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COMMUNITY BOARD NO. 2, MANHATTAN

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

October 30, 2023

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

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

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

Rohit T. Aggarwala, Commissioner
NYC Department of Environmental Protection
59-17 Junction Boulevard
Flushing, NY 11373

Dear Mayor Adams, Chair Garodnick, and Commissioners Aggarwala and Carrion:

At its Full Board meeting on October 19, 2023, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

388 Hudson Street. Continued discussion based on HPD's Community Visioning Hearings

Whereas:

1. In March 2023, CB2 passed a resolution urging maximization of affordable housing on the northern portion of 388 Hudson Street, including a NYC Department of Parks recreation center as a community facility at the site.
2. In April 2023, CB2 passed another resolution about 388 Hudson Street. At this time, CB2 focussed on issues relating to NYC DEP. CB2 requested that DEP's development rights be transferred from the southern portion to the northern portion of the lot and that the set-back proposed for the southern facade of the building be eliminated.
3. In July 2023, CB2 passed a resolution strongly recommending that the building at 388 Hudson include a NYC Parks recreation center of at least three floors at the base of the building; that the new building be contextual with, and sensitive to, the Greenwich Village Historic District; that NYC HPD analyze all zoning options in order to maximize design flexibility and optimize the amount of affordable housing at the site; and that HPD share the draft RFP with CB2 for its review and feedback before it is finalized.
4. Since then NYC HPD has completed two public community engagement meetings on the development of permanent, 100% affordable housing at the site.

5. CB2 continues to press for maximizing the FAR of this building in order to maximize the production of 100% permanent affordable housing at this city-owned site which will benefit all New Yorkers. Very little housing has been built in the West Village in recent years. From 2010 to 2021 only 32 units of housing were built in this neighborhood.
6. CB2 is encouraged that HPD is looking at a variety of zoning options to maximize the development potential of 388 Hudson Street.
7. CB2 is encouraged that HPD is continuing to work closely with DEP to explore a number of factors, including the transfer of development rights from the southern water tunnel site to the north development site and the possibility of having below ground floors.
8. CB2 is encouraged that HPD understands the importance of Design Excellence for this building, which stands between the Greenwich Village Historic District and Hudson Square. Both CB2 and many community members emphasize the importance of this building as a bridge between these two districts and as an opportunity to introduce a building that contributes to the quality of space in our community board. For example, a building with a taller base and fewer set-backs could produce a shorter, more contextual, building with identical FAR.
9. CB2 supports Assembly-Member Glick's October 12 letter to Adolfo Carrion, Commissioner of HPD, (attached) in response to a September 26 letter from Michael Sandler, Associate Commissioner of Neighborhood Strategies at HPD, to Village Preservation (attached)
10. CB2 supports HPD's vision of this site with mixed uses, including residential and a community facility, which we define as a NYC Department of Parks recreation center. Non-residential use on the ground floor can enhance street safety and evoke the spirit of Greenwich Village. We do not want to see the site wasted on retail uses for which there is plenty of opportunity in the vicinity. This is a unique opportunity to bring in a new recreation center.
11. CB2 is encouraged that HPD has engaged in discussions with community stakeholders, organizations, local elected officials, and the Community Board itself in order to create the best possible plan for 388 Hudson Street

Therefore be it resolved that

1. CB2 rejects HPD Associate Commissioner Michael Sandler's guarantee of +15% affordability in perpetuity as insufficient and asks that permanent 100% affordability be a condition of HPD's upcoming RFP.
2. CB2 asks that HPD send CB2 a written explanation of the mechanisms it will utilize to guarantee 100% affordability in perpetuity at 388 Hudson St.
3. CB2 supports HPD's efforts to examine a variety of zoning scenarios to maximize the FAR at this site, without sacrificing the need to produce a contextual building with respect to materials, window sizes, etc.
4. CB2 supports HPD in its ongoing discussions with DEP, including the following topics:

- a. Elimination of the need for a setback on the southern façade of the 388 Hudson Street development portion;
 - b. The ability to build below-grade levels for the building; and
 - c. Transfer of development rights from the southern portion of the site to the northern portion.
5. CB2 continues to support the creation of a multistory, NYC Parks Department, full-service recreation facility in the base of the building.
 6. CB2 continues to request that HPD share the draft RFP with CB2 for its review and feedback before it is finalized.

Vote: Passed, with 31 Board members in favor, 2 in opposition (R. Kessler, R. Sanz), and 4 abstentions (W. Benesh, D. Miller, E. Olson, E. Smith).

We respectfully request that your agency take action consistent with the positions expressed in the above.

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



Susan Kent, Chair
Community Board #2, Manhattan

SK/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
- Alicia West, Director, Public Design & Community Outreach, NYC Department of Environmental Protection
- 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