
41 37th and 38th Streets. Enforce idling laws for buses and trucks on West 34th, 37th, 42nd, 44th, high 50s  
42 Streets.  
43

44 More no-honking enforcement is needed for the community between 15th and 18th Streets from Thursday to  
45 Sunday throughout the night caused by the concentration of nightlife in the Gansevoort area.  
46

47 Increased patrols and narcotics agents in the following areas: West 24<sup>th</sup> to West 28<sup>th</sup> between 6<sup>th</sup> and 7<sup>th</sup>  
48 Avenues, West 25<sup>th</sup> & 9<sup>th</sup>  
49

50 Fund two to three crossing guards at 10th Avenue and 43rd, 44<sup>th</sup>; 45th Streets and 11th Avenue where the  
51 Beacon School is moving to with 1,500 additional students.

1  
2 Here are the top areas of complaints: vehicular failure to yield to pedestrians, - vehicular spillback, - illegal  
3 bus parking/standing, especially tourist buses on the west side, from 30th Street to 57th Street. - bus drivers  
4 using unauthorized routes, - vehicular idling, - bicycles riding on sidewalks, going the wrong way bike paths  
5 and streets, and running red lights. - Illegal electric bikes- vehicles blocking bike lanes - unnecessary  
6 honking, - liquor license stipulations- tagging of food delivery bikes- - parking and sidewalk regulations in  
7 the area of the Metropolitan Pavilion- truck and bus parking regulations on 11<sup>th</sup> Ave. and 34<sup>th</sup> Street, which  
8 are used by trucks after unloading at the Javits Center, and by tourist buses for layovers  
9

10 Increase training of precinct officers in noise measurement, collision investigation (10-190)

11 More night resources, sound measurement devices and trained officers at the precincts to address the many  
12 noise complaints due to the 700 bars restaurants and clubs and now massive number of construction activity.  
13 It is critical that all agents responding to crashes be educated in the 10-190 laws and be ready to report all  
14 crashes causes  
15

16 Increase training of traffic officers and agents to focus more on pedestrian safety and bus/truck laws including  
17 idling

18 Many traffic agents continue to focus on waving cars instead of protecting pedestrian who cross the street.  
19 They should be retrained to act to prevent gridlock, enforce gridlock to protect pedestrians and to enforce bus  
20 permit s and bus idling  
21

22 Redraw the boundaries of Precincts within MCD4

23 It is time to regroup all of MCB4 within a single precinct that incorporate all the new areas that are being  
24 developed for commercial and residential use. These combined with the exponential influx of residents,  
25 commuters and businesses in and around Hudson Yards calls for the creation of a new precinct and a  
26 redistribution of territory. We request the remapping of our district from 4 precincts to 1 or at most 2 precincts  
27

28 Relocate the Tow Pound from Pier 76.

29 The Hudson River Park Act calls for the City to use its best efforts to find a new location for the existing tow  
30 pound so that Pier 76 can be developed as 50% parkland and 50% compatible commercial use. We urge the  
31 City to consider alternatives as soon as possible so that Pier 76 can take its rightful place as part of Hudson  
32 River Park.  
33

34 Accelerate the implementation of Shore power Alternative Energy Pilot Program at the 23<sup>rd</sup> Street EMS  
35 station (FDNY)

36 This program would eliminate the noxious diesel fumes emanating from the idling emergency vehicles. These  
37 fumes are a major health concern for the resident of adjacent units  
38

39 Relocate the 23<sup>rd</sup> Street EMS station (FDNY)

40 MCB4 specifically requests immediate funding for a relocation of the EMS station that is temporarily located  
41 on W. 23<sup>rd</sup> Street and Tenth Avenue. The current temporary location was never designed for the heavy use the  
42 EMS is placing on this site. The current small, cramped location adjacent to residential buildings has resulted  
43 in noise and exhaust pollution. The site is unsafe for both FDNY personnel and nearby residents and  
44 pedestrians.  
45

46 **Core Infrastructure and City Services – DEP, DSNY**

47  
48 ***Main Issue: Cleanliness/Trash Collection/Obstruction (DSNY)***

49  
50 *The situation has much worsened in the high traffic corridors of 8<sup>th</sup> and 9<sup>th</sup> Avenues. Pest control continues to*  
51 *be a serious problem. The board is very concerned with the decrease in the frequency of pick-up of garbage*

1 in the public wastebaskets that are often overflowing and attracting rodents. MCD4 only has two DSNY trash  
2 pickup trucks, while the population increases rapidly. With the increase in restaurant in the district, multiple  
3 sandwich boards, menus stands, plants etc. ...have appeared on sidewalks making it nearly impossible for  
4 pedestrians to navigate on the sidewalk on 9<sup>th</sup> Avenue, north of 34<sup>th</sup> street and on 8<sup>th</sup> Avenue. Increased  
5 enforcement is required to ensure a safe pedestrian experience.

