



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

MICHELLE SOLOMON
Acting District Manager

April 11, 2006

Commissioner Shaun Donovan
NYC Dept. of Housing Preservation & Development
100 Gold Street
New York, NY 10038

Re: PS51 Affordable Housing Development Site (aka "Studio City site")

Dear Commissioner Donovan:

We write to request that the development program for the PS51 Affordable Housing development site include a new home for the Police Athletic League Duncan Center now located at 552 West 52nd Street in the Clinton Urban Renewal Area. The new facility would be known as the Robert M. Morgenthau Police Athletic League Community Center, in celebration of the PAL's Chairman, Manhattan District Attorney Robert Morgenthau.

The PAL has been serving the Clinton Community for many years, first at 745 Tenth Avenue and, since 1971 at their present location in the CURA, which was always intended to be temporary. They presently serve approximately 250 neighborhood youth in their after-school program, and also offer a summer day camp program.

Representatives of the PAL attended the meeting of the Board's Clinton/Hell's Kitchen Land Use Committee on March 8, 2006 to discuss their requirements in a very preliminary manner.

The requested program would require approximately 58,200 square feet, and would include recreation facilities, educational facilities, and a day care center. The PAL is committed to a stand-alone facility, but recognizes that this facility is likely to form the base of a larger project. The largest physical component of the facility would be a gymnasium with high-school regulation sized basketball court. This requires a site that is approximately 150 feet by 125 feet.

As you know, the development site was committed by the City to the development of an anticipated 600 units of affordable housing and renovation and expansion of PS51 as part of the Hudson Yards rezoning in January 2005.

We believe that the PAL would be a perfect partner for this site, providing recreation and day care facilities for the new families to be housed on the site, as well as PS51 families and others in the Clinton/Hell's Kitchen neighborhood. The ideal location would be on West 45th Street, adjacent to the expanded PS51.

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The PAL has informed us that they have already been awarded approximately \$8 million in City funds that could be used for this project. While the PAL is committed to raising substantial additional funds privately, the site's developer should also be required to contribute by constructing the core and shell of the facility as part of the larger development.

We urge you to meet with representatives of the PAL to learn more about their capabilities and requirements.

Separately, we are requesting that representatives of the Police Athletic League meet with the Board's Health, Housing and Human Services committee to discuss their programming in our community district.

Sincerely,



J. Lee Compton

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

DCP

HYDC

Rich Napolitano, Director, Facilities Management, Police Athletic League, Inc.