



THREE PARKS INDEPENDENT DEMOCRATS

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President ***District Leaders*** ***State Committee***
Lorraine Zamora Bob Botfeld & Cynthia Doty Lynn Thomas & Daniel Marks Cohen

July 8, 2020 VIA EMAIL

Dear Borough President Brewer and Council Member Levine:

It has come to the attention of the Board that you are co-applicants for a rezoning proposal that includes upzoning for our neighborhood, with at least two, and possibly three, tall buildings proposed on either side of Broadway along 109th and 110th Streets. We urge you to drop your support for the portion of the overall plan that falls within Community Board 7.

As advocates for the previous downzoning and the establishment of contextual zoning for the area from 96th Street to 110th Street, we are strongly opposed to any construction that does not conform to the size requirements of the current zoning. We are seeing the negative results in the West 70s and 80s and in other neighborhoods overtaken by high rises. You can count on us to work with the community to stop this project or any other project that seeks to undermine the current downzoning we fought so hard to achieve.

We continue to be strong proponents of affordable housing in CB7, and welcome an opportunity to be part of the discussion regarding how to develop affordable housing that is not a detriment to the community. The tradeoff of additional density for Mandatory Inclusionary Housing in the proposed plans seems unnecessary when Voluntary Inclusionary Housing could be built on the CB7 sites today, without any increase in density through an upzoning. Indeed, we believe that exactly this scenario is occurring a few blocks away on the site of the Marrakesh Hotel at 103rd Street, where the developer is proposing to build affordable housing units through Voluntary Inclusionary Housing without any upzoning.

Please inform us immediately as to whether or not you will drop your support for this upzoning proposal in Community Board 7.

Sincerely,

Lorraine Zamora, President

917-348-5136 (cell)

Copies via email to Senators Jackson and Benjamin, Assembly Member O'Donnell, Council Member Rosenthal, CB7 Board Chair Diller, and CB9 Board Chair Weinberg