



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD No. 4**

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**STATEMENT OF DISTRICT NEEDS**

**Fiscal Year 2005**

**DISTRICT OVERVIEW**

Manhattan Community District No. 4 (CD4) is comprised of two Westside neighborhoods, Chelsea and Clinton; the latter is commonly known as Hell's Kitchen. The District generally covers the area between 14<sup>th</sup> and 59<sup>th</sup> streets – to the west of Eighth Avenue north of 26<sup>th</sup> Street, and to the west of Sixth Avenue south of 26<sup>th</sup> Street. CD4 shares borders with Greenwich Village, the Flatiron area, the Upper West Side and the Midtown central business district. Portions of several other well-known areas exist within CD4's boundaries: the Garment District, the Flower District, the Meat Packing District, the Ladies Mile Shopping District and the Theater District. Other notable sites in CD4 include Restaurant Row, Columbus Circle, Maritime Piers 56 – 97, and the new Hudson River Park.

The total population of CD4 is projected to reach 100,000. Many CD4 residents are long time residents; many others are relative newcomers. An estimated 10,000 new residents already occupy or are expected to move into housing projects completed or begun since the last Census count. Chelsea and Clinton remain desirable residential neighborhoods for their diversity of people, streetscapes, building types and local institutions, as well as their proximity to world-class cultural resources and amenities.

CD4 is central to Manhattan and the region's core. CD4's identity is characterized as much by its neighborhoods, as by the physical infrastructure that supports the citywide economy. At the local level, transportation infrastructure exerts the greatest impact as it channels hundreds of thousands of visitors through CD4 every day. Streets and avenues are exceedingly congested, trucks are an increasing presence on residential streets, parking facilities of all types are inadequate – especially for buses and commuter vans – and environmental pollution is a constant quality of life complaint and threat to public health.

A range of economic activities exists within CD4. Many reflect the area's historical development as a working-class neighborhood once closely tied to an industrial waterfront and later serving as a "backstage" community for the theater industry. CD4 is defined by its homegrown, unique characteristics, both physical and social; its symbiotic relationships with surrounding neighborhoods; and our communities' reaction to the unique characteristics, both physical and social, of those surrounding neighborhoods.

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1 Recent growth in the Midtown central business district has created pressure to expand  
2 commercial development westward into CD4, especially in the area between 30<sup>th</sup> and  
3 42<sup>nd</sup> streets. The area is now a focus for development designed to carry the city over the  
4 long term into the next series of economic cycles. Local goals for neighborhood growth  
5 have been developed toward balancing the proposed expansion of the central business  
6 district with the preservation and expansion of Clinton and Chelsea residential  
7 neighborhoods.

8  
9 Development of all types in CD4 is considerable, but housing production is predominant.  
10 In-fill construction, building enlargements and substantial renovations have filled-in gaps  
11 and improved the housing stock in core residential areas. Housing development activities  
12 in less dense areas have preserved and strengthened the character of existing  
13 neighborhoods (Hell's Kitchen South and the Clinton Urban Renewal Area) and created  
14 new population centers (42<sup>nd</sup> Street and far west 23<sup>rd</sup> Street).

15  
16 In this setting of growth and development, Manhattan Community Board No. 4's  
17 priorities are (1) preventing displacement, (2) maintaining neighborhood character and  
18 stability, and (3) attracting development that enhances diversity and positive  
19 neighborhood relations among disparate groups. Concrete efforts to realize these  
20 priorities include advocacy for access to affordable housing, improvement of the area's  
21 physical infrastructure, and adequate delivery of social and public services.

22  
23  
24 **LAND USE PLANNING**

25  
26 **Chelsea**

27  
28 The Chelsea 197-a Plan, now in effect for the traditional core of Chelsea, has largely  
29 been effective in redirecting development pressures into areas that do not threaten the  
30 essential character of historic Chelsea or entail significant displacement. Conversions and  
31 new residential construction where such uses were previously illegal are transforming the  
32 face of Chelsea while not impinging significantly on the historic core. Nevertheless, it  
33 remains a source of deep dissatisfaction to the Board that effective means have not yet  
34 been found to fulfill the Plan's important goal of creating mixed-income housing on  
35 appropriate sites in the community. The difficult issue of creating affordable housing  
36 where land values are high, as they are in Chelsea, must be addressed in order to attain  
37 social stability and social justice in our communities. We look forward to working with  
38 the City administration and elected officials as well as with private institutions toward  
39 this goal when new funding sources may be available.

40 Manhattan Community Board No. 4 has been undertaking planning for the remainder of  
41 the Chelsea community, essentially the manufacturing districts west of the now rezoned  
42 residential area. Among the goals are supporting the burgeoning arts community in West  
43 Chelsea, preserving and improving the existing service base, and providing for parks and  
44 open space and residential development where appropriate. Preservation and expansion  
45 of the existing residential corridor along Tenth Avenue, including provisions for  
46 affordable housing and for protection of existing housing and appropriate scale, are major

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47 concerns of the Board. Adaptive reuse of significant existing buildings, discouragement  
48 of nuisance uses, and linking the community physically and visually to the waterfront  
49 should be promoted by putting in place well-considered use and bulk controls. In many  
50 places buildings and streetscapes of considerable distinction remain in the area and  
51 should be protected by zoning or Landmark designation. The Board is proposing a new  
52 Historic District in the warehouse/industrial area north of 24<sup>th</sup> St as well as identification  
53 and individual designation of significant structures in areas to be rezoned.

54 The proposals recently put forward by City Planning to provide new opportunities for  
55 residential development in West Chelsea and to create mostly open corridor along a  
56 transformed High Line are in large degree consistent with the goals of the Board. The  
57 scale proposed for the new residential areas, however, especially along Tenth Avenue  
58 south of 23<sup>rd</sup> Street and on the block bounded by 17<sup>th</sup> and 18<sup>th</sup> streets and Tenth and  
59 Eleventh avenues, is inconsistent with such significant goals as minimizing residential  
60 displacement, preserving the ambiance of the Chelsea Historic District, linking the  
61 community with the waterfront, and even providing a truly open corridor for the High  
62 Line. Such environmental problems as sewage overflow will be exacerbated by major  
63 new development. The Board is also deeply concerned about the absence for significant  
64 proposals for affordable housing in a rezoning of this size. The Board hopes these issues  
65 can be resolved.

66 The Board cannot support any rezoning plan for this area that does not provide effective  
67 measures for dealing with the spread of large nightclubs and the growing impacts on  
68 residents and visitors from noise, traffic, drug use and violence. Recent incidents at or  
69 near some clubs in western Chelsea are only a part of a long-standing and worsening  
70 problem that is in serious conflict with the growing arts and residential presence in the  
71 area. Big box retail and adult uses are also inconsistent with such a presence.  
72

*73 West 14<sup>th</sup> Street Area*

74 West 14<sup>th</sup> Street is the southern boundary of CB4 and the northern boundary of CB2. For  
75 this reason, the two community boards have been working together to comprehensively  
76 plan for the area around and including our common boundary, from Sixth Avenue to the  
77 Hudson River. Some of the goals that our boards have agreed on are as follows:  
78

- 79 ▪ Rezoning West 14<sup>th</sup> Street, from Seventh to Ninth avenues, as proposed in the  
80 Chelsea Plan, to more closely reflect the low-scale nature of this street and its  
81 importance as a linkage in scale between low rise Chelsea and Greenwich Village.
- 82 ▪ Preserving the essence of the Gansevoort Meat Packing District as a mercantile  
83 district where light manufacturing can co-exist with commercial and retail uses, and  
84 where residential uses are prohibited.
- 85 ▪ Seeking the creation of open space on the parking lot bounded Ninth Avenue, 13<sup>th</sup>  
86 Street, Hudson Street and Gansevoort Street, where there has been talk of the site  
87 being used for a Third Water Tunnel access shaft.
- 88 ▪ Curbing the proliferation of unruly bars on the ground floors of residential buildings.
- 89 ▪ Sanitation Concerns, see QUALITY OF LIFE section.  
90

91     **Hell's Kitchen/Hudson Yards**

92  
93     Over the past year, CB4 has provided extensive comment on community needs related to  
94     the proposed No. 7 Subway Extension and Hudson Yards Area Rezoning. These  
95     comments may all be found on CB4's Web site. In brief, CB4 questions the need for 35-  
96     40 million square feet of new commercial development in Midtown and the compatibility  
97     of mixed uses at such high densities. The Board has joined with Hell's Kitchen  
98     Neighborhood Association to support an alternate development plan that uses the western  
99     Rail Yards not for a stadium but for a southward expansion of the Javits Convention  
100     Center, as well as new high density commercial buildings, hotels and community uses.  
101     This would allow redistribution of density from sensitive areas such as the 42<sup>nd</sup> Street,  
102     Tenth Avenue and Eleventh Avenue corridors. The eastern Rail Yards and the areas east  
103     to Eighth Avenue between 30<sup>th</sup> and 35<sup>th</sup> Streets should be established as the area's main  
104     high density commercial corridor. 42<sup>nd</sup> Street should remain a primarily residential  
105     mixed-use corridor and a buffer for the Special Clinton District to the north.

106     CB4's overarching goal for the area between 34th and 42nd streets, from Eighth to  
107     Eleventh avenues is to have a residential neighborhood develop with strong local identity.  
108     In this area, existing residential buildings should be protected and development should  
109     occur in a fashion that reinforces the community's historical identity and strengthens its  
110     connections with neighborhoods to the north and south.

111     *Housing*

112     One of the stated objectives of the proposed rezoning is to "reinforce the existing  
113     residential neighborhood and encourage new housing opportunities." This must include  
114     providing affordable housing at low to middle-income levels, as well as market-rate  
115     housing, and the rezoning must include specific mechanisms to accomplish this goal.

116  
117     The up-zoning of the Hell's Kitchen/Hudson Yards area will lead to significant increases  
118     in property values in CD4 and to heightened real estate tax collections by the City. CB4  
119     believes that every effort should be made to use some of these funds to encourage  
120     affordable housing in our area through such means as tax exemption, help in acquiring  
121     suitable property and low-cost funding. Indeed, this should be general City policy. In  
122     conjunction with the proposed rezoning, the City must also commit to develop additional  
123     affordable housing on targeted publicly owned sites, with stated timelines.

124  
125     To preserve existing residential buildings and protect existing residents, the Special  
126     Clinton District regulations concerning alteration or demolition of residential buildings in  
127     the Preservation Area should apply in the Hell's Kitchen/Hudson Yards area.

128  
129     *Stadium/Multi-Use Facility*

130     A multi-use facility/stadium is the wrong economic development tool for the West Side,  
131     and is incompatible with the development of the dynamic mixed use community the City  
132     is seeking to facilitate. It would be a 30-story barrier to the waterfront, and would bring  
133     insurmountable traffic problems.

134     *Traffic and congestion*

135     Measures to improve existing traffic conditions must be part of the proposed rezoning.  
136     (see TRANSPORTATION section).

137

138     **Clinton**

139

140     Clinton continues to experience an explosion of commercial and residential development.  
141     This has created opportunities in some areas, such as the accelerated pace of  
142     redevelopment in the Clinton Urban Renewal Area, and challenges in others, such as the  
143     increased pressure on affordable and contextual residential properties in the Special  
144     Clinton District.

145

146     *Clinton Urban Renewal Area*

147     CB4 is pleased to note that the Clinton Urban Renewal Area (CURA), which has long  
148     been the focus of the Board's land use efforts in Clinton, has been part of this  
149     development boom:

150

- 151     ▪ The renovation of six tenements at 52<sup>nd</sup> Street and Eleventh Avenue in CURA Site  
152         9A were completed in 2001 to produce 45 units of low-income housing.
- 153     ▪ Tenements at 501 West 52<sup>nd</sup> Street at Tenth Avenue in CURA Site 8 were renovated  
154         in 2003 to produce 26 family units that will be affordable housing in perpetuity; a  
155         permanent home for Housing Conservation Coordinators, a Clinton-based non-profit  
156         organization that has played a crucial role in stabilizing and improving the quality of  
157         affordable housing and is actively involved in community housing issues; and a  
158         community garden.
- 159     ▪ The Flats/Old School renovation at Eleventh Avenue and 52<sup>nd</sup> Street in CURA Site  
160         7A will produce 33 low-income family units, and 53 low-income units for homeless  
161         adults and community residents. The development will also include a community  
162         garden.
- 163     ▪ The construction of an 11-story building at 52nd Street and 11th Avenue in CURA Site  
164         7A will produce 96 residential units - 70% of which will be low-income units  
165         and 30% of which will be middle-income units.
- 166     ▪ The construction of an 8-story building at 755-765 Tenth Avenue in CURA Site 9C  
167         will provide 84 units of subsidized housing for low-income seniors.
- 168     ▪ HPD has recently selected a developer in response to its RFP for the undeveloped  
169         portions of CURA Sites 8 and 9C. The RFP calls for mixed-income housing units (at  
170         least 20% of which must remain low-income units for at least 30 years),  
171         commercial/retail space along Tenth Avenue, two new theater spaces and substantial  
172         publicly accessible open space.

