



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD No. 4

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J. LEE COMPTON
Chair

June 14, 2006

To our local elected officials:

U.S. Representative Jerrold Nadler
State Senator Tom Duane
Assembly Member Richard N. Gottfried
Manhattan Borough President Scott Stringer
Council Speaker Christine Quinn

Re: Hudson Yards Unfinished Business

June 21 will mark the second anniversary of the public release of the City's Hudson Yards plan. In light of all that has happened in the last two years, we thought it would be useful to identify several matters that we believe still require attention in order to complete the planning process. We would welcome your advice and assistance in these matters of "unfinished business."

- **Map, acquire and fund Hell's Kitchen Park South.** This neighborhood park between Ninth and Tenth Avenues continues to appear in the visual images of the City's plan. In January 2005 the Administration agreed to establish a task force to work toward making open space in this area a reality. We continue to believe that this park should be created through a combination of land acquisition and long-term development strategies, as well as street tree plantings and use of DPR's Greenstreets program in the immediate term (see our letter to the Department of City Planning dated March 5, 2005 for further details), and are working with the Speaker's office to establish the task force.
- **Comprehensive plan for East and West Rail Yards, including wide access to Hudson River Park.** We wish to encourage MTA and the Department of City Planning to work with the local community, including this Board, to develop a master plan for the rail yards. The plan should be based on the Principles of Development endorsed in our resolution adopted September 7, 2005. MTA has not responded to our several requests to meet with them concerning these Principles.
- **Consolidated bus parking facility.** A new consolidated bus parking facility, with direct access to the ramp system of the Port Authority Bus Terminal and the Lincoln Tunnel, is crucial to alleviating existing traffic congestion and pollution problems and to improve safety in the area. The facility was included in the City's plan but no further action has been taken.
- **Reinforce contextual zoning in Hell's Kitchen mid-blocks.** The density transfer mechanism for public facilities in ZR Section 93-223(c), the provision allowing modification of building height and setback limitations in ZR Section 93-543 and the midblock commercial overlay on the residential blocks between 9th and 10th Avenues from 35th to 40th Streets should be eliminated.
- **Finish reform of Theater Row bonus text amendment.** The proposed reform of the Clinton theater floor area bonus in ZR Section 96-25 should be completed. See our letter to City Planning dated March 7, 2007.

- **Eliminate Hudson Boulevard.** With the demise of the Jets stadium, the planning justification for Hudson Boulevard is substantially diminished. The socio-economic and financial costs of condemning properties in the path of the boulevard vastly outweigh the benefits. The boulevard should be eliminated.
- **Framework for rezoning of West Clinton – 11th Ave. corridor, north of 42nd Street.** In response to increased development pressures, CB4 has recommended a rezoning of the western area of the Special Clinton District, set forth on pages 4-5 of our Statement of District Needs for fiscal year 2007. The Department of City Planning is also working on a framework for rezoning. This effort should be advanced without delay.
- **Strengthen waterfront access.** If the Javits Expansion Project proceeds as planned, 39th Street will be closed, and the two garages on either side of 40th Street will make 40th Street unusable for pedestrian access to the waterfront. Alternate means of access to the waterfront must be reinforced.
- **Pursue landmark designations.** Our Hudson Yards ULURP response dated August 23, 2004 included our preliminary recommendation of historic resources that should be considered for landmark designation. After prioritizing this recommendation, we will seek the Landmarks Preservation Commission's support for protecting the principal architectural historic resources that will be affected by the Hudson Yards rezoning.
- **Manage and reduce traffic.** Traffic in the area remains an intractable problem, particularly surrounding access points to the Lincoln Tunnel. The Javits expansion project and the rest of the Hudson Yards plan will make a bad situation worse. We have requested that the Department of Transportation study converting Eleventh Avenue to one-way traffic (see our letter dated October 7, 2005). DoT, Port Authority and this community must work closely together to complete this study and devise other practical and effective means of managing and reducing traffic.

We appreciate all that you have done to support this Board's work in response to the City's Hudson Yards plan, and we look forward to continuing to work closely with each of your offices as redevelopment moves forward.

Sincerely,



J. Lee Compton
Chair
Manhattan Community Board No. 4



Anna Hayes Levin
Co-Chair
Clinton/Hell's Kitchen Land Use Committee



Simone Sindin
Co-Chair
Clinton/Hell's Kitchen Land Use Committee