

**Statement of Position Regarding  
Community Alternate Plan  
for  
Rezoning Hell's Kitchen/Hudson Yards**

At its regularly scheduled monthly full Board meeting held on December 3, 2003, Manhattan Community Board No. 4 adopted the following resolution (31 in favor, 2 opposed, 2 abstentions and 0 present but not eligible to vote.

**WHEREAS**, the City and the MTA-New York City Transit are proposing a Rezoning and Development Program for Hell's Kitchen/Hudson Yards and the No. 7 Subway Extension (the "Proposed Action"); and

**WHEREAS**, this Board's positions concerning the Proposed Action have been set forth in letters dated August 9, 2002, March 24, 2003 and June 13, 2003 (the "Board's Positions"); and

**WHEREAS**, the Hell's Kitchen Neighborhood Association (HKNA) has developed an Alternate Plan that meets the community's goals for the area, and has requested that the Alternate Plan be assessed as an alternative in the Environmental Impact Study for the Proposed Action; this Alternate Plan was developed in consultation with the Board and is based, for the most part, on the Board's Positions; and

**WHEREAS**, the Alternate Plan, as it has evolved to date, was presented to this Board at its meeting on December 3, 2003, earlier versions having been presented to the Clinton/Hell's Kitchen Land Use Committee on multiple occasions.

**NOW, THEREFORE, BE IT**

**RESOLVED**, that this Board supports the Alternate Plan as presented to this Board as a preferred arrangement of uses and densities that both meets the goals of the Proposed Action with the exception of the stadium and a provides one possible visual representation of the Board's Positions; and further

**RESOLVED**, that, with the Environmental Impact Study underway and the Draft Generic Environmental Impact Statement expected to be released early in 2004, this Board requests that the Alternate Plan be fully evaluated as an alternative to the Proposed Action; and further

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**RESOLVED**, that, like HKNA, this Board continues to insist that a lower-density version of the Proposed Action without a stadium would be a far better means of achieving a healthy and viable mixed-use community without destroying existing communities already burdened by excessive traffic and development pressure; what that lower-density version should be must await presentation of the City's financing proposal for the Proposed Action; and further

**RESOLVED**, that this Board continues to insist that a firm commitment to develop affordable housing for people with a broad range of incomes must be a part of the Proposed Action; our view on affordable housing is set forth in the Board's Positions and in our letter to the Department of Housing Preservation and Development and Department of City Planning approved on December 3, 2003.

**RESOLVED**, that this Board commends HKNA for the detailed planning underlying the Alternate Plan, and the creation of the physical model and printed materials that illustrate it; these resources are useful and powerful tools to illustrate the Board's Positions; and further

**RESOLVED**, that this Board recognizes that the Alternate Plan will continue to evolve as the public discussion of the Proposed Action continues, and HKNA has committed to return to the Board and its land use committees to keep the Board informed of any proposed changes, so the Board can evaluate, consider and restate its positions as the need arises.