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## COMMUNITY BOARD NO. 2, MANHATTAN

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July 24, 2024

Steve Simon  
Chief of Staff to Manhattan Borough Commissioner  
NYC Department of Parks & Recreation  
Arsenal West  
24 West 61st Street, 5th Fl.  
New York, NY 10023

Dear Mr. Simon:

At its Full Board meeting on July 18, 2024, Community Board #2, adopted the following resolution:

### **A Resolution Supporting Inclusion of a Recreation Center Within the Proposed Mixed-Use Affordable Housing building at 388 Hudson St.**

#### **Whereas:**

1. On July 10, 2024 at 5:30pm, CB2 Manhattan's (CB2M) Land Use & Housing and Parks & Waterfront committees met jointly to hear a presentation by the NYC Department of Parks & Recreation (DPR) and the NYC Department of Housing Preservation & Development (HPD) on the future of recreation center space in our neighborhood, more specifically at the new affordable housing building proposed to be built at 388 Hudson St. on the north side of the NYC Dept of Environmental Protection (DEP) water tunnel site. [The south side of this lot is planned to become public open space operated by the Hudson Square Business Improvement District and administered by the DPR in coordination with DEP, which has placed constraints on the site to protect access to water tunnel infrastructure below.]
2. In repeated resolutions over the past two years, CB2M has expressed the need for a public recreation center in the neighborhood while the Tony Dapolito Recreation Center has been closed for repairs. The area around the center is now a construction site that is challenging to maintain.
3. In addition, CB2M has stressed its interest in locating a new public recreation center on multiple floors at 388 Hudson St. regardless of what might occur in terms of renovation, repairs and re-opening of the Tony Dapolito Recreation Center.
4. CB2M has also repeatedly stressed the importance of HPD, DEP and DPR working together to maximize the potential of the residential and open space sites at 388 Hudson St. A ten-foot no-

drill zone on the southern flank of the north parcel raises questions of how best to use that space.

5. Tyler Tichenor, HPD planner, reaffirmed that the residential building will be built on the 13,625sf site on the north side of the 388 Hudson lot. He explained that cooperation between DPR, HPD, DEP and the DOE (because of the school that abuts the lot) has resulted in a revision that will permit the site to be utilized with narrower setbacks, increasing the floor plate on lower floors. Below-grade construction is now also seen as possible.
6. DPR and HPD are now proposing that the ground floor plus two floors below grade be used to create a recreation center to include, at a minimum, an indoor pool, basketball courts, fitness and community rooms, a dedicated entrance, etc. An outdoor pool cannot be included in the scope of this project.
7. Representatives stated that the almost 13,625sf size of the base and use of basements and lower floors constitute effective use of square footage that doesn't lend itself to residential use. The current Tony Dapolito Recreation Center is 27,000sf. [As a point of reference, The Chelsea Recreation Center is 56,000sf.]
8. A topic of discussion that was not explored was the ownership structure of a DPR public facility sited within a privately-developed residential building on public land.
9. Though details of future plans for the building at 1 Clarkson Street/ 2-8 Seventh Avenue South have not been determined, DPR also said that it was prioritizing preservation of the Keith Haring mural and the outdoor pool and was exploring suggestions for future uses of the space and that it would be soliciting further input from the community.
10. The Tony Dapolito Recreation Center is not an individual landmark but is within the Greenwich Village Historic District Extension II (although the pool, playground, landscaped areas and ballfields behind it are not<sup>1</sup>) and thus protected under the Landmarks Law.

**Therefore, be it resolved that CB2:**

1. Thanks DPR, HPD and DEP for responding to CB2M's request for a modern, full-service, multi-story public Recreation Center at 388 Hudson St. with the potential for regulation-sized facilities that have been unavailable at the Tony Dapolito Recreation Center.
2. Asks that this information be incorporated as a prerequisite into the soon to be produced and released HPD Request for Proposals for 388 Hudson St.
3. Insists that DPR consider leasing appropriate space, perhaps a local unused gym on Varick a block away, as an interim Recreation Center while the new building is not yet built.
4. Applauds the agencies for working together as requested by the community board.
5. Recommends that DPR create protocols for public safety at and maintenance of the Tony Dapolito Recreation Center site while it is closed.
6. Prioritizes the preservation of the Haring mural and an outdoor pool.
7. Requests further clarification regarding ownership, investment funding, perpetual public access and maintenance expense protocols when the new DPR recreation center is constructed in the building at 388 Hudson St.
8. Holds DPR to its promise that further community input will be solicited before any decisions are made regarding the disposition of the current Tony Dapolito Recreation Center.

**Vote:** Passed, with 33 Board members in favor, 4 against (A. Brenna, V. De La Rosa, M. Fitzgerald, P. Laraia), and 2 abstentions (C. Booth, D. Raftery).

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

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<sup>1</sup> <https://s-media.nyc.gov/agencies/lpc/lp/2366.pdf> p. 275

Sincerely,



Richard Caccappolo, Chair  
Parks & Waterfront Committee  
Community Board #2, Manhattan



Susan Kent, Chair  
Community Board #2, Manhattan

RC/em

cc: Hon. Dan Goldman, Congressman  
Hon. Brian Kavanagh, NY State Senator  
Hon. Deborah J. Glick, NY Assembly Member  
Hon. Mark Levine, Manhattan Borough President  
Hon. Erik Bottcher, NYC Council Member  
Tyler Tichenor, HPD, project manager for the Request for Proposal (RFP) for the new building  
at 388 Hudson St.  
Amy Pivak, HPD, Director of Predevelopment Planning and Urban Design