



CITY OF NEW YORK

**MANHATTAN COMMUNITY BOARD FOUR**

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**DELORES RUBIN**  
Chair

**JESSE R. BODINE**  
District Manager

June 15, 2017

Marisa Lago, Chair  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271

**Re: Zoning Text Amendment No. N170389ZRM  
515 West 18th Street (Block 690 Lot 69)**

Dear Chair Lago:

On the recommendation of its Chelsea Land Use Committee, Manhattan Community Board No. 4 (CB4), following a duly noticed public hearing at its full board meeting held on June 7, 2017 voted by 43 in favor, 0 opposed, 0 abstaining and 0 present but not eligible to approve the application No. N170389ZRM to amend portions of Article IX, Chapter 8 of the New York City Zoning Resolution relating to the Special West Chelsea District.

The proposed zoning text amendment for Sections 98-25, 98-51, 98-53, and Appendix E would allow the substitution of an operations and support facility for the High Line along West 19<sup>th</sup> Street, west of 19<sup>th</sup> Avenue rather than the presently mandated public access by elevator and stairs. In a presentation to the Chelsea Land Use Committee, the NYC Department of Parks and Recreation (DPR) and Friends of the High Line (FHL) stated that there was no necessity for public access at this point. Already existing are stairs at West 20<sup>th</sup> Street. Another set of stairs and an elevator will soon be constructed at the south side of West 18 Street. DPR and FHL stated that the more pressing need is a support facility for the operations of the High Line.

Currently there exists only one High Line operations shop and it is at the extreme southern end of the park at Gansevoort Street. From there the staff must provide services for the entire length of the 1.5 mile long High Line. The proposed facility is more centrally located. FHL is considering a 2,100 gross square feet facility which would contain staff space (for offices, changing rooms and bathrooms), a horticulture room, utilities storage and a backup area for public programs and education. It would have its own staircase to the street below.

The High Line support facility would be incorporated into a development of the Related Companies that has received a High Line Improvement Bonus. In turn as mandated by the zoning, Related has contributed to the High Line Improvement Fund \$5,820,575. Related has no objection to substituting the support facility for the public access.

CB4 greatly appreciates the High Line Park as an important community amenity, and is pleased to support this text amendment which will facilitate the operation of the park.

Sincerely,



Delores Rubin  
Chair  
Manhattan Community Board 4



John Lee Compton, Co-Chair  
Chelsea Land Use Committee



Betty Mackintosh, Co-Chair  
Chelsea Land Use Committee

cc: William T. Castro, Manhattan Borough Commissioner, NYC DPR  
Friends of the Highline  
Hon. Gale A. Brewer, Manhattan Borough President  
Hon. Corey Johnson, City Council