

THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 7

250 West 87th Street, New York, NY 10024 • Phone (212) 362-4008
Website: <https://nyc.gov/mcb7> • E-mail: mn07@cb.nyc.gov

RESOLUTION

Date: June 18, 2024

Committee of Origin: Housing & Land Use

Re: City of Yes for Housing Opportunity (Zoning Application Portal number [N240290ZRY](#)).

Full Board Vote: 27 In Favor 14 Against 1 Abstention 0 Present

**Full Board Vote, leave the summary rating of CB7's response on the DCP portal blank:
26 In Favor 15 Against 0 Abstentions 0 Present**

The DCP has proposed amendments to the City's Zoning Resolution designed to encourage an increase in the City's housing stock, and, in particular, the number of available affordable housing units.

DCP has identified a growing housing crisis that has made housing increasingly unavailable to low-income families and has caused a dramatic increase in rents for all New Yorkers citywide. According to DCP:

- Vacancy rates are at 1.4%, substantially lower than the 5% level that State law regards as the existence of a housing emergency;
- More than 53% of New Yorkers currently pay more than 30% of their income for housing, with 32% paying more than 50%;
- Based on the 2020 census, New York's population grew by more than 600,000 between 2011 and 2020 while the number of available housing units increased by just over 200,000. New York ranks fifth from last among twenty large U.S. cities in the creation of housing units per 100,000 population between 2011 and 2020.

According to City Comptroller Brad Lander's February 2024 Spotlight: New York City's Housing Supply Challenge, "growth in the housing stock largely kept pace with employment from 1980 to 2010, both growing about 14%. After the 2008 Great Recession, however, from 2010-2022, employment grew by 23% while the housing stock increased by just 9%."

DCP has endeavored to ease impediments to and create incentives for constructing new housing, particularly affordable housing throughout the City, in high-, medium- and low-density neighborhoods.

DCP estimates that the proposed amendments will generate between 58,000 and 110,000 additional housing units over a fifteen-year period.

Manhattan Community Board 7's 2023 District Needs Statement states:

Affordable housing is the district's most critical need and it lack contributes to a myriad of other issues facing district residents – homelessness, food insecurity, social and emotional problems, inadequate health care, and domestic violence.

MCB7 has reviewed the proposed Amendments and approves/disapproves specific items, as follows:

DCP proposed zoning text Amendments directly affecting Community Board 7/ Manhattan (MCB7)

1. Proposals to allow more floor area for affordable and supportive housing:

DCP proposes a new program "Universal Affordability Preference" (UAP) which would incentivize construction of 20% additional floor area which must be dedicated to affordable housing for rental to tenants earning up to 60% of Area Median Income (AMI) to better meet the needs of many New Yorkers. The affordable units would be required to be provided on site, and be equivalent in size and distribution within the building as the market-rate units.

The proposed amendments would also eliminate the requirement that supportive housing must seek a special permit to achieve an increase in FAR, and would require merely an "authorization," that

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Full Board Vote: 27-14-1-0

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Full Board Vote, leave the summary rating of CB7's response on the DCP portal blank: 26-15-0 -0.

would reduce the time required for approval by the community board and DCP from seven months to three months. The authorization procedure would eliminate the requirement of a public hearing, and review by elected officials, including the Borough President and the City Council.

The proposed amendments would eliminate current voluntary Inclusionary Housing provisions that provide a more generous bonus, allow for rentals of affordable units to tenants below 80% AMI and permit affordable housing to be provided off-site within geographic restrictions. The proposed amendments would also permit an increase of building envelope requirements (the shape of the building) to accommodate the greater floor area and maximum height requirements to permit developers to take advantage of the UAP option.

MCB7 Response: In general, MCB7 agrees with the policy of increasing the supply of affordable housing units. The creation and preservation of affordable housing units have been recognized by MCB7 as its most critical need. We are concerned, however, that replacing voluntary Inclusionary Housing with the UAP program may have the unintended effect in R10 districts and Special Purpose Districts of discouraging developers from participating in the construction of affordable housing. The UAP program could substantially increase the percentage of needed affordable housing, and prohibits the construction of affordable housing off-site. We ask that DCP and the City Council contemplate adjustments to the UAP program to induce as much affordable housing production as possible in high land-cost districts, such as MCB7, so that high opportunity neighborhoods such as the Upper West Side further the Administration's stated goals of furthering fair housing and addressing the affordability crisis. Further, MCB7 recommends that the UAP scheme be modified to allow for affordable housing credits to be awarded where the developer preserves existing affordable units within the district. The requirement for off-site preservation should be 30% of the host site's FAR. MCB7 further recommends that DCP consider expanding the Mandatory Inclusionary Housing Program to developments in high density districts.