6  
7 **Main Issue: Noise pollution, Air Quality and Flood Protection (DEP)**  
8

9 MCD4 includes all six of New York City's Flood zones, however MCB4 is especially concerned about the  
10 Southern and Western areas of MCD4 that lie within New York City's Flood Zone's 1 & 2 and the entrances  
11 to the Lincoln & Amtrak tunnels,

12 According to the New York City Department of Health and Mental Hygiene, this community suffers the  
13 second highest incidents of chronic lung disease of any community in Manhattan south of Harlem. Given the  
14 proximity of the Chelsea and Clinton/Hell's Kitchen neighborhoods to the Lincoln Tunnel and to the Port  
15 Authority Bus Terminal, MCD4 is at particular risk from unhealthy air affected by emissions from motor  
16 vehicles, especially from diesel engines in trucks and buses. Another major cause of air pollution in CD4 is  
17 carbon emissions from buildings still using "dirty boilers" that burn heating oil #4 and #6. Many of the  
18 buildings using these dirty boilers are rent-regulated and cannot (or will not) pay for the cost of converting to  
19 cleaner alternatives.

20 Noise complaints from CD4 consistently rank among the highest registered by DEP and are rising in the  
21 Board area, especially at night. The main sources of noise are from clubs and lounges (sound equipment and  
22 revelers in the wee hours leaving), construction equipment, mechanical/air handling equipment (typically on  
23 roof tops), truck traffic (especially private sanitation trucks making pick-ups in the middle of night),  
24 emergency vehicles, honking and Fire Department Vehicles and Ambulances stuck in traffic  
25

26 **Budget Requests**  
27

28 **Department of Sanitation:**  
29

30 Street and Lot Cleaning: Provide more frequent litter basket collection

31 This situation has worsened since last year and needs immediate attention. Include two additional pickup  
32 trucks bringing the total amount of trucks for MCD4 to four.

33 Add larger trashcans  
34

35 Add one sanitation enforcement officer dedicated to CD4:

36 Given the large number of restaurants in CD4 and the increasing commercial and residential development, we  
37 believe that, at the very least, one Sanitation Police Officer should be assigned solely to and stationed in our  
38 District. Many infractions occur after 5 PM and a presence in our district is key to effect timely visits. With  
39 the increase in restaurant in the district, multiple sandwich boards, menus stands, plants etc....have appeared  
40 on the sidewalk making it nearly impossible for pedestrians to navigate on the sidewalk on 9<sup>th</sup> avenue, north  
41 of 34<sup>th</sup> street and on 8<sup>th</sup> Avenue. Increased enforcement is required to ensure a safe pedestrian experience.  
42

43 Upgrade 311 and training to improve enforcement efficacy:

44 Today, A-frames obstruction reported to 311 are routed to NYPD. When reported they are not properly  
45 enforced by the agents causing repeat trips and no improvement. Provide expanded training and enforcement  
46 on sidewalk obstructions  
47

48 Increase enforcement of illegal dumping laws:

49 The Board is concerned about illegal household dumping, restaurant garbage on the sidewalks, and the  
50 accumulation of construction debris in the District. We feel that the Department of Sanitation (DOS) needs to  
51 do more to educate individuals and businesses about sanitation regulations. For example, signs can be placed

1 on trashcans stating that it is a violation to place household trash in these trashcans. Additionally, business  
2 should be reminded about regulations affecting placement of garbage on the sidewalk.

3  
4 Garbage Collection and Recycling:

5 Provide or expand NYC organics collection program  
6 Provide more on-street trashcans and recycling containers

7  
8 **Department of Environmental Protection (DEP)**

9  
10 Finalize transfer of portion of DEP site (48<sup>th</sup> St. and 10<sup>th</sup> Av.) to Parks department. This transfer has been  
11 committed as part of the Western Rail Yards re zoning. The water tunnel construction is completed at this  
12 location.

13  
14 Expand permeable surface and sidewalk bio swale pilot program to include MCD4

15 The New York City Council passed a bill in 2014 to begin a pilot program of using permeable sidewalk  
16 surfaces to reduce runoff from entering our combined sewage system. MCB4 would like to extend that pilot  
17 program to our district, which includes Flood Zones 1 & 2 in some of our neighborhoods. In addition to this  
18 measure sidewalk swales used in other parts of the city should be installed within our district. The pedestrian  
19 islands that were installed to accommodate the separated bike lines along Eighth, and Nine Avenues would be  
20 optimal locations for sidewalk swales. Notably all new parks should minimize run offs.

21  
22 Conduct storm surge mitigation studies.

23 Conduct a feasibility study of measures that can limit the damage of storm surges including floodgates. It has  
24 been estimated that the cost to design and construct flood gates at Verrazano Narrows, Arthur Kill and  
25 ThrogsNeck is approximately \$10 billion

26  
27 Conduct air pollution studies.

28 Provide Funding to conduct air pollution studies in the Lincoln Tunnel Corridor. Given the proximity of the  
29 Chelsea and Clinton/Hell's Kitchen neighborhoods to the Lincoln Tunnel and to the Port Authority Bus  
30 Terminal, MCD4 most likely is at particular risk from unhealthy air. According to the New York City  
31 Department of Health and Mental Hygiene, this community suffers the second highest incidents of chronic  
32 lung disease of any community in Manhattan south of Harlem.

33  
34 Conversion of "dirty boilers" that burn heating oil #4 and #6. DEP needs to work with the New York State  
35 Energy Research and Development Authority (NYSERDA) and the Energy Efficiency Corporation to develop  
36 specialized financing solutions to towards this effort.

