



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

Burt Lazarin
Chair

Jesse Bodine
District Manager

December 13, 2018

Marisa Lago
Chair
Department of City Planning
120 Broadway, 31st Floor New York, NY 10271

Re: Hudson Boulevard Park, Block 4
ZR Section 93-32(b) Contribution in Kind Application

Dear Chair Lago,

On November 14, 2018, Tishman Speyer presented Manhattan Community Board 4's (MCB4) Clinton/Hell's Kitchen Land Use and Zoning Committee with its application for a zoning authorization to permit a "Contribution in Kind" to the Hudson Yards District Improvement Fund by improving a portion of Block 4 of the Hudson Boulevard Park ("Park").

The Zoning Resolution permits a "Contribution in Kind" to the Hudson Yards District Improvement Fund in exchange for the improvement of portions of Phase 2 (which includes blocks 4, 5, and 6) of the Park.

With the present application Tishman Speyer seeks to acquire and construct an additional portion of the Park in the southeastern section of Block 4 (Block 707, Lot 17) in accordance with the provisions of the zoning text amendment to Section 93-32-b) recently approved by the City Council on June 7, 2018, upon the favorable recommendation of the Community Board.

On December 5, 2018, Manhattan Community Board 4 at its monthly Full Board meeting, with 33 in favor, 0 opposed, 0 abstaining, and 1 present but not eligible, voted to recommend approval of Tishman Speyer's application.

Momentum for Blocks 5 and 6

Tishman Speyer first presented its "concept design" for Block 4 of the Park (between West 36th Street and West 37th Street) to the Clinton/Hell's Kitchen Land Use Committee on December 14, 2016. On January 4, 2017, MCB4 vote to recommend approval of the concept design.

The design of the portion in the present application reflects the park design first presented to the Committee in December 2016 and will be connected to and fully integrated with the L-shaped portion of Block 4 previously approved. Approval of the application would represent an important step towards the development of the entirety of Block 4 as part of the Hudson Boulevard Park.

In its letter of July 2017, the Board welcomed the report that Tishman Speyer was actively pursuing acquiring the parcel of land which would increase the size of Block 4. Today, the Board is gratified to learn that final acquisition of the parcel is at hand.

While the Board is pleased the parcel will be acquired and built as a Park, it is important to recognize that the entirety of Block 4 has yet to be acquired and completed. Specifically, the eastern edge of Block 4 remains private property, not a public street as conceived in the original design. We look forward to further discussions on how the street will be incorporated into Block 4.

The Board believes that getting the entire Block 4 portion of the Park up and running will give momentum to getting Blocks 5 and 6 acquired and built as park space, fulfilling the City's promise to the people of Hell's Kitchen.

Sincerely,



Burt Lazarin
Chair
Manhattan Community Board 4



Jean-Daniel Noland
Chair
Clinton/Hell's Kitchen Land Use Committee