

December 2, 2004

Hon. Amanda M. Burden, AICP
Chair
City Planning Commission
22 Reade Street
New York, NY 10007

**Re: Clinton Green Mixed Use Development – 51st to 53rd Streets, West of Tenth Avenue -
ULURP Applications No. 050050 ZMM, 050051 ZRM, 050052 ZSM, 050053 ZSM, 005054 ZSM
and 005055 HAM – Revised Open Space Plan**

Dear Chair Burden:

Our letter to you dated October 18, 2004 raised certain concerns about the open space and plans for the Clinton Green project, and indicated that comments on the developer's revised landscaping plan would be forthcoming.

The developer, The Dermot Company, presented the revised plan to the Board's Clinton/Hell's Kitchen Land Use Committee at its meeting on November 10, 2004. Representatives of the New York City Department of Housing Preservation and Development (HPD) and the Oasis Community Garden were present at the meeting.

The revised plan for the Clinton Green open space adjacent to the Oasis garden is a dramatic improvement over the previous plan, and Board's concerns in this regard have been satisfied: broad steps and a ramp will invite visitors into a raised gravel seating area from 52nd Street. The area will also be accessible by steps from the arcade. Dermot will provide, and be responsible for maintaining, moveable seating under a bosque of maple trees. The area will be secured at night by gates blocking access to the open space and to the arcade. This should provide an attractive open space amenity for the buildings' residents as well as the community at large. The Board is grateful to Dermot for its responsiveness to the community's concerns in this regard.

The revised plan adds approximately 1,000 square feet along the western boundary of the existing Oasis Community Garden to compensate for:

- the patio area on the garden's northern boundary that will be taken by the Clinton Green project (approximately 450 square feet),
- the rear yard to 777 Tenth Avenue that was deeded to Clinton Housing Development Company in 2002 (approximately 450 square feet), and
- a sliver that is proposed to be taken at the northwest corner of the garden so that the Clinton Green arcade can have an unrestricted southern boundary (approximately 100 square feet).

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Each of these areas will be surveyed by Dermot's licensed surveyor under HPD's supervision to determine the precise number of square feet that are to be added in compensation, and the results will be transmitted to this Board and to the Oasis gardeners.

HPD has determined that this approach will satisfy the requirements of the 2002 community garden settlement agreement, and the gardeners are in agreement.

Discussions are underway with the Trust for Public Land, HPD and the gardeners concerning the future ownership and operation of the Oasis garden. We are confident that a satisfactory agreement will be reached in the near future.

Our October letter contained our resolution recommending approval of the captioned land use applications, subject to three conditions. We are pleased to advise you that the second condition¹ has been satisfied, and that the third condition² is well on its way to being satisfied.

Sincerely,



Walter Mankoff
Chair
Manhattan Community Board No. 4



Anna Hayes Levin
Co-Chair
Clinton/Hell's Kitchen Land Use Committee



Simone Sindin
Co-Chair
Clinton/Hell's Kitchen Land Use Committee

Cc: Elected officials
The Dermot Company, Inc. - Steve Benjamin
Melanie Meyers, Esq. - Fried, Frank, Harris, Shriver & Jacobson LLP
Dan Kaplan - Fox & Fowle Architects
HPD – Susan Ponce de Leon, Juan Barahona, Serita McFadden
DCA – Kathleen Hughes
DCP – Eric Botsford
INTAR – Paul Slee, Eduardo Machado, Stanley Stairs
EST – Curt Demster
Oasis Community Garden – c/o Katherine Gray
Clinton Housing Development Company
52nd Street Project – Carole Ochs
Encore Community Services – Sr. Elizabeth Hasselt
Housing Conservation Coordinators – Sarah Desmond, Nancy Kariacou

¹ That the landscaping plan for the central open space is redesigned to be more open, inviting and usable to the community.

² That the issues concerning the Oasis Community Garden are resolved.