MCB7 opposes the proposed procedural change to use authorizations for approval of floor area increases, eliminating the requirements of a public hearing and review by elected officials.

2. Proposals for small and shared apartments:

The proposed amendments would eliminate impediments to the construction of shared apartments (i.e., single-room occupancy units with communal bathrooms and/or kitchens) and would eliminate the "Dwelling Unit Factor," which restricts the number of units on a building lot. The purpose of these proposed amendments is to encourage housing for low-income individuals who cannot afford larger apartments. The units would provide permanent, not transient, housing.

MCB7 Response: MCB7 approves DCP's proposed amendments to allow small and shared units.

3. Proposals to eliminate obstacles to Quality Housing Development in non-contextual zoning districts:

In 1961, the NYC Zoning Resolution was revised after 50 years and a major provision was the construction of "tower in the park" buildings that were taller and set back from the street, on large amounts of open space. In the 1980's, DCP created "contextual zoning" in medium- and high-density districts in response to a feeling that towers-in-the-park were isolating and were not part of the streetscape. Contextual zoning or Quality Housing rules did not change allowable FAR but created rules for shorter buildings with greater lot coverage set at the lot line. Such buildings were height-limited and maintained existing street walls, making new development contextual with existing older buildings.

The campuses, as built, contain significant open spaces, which could support the construction of more housing units ("infill"). However, the Zoning Resolution currently does not permit the construction of Quality Housing units on these sites. The proposed amendments would allow for infill conforming to

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Quality Housing rules. The proposed amendments would also reduce the required distance between buildings on the same lot to 40 feet for buildings lower than 125 feet, and 80 feet for buildings above 125 feet. The proposed amendments would also provide more flexibility in compliance with curb cuts and street tree regulations and relax requirements for construction on irregularly shaped lots.

The proposed amendments would also eliminate the “sliver” law restricting the heights of buildings less than 45 feet wide to the width of the street or 100 feet, whichever is less. Instead, the height of these buildings would be limited to the Quality Housing rules, which provide for contextual construction.

MCB7 Response: In Manhattan Community District 7, the three campuses that can be impacted are Douglass Houses, Wise Towers and Amsterdam Houses.

The proposed amendments could have several potential impacts on NYCHA (New York City Housing Authority) campuses, depending on the specific nature and scale of the initiative. The concerns with respect to NYCHA campuses also apply to varying extents to other tower-in-the-park campuses in our District, including Park West Village, Lincoln Towers, and certain buildings in the Lincoln Square Special District.

I. Potential positive impacts – Increased Housing Options:

- The City of Yes initiative may introduce new housing options, such as affordable housing units, mixed-income developments, or supportive housing, within or near NYCHA campuses. This could provide residents with more choices and opportunities for housing, potentially alleviating some of the overcrowding and demand for public housing units.
- **Improved Living Conditions:** If the City of Yes Housing Opportunities include renovations or revitalization efforts, it could lead to improved living conditions for NYCHA residents. This might involve upgrades to infrastructure, facilities, and amenities, as well as enhanced safety and security measures. Overall, this could contribute to a better quality of life for residents within NYCHA campuses.
- **Community Integration:** Introducing mixed-income or supportive housing options within NYCHA campuses could promote greater social and economic integration within these communities. This may help reduce stigma and foster a more inclusive and diverse environment.

II. Challenges and Concerns:

However, among the negative impacts, there are potential challenges and concerns associated with the City of Yes Housing Opportunities initiative. These include issues related to:

- Gentrification and displacement.
- The preservation of affordable housing options for low-income residents.
- Adding new housing units without sufficient consideration for preserving green spaces or addressing infrastructure needs could indeed lead to a decrease in available open areas.
- If the new housing developments are not carefully planned in terms of density and design, they could exacerbate existing overcrowding issues within NYCHA communities.

Overall, the impact of these amendments on NYCHA campuses will depend on how the initiative is implemented, the level of community engagement and input, and the extent to which it addresses the unique needs and challenges faced by NYCHA residents.

As a general principle, MCB7 favors easing restrictions preventing infill on campuses, and it is critical to have buy-in from impacted communities. No individual infill project should proceed without significant and adequate opportunity for input from the affected community, including votes from

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tenants at the affected campuses. Additionally, the Community Board must be involved in any such project.

4. Proposals regarding conversions of non-residential buildings to residences:

The proposed amendments would increase the number of commercial and industrial buildings eligible for conversion to residences.

