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COMMUNITY BOARD NO. 2, MANHATTAN

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March 27, 2017

Ms. Marisa Lago
Chair, City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Dear Chair Lago:

First, our congratulations on your new position. We wish you every success in this challenging and important post.

We are writing today to bring your attention to Community Board No. 2, Manhattan's support of a contextual rezoning of the University Place/Broadway corridor. We passed a resolution, attached herewith, strongly supporting this rezoning in January of 2015. We continue to believe that these proposed controls will prevent vastly out-of-context development on these important Greenwich Village blocks.

The rezoning was proposed by the Greenwich Village Society for Historic Preservation and covers the area bordered by Broadway, Fifth Avenue, 8th Street and 14th Street. It would impose height limits on new development, prevent high-rise towers, eliminate zoning incentives for dormitory and hotel development, and encourage or require creation of inclusionary housing.

Surrounding areas are seeing new development that adds pressure to situate enormous out-of-scale buildings on the University Place/Broadway corridor. This long-standing residential area is already saturated with dormitory and hotel uses and cannot support more. High rise buildings (such as the behemoth on the former BowlMor site now under construction) violate the current 2-12 story heights that are typical of this neighborhood.

We hope to work closely with you and your staff to achieve a contextual rezoning of the University Place/Broadway corridor.

Sincerely,

Terri Cude, Chair
Community Board #2 Manhattan

Anita Brandt, Chair
Land Use Committee, CB2 Manhattan

c: Hon. Jerrold L. Nadler, Congressman
Hon. Liz Krueger, NY State Senator
Hon. Brad Hoylman, NY State Senator
Hon. Deborah Glick, Assembly Member
Hon. Gale A. Brewer, Manhattan Borough President
Hon. Margaret Chin, Council Member
Hon. Rosie Mendez, Council Member
Hon. Corey Johnson, Council Member
Edwin Marshall, Dept. of City Planning