



Washington Heights & Inwood

530 West 166th St. 6th Floor, New York, NY 10032

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

Website: www.nyc.gov/mcb12

Shahabuddeen A. Ally, Esq., Chairperson
Ebenezer Smith, District Manager

INFORMATION ON THE RESCINDED RESOLUTION BELOW:

The Land Use Resolution from the May 24th, 2016 below "offering no objection to the revised ULURP Application for Sherman Plaza" is now rescinded by a revote at the September 27th 2016 General Meeting. Motion to rescind and seconded came after the matter was introduced by Chairperson Shahabuddeen Ally. See Minutes of that meeting for more information.

May 24, 2016

Hon. Carl Weisbrod, Chairman
NYC Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

RE: **Resolution offering no objecting to the revised ULURP Application for Sherman Plaza -
Application No.: C 150438ZMM, 4650 Broadway, NY, NY, Block 2175/Lot1**

Dear Chairman Weisbrod:

At the General Meeting of Community Board 12- Manhattan held on Tuesday, May 24, 2016, the Board passed the following resolution offering no objection to the revised ULURP Application for Sherman Plaza – Application No: C 150438ZMM, 4650 Broadway, New York, New York, Block 2175/Lot1, with a vote of (26) In Favor; (4) Opposed;(0) Abstaining.

Whereas: On March 22, 2016 Community Board 12- Manhattan ("CB12M") passed a resolution opposing the residential rezoning and establishment of a Mandatory Inclusionary Housing area proposed at 4650 Broadway, New York, NY for the Sherman Plaza Project (the "Project") under Uniform Land Use Review Procedure ("ULURP") application number C 150438ZMM (the "Application"), but supporting the proposed extension of an existing C2-4 commercial overlay over the entire lot. A revised application (the "Revised Application") for the Project was submitted to the Department of City Planning on May 20, 2016. The revisions made in response to CB12M's resolution and comments from the Manhattan Borough President made in the course of its review of the Application. The Revised Application will be considered by the City Planning Commission at a public hearing on Wednesday, May 25, 2016; and

Whereas: The Project is an approximately 470,000 square foot mixed-use 23-story building with 30% of the units being affordable at an average area median income

("AMI") of 80% . To achieve the proposed building density, the site's current R7-2 zoning was to be changed to R9. Under current zoning an as-of-right residential building on the site can be a maximum of approximately 306,000 square feet. R7-2 zoning does not impose height limits. An as-of right building built to the maximum permitted density would be at least 10 stories, but could be taller. A prior mixed-use development proposal for the site was 18-stories tall; and

Whereas: CB12M objected to, among other things, the Project's scale – both with respect to neighborhood character and in relation to the scenic view shed of Fort Tryon Park and the Cloisters, the percentage of affordable units proposed and the targeted area median income level for the proposed affordable units; and

Whereas: The project proposed in the Revised Application (the "Revised Project") is a 15-story, approximately 369,786 square foot mixed-use building with 50% of the units being affordable at income levels from 40% AMI (\$31,080 for a family of three) to an average 80% AMI. The site is proposed to be rezoned to a mixed contextual zoning district, R9A/R8X, that imposes a maximum height limit of 175 feet or 17 stories. The Revised Project is 155 feet or 15 stories; and

Whereas: The Revised Application and the Revised Project reflect attention to the concerns outlined in CB12M's resolution and reiterated by the Manhattan Borough President's Office in the course of its review of the Application, although not all of the concerns raised are addressed. Now, therefore, be it

Resolved: Community Board 12-Manhattan does not oppose the Revised Application provided that the final design of the Revised Project is 155 feet tall or less, and be it further

Resolved: Community Board 12-Manhattan urges the applicants to review design options to further reduce the height of the Revised Project and urges the City Planning Commission to consider allowing greater lot coverage than generally permitted as-of-right under zoning to help facilitate a reduction to building height (a recent article in the New York Times observed that a significant number of residential buildings in Washington Heights and Inwood have greater lot coverage and more units than permitted by current zoning); and be it further

Resolved: Community Board 12-Manhattan urges the elected officials that represent Washington Heights and Inwood to work with City Hall, Con Edison and other parties as necessary to make upgrading the subsurface utility infrastructure in Washington Heights and Inwood, inclusive of fiber optic broadband, a priority in order to more fully satisfy existing service demands and future demands of new development projects; and be it further

Resolved: Community Board 12-Manhattan urges the Department of City Planning and the City Planning Commission to ensure that the environmental impacts of the Revised Project, including but not limited to impacts on Fort Tryon Park and the Cloisters and related to the potential presence of hazardous subsurface materials, are carefully assessed; and be it further

Resolved: Community Board 12-Manhattan urges the Department of Housing Preservation and Development and the elected officials that represent Washington Heights and Inwood to ensure that the distribution of affordable units in the Revised Project include a significant percentage, preferably 50%, of family-size, i.e.: two and three-bedroom, units.

Sincerely,



Shahabuddeen A. Ally, Esq.
Chairperson

CC: Hon. Bill de Blasio, Mayor
Hon. Gale Brewer, Manhattan Borough President
Hon. Letitia James, Public Advocate
Hon. Charles Rangel, Congressman
Hon. Bill Perkins, State Senator
Hon. Adriano Espaillat, State Senator

Hon. Herman D. Farrell, Jr., Assembly Member
Hon. Guillermo Linares, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member