



May 13, 2026

Hon. Carl Wilson, NYC Councilmember, 3rd District
224 West 30th St, Suite 1206
New York, NY 10001

Dear Councilmember Wilson:

Congratulations on your election as Councilmember representing New York City's Third Council District. We look forward to working with in your capacity as the representative in city government for the area west of Sixth Avenue in the neighborhoods in which we work.

Toward that end, we would like to bring to your immediate attention several important current issues about which we have serious concerns, many of which you have also indicated you share. These include:

- **Preserving the Tony Dapolito Recreation Center:** We have been advocating for the preservation of this building since the Parks Department publicly announced in 2024 that it would seek to demolish the landmarked structure. As you know, \$120 million has been allocated for the building's restoration but remains largely unspent, and documents uncovered by a Freedom of Information Request show that the City's own engineers and experts found that the building could be repaired and reopened, but this was never acted upon. When he was running for office, Mayor Mamdani pledged to repair and restore the Center, and in response to our candidate questionnaire this spring, you said:

Allowing [the Center] to sit closed for years without repairs is unacceptable. I support a solution that preserves the historic character of the building while restoring it to active use, and I would oppose City funding for demolition. I...have called, at a minimum, for retaining the visible façade while creating modernized recreation space within. It is clear that the current facility does not fully meet the needs of the local community, and the building must be revamped. That work can and should be done in a way that respects its landmark status...As Council Member, I would push to secure the capital funding needed to restore and reopen the center, and I would use the Council's oversight authority to demand transparency, clear timelines, and accountability from the administration so the community finally gets the recreation center it deserves.

We could not agree more with this sentiment. The approach you describe is needed now more than ever, as the City has continued to advance plans for a new recreation center at 388 Hudson Street that appears to wholly replace, rather than supplement, the Tony Dapolito

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Recreation Center. The City has thus far taken no action to advance a plan for preserving or repairing the Center, but rather continues to allow it to deteriorate without action. We ask you to immediately call upon the Mamdani Administration to put forward plans for the preservation and restoration of the building, and to work with the community to formulate the best plan to do so.

- **Plans for a 400 ft. tall Tower on Public Land at 388 Hudson Street.** We were deeply disturbed to see the current administration advance plans for the development of 388 Hudson Street that were unchanged from the Adams Administration. We have several deep concerns about this plan, which we have made clear from the earliest stages, and we hope to see changes to the proposal. We are troubled by the lack of any attempt for the design to relate to its surrounding or context, including the Greenwich Village Historic District and J.J. Walker Park; the unnecessary inflation of the size of the building with what appears to be a complete replacement of, rather than supplementing of, facilities at the Tony Dapolito Recreation Center; the lack of any details about the terms of an agreement to guarantee permanent affordability; and the choice of a developer who has been named one of the 100 Worst Landlords in NYC by the Public Advocate due to over 1,000 HPD violations and dozens of evictions of low income tenants. You expressed agreement with many of these points in your response to our candidate questionnaire this spring, in which [you said](#):

[D]esign matters. Major projects should respect the surrounding neighborhood and public realm. I would work with stakeholders...to demand a design that makes the building better relate to the Village context and JJ Walker Park. Thoughtful changes to massing, step-backs, or façade treatment could help the project feel more rooted in the neighborhood rather than overly futuristic or out of place. Equally important, any project of this scale must include ironclad guarantees that the housing remains affordable in perpetuity. If we are creating new housing on a public site in the West Village, it should remain permanently affordable for the New Yorkers who need it most.

Here as well we strongly agree, and such sentiments need strong leadership and forceful advocacy to translate them into action. We ask you to reach out to HPD and the Mamdani Administration to urge them to make changes to the design to address these issues. We also ask you to demand the City offer clear information about how the terms of agreement for this project will require the permanent affordability of the housing, clarity about which public recreational uses will go into a restored Tony Dapolito Recreation Center and which will go into the new 388 Hudson Street Center, and a clear explanation for the choice of a developer who appears to have such a poor track record for managing properties and treating low income tenants.

- **Plans for a 600 ft. tall Tower on Public Land at “Gansevoort Square.”** We have deep concerns about the rushed plans advanced under the Adams Administration to develop a 600 ft. tall tower that would include super-luxury housing on public land at Little West

12th and West Streets. The scale and density of the proposed development is unprecedented in this neighborhood and in New York City (the building would have double the floor area ratio of the Empire State Building), and is inflated in large part by the inclusion of super-luxury housing as part of the development. You expressed agreement with many of these points in your response to our candidate questionnaire this spring, in which [you said](#):

I believe there were legitimate concerns raised about the scale and height of the proposed 600-foot tower. Many residents and preservation advocates felt the proposal did not adequately reflect the surrounding neighborhood context or the feedback that emerged during the public engagement process. With a new mayor taking office and new leadership expected at the New York City Economic Development Corporation, we have an opportunity to reevaluate this project and ensure that community input is taken seriously. I would support revisiting the height, massing, and overall program of the project to determine whether a more contextual design could still deliver significant public benefits. At the same time, I believe the City should be doing everything possible to maximize permanently affordable housing on publicly owned land. If the public is contributing land or other resources, the outcome should prioritize affordability for the long term. My goal would be to strike a responsible balance: advancing the city's housing and affordability goals while ensuring that development at Gansevoort Square respects the surrounding neighborhood and reflects a more thoughtful planning process than what has occurred so far.

The Mamdani Administration has thus far not made any moves to advance, revise, or scrap this proposal. But it is reasonable to expect this plan will reemerge, and likely soon. We would thus urge you to get ahead of the curve and let the Mayor and administration know that you do not think the current plan is acceptable, and that one which reduces the scale of the building and eliminates ultra-expensive market-rate housing should replace it.

- **Seeking Landmark Designation for Endangered Our Lady of Guadalupe Church, 229 West 14th Street.** For over two years, we have been working to secure landmark designation of the original Our Lady of Guadalupe Church, which was the first Spanish-language church in New York. Comprised of two 1850s rowhouses combined in 1902 to form the church and given its current Spanish Baroque facade in 1921, the church has been decommissioned and deconsecrated by the Archdiocese, indicating an intent to sell the property. The structure, so closely linked to such an important chapter in NYC history, is unlikely to survive such a sale. In your response to our candidate questionnaire about this, [you said](#):

I would support landmark designation of the original Our Lady of Guadalupe Church at 229 West 14th Street and would call on the New York City Landmarks Preservation Commission to calendar and designate the building. As New York

City's first Spanish-language church, it represents an essential chapter of Latino and immigrant history in our city. Sites like this tell the story of who built our neighborhoods and how communities of faith created support systems for newly arrived New Yorkers. Once they are gone, that history cannot be replaced. If elected, I would advocate directly with the Mayor Mamdani and the LPC for landmark designation and work with preservation groups, faith leaders, and local residents to elevate the urgency of protecting the building. Preservation must reflect the full diversity of our city's history — and safeguarding this church is part of that responsibility.

This is an incredibly heartening statement, and we look forward to working with you to see it put into action. With a new Landmarks Preservation Commission Chair having been appointed by the Mayor, we urge you to reach out to the Mayor and the new Chair and begin the advocacy you described for saving and protecting this important piece of NYC history.

We look forward to working with you on these and other issues in the Third Council District, and in shaping the best possible future for our neighborhoods.

Sincerely,

A handwritten signature in blue ink that reads "Andrew Berman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew Berman
Executive Director