173

174     These developments reflect the cooperation that has developed between CB4 and the  
175     Department of Housing Preservation and Development (HPD) with the assistance of the  
176     Department of City Planning. The Board also acknowledges the ongoing assistance of the  
177     Clinton CURA Coordinating Committee, a coalition of not-for profits, in developing and  
178     sponsoring affordable housing in this area. The coalition includes Clinton Housing  
179     Association, Clinton Association for a Renewed Environment, Clinton Housing

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180 Development Company, Encore Community Services and Housing Conservation  
181 Coordinators.

182  
183 This partnership between the not-for-profits, the Board and the city agencies has made  
184 remarkable progress toward realizing the goals established for the Clinton Urban  
185 Renewal Area many years ago. We look forward to continued cooperation to complete  
186 redevelopment of the CURA.

187  
188 Consistent with the Board's past positions, we maintain that all city-owned property  
189 developed in the CURA should have at minimum 40% of its units dedicated to affordable  
190 housing. Other CURA principles adopted by the Board include a new mixed-use zone to  
191 accommodate existing commercial, light manufacturing, cultural and non-profit  
192 institutions on site; urban design controls to reconcile the community's need for more  
193 housing with the preservation tradition and limits of the Special Clinton District; and the  
194 maintenance and development of only low-rise buildings on the west side of Tenth  
195 Avenue to match the low-rise character of the District to the east. Any action by HPD to  
196 facilitate development in the CURA must reflect these principles.

197  
198 In addition, we note that the only acquisition parcel that has yet to be acquired by the City  
199 in the CURA is Site 6, which is the western portion of block 1082, on 11th Avenue  
200 between 53rd and 54th Streets; as such, this property is not subject to the development  
201 restrictions of the Clinton Urban Renewal Plan and, because it is located within the  
202 CURA boundary, it is also excluded from the height and bulk restrictions of the Special  
203 Clinton District. This Board will oppose any future request to permit redevelopment of  
204 Site 6 for a use inconsistent with residential use or at a density that exceeds what is  
205 allowed in an R8A zoning district.

206  
207 *Special Clinton District - Preservation Area*

208 The development boom throughout Clinton has put considerable pressure on the Special  
209 Clinton District, which was established in 1973 to, among other things, preserve and  
210 strengthen the residential character of the community, and permit rehabilitation and new  
211 development in character with the existing scale of the community and at rental levels  
212 which would not substantially alter the mixture of income groups then residing in the  
213 area.

214  
215 The 18 story residential building under construction by Gotham at 440 West 55<sup>th</sup> Street  
216 (at Ninth Avenue) is an affront to these goals. The text of the Zoning Resolution must be  
217 amended to clarify and restrict building heights on the avenues in the Preservation Area.  
218 In a further effort to maintain the District's goals, CB4 will continue to favor  
219 development proposals that will produce substantial ratios (more than 30%) of low-  
220 income or affordable residential units maintained in perpetuity and commercial tenants  
221 that serve area residents.

222  
223 However, attention must be paid not only to new development but also to enforcement of  
224 the protective provisions of the Preservation Area of the Special Clinton District, the  
225 neighborhood's residential core. The proper training and assignment of inspectors with

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226 detailed local knowledge is a must (see HOUSING section, Special Clinton District).  
227 Without adequate and informed enforcement, the goals district will not be fulfilled.  
228

229 *Special Clinton District - Other Area*

230 The western area of the Special Clinton District beyond the boundary of the Preservation  
231 Area, is primarily zoned for light or medium manufacturing uses. In the coming year, the  
232 Board intends to continue to study those manufacturing zones with a view toward better  
233 understanding the uses, scales and activities that are present and adapting the area for  
234 desirable development in the future.

235  
236  
237 **TRANSPORTATION**  
238

239 More and more vehicles crowd our streets and avenues each year. This creates high levels  
240 of congestion in our district, increasing pollution, leading to dangerous situations for  
241 pedestrians at street crossings, impairing the ability for cyclists to safely travel, and  
242 raising competition for the limited curbside parking space on neighborhood blocks. There  
243 are no easy solutions to these competitions and conflicts. Remedies and amelioration call  
244 for a balanced and thoughtful approach; efforts must be in a partnership among CB4 and  
245 the NYC Department of Transportation (DOT) and other municipal agencies.

246 It is especially important, as plans develop to add considerable new density in CD4, that  
247 the DOT devote at least as many, if not more, resources to finding new ways to  
248 encourage use of mass transit and non-motorized transportation as it does to increasing  
249 capacity for private cars.

250  
251 There is a pressing need for one or more off-street parking sites within the Board area for  
252 tourist and commuter buses and vans. The Port Authority Bus Terminal is unable to  
253 accommodate them. The parking and standing of these vehicles on our streets brings with  
254 it serious traffic and pollution problems for area residents and businesses. Using the  
255 streets as terminals for loading and unloading commuter vehicles is also a problem. The  
256 loss of parking lots to development aggravates these problems. Both the location and  
257 prescribed routing to and from such facilities must be carefully evaluated and the Board  
258 consulted. There is also a need to consider the establishment of off-street facilities as a  
259 waiting area for limousines, and to provide rest and comfort station facilities for drivers  
260 of taxis and similar vehicles.

261  
262 Parking/Standing regulations require clear posting, and even-handed constant  
263 enforcement. No intervention from a single special interest user should hold sway. All  
264 stakeholders must be considered when these regulations are adjusted. The mixture of  
265 commerce and residential uses in our Board area makes imperative budgeting for  
266 adequate signage and for enforcement staff.

267  
268 Four dominant district traffic concerns are the Port Authority Bus Terminal, the Lincoln  
269 Tunnel, the Theater District, and the Route 9A interface with 23<sup>rd</sup> Street traffic. Each of

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271 these areas of attention requires continuing and careful study with the overall public  
272 interest as the bottom line.

273

274 Much of CD4's population uses mass transit every day. Keeping the City's system  
275 operating at an optimal level is therefore a continuing basic need. In addition to efficient  
276 movement of surface traffic, the accessibility of bus stops and subway stations contribute  
277 materially to the usability of public transit. Subway stations must be designed to be as  
278 accessible and friendly as possible for all riders. Bus stops should have clear signage.  
279 Where feasible, shelters are desirable, and standing vehicles must be kept away so that  
280 buses can "curb" for passengers with mobility limitations. The Board must be kept  
281 apprised of temporary and emergency changes in bus routes, subway station closings, and  
282 schedule alterations. The Board must be consulted before implementation of permanent  
283 changes in types of equipment used, schedule modifications, and bus stop relocations.

284

285 All Chelsea and Clinton neighborhoods should be safe and friendly for pedestrians and  
286 bicyclists. CB4 reiterates the request it earlier this year for DOT to extend the Hudson  
287 Street/Eighth Avenue bike lane and buffer lane as far north as possible, a request that has  
288 also been made to DOT by our neighbors on CB5. The Board understands that restriping  
289 prior to repaving may require the removal of some of the current lane stripes, which  
290 could leave a mark on the roadway. Given the current status of Eighth Avenue street  
291 surface, which is already disfigured by numerous cuts and patches, the marks left by  
292 stripe removal are of minimal concern, compared to the substantial public benefit to be  
293 conferred on the community by the restriping.

294

295 We recommend that DOT consider widening the west side of the Eighth Avenue  
296 sidewalk between 30<sup>th</sup> and 38<sup>th</sup> streets by 6 feet. The pedestrian LOS (level of service)  
297 there is F (the lowest possible rating) during the morning and—especially—the evening  
298 peak periods. It is often so crowded that hundreds of people end up walking in the street,  
299 creating very dangerous conditions.

300

301 DOT should construct secure bike parking at Port Authority bus terminal similar to what  
302 is being proposed at Penn Station. It costs \$100,000 to construct state-of-the art, well-  
303 secured parking for 60 bikes, compared with a \$50,000 price tag of construction for a  
304 single car-parking space in Midtown. Even these costs can be mitigated by DOT  
305 partnering with the local BID and other groups, as it did for the Penn Station bike parking  
306 facility.

307

308 During any future roadway work, DOT should widen sidewalks within CB4's district as  
309 much as possible, especially at corners to create "bulb outs." "Bulb outs" increase  
310 pedestrian safety by increasing the turning radius around corners, thus slowing motor  
311 vehicles, and reducing the chances of a crash. "Bulb outs" also shorten the crossing  
312 distance for pedestrians. "Bulb outs" that were already created at various intersections in  
313 the 40s are welcomed by the pedestrians who use them.

314

315 Two dangerous Dyer Avenue intersections require action to improve safety:

316

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317   ■ *Ramp C – the approach to Dyer Avenue, located just north of 36<sup>th</sup> Street and Ninth  
318   Avenue.* Although the Port Authority recently upgraded the ramp and installed new  
319   signage, this area remains a serious hazard for pedestrians. There is no marked  
320   crosswalk and signage posted on the south side of the ramp is too a late warning for  
321   drivers entering the approach from the north that pedestrians have the right of way.  
322   Further, there is no pedestrian signal at this location. The ramp needs a striped  
323   crosswalk, improved signage, a pedestrian signal and possibly a physical alteration.  
324

325   ■ *Intersection of Dyer Avenue and 40<sup>th</sup> Street.* No pedestrian signals exist at this  
326   extremely busy intersection where cars exiting the Lincoln Tunnel. Two pedestrians  
327   were killed at this intersection since 2001. Signals must installed, the crosswalks  
328   realign to avoid the columns of the ramp leading to the Port Authority Bus Terminal.  
329   In addition, improved signage is required to alert drivers that they have left the  
330   Tunnel and entered the New York City street grid.  
331

332   Enforcing all laws regarding the proper use of bicycles substantially contributes to  
333   pedestrian safety. NYPD should increase enforcement of bicycle riding on the sidewalk  
334   and target businesses that are repeat offenders.  
335

336   In addition, there is a continued need for bike parking racks throughout Chelsea and  
337   Clinton to discourage chaining of bicycles to trees, tree-guards, scaffolding and other  
338   inappropriate locations. There must be vigilance to ensure that sidewalks are kept clear of  
339   unnecessary clutter and obstructions. That goal requires a constant balancing of the needs  
340   of commerce with human needs, and this Board requires the active help of various City  
341   agencies to accomplish it.  
342

343   As DOT engages in repavings and roadway reconstructions, we request that avenues be  
344   rebuilt with narrower roadways wherever possible, using the reclaimed space for  
345   sidewalks and greening; that DOT widen sidewalks at key locations to provide additional  
346   bike parking; that DOT add bike lanes on the planned network and all the avenues.  
347

348   Vehicle speed limits and other traffic laws must be vigorously enforced. Traffic-calming  
349   elements can be added on residential streets that are not arterial routes intended for heavy  
350   through-traffic. All street crossings need to be designed to be usable by blind and low-  
351   vision pedestrians as well as those traveling in wheelchairs and with walking aids.  
352

353   Three major construction projects at the northern end of our district, the AOL-Time  
354   Warner Centre, the Hearst Building, and 2 Columbus Circle, have the potential to create  
355   major traffic problems in upcoming months and years. DOT must address the needs of  
356   surrounding residents and businesses as it plans for congestion mitigation in relation to  
357   these projects during construction as well after completion.  
358

359   The Columbus Circle subway station is sorely in need of additional work beyond the  
360   Subway Improvement Program being undertaken by the Hearst organization. This  
361   involves moving promptly ahead with the remainder of the improvements that MTA has  
362   committed to carrying out. These should include noise abatement; improved lighting,

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363 ventilation and signage; and appropriate final surfaces. Creating direct access to the  
364 downtown IRT platform from the west side of Broadway, and addressing the dangerously  
365 steep stair at the entrance adjacent to the Trump International Plaza should also be  
366 priorities. The Board believes that the plans should include an escalator from the uptown  
367 IND platform to the uptown IRT, since this is a very heavily used transfer. An effective  
368 location should be found. It has been suggested that a passage could be created between  
369 the north and south mezzanines via the now unused central IND platform. This  
370 suggestion seems attractive to the Board as an inexpensive measure to improve  
371 connections between the south end of the station and the uptown IRT and should be  
372 further considered. It is time to complete planning and start construction.

373

374

**375           QUALITY OF LIFE**

376

**377           Police Department**

378

379 Responsibility for enforcement of traffic regulations has been shifted from the  
380 Department of Transportation and the Taxi and Limousine Commission to the Police  
381 Department. We note that a great number of auto repair shops and taxi, bus and truck  
382 depots are concentrated on the west side of Manhattan, where the 10<sup>th</sup> and Midtown  
383 North Precincts are already responsible for nightclubs, prostitution, drug and other  
384 problems. Any increase in precinct responsibilities must be balanced by an increase in the  
385 number of officers.

386

387 We ask for police enforcement of the Limited Truck Zone in Chelsea, especially in view  
388 of the advent of Route 9A and its impact on Chelsea.

389

390 We continue to welcome the community policing strategies implemented by the  
391 Administration and the Police Department. We are happy to see that these strategies have  
392 improved the quality of life for our citizens and tourists. This Board will continue to work  
393 closely with our local precincts. We encourage the police to maintain their sensitive  
394 balancing of the quality of life for the community with the rights of individual citizens.  
395 We also recommend that care be taken to assure a consistent presence of beat officers.  
396 Community policing has such a positive impact that even a small lack of continuity in  
397 deployment creates a negative effect. We must add, however, that the community  
398 policing beats in midtown have become too large; smaller beats are more efficient.

