

November 6, 2003

Amanda Burden, AICP
Director
Department of City Planning
22 Reade Street
New York, New York 10007

Re: Special Clinton District Preservation Area – Design Controls on the Avenues

Dear Director Burden:

We write to thank you for the thoughtful attention your staff has given to our community's pleas for limits on building heights on Ninth and Tenth Avenues in the Special Clinton District (SCD), and to urge that the environmental review and other planning needed to implement an appropriate amendment to the Zoning Resolution text move forward without delay.

Jeff Mulligan and Jaime Ortiz of DCP's Manhattan Office made a presentation to the Board's Clinton/Hell's Kitchen Land Use Committee at its meeting on October 8, 2003 that was impressive in its detail and its careful consideration of the applicable zoning elements in the context of the goals of the SCD and the existing character of the neighborhood.

Their preliminary proposal, which would be applicable along Ninth and Tenth Avenues in the SCD Preservation Area, calls for a mandatory street wall of 50 to 66 feet, and a maximum building height of 85 feet. This seems an acceptable balancing of the community's desire to limit building heights and maintain the streetwall with the need to allow developers to provide new buildings with commercially feasible ground-floor retail space and well-proportioned apartment layouts.

We hope that DCP's work on the environmental review and preparation of the text amendment to implement the proposal can be done quickly. As we all agree, it is essential that the Gotham project (400 W. 55th St.) never happen again.

We look forward to further consultations with the Manhattan Office staff as this matter progresses, and thank you for your support of their efforts.

Sincerely,



Walter Mankoff
Chair
Manhattan Community Board No. 4



Simone Sindin
Co-Chair
Clinton/Hell's Kitchen Land Use Committee



Anna Hayes Levin
Co-Chair
Clinton/Hell's Kitchen Land Use Committee

This letter was approved at Manhattan Community Board No. 4's November 5, 2003 full board meeting.

cc: Vishaan Chakrabarti, DCP
Jeff Mulligan, DCP
Jaime Ortiz, DCP
Local elected officials
Harvey Epstein, Housing Conservation Coordinators