- Presently, conversion is not permitted for buildings constructed after 1961 or, in some cases, 1977. The proposed amendment would provide for a uniform cut-off date of 1990.
- The proposed amendments would permit conversion citywide, not solely in commercial districts, as at present, and allow non-commercial buildings such as religious institutions, to convert to residential use. Further, the proposed amendments would expand the opportunities for conversion, currently limited to “dwelling units” to expand to include rooming units (i.e., shared units).
- The proposed amendments would eliminate restrictions on conversions in commercial districts that currently restrict such conversions to preserve commercial and light industry uses.
- The proposed amendments would allow existing office buildings built before 1990 that exceed their allowable FAR to apply to the City Planning Commission for an “authorization” to increase their permitted FAR by up to 20% to facilitate conversion to residential use. The authorization would not require a full ULURP application, a public hearing, or public review by elected officials or the City Council.

MCB7 Response: MCB7 approves the proposed amendments insofar as they expand the option of conversion to all commercial and industrial buildings, citywide. MCB7 recommends that, rather than using a specific cut-off date (which might require future amendments), the amendments should permit conversions in buildings older than 35 years. However, MCB7 disapproves the authorization process for an increase in permissible FAR; any such application should be subject to ULURP.

5. Creation of R-11 and R-12 district designations:

The proposed amendments would create new zoning district designations, R-11 and R-12, which would be subject to mandatory affordable housing rules (20 or 30% affordable units) and would permit FARs up to 15 and 18 respectively. DCP is not seeking to map any such districts at present. Any such mapping would be subject to a full ULURP (Uniform Land Use Review Procedure) review.

MCB 7 Response: CB7 approves the creation of R11 and R12 districts with the conditions that such mappings go through ULURP and require 30% affordable housing.

6. Expansion of area for transfer of air rights:

Presently, religious institutions and certain other non-profit owners are permitted to transfer unused development rights to adjacent sites or a site directly or diagonally across the street. The proposed amendment would increase the area for transfer to include any site on the same block as the transferor, or on a block directly or diagonally across the street.

MCB7 Response: Community Board 7 approves the proposed amendment.

7. Lincoln Square Special District:

The proposed amendment would incorporate the UAP framework in the Lincoln Square Special District and eliminate what DCP deems “redundant” rules regarding bulk and minimum dwelling unit size. They would also require 30% lot coverage, eliminate the requirement that 60% of a building’s floor area be at or below 150 feet, allow variation in height for tower tops, and permit recesses in the street wall.

MCB7 Response: MCB7 approves the proposed amendment.

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8. Proposal to eliminate parking mandates:

DCP proposes to end the requirement that new housing projects provide a certain minimum number of off-street parking spaces. The proposal will allow off-street parking, but no one will be required to build unnecessary parking. Building off-street parking takes up space, is expensive, and hinders development, especially of affordable housing. Parking minimums also incentivize people to own and drive cars.

MCB7 Response: MCB7 approves DCP's proposed amendment to remove parking mandates. Although parking mandates no longer apply in our district, the proposed amendment will increase the supply of housing citywide, thus reducing rents or dwelling prices in our district, while decreasing overall traffic in the city.

9. Miscellaneous proposed amendments:

DCP also proposes the following amendments to the Zoning Resolution:

- Establish a new system of street wall heights to permit conformity to existing structures;
- Provide more flexible base heights to permit conformity to existing structures;
- Permit dormers up to forty feet in width above the maximum street wall height;
- Increase permitted tower lot coverage to allow for more efficient building floor plate; and
- Modify ground floor regulations to provide that the second floor begins no lower than 13 feet above the sidewalk.

MCB7 Response: MCB7 has not been provided with sufficient information to enable us to opine on these proposals, and therefore CB7 recommends disapproval of these provisions unless and until such information and context is clearly understood.

10. DCP has endeavored to identify opportunities for additional housing units throughout the city, including in low-density districts, primarily in low-density districts outside Manhattan.

These include:

- Adjusting maximum FARs that currently restrict construction to one or two-family homes; the new limits would permit multi-family buildings, up to five stories, in certain areas;
- Reduce minimum yard width requirements (30 feet to 20 feet for rear yards; eight to five feet for side yards; and 10 to five feet in front yards);
- Eliminate requirements for open space (open space ratio);
- Permit occupancy of "Accessory Dwelling Units"; and
- Reduce the size of courtyards from 1,200 square feet to 900 square feet.

MCB7 Response: MCB7 disapproves of the proposals to the extent that it eliminates the requirement that a building be situated no closer than 30 feet from the lot line. While intended primarily for low-density areas in boroughs other than Manhattan, these proposed amendments would enable substantial infill within the "donuts" within blocks lined by low-rise buildings, townhouses, and brownstones. MCB7 believes that the "donuts" are a unique and valued feature of our community and are worth preserving.