399

400 CB4 would also like to see the implementation of the use of noise meters and  
401 enforcement of the noise code by police officers. While we understand that noise meters  
402 were purchased by the Department, we have yet to see their use in effectively addressing  
403 citizen complaints. We have brought this matter forward for several years, and note that  
404 noise complaints, especially at night, are rising in the Board area. Last year, total noise  
405 complaints from CD4 ranked among the highest registered by DEP. We look forward to  
406 working for a solution to this growing problem.

407

408 We request that the Manhattan South Borough Command closely monitor the needs of  
409 precincts since the merger of the Housing Police with the NYPD. Precincts such as the

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410 10<sup>th</sup> and Midtown North, which contain a significant amount of public housing, may now  
411 be facing a burden out of proportion with their current staffing level.

412  
413 Growth and development within CD4 and in surrounding areas increasingly strains our  
414 under-staffed, under-equipped local precincts. We feel that it is vital to bring all of our  
415 precincts up to strength both in manpower and in communications technology. The  
416 security and safety of CD4 residents and businesses, as well as the increasing number of  
417 visitors to the City and to our neighborhoods, must not be compromised by a lack of  
418 enforcement tools or manpower.

419  
420 Our precincts need more cell phone accounts for community affairs officers. Cell phones  
421 play in increasingly important role in managing the increasing number and size of  
422 demonstrations, parades, and public events and in responding to emergency situations.  
423 Cell phone also enable officers to respond quickly to calls from community members.

424  
425 Our local precincts have other specific needs. The Midtown North Precinct requires an  
426 up-to-date computer system to give this most important of city precincts a critical edge in  
427 the fight not only against crime but also against threats of terrorism to the midtown area.  
428 The 10<sup>th</sup> Precinct requires additional unmarked vehicles to conduct anti-crime patrols and  
429 street narcotics operations.

430  
431 In 1996, CB4 (along with neighboring CB5) requested a major revision of the boundaries  
432 between Midtown North, Midtown South and the 10<sup>th</sup> and 13<sup>th</sup> Precincts that would  
433 reflect the changing residential identification along the existing borders. We hope that  
434 some day this change will be implemented.

435  
**436 Sanitation**

437  
438 The reduction in the number of litter baskets on our avenues and streets together with a  
439 reduction in the number of trash pickups has substantially increased the litter and filth on  
440 CD4 streets. If we want tourists and visitors to feel safe on our streets we have to work at  
441 keeping the streets clean of litter. Dirty streets are a health hazard, and the negative  
442 impact on everyone's quality of life cannot be in question. Not every neighborhood has a  
443 Business Improvement District with its own private sanitation crew; all neighborhoods  
444 need the City to do its job in keeping our streets clean.

445  
446 Improving Sanitation maintenance in the area is important, especially along 14<sup>th</sup> Street  
447 and the adjoining avenues, as commercial and tourist traffic has increased dramatically  
448 over the past few years, leading to a constant overflowing of wastebaskets. Increased  
449 foot traffic and a scattering of undeveloped lots have also contributed to the worsening  
450 garbage accumulation on the sidewalks along Ninth Avenue in the middle of CD4.

451  
**452 Environment & Health**

453  
454 A large part of the CD4 population is highly vulnerable to water-borne disease. A recent  
455 survey indicates that almost one in four Chelsea residents has a compromised immune  
456 system. Also, Chelsea-Clinton has a large senior citizen population and a rapidly growing

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457 number of children. As a result, this Board is extremely concerned about the quality of  
458 the City's water supply. In particular, we need DEP to take immediate action to ensure  
459 that all immune-compromised individuals are informed of the danger of water-borne  
460 disease and of appropriate ways of protecting themselves from these diseases.

461  
462 We also want to emphasize the importance of preventing pathogens, especially  
463 cryptosporidium, from infesting our drinking water. These actions are critical in CD4  
464 because Chelsea-Clinton receives much of its water from the already-polluted Croton  
465 Water Supply System.

466  
467 We are concerned about the negative health effects that result from cuts to pest control.  
468 Cutbacks to the Department of Health and Mental Hygiene have aggravated the problem  
469 of rat infestation in certain locations. There must be enough inspectors and exterminators  
470 to respond promptly to community board requests for inspections and baitings.

471  
472 Concern remains over the sewer and storm drainage system west of Ninth and Tenth  
473 Avenues. During heavy rains, basements and first floors, as well as streets and sidewalks,  
474 flood. The area west of Tenth Avenue in Chelsea is increasingly residential, and this is  
475 also a health concern for those living in the area. While there is some improvement, the  
476 problem continues to need study and monitoring from the DEP and DOT.

477  
478 We have been working for years with DEP to obtain violations for unlicensed patron  
479 dancing and club music which plays far above the allowable decibel level. This has been  
480 a frustrating experience. By now DEP should be familiar enough with the problem  
481 nightclubs to know that sound readings should be done with equipment to measure low  
482 frequency violations, and that lawyers should be sent to the Environmental Control Board  
483 hearing to prosecute the violation. DEP must work more closely with the community  
484 boards and neighborhood residents to build cases against clubs, bars and lounges that  
485 consistently make life unbearable for area residents by playing music too loud. Better  
486 communication will go a long way, but we also understand that DEP needs additional  
487 inspectors who are trained to operate the machinery that measures low frequency noise.

488  
489 Loud music emanating from nightclubs, bars and lounges and patron noise is not the only  
490 quality of life disturbance to residential neighborhoods. We have noise and odors from  
491 restaurants as well as noise and vibration from large mechanical systems serving  
492 restaurants and other commercial buildings; long hours of operations; garbage-pickup  
493 noise during early morning hours; etc. We need to affect a workable co-existence with  
494 mutual respect of businesses and residents in mixed-use neighborhoods.

495  
496 Noise complaints from CD4 have consistently ranked among the highest registered by  
497 DEP. In 1999, CB4 asked our elected officials to investigate lowering the maximum  
498 decibel reading from 45 to 35. We still look forward to the adoption of this proposal.

499  
500 CB4 is concerned about electromagnetic fields (EMFs) emanating from sub-stations and  
501 has called for a moratorium on construction of electric power substations and high-  
502 voltage power lines pending further study of the health effects of electromagnetic fields.

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- 503 We encourage dissemination of information to the public explaining the hazards of  
504 EMFs, and detailing precautionary measures that citizens can take to minimize exposure.  
505

**506 Mayor's Office of Midtown Enforcement**

507  
508 CB4 strongly affirms its support for the continued and strengthened existence of the  
509 Mayor's Office of Midtown Enforcement, an office essential to the welfare of the  
510 community – residents, businesses and visitors alike. No other City agency can so  
511 effectively marshal the vital components – fire, housing, and health inspectors, police and  
512 attorneys – often necessary to resolve illegal, threatening or dangerous situations in our  
513 area. Immediately, OME needs an additional attorney line and added support staff,  
514 including inspectors.

**515 516 Department of Information Technology & Telecommunications**

517  
518 The proliferation of public pay telephones (PPTs) in our community is the product of a  
519 quest for advertising revenues from booth walls. It is not a response to public demand for  
520 additional stationary telephonic services. PPTs at times are a great convenience and at  
521 times are essential for public safety. However, PPTs can also attract socially unacceptable  
522 enterprises, are obtrusive on most residential streets, constitute a negative element in the  
523 viewscape, and present unnecessary obstructions to fluid pedestrian movement.

524  
525 Over the past year and a half, this Board reviewed and provided substantive comments to  
526 over 500 proposed new PPT locations in CD4. Site observations determined that public  
527 demand is sufficiently met, and probably exceeded, within the Eighth, Ninth and Tenth  
528 avenue corridors. While there may be other areas in CD4 that are appropriate for new  
529 installations, without location-specific data, there is no way of knowing where PPT  
530 service is needed.

531  
532 It remains very important that Community Boards continue to be consulted with regard to  
533 all installations of PPT's in public spaces. Further, Boards must be respected when they  
534 determine that a particular location is inappropriate for a new installation or that a  
535 particular booth should be removed in the public interest.

**536 537 Department of Consumer Affairs**

538  
539 We look forward to improved legislation in regard to licensing and the oversight of night  
540 life establishments. The State legislature recently passed legislation that would require  
541 applicants for liquor licenses to prove that they are in compliance with the building's  
542 certificate of occupancy before receiving a license. We support similar legislation with  
543 regard to the issuance of cabaret licenses by the City.

544  
545 At least 60 sidewalk cafés are licensed or have licenses pending to operate within CD4.  
546 Storefront businesses also commonly use sidewalk space for merchandise displays,  
547 signage, planters, informal seating and other business related uses. When operated  
548 responsibly and within the law, these uses can contribute positively to the vibrancy of our  
549 neighborhoods. However, as sidewalk space is increasingly occupied by commerce and  
550 public street furniture, less space exists for pedestrians. Given limited enforcement  
551 personnel and other budget constraints, we encourage multi-agency enforcement by  
552 DCA, DOT, OME, DOB and DOS to ensure that sidewalk space is maximized for  
553 pedestrians and that all sidewalk regulations are upheld.

554

555 While we have in the past coordinated efforts with the 10<sup>th</sup> Precinct, DOB, OME and  
556 DCA to increase enforcement of parking lot licensing regulations, these efforts have  
557 recently been unsuccessful. When DOB or OME identifies faulty or expired Certificate of  
558 Occupancy documents, it is essential that DCA follow through to ensure that parking lots  
559 operate legally, especially with respect to capacity. We look forward to working with  
560 DCA to tackle this difficult problem.

561

**562 3-1-1 Call Center**

563

564 CB4 is supportive of the Mayor's 3-1-1 call center initiative to increase public access to  
565 all non-emergency city services. While the system has brought government services  
566 closer to New Yorkers detailed reporting to Community Boards must be required.

567

568

**569 HOUSING**

570

571 CB4 is committed to the preservation and expansion of affordable (low-, moderate- and  
572 middle-income) housing within our district.

573

574 Today, CD4 is a mixed-income community offering a range of services and resources to  
575 people of lower income that are not available elsewhere. Since its inception, the Board  
576 has worked to create a community open to people of all income levels. Unfortunately, the  
577 economic upswing of the last eight years has made tenants in Clinton and Chelsea  
578 vulnerable to speculation and displacement. The Board requests that the City recognize  
579 the long-term benefits associated with mixed-income neighborhoods and mixed-income  
580 buildings when considering the highest and best use for the remaining government-  
581 owned property within the district as well as when reviewing any zoning changes,  
582 variance requests or development plans.

583

584 The District's diversity has been made possible, in part, by existing rent regulations.  
585 Though recently renewed, the retention of provisions for continued deregulation of  
586 apartments once rents reach \$2,000 per month within the rent stabilization regulations is  
587 of grave concern. This provision has already significantly advanced the depletion of the  
588 stock of affordable housing in the District.

589

590 Many Mitchell Lama and otherwise subsidized tenants have also been facing opt-outs  
591 from their programs. The City must ensure that rental subsidies (Section 8 Certificates or  
592 other programs) are in place to meet the needs of these tenants faced with displacement  
593 by their inability to afford increased rent due to opt outs.

594

595 Single room occupancy housing (SROs) continues to disappear from our neighborhoods,  
596 due to both legal and illegal conversions of these buildings to transient hotels or other  
597 uses. CB4 supports the acquisition, renovation and new construction of sensitively sited  
598 supportive housing developments to preserve and expand SRO housing stock.

599

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600 CB4 supports the increasing of the Senior Citizen Rent Increase Exemption (SCRIE)  
601 annual income limits from \$20,000 per year to \$30,000 per year to reflect today's  
602 economics. Many seniors with income comprised of Social Security and pensions totaling  
603 \$30,000 are unable to afford their rents but make too much to qualify for SCRIE.

604  
605 CB4 believes significant government attention and investment are required to ensure new  
606 affordable (low-, moderate- and middle-income) housing is built in our community. We  
607 have been encouraged by the Mayor's focus on this issue and are hopeful this will lead to  
608 varied and creative new mechanisms to support this goal. With the exception of the 80-  
609 20 Housing Program (80% market rate units; 20% low income units), little, if any, new  
610 affordable housing has been constructed in recent years. Since the long ago demise of the  
611 Mitchell-Lama Program, most government funding opportunities do not address the  
612 needs of middle-income housing. In a community with a minimal supply of publicly held  
613 land, the best use for the remaining government-owned property within the district must  
614 be affordable housing. New means of creating – or encouraging - affordable housing on  
615 privately owned property must also be considered. Text and map modifications of the  
616 Zoning Resolution, new funding mechanisms, and innovations in housing  
617 type/construction must be explored for expansion of affordable mixed-income  
618 development within CD4.

619  
620 **Department of Housing Preservation & Development**  
621

622 Over the last 10 years, most city-owned residential property within CD4 has been  
623 transferred to nonprofit and tenant-ownership programs that have provided opportunities  
624 for preserving and increasing the supply of decent, affordable housing. Tenant ownership  
625 has been possible through HPD's Tenant Interim Lease (TIL) Program. Several years ago,  
626 there were almost twenty buildings enrolled in the program. Today, all but one has been  
627 sold to its tenants. This building is currently under renovation. The successful completion  
628 of these renovations will mark the completion of the TIL program in the Board area.  
629 Since 1980, the TIL program will have produced over 500 affordable units of low-income  
630 cooperative housing providing homeownership opportunities for families and individuals  
631 whose incomes do not allow them to compete in the real estate market.

