The City of New York

Community Board 12M

Washington Heights & Inwood

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November 28, 2007

Honorable Amanda Burden
Commissioner
NYC Department of City Planning
22 Reade Street
New York NY 10007

RE: Sherman Creek Rezoning Study

Dear Commissioner Burden:

Please be advised that at the duly called general meeting of Community Board 12-Mahnhattan, held on Tuesday, November 27, 2007, the following resolution concerning City Planning's Sherman Creek zoning study passed unanimously.

Whereas: the NYC Department of City Planning ("DCP") has undertaken a zoning study (the "Study") for Sherman Creek and the adjacent area of Inwood encompassing a geographic area bounded by Broadway, Dyckman Street, West 207th Street and the Harlem River (the "Study Area"); and

Whereas: the Study Area consists of two sub-areas, the Upland Area (between Broadway and 10th Avenue) and the Waterfront Area (between 10th Avenue and the Harlem River); and

Whereas: the Upland Area is a residential neighborhood within an R7-2 zoning district that includes C-1 and C-2 commercial overlays on Broadway and 207th Street and a C4-4 district on Dyckman Street; and

Whereas: the Waterfront Area is zoned for manufacturing uses (M1-1 and M3-1) and includes wholesale distributors, Con Edison facilities, parking lots and a pocket of residential development consistent with the R7-2 residential development west of 10th Avenue; and

Whereas: the goals of the Study for the Upland Area include strengthening the existing commercial corridors, increasing densities to allow more housing and commercial development, encouraging mixed use buildings, and limit building height; and

Whereas: the goals of the Study for the Waterfront Area include encouraging mixed-use buildings, increasing heights without creating a wall along the waterfront, increase public access to the waterfront and encouraging active commercial ground floor uses along the riverfront; and

Whereas: the proposed rezoning would increase density along Broadway, Dyckman Street and West 207th Street, introduce contextual zoning controls and inclusionary housing zoning, provide a public open space at

the waterfront and allow for a maximum building height of approximately 21-stories at the waterfront; and

Whereas: DCP has presented its rezoning proposal in various public workshops and other forums and has requested comment from Community Board 12-Manhattan ("CB12-M") on the Study; and

Whereas: CB12-M's Land Use Committee ("Land Use") and the City College Architecture Center ("CCAC") reviewed the Study in the context of District-wide Neighborhood Planning and Land Use Study of Washington Heights and Inwood, discussed the Study with representatives of DCP and the NYC Economic Development Corporation ("EDC") and are concerned with certain aspects of the proposed rezoning; and

Whereas: in February 2007 Land Use summarized initial recommendations on the Study, which are outlined in the minutes of that committee meeting, and in November 2007 refined these recommendations ; now therefore be it;

Resolved: that Community Board 12-Manhattan recommends that the NYC Department of City Planning revise its zoning study for the Sherman Creek area so that the proposed rezoning includes and addresses the following:

1. Ensure that any rezoning enacted is sensitive to the existing physical context of the area, i.e. building height and bulk.
2. Create more of an incentive for developers to take advantage of the inclusionary housing zoning bonus.
3. Require affordable units created utilizing the inclusionary housing zoning bonus be developed "on-site", similar to the type of mixed-income building that would be developed under the NYS Division of Housing and Community Renewal ("DHCR") 80-20 program.
4. The number of units created pursuant to the inclusionary housing bonus should be more than the proposed 20%; agencies of city government should identify means of achieving this higher target such as utilizing multiple federal, state and city subsidy programs.
5. Expand the area where C4-4D zoning, which allows second floor commercial use, is proposed to include 10th Avenue from Academy Street to West 207th Street, i.e.: the section of 10th Avenue east of Dyckman Houses, to permit more opportunities for the potential creation of office space for small businesses.
6. Combine landmark designation with incentives to developers to improve and restore the historic IRT stations at Dyckman Street, 207th Street and 215th Street.
7. Expand the proposed study area to create a Special Inwood Zoning District with urban design guidelines that could suggest architectural character and detailing in keeping with existing buildings that otherwise would not be governed by contextual or other zoning provisions alone.
8. Special zoning districts should be used as needed in areas other than the waterfront where zoning text and map changes alone do not allow for sufficient flexibility to transfer bulk, provide for design guidelines, etc.
9. The rezoning study and agencies of city government should be more aggressive about ensuring that the waterfront park / esplanade is built and not tie its construction solely to the progress of new private development projects at the waterfront.
10. Craft the rezoning to encourage uses that activate and enliven the waterfront blocks.

11. Ensure that the Environmental Impact Statement ("EIS") for the proposed rezoning fully and accurately considers the impact of: i) new development that can result from the rezoning on utilities such as power, water, sewer, etc.; ii) the current demand on and projected growth in demand on these utilities by existing buildings; iii) the adequacy of these utilities to meet all of these needs and iv) additional population on traffic, parking, existing schools and all other municipal services.

Sincerely,

Manny Velazquez
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Chair

cc: Mayor Michael R. Bloomberg
Deputy Mayor Dennis Walcott
Deputy Mayor Daniel Doctoroff
Manhattan Borough President Scott Stringer
Deputy Borough President Rosemond Pierre-Louis
State Senator Eric Schneiderman
State Senator Bill Perkins
Assembly Member Herman D. Farrell, Jr.
Assembly Member Adriano Espaillat
Council Member Robert Jackson
Council Member Miguel Martinez
Executive Director Richard Barth, NYC Dept of City Planning
Director Raymond Gastil, NYC Dept of City Planning
Edwin Marshall, NYC Dept of City Planning