

June 12, 2002

Hon. Amanda M. Burden
Chair
City Planning Commission
22 Reade Street
New York, NY 10007

Re: Third Amended Clinton Renewal Plan – ULURP Appl. No. C 020548 HUM

Dear Chair Burden:

At its regularly scheduled monthly full board meeting held on June 5, 2002, Manhattan Community Board No. 4 held a duly noticed public hearing on ULURP application number C 020548 HUM and adopted the following resolution (by roll call vote 40 in favor, 0 opposed, 0 present but not eligible to vote and 0 abstentions.)

Whereas, the NYC Department of Housing Preservation and Development (HPD) proposes to amend the Clinton Urban Renewal Plan for the Clinton Urban Renewal Area (CURA) by adopting the Third Amended Clinton Urban Renewal Plan (the Third Amendment); and

Whereas, in addition to conforming the text to current HPD language, terminology and methodology and updating the timetable for carrying out the plan, the Third Amendment effects two primary changes:

1. The land use designations for Sites 4, 5A, 5B and 5C, which have previously been developed as housing pursuant to the plan, are proposed to be changed from “public utility or residential with accessory commercial” to “residential;” this change simply reflects existing land use; and
2. The land use designation “residential with accessory commercial” has been changed to “residential,” which is defined as “residential and other uses, including commercial;” the substantive change appears to be limited to expanding “accessory commercial” to the broader term “commercial,” which is appropriate to provide additional flexibility; and

Whereas, most of the Acquisition Parcels designated in the plan have already been developed, and the Third Amendment will not alter or restrict development of the remaining undeveloped Acquisition Parcels in a manner consistent with the planning that has been done by this Board or the Clinton CURA Coordinating Committee in consultation with HPD; and

Whereas, the only Acquisition Parcel that has yet to be acquired by the City is Site 6, which is the western portion of block 1082, on 11th Avenue between 53rd and 54th Streets; as such, this property is not subject to the development restrictions of the plan and, because it is located within the Project

Boundary, it is also is excluded from the height and bulk restrictions of the Special Clinton District;
and

Whereas, this Board believes that redevelopment of Site 6 should be consistent with development in surrounding area, including, in particular, the residential redevelopment that has taken place in the blocks immediately to the south, which have recently been changed to an R8A zoning designation;
and

Whereas, this Board notes with concern two changes in the Third Amendment:

1. The sentence "Continued involvement of the community in the redevelopment process is a major objective of this plan," which is at the end of Section B.3 of the Second Amended Urban Renewal Plan, has been omitted. The redevelopment that has taken place to date in the CURA has been the result of cooperation between the community and HPD, and that cooperation is continuing as proposals are being considered and plans are being made for the remaining undeveloped properties in the CURA.
2. Under the Second Amended Urban Renewal Plan, design review by HPD was mandatory (see Section E.3); in the Third Amendment design review takes place only at HPD's discretion (see Section F.5). This Board believes that all redevelopment will be enhanced through design review, and that this process should be required in all cases.

Therefore Be It Resolved, that Manhattan Community Board No. 4 recommends approval of the Third Amended Urban Renewal Plan for the Clinton Urban Renewal Area, provided (i) the sentence "Continued involvement of the community in the redevelopment process is a major objective of this plan" (or its substantive equivalent) is restored and (ii) Section F.5 is changed to indicate that design review will be required of all redevelopers, though the submissions required may vary; and

Further resolved, that this Board will oppose any future request to permit redevelopment of Site 6 for a use inconsistent with residential use or at a density that exceeds what is allowed in an R8A zoning district.

Sincerely,



Simone Sindin
Chair
Manhattan Community Board No. 4

Anna Hayes Levin
Chair
Clinton Land Use & Zoning Committee

This letter was passed at Manhattan Community Board No. 4's June 5, 2002 full board meeting.

cc: Hon. Michael Bloomberg, Mayor
Hon. C. Virginia Fields, Manhattan Borough President
Local Electeds
Hon. Jerylin Perine, HPD
Michael Polo, HPD