



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

CHRISTINE BERTHET
Chair

Jesse R. Bodine
District Manager

October 15, 2015

Maria Torres Springer
President
New York City Economic Development Corporation
110 William Street
New York, NY 10038

**Re: Former Slaughterhouse Site Redevelopment RFP
493 Eleventh Avenue, New York.**

Dear Ms. Torres Springer:

Manhattan Community Board 4 (MCB4) is very pleased to note the release from the New York City Economic Development Corporation (EDC) of the Request for Proposal (RFP) being prepared for the Former Slaughterhouse site (the Site).

The Board would like to thank EDC — and especially the EDC team working on this project — for its willingness to collaborate with the community and work with the Board to create the best possible development of this site. The Board appreciates especially the graciousness and professionalism EDC's team has exhibited throughout a number of frank discussions with members of the Clinton Land Use Committee.

As you know, the release of the RFP is the culmination of an ongoing process of many years. MCB4 has been involved with the Site for decades; most recently, it was identified as a “Proposed Development” site in MCB4’s 2014 Affordable Housing Plan. MCB4 has been proactive with regard to this Site, and with the development of affordable housing within our district. MCB4’s view is to advocate for our neighbors and residents to ensure their voices are heard in any public process for affordable housing. MCB4 can maintain community consensus when all can trust they are part of the process.

We are pleased to see many of our priorities are included in the RFP. However, we would like to stress our desire that the selected project meet the following parameters which are not expressly outlined in the RFP for the Former Slaughterhouse Site:

1. Permanent Affordability

While MCB4 would like to thank EDC and HPD for agreeing to make 100% affordable housing a goal, we stress the desire to assure that affordability is permanent. Financing which relies on any units reverting to market rate after a specified period, for example, would not meet that goal.

2. Range of Incomes

To sustain economic diversity in the District, a range of income bands for the affordable housing units (80/100/125/165% Average Median Income) should be the goal.

3. Family-Size Units

MCB4 and the community re-emphasize a need for a preponderance of two- and three-bedroom apartments, with 50% of the units to be two-bedroom units.

4. Commercial Space

Community preferences for the ground level commercial space include an affordable supermarket or fresh market.

5. Design Considerations

As respondents are expected to seek rezoning to meet RFP parameters, MCB4 wishes to stress our recommendations for a maximum height of 450 feet and a residential Floor Area Ratio (FAR) of 12. We are pleased to note that the RFP requires LEED Silver certification at a minimum. The building's design should include façade articulation with strong masonry base and avoid looking like a dystopian glass box.

6. Environment and Surroundings

MCB4 is pleased to read the acknowledgement in the RFP that “Pedestrian safety and traffic calming are of particular importance at this Site”, and would like to re-emphasize the need for pedestrian safety and traffic management initiatives on the streets around the development. We re-emphasize the opportunity for creating a plaza or a playground by utilizing the eastern portion of 39th Street, which has been closed off between Eleventh and Twelfth Avenues

MCB4 asks EDC to consider the above listed parameters when reviewing submissions. MCB4 considers a collaborative plan between MBC4, the community and EDC will ensure the best outcome for our neighborhood’s future. We look forward to continuing to work with both EDC and HPD during this phase of the development, to select a proposal which best reflects the current and future needs of the community.

Sincerely,



Christine Berthet
Chair



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

- cc: Hon. Gale A. Brewer, Manhattan Borough President
- Hon. Adriano Espaillat, New York State Senate
- Hon. Richard Gottfried, New York State Assembly
- Hon. Corey Johnson, City Council