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Community Board No. 2, Manhattan

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Greenwich Village ❖ Little Italy ❖ SoHo ❖ NoHo ❖ Hudson Square ❖ Chinatown ❖ Gansevoort Market

March 28, 2023

Eric L. Adams, Mayor
City of New York
City Hall
New York, NY 10007

Alicia West, Director
Public Design & Community Outreach
NYC Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Adolfo Carrion, Jr., Commissioner
NYC Housing, Preservation & Development
100 Gold Street
New York, NY 10038

Dan Garodnick, Chair
NYC City Planning Commission
120 Broadway, Suite
New York, NY 10271

Dear Mayor Adams, Commissioners Carrion and Garodnick, and Ms. West,

At its Full Board meeting on March 23, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Support of Affordable Housing on the Northern Portion of the 388 Hudson Street Site

Whereas:

1. 388 Hudson Street, a former parking lot that NYC acquired in 1999 for construction of water tunnel shaft 28B; it is located on the east side of Hudson Street, extending the full block between West Houston and Clarkson Streets, 200 feet by 125 feet with a total lot area of 25,000 sf and zoned M1-5 at the edge of the Greenwich Village Historic District. It abuts the west side of City-As-School High School and is across the street from J.J. Walker Park.⁴
2. In [2015](#), CB2 identified the northern portion of the site as a possible location for new affordable housing.⁵
3. NYC DEP has retained a permanent easement of 9,375 sf on the southern portion of 388 Hudson Street to allow for monthly maintenance and inspection related to the new water tunnel, City Tunnel No. 3.⁶ This initial easement of 9,375 SF expanded to 11,375 SF in recent presentations to CB2.
4. Jacob Dugopolski of WXY Studio presented an illustrative zoning analysis for 388 Hudson Street to give a preliminary idea of how the northern portion could accommodate affordable housing and a community facility.

5. Comments from the public included mention of the murals on the side façade (lot line) of the neighboring City-As-School building, although the committee consensus was that the murals should not obstruct the construction of affordable housing on the site.

Therefore be it resolved that CB2, Man.:

1. Supports maximizing the number of affordable housing units and/or square footage of the building on the northern portion of the 388 Hudson Street site.
2. Strongly opposes the construction of any market-rate housing on this site.
3. Supports mixed-use and the inclusion of a community facility, particularly a NYC recreation center, on the northern portion of this site.
4. Supports the creation of a master plan that assesses both the affordable housing and the recreational opportunities in the area, including the Dapolito Recreation Center.
5. Supports community outreach about the artwork on the side façade of the City-As-School building abutting the site.
6. Questions the reduction in size of the northern portion of the lot by NYC DEP and asks that the agency make public its reasons for increasing the area needed for access on the southern portion before the Parks Dept. begins its design process.
7. Advises that any scoping should include outreach to and the involvement of local residents, local school communities — including the adjacent City-As-School High School and M721, Manhattan Occupational Training Center — and local businesses.

Vote: Passed, with 40 Board members in favor and 4 in opposition (R. Ely, C. Flynn, D. Miller, K. Shea).

Please advise us of any decision or action taken in response to this resolution.

Sincerely,



Eugene Yoo, Co-Chair
Land Use and Housing Committee
Community Board #2, Manhattan



Katy Bordonaro, Co-Chair
Land Use and Housing Committee
Community Board #2, Manhattan



Jeannine Kiely, Chair
Community Board #2, Manhattan

JK/fa

c: Hon. Dan Goldman, Congressman
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, Assembly Member
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Man. Borough President
Hon. Erik Bottcher, NYC Council Speaker
Malcom McDaniel, Office of the Mayor
Humberto Galarza, Community Outreach, NYC Dept. of Environmental Protection
Ahmed Tigani, First Deputy Commissioner, NYC Housing, Preservation & Development
Felipe Cortés, Assistant Commissioner for Planning and Predevelopment, NYC Housing,
Preservation & Development
Amy Pivak, Director of Predevelopment Planning and Urban Design, NYC Housing,
Preservation & Development
Ariel Bi, Borough Affairs Liaison, City Planning Commission