



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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WALTER MANKOFF

Chair

ANTHONY M. BORELLI

District Manager

March 3, 2005

Andrew M. Alper, President
NYC Economic Development Corporation
110 William Street
New York, NY 10038

Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, NY 10007-1216

Daniel L. Doctoroff
Deputy Mayor for Economic Development & Rebuilding
City Hall
New York, NY 10007

Shaun Donovan, Commissioner
Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

**Re: Affordable Housing at Studio City Site, Block 1073 Lot 1 (550 West 45th Street
between 10th and 11th Avenues)**

Dear Mr. Alper, Ms. Burden, Mr. Doctoroff and Mr. Donovan,

We are very pleased that the Administration has agreed, in the course of the recent negotiations with the City Council concerning the Hudson Yards land use applications, to develop affordable housing at the Studio City site.

The site is currently zoned M1-5, and will have to be rezoned to permit residential development. We will welcome such a rezoning and a residential development plan, provided they contain the following elements:

1. The maximum FAR should not exceed 7.5.
2. Building heights on 11th Avenue should not exceed 150 feet (approximately 15 stories).

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3. Buildings on the midblock portion of the site, along 44th and 45th Streets, should have streetwalls that do not exceed 66 feet, and should be no taller than 100-110 feet (approximately 10 to 11 stories).

4. The development plan should include a new home for PS 51. As part of the original Studio City deal, it was agreed that certain improvements would be made to the existing PS 51 facility at 520 West 45th Street. With the residential development now contemplated, we believe that a better plan for addressing PS 51's needs as well as providing some of the additional school facilities required in connection with the Hudson Yards plan will be to build an entirely new school in the base of a residential building. The existing PS 51 building should be converted to residential use.

5. The development plan should include a new home for the Duncan PAL facility now located at 552 West 52nd Street, so long as that facility can be accommodated without a reduction in the number of affordable residential units on the site.

We look forward to working with you to make affordable housing a reality at this location, and to fill in this hole in the heart of the Clinton/Hell's Kitchen neighbourhood.

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: local elected officials

