



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD FOUR**

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**LOWELL D. KERN**  
Chair

**JESSE R. BODINE**  
District Manager

November 13, 2020

Radson Development  
111 Great Neck Rd,  
Great Neck, New York 10024

**Re: Slaughterhouse Site  
Preliminary Response  
Proposed Open Space Design**

On October 14, 2020, at Manhattan Community Board 4's (MCB4) Clinton /Hell's Kitchen Land Use (CHKLU) Committee meeting, Radson Development (the "Developer") presented an updated design concept for the Slaughterhouse site at 495 Eleventh Avenue between 39<sup>th</sup> and 40<sup>th</sup> Streets ("Site"), for Public Design Commission's preliminary review. Part of that presentation included a preliminary site plan for the proposed Open Space immediately south of the Proposed Development.

MCB4 thanks the Developer for its presentation and suggests the following steps to achieve a fully integrated and designed Open Space. These suggestions were voted on at the MCB4 Full Board meeting on November 4<sup>th</sup> with a vote of 44 in favor, 0 opposed, 0 abstaining, and 0 present but not eligible.

## **RECOMMENDATIONS AND CONCERNS**

### **Background and Context**

- MCB4 requests for the Developer to update the open space base information for the adjacent City Bella Abzug park plan, to reflect the current approved designs and park boundaries. The park runs from West 33<sup>rd</sup> to West 39<sup>th</sup>; the proposed extension to West 42<sup>nd</sup> was removed years ago.

## Schematic Design

- The proposed design incorporates the design vernacular of streetscape guidelines established by the Hudson Yards/Hell's Kitchen Alliance (HYHK), MCB4 appreciates extending those guidelines to this proposed open space.
- The proposed design is too conservative in planting and other design elements, and needs to be further developed.
- Trees can be planted in public right of way with revocable consent from the Department of Transportation and the Department of Parks and Recreation. Recently the HYHK received approval to plant trees in a mid-sidewalk area of Tenth Avenue, between 37<sup>th</sup> and 38<sup>th</sup> Streets. The development team should consult with HYHK and build on that precedent.
- Consider the integration, as a design element, of one of the original Slaughterhouse limestone Cow Heads into the open space. Those sculptures came from the façade of the 1909 Slaughterhouse on the development site. Repurposing one into the proposed open space would be the most proximate to its original location.
- The Board urges the Developer to work with all MCB4, the Javits Center and Port Authority, to develop a more integrated and ambitious proposal for the full 60-foot wide plaza, in the former street bed. Such a proposal must take into account the multiple egress and maintenance easements of both agencies. MCB4 will initiate and convene those discussions.

## Conclusion

MCB4 appreciates the presentation of the preliminary schematic design and looks forward to working with the Developer and related City and State agencies, to achieve a fully integrated and designed open space.

Sincerely,



Lowell D. Kern  
Chair  
Manhattan Community Board 4



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