



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**COREY JOHNSON**  
Chair

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

October 4, 2013

Margaret Forgione  
Manhattan Borough Commissioner  
NYC Department of Transportation  
59 Maiden Lane, 35<sup>th</sup> Floor  
New York, NY 10038

**Re: Loading zone – High Line Hotel**

Dear Commissioner Forgione:

At its full board meeting, Manhattan Community Board 4 (CB4) voted to deny the installation of parking signs allowing a 100 foot loading zone in front of the High Line hotel, on the east side of Tenth Avenue between West 20<sup>th</sup> and West 21<sup>st</sup> Streets.

The High Line hotel, located in the building formerly known as the Theological Seminary, occupies the whole frontage of the block between West 20<sup>th</sup> and West 21<sup>st</sup> Streets. Its entrance is located on the southern portion of the block. The current parking regulation at the curb indicates: “No Standing 7 – 10 AM, except Sunday” and “No Parking 7 AM – 7 PM except Sunday”.

For hotels of 100 rooms or less, the Department of Transportation (DOT) does not automatically grant a loading zone and requests the Community Board review and recommendations. In our previous recommendations for smaller hotel loading zones, we have sought to accommodate both the business needs and surrounding parking/traffic needs of the area and residents. In this instance we do not find any pressing business needs and are concerned about the traffic implications

More specifically, we are concerned that permitting Hotel Loading/Unloading would be a bad precedent to set, given the extensive (and increasing) traffic on Tenth Avenue and its role as a truck route linking the west side highway at West 14<sup>th</sup> Street, to the Lincoln Tunnel.

In addition, residents have indicated a shortage of available overnight on-street parking and we would prefer to keep these spaces available for them during the overnight 7pm to 7am time period (low volume for hotel loading/unloading). Changing the parking regulations would also break the existing consistent parking regulations (no standing 7am to 10am and no parking 7am to 7pm) along the East side of the avenue from West 14<sup>th</sup> to West 22<sup>nd</sup> Streets.

CB4 thus recommends that this application be denied.

Sincerely,



Corey Johnson  
Chair



Christine Berthet, Co-Chair  
Transportation Planning Committee



Jay Marcus, Co-Chair  
Transportation Planning Committee