632  
633 CB4 continues to support HPD's Neighborhood Revitalization Program (NRP), which  
634 funds the rehabilitation the city-owned buildings. We recognize that not every group of  
635 tenants is capable of, or desires, to assume the responsibilities of home ownership.  
636 Nonprofit rental buildings are a long term stabilizing force in our neighborhood. The  
637 Board also supports the continued use of the Supportive Housing Program to preserve  
638 and expand the supply of affordable SRO housing for homeless persons and community  
639 residents. This housing, with onsite supportive services for tenants, has been a successful  
640 model in housing very low-income persons. It is the sole HPD program that provides  
641 funds for acquisition of privately owned property for conversion to affordable housing,  
642 and provides a means to expand the supply beyond currently publicly owned land.

643  
644 CB4 strongly supports the Community Consultant Contracts that are critical to several  
645 community groups in our District working to preserve and increase affordable housing.

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646 As a result of their work deteriorated buildings have been restored to excellent, long-term  
647 affordable housing and the rights of tenants have been protected. Their funding sources,  
648 always in danger, should be increased.

649

**650 General Code Enforcement**

651

652 Residents of Chelsea and Clinton continue to experience the negative impact of  
653 insufficient government response to conditions that threaten life, health and safety. In the  
654 1980s, there were 685 housing code inspectors citywide. Last year, there were only 307  
655 inspectors, including supervising inspectors. The Board requests that HPD increase the  
656 number of its inspectors; fill the vacancies in its Litigation Bureau; and step up code  
657 enforcement as well as increase the number and timeliness of litigation against the most  
658 egregious violators of the housing codes. We also request of HPD, DOB, and Corporation  
659 Counsel to pursue with due diligence the collection of outstanding fines owed by repeat  
660 violators, ensuring better enforcement and creating badly needed income for New York  
661 City. An atmosphere of lawlessness now exists because corrupt landlords know there will  
662 be few consequences for disregarding relevant statutes and codes.

663

**664 Code Enforcement - Special Clinton District**

665

666 DOB and HPD inspectors, and those assigned to the Office of Midtown Enforcement  
667 (OME), do essential work in our area. Their work is particularly important within the  
668 Special Clinton District (SCD), where we depend on their skills to enforce arcane but  
669 essential provisions of the SCD. The Board continues to see cases where owners have  
670 made renovations in SCD buildings without first applying for a required Certificate of No  
671 Harassment. The Board is concerned that the spread of self-certification by architects and  
672 engineers in applications to DOB and other agencies has led to a lowering and evasion of  
673 standards, particularly in areas like the SCD where special zoning regulations apply.  
674 Close monitoring of the effect of self-certification is essential.

675

676 Regulations are only as effective as the system in place to enforce them. We therefore  
677 request of DOB, HPD and the Mayor's Office of Midtown Enforcement to provide  
678 rigorous and adequate training to ensure that inspectors have the special knowledge  
679 essential to preventing the flagrant disregard of SCD regulations that continue to occur  
680 too frequently. We also commit to taking such actions as are appropriate and necessary to  
681 stop illegal conversions, and to ensure that tenants are not harassed. We also call upon the  
682 DOB's Legal Department, Corporation Counsel and HPD to begin prosecuting the most  
683 flagrant violators of the regulations of the SCD and other housing codes and regulations.

684

685 It is crucial that an ongoing procedure be implemented by DOB to meet regularly with  
686 the Board and the community regarding these issues.

687

**688 Single Room Occupancy Housing**

689

690 A large number of SROs (including rooming houses, SRO hotels, and converted  
691 tenements) exist within our District. The largest concentration of SRO housing in our  
692 community lies between Eighth and Ninth avenues from 42<sup>nd</sup> Street to 57<sup>th</sup> Street. There  
693 are 62 buildings containing nearly 2,200 SRO units in this area. Most SRO units are

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694 found on W. 51<sup>st</sup> Street where twelve buildings contain 574 units. Most SRO buildings  
695 are found on West 46<sup>th</sup> Street, where 21 buildings contain 289 units.

696

697 SROs have become the single most important source of affordable housing for single  
698 adults and an important resource for the prevention of homelessness. Affordable housing  
699 within our District is critical to house the diverse population of artists, students, minimum  
700 wage earners and those on fixed incomes. This mixed population includes the backbone  
701 of the service and cultural economy of the city, as well as many of the most frail and  
702 isolated members of our community.

703

704 The Mayor's Office of Midtown Enforcement and HPD must strengthen the SRO anti-  
705 harassment laws and enforce them to protect this valuable and essential community  
706 resource. Continued funding of the efforts of the West Side SRO Law Project to protect  
707 SRO tenants' rights and the preservation of SRO housing is essential.

708

**709 NYC Housing Authority (NYCHA)**

710 Security and enforcement are issues facing all property owners in the city. In particular,  
711 vandalism, drugs and lack of security continue to plague NYCHA developments in both  
712 Clinton and Chelsea. We encourage NYCHA to work with CB4 to help coordinate  
713 solutions using a community-wide strategy instead of isolating developments and the  
714 people living within from the resources that surround them.

715

716

717

**718 HEALTH & HUMAN SERVICES**

719

720

**721 Homelessness**

722 Tragically, homelessness, which has for too many years been a terrible problem citywide  
723 and a particularly visible one in our Board Area, seems to have been on the rise again.  
724 Over the years, efforts to "clean up" Midtown and other "high visibility" areas has only  
725 driven a larger number of homeless people into other parts of our community. Large  
726 public facilities located within our District, such as the Port Authority Bus Terminal, are  
727 also a natural gathering place for people without homes. Many homeless people need  
728 social services, in particular drug treatment and/or mental health services. Inclusion of  
729 these services is essential in any effort to address New York's homelessness situation.  
730 Increased funding to expand these services continues to be essential.

731

732 Currently, two of the twelve citywide drop-in centers for homeless individuals are located  
733 within CD4. We encourage the City to continue funding these centers at adequate levels  
734 to provide the comprehensive interventions that are needed. We are also deeply  
735 concerned about the inadequacy of family shelter slots, especially for victims of domestic  
736 violence, as well as the lack of adequate resources for homeless youth. It is especially  
737 troubling that the needs of women, children and youth at risk are still far from being met.

738

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**739      Supportive Housing**

740      CB4 recognizes the need for residential facilities and has consistently welcomed them  
741      into our neighborhoods, but we also realize that they can only be successful if they are  
742      well planned and staffed and appropriate for the location and population served.

743  
744      Priority should be given to permanent facilities; whenever possible, such projects should  
745      mix supportive housing units with other low- and moderate-income units. Community  
746      Boards must be given an opportunity to assess any proposal for residential facilities in  
747      terms of the needs for specific facilities, the adequacy of the plan, and the quality of the  
748      provider. The City should work with the community to determine the size, site and design  
749      of each facility. Any facility must provide adequate and essential social services as well  
750      as access to health services and other necessary support services.

751  
752      The City must also provide for the protection and renewal of existing tenancies in  
753      occupied buildings in accordance with applicable laws.

**755      Welfare Reform**

756  
757      CB4 remains concerned about the consequences of the original welfare reform efforts;  
758      while pleased with a number of recent modifications and proposals that address the need  
759      for training, education, and the on-going support needed by individuals to secure and  
760      retain living wage jobs with opportunities for advancement, we are equally concerned  
761      about potential changes that increase the burden on needy families, especially in light of  
762      today's seriously deteriorated economic picture. CB4 urges the City to work with the  
763      State to ensure continuity of assistance to those in need as time limits are implemented.

765

## **HIV / AIDS**

766

767

New York City continues to account for a major proportion of the nation's AIDS cases; CD4 is home to the nation's largest percentage of people with AIDS. In order to slow and hopefully stop the spread of this disease, we actively support educational programs, condom distribution and needle exchanges. For our neighbors who are stricken with this disease, we welcome community-based care facilities, supportive housing and other programs geared towards people with AIDS. HIV/AIDS infection rates have long been increasing especially within communities of color, and among women and youth, however funding for prevention and services to these communities has not kept pace.

776

777

## **Core Support for the Young and the Old**

778

CB4 is concerned that the youngest and the oldest among us have adequate access to services necessary to assure their health, safety and security. For young children, adequate, supportive, licensed and affordable day care must be available for all those eligible, especially those newly moving into employment. Easily accessible and responsive health services for children and pregnant women are essential. For the elderly, a comprehensive range of services, including community centers, in-home supports, transportation, supportive housing, and preventive health and social services, are essential to assuring that they can live out their lives with dignity within their home communities.

779

780

We call upon the city Human Rights Commission to increase funding for more inspectors to investigate and enforce disabled accessibility building code compliance. We continue to receive complaints about deficiencies in various aspects of the paratransit system, including serious limitations in Access-a-Ride service.

781

782

## **YOUTH SERVICES**

783

The combined neighborhood of Chelsea-Clinton is home to more than 7,500 children under 18 years of age, more than 17% of whom receive public assistance. More than 2,000 of these children are under the age of five, and in dire need of public day care. In our district, which ranked third in terms of reported abuse and neglect, only one quarter of the children eligible for public day care receive it and 1,200 children are uninsured, according to the Citizens Committee for Children of New York.

784

While we understand the current fiscal crisis, we are very concerned that youth services are shouldering more of the crunch than is equitable. While we were very relieved to see some of the initial cuts restored, there are still some areas of concern.

805

806

ACS is absorbing cuts both in its child welfare and child care divisions that are of concern. In addition, the impact of transferring the school-age component of child care services to DYCD, and assuming a significant cost savings, remains very unclear and potentially troublesome. Both ACS and HRA have repeatedly acknowledged that it still

807

808

809

810

811

812

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813 needs to serve thousands of children citywide to meet the needs of eligible families. In a  
814 neighborhood such as ours, which includes many low-income working families, quality,  
815 city-funded day care is a primary concern.

816

817 While most of the proposed cuts to the Summer Youth Employment Program were  
818 restored, we believe the program should be strengthened and expanded. In addition, what  
819 has become the annual ritual of an artificially related crisis related to this program is  
820 unconscionable and must be ended. It is essential that we provide our children and teens  
821 safe and well-staffed places for after school recreational activities, homework assistance,  
822 cultural and social events and individual enrichment. Many service organizations have  
823 been forced to curtail, close down, or charge for the services once given freely to youth.  
824 Finally the allocation of funding and contracts by DYCD needs continued attention to  
825 ensure the best use of available funds in light of local needs and preferences. .

826

827 Cuts to libraries were considerably softened, to the tune of a 5% cut instead of an 18 or  
828 21% cut, which we applaud. There is still a hiring freeze in effect, though, and staff  
829 attrition will affect services to youth especially, as many youth librarians leave each year  
830 for school jobs. The Young Adult and Children's Services programming budgets remain  
831 frozen as well; this means the loss of free professionally instructed writing and arts  
832 enrichment for the children and teenagers of Chelsea-Clinton.

833

834 Cuts to city parks also greatly affect the youth of CD4 where recreational opportunities  
835 and space are extremely limited. The Chelsea Recreation Center is an especially  
836 important project. For over 30 years, CB4 and the Chelsea community have anxiously  
837 awaited the opening of the Chelsea Recreation Center. This facility will provide a  
838 positive, safe center for the young people in our neighborhood. According to DPR, the  
839 Chelsea Recreation Center is scheduled to open at the end of 2003. We urge that this  
840 schedule be maintained. We also look forward to working with DPR, community leaders  
841 and elected officials to ensure that the necessary funds are provided and that this facility  
842 reflects the needs and desires of the community.

843

844 We are also very alarmed by cuts in juvenile justice and housing. Chelsea-Clinton ranks  
845 highest among all Manhattan districts in the number of felony arrests. We urge that  
846 housing for homeless and run-away youth be maintained, that alternative to violence and  
847 creative justice programs be maintained, and that job training and placement programs be  
848 developed.

849

850

**851 CULTURE & EDUCATION**

852

**853 Schools**

854

855 CD4 has many elementary, intermediate and high schools serving children from the  
856 neighborhood as well as from other school districts and boroughs. We have always  
857 supported education and are committed to developing and maintaining high standards for  
858 teachers as well as students. We must also provide assurances to parents that their

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859 children are in safe and healthy environments, both during the school day and during  
860 after school programs; this means on the streets as well as indoors.

861  
862 There exists a heavy concentration of high schools within CD4; therefore, we would like  
863 to be consulted when new schools (provided through either new construction or space  
864 rental) are planned. The reason for this provision can best be seen in the case of Park  
865 West High School and Graphic Communication Arts, which are within one block of each  
866 other. The 3,500 students attending these schools come from all five boroughs. This has  
867 led to clogged neighborhood streets at varying arrival and dismissal times, problems at  
868 subways and at other transportation points, and disruptive situations affecting our  
869 residents and businesses.

870  
871 In addition, greater consideration should be given to community residents in terms of  
872 their needs, which include better sanitation around schools, cleaner and safer streets for  
873 pedestrians, etc. Joint planning between the Board of Education and CB4 can result in a  
874 more harmonious relationship, which will lead to a better educational environment.

875  
876 **Libraries**

877 CB4 endorses the restoration of funds cut from NY Public Libraries in order to continue  
878 six day service in all branch and research libraries, full funding for books and materials  
879 and important programs like the Connecting Libraries and Schools Project (CLASP).

880  
881 CB4 would also recommend that our libraries remain open on Saturdays for those  
882 residents who are unable to have access to them during the week.