MCB7 also notes that, at least in our community, the expansion of brownstones and townhouses, most of which are owner-occupied, is unlikely to create additional affordable or even market-rate housing.

MCB7 further disapproves of the proposal to the extent that it proposes to eliminate the requirement of open space in proportion to the residential building with which it currently must be associated in infill and possibly other development situations. MCB7's experience with the existing open space ration requirements reflects the need to tighten rather than eliminate these requirements.

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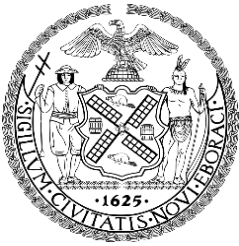
Full Board Vote, leave the summary rating of CB7's response on the DCP portal blank: 26-15-0 -0.

For example, in a now-abandoned effort to add density to a portion of Park West Village, existing law allowed a locked roof deck not accessible to the community at large to be included as open space for a proposed tower that was out of scale with the surrounding residential buildings. At 200 Amsterdam Avenue, a painfully gerrymandered series of open spaces were cobbled together to create an out-of-scale tower. In neither situation did the stretching of the intent of the open space ration relate to or provide a single unit of affordable housing.

MCB7 also disapproves of the proposed reduction in the square footage of courtyards, which are frequently a source of light and air for residents. No study or evidence has been submitted to indicate that the need for light, air circulation and separation of uses today is materially different than when these various protections were first adopted.

Moreover, combining the elimination of the Open Space Ration with the proposed reduction in required rear and side yards for infill and other development will have the effect of compromising the livability of future buildings and that will potentially create larger rooms for existing and new construction, but not more units of housing. Certainly, there is no requirement in the proposed COYHO amendments that the use of the proposed changes to the Open Space Ration, the reduction in rear and side yards, and the other compromises in this portion of the proposed amendments section in any way be conditioned upon the premise that whatever additional units that may ensue from these drastic revisions be affordable at any recognized level.

MCB7 is troubled that these proposed changes, which cumulatively have the potential to rewrite the residential feel of the exteriors and interiors of existing and future housing, were not the subject of a special call-out to Community Boards and the public reviewing these proposals.



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RESOLUTION

Date: June 18, 2024

Committee of Origin: Housing & Land Use

Re: In support of the [Homes Now Homes for Generations Plan](#)

Full Board Vote: 42 In Favor 0 Against 0 Abstentions 0 Present

Committee: 9-0-0-0

This resolution is based on the following facts:

- As stated in CB7's District Needs Statement, "affordable housing is the district's most critical need, and its lack contributes to a myriad of other issues facing district residents -- homelessness, food insecurity, social and emotional problems, inadequate health care and domestic violence."
- The West Side has lost thousands of units of affordable housing in the last 10 years through rising rents, combining units, demolition, foreclosures and deregulation.
- *City & State* reported in February 2024, "According to the city's most recent housing survey, New York City added around 175,000 homes between 2017 and 2021, but developers overbuilt for the rich so much that they ended up with an over 12% vacancy rate for high-rent apartments (over \$2,300/month) compared to a less than 1% vacancy rate for low-rent ones (under \$1,500/month.)"
- Key Capital programs to create or preserve affordable housing have been eliminated or reduced in the HPD's Capital Commitment Plan. Per the Community Service Society:
 - Neighborhood Pillars is an HPD program to help mission-driven developers like Community Development Corporations and Community Land Trusts acquire, rehabilitate, and convert distressed multifamily rental buildings. It was launched in 2018, but its budget was reduced to nothing in 2020. The program, however, showed great promise after preserving roughly 400 apartments.
 - Open Door finances new construction of shared-equity cooperatives. This was once a priority for the city and the state but has since fallen in priority, despite programs like Mitchell Lama's tremendous popularity and calls from communities for more affordable homeownership opportunities. The program is currently only funded at \$100 million over four years.
- The City Council and the City Comptroller are supporting the "Homes Now" initiative to fund Neighborhood Pillars and Open Doors programs at the level of \$250 million per year for each program for the next five years in the City's Capital Commitment Plan.

THEREFORE, BE IT RESOLVED THAT Community Board 7 / Manhattan **supports** including the "Homes Now" initiative in the City's Capital Budget for FY 2025 and in the Financial Plan for FY2025-FY2029.



