



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

OFFICE OF THE DIRECTOR

August 24, 2015

Dear Congresswoman, Borough President, Councilwoman, Senator, and Assembly Member:

Thank you for your July 14th letter regarding the University Place and Broadway Contextual Zoning Proposal developed by Councilwoman Mendez and the Greenwich Village Society for Historic Preservation (GVSHP). We appreciate your support for the Mayor's Housing Plan, your desire to facilitate the development of additional affordable housing, and your concerns about neighborhood character.

We have thoroughly looked at the GVSHP proposal as well as the resolution issued by Community Board 2 in support of the proposal. As has been previously communicated to Community Board 2 and GVSHP, we do not believe that a rezoning at this location is warranted or appropriate at this time.

Aside from the former Bowlmor Lanes property at 110 University Place, which is the location of the contested as-of-right development, there are few sites within the proposed rezoning area where further development could reasonably occur. Out of the 132 lots within the proposed rezoning area, only *one* site is considered 'soft' under standard criteria. In addition, over half of the lots in the area are fully built or overbuilt under the existing permitted densities. While we appreciate your and the Community Board's desire to incentivize affordable housing development, further unlocking development potential in this area would require a much more aggressive increase in permitted densities. Such an approach would still not result in a significant number of likely development sites, and would appear to be contrary to the positions articulated by the Community Board and GVSHP.

We understand the concerns regarding the discrepancy in permitted densities between residential and community facility uses, and the assertion that this condition incentivizes development and uses that the community view as undesirable. I believe it is worth noting that the proposed development at 110 University Place would be, to the best of my knowledge, residential with ground floor retail. Even though higher densities are permitted for community facility uses such as dormitories, the uses planned for 110 University Place are compatible with and complementary to existing conditions in the neighborhood.

The rezoning proposed by Councilwoman Mendez and GVSHP would impose height limits of either 80 feet or 120 feet, depending on the zoning district. The built context of University Place and Broadway corridors, and many of the midblocks, are greatly varied, with buildings ranging from three to greater

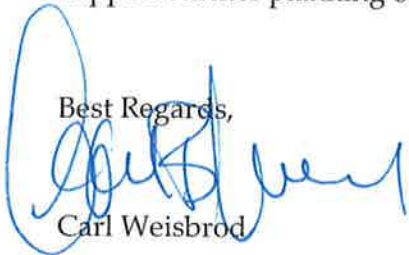
Carl Weisbrod, Director
Department of City Planning
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August 24, 2015

than 20 stories in height. On the same block as the 110 University Place development is a building that rises to 245 feet, and there are several other buildings of similar or even greater heights within the immediate vicinity. Indeed, the imposition of the proposed height limits would render about 35% of the lots within the rezoning area non-compliant, further illustrating the highly varied nature of this area.

Again, I thank you for your thoughtful comments and concerns. I look forward to working with you to support further planning objectives in your respective districts.

Best Regards,

A handwritten signature in blue ink, appearing to read 'Carl Weisbrod', is written over the printed name. The signature is stylized and cursive.

Carl Weisbrod



UNITED STATES HOUSE
OF
REPRESENTATIVES



THE SENATE AND ASSEMBLY
OF
THE STATE OF NEW YORK



PRESIDENT OF THE BOROUGH
OF
MANHATTAN



THE COUNCIL
OF
THE CITY OF NEW YORK

July 14, 2015

Carl Weisbrod, Director
Department of City Planning
22 Reade Street, 5th Floor
New York, New York 10007

OFFICE OF THE
CHAIRPERSON

JUL 20 2015

28568

Re: University Place and Broadway Contextual Zoning Proposal with Inclusionary Housing

Dear Mr. Weisbrod:

We write to voice our support for the above mentioned proposal. The Greenwich Village Society for Historic Preservation (GVSHP) and Council Woman Mendez developed this proposal in close consultation with local stakeholders and with the support of our offices. This proposal involved meetings with the public in December of 2014, an online survey, and public hearings before Community Board 2, which subsequently voted in support of the proposal by GVSHP.

We believe that this proposal represents a unique opportunity to advance the Mayor's priorities while at the same time working to ensure the measured growth of one of Manhattan's historic communities. Out of context development continues to threaten all neighborhoods, and we are seeing one such example along University Place today. With GVSHP's proposed changes from the existing C1-7, C6-1, and R7-2 to a C1-7, C4-4A, and an R7-A with inclusionary housing bonus, we believe that this could accomplish a significant step forward towards the goals set in Housing NYC as well as those in the Zoning for Quality and Affordability. We believe that GVSHP's proposal is sound and allows for growth and the creation of affordable units where there were no such provisions before.

We believe this proposal has merit. The Councilwoman has communicated such to representatives of the Mayor, Deputy Mayor for Housing and Economic Development, and the Manhattan Borough Commissioner of the Department of City Planning. We would like to request a meeting with you and your staff to discuss how to move this

proposal forward together. We look forward to working with the Department on this proposal as well as your support as this plan moves ahead.

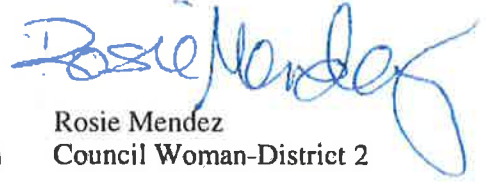
Sincerely,



Carolyn Maloney
Congress Woman-12th District



Gail Brewer
Borough President-Manhattan



Rosie Mendez
Council Woman-District 2



Brad Hoylman
Senator-27th District



Deborah Glick
Assembly Member- 66th District

Cc: Toby Bergman, Chair, Manhattan Community Board 2
Andrew Berman, Executive Director, Greenwich Village Society for Historic
Preservation