



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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COREY JOHNSON
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

July 10, 2013

Mathew Wambua
Commissioner
Dept. of Housing Preservation and Development
100 Gold Street
New York, NY 10007

Re: Fulton Houses Project – 140001ZMM, N140002ZAM

Dear Commissioner Wambua:

We learned yesterday afternoon that in the Fulton Houses Project, just certified by the Department of City Planning, this past Monday, July 8th, 2013, there is a proposal in it to preserve the current parking on the Fulton Houses development site by paving over two children's play areas, including a playground, sprinkler and community gardens. Apparently NYC Council Speaker Christine Quinn's Office was unaware too.

The Fulton community is extremely upset and so are we. We believe that common sense would have dictated that any such proposal should have been discussed with us and the local Council Member prior to certification of the application. Manhattan Community Board 4 was the one who first got the City to commit to developing this site and is very much in favor of affordable housing going up. We have had numerous meetings and were always under the belief that a space could be found for the cars by re-striping certain areas.

Nevertheless, we cannot and will not support the project if it means the loss of two children's play areas. This is critical to us as Manhattan Community District 4 ranks last out of Manhattan's 12 community boards when it comes to residential access within ¼ mile of a park and open space as a percent of total district square footage¹.

¹ 2009 Furman Center for Real Estate & Urban Policy. State of the City's Housing & Neighborhoods Report

We look forward to working with you and the other agencies and the elected representatives to find a solution to this problem so the project can move forward.

Sincerely,



Corey Johnson, Chair
Manhattan Community Board 4



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



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



Betty Mackintosh, Co-Chair
Chelsea Preservation and Planning



Joe Restuccia, Co-Chair
Housing, Health & Human Services Committee

cc: All Local Electeds
RuthAnne Visnauskas – HPD
Beatriz de la Torre – HPD
Thehbia Walters – HPD
Artimus Development
Amanda Burden – DCP
Edith Hsu-Chen – DCP
Karolina Grebowiec-Hall – DCP
NYCHA