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RESOLUTION

Date: June 18, 2024

Committee of Origin: Housing & Land Use

Re: 2360 Broadway, The Belnord. Application to Department of City Planning a private application [ULURP # 240321ZAM](#) for an authorization pursuant to ZR 132-52 to allow a bank tenant to occupy an existing ground-floor retail space in a building fronting Broadway that exceeds the 25' maximum street wall width in the Special Enhanced Commercial District 3 in Manhattan, Community District 7.

Full Board Vote: 38 In Favor 0 Against 0 Abstentions 0 Present

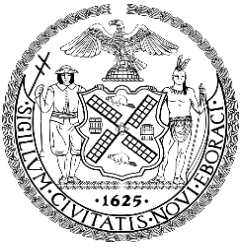
Belnord Realty LLC (Applicant) is the owner of 4,639 square feet of commercial space on the ground floor of the southwest corner of 2360 Broadway, New York, New York (the "Belnord"). The applicant is seeking permission to lease the vacant space to a bank. The premises comprise 4,639 square feet with 46 feet three inches of frontage along Broadway and 99 feet frontage along 86th Street to a bank.

Zoning Resolution 132-24, prohibits occupancy by a bank at the site if the Broadway frontage exceeds 25 feet, unless the owner obtains an Authorization for additional frontage from the City Planning Commission. Applicant has sought the required Authorization, and the City Planning Commission has referred the application to MCB7 for comment.

The subject space was last leased to Banana Republic, which vacated the space in 2012.

According to the applicant, approximately 26% of the commercial space in the immediate vicinity of the Belnord is vacant.

MCB7 response: Given the length of time during which the premises have been vacant, MCB7 **approves** the proposed authorization to permit the applicant to lease the premises located on the ground floor of the southwest corner of the Belnord to a bank with 46 feet 3 inches street wall width along Broadway.



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RESOLUTION

Date: June 18, 2024

Committee of Origin: Preservation

Re: 167 West 72nd Street (Amsterdam Avenue.) Application to the Landmarks Preservation Commission to legalize the replacement of windows on the front facade (Violation #VIO-06-0651) and the 5th floor (Violation #VIO-18-0010).

Full Board Vote: 38 In Favor 0 Against 0 Abstentions 0 Present

Committee: 6-0-0-0.

The head of the LLC that owns the building built in 1884 at 167 West 72nd Street in the Upper Westside/Central Park West Historic District requests remediation for windows on the top three floors of the five-story building. The windows were installed in 2017. The Landmarks Preservation Committee issued a violation in 2017.

The old, but not original windows had nine-over-one windows. The new windows installed in 2017 are one-over-one. The bottom two floors have commercial spaces and different windows. Seventy Second Street is filled with shops and businesses. The styles of the buildings and windows are very varied and have changed over the years. There is no uniform context.

To make the windows more compliant, the presenter asked for fake muntin to be inserted on the outside of the windows. These are very problematic, according to the architects on the committee. We suggested that interior dividers be installed instead to create the appearance of divided lights. The presenter was very amenable to the idea.

THEREFORE, BE IT RESOLVED THAT Community Board 7 / Manhattan **recommends approval** of interior muntin on the top three floors of 167 West 72nd Street.



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RESOLUTION

Date: June 18, 2024

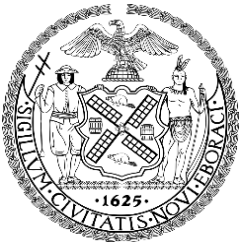
Committee of Origin: Business & Consumer Issues

Re: 61 West 62nd Street (Columbus Avenue)

Full Board Vote: 37 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0. Non-Committee Board Member: 1-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the New Application and Temporary Retail Permits to the SLA for two-year liquor license by LPB8, LLC *d/b/a* La Pecora Bianca.



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RESOLUTION

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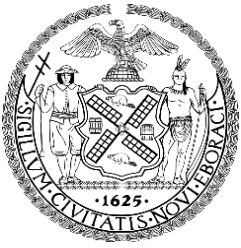
Committee of Origin: Business & Consumer Issues

Re: 706 Amsterdam Avenue (West 94th – 95th Street)

Full Board Vote: 37 In Favor 0 Against 0 Abstentions 0 Present

Committee: 8-0-0-0. Non-Committee Board Member: 1-0-0-0.

BE IT RESOLVED THAT Community Board 7/Manhattan **approves** the New Application and Temporary Retail Permits to the SLA for two-year liquor license by Sai Srishtti, Inc, *d/b/a* TBD.



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RESOLUTION

Date: June 18, 2024

Committee of Origin: Transportation

Re: Proposal to suspend the implementation of the Central Business District Tolling Program (Congestion Pricing).