37  
38 Increase enforcement staff for idling laws: work with NYPD to conduct repeated and targeted operations in  
39 areas identified by our communities. The hundreds of buses idling in our community warrant a much level  
40 higher of enforcement

41  
42 Enhance or expand noise pollution abatement and enforcement programs. Additional resources are needed for  
43 night inspections when the noise pollution is most acute and invasive. Continue diligence is needed for  
44 inspecting HVAC systems, nightclubs, and other sources of commercial noise. Code needs to include the  
45 consideration of the human voice at full cry — shouting, yelling, and braying

46  
47  
48 **Land Use, Housing and Economic Development - DCP, DOB, HPD, NYCHA, SBS, EDC**

49  
50 **Zoning and Land Use (DCP)**



1 **Main issue: Years after the re zonings of West Chelsea in 2007, Hudson Yards in 2005 and the Western**  
2 **Rail Yards in 2009, construction is in full swing but many City commitments remain unfilled.**

3  
4 *A number of items that were agreed to by the developers, the Administration and the City Council await*  
5 *completion. They need the commitment of financial resources from both the expense and capital budgets to*  
6 *support staff and implementation from the Department of City Planning (DCP), Economic Development*  
7 *Corporation (EDC), Housing Preservation and Development (HPD) and other relevant agencies*

8  
9 **Budget Requests**

10  
11 Study Land and Zoning to better match current use of future neighborhood needs: Rezone northern part of  
12 Hudson Yards to complete the park and allow more residential uses

13 Blocks 3 to 6 of the Hudson Yards Boulevard are not currently funded. A rezoning of Hudson Yards North is  
14 needed to provide a mechanism to fund the park, and to reflect the realities of the market, which needs to give  
15 priority to residential development in this area.

16  
17 Study Land and Zoning to better match current use of future neighborhood needs; Study the extension of the  
18 SWCD to adjacent areas

19 It is now time, nine years after the creation of the Special West Chelsea District (SWCD), for the City to  
20 follow through with the promises it made including those listed then as “Points of Agreement.” Also it is  
21 important that the City examine the unforeseen problems, which have emerged as development rises in the  
22 SWCD creating pressures on adjacent areas like West 14<sup>th</sup> Street that might necessitate new zonings or the  
23 expansion of the SWCD itself

24  
25 Study Land and Zoning to better match current use of future neighborhood needs: Complete the rezoning of  
26 Hudson River park transfer district

27 This effort will bring some predictability to the development community, the community and will fund  
28 construction of new sections of the Hudson River Park. Part of this effort must include a plan for the City, in  
29 concert with the State, to remove the commercial activities of heliport at West 36<sup>th</sup> Street and of the Tow  
30 Pound on Pier 76.

31  
32 Other Zoning and Land Use Request: Study the location and construction of a Tour and charter Bus Garage.

33 In the Hudson Yards rezoning in 2005 the city committed the building of a garage to accommodate additional  
34 off-street parking sites for tourist and commuter buses and vans, services, and waiting "black cars"

35  
36 Other Zoning and Land Use Request: Revise the CEQR manual to correctly calculate the need for school  
37 seats resulting from cumulative rezoning

38 With an additional 20,000 residents and further developments under way, our capacity to deliver a proper  
39 education to our students is woefully inadequate. Revise Chapter 6 of the City Environmental Quality  
40 Review, which grossly and unfairly under counts needed school seats in our community. The problem is  
41 worst in Manhattan; as each residential “unit” is calculated to yield three times more 4-17 year olds in the  
42 Bronx [.74] than in Manhattan [.22]. Calculations must be based on the most recently available data to update  
43 the borough formulas.

44  
45 Other Zoning and Land Use Request: Correct the Parking special permit process

46 The current permit’s technical implementation notes are inadequate to represent the realities of CD4 and  
47 particularly of West Chelsea. They encourage the building of unnecessary parking spaces, which attract more  
48 cars in a district that is already overwhelmed by traffic.

49  
50 Other Zoning and Land Use Request: Conduct a study of publicly accessible Community Facilities.

1 Create a publically accessible Community Facilities database that would index information contained in the  
2 COO of every building located within MCD4.

3  
4 **Building Code and Zoning Enforcement (DOB)**

5  
6 Expand Code Enforcement: better coordinate enforcement of regulations We urge that efforts be made to  
7 better coordinate enforcement of regulations between HPD and the Department of Buildings in the interests of  
8 efficiency. Development in all parts of CD4 must be monitored and adherence to previously agreed to  
9 standards of contextual zoning maintained.

10  
11 Expand Code Enforcement: increase and Dedicate inspectors to Special districts  
12 HPD and DOB inspectors and those assigned to the Mayor's Office of Special Enforcement (OSE) do  
13 essential work in our area. Their work is particularly important within Community District 4's Special  
14 Districts, including the Special Clinton, West Chelsea and Hudson Yards Districts, where we depend on their  
15 skills to enforce arcane, but essential provisions preventing the demolition of sound residential housing and  
16 protecting tenants from harassment.

17  
18 Expand Code Enforcement: Increase the number of Community Coordinator and Administrative Associates  
19 dedicated to the district; Training, stricter enforcement and collect fines owed by repeat violators  
20 Enhance funding for staffing to pursue with due diligence the collection of outstanding fines owed by repeat  
21 violators, enforce unsafe and after hours construction compliance with zoning bulk and use requirements in  
22 order to preserve community character at a time when self-certification is being more widely depended upon.  
23 Expand Code Enforcement: Training and stricter enforcement are needed to remove storm enclosures that are  
24 illegal and encroach in the pedestrian right of way. A focused effort is needed on 8<sup>th</sup> and 9<sup>th</sup> avenue and a  
25 proper coding in 311 is necessary

26  
27 Address Illegal conversion and use of buildings: Increase staff and Prevent Tax abatement programs to be  
28 available to owners of buildings with illegal uses.

