



Community Board 12 - Manhattan 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

Richard R. Lewis, Chairperson
Ebenezer Smith, District Manager

January 24, 2019

Hon. Signe Nielsen
Commissioner
Public Design Commission of NYC
City Hall, Third Floor
New York, NY 10007

Re: Resolution in support of the plan for Con Edison's Sherman Creek Service Center.

Dear Commissioner Nielsen:

Please be advised that Community Board 12, Manhattan, passed a resolution with 38 votes in favor, 1 opposed, 0 abstentions, 0 not voting, at its Tuesday, January 22, 2019 General Meeting, supporting the proposed design for Con Edison's Sherman Creek Service Center on the east side of Ninth Avenue between West 202nd and West 204th Streets and urging Con Edison to work with the Department of Housing Preservation and Development to structure a disposition and development financing strategy to ensure that the three nearby parcels it is selling are developed for permanently affordable housing based on household income levels for residents of Manhattan Community District 12.

WHEREAS: Con Edison presented its plan to construct the Sherman Creek Service Center (the "Service Center") to the Community Board 12-Manhattan Land Use Committee ("Land Use" or the "Committee") on January 9, 2019; and

WHEREAS: The Service Center would be comprised of two four-story buildings on the east side of Ninth Avenue between West 202nd and West 204th Streets, connected by three vehicular bridges spanning West 203rd Street and containing parking garages for its vehicles, office space for field staff, and a warehouse; and

WHEREAS: The buildings include environmentally-friendly features, including 55,000 square feet of solar panels that are estimated to generate approximately 70% of the electricity used by the Service Center, a rain garden, and a rooftop garden. The streetscape would be improved with trees, new sidewalks, and lighting; and

WHEREAS: Despite the addition of the three connecting bridges a view corridor to the street-end park on West 203rd Street would be permanently maintained. Access to the three parks on West 202nd, West 203rd, and West 204th Streets would be maintained during construction; and

WHEREAS: Con Edison has reached an agreement with the City to dispose of three other parcels nearby the site of the Service Center (on the west side of Ninth Avenue between West 203rd and 204th Streets and between West 204th and 205th Streets facing the Harlem River) that were rezoned for residential use as part of the Inwood Rezoning so they can be developed for housing. Disposition of the parcels would occur after completion of the Service Center. Con Edison advised the Committee that the regulations governing its disposal of the three lots require it to obtain market value for the properties; and

WHEREAS: Con Edison has also agreed to provide easements between two of its properties to the south of the site of the Service Center, between Academy Street and West 202nd Street and the Harlem River, to provide for the future construction of a waterfront promenade, to be undertaken by the City, linking the five Sherman Creek street-end parks; and

WHEREAS: At the January 9th Land Use meeting Con Edison stated that, since the Service Center consolidates existing operations in the area, a percentage of the vehicle trips generated by the project represent existing traffic volume associated with Con Edison operations. Con Edison agreed to provide the Committee with a revised traffic analysis for the project that documents the net increase in traffic volume; and

WHEREAS: The architectural design for the Service Center must be reviewed by the Public Design Commission ("PDC"). Con Edison submitted an application to PDC on December 21, 2018; PDC is scheduled to consider the application on February 19, 2019; and

WHEREAS: The Service Center would be an aesthetic and functional improvement over the current use of the two lots and would help to facilitate new residential development and the development of new public space along the waterfront. Now, therefore, be it

RESOLVED: Community Board 12-Manhattan supports the proposed design for Con Edison's Sherman Creek Service Center on the east side of Ninth Avenue between West 202nd and West 204th Streets; and be it further

RESOLVED: Community Board 12-Manhattan requests that Con Edison inform the Land Use Committee of any changes in the final design; and be it further

RESOLVED: Community Board 12-Manhattan urges Con Edison to work with the Department of Housing Preservation and Development to structure a disposition and development financing strategy to ensure that the three nearby parcels it is selling are developed for permanently affordable

housing based on household income levels for residents of Manhattan Community District 12;
and be it further

RESOLVED: Community Board 12-Manhattan urges Con Edison to work with NYPD, the Department of Transportation, the Department of Education, the Community Board 12-Manhattan Traffic and Transportation committee, and community stakeholders to mitigate any potentially negative impact resulting from increased car and truck traffic going to and coming from the Service Center.

Sincerely,



Richard R. Lewis
Chairperson

cc: Hon. Sheena Brown, Capital Construction, NYC Parks
Hon. Bill de Blasio, Mayor
Hon. Public Advocate
Hon. Scott M. Stringer, Comptroller
Hon. Adriano Espaillat, Congressman
Hon. John McAvoy, Chairman, Consolidated Edison Inc.
Hon. Polly Trottenberg, DOT Commissioner
Hon. Inspector Reymundo Mundo, 34th PCT
Hon. Robert Jackson, State Senator
Hon. Al Taylor, Assembly Member
Hon. Carmen De La Rosa, Assembly Member
Hon. Ydanis Rodriguez, Council Member
Hon. Mark Levine, Council Member
Hon. Maria Torres-Springer, HPD Commissioner
Hon. Richard A. Carranza, DOE Chancellor