

April 3, 2003

Hon. Jerilyn Perine
Commissioner
NYC Department of Housing Preservation and Development
100 Gold Street
New York, New York 10038

Re: 501 and 505 West 51st Street

Dear Commissioner Perine:

Manhattan Community Board No. 4 writes to express its support for the proposed redevelopment by an affiliate of Clinton Housing Development Company (CHDC) of the buildings at 501 and 505 West 51st Street, both part of Site 9C in the Clinton Urban Renewal Area.

501 West 51st Street is the last residential building in the Clinton Urban Renewal Area awaiting renovation. The adjoining parcel, 505 West 51st Street, has a one-story garage that has been occupied for many years by the Kriegel family doing business as Dave's Collision. The proposed project involves the addition of a seventh floor to 501 West 51st Street, the construction of six new stories over the existing garage at 505 West 51st Street, and the creation of a condominium with 24 new lower income rental housing units on floors 2 through 7, and 3 commercial units on the ground floor. The two commercial units on the ground floor of 501 West 51st Street would be owned by CHDC and the developer, and the commercial unit at 505 West 51st Street would be owned by Dave's Collision.

A UDAAP application for disposition of 501 West 51st Street to the developer was approved in 2001, as Phase II of the two-phase project that included as Phase I the renovation of 501 and 503 West 53rd Street and 773, 775 and 777 Tenth Avenue. The renovation contemplated at that time involved the creation of 15 lower income housing units. In March 2003, CHDC and Richard Kriegel reached a preliminary agreement to expand the project to include 505 West 51st Street, as described above. We understand that CHDC and Mr. Kriegel are now in discussions with HPD about approval of the expanded project.

CHDC presented the expanded project to the Board's Clinton Land Use and Zoning Committee at its meeting on March 12, 2003. Mr. Kriegel attended the meeting, as did at least 6 of the 8 remaining residential tenants of 501 West 51st Street, representatives of Encore Community Services (now constructing senior housing at 755-765 Tenth Avenue adjacent to 501 West 51st

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Street) and Housing Conservation Coordinators, and several other members of the Clinton Urban Renewal Area community.


While a number of engineering and land use questions arising out of the proposed combination of the two buildings remain to be resolved, and relocation arrangements for the existing tenants have yet to be finalized, the proposed project was enthusiastically received by the Clinton Land Use and Zoning Committee. It allows the creation of additional units of affordable housing, and allows a long-term commercial tenant to purchase its building with upgraded mechanicals. CHDC has a proven record of undertaking similar projects in Community District 4, and has earned the Board's endorsement for this project.

We are concerned that the commercial space now occupied by Dave's Collision not be available for use in the future as a club or disco or other similar use incompatible with residential uses; the deed for that unit should include appropriate restrictions on its use. Subject to that condition, this Board urges HPD to approve the expanded project as expeditiously as possible, whether by amendment of the 2001 UDAAP application or otherwise.

The developer must, in any event, return to this Board for approval of the Lower Income Housing Plan for the project in accordance with the requirements of the Inclusionary Housing Program (Zoning Resolution Section 23-90), and the Board reserves the possibility that it may have further comment on the details of the project at that time.

Sincerely,


Simone Sindin
Chair
Manhattan Community Board No. 4


Anna Hayes Levin
Chair
Clinton Land Use & Zoning Committee

This letter was approved at Manhattan Community Board No. 4's April 2, 2003 full board meeting.

cc: Hon. Michael Bloomberg, Mayor
Hon. C. Virginia Fields, Manhattan Borough President
Local Elected Officials
CHDC