29 The Board continues to see cases where owners have made renovations in buildings without first applying for  
30 a required Certificate of No Harassment. This has only worsened since self-certification has been permitted;  
31 the loss of rent-regulated units to illegal use persists as an escalating problem. For example, residential units  
32 are often leased to corporations; bed and breakfast operations are created in long-term residential units;  
33 residential apartments are used for commercial use; others are illegally subdivided for multiple occupancy;  
34 SRO units are now used for tourist occupancy and other short-term rentals. HPD and the Office of Special  
35 Enforcement need to have appropriately staff to effectively investigate and enforcement for the mounting  
36 problem. Such uses are prevalent in rent-regulated housing and in buildings receiving tax abatements  
37 programs such as 421-a and J-51 programs.

38  
39 **Housing Needs and Programing**

40  
41 *Main Issue: Expanding new permanent affordable housing, while preserving existing affordable units.*

42  
43 *Affordable housing within our District is critical to house the diverse population of artists, students, minimum*  
44 *wage earners and seniors. This mixed population includes the backbone of the service and cultural economy*  
45 *of the city, as well as many of the most frail and isolated members of our community. It is critical that the city*  
46 *free up subsidies to replenish the inventory of affordable housing units in the West side of Manhattan. MCB4*  
47 *has developed a detailed plan to generate and preserve about 10,000 units in our district.*

48  
49 *CD4 stands to lose a significant amount of affordable housing due to expiring uses in the immediate future.*  
50 *CD 4 is the second largest neighborhood in terms of bed and breakfast illegal conversion in the city. Most*  
51 *relate to affordable units. Such uses are prevalent in rent-regulated housing and in buildings receiving tax*

1 *abatements programs such as 421-a and J-51 programs. The largest concentration of SRO housing in our*  
2 *community lies between Eighth and Ninth avenues from W. 42<sup>nd</sup> Street to W. 57<sup>th</sup> Street. In that area, there*  
3 *are 62 buildings that contain nearly 2,200 SRO units. The majority of those units are found on W. 51<sup>st</sup> Street*  
4 *where twelve buildings contain 574 units. W. 46<sup>th</sup> Street is home to the largest concentration of SRO*  
5 *buildings, with 21 buildings housing 289 units.*

6  
7  
8 **Budget Requests**

9  
10 **Affordable Housing Programs**

11  
12 Provide more housing for medium income households: require a minimum of 30% of all units in new  
13 residential developments be permanently affordable. CB4 believes affordable units maintain the diverse  
14 character of this neighborhood with a socially and economically integrated community. CB4 needs the current  
15 affordable housing development program to expand and widen the range of Area Median Income (AMI)  
16 bands and to create more family housing. Expand AMI bands to allow for broader range of incomes.  
17 Specifically, two thirds should be allocated to those earning up to 80% Area Median Income (AMI), and one  
18 third for moderate and middle income to meet the current needs of our diverse population.

19  
20 Provide more housing for medium income households: In the Clinton Urban Renewal Area (CURA) in Hell's  
21 Kitchen, the few remaining city-owned properties to be developed should maximize the number of units  
22 dedicated to affordable housing

23 Provide more housing for medium income household: Initiate RFPs for the West 53rd Street and Ninth  
24 Avenue site and the West 48th and Tenth Avenue – the offsite affordable housing developments committed to  
25 the Western Rail Yards points of Agreements

26 Other Affordable Housing Programs requests: Provide funding for the Clinton Urban Renewal Area (CURA)  
27 as the agency goes forward with the development projects at 540 West 53rd Street and 556-560 West 52nd  
28 Street.

29  
30 Other Affordable Housing Programs requests: The Irish Arts Center and attendant affordable housing  
31 development to realize development plans for new or refurbished performing and studio spaces in the Clinton  
32 Urban Renewal Area

33  
34 Other Affordable Housing Programs requests: major gut renovations at 330 and 332 West 51st Street (WRY  
35 negotiations).

36  
37 Other Affordable Housing programs requests: Increase funding to preserve and create housing in CD4 for  
38 low, moderate and middle income people using the following programs: Supportive Housing; New Housing  
39 Marketplace; Section 8A and Participation Loan; New HOP; and other new loan initiatives including potential  
40 federal and state aid programs. Where applicable, new sources of funding should be identified and used for  
41 site acquisition toward the creation of affordable housing.

42  
43 Expand Loan programs to rehabilitate multiple dwelling buildings: major gut renovations at 330 and 332  
44 West 51st Street.

45  
46 Expand Loan programs to rehabilitate multiple dwelling buildings partner with qualified not-for-profit  
47 housing organizations as their development partners Community-based groups in CD4 have utilized  
48 Supportive Housing Programs to restore deteriorated buildings to excellent, long-term affordable housing and  
49 the rights of tenants have been protected.

1  
2 Expand Loan programs to rehabilitate multiple dwelling buildings Participation Loan Program (PLP) and  
3 Multifamily Housing Rehabilitation Program (HRP).

