



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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COREY JOHNSON
Chair

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

February 10, 2012

Mr. Luke Falk
Sustainability Manager
Related Companies
60 Columbus Circle
New York, NY 10023

**Re: 500 West 30th Street
Request for Department of Environmental Protection (DEP) Grant
Storm Water Retention and Reuse System**

Dear Mr. Falk:

At the January 12, 2012 meeting of Manhattan Community Board 4's (CB4) Waterfront, Parks & Environment Committee, the Related Companies (the "Developer") presented their plans for a Storm Water Retention and Reuse System (the "Storm Water System") at their proposed new residential building at 500 West 30th Street. 500 West 30th Street will have 389 residential units abutting the High Line at the corner of West 30th Street and 10th Avenue, of which 20% will be permanently affordable. Developer also appeared at the January 19, 2012 meeting of CB4's Housing Health & Human Services Committee to present a Low Income Housing Plan for 500 West 30th Street. While Developer has been supportive of a number of key issues for the Board, a central issue, the equitable distribution of apartments, has not yet been met (see attached CB4 Letter to HPD dated February 1, 2012). Therefore, at CB4's February 1, 2012 meeting, the Board recommended denial of public funding for the Storm Water System through the NYC Green Infrastructure Grant Program unless equitable distribution requirements for the Inclusionary Housing are met at this location.

According to the Developer's presentation, the Storm Water System would capture 40% of the storm water runoff that would otherwise end up in the combined sewage/storm water system. By capturing this storm water runoff, the need for fresh water for non-potable uses such as irrigation and cooling towers would be reduced. Developer is seeking public funding to include two storm water tanks, a riser to the cooling tower, connection to the building's irrigation pumps, and Building Management System (BMS) controls. Developer is proposing to oversize the storm water tanks beyond what is needed to satisfy the City's current 40% retention requirements. This will address both the sustainability goals of reducing combined sewer overflow events and conserving potable water for potable needs (i.e. not using it unnecessarily for mechanical cooling and irrigation).

The proposed Storm Water System would connect the tanks to the building's cooling tower and irrigation system and use controls to divert water to the cooling tower and irrigation system when demand exists. When there is not demand on the system from these end uses, a valve will open and the tank will bleed water to the sewer system at the City's desired rate. Developer has stated that this Storm Water System could save as much as 1,440,000 gallons of potable water per year.

However, this proposed Storm Water System is costly and the Developer cannot recapture the cost of this system through water and sewer savings alone. Therefore, Developer is seeking public funding through the Department of Environmental Protection's (DEP) NYC Green Infrastructure Grant Program to complete this project. Additionally, as part of the grant, Developer requests that DEP will monitor the system's performance so that, if successful, the design could serve as a template for other projects. CB4 requests that if the Storm Water System is constructed, Developer send CB4 periodic updates on the system's functionality, the gallons of water diverted from the combined storm water/sewer system, and the benefits and costs of the system's construction and operation.

CB4 supports Developer's efforts to reduce the impact of this development on the City's combined sewer system. CB4 is extremely pleased with Developer's willingness to seek public funding to go beyond the City's minimum requirements. In the same manner, CB4 requests Developer provide an equitable distribution of units at 500 West 30th Street.

Sincerely,



Corey Johnson
Chair
Manhattan Community Board No. 4



John Doswell
Co-Chair
Waterfront & Parks Committee

[signed 2/10/12]

James Jasper
Co-Chair
Waterfront & Parks Committee

Cc: NYC Council Speaker Christine Quinn
Manhattan Borough President Scott Stringer
Congressman Jerrold Nadler
NYS Senator Thomas Duane
NYS Senator Liz Kruger
NYS Assemblyman Richard Gottfried
NYS Assemblywoman Linda Rosenthal
NYC Council Member Gale Brewer

RuthAnne Visnauskas – HPD
Beatriz de la Torre – HPD
Thehbia Walters – HPD
Alisha Ozeri - HPD
Sara Levenson - HPD