



DELORES RUBIN
Chair

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District Manager

CITY OF NEW YORK

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November 21, 2016

Deputy Commissioner Daniel Hernandez
Office of Neighborhood Strategies
NYC Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Re: Presentation on City-Owned Net Lease Buildings Community Development Plan

Dear Mr. Hernandez,

The Committee would like to thank Clinton Housing Development Company (CHDC) for their presentation of City-Owned Net Lease Buildings Community Development Plan for Affordable Housing, Community Cultural Facilities, and Open Space at the October 11th Clinton/Hell's Kitchen Land Use meeting. The Plan comprises a phased development of the following district sites:

- 560 W 52nd Street–Affordable Units, Community Facility, Green Space.
- 500 W 52nd Street–Affordable Senior Housing for Performing Artists and Homeless Individuals, Community Facility.
- 464 W 25th Street–Affordable Units.
- 545 W 52nd Street– Cultural Facility, Green Space.
- 460 W 37th Street–Affordable Units, Community Facility, Cultural Facility.
- 552 W 52nd Street–Affordable Units, Community Facility, Cultural Facility.
- 555 W 51st Street–Green Space
- 726 Eleventh Avenue/553 W 51st Street–Cultural Facility

The presentation provided particular detail about the 10-story building at 545 West 52nd Street. As you are no doubt aware, the Committee has reviewed prior redevelopment efforts over many years, and more recently was witness to a prolonged legal conflict over the fate of the property. We are pleased to see that the matter is finally resolved, and that the building's community-based redevelopment is now moving forward

We are encouraged by the following features of the overall Plan:

The proposed mix of low-, moderate-, and middle-income apartments. Our district has suffered substantial losses of affordable units through escalating rents and development practices which have too often included tenant harassment, illegal demolition and illegal conversion.

The inclusion of Community Facilities such as existing nonprofit organizations and PAL's after-school program.

The incorporation of Cultural Facilities such as several Off-Broadway theatre companies—such as the Ensemble Studio Theater, INTAR, and Medicine Show Theater, whose representatives were in attendance—which currently call our district home. Such assets are key to the district's cultural and financial development.

The development of green space at the proposed Captain Post Garden on West 52nd Street and the Juan Alonso Garden extension on West 51st Street. Currently, less than 2% of our district's land is open space/recreational in use.

We are pleased to note CHDC's active engagement with Hell's Kitchen residents, arts organizations, and community-based organizations in their development process. We look forward to reviewing each project as they phase in.

Sincerely,



Delores Rubin
Chair



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

Cc: Clinton Housing Development Corporation
Hudson Yards Development Corporation
Hudson Yards/Hell's Kitchen Alliance BID