



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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BURT LAZARIN
Chair

JESSE R. BODINE
District Manager

June 13, 2019

Pastor Tiffany Henkel
Chair
Hell's Kitchen South Coalition
410 West 40th Street
New York, NY 10018

**Re: Hell's Kitchen South Coalition
Neighborhood Plan**

Dear Pastor Henkel,

On May 8, 2019, the Hell's Kitchen South Coalition ("Coalition") presented its Neighborhood Plan¹ ("Plan") to Manhattan Community Board 4's (MCB4) Clinton/Hell's Kitchen Land Use Committee.

The Plan, a work of nearly two years in the making and involving scores of meetings with community residents, business owners, elected officials, and MCB4 members, is a comprehensive blueprint to develop the nearly 13 acres of nine Port Authority of New York and New Jersey properties and open cuts in order to create public open and green space, residential housing with a strong affordable component, and commercial and local retail in Hell's Kitchen South – that is, in the area from West 30th to West 42nd Streets, from Eighth Avenue to Eleventh Avenue.

The Plan envisions no up-zoning, no change in permitted use, and would maintain existing height and setback requirements on the properties. If implemented, it would create nearly six acres of open green space, including a 1.3 acre park, almost 2,000 apartments, almost 650 of which would be affordable, and nearly two million square feet of commercial space, including 25 "affordable" retail stores.

¹ https://www1.nyc.gov/html/mancb4/downloads/pdf/hksc_neighborhood_plan_20190531.pdf

The Board's Land Use Committee found the Plan to be well thought out and workable, and one offering the welcome potential to knit back together a community ripped asunder by decades of transportation infrastructure harm. It also offers a tremendous opportunity for the City to revitalize a core section of midtown Manhattan in anticipation of the expected explosive growth in the area.

As well, the Plan focuses on essential strategies to reduce the area's appalling air quality through smart design of bus buildings and ramps. A separate facility to accommodate all buses currently using the curbside would be built to reduce traffic, improve air quality, and enhance pedestrian safety.

On June 5, 2018, following the counsel of its Clinton/Hell's Kitchen Land Use Committee, Manhattan Community Board 4 by 44 in favor, 0 opposed, 0 abstaining, and 1 present but not eligible, voted to thank you and the Coalition for its presentation and to enthusiastically endorse the Plan.

The Board also strongly urges the Port Authority of New York and New Jersey to seriously consider the Plan's recommendations as the bus terminal replacement project advances.

Sincerely,



Burt Lazarin
Chair
Manhattan Community Board 4



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

Cc: Hon. Jerrold Nadler, U.S. Congress
Hon. Corey Johnson, Speaker, New York City Council
Hon. Gale Brewer, Manhattan Borough President
Hon. Brad Hoylman, New York State Senate
Hon. Richard Gottfried, New York State Assembly
Port Authority of New York and New Jersey
Michael Replogle, NYC Department of Transportation
Carolyn Grossman, Department of City Planning