4  
5 Provide more Housing for special Needs household, such a seniors or the formerly homeless: Enhance  
6 funding for the acquisition, renovation and new construction of sensitively-sited supportive housing  
7 developments to preserve and expand the SRO housing stock between Eighth and Ninth avenues from West  
8 42nd Street to West 57th Street. A large number of SROs (including rooming houses, SRO hotels, and  
9 converted tenements) exist in our District and continue to disappear from the neighborhood at an alarming  
10 rate, CB4 supports the continued use of the Supportive Housing Program to preserve and expand the supply  
11 of affordable SRO housing for homeless persons and community residents. It is the only HPD program that  
12 provides funds for acquisition of privately owned property for conversion to affordable housing, and provides  
13 a means to expand the supply beyond currently publicly owned land.  
14 Enhance funding for Supportive Housing Loan Program (SHLP) to help preserve existing supportive housing  
15 programs.

16  
17 Provide more Housing for special Needs household, such a seniors or the formerly homeless HPD should  
18 work with DOF to enhance outreach and PR plan to educate the public on the improvements to the Senior and  
19 Disabled Rent Increase Exemption programs (SCRIE and DRIE).

20  
21 Provide more Housing for special Needs household, such a seniors or the formerly homeless: build and  
22 sustain independent senior housing as well as assisted living and skilled care facilities. Such actions should  
23 include supportive housing for people with AIDS.

## 24 25 26 **Housing Support**

27  
28 Expand the Section 8 Program Immediately enhance current rental subsidies (Section 8 Certificates, 80/20  
29 programs, or other programs) to meet the needs of those tenants faced with displacement by their inability to  
30 afford increased rent due to expiration of affordable housing subsidies.  
31 Provide permanent solution to prevent expiring rental subsidy.

## 32 33 **Housing Oversight and Emergency Programs**

34 Expand Programs for housing inspections to correct code violations: Enhance funding for Housing Quality  
35 Enforcement Programs such as the Housing Litigation Division and Emergency Repair Program (ERP). CB4  
36 continues to see cases where owners have made illegal renovations or ignored necessary repairs in buildings  
37 to such a point making it unsafe for existing tenants. And housing improvement programs, such as the  
38 Neighborhood Preservation Consultant Program  
39 We must emphasize the importance of increasing HPD's code enforcement budget, and therefore its ability to  
40 inspect and enforce its regulations we also strongly urge that efforts be made to better coordinate enforcement  
41 of regulations between HPD and the Department of Buildings in the interests of efficiency.

42  
43 Expand Tenant Protection Programs: Enhance funding for legal services programs to provide eviction  
44 prevention services for low and moderate income households enforcement of regulations, respond to reports  
45 of illegal use, and protect tenants from harassment, anti-displacement  
46 Increase funding to HPD budget for enforcement of regulations to protect tenants from harassment -Raise  
47 funding levels for anti-displacement and housing improvement programs, such as the Community Consultant  
48 Program Eviction prevention services are also needed

1 **Public Housing Upgrades or renovations (NYCHA)**

2 Renovate or upgrade public housing development: Fulton, Elliott-Chelsea, and Harborview Houses

3 Updated elevator systems, Replacement of tiles in the hallways and common areas, new roof and stairway  
4 doors, new terrace doors, new roof tank housing, exterior pointing of low-rise buildings,

5  
6 Install Security Cameras or make other safety upgrades; Fulton, Elliott-Chelsea, and Harborview Houses :

7 Outdoors lighting, Updated sprinkler systems, Additional cameras in the stairways and roof landings

8  
9 Renovate or upgrade NYCHA community facilities or open space; Fulton, Elliott-Chelsea, and Harborview:

10 Resurfaced black top, new playground equipment, new fencing, and benches

11  
12 Create more housing on NYCHA properties: Enhance subsidy for RFP for Harborview site at West 55 Street  
13 and 10<sup>th</sup> Ave.

14  
15 **Public Housing Maintenance, Staffing and Management**

16  
17 Other public Housing maintenance staffing and management requests: provide more organizing resources to

18 NYCHA Resident Associations to promote collaboration between NYCHA residents and local resources.

19  
20 **Economic Development**

21  
22 Issue RFP and select developer for Slaughterhouse

23 This 100% permanently affordable development will satisfy two commitments made by the City in the  
24 rezoning for affordable apartments to be built on Site M, and on the 20<sup>th</sup> street sanitation parking space. It will  
25 be affordable at 60 to 130% of AMI. With a height of 45 stories, no hotel and an affordable supermarket it will  
26 fill many of our community needs.

27  
28 Issue RFP and select developer for Covenant /Hunter sites

29 This Large Scale Development plan will accommodate a modern facility for Covenant House, at least 60 % of  
30 permanently affordable units at various level of AMI beyond 60%, 100 units of at risks youth housing, the  
31 preservation and upgrade of the Hell’s Kitchen library and green open space, while preserving space for the  
32 infrastructure needed to build out the #7 subway station at 41<sup>st</sup> street and 10<sup>th</sup> Avenue. Height will be limited  
33 to 45 stories on the Avenue and 20 stories on the streets.

34  
35 Fund Block 4, 5 and 6 of Hudson Boulevard Park

36 Rezone northern part of Hudson Yards to complete the park and allow more residential uses

37 Blocks 3 to 6 of the Hudson Yards Boulevard are not currently funded. A rezoning of Hudson Yards North is  
38 needed to provide a mechanism to fund the park, and to reflect the realities of the market, which needs to give  
39 priority to residential development in this area

40  
41 Study the location and construction of a Tour and charter Bus Garage.

