



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**JEAN-DANIEL NOLAND**  
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District Manager

April 3, 2008

Hon. Scott Stringer  
Manhattan Borough President  
1 Centre Street, 19<sup>th</sup> Floor  
New York, NY 10036

**Re: Development Principles for Manhattan**

Dear Borough President Stringer:

As requested in your e-mail dated February 25, 2008, the draft Development Principles for Manhattan has been discussed at meetings of Manhattan Community Board No. 4's Clinton/Hell's Kitchen Land Use Committee and Chelsea Planning and Preservation Committee.

We appreciate your efforts to improve the interaction between community boards and the developers who appear before them. Systematically considering this information will enhance a community board's effectiveness in shaping development proposals to meet the community's overall needs and priorities.

We are pleased to offer the following comments.

**Introductory statement**

Add the concept that collecting and understanding this information will allow the community board to have an informed and focused discussion with the developer.

Before considering the specific sections that follow, we have found it crucial to clarify the most basic information about each project. This includes the name and address of the developer, the exact address of the project, as well

as the applicable zoning, special district information, landmark status and any relevant environmental designations. These questions should be set forth in a general, introductory information section.

### **Affordable Housing**

First bullet: ask also about unit mix and size, finishes, distribution of units within the building and access to building amenities (health clubs, activity space, roof, etc.)

Second bullet (or new bullet): ask whether seniors or the handicapped will be targeted.

Third bullet: Add a follow-up question “Will restrictions keep it permanently affordable?”

Fourth bullet: Include on the form a list of the main affordable housing programs so developers can just check the box for the applicable program. Add follow up questions “What is the project’s development budget?” “What public financing is being applied for?” “If the affordable housing is linked to another project, via an inclusionary housing bonus, 421a program, etc., where is the other project and how are the projects related?”

### **Infrastructure and Public Needs**

Add a new first bullet: Ask what any EAS or EIS says about the demands the project will place on local infrastructure?

Replace the introductory parenthetical and the third bullet with a checklist of infrastructure items that could be affected or provided by the project, including streets, sidewalks, public transit, schools, open space, childcare centers, urgent care centers, etc.

### **Environmental Sustainability**

First bullet: Ask which specific components of LEED certification will be included in the project.

Fourth bullet, second question: “retention” should be “recovery.”

Fifth bullet: Ask how much and what type of parking is being provided who is expected to use the parking.

### **Employment and Economic Opportunities**


Second bullet: “Metropolitan Statistical Average” should be “Metropolitan Statistical Area.”

Third bullet: Add a follow-up question “If so, how will those opportunities be advertised?”

We believe that the first bullet of the final section, Community Communication and Construction Mitigation, belongs in this section. Since the objective is to ensure the hiring of experienced, properly trained workers we suggest that “or a reasonable equivalent” be appended to the end of that bullet. Finally, add the question, “How will experience and training levels be ascertained?”

Again, thank you for your efforts to improve the effectiveness of the community boards and for the opportunity to offer our comments on your work.

Sincerely,



Jean-Daniel Noland  
Chair  
Use



Anna Hayes Levin, Chair  
Clinton/Hell’s Kitchen Land



J. Lee Compton, Co- Chair  
Chelsea Preservation and Planning

Cc: Dan Golub, MBPO