



Community Board 12M

Washington Heights & Inwood

711 West 168th Street – New York, NY 10032

Phone (212) 568-8500 Fax (212) 740-8197

Emails –ebsmith@cb.nyc.gov

Website: www.cb12Manhattan.com/info

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

Manny Velazquez

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



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Manny Velazquez, Chairman

December 4, 2007

Honorable Janette Sadik-Khan
Commissioner
NYS Public Service Commission
40 Worth Street
New York, NY 10013

Dear Commissioner Sadik-Khan:

Please be advised that at the duly called general meeting of Community Board 12-Manhattan, held on Tuesday, November 27, 2007, the following resolution concerning Consolidated Edison's M-29 transmission line and Academy substation was passed by a majority vote.

Whereas: The construction of Consolidated Edison's M-29 transmission line and Academy substation as currently planned will leave 1.5 miles of Inwood roadway in rutted and ragged condition; and

Whereas: The construction will result in the excavation of Manhattan streets beginning at West 220th Street and Ninth Avenue and then running along West 219th Street to Broadway, down to West 204th Street, across to Tenth Avenue, and then over to the site of the new substation to be built at West 201st Street and Academy Street; and

Whereas: The heavy machinery used during this construction will exacerbate the unsatisfactory condition of these streets, and only filling in and covering the trenches that have been excavated, as Con Edison plans to do, may expose pedestrians and vehicles to potentially hazardous conditions; and

Whereas: Con Edison has refused requests from elected officials and Community Board 12 to repave the 1.5 miles of roadway evenly from curb to curb after the excavation work is completed; and

Whereas: Con Edison claims that curb-to-curb restoration will add \$19 million and 140 weeks to the project – approximately 10 weeks longer than the estimated timetable for the entire construction project, including the transmission line and two substations; and

Whereas: Con Edison plans to take up to six months to complete the limited roadway restoration after backfilling the trenches and placing a temporary road surface; and

Whereas: The New York City Department of Transportation had previously scheduled the full repaving of Broadway from Dyckman Street to West 220th Street, but postponed it indefinitely when Con Edison announced its plan for the transmission line route; now, therefore be it

Resolved: Community Board 12-Manhattan calls upon the N.Y. State Public Service Commission to require that curb-to-curb roadway restoration be included in the revised Environmental Management and Construction Plan for Con Edison's M29 Transmission Line Project; and be it further

Resolved: Community Board 12-Manhattan urges the N.Y.C. Department of Transportation to require Con Edison to complete curb-to-curb roadway restoration along the 1.5-mile section of the transmission line route in Inwood.

Sincerely,

Manny Velazquez

Manny Velazquez
Chair

cc: Mayor Michael R. Bloomberg
Deputy Mayor Dennis Walcott
Deputy Mayor Daniel Doctoroff
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December 4, 2007

Honorable Janette Sadik-Khan
Commissioner
NYC Department of Transportation
40 Worth Street
New York, NY 10013

Honorable Patricia L. Acampora
Commissioner
NYS Public Service Commission
Empire State Plaza
Agency Building 3
Albany, NY 12223-1350

Dear Commissioner Sadik-Khan & Commissioner Acampora:

Please be advised that at the duly called general meeting of Community Board 12-Manhattan, held on Tuesday, November 27, 2007, the following resolution concerning Consolidated Edison's M-29 transmission line and Academy substation was passed by a majority vote.

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Council Member Robert Jackson
Council Member Miguel Martinez
Commissioner Maureen F. Harris, Esq. - Public Service Commission
Commissioner Robert E. Curry, Jr., - Public Service Commission
Commissioner Cheryl A. Buley - Public Service Commission