



Donovan Richards
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Anatole Ashraf
Chairperson
Debra Markell Kleinert
District Manager

January 10, 2024

To: Ms. Kim Darga, Deputy Commissioner for Development, HPD
Mr. Kevin Parris, Director of Queens and Staten Island Planning, HPD
Mr. Duncan Miller, Senior Planner, Queens and Staten island, HPD

Re: **Upcoming HPD RFP for Hunters Point South Site E**

Dear Ms. Darga, Mr. Parris, and Mr. Miller,

Queens CB2 appreciated HPD's presentation on Hunters Point South Parcel E at our Community Board meeting this past December 7th. As discussed that evening, our Board is anxious to work with HPD to assist with and contribute to an active public engagement and community visioning process that will inform any and all future RFPs for the remaining undeveloped sites at Hunters Point South.

However, the Land Use and Housing Committee of QNS CB2 is reaching out now in this early phase because of a serious concern about the scope of this community visioning process as presented in December. We feel that limiting the proposed upcoming RFP to Parcel E only does not allow the public to engage in a full and necessary discussion of development options for the remaining sites at Hunters Point South. At prior meetings with HPD we have asked why the scope of this upcoming RFP was reduced from Parcels D and E to Parcel E only, and to date haven't heard an explanation.

As you are all aware, the explosive growth of primarily market rate residential development in LIC over the last 20 years has far exceeded the city's expectations and planning efforts, resulting in rapid population growth without sufficient accompanying public amenities and infrastructure such as recreational open space, or resiliency planning including sewer upgrades. While the Hunters Point parcels themselves were thoughtfully planned, resulting in the rezoning and Masterplan approved in 2004, the surrounding neighborhood population has since boomed, and there is now an acute lack of publicly owned property, both for affordable housing and for badly needed public amenities. Thus the planning context for the remaining parcels at Hunters Point South has changed, and there is a need for creative thinking about how these sites can best be utilized, including possible revisions to the originally proposed massing.

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A “public visioning” process that only takes into account one site at a time will not support a sufficiently broad-based examination of critical issues and possible solutions.

QNS CB2 understands that HPD has to balance many considerations when issuing RFP’s, and certainly may not want to award all remaining sites to one development team. However, we are aware of numerous prior RFP’s for complex sites with multiple individual parcels, where HPD was able to solicit creative solutions while reserving the flexibility to make separate awards to multiple teams and utilize portions of different proposals. (Among others, the Greenpoint Hospital campus and the Broadway Triangle RFPs both come to mind.)

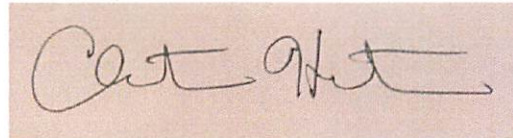
The CB2 Land Use and Housing Committee would like to continue a conversation about the remaining Hunters Point South sites, and invites HPD to come to our February committee meeting at 6 PM on February 21 to discuss the concerns that we are raising.

Sincerely,



Debra Markell Kleinert
District Manager, CB 2 Queens

Sincerely,



Christine Hunter, AIA
Chair, QNS CB2 Land Use and Housing
Committee

Cc: Honorable Grace Meng, US Congress
Honorable Nydia M. Velazquez, US Congress
Honorable Michael Gianaris, NY State Senate
Honorable Kristen Gonzalez, NY State Senate
Honorable Jessica Ramos, NY State Senate
Honorable Juan Ardila, NYS Assembly
Honorable Jessica Gonzalez-Rojas, NYS Assembly
Honorable Zohran Mamdani, NYS Assembly
Honorable Steven Raga, NYS Assembly
Honorable Robert Holden, NYC Council Member
Honorable Shekar Krishman, NYC Council Member
Honorable Julie Won, NYC Council Member
Honorable Donovan Richards, Queens Borough President
Adolfo Carrion, Commissioner of HPD
Anatole Ashraf, Chairperson, QNS Community Board 2
Prameet Kumar, Vice Chair, QNS CB 2 Land Use and Housing Committee
Rob Basch, President Hunters Point Parks Conservancy