42 In the Hudson Yards rezoning in 2005 the city committed the building of a garage to accommodate additional  
43 off-street parking sites for tourist and commuter buses and vans, services, and waiting "black cars

44  
45 **Transportation – DOT, NYCTA**

46  
47 ***Main Issue: Increasing pedestrian safety and taking buses off the streets.***

48  
49 *The presence of Penn Station entrances, the Port Authority Bus Terminal, the Lincoln Tunnel and the West*  
50 *side Highway brings a enormous volume of transient Buses, Trucks and automobiles which disregard*  
51 *neighborhood needs in using our public space and put them in conflict with pedestrians, tourists and*

1 *commuters. More and more vehicles crowd our streets and avenues each year. Trucks and buses are an*  
2 *increasing presence on residential streets, off-street facilities for all types of buses and commuter vans are*  
3 *inadequate, and environmental pollution is a constant quality of life complaint and threat to public health.*  
4 *Pedestrians compete with each other and obstructions on the sidewalk, with turning cars at the crossings and*  
5 *often find themselves walking in traffic. Pedestrian ramps are poorly maintained.*

6  
7 Budget Requests

8  
9 Install 20 signal changes – split phases and Barnes dance for pedestrian safety

10 *Pedestrian safety:* the Signal Division so that 10 Split Phase signals can be installed on Ninth Avenue as part  
11 of the Hell’s Kitchen Traffic Study and the balance of the bike lanes be retrofitted for split phases. Signal and  
12 design modifications at West 57th at 10th, 9th and 8th avenues, as well as 14th Street at 6th  
13 avenue; intersections which have been identified as dangerous intersections through the Manhattan Vision  
14 Zero Plan. Install a Barnes’s dances at the intersections in the 8th Avenue Port Authority Bus Terminal  
15 Corridor, including 40th Street and 8th Avenue, 41 Street and 8th Avenue, and 42nd Street and 8th Avenue.

16  
17 Complete the installation of split phases and proper signals at the intersections of 34<sup>th</sup> street with 8<sup>th</sup> and 9<sup>th</sup>  
18 Avenues.

19  
20 Convert 11<sup>th</sup> avenue to one-way southbound from 57<sup>th</sup> Street to 42nds Street

21 *Reduce* congestion by rebalancing traffic between 9<sup>th</sup> and 11<sup>th</sup> Avenue as recommended in the Hell’s Kitchen  
22 study. Add pedestrian safety features and a protected bus lane. Make Eleventh Avenue one-way southbound  
23 from West 57<sup>th</sup> Street to West 44<sup>th</sup> Street to ensure the reliability of the new bus route

24  
25 Install and bring all Pedestrian ramps to good working conditions Install up to 30 audible pedestrian signals  
26 and 10 raised pedestrian crossings

27  
28 Fulfill the city commitment to install ADA compliant ramps at all intersections of Dyer Avenue with W. 34<sup>th</sup>,  
29 35<sup>th</sup>, 36<sup>th</sup>, 40<sup>th</sup>, 41<sup>st</sup> and 42<sup>nd</sup> Streets and reduce the radius of W. 35<sup>th</sup> Street turn at Dyer Avenue (Hudson  
30 Yards rezoning follow up actions, WRY negotiations). West 48th Street and Eighth Avenue the ramp is  
31 missing. Expand the installation of Audible Pedestrian Signals.

32  
33 Build a garage for tour and charter buses

34 As committed in the Hudson Yards rezoning a tour and charter bus garage must be built to house the up to  
35 350 buses displaced by the development in the area.  
36 A comprehensive plan for off-street parking for buses, van services, and waiting "black cars" should allow  
37 for the building of a garage to accommodate additional off-street parking sites for tourist and commuter buses  
38 and vans.

39  
40 Consolidate Ninth Avenue and Dyer Avenue 34A bus stops into a single bus stop west of Ninth Avenue. As  
41 discussed during the installation of the SBS

42  
43 Expand the bus lane on 9th Avenue from 44<sup>th</sup> street to 57<sup>th</sup> street to increase the M11 reliability and  
44 consistency of its service

45  
46 Sidewalk expansion and Street and Plaza Reconstruction

47 Build bulb out for the westbound M34 SBS stop at Eighth Avenue, which was put on hold due to adjacent  
48 construction.

49  
50 Enlarge the sidewalks on Eighth Avenue From 34th Street to 47<sup>th</sup> street, and in urgency between West 42<sup>nd</sup>  
51 and West 43<sup>rd</sup> Streets to accommodate the ever-increasing volume of pedestrians. Extend the sidewalk at both

1 corners of Ninth Avenue and West 41st Street (Hell’s Kitchen Study), on the west side of Eighth Avenue  
2 between West 42nd and 43rd Streets (bike lane extensions), and on the south side of west 45th Street (west  
3 side of Ninth Avenue  
4

5 Reconstruction of West 15th Street between Sixth and Ninth Avenues with neck downs on the west side of  
6 the intersections and parking swaps in the middle of the blocks. Reconstruct Ninth Avenue from West 55th to  
7 34th Streets to implement changes resulting from the DOT study now underway. Implement neck downs on  
8 each street block directly to the East and West of Ninth Avenue.  
9

10 Design the 41<sup>st</sup> and 10<sup>th</sup> station for the # 7. This is critical to the development of an affordable housing  
11 complex “Covenant House”  
12

