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COMMUNITY BOARD NO. 2, MANHATTAN

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

December 8, 2025

Hon. Kathy Hochul
Governor
State of New York
The Capitol
Albany, NY 12207

Honorable Governor Hochul:

At its Full Board meeting on November 20, 2025, Community Board 2 Manhattan adopted the following resolution:

Resolution Calling for a Master Plan for Gansevoort Square to Expand the Project Site and Maximize Affordable Housing on Public Land

Whereas:

1. Community Board 2 Manhattan (CB2M) has passed three resolutions on the Gansevoort Square project: December 2024, January 2025, and April 2025.
2. Since CB2M first learned about the project in October 2024, the Board has taken a more comprehensive review of the site and its surroundings. This parcel is one of the few publicly-owned sites in Community District 2, and therefore, its redevelopment should maximize the public benefit to the fullest extent possible;
3. CB2M remains committed to supporting the Whitney Museum while still taking advantage of this rare opportunity to maximize affordable housing opportunities;
4. With the exit of the remaining meatpacking companies in the summer of 2025, deindustrialization of the area has now occurred. This is a critical time to rethink the evolution of the neighborhood, including requisite infrastructure to support new residential uses and evaluating the impact of new structures in a FEMA-designated Special Flood Hazard Area and their effect on older structures that do not meet modern flood-mitigation standards;

5. The surrounding network of streets, Gansevoort Street, Little West 12th Street, 9A, 10th Avenue, 14th Street, and Washington Street, is a complex and outdated street grid that no longer needs to serve an industrial use;
6. CB2M has identified a larger area for consideration – from Jane Street on the south to the south side of West 14th Street on the north and from Washington Street on the east to 9A on the west – containing several parcels of state-owned property (both current street beds that were needed for the meatpacking trucks and some state-owned parcels in the proposed study area) that could be combined with the Gansevoort Square project to increase the land available for housing. Incorporating these publicly-controlled areas into the Gansevoort Square site would significantly increase the land available for housing and eliminate the large expanses of public space ignored in the current configuration;
7. The current plan does not provide these public space and connectivity features:
 - a. A better connection between the inland and the waterfront / Hudson River Park; currently, it is difficult to access the waterfront from this area.
 - b. An improved use of space if the various street beds are available for the project.
 - c. An improved streetscape.
 - d. An extension of the streetscape out to 9A allows the Meatpacking District to connect to 9A in the same graceful way as the other areas to the North and South do (the far West Village and Chelsea, in CB4M).
8. Demapping the streets in this area could lead to a better utilization of the space, now that the deindustrialization of the Meatpacking District has occurred;
9. The current plan proposes an inadequate amount of affordable housing that does not provide the level of public benefit appropriate for a project of this scale on city-owned land;
10. NYCEDC’s press release dated October 31, 2025 identified Kinwood Partners as the project’s “emerging developer.” NYCEDC’s Emerging Developer Guidelines define an “emerging developer” as a firm with limited experience and having barriers to entering the industry;
11. The RFP states that NYCEDC is “committed to increasing the participation of emerging developers and non-profits in City development projects” and that “respondents are encouraged to consider including emerging development firms”;
12. Subsequent coverage reported by *The Real Deal* on November 17, 2025 raised substantial concerns that the firm’s principal was formerly the Chief Operating Officer of a multi-billion dollar developer and does not meet the intent of the Emerging Developer Guidelines;
13. Former NYC First Deputy Mayor Alicia Glen has stated that the choice of Kinwood Partners is “appalling and disgraceful”;
14. The article raises questions that call for clarification:
 - a. Was the “emerging developer” designation misapplied?

- b. If the “emerging developer” designation was misapplied, does this materially compromise the completed selection process?
- c. How much of a factor was the “emerging developer” in the RFP scoring process?
- d. How did Kinwood Partners compare to the “emerging developers” on the other short-listed development teams?

Therefore be it resolved that Community Board 2 Manhattan is calling for the development of a Master Plan to expand the project site for the area bounded by Jane Street on the south, West 14th Street on the north, Washington Street on the east and 9A on the west that addresses the following:

- incorporates adjacent public parcels and obsolete streetbeds to expand the developable area;
- maximizes affordable housing on public land;
- reconfigures the outdated industrial grid, including potential street de-mapping to improve circulation and safety;
- strengthens connections to Hudson River Park and improves the streetscape and open space;
- evaluates utilities and flood-resilience needs within the FEMA Special Flood Hazard Area;

Therefore be it further resolved that CB2M insists that any planning process include meaningful community involvement with the immediate and adjacent neighborhoods.

Therefore be it further resolved that, based on the new information and concerns about the “emerging developer” that may have materially compromised the selection process, CB2M recommends reassessing the Kinwood Partners selection as an emerging developer and urges that future assessment of emerging developers focus on truly bringing new entrants into New York City’s developer market.

Vote: Passed, with 31 in Favor, 4 in Opposition (C. Dignes, J. Liff, R. Sanz, E. Siegel), and 3 Abstaining (N. Chen, R. Kessler, E. Smith).

Respectfully submitted,



Valerie De La Rosa
Chair, Community Board 2 Manhattan



Eugene Yoo
Chair, CB2M Land Use Committee

Copies: Hon. Eric Adams, Mayor of the City of New York
Hon. Andrew Kimball, President & CEO, NYC Economic Development Corporation
Hon. Marie Therese Dominquez, Esq., Commissioner, NYS Dep't of Transportation
Hon. Brad Hoylman-Sigal, NYS Senate, 47th District
Hon. Deborah Glick, NYS Assembly, 66th District
Hon. Ydanis Rodriguez, Commissioner, NYC Department of Transportation
Hon. Mark Levine, Manhattan Borough President
Hon. Erik Bottcher, NYC Council, 3rd District
Hon. Brad Lander, Comptroller of the City of New York
Hon. Dan Goldman, U.S. Representative, 10th District