883  
884 We support increasing branch library funding to bridge the "digital divide" through free  
885 computer training and broad access to the Internet. Ninety-eight percent of all free public  
886 access computers in the City are in public libraries.

887  
888 CB4 also believes library funding for expanded hours, and technology training and  
889 services should be increased. This Board seeks funding for building and technology  
890 infrastructure, which would serve to protect the investment that the City has made in  
891 computers and electronic information resources while ensuring well-maintained and  
892 secure libraries.

893  
894 We request that the \$2.35 million in funding that has been allocated in the FY2002  
895 budget for a full renovation of the Columbus Branch flow through the proper channels in  
896 an expeditious manner.

897  
898 In regard to the libraries' challenge to recruit and retain qualified librarians, and the  
899 severe levels of turnover, this Board supports efforts to increase librarian salaries to  
900 levels in parity within the City, as well as the surrounding metropolitan area.

901  
902  
903 **Cultural Affairs**

904

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905 CB4 is concerned about the continued loss of funding for small theatrical companies  
906 within our community. Small theatrical arts groups develop new talent in areas of  
907 writing, performing, and directing and this Board is pleased that the new administration  
908 has made support for these companies a priority.

909  
910 We must also keep in mind the secondary theater and other artistic services that exist  
911 within CD4. For example, the Chelsea-Clinton community provide rental storage space  
912 for art, costumes, scenery and lighting. There are many dance companies and actively  
913 used rehearsal studios in our area. The money generated from these industries provides  
914 jobs and maintains the artistic life of the city. CB4 is also concerned with the loss of  
915 artists' studios in the District and the displacement of working artists.

916  
917  
918 **WATERFRONT & PARKS**

919 Although approximately 100,000 residents live on CD4's 700 acres of dense city blocks,  
920 the District has only 3 parks and 11 pocket parks or playgrounds, totaling about 16 acres.  
921 The addition of the Hudson River Park will of course increase that total, but very little  
922 acreage is available now. Among the 59 community districts in the City, CD4 ranks 57<sup>th</sup>  
923 in terms of open space. We have less than 1/5 of an acre of open space per 1,000  
924 residents, compared to a citywide average or 2-1/2 acres per thousand. Expense and  
925 capital budget cuts and the dramatically low staffing levels of the Department of Parks  
926 and Recreation (DPR) are ruining our parks and with them the quality of life in New  
927 York City.

928  
929  
930 **Funding**  
931 Over the past 30 years, the DPR budget has fallen sharply. Between 1990 and 2000 the  
932 decrease was over 30 percent. At approximately \$161 million, DPR's adopted budget for  
933 fiscal year 2003 is 6 percent less than what it was in the previous fiscal year.

934  
935 In 2001, DPR had less than half of the full time staff that it did ten years earlier. In total,  
936 the number of full time staff declined from approximately 4,500 in 1990 to just 2,100 in  
937 2001. As a result, parks are cleaned less frequently, fewer recreational programs are  
938 offered and less security is provided. As examples of impact, the number of recreation  
939 workers fell 78 percent, from 371 in 1991 to just 80 in 2001; over the same period, the  
940 number of park workers decreased by 58 percent, from 1,600 to 670. According to the  
941 Parks Council, there is now less than one recreation worker per 21,312 children, and each  
942 park worker maintains 43 acres of parkland.

943  
944 Meanwhile, private spending in parks by groups such as the Central Park Conservancy,  
945 the Bryant Park Restoration Corporation and the Riverside Park Fund contribute millions  
946 towards the improvement of large city parks. However, developing a cash-endowed  
947 constituency for smaller parks, such as the few in our district, is not possible.

948  
949

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950 And while the city has kept parks cleaner using WEP workers, those workers cannot  
951 perform many repair and maintenance duties, and the welfare list is dropping, making  
952 less workers available for parks.

953

954 CB4 demands that the administration make a greater commitment to open space in our  
955 community by restoring the Parks Department Budget.

956

957 *Parks staffing*

958 Each park in our district should have a full-time, on-site park keeper to address  
959 constituents concerns, provide security and perform routine maintenance of that park  
960 alone. Funding must also be directed towards full-time gardeners, maintenance workers,  
961 PEP officers, as well as seasonal aides and playground associates for the summer.

962

963 *Requirement contracts*

964 All of our parks require some small capital investment to make minor repairs, such as  
965 replacing a swing, painting bathrooms, fixing water fountains. We ask that the  
966 administration increase the funding for requirements contracts, so the Parks Department  
967 can maintain the parks in the best fashion. Funding must also be dedicated to support  
968 Green Thumb Community Gardens and pruning for street trees.

969

970 **Hudson River Park**

971

972 *Additional financing*

973 To date, the state and the city have promised \$100 million each to build the park. The  
974 current financing plan puts the total cost at \$330 million. The Board would like to see  
975 commitments from both the state and the city for the balance of the bill. We do not want  
976 design or construction schedules held up due to a failure of political determination.

977

978 *More acreage for Clinton Cove Park*

979 The original waterfront park planned by the Hudson River Park Conservancy for Clinton  
980 Cove, from 52nd to 57th streets, included green space on 10-acre footprint of the current  
981 headhouse for Pier 94, now leased by the Unconvention Center. However, the Hudson  
982 River Park legislation left this parcel out of the park. As a result, northern Clinton was  
983 left with a four-acre park north of 54th Street only.

984

985 CB4 supports the community in its pursuit of a better solution for Clinton. At the very  
986 least, the board would like to recover the northern stub of the head house for public  
987 space, an addition of two acres. This should be able to be realized without a significant  
988 change in use of the headhouse for the Unconvention Center.

989

990 *Removal of Municipal Uses Park*

991 Currently the MTA parks buses on Pier 57, the Police Department stores towed cars at  
992 Pier 76 and the Department of Sanitation parks garbage trucks and stores sand at Pier 97  
993 and the Gansevoort Peninsula. The Board expects the administration to put solutions to  
994 these uses on a fast track. The Hudson River Park Act requires that the salt pile at  
995 Gansevoort be removed by 2003. We therefore expect that that space will be free for

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996 additional use. We suggest that DOS move more trucks to Gansevoort, and therefore  
997 allow Pier 97 to be developed as parkland in accordance with the Act.  
998

***999 Resolution of commercial leases***

1000 Several commercial leases must be resolved in order for park planning to continue. At  
1001 Pier 63, planning must take place immediately to ensure that Basketball City's  
1002 commercial lease is not renewed beyond December 2002. Resolution must be found with  
1003 Circle Line/World Yacht parking areas in order to free the upland area of Piers 81 and 83.  
1004

***1005 Pedestrian bridges***

1006 While one bridge is planned to cross Route 9A at 46<sup>th</sup> Street to the Intrepid Museum,  
1007 NYS Department of Transportation originally included another in its budget for our board  
1008 area. So this funding does not fall through the cracks, the Board suggests that plans be  
1009 made to secure public space on both sides of the highway, especially in northern Clinton  
1010 either at DeWitt Clinton Park or 57<sup>th</sup> Street for the bridge. Access to the park at its  
1011 northern end must be improved, especially at the highly trafficked intersections.  
1012

***1013 Heliport***

1014 CB4 remains opposed to any heliport within Hudson River Park. In particular, we are  
1015 adamantly opposed to a heliport on Pier 76 as this would ruin all efforts to develop 50  
1016 percent of this pier as public open space, as stipulated by the Hudson River Park Act.  
1017

***1018 Segment 5***

1019 Now that the design for Segment 5 of Hudson River Park is near completion, we urge  
1020 that funds be allocated, through the mechanism of Hudson River Park Trust, to construct  
1021 this segment of the park.  
1022

***1023 New Parkland***

1024 CB4 has pursued, but not secured, two potential sites for new parkland. The first, at 49<sup>th</sup>  
1025 Street and Tenth Avenue, is currently held by the Department of Environmental  
1026 Protection for construction of the Third Water Tunnel. We ask that the administration  
1027 take action on this parcel, and execute a transfer of the property to DPR for future  
1028 development as an annex for Hell's Kitchen Park.  
1030

1031 The MTA has indicated in the past that it will have no use for the Ninth Avenue frontage  
1032 of its Rail Control Center Project between 53<sup>rd</sup> and 54<sup>th</sup> streets. The Board has asked the  
1033 MTA to consider dedicating this space to DPR, and asks the administration to pursue this  
1034 possibility.  
1035

1036 In addition, more parkland for the Chelsea neighborhood needs to be identified and  
1037 secured. We ask that the administration investigate the reuse of city-owned land for  
1038 pocket parks such as the Sanitation Department parking lot on the south-side of 20<sup>th</sup>  
1039 Street between Sixth and Seventh avenues.  
1040

***1041 Inland Parks and Recreation Centers***

**1042**

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1043 *Chelsea Park*

1044 We are pleased to hear that DPR will improve the eastern end of Chelsea Park through  
1045 requirements contracts. However, we believe that a broader effort must be made between  
1046 DPR, the Department of Health and Mental Hygiene, the Department of Homeless  
1047 Services and the nearby soup kitchen to develop designs for the renovation of the park's  
1048 Ninth Avenue frontage and to develop long term solutions for ensuring the proper use of  
1049 the park by all its users.

1050

1051 *DeWitt Clinton Park*

1052 CB4 would like to see funding secured for a tot-lot at the southeast corner of the park to  
1053 replace an underutilized paved area. There are plans directly across the street for new  
1054 affordable housing currently underway.

1055

1056 *Hell's Kitchen Park*

1057 Councilmember Christine Quinn secured the funding for a full renovation for this park,  
1058 one of the largest in Clinton and also the one in greatest disrepair, over a year ago.  
1059 However, while discussions began last summer between the Department of Parks &  
1060 Recreation architects and the community, and Parks predicted it would have design plans  
1061 by this past winter, the process seems to have stalled. We request that attention be  
1062 focused on this project, and that it be once again be given high priority.

1063

1064 *59<sup>th</sup> Street Recreation Center*

1065 As part of a joint task force on the center, CB4 and CB7 presented both a short-term and  
1066 long-term plan for the rehabilitation of the center. Recently, the two boards have worked  
1067 closely with the Parks Department to come to agreement on the plan, and proceed with  
1068 Phase 1 of a grand scheme to create a state-of-the-art facility.

1069

1070 Councilmember Gale Brewer has secured funding for the project, and we request that the  
1071 Parks Department now give this project its highest priority, and move swiftly towards the  
1072 beginning of a sorely needed renovation. We also request that the Parks Department work  
1073 with us to advocate for a find funding for Phase 2 of the project, which would maximize  
1074 the facility's use for the public.

1075

1076 *Chelsea Recreation Center*

1077 CB4 is delighted that work continues on the Chelsea Rec Center. We realize that in these  
1078 times of fiscal crisis not all of the Rec Center is planned to open for use. We urge that  
1079 money to complete this project be found.

1080

1081 | *July 2003*

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**Fiscal Year 2005****DISTRICT OVERVIEW**

Manhattan Community District No. 4 (CD4) is comprised of two Westside neighborhoods, Chelsea and Clinton; the latter is commonly known as Hell's Kitchen. The District generally covers the area between 14<sup>th</sup> and 59<sup>th</sup> streets – to the west of Eighth Avenue north of 26<sup>th</sup> Street, and to the west of Sixth Avenue south of 26<sup>th</sup> Street. CD4 shares borders with Greenwich Village, the Flatiron area, the Upper West Side and the Midtown central business district. Portions of several other well-known areas exist within CD4's boundaries: the Garment District, the Flower District, the Meat Packing District, the Ladies Mile Shopping District and the Theater District. Other notable sites in CD4 include Restaurant Row, Columbus Circle, Maritime Piers 56 – 97, and the new Hudson River Park.

The total population of CD4 is projected to reach 100,000 people within the next 12 months. Many CD4 residents are long time residents; many others are relative newcomers. An estimated 10,000 new residents already occupy or are expected to move into housing projects completed or begun since the last Census count two years ago. Chelsea and Clinton remain desirable residential neighborhoods for their diversity of people, streetscapes, building types and local institutions, as well as their proximity to world-class cultural resources and amenities.

CD4 is central to Manhattan and the region's core. CD4's identity is characterized as much by its neighborhoods, as by the physical infrastructure that supports the citywide economy. At the local level, transportation infrastructure exerts the greatest impact as it channels hundreds of thousands of visitors through CD4 every day. Streets and avenues are exceedingly congested, trucks are an increasing presence on residential streets, parking facilities of all types are inadequate – especially for buses and commuter vans – and environmental pollution is a constant quality of life complaint and threat to public health.

A range of economic activities exists within CD4. Many reflect the area's historical development as a working-class neighborhood once closely tied to an industrial waterfront and later serving as a "backstage" community for the theater industry. CD4 is defined by its homegrown, unique characteristics, both physical and social; its symbiotic relationships with surrounding neighborhoods; and our communities' reaction to the unique characteristics, both physical and social, of those surrounding neighborhoods.

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Recent growth in the Midtown central business district has created pressure to expand commercial development westward into CD4, especially in the area north of 30<sup>th</sup> Street. The area is now a focus for development designed to carry the city over the long term into the next series of economic cycles. Local goals for neighborhood growth have been developed toward balancing the proposed expansion of the central business district with the preservation and expansion of the Clinton and Chelsea residential neighborhoods.