13 Dedicate \$ 2 million to complete the work of the #7 Train Extension Study Group to extend the #7 train to  
14 Frank R. Lautenberg Station (FRL Station) in Secaucus.  
15

16 Fund the outstanding portion of the Streetlight upgrades in the Garment District Alliance boundaries.  
17

## 18 **Parks, Cultural and Other Community Facilities - DPR, DCLA, Public Libraries, Community Boards**

### 19 **Park Facilities and Access (DPR)**

#### 20 *Main Issues: Increasing # of parks.*

21  
22 *Manhattan Community District 4 ranks last out of Manhattan’s 12 community boards when it comes to*  
23 *residential access within ¼ mile of a park and open space as a percent of total district square. With major*  
24 *influx of residents it is a priority to create a healthy and welcoming environment through the creation and*  
25 *good maintenance of Parks.*  
26  
27

28  
29 *Our neighborhood has added 20,000 residents in the last 10 years and the creation of parks has put us even*  
30 *further back in access to parks. In a growing neighborhood, it is critical that the city Integrate Parks*  
31 *Planning into Neighborhood, Citywide and Resiliency Planning along with overhauling how the Parks*  
32 *Department is funded. Restrict and Strongly Regulate the Privatization of Parkland and Increase*  
33 *Transparency and Efficiency of the Parks Department to Ensure Equitable Distribution of Resources.*  
34

#### 35 Budget Requests

36  
37 Provide a new or expanded park or playground: DEP site at Tenth Avenue and 48<sup>th</sup> Street

38 Fund a new park on this site once DEP transfers over to DPR as committed to during WRY rezoning and  
39 negotiations  
40

41 Provide a new or expanded park or playground: Hudson Boulevard Park

42 As part of the agreement of the Western Rail yards rezoning our district was promised a six block long park.  
43 Funding has been secured for the first three blocks and construction has commenced. MCB4 would like to  
44 see an acceleration of the completion of the fully envisioned park to 39<sup>th</sup> Street  
45

46 Provide a new or expanded park or playground: East Chelsea

47 A review of Community District 4 shows 84 lots of vacant land with nearly three times the acreage of current  
48 parks. We urge the Parks Department to convert these lots into interim or permanent parks as feasible. In  
49 particular in East Chelsea, in the 20s, there is strong demand for parks and playground.  
50

1 Reconstruct or upgrade a park or playground: Dewitt Clinton Park does not live up to its full potential. The  
2 Play areas, restrooms, the steps at the western end of the park, and seating areas are all in need of renovation.  
3 We have begun to see the implementation of lovely plantings in some parts of the park, but a more robust  
4 horticultural plan will help enliven this park. Rats have been a problem at Dewitt Clinton and MCB4 would  
5 like better measures to be put in place to deal with this issue.  
6

7 Reconstruct or upgrade a park or playground: Chelsea Waterside Park:  
8 The planned comfort station and café building in Chelsea Waterside Park has never been built. Funds to  
9 accomplish this should be allocated as soon as possible.  
10

11 Reconstruct or upgrade a park or playground: Clement Clark Moore Park:  
12 The park needs a horticultural master plan.  
13

14 Improve access to park or playground: Gutenberg Playground  
15 The playground is a shared facility with the High School for Graphic Communication Arts. There has been a  
16 discrepancy on general playground hours. An agreement needs to be put in place between DPR and DOE.  
17

18 Reconstruct or upgrade a parks facility: Chelsea Recreation Center  
19 The center continues to be the most utilized public recreation center in New York City. Given its high level  
20 of use, systematic maintenance of this center is a crucial issue in avoiding costly repairs and in keeping future  
21 costs low. In particular the exercise equipment is showing age and needs to be upgraded.  
22

23 Other park facilities and access requests: DPR vehicle  
24 Our District is in need of DPR vehicles including a van for the transportation of seasonal employees and a  
25 smaller vehicle for transport of gardening materials including plantings, soil and tools.  
26

### 27 **Park Maintenance and Safety (DPR)**

28

29 Provide better park maintenance: Clement Clark Moore Park:  
30 The Park's trees desperately need pruning. One corner of the park near a gate that is permanently padlocked  
31 should be reused. Finally, the community has requested that the W. 22nd Street gate be permanently locked  
32 so small children cannot get out that way.  
33

34 Provide better park maintenance: May Matthews Palmer Park:  
35 The gate to the playground needs to be fitted properly to improve ease of operations.  
36

37 Improve trash removal and cleanliness: DeWitt Clinton Park  
38 Users of the dog run have reported waste is not picked up from the receptacles in the run area, but must be  
39 deposits in DSNY trash bins outside the park. Compost piles are deposited at this park for use at multiple sites  
40 and should be stored appropriately, not where children or dogs can access.  
41

42 Enhance park safety: Chelsea Waterside and HRPT  
43 More PEP officers and or NYPD patrols are needed to curtail issues with the growing at-risk populations in  
44 and around these parks.  
45

46 Provide Better Park Maintenance: full-time, on-site park keeper in Each park in our district to address  
47 constituents' concerns, provide security and perform routine maintenance of that park alone.  
48

49 Provide better Park Maintenance: support Green Thumb Community Gardens  
50  
51



1 **Street Trees and Forestry Services (DPR)**

2  
3 Forestry services, including street tree maintenance: Tree Pruning

4 Many of the trees within our district are in desperate need of pruning and may not survive until the next  
5 seven-year cycle for pruning comes up.

