



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

330 West 42nd Street, 26th floor New York, NY 10036
tel: 212-736-4536 fax: 212-947-9512
www.nyc.gov/mcb4

JOHN WEIS
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

May 4, 2011

Frank J. Branchini
President and COO
Emblem Health
433 Ninth Avenue
New York, NY 100

Dear Mr. Branchini:

Manhattan Community Board 4 appreciates that Emblem Health intends to remove at least five curb cuts along West 34th (at least three to be removed) and West 35th Streets (at least two to be removed) near Ninth Avenue and to establish a full sidewalk and curb at those locations. These changes will bring a positive change in the neighborhood and assist in the proposed future 34th Street Transitway.

We have a couple of recommendations that we feel would be further improvements for these streets and are pleased that Emblem Health has indicated they will work with the 34th Street Partnership to implement them :

- **Follow the Federal Access Board's best practices for sidewalks** particularly for the sidewalk occupied by the four driveways curb cuts (two on W. 34th Street and two on W. 35th Street) that are expected to remain. This would ensure that a proportion of the sidewalk space remains at level and does not have a slope and would thus be a benefit to all pedestrians;
- **Install a minimum of one tree for every 25 feet of sidewalk space.** While not required for this project, this would match the standards for new construction, major enlargements and conversions of more than 20% of a building's use. It would also improve street ambiance and meet both city and neighborhood goals for increased trees. We suggest the tree pits meet city parks department guidelines and that Emblem Health coordinate with the 34th Street Partnership on the type of tree and any design issues.
- **Notify the Community Board of any additional ramp removals and installation timeline.** We understand that, depending on active lease negotiations, Emblem Health may remove the 2 proposed remaining curb cuts on West 34th and/or West 35th Streets, respectively. We request that Emblem Health inform the Community Board of what final decision is made on these curb cuts and notify us of the schedule for installation (committed to occur within the next year). We also request that Emblem Health install signs for pedestrians regarding the installation beginning at least two days in advance of the project.

Once again, Manhattan Community Board 4 greatly appreciates that Emblem Health is making these sidewalk improvements and has done so in partnership with both Manhattan Community Board 4 and the 34th Street Partnership.

Sincerely yours,



John Weis
Chair
Manhattan Community Board No. 4



Christine Berthet
Co-Chair
Transportation Planning Committee



Jay Marcus
Co-Chair
Transportation Planning Committee

cc: 34th Street Partnership
NYC Parks Department
NYC DOT