Development of all types in CD4 is considerable, but housing production is most proliferate. In-fill construction, building enlargements and substantial renovations have filled-in gaps and improved the housing stock in core residential areas. Housing development activities in less dense areas have preserved and strengthen the character of existing neighborhoods (Hell's Kitchen South and the Clinton Urban Renewal Area) and created new population centers (42<sup>nd</sup> Street and far west 23<sup>rd</sup> Street).

In this setting of growth and development, Manhattan Community Board No. 4's priorities are (1) preventing displacement, (2) maintaining neighborhood stability, and (3) attracting development that enhances diversity and positive neighborhood relations among disparate groups. Concrete efforts to realize these priorities include advocacy for access to affordable housing, improvement of the area's physical infrastructure, and adequate delivery of social and public services.

## **LAND USE PLANNING**

### **Chelsea**

The Chelsea 197-a Plan, now in effect, has largely been effective in redirecting development pressures into areas that do not threaten the essential character of historic Chelsea or entail significant displacement. Conversions and new construction where such uses were previously illegal are transforming the face of Chelsea while not impinging significantly on the historic core. Nevertheless, it remains a source of deep dissatisfaction to the Board that effective means have not yet been found to fulfill the Plan's important goal of creating mixed-income housing on appropriate sites in the community. The difficult issue of creating affordable housing where land values are high, as they are in Chelsea, must be addressed in order to attain social stability and social justice in our communities. We look forward to working with the City administration and elected officials as well as with private institutions toward this goal when new funding sources may be available.

Manhattan Community Board No. 4 (CB4) is now undertaking planning for the remainder of the Chelsea community, essentially the manufacturing districts west of the now rezoned residential area. Among the goals are supporting the burgeoning arts community in West Chelsea, preserving and improving the existing manufacturing and service base, and providing for parks and open space and residential development where appropriate. Preservation and expansion of the existing residential corridor along Tenth Avenue, preferably including provisions for affordable housing, is a major concern of the Board. Adaptive reuse of significant existing buildings, discouragement of nuisance uses,

and linking the community physically and visually to the waterfront should be promoted by putting in place well-considered use and bulk controls. In many places buildings and streetscapes of considerable distinction remain in the area and should be protected by zoning or Landmark designation. We hope to work with City Planning and other agencies in developing and putting in place a carefully designed and appropriate plan establishing a genuine mixed-use district based on maintaining and strengthening the arts district and linking the area to the rest of Chelsea by provisions for limited residential and other compatible uses.

CB4 cannot support any rezoning plan for this area that does not provide effective measures for dealing with the spread of nightclubs and the growing impacts on residents and visitors from noise, traffic, drug use and violence. Recent incidents at or near some clubs in western Chelsea are only a part of a long-standing and worsening problem that is in serious conflict with the growing arts and residential presence in the area.

CB4 notes that the proposals for extending the Central Business District westward toward the river proposed by City Planning include the northern part of West Chelsea: south of 30<sup>th</sup> Street as a “transitional zone,” and over the West Side rail yards north of the streets as a central part of the new office expansion. We believe that these proposals, whether or not they include a stadium, are excessive in bulk and need considerable restudy in order to achieve legitimate goals and to avoid major negative impacts on the area. The “transitional area” should be planned so as principally to reflect and extend northwards the communities to the south; the rail yards need imaginative planning in order to create a new community that could be an extraordinary addition to New York.

CB4 continues to believe that locating any stadium over the rail yards or nearby would be disastrous for both the city and the immediate area. Among other things, we question the economic feasibility and desirability of such a proposal, oppose the inevitable public subsidy, and fear that the increased traffic would bring insurmountable problems. The ensuing litigation would delay and very possibly defeat the proposal. The proposal for the 2012 Olympics on the site suffers from many of the same problems. Even if the proposed infrastructure should be in place for the event and provisions have been made for moving the athletes and officials from place to place, the issue of managing spectator traffic in the middle of a congested metropolis located on a narrow island so as to allow other activities to go on has not been addressed, let alone resolved.

The failure to provide for adequate expansion of the Jacob Javits Convention Center, the scale and type of development on the site, and the long-term impacts of locating a football stadium in one of the few large available sites for development in New York City are among the issues that prevent the Board from supporting these proposals. While the rail yards offer the possibility of a really new community, a stadium would condemn the area to ordinariness at best. Meanwhile, the uncertainty about the future of the various proposals has already seriously affected planning for the area, whether undertaken by the community or City Planning.

#### *West 14<sup>th</sup> Street Area*

West 14<sup>th</sup> Street is the southern boundary of CB4 and the northern boundary of CB2. For this reason, the two community boards have been working together to comprehensively plan for the area around and including our common boundary, from Sixth Avenue to the Hudson River. Some of the goals that our boards have agreed on are as follows:

Rezoning West 14<sup>th</sup> Street, from Seventh to Ninth avenues, as proposed in the Chelsea Plan, to more closely reflect the low-scale nature of this street and its importance as a linkage in scale between low rise Chelsea and Greenwich Village.

Preserving the essence of the Gansevoort Meat Packing District as a mercantile district where light manufacturing can co-exist with commercial and retail uses, and where residential uses are prohibited.

Seeking the creation of open space on the parking lot bounded Ninth Avenue, 13<sup>th</sup> Street, Hudson Street and Gansevoort Street, where there has been talk of the site being used for a Third Water Tunnel access shaft.

Curbing the proliferation of unruly bars on the ground floors of residential buildings. Sanitation Concerns, see QUALITY OF LIFE section.

## **Clinton**

Clinton is experiencing an explosion of commercial and residential development. The 2.1 million square foot AOL-Time Warner Center is under construction in the northeast corner of Clinton, and the Studio City project, a 540,000 square foot film and television production facility, is in its center. Throughout the neighborhood, there has been a proliferation of commercial and cultural development. The Board has inventoried recently completed or pending Clinton projects involving the creation of approximately 6,000 housing units (16% more than the total number of residential rental or condo units existing in 1999). The majority these new units will be market-rate units.

### *Clinton Urban Renewal Area*

CB4 is pleased to note that the Clinton Urban Renewal Area (CURA), which has long been the focus of the Board's land use efforts in Clinton, has been part of this development boom:

The renovation of six tenements at 52<sup>nd</sup> Street and Eleventh Avenue in CURA Site 9A were completed in 2001 to produce 45 units of low-income housing.

Tenements at 501 West 52<sup>nd</sup> Street at Tenth Avenue in CURA Site 8 are being renovated to produce 26 family units that will be affordable housing in perpetuity; a permanent home for Housing Conservation Coordinators, a Clinton-based non-profit organization that has played a crucial role in stabilizing and improving the quality of affordable housing and is actively involved in community housing issues; and a community garden.

The Flats/Old School renovation at Eleventh Avenue and 52<sup>nd</sup> Street in CURA Site 7A will produce 33 low-income family units, and 53 low-income units for homeless adults and community residents. The development will also include a community garden.

The construction of an 11-story building at 52<sup>nd</sup> Street and 11<sup>th</sup> Avenue in CURA Site 7A will produce 96 residential units – 70% of which will be low-income units and 30% of which will be middle-income units.

The construction of an 8-story building at 755-765 Tenth Avenue in CURA Site 9C will provide 84 units of subsidized housing for low-income seniors.

HPD has recently received eight proposals in response to its RFP for the undeveloped portions of CURA Sites 8 and 9C. The RFP calls for mixed-income housing units (at least 20% of which must remain low-income units for at least 30 years), commercial/retail space along Tenth Avenue, two new theater spaces and substantial publicly accessible open space.

These developments reflect the cooperation that has developed between CB4 and the Department of Housing Preservation and Development (HPD) with the assistance of the Department of City Planning. The Board also acknowledges the ongoing assistance of the Clinton CURA Coordinating Committee, a coalition of not-for profits, in developing and sponsoring affordable housing in this area. The coalition includes Clinton Housing Association, Clinton Association for a Renewed Environment, Clinton Housing Development Company, Encore Community Services and Housing Conservation Coordinators.

This partnership between the not-for-profits, the Board and the city agencies has made remarkable progress toward realizing the goals established for the Clinton Urban Renewal Area many years ago. We look forward to continued cooperation to complete redevelopment of the CURA.

Consistent with the Board's past positions, we maintain that all city-owned property developed in the CURA should have at minimum 40% of its units dedicated to affordable housing. Other CURA principles adopted by the Board include a new mixed-use zone to accommodate existing commercial, light manufacturing, cultural and non-profit institutions on site; urban control design controls to reconcile the community's need for more housing with the preservation tradition and limits of the Special Clinton District; and the maintenance and development of only low-rise buildings on the west side of Tenth Avenue to match the low-rise character of the District to the east. Any action by HPD to facilitate development in the CURA must reflect these principles.

In addition, we note that the only acquisition parcel that has yet to be acquired by the City in the CURA is Site 6, which is the western portion of block 1082, on 11<sup>th</sup> Avenue between 53<sup>rd</sup> and 54<sup>th</sup> Streets; as such, this property is not subject to the development restrictions of the Clinton Urban Renewal Plan and, because it is located within the CURA boundary, it is also excluded from the height and bulk restrictions of the Special Clinton District. This Board will oppose any future request to permit redevelopment of Site 6 for a use inconsistent with residential use or at a density that exceeds what is allowed in an R8A zoning district.

### *Special Clinton District – Preservation Area*

The development boom throughout Clinton has put considerable pressure on the Special Clinton District, which was established in 1973 to, among other things, preserve and strengthen the residential character of the community, and permit rehabilitation and new development in character with the existing scale of the community and at rental levels which would not substantially alter the mixture of income groups then residing in the area. To maintain these goals, we will continue to favor development proposals that will produce substantial ratios (more than 30%) of low-income or affordable residential units maintained in perpetuity and commercial tenants that serve area residents.

However, attention must be paid not only to new development but also to enforcement of the protective provisions of the Preservation Area of the Special Clinton District, the neighborhood's residential core. The proper training and assignment of inspectors with detailed local knowledge is a must (see HOUSING section, *Special Clinton District*). Without adequate and informed enforcement, the goals district will not be fulfilled.

### *Special Clinton District – Other Area*

The western area of the Special Clinton District beyond the boundary of the Preservation Area, is primarily zoned for light or medium manufacturing uses. In the coming year, the Board intends to study those manufacturing zones with a view toward better understanding the uses, scales and activities that are present and adapting the area for desirable development in the future.

### *Hell's Kitchen South Area*

CB4 seeks to balance the proposed expansion of the Midtown Central Business District in the central portion of the District with the preservation and expansion of the Clinton and Chelsea residential neighborhoods. It seeks to reconcile the requisite high density needed for the proposed CBD expansion with the low to moderate densities needed to maintain a livable neighborhood. It seeks to build on elements of the working model of the Special Clinton District which has successfully reconciled those opposing goals since 1973 in the portion of the Clinton neighborhood north of 42<sup>nd</sup> Street. It also recognizes the ongoing transformation of the manufacturing districts both from local real estate pressures and global economic changes and seeks to manage the ongoing changes in those areas.

CB4's principles for development in the Hell's Kitchen South area are built upon the platform of community input and study undertaken by the Hell's Kitchen Neighborhood Association (HKNA) from 1999 to present. The goals and strategies from HKNA's *Hell's Kitchen South: Developing Strategies* formed the basis for Board discussions and served as guideposts for the formulation of the Board's own ideas for density, height and use.

CB4's overarching goal for the area between 34<sup>th</sup> and 42<sup>nd</sup> streets, from Eighth to Eleventh avenues is to have a residential neighborhood develop with strong local identity. In this area, existing residential buildings should be protected and development should occur in a fashion that reinforces the community's historical identity and strengthens its

connections with neighborhoods to the north and south. Affordable housing production should be encouraged throughout the area wherever and whenever possible. Higher density commercial and residential development should be diverted to the 34<sup>th</sup> and 42<sup>nd</sup> street corridors – already high-rise, high-density spines.

The mid-block area between Ninth and Tenth avenues should be the neighborhood's dense residential core comprised mostly of low- to medium rise buildings. The Ninth Avenue corridor should serve as the neighborhood's "main street" with a similar scale and function as Ninth Avenue north of 42<sup>nd</sup> Street. At higher densities, primarily residential buildings with ground floor retail should line the Tenth Avenue corridor. With a mixed-use transition area buffering residences on Tenth Avenue, Eleventh Avenue is suitable for several high-rise commercial buildings as called for in the Administration's plan. To the east of the core, another transition area should be created to promote mixed-used buildings, beyond which the Garment Center Special District regulations should be reinforced.

## **TRANSPORTATION**

More and more vehicles crowd our streets and avenues each year. There is ever increasing competition for the limited curb space on neighborhood blocks. There are no easy solutions to these competitions and conflicts. Remedies and amelioration call for a balanced and thoughtful approach; efforts must be in a partnership among CB4 and the Department of Transportation and other municipal agencies.

There is a pressing need for one or more off-street parking sites within the Board area for tourist and commuter buses and vans. The Port Authority Bus Terminal is unable to accommodate them. The parking and standing of these vehicles on our streets brings with it serious traffic and pollution problems for area residents and businesses. Using the streets as terminals for loading and unloading commuter vehicles is also a problem. The loss of parking lots to development aggravates these problems. Both the location and prescribed routing to and from such facilities must be carefully evaluated and the Board consulted. There is also a need to consider the establishment of off-street facilities as a waiting area for limousines, and to provide rest and comfort station facilities for drivers of taxis and similar vehicles.

