



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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JOHN WEIS
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

January 5, 2011

Christine C. Quinn
Speaker
New York City Council
250 Broadway
Suite 1856
New York, New York 10007

January 5, 2011

RE: Department of Sanitation Site at 136-140 West 20th Street

Dear Speaker Quinn,

At the December 8, 2010 meeting of Manhattan Community Board 4's (CB4) Clinton/Hell's Kitchen Land Use (C/HKLU) Committee, the Board discussed the NYC Department of Sanitation (DOS) site at 136-140 West 20th Street (the "Site"). The Site has been recently vacated by DOS; well in advance of the promised 2013 vacate date.

Western Rail Yards (WRY) Points of Agreement

On December 10, 2009, as part of the Western Rail Yards (WRY) Rezoning, the City of New York executed a "Points of Agreement" (WRY-POA) in which the City committed to develop the Site at 136-140 West 20th Street as permanently affordable housing (Attachment 1). The WRY-POA arose out of discussions between the City, the Administration and, Related Companies as a representative of RGWRY LLC.

The Board first identified this site as a potential affordable housing site in 2004 and reiterated its request as part of the WRY negotiations; in its July 27, 2009 resolution on the WRY Rezoning ULURP, CB4 specifically asked that the Site be designated as an affordable housing site (Attachment 2). The WRY Rezoning was approved by City Council on December 14, 2009 (Attachment 3). CB4 invested significant time negotiating about the WRY to ensure that the needs of the community for low, moderate and middle income housing were met. On December 21, 2009 Mayor Bloomberg issued a press release of his support for the WRY, marking the final public approval of the development plan (Attachment 4).

FY 2010 Statement of District Needs

In crafting the Fiscal Year 2010 Statement of District Needs, the Board mistakenly failed to remove the NYC Department of Sanitation Site as a proposed site for a new park. The Site has been listed as proposed location for both a new park and for a new affordable housing development for several years. However, after the Points of Agreement were executed and the WRY Rezoning was passed, the reference of the site as a future park was removed in the Fiscal Year 2011 Statement of District Needs.

Reaffirmation of Support for Development of Affordable Housing

The Board would like to reaffirm its commitment to developing this Site as affordable housing as that is what the community process during the WRY negotiations fought for it to be. The Site will house 70-80 units of affordable housing for people at 80% to 125% of Area Median Income (AMI) and 100% of the units on the Site will be affordable. This is housing that is desperately needed in our community and will have a great public benefit.

Need for More Parkland in East Chelsea

The Board agrees with the 20th Street Park Project (the "Project") that more parkland is needed in East Chelsea. However, this Site has already been committed for affordable housing through a lengthy public process. The Board is happy that the Project has taken up the matter of the need for increased open space with such passion and is more than willing to engage with the Project to seek, where possible, more open space in Community District 4.

Sincerely,



John Weis, Chair
Manhattan Community Board 4



Elisa Gerontianos, Co-Chair
Clinton/Hell's Kitchen Land Use Committee



Sarah Desmond, Co-Chair
Clinton/Hell's Kitchen Land Use Committee



Joe Restuccia
Co-Chair, Housing, Health
& Human Services Committee

[signed 1/5/10]

Barbara Davis
Co-Chair, Housing, Health
& Human Services Committee

cc: NYS Senator Thomas K. Duane
NYS Assemblyman Richard Gottfried
Congressman Jerrold Nadler
NYC Council Member Gale Brewer
Manhattan Borough President Scott Stringer
20th Street Park Project