Full Board Vote: 36 In Favor 2 Against 2 Abstentions 0 Present

Committee: 5-0-3-1.

This resolution is based on the following facts:

- Community Board 7/Manhattan adopted a resolution supporting the adoption and implementation of a Central Business District Tolling Program, known as “Congestion Pricing,” on February 6, 2018.
- The New York State Legislature adopted, and Governor Andrew Cuomo signed into law, legislation to establish a Congestion Pricing program as part of the State’s Budget legislation enacted in April 2019. Among other things, the Congestion Pricing Program would impose a toll on certain vehicles entering the streets of Manhattan south of 60th Street, thereby raising a reliable stream of revenue and eliminating traffic congestion and its externalities such as air and noise pollution and challenges to the safety of pedestrians, all manner of cyclists, drivers, and passengers. More details about the Program can be found at new.mta.info/projects/CBDTP.
- New York Governor Hochul directed the MTA to “indefinitely pause the [Congestion Pricing] program” on Wednesday, June 5, 2024, citing risks of “unintended consequences.”
- The Congestion Pricing Program was slated to begin implementation on June 30, 2024. The hardware and software needed to implement the program, including “detection points” with EZ Pass sensors and license plate cameras, have already been installed at access points to the Congestion Relief Zone, and the Program was otherwise ready to launch.
- The anticipated revenue from the Program, estimated to be in excess of \$1 Billion per year, was earmarked to be used to support the issuance of over \$15 Billion in bonds whose proceeds would fund numerous MTA capital plans. The sudden halting of the Program and the indefinite interruption of the funding stream at a minimum puts in jeopardy the following essential capital projects and plans:
 - The installation of elevators and other means of access to achieve the goal of making 95% of subway stations ADA accessible by 2055;
 - The purchase of new subway cars to replace the cars that remain in service well past the expiration of their useful lives;
 - Signal upgrades necessary to avoid service interruptions such as those suffered in the Summer of 2019;
 - The implementation of CBTC, or Communications-Based Train Control, which allows trains to follow in closer proximity, thereby speeding up service;
 - Avoiding service cuts that will now be imposed because a portion of operating funds will be used to replace capital funds from the Program earmarked for capital programs.
- The halting of the program without a replacement protocol in place also leaves vulnerable New Yorkers and visitors subject to the respiratory and other health effects that are tied to vehicular traffic congestion.

Date: June 18, 2024

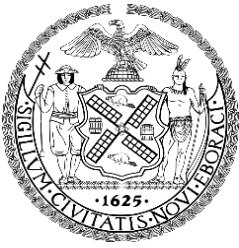
Re: Proposal to suspend the implementation of the Central Business District Tolling Program (Congestion Pricing).

Full Board Vote: 36-2-2-0

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- There are at a minimum substantial concerns over, and uncertainty concerning whether, the Governor has the authority to suspend or cancel a program that was created by legislation duly adopted and enacted by the Legislature and the Governor.

NOW, THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan **calls on** the Governor to rescind her direction to “pause” the Congestion Pricing Program, and for the MTA to proceed with implementation of the Program on schedule so as not to interfere with the funding and environmental benefits of the Program.



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RESOLUTION

Date: June 18, 2024

Committee of Origin: Parks & Environment

Re: Sol Bloom Playground, proposed design for the renovation.

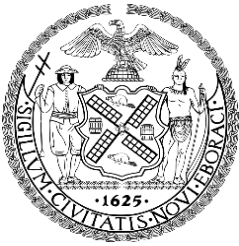
Full Board Vote: 39 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-0-0. Non-committee Board member: 1-0-0-0.

This resolution is based on the following information:

- The Department of Parks and Recreation (“DPR”) plans to restore the Sol Bloom Playground (the “Playground”) located at W. 91st & 92nd St between Columbus Ave & Central Park West (“Restoration”). The Playground, attached to P.S. 84, the Lillian Weber School (“P.S. 84”), is jointly operated by DPR and the Department of Education.
- Originally opened in 1962 and last renovated in 1997, the Playground's equipment and safety surfaces have since become outdated and worn. Further, the Playground lacks accessibility and experiences drainage issues and occasional flooding. Finally, the Playground lacks tables, updated water fountains, and a swing set that can accommodate children of all abilities. It should be noted that the non-ADA compliant public bathroom in the Playground is not within the scope of the Restoration.
- The goals of the Restoration include upgrading the play structures, increasing accessibility, providing more spray shower variety, increasing seating and space for children and caregivers, improving drainage, and optimizing circulation and sight lines. The Restoration plan is based partly on DPR’s community outreach via Zoom on November 15, 2023, and with 4th graders on site at P.S. 84. Input was collected from the community and the students on topics like safety, water play, greenery and seating, among others.
- The Committee finds the design presented by DPR to be imaginative and inclusive, featuring ADA-accessible and modernized play structures and colorful safety surfaces. The design also includes new benches, round game tables, additional shade trees, a large spray water feature, and upgraded water fountains with a water bottle dispenser. Finally, the design added colorful graphics and reimagined the floorplan, relocating play structures to areas that improved both accessibility and sight lines.
- The Committee also especially appreciates the project’s focus on sustainability. In this area, the Restoration seeks to reduce stormwater runoff with rain gardens, use recycled content material, improve tree health and growing conditions, and use site appropriate resilient plant materials. These efforts will increase the existing permeability of the site from 0.6% to the proposed permeability of 5%.