Parking/Standing regulations require clear posting, and even-handed constant enforcement. No intervention from a single special interest user should hold sway. All stakeholders must be considered when these regulations are adjusted. The mixture of commerce and residential uses in our Board area makes imperative budgeting for adequate signage and for enforcement staff.

Four dominant district traffic concerns are the Port Authority Bus Terminal, the Lincoln Tunnel, the Theater District, and the Route 9A interface with 23rd Street traffic. Each of these areas of attention requires continuing and careful study with the overall public interest as the bottom line.

Much of CD4's population uses mass transit every day. Keeping the City's system operating at an optimal level is therefore a continuing basic need. In addition to efficient movement of surface traffic, the accessibility of bus stops and subway stations contribute materially to the usability of public transit. Subway stations must be designed to be as accessible and friendly as possible for all riders. Bus stops should have clear signage. Where feasible, shelters are desirable, and standing vehicles must be kept away so that buses can "curb" for passengers with mobility limitations. The Board must be kept apprised of temporary and emergency changes in bus routes, subway station closings, and schedule alterations. The Board must be consulted before implementation of permanent changes in types of equipment used, schedule modifications, and bus stop relocations.

All Chelsea and Clinton neighborhoods should be safe and friendly for pedestrians and bicyclists. Vehicle speed limits and other traffic laws must be vigorously enforced. Traffic-calming elements can be added on residential streets that are not arterial routes intended for heavy through-traffic. All street crossings need to be designed to be usable by blind and low-vision pedestrians as well as those traveling in wheelchairs and with walking aids.

Enforcing all laws regarding the proper use of bicycles substantially contributes to pedestrian safety. The provision of safe, defined bicycle lanes encourages cyclists to travel in a safe, lawful manner. An Eighth Avenue bike lane has been on the NYC Bicycle Master Plan for several years but has not yet been implemented. Funding to evaluate feasibility, design and implement such a lane would greatly improve safety and circulation of pedestrian, bicycle and automotive traffic in Chelsea and Clinton. In addition, there is a continued need for bike parking racks throughout Chelsea and Clinton to discourage chaining of bicycles to trees, tree-guards, scaffolding and other inappropriate locations. There must be vigilance to ensure that sidewalks are kept clear of unnecessary clutter and obstructions. That goal requires a constant balancing of the needs of commerce with human needs, and this Board requires the active help of various City agencies to accomplish it.

The Columbus Circle subway station is sorely in need of additional work beyond the Subway Improvement Program recently proposed by the Hearst organization. This includes noise abatement; improved lighting, ventilation and signage; and final surfaces. Creating direct access to the downtown IRT platform from the west side of Broadway, and addressing the dangerously steep stair at the entrance adjacent to the Trump International Plaza should also be priorities. It has been suggested that a passage could be created between the north and south mezzanines via the now unused central IND platform. This suggestion seems attractive to the Board as an inexpensive measure to improve connections between the south end of the station and the uptown IRT and should be further considered. MTA has been studying all of this work for some time. It is time to stop studying and start planning and construction.

Related to the subway station improvements beneath Columbus Circle is the work needed in the redesign of Columbus Circle. The community has been left largely uninformed about the status of this important project. We are concerned that there is inadequate

coordination of the multitude of construction projects in the area, and inadequate planning for the increased focus they will place on Columbus Circle itself. The City should not find itself in the position of having to tear up the Circle to begin work on its redesign just as work on the AOL Time Warner Center, the Hearst Subway Improvement Program, the Hearst Tower and possibly even 2 Columbus Circle is being completed. We urge City Planning and other relevant city agencies to accelerate and coordinate work on the redesign of Columbus Circle so that this important public space can be made worthy of the substantially improved private spaces surrounding it by the time the major developments on the Circle are opened.

## **QUALITY OF LIFE**

### **Police Department**

Responsibility for enforcement of traffic regulations has been shifted from the Department of Transportation and the Taxi and Limousine Commission to the Police Department. We note that a great number of auto repair shops and taxi, bus and truck depots are concentrated on the west side of Manhattan, where the 10<sup>th</sup> and Midtown North Precincts are already responsible for nightclubs, prostitution, drug and other problems. Any increase in precinct responsibilities must be balanced by an increase in the number of officers.

We ask for police enforcement of the Limited Truck Zone in Chelsea, especially in view of the advent of Route 9A and its impact on Chelsea.

We continue to welcome the community policing strategies implemented by the Administration and the Police Department. We are happy to see that these strategies have improved the quality of life for our citizens and tourists. This Board will continue to work closely with our local precincts. We encourage the police to maintain their sensitive balancing of the quality of life for the community with the rights of individual citizens. We also recommend that care be taken to assure a consistent presence of beat officers. Community policing has such a positive impact that even a small lack of continuity in deployment creates a negative effect. We must add, however, that the community policing beats in the midtown area have become too large; smaller beats were more efficient.

CB4 would also like to see the implementation of the use of noise meters and enforcement of the noise code by police officers. While we understand that noise meters were purchased by the Department, we have yet to see their use in effectively addressing citizen complaints. We have brought this matter forward for several years, and note that noise complaints, especially at night, are rising in the Board area. Last year, total noise complaints from CD4 ranked among the highest registered by DEP. We look forward to working for a solution to this growing problem.

We request that the Manhattan South Borough Command closely monitor the needs of precincts since the merger of the Housing Police with the NYPD. Precincts such as the

10<sup>th</sup> and Midtown North, which contain a significant amount of public housing, may now be facing a burden out of proportion with their current staffing level.

Growth and development within CD4 and in surrounding areas increasingly strains our under-staffed, under-equipped local precincts. We feel that it is vital to bring all of our precincts up to strength both in manpower and in communications technology. The security and safety of CD4 residents and businesses, as well as the increasing number of visitors to the City and to our neighborhoods, must not be compromised by a lack of enforcement tools or manpower.

Our precincts need more cell phone accounts for community affairs officers. Cell phones play in increasingly important role in managing the increasing number and size of demonstrations, parades, and public events and in responding to emergency situations. Cell phone also enable officers to respond quickly to calls from community members.

In addition to more uniformed police officers and cell phones, our local precincts have other specific needs. The Midtown North Precinct requires an up-to-date computer system to give this most important of city precincts a critical edge in the fight not only against crime but also against threats of terrorism to the midtown area. The 10<sup>th</sup> Precinct requires additional unmarked vehicles to conduct anti-crime patrols and street narcotics operations.

In 1996, CB4 (along with neighboring CB5) requested a major revision of the boundaries between Midtown North, Midtown South and the 10<sup>th</sup> and 13<sup>th</sup> Precincts that would reflect the changing residential identification along the existing borders. We hope that some day this change will be implemented.

## **Sanitation**

The reduction in the number of litter baskets on our avenues and streets together with a reduction in the number of trash pickups has substantially increased the litter and filth on CD4 streets. If we want tourists and visitors to feel safe on our streets we have to work at keeping the streets clean of litter. Dirty streets are a health hazard, and the negative impact on everyone's quality of life cannot be in question. Not every neighborhood has a Business Improvement District with its own private sanitation crew; all neighborhoods need the City to do its job in keeping our streets clean.

Improving Sanitation maintenance in the area is important, especially along 14<sup>th</sup> Street and the adjoining avenues, as commercial and tourist traffic has increased dramatically over the past few years, leading to a constant overflowing garbage condition. Increased foot traffic has also contributed to the worsening of overflowing wastebaskets and garbage accumulation on the sidewalks along Ninth Avenue in the middle portion of the District.

## **Environment & Health**

A large part of the CD4 population is highly vulnerable to water-borne disease. A recent survey indicates that almost one in four Chelsea residents has a compromised immune system. Also, Chelsea-Clinton has a large senior citizen population and a rapidly growing number of children. As a result, this Board is extremely concerned about the quality of the City's water supply. In particular, we need DEP to take immediate action to ensure that all immune-compromised individuals are informed of the danger of water-borne disease and of appropriate ways of protecting themselves from these diseases.

We also want to emphasize the importance of preventing pathogens, especially cryptosporidium, from infesting our drinking water. These actions are critical in CD4 because Chelsea-Clinton receives much of its water from the already-polluted Croton Water Supply System.

We are concerned about the negative health effects that result from cuts to pest control. Cutbacks to the Department of Health and Mental Hygiene have aggravated the problem of rat infestation in certain locations. There must be enough inspectors and exterminators to respond promptly to community board requests for inspections and baitings.

Concern remains over the sewer and storm drainage system west of Ninth and Tenth Avenues. During heavy rains, basements and first floors, as well as streets and sidewalks, flood. The area west of Tenth Avenue in Chelsea is increasingly residential, and this is also a health concern for those living in the area. While there is some improvement, the problem continues to need study and monitoring from the DEP and DOT.

We have been working for years with DEP to obtain violations for unlicensed patron dancing and club music which plays far above the allowable decibel level. This has been a frustrating experience. By now DEP should be familiar enough with the problem nightclubs to know that sound readings should be done with equipment to measure low frequency violations, and that lawyers should be sent to the Environmental Control Board hearing to prosecute the violation. DEP must work more closely with the community boards and neighborhood residents to build cases against clubs, bars and lounges that consistently make life unbearable for area residents by playing music too loud. Better communication will go a long way, but we also understand that DEP needs additional inspectors who are trained to operate the machinery that measures low frequency noise.

Loud music emanating from nightclubs, bars and lounges and patron noise is not the only quality of life disturbance to residential neighborhoods. We have noise and odors from restaurants as well as noise and vibration from large mechanical systems serving restaurants and other commercial buildings; long hours of operations; garbage-pickup noise during early morning hours; etc. We need to affect a workable co-existence with mutual respect of businesses and residents in mixed-use neighborhoods.

Last year, total noise complaints from CD4 ranked among the highest registered by DEP. In 1999, CB4 asked our elected officials to investigate lowering the maximum decibel reading from 45 to 35. We still look forward to the adoption of this proposal.

CB4 is concerned about electromagnetic fields (EMFs) emanating from sub-stations and has called for a moratorium on construction of electric power substations and high-voltage power lines pending further study of the health effects of electromagnetic fields. We encourage dissemination of information to the public explaining the hazards of EMFs, and detailing precautionary measures that citizens can take to minimize exposure.

### **Mayor's Office of Midtown Enforcement**

CB4 strongly affirms its support for the continued and strengthened existence of the Mayor's Office of Midtown Enforcement, an office essential to the welfare of the community – residents, businesses and visitors alike. No other City agency can so effectively marshal the vital components – fire, housing, and health inspectors, police and attorneys – often necessary to resolve illegal, threatening or dangerous situations in our area. Immediately, OME needs an additional attorney line and added support staff, including inspectors.

### **Department of Information Technology & Telecommunications**

The proliferation of public pay telephones (PPTs) in our community is the product of a quest for advertising revenues from booth walls. It is not a response to public demand for additional stationary telephonic services. PPTs at times are a great convenience and at times are essential for public safety. However, PPTs can also attract socially unacceptable enterprises, are obtrusive on most residential streets, constitute a negative element in the viewscape, and present unnecessary obstructions to fluid pedestrian movement.

Over the past year and a half, this Board reviewed and provided substantive comments to over 500 proposed new PPT locations in CD4. Site observations determined that public demand is sufficiently met, and probably exceeded, within the Eighth, Ninth and Tenth avenue corridors. While there may be other areas in CD4 that are appropriate for new installations, without location-specific data, there is no way of knowing where PPT service is needed.

It remains very important that Community Boards continue to be consulted with regard to all installations of PPT's in public spaces. Further, Boards must be respected when they determine that a particular location is inappropriate for a new installation or that a particular booth should be removed in the public interest.

### **Department of Consumer Affairs**

We look forward to improved legislation in regard to licensing and the oversight of patron dancing establishments. The State legislature recently passed legislation that would require applicants for liquor licenses to prove that they are in compliance with the building's certificate of occupancy before receiving a license. We support similar legislation with regard to the issuance of cabaret licenses by the City.

At least 60 sidewalk cafés are licensed or have licenses pending to operate within CD4. Storefront businesses also commonly use sidewalk space for merchandise displays, signage, planters, informal seating and other business related uses. When operated

responsibly and within the law, these uses can contribute positively to the vibrancy of our neighborhoods. However, as sidewalk space is increasingly occupied by commerce and public street furniture, less space exists for pedestrians. Given limited enforcement personnel and other budget constraints, we encourage multi-agency enforcement by DCA, DOT, OME, DOB and DOS to ensure that sidewalk space is maximized for pedestrians and that all sidewalk regulations are upheld.

While we have in the past coordinated efforts with the 10<sup>th</sup> Precinct, DOB, OME and DCA to increase enforcement of parking lot licensing regulations, these efforts have recently been unsuccessful. When DOB or OME identifies faulty or expired Certificate of Occupancy documents, it is essential that DCA follow through to ensure that parking lots operate legally, especially with respect to capacity. We look forward to working with DCA to tackle this difficult problem.

## HOUSING

CB4 is committed to the preservation and expansion of affordable (middle and low-income) housing within our district.

