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COMMUNITY BOARD NO. 2, MANHATTAN

3 WASHINGTON SQUARE VILLAGE

NEW YORK, NY 10012-1899

www.manhattancb2.org

P: 212-979-2272 F: 212-254-5102 E: info@manhattancb2.org

Greenwich Village ♦ Little Italy ♦ SoHo ♦ NoHo ♦ Hudson Square ♦ Chinatown ♦ Gansevoort Market

Hon. Eric Adams
Mayor
The City of New York
City Hall
New York, NY 10007

Hon. Dan Garodnick
Chair
NYC City Planning Commission
120 Broadway
New York, NY 10271

Hon. Adolfo Carrion, Commissioner
NYC Department of Housing Preservation
& Development
100 Gold Street
New York, NY 10038

Re: Community Board 2/Manhattan Resolution Re
HPD Outreach Concerning 388 Hudson Street

Hon. Mayor Adams, Commissioner Carrion, and Chair Garodnick:

At its January 18, 2024 Full Board Meeting, Community Board 2/Manhattan adopted the following resolution.

388 Hudson Street Update: Presentation by the NYC Department of Housing Preservation & Development on its community outreach and engagement.

Whereas

1. On January 10, 2024, representatives of NYC Department of Housing Preservation and Development (HPD) presented the results of the Community Visioning process for affordable housing at 388 Hudson Street; and
2. MCB2 has written many resolutions in support of the proposed affordable housing at 388 Hudson Street.

Therefore be it resolved

1. MCB2 reiterates the importance of a new, modern, multi-floor recreation center at the base of the 388 Hudson Street building. There is no indoor, all-weather recreation space in our community and this request has been made very clear from the start. The Board

has never advocated for a supermarket, particularly since the area already includes at least three grocery stores in a walkable distance. Because HPD's survey and workshop questions did not specifically include a recreation center as one of the choices, this priority was not properly reflected in the Community Visioning Report.

2. MCB2 demands a holistic approach to the design of 388 Hudson to reflect expertise in architecture, urban design, engineering, sustainability, and historic preservation.

Like the GSA Design Excellence program, this project should include guiding principles as part of the planning document to ensure quality design and construction. Along with the project requirements, the planning document should include the selection process of the lead designer and design firm. The GSA Design Excellence program relies on and advocates for a qualified group of professional peers that are involved in selecting the design firms and critique the project throughout.

An exceptional site for exceptional use deserves an exceptional building. This building lies on the border of low-rise buildings of Greenwich Village to the north and Hudson Square with tall buildings to the south. The building should take advantage of this boundary and respond architecturally to both. We need the finest architects and engineers to create beauty and inspire pride for now and future generations.

3. MCB2 continues to ask the city to build on the entire footprint of the 388 Hudson housing site and eliminate the currently proposed setback of approximately 10 feet on the south side of the lot. MCB2 recommends that part of the planning for this site should be a careful analysis of the requirements for maintenance and repair on the DEP site. Then HPD can negotiate with DEP to integrate the two sides of the lot, to help maximize housing and create a focal point with a beautiful three-dimensional space yet still satisfy the DEP's requirements. It is worth the effort. Cantilevers and large openings combined with a well-functioning DEP site would benefit the project. Even with cantilever, the south facade would still benefit from low sun in winter and partial shade in summer. A creative design should integrate the lots and provide a south facade that is not a sheer straight razor cut face and would erase the straight line between the north and south sides of the property.
4. MCB2 reiterates that HPD and DEP work together to create more space for as much housing as possible.
5. MCB2 reserves the right to comment further on the Community Visioning Report and the project in general.

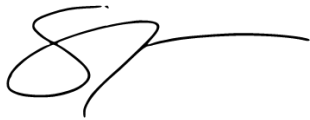
Vote: Passed, with 39 CB2 Members in Favor; 1 Opposed; 2 Abstaining; and none Recusing.

CB2/M respectfully recommends that the Commission take actions consistent with this resolution.

Respectfully submitted,



Susan Kent
Chair, Community Board 2/Manhattan



Eugene Yoo
Co-chair, CB2 Land Use Committee



Katy Bordonaro
Co-chair, CB2 Land Use Committee

cc: Hon. Daniel Goldman, U.S. Representative, 10th District
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Manhattan Borough President
Hon. Adrienne Adams, NYC Council Speaker
Hon. Christopher Marte, NYC Council, 1st District
Hon. Carlina Rivera, NYC Council, 2nd District
Hon. Erik Bottcher, NYC Council, 3rd District
Hon. Brian Kavanagh, NY State Senate, 27th District
Hon. Brad Hoylman-Sigal, NY State Senate, 47th District
Hon. Grace Lee, State Assembly, 65th District
Hon. Deborah J. Glick, NY State Assembly, 66th District