

August 25, 2004

Debra McAllister  
Director, Special Incentive Programs  
Department of Housing Preservation and Development  
100 Gold Street, Room 9V-3  
New York, New York 10038

**Re: Lower Income Housing Plan submitted by Clinton Housing Development Company for 501 and 505 West 51<sup>st</sup> Street**

Dear Ms. McAllister:

Manhattan Community Board No. 4 is pleased to recommend acceptance of the Lower Income Housing Plan for 501 and 505 West 51<sup>st</sup> Street submitted to the Board by Clinton Housing Development Company and 501 West 51 Associates, LLC on June 30, 2004.

501 West 51st Street is the last residential building in the Clinton Urban Renewal Area awaiting renovation. The adjoining parcel, 505 West 51st Street, has a one-story garage that has been occupied for many years by the Kriegel family doing business as Dave's Collision. The proposed project involves the addition of a seventh floor to 501 West 51st Street, the construction of five new stories over the existing garage at 505 West 51st Street, and the creation of a condominium with 22 new lower income rental housing units on floors 2 through 7, and 3 commercial units on the ground floor. These housing units will provide lower income housing in perpetuity. The two commercial units on the ground floor of 501 West 51st Street would be owned by CHDC and the developer, and the commercial unit at 505 West 51st Street would be owned by Dave's Collision.

A UDAAP application for disposition of 501 West 51st Street to the developer was approved in 2001, as Phase II of the two-phase project that included as Phase I the renovation of 501 and 503 West 53rd Street and 773, 775 and 777 Tenth Avenue. The renovation contemplated at that time involved the creation of 15 lower income housing units. In March 2003, CHDC and Richard Kriegel reached a preliminary agreement to expand the project to include 505 West 51st Street, as described above. This Board expressed its support for the expanded project to move forward in its letter dated April 3, 2003.

We understand that HPD and the Department of Buildings have agreed in concept that the combined project may move forward. Pending approval of the Lower Income Housing Plan,

**Debra McAllister**  
**August 25, 2004**  
**Page 2 of 2**

work would begin this fall at 501 West 51<sup>st</sup> Street. The ULURP process for 505 West 51<sup>st</sup> Street is scheduled to begin this fall.

We have been assured by CHDC that all residential tenants have been relocated, and that relocation arrangements have been made for the one remaining commercial tenant.

The Lower Income Housing Plan was presented to the Board's Clinton/Hell's Kitchen Land Use Committee at its meeting on July 14, 2004 and received the committee's unanimous approval.

We confirm that approval, and urge HPD to begin the land use review process for 505 West 51<sup>st</sup> Street without further delay.

Sincerely,



Walter Mankoff  
Chair  
Manhattan Community Board No. 4



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



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

cc: Elected officials  
CHDC  
HCC