6  
7 Other street tree and forestry services requests: tree guards for dangerous tree pits

8 A number of tree pits have been identified as dangerous for pedestrians and for low vision individuals in  
9 particular. More tree guards should be used to resolve this problem, which presents a real danger to low-  
10 vision pedestrians.

11  
12 **Park Programming (DPR)**

13  
14 Provide more programs in parks or recreational centers

15 Programming is needed for all age groups in our parks; more art in the parks in the form of exhibits, dance or  
16 musical performances would be a great way to engage the community.

17  
18 **Department of Cultural Affairs (DCA)**

19  
20 ***Main Issue: Preserving prominence of visual art, replenishing the critical network of small institutions and***  
21 ***meeting the Hudson Yard Commitment***

22  
23 *Manhattan’s West Side has been called “the epicenter of the New York art scene”. With approximately 400*  
24 *art galleries, the Rubin Museum of Art, the Chelsea Art Museum, and the Whitney Museum of American Art,*  
25 *all in CD4, the importance of visual art to the community’s vitality and viability cannot be overstated.*

26  
27 *From the Broadway shows, to the Off-Broadway theaters to the Gallery district in Chelsea, arts play a*  
28 *fundamental economic and social role in this district: The majority of New York City small-to-mid-sized*  
29 *performing arts groups have their offices and creative spaces in CD4. According to a study conducted by*  
30 *Innovative Theater Foundation and Columbia University in the Fall of 2008, close to 30% of performance*  
31 *spaces have closed within CD in the last eight years due to development pressures. The presence of*  
32 *performing arts groups, develop and give voice to new talent in areas of writing, performing, dancing,*  
33 *choreography, and directing, in our community vitalizes it, artistically, culturally and commercially, on a*  
34 *block-to-block level throughout our district.*

35  
36 *In addition, support services for theater and other artistic services within CD4 in the areas of rental storage*  
37 *space for art, costumes, scenery, lighting, and rehearsal studios have long been located throughout Chelsea*  
38 *and Clinton/Hell’s Kitchen. These services are also losing viable space due to development and real estate*  
39 *costs. The money generated from these industries provides employment and maintains the artistic life of the*  
40 *city. The Board is concerned with the loss of artists’ studios in the District and the displacement of working*  
41 *artists.*

42  
43 **Budget Requests**

44  
45 Libraries: Supporting and expanding the role of libraries as continuous learning center, job centers, and  
46 community connective tissue. CB4 recommend adding libraries in proportion to the residential development  
47 in our neighborhoods.

48  
49 Continue funding and assistance for The Irish Arts Center to realize development plans for new or refurbished  
50 performing and studio spaces in the Clinton Urban Renewal Area.

51

1 Preserve and create affordable space for small to mid-sized art groups theatrical and other non-profit  
2 performance and visual art organization as well as their support services such as artists' studios, rental storage  
3 space for art, costumes, scenery, lighting, and rehearsal studios. The creation of a subsidy program, as part of  
4 the overall budget of the Department of Cultural Affairs, that could ensure permanent locations for existing  
5 and displaced nonprofit arts entities is an ongoing need and a high priority for this community  
6  
7

8 Initiate planning for a minimum of 16,000 square feet of cultural space, split between two locations should be  
9 dedicated to serve the cultural needs of the community as committed in the rezoning of the Western Rail  
10 Yards. Integration of smaller cultural organizations with the Western Rail Yard (WRY) development will  
11 benefit the community and reverse the trend of cultural enterprises disappearing from the district. The CB4  
12 should be apart of each stage of the planning process.  
13

14 Create a database of community spaces that could be used for performance, rehearsals and other community  
15 activities  
16

17 Continue funding: Muhlenberg Branch for existing project of the HVAC Replacement (ID# LRCA14MBG).  
18

19 **Other: Landmarks, Department of Consumer Affairs**  
20

21 **Landmarks Preservation Commission (LPC)**  
22

23 ***Main Issue: Threats to significant historic resources.***  
24

25 *The Board is deeply concerned that the pressure from development in CD4 is threatening significant historic*  
26 *resources both in recently rezoned areas and in existing areas where the zoning was originally designed to be*  
27 *protective.*  
28

29 **Budget Request**  
30

31 Put a higher priority on Landmark identified historical properties threatened by Hudson Yards development.  
32

33 Amend current procedures to include Community Board in review of staff level decisions in existing  
34 landmarks  
35

36 **Department of Consumer Affairs (DCA):**  
37

38 ***Main Issue: The proliferation of eating and drinking establishments in CD4.***  
39

40 *The emergence of the district, particularly Hell's Kitchen, as a regional recreation area for the whole City*  
41 *and even the metropolitan district, has created problems overwhelming the enforcement capabilities of*  
42 *relevant agencies.*  
43

44 **Budget Request**  
45

46 Coordination of complaints: There needs to be more coordination between complaints received by the 311  
47 system and active staff in the field, as well as a communication to the public of how each complaint is  
48 disposed of.  
49

50 More Education and support to current staff assigned to the enforcement of stipulations for the proper  
51 operations of sidewalk cafés

- 1
- 2 Allocate more inspectors to curb sidewalk encroachments and quality of life violations, like sidewalk cafes,
- 3 parking and cabarets disturbances.
- 4