



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

330 West 42<sup>nd</sup> Street, 26<sup>th</sup> floor New York, NY 10036  
tel: 212-736-4536 fax: 212-947-9512  
www.ManhattanCB4.org

**JEAN-DANIEL NOLAND**  
Chair

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

April 2, 2008

Ms. Laura Lazarus  
Deputy Commissioner for Development  
Department of Housing Preservation and Development  
100 Gold Street  
New York, NY 10038

New York City Housing Authority  
250 Broadway  
New York, NY 10007

Ms. Amanda Burden  
Director  
Department of City Planning  
22 Reade Street  
New York, NY 10007

At its full board meeting on April 2<sup>nd</sup>, a co-chair of the Housing Health and Human Services (HHHS) committee briefed the full board about the Atlantic Development Group's proposed project on the NYCHA Harborview parking lot site on West 55<sup>th</sup>-56<sup>th</sup> Streets. Atlantic's proposal includes 2 new construction buildings on the NYCHA parking lot site – one 14 story, 148 unit building (26 studios, 122 one bedrooms) for seniors with incomes between 60%-80% AMI; one 15 story 200 unit building (122 units at market-rate and 78 units for those earning between 80%-165% AMI).

As you are aware, the development on the publicly-owned NYCHA parking lots at Harborview, Chelsea-Elliott and Fulton Houses came out of a negotiated Memorandum of Understanding during the Hudson Yards rezoning. Community Board #4 invested significant time negotiating that agreement to ensure that the needs of the community for low, moderate and middle income housing were met. Atlantic's presentation to the HHHS committee at its March 2008 meeting was the first public presentation of their proposal. As discussed at the HHHS committee meeting, *we trust that you will not proceed with the Department of City Planning certification until the concerns we have listed below have been resolved.*

Community Board #4 has serious concerns about the development as proposed, including:

- *Income band distribution:* Only 78 of 348 units are slated for the much needed, and hard-to-achieve, moderate- and middle-income housing for which this site was identified. Furthermore, the building slated for “senior” use contains no family-sized units. The board furthers questions the designation of the building exclusively for seniors as this population is already well served in the immediate area.
- *Inclusionary housing bonus used to generate the affordable senior units:* The affordable housing developed on this site was negotiated to compensate the community for the enormous bulk that will be developed in the Hudson Yards District. It is unacceptable that development of this public site will generate additional bulk to be used in the Special Clinton District. Furthermore, the use of the inclusionary bonus duplicates additional affordable units that could otherwise be created on a private-owned site.
- *Market-rate units:* The site is located on the Clinton Urban Renewal Area which was condemned in 1969 by the City to create affordable housing. Market-rate housing on this public site is inappropriate.

We look forward to engaging in a meaningful dialogue to resolve these concerns among others.

Sincerely,

Jean-Daniel Noland  
Chair  
Manhattan Community  
Board No. 4

Sarah Desmond  
Co-Chair  
Housing, Health & Human  
Services Committee

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

cc; atlantic  
electeds