THEREFORE, BE IT RESOLVED THAT Community Board 7 / Manhattan **approves** the restoration plan for the Sol Bloom Playground, aimed at updating play structures and improving accessibility and drainage. CB7 appreciates the community outreach conducted in anticipation of this project. Should additional funds become available, the Board recommends also upgrading the Playground’s bathroom facilities. We look forward to receiving updates from DPR before construction begins, including detailed plans for equipment staging, specific play structures, significant landscaping changes, and the anticipated impact of closures and construction on P.S. 84.



THE CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 7

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RESOLUTION

Date: June 18, 2024

Committee of Origin: Parks & Environment

Re: Central Park, Harlem Meer Shoreline/Boardwalk and the North End Recirculation Project by the Central Park Conservancy.

Full Board Vote A. : 38 In Favor 0 Against 0 Abstentions 0 Present

Full Board Vote B. : 37 In Favor 0 Against 0 Abstentions 0 Present

Committee: 7-0-0-0. Non-committee Board Members: 1-0-0-0.

A. Harlem Meer Shoreline and Boardwalk Restoration Project

The following points informed this Resolution, to approve the Harlem Meer Shoreline and Boardwalk Restoration Project:

- Located around the perimeter of the Harlem Meer, the project includes the entire waterbody (except those portions currently under construction as part of the Harlem Meer Center project).
- The project continues the work to naturalize the shoreline, expand the waterbody surface for habitat improvement, as well as creating a visually more appealing edge and restoration to more of the original 19th Century character.
- The project also includes elements that are critical to the implementation of the North End Recirculation project and will contribute towards the resiliency and sustainability benefits for the Park and surrounding neighborhoods, through potable water savings, sewer overflow reductions and water quality improvements.
- The scope of work includes realigning and regrading pathways to be ADA accessible by replacing asphalt paths; modification of the shoreline access areas and additional curb for accessibility. In addition, it will relocate light poles, replace benches, rehabilitate the sand beach area on the east shoreline, add plantings of native aquatics, while removing invasive plant species. Lastly, the project constructs a boardwalk over the expanded Meer in the south shoreline section.

THEREFORE, BE IT RESOLVED THAT Manhattan/Community Board 7 **enthusiastically approves** the Harlem Meer Shoreline and Boardwalk Restoration Project.

B. North End Recirculation Project in Central Park

The following information was considered to Approve the North End Recirculation Project in Central Park, a continuation of the Central Park Conservancy's (CPC) work as part of the Harlem Meer Center (now in construction) to increase the Park's sustainability and resiliency, and improve water quality of the north end bodies (100th Street Pool, the Loch, and the Harlem Meer):

- The current system, constructed between 1862 and 1865, introduced dams and weirs along an existing stream course to form an interconnected water system whereby water flows from the Pool into the Loch, then into the Harlem Meer. The system has no designed stormwater detention capacity, and currently the outflow of the Meer connects directly to the combined sewer system at Fifth Avenue.
- The Harlem Meer outflow structure was designed with multiple chambers to facilitate a future recirculation system never fully realized, though no recirculation infrastructure was ever installed, and the system has remained substantially unchanged since the 19th Century.
- In 2000, the project resurfaced, when NYC's Department Environmental Protection (DEP) commissioned a Water Quality Management Planning report that analyzed various recirculation

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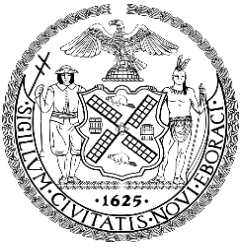
schemes but ultimately went nowhere due to cost considerations and physical barriers within the park.

- In 2016, the recirculation concept reemerged, with a goal to reduce potable water use and stormwater discharges through a combined sewer system.
- As of 2019, the CPC has been working with DEP and NYC parks to move the project forward.