Today, CD4 is a mixed-income community offering a range of services and resources to people of lower income that are not available elsewhere. Since its inception, the Board has worked to create a community open to people of all income levels. Unfortunately, the economic upswing of the last eight years has made tenants in Clinton and Chelsea vulnerable to speculation and displacement. The Board requests that the City recognize the long-term benefits associated with mixed-income neighborhoods and mixed-income buildings when considering the highest and best use for the remaining government-owned property within the district as well as when reviewing any zoning changes, variance requests or development plans.

### The District's

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diversity has been made possible, in part, by existing rent regulations.		
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which are in danger. Rent stabilization is again scheduled to expire next year. Given New York's low vacancy rate, the expiration of these regulations would create serious displacement of hundreds of thousands of families. In addition,		
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Though recently renewed, the retention of provisions for continued		
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deregulation of apartments once rents reach \$2,000 per month within the rent stabilization regulations is of grave concern. This provision has already significantly advanced the		
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of the stock of affordable housing in the District.		
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CB4 is firmly committed to the continuation of rent regulation; it is a necessity in a city predominately comprised of renter households. To that end, deregulation of units renting		

for more than \$2,000 per month should be repealed to ensure the preservation of regulated units with predictable rental rates.

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### Many Mitchell Lama and otherwise subsidized tenants

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have also been facing opt-outs from their programs. The City must ensure that rental subsidies (Section 8 Certificates or other programs) are in place to meet the needs of these tenants faced with displacement by their inability to afford increased rent due to opt outs.

### Single room occupancy housing

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(SROs) continue to disappear from the neighborhood, due to both legal and illegal conversions of these buildings to transient hotels or other uses. CB4 supports the acquisition, renovation and new construction of sensitively sited supportive housing developments to preserve and expand SRO housing stock.

CB4 supports the increasing of the Senior Citizen Rent Increase Exemption (SCRIE) annual income limits from \$20,000 per year to \$30,000 per year to reflect today's economics. Many seniors with income comprised of Social Security and pensions totaling \$30,000 are unable to afford their rents but make too much to qualify for SCRIE.

### CB4 believes significant government attention and investment are

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required to ensure new affordable (both moderate and low-income) housing is built in our community. We have been encouraged by the Mayor's focus on this issue and are hopeful this will lead to varied and creative new mechanisms to support this goal. With the exception of the 80-20 Housing Program (80% market rate units; 20% low income units), little, if any,

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new affordable housing has been

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constructed in recent years. Since the long ago demise of the Mitchell-Lama Program, most government funding opportunities do not address the needs of middle-income housing. In a community with a minimal supply of publicly held land, the best use for the remaining government-owned property within the district must be affordable housing. New means of creating – or encouraging - affordable housing on privately owned property must also be considered. Text and map modifications of the Zoning Resolution, new funding mechanisms,

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and innovations in housing type/construction must be explored for expansion of affordable mixed-income development within CD4.

### Department of Housing Preservation & Development

Over the last 10 years, most city-owned residential property within CD4 has been transferred to nonprofit and tenant-ownership programs that have provided opportunities for preserving and increasing the supply of decent, affordable housing. Tenant ownership has been possible through HPD's Tenant Interim Lease (TIL) Program. ??ANTHONY: DO YOU KNOW THE STATUS OF THESE TIL BLDGS? I CAN'T COMMENT/UPDATE. THANKS. Several years ago, there were almost twenty buildings enrolled in the program. Today, all but three have been sold to their tenants. These 3 buildings on 2 sites are both funded for renovation in FY '03. The successful completion of these renovations will mark the completion of the TIL program in the Board area. Since 1980, the TIL program will have produced over 500 affordable units of low-income cooperative housing providing homeownership opportunities for families and individuals whose incomes do not allow them to compete in the real estate market.

CB4 continues to support HPD's Neighborhood Revitalization Program (NRP), which funds the rehabilitation the city-owned buildings. We recognize that not every group of tenants is capable of, or desires, to assume the responsibilities of home ownership. Nonprofit rental buildings are a long term stabilizing force in our neighborhood. The Board also supports the continued use of the Supportive Housing Program to preserve and expand the supply of affordable SRO housing for homeless persons and community residents. This housing, with onsite supportive services for tenants, has been a successful model in housing very low-income persons. It is the sole HPD program that provides funds for acquisition of privately owned property for conversion to affordable housing, and provides a means to expand the supply beyond currently publicly owned land.

#### **CB4 strongly supports the Community Consultant**

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**Contracts that are critical to several community groups in our District working to preserve and increase affordable housing.**

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**in turn support the work of the Clinton Housing Development Company (CHDC) and Housing Conservation Coordinators (HCC).**

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As a result of their work deteriorated buildings have been restored to excellent, long-term affordable housing and the rights of tenants have been protected. Their funding sources, always in danger, should be increased.

#### **General Code Enforcement**

##### **Residents of Chelsea and Clinton continue to experience**

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**the negative impact of insufficient government response to conditions that threaten life, health and safety. In the 1980s, there were 685 housing code inspectors citywide.**

**Currently??ANYONE KNOW CURRENT #?, there are only 307 inspectors, including supervising inspectors. The Board requests that**

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**increase the number of its inspectors; fill the vacancies in its Litigation Bureau; and step up code enforcement as well as**

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increase the number and timeliness of litigation against the most egregious violators of the housing codes. We also request of HPD, DOB, and Corporation Counsel to pursue with due diligence the collection of outstanding fines owed by repeat violators, ensuring better enforcement and creating badly needed income for New York City. An atmosphere of lawlessness now exists because corrupt landlords know there will be few consequences for disregarding relevant statutes and codes.

### **Code Enforcement - Special Clinton District**

DOB and HPD inspectors, and those assigned to the Office of Midtown Enforcement (OME), do essential work in our area. Their work is particularly important within the Special Clinton District (SCD), where we depend on their skills to enforce arcane but essential provisions of the SCD. The Board continues to see cases where owners have made renovations in SCD buildings without first applying for a required Certificate of No Harassment. The Board is concerned that the spread of self-certification by architects and engineers in applications to DOB and other agencies has led to a lowering and evasion of standards, particularly in areas like the SCD where special zoning regulations apply. Close monitoring of the effect of self-certification is essential.

Regulations are only as effective as the system in place to enforce them. We therefore request of DOB, HPD and the Mayor's Office of Midtown Enforcement to provide rigorous and adequate training to ensure that inspectors have the special knowledge essential to preventing the flagrant disregard of SCD regulations that continue to occur too frequently. We also commit to taking such actions as are appropriate and necessary to stop illegal conversions, and to ensure that tenants are not harassed. We also call upon the DOB's Legal Department, Corporation Counsel and HPD to begin prosecuting the most flagrant violators of the regulations of the SCD and other housing codes and regulations.

It is crucial that an ongoing procedure be implemented by DOB to meet regularly with the Board and the community regarding these issues.

### **Single Room Occupancy Housing**

**CD4 contains a large number of SROs, including rooming houses, SRO hotels, and converted tenements. One of the largest concentrations of SRO housing is located on in the West 40s and 50s between Eighth and Ninth Avenues with over ten buildings used at least in part as SROs. SROs have become the single most important source of affordable housing for single adults and an important resource for the prevention of homelessness. Affordable housing within our district is critical to house the diverse population of artists,**

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**students, minimum wage earners and those on fixed incomes. This mixed population includes**

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the backbone of the service and cultural economy of the city, as well as many of the most frail and isolated members of our community.

The Mayor's Office of Midtown Enforcement and HPD must strengthen the SRO anti-harassment laws and enforce them to protect this valuable and essential community resource. Continued funding of the efforts of the West Side SRO Law Project to protect SRO tenants' rights and the preservation of SRO housing is essential.

## **NYC Housing Authority (NYCHA)**

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CB4 requests that NYCHA resolve the ongoing problems at Elliott-Chelsea Houses of poor maintenance and a lack of security at the state-funded portion of the development. Understaffing, lack of additional resources and the lack a coordinated management approach contributes to the worsening of these issues. We urge the City to bring the state-funded buildings under the federal funding umbrella.

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Security and enforcement are issues facing all property owners in the city. In particular, vandalism, drugs and lack of security continue to plague NYCHA developments in both Clinton and Chelsea. We encourage NYCHA to work with CB4 to help coordinate solutions using a community-wide strategy instead of isolating developments and the people living within from the resources that surround them.

## **HEALTH & HUMAN SERVICES**

### **Homelessness**

Tragically, homelessness, which has for too many years been a terrible problem citywide and a particularly visible one in our Board Area, seems to have been on the rise again. Over the years, efforts to "clean up" Midtown and other "high visibility" areas has only driven a larger number of homeless people into other parts of our community. Large public facilities located within our District, such as the Port Authority Bus Terminal, are also a natural gathering place for people without homes. Many homeless people need social services, in particular drug treatment and/or mental health services. Inclusion of these services is essential in any effort to address New York's homelessness situation. Increased funding to expand these services continues to be

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essential.

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**Janice McGuire**

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In February 2002, this Board participated in a homeless count of an area covering our entire district north of 23<sup>rd</sup> Street. In total, 1,028 homeless individuals were counted – only 603 of whom were counted in emergency, transitional or temporary shelters.

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Currently, two of the twelve citywide drop-in centers for homeless individuals are located within CD4. We encourage the City to continue funding these centers at adequate levels to provide the comprehensive interventions that are needed. We are also deeply concerned about the inadequacy of family shelter slots, especially for victims of domestic violence, as well as the lack of adequate resources for homeless youth. It is especially troubling that the needs of women, children and youth at risk are still so far from being met.

## **Supportive Housing**

CB4 recognizes the need for residential facilities and has consistently welcomed them into our neighborhoods, but we also realize that they can only be successful if they are well planned and staffed and appropriate for the location and population served.

Priority should be given to permanent facilities; whenever possible, such projects should mix supportive housing units with other low- and moderate-income units. The Community Boards must be given an opportunity to assess any proposal for residential facilities in terms of the needs for specific facilities, the adequacy of the plan, and the quality of the provider. The City should work with the community to determine the size, site and design of each facility. Any facility must provide adequate and essential social services as well as access to health services and other necessary support services.

The City must also provide for the protection and renewal of existing tenancies in occupied buildings in accordance with applicable laws.

## **Welfare Reform**

**CB4 remains concerned about the consequences of the original welfare reform efforts; while we are pleased with a number of recent modifications and proposals that address the need for individuals to get the training, education, and the on-going support they need to secure and retain living wage jobs with opportunities for advancement, we are equally concerned about potential changes that increase the burden on needy families,**

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and current proposals for the renewal of these policies,

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especially in light of the seriously deteriorated economic picture.

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We believe the flaws in the implementation of the WEP program and its weaknesses in providing a route to permanent employment and adequate financial support for participants have been well documented. Continued efforts must be made to expand the ability of individuals to get the training, education, and the on-going support they need to secure and retain living wage jobs with opportunities for advancement

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. The Board urges the City to work with the State of New York to ensure continuity of assistance to those in need as time limits are implemented.

## **HIV / AIDS**

New York City continues to account for a major proportion of the nation's AIDS cases; CD4 is home to the largest percentage of people with AIDS nationwide. In order to slow and hopefully stop the spread of this disease, we actively support programs such as education, condom distribution and needle exchanges. For our neighbors who are stricken with this disease, we welcome community-based care facilities, supportive housing and other programs geared towards people with AIDS. HIV/AIDS infection rates have long been increasing especially within communities of color, and among women and youth, however funding for prevention and services to these communities has not kept pace.

### **Core Support for the Young and the Old**

CB4 is concerned that both the youngest and the oldest among us have adequate access to services necessary to assure their health, safety and security. For young children, adequate, supportive, licensed and affordable day care must be available for all those eligible, especially those newly moving into employment. Easily accessible and responsive health services for children and pregnant women are essential. For the elderly, a comprehensive range of services for our elderly, including community centers, in-home supports, transportation, supportive housing, and preventive health and social services, are essential to assuring that they can live out their lives with dignity within their home communities.

### **Accessibility**

We call upon the city Human Rights Commission to increase funding for more inspectors to investigate and enforce disabled accessibility building code compliance. We continue to receive complaints about deficiencies in various aspects of the paratransit system, including serious limitations in Access-a-Ride service.

## **YOUTH SERVICES**

I DON'T KNOW WHERE THE FOLLOWING DATA CAME FROM AND I'M NOT SURE IT IS ALL ACCURATE. The combined neighborhood of Chelsea-Clinton is home to more than 7,500 children under 18 years of age, more than 17% of whom receive public assistance. More than 2,000 of these children are under the age of five, and in dire need of public day care. In our district, which ranked third in terms of reported abuse and neglect, only one quarter of the children eligible for public day care receive it and 1,200 children are uninsured, according to the Citizens Committee for Children of New York.

While we understand the current fiscal crisis, we are very concerned that youth services are shouldering more of the crunch than is equitable. While we were very relieved to see some of the initial cuts restored, there are still some areas of concern.

**ACS is absorbing cuts both in its child welfare and child care divisions that are of concern. In addition, the impact of transferring the school-age component of child care services to DYCD, and assuming a significant cost savings, remains very unclear and potentially troublesome.**

in line for a cut that is still too high, especially in terms of child-care slots. Chelsea-Clinton needs increased day care options.

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repeatedly acknowledged that it still needs to serve thousands of children citywide to meet the needs of eligible

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participating in the Work-Experience Program.

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In a neighborhood such as ours, which includes

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of our families are dependent on public assistance, or are

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low-income working families, quality, city-funded day care is a primary