



THREE PARKS INDEPENDENT DEMOCRATS

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President ***District Leader*** ***State Committee***
Lorraine Zamora Cynthia Doty Lynn Thomas & Daniel Marks Cohen

February 3, 2023

Olivia Olmos, Borough Planner, Manhattan Office
Jose Trucios, Team Leader, Upper Manhattan
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271
VIA EMAIL TO OOlmos@planning.nyc.gov and
JTrucios@planning.nyc.gov

Re: Proposed development at 109th/110th Streets and Broadway

Dear Olivia and Jose,

Thank you for meeting with us yesterday. We were alarmed to hear that Community Board 9, the Manhattan Borough President, and the New York City Council Committee on Land Use have submitted a pre-application to build two 25-story luxury apartment buildings on Broadway between 109th and 110th Streets in the Community Board 7 area.

Three Parks Independent Democrats is adamantly opposed to any such construction in our neighborhood. As we explained, Three Parks was successful in rezoning our neighborhood with contextual zoning after the Extell towers were built to avoid further irresponsible development and protect our remaining affordable housing stock. The applicants' buildings should more properly be developed within the confines of CB9, where there are several undeveloped sites. As we also explained, we fully support the development of affordable low- and middle-income housing in our neighborhood in any new development if it is 50% affordable and on site. Our neighborhood does not need any more luxury units.

The pre-application you described during our meeting would develop 428 units in the CB7 area, only 108 of which would be affordable if all are on the site of the proposed development at the

proposed percentage. In addition, it appears likely that any affordable units may not even be located on site, and could instead be achieved through the rehabilitation of existing units with no net gain at all.

This flies in the face of the Mayor's stated objective to increase the amount of affordable housing in New York City. If Mayor Adams is truly concerned with increasing the number of affordable units, it seems that his first step would be to force landlords to make available the 88,000 rent stabilized units that the city Department of Housing Preservation and Development contends landlords are currently warehousing. In any event, construction of hundreds of additional luxury units in CB7 will do nothing to meet the City's needs.

We appreciate your offer to meet with us again. You mentioned that you are meeting with the pre-applicants in about four weeks. What days/times do you have available following that meeting in the second or third week of March?

Thank you again.

Sincerely,



Daniel Marks Cohen, State Committee, 69th AD
917-208-9168

Cynthia Doty, District Leader, 69th AD, Part A
Three Parks Independent Democrats

Lorraine Zamora, President

Daniele Gerard, First Vice President

Lynn Max, Board Member

Steve Max, Board Member

Copies via email to DCP Commissioner Garodnick, Borough President Levine, Council Member Salamanca, Council Member Abreu, CB7 Board Chair Donohue and CB9 Board Chair Weinberg