



JEFFREY LEFRANCOIS
Chair

JESSE R. BODINE
District Manager

CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

424 West West 33 Street, Suite #580
New York, NY 10001
tel: 212-736-4536
www.nyc.gov/mcb4

March 6, 2022

Hon. Kathy Hochul
Governor of New York State
NYS State Capitol Building
Albany, NY 12224

Hon. Eric Adams
Mayor
City Hall
New York, NY 10007

Hon. Erik Bottcher
City Council Member
224 West 30th Street
Suite 1206
New York, NY 10001

RE: Western Rail Yards Zoning

Dear Governor Hochul, Mayor Adams, and Council Member Bottcher:

Manhattan Community District 4, which is bordered on the south by 14th Street, on the west by the Hudson River, on the north by 59th Street and on the east, by 6th Avenue from 14th to 26th Streets and by 8th Avenue from 26th to 59th, voted at its full board meeting on March 1, 2023 by a vote of **36** in favor, **0** against, **0** abstentions and **0** present but not eligible to reaffirm its support for the existing zoning at the Western Rail Yards site.¹

The Western Rail Yards area is defined as West 30th Street to the south, Eleventh Avenue to the east, Twelfth Ave/Route9A to the west, and West 33rd Street to the north. At the time of the rezoning, the WRY site also included the DEP and MTA sites, which our board knows well. Together, the three project sites encompass 14 acres of land.

¹ <https://cbmanhattan.cityofnewyork.us/cb4/all-committees/western-railyards/>

This letter is in response to recent media reports regarding considerations for potential land use changes at the Western Rail Yards site. Any action that would facilitate changes in zoning to allow for gaming, entertainment, or other non-as-of-right facilities would only further delay and complicate the existing commitments of housing and green space from moving forward.

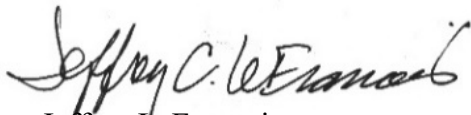
In 2009, Manhattan Community Board 4 negotiated for housing, including permanently affordable housing, and green space, which are key elements of the WRY plan. Any changes to the specified zoning and building sites would be out of scope with the planned district and counter the signed agreements. Given that the city and state administrations have centered housing on their agendas as the state faces a significant housing crisis, MCB4 would like to work with the city, state, and the developer to move the WRY project forward.

The expectations for the WRY include eight high rise buildings and a network of open spaces. The majority are residential, approximately 3.8-4.8 million square feet (maximum of 5,700 units), and 1.5-2.2 million square feet of commercial office and/or hotel space; of the eight buildings, seven are envisioned to be residential and one is planned for commercial/hotel use. A 750-seat, 120,000 square feet public school is also key to this development. There will be approximately 5.4 acres of publicly accessible open space, which is desperately needed on the far west side.

The developer has had nearly a decade to move forward with these detailed, zoning specific plans and we look forward to engaging with you all to begin to address the housing crisis and bring more green space to the far west side.

Thank you,

Sincerely,



Jeffrey LeFrancois

Chair

Manhattan Community Board 4

cc: Hon. Jerry Nadler, U.S. Congressman
Hon. Brad Hoylman-Sigal, NYS Senator
Hon. Tony Simon, NYS Assembly
Hon. Mark Levine, Manhattan Borough President