WHEREAS the North End Recirculation project will achieve the following:

- Conserve potable water and reduce Central Park’s reliance on our city water supply to feed waterbodies, and
- Reduce the park’s input to a combined sewer system which contributed to flooding and combined sewer overflow,
- Improve water quality in the Pool, Loch, and Harlem Meer and reduce harmful algae blooms, and
- Enhance habitat in the Pool and Harlem Meer by restoring water depth lost to sedimentation and
- Stabilize shoreline edges to prevent erosion.

THEREFORE, BE IT RESOLVED THAT Community Board 7 / Manhattan **approves** this important project to improve water quality of the north end water bodies and increase Central Park’s sustainability and resiliency. We also applaud the Conservancy for their perseverance in undertaking this project, which began 150 years ago.



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RESOLUTION

Date: June 18, 2024

Committee of Origin: Parks & Environment

Re: West 79th Street Marina and Dockhouse, on the proposed design.

Full Board Vote: 29 In Favor 4 Against 2 Abstentions 0 Present

Committee: 5-1-0-0. Non-committee Board members: 1-1-0-0.

The following facts and concerns were considered in arriving at our conclusion:

On June 17, 2024, the NYC Department of Parks and Recreation and the NYC Economic Development Corporation, along with their design and engineering partners (collectively, the “Agencies”) presented a comprehensive plan (the “Plan”) for the reconstruction of the West 79th Street Dockhouse (the “Dockhouse”) and Marina.

In 2019, the Agencies announced a comprehensive expansion and redesign of the Dockhouse and Marina. The goals of the Plan included:

- 1) climate-resilient design;
- 2) upgrade to modern codes and design;
- 3) ADA-accessibility;
- 4) accommodating the 1000+ waitlist of boaters awaiting slips at the Marina; and
- 5) full utilities connectivity to City infrastructure; and (6) enhanced programming for users, like children. Subsequently, the Agencies presented three evolving design schematics to Community Board 7 (“CB7”) before their latest presentation.

The response to these three prior designs was largely negative. The objections included:

- 1) The aesthetic “look and feel” of the Dockhouse, including the increased size and height of the structure and a modern style that seemed, to many, alien to the historic nature of the Riverside Park setting;
- 2) The expansion of the Marina; and
- 3) The potentially obstructed visibility of the Hudson River and landmarks like the George Washington Bridge from Riverside Park.

On June 17, 2024, the Agencies returned to our committee with a design that is the most evolved so far, though not final. It is comprised of:

- A 3,800 sq ft Dockhouse that is on the Hudson River/77th Street.
- An enlarged marina by the Dockhouse that will be able to accommodate 193 vessels.
- Dredging for navigable depths and future expansion of two potential docks.
- Full connectivity of all utilities to the City’s infrastructure – water, electric and sewage – for the first time in the Dockhouse and Marina’s history.
- Installation of a wave screen outside new Marine structures.

While not perfect, MCB7 believes that the revised design represents a fair compromise. The Dockhouse is still considered overly large by some, but it is certainly smaller than the 6,175 sq ft structure that was proposed originally. The height may still be imposing, but the Dockhouse will have a green roof and will be located two blocks south of 79th street, thereby not spoiling the views from the Rotunda. The

Date: June 18, 2024

Re: West 79th Street Marina and Dockhouse, on the proposed design.

Full Board Vote: 29 In Favor 4 Against 2 Abstentions 0 Present

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size of the marina is being expanded significantly, but this will allow the city to address the 1000+ waitlist for slips.

Further, MCB7 believes that benefits to the community from the execution of the Plan include full ADA-accessibility of the Marina Project, a LEED-standard Dockhouse, expanded programming for children of all ages and abilities, dockmasters, etc., full connectivity to the city infrastructure for the first time in the Marina's history, and of course, climate and flood resilience for decades to come.

Despite this, MCB7 acknowledges that many community members remain dissatisfied with the Plan, for various reasons.

THEREFORE, BE IT RESOLVED that Community Board 7 / Manhattan **supports** the Plan as presented, with the following recommendations:

- The built-up area of the Dockhouse may not be increased.
- Elements of nature should guide any design changes.
- Recreational vessels or cruises that contribute to excessive noise and pollution should not be allowed.
- Marine education programming should be expanded for all ages and abilities.
- Any members of the live-aboard community that existed at the Marina prior to 2021, who want to return once the Marina is renovated, must receive priority in relocation back at the Marina.

While MCB7 appreciates the Agencies coming to the Board seven times since 2019, we expect them to return as the design evolves and before it is finalized.