



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**CHRISTINE BERTHET**  
Chair

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

January 13, 2014

Russ Shattan  
VP, Acquisitions & Development  
MCR Development LLC  
152 West 57th Street, 46th Floor  
New York, NY 10019

**RE: Recommendation to Improve Curbside Issues in Front of Hotel**

Dear Mr. Shattan:

At its full board meeting, on October 4, 2013 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 20th and West 21st Streets. 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 are concerned that permitting Hotel Loading/Unloading would have a negative impact on the extensive (and increasing) traffic on Tenth Avenue which is a truck route linking the west side highway at West 14th Street, to the Lincoln Tunnel.

After hearing from neighbors and the local block association who support this change to the curbside regulation, the Transportation Committee decided to once again take the request into consideration. However, the discussion revealed that the problem would not be solved by changing the current curbside regulation to a loading zone. Neighbors of the Highline Hotel are concerned about the illegal use of the curbside space by trucks from nearby businesses, and queuing and congestion caused by cars attempting to pull in front of the hotel for guests. The board believes that illegal truck parking will continue to be a problem even if the curbside regulation is changed to a hotel loading zone.

While CB4 is concerned about the noise and congestion occurring on Tenth Avenue in front of the hotel we believe the hotel must take a more active role in keeping the space clear. The board recommends calling the NYPD traffic enforcement to have the illegally parked cars and trucks

towed or ticketed. The hotel's cooperation in this matter will improve conditions for its neighbors and allow its patrons to pull up to the curb.

We hope to have your cooperation in improving in this matter.

Sincerely,



Christine Berthet  
Chair



Jay Marcus  
Co-Chair, Transportation  
Planning Committee

[signed 1/10/2014]  
Ernest Modarelli  
Co-Chair, Transportation  
Planning Committee