



THE CITY OF NEW YORK  
MANHATTAN COMMUNITY  
BOARD 3

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Jamie Rogers, Board Chair

Susan Stetzer, District Manager

December 20, 2017

Marisa Lago, Director  
Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

Dear Director Lago,

At its December 2017 monthly meeting, Community Board 3 passed the following resolution:

**VOTE: To Support a Proposal to Change the Zoning of 3rd and 4th Avenues From 14<sup>th</sup> Street to 9<sup>th</sup> Street from C6-2A to C1-7A.**

**WHEREAS**, CB 3 has for the last 10 years gone on record as seeking a zoning solution for the 3rd and 4th Avenue corridor which maximizes affordable housing and caps building heights; and

**WHEREAS**, CB 3 is concerned about the proliferation of hotels in the area; and

**WHEREAS**, the current zoning for the 3rd and 4th Avenue corridors allows a significant density of commercial development, such as the Moxy Hotel with multiple bars rising at 112-120 East 11th Street, which replaced five tenements with almost 100 units of permanent housing, including rent-regulated units; and

**WHEREAS**, more such development, which is incompatible with the character of this area, is likely under current conditions due to the existence of multiple sites which are similarly "underbuilt" as compared to the density allowed by the existing zoning; and

**WHEREAS**, the existing zoning offers an incentive for commercial development over residential development, since the as-of-right FAR for market-rate commercial development is 6.0 whereas the as-of-right FAR for market-rate residential development is 5.4 or 10% less; and

**WHEREAS**, by encouraging commercial development in this area the existing zoning also allows developers to avoid the existing incentives for creating or preserving affordable housing, which do not apply to commercial developments, thus losing an important and all-too-rare opportunity; and

**WHEREAS**, residents of this area, Councilmember Rosie Mendez, and the Greenwich Village Society for Historical Preservation have been seeking changes to the zoning for this area for well over a dozen years, and the previous rezoning of the area only addressed some of those concerns; and

**WHEREAS**, CB 3 is long on record calling for and supporting the zoning changes requested for this area; and

**WHEREAS**, the recently dramatically expanding tech industry in the area is vastly increasing the pressure for new commercial development which may be welcome in many respects but at appropriate locations and not in the midst of predominantly residential blocks; and

**WHEREAS**, the possibility of a new "Tech Hub" which is proposed to be focused in part on civic tech incubation and tech skills training at the edge of this zone on the PC Richards site on 14th Street could further add to this pressure; and

**WHEREAS**, the proposed zoning change would reduce the maximum allowable FAR for commercial developments from 6.0 to 2.0, thus prohibiting out-of-character large-scale commercial development on these blocks while continuing to allow developments with commercial uses on the lower floors or small scale commercial developments, which 90% of the lots in this district conform with; and

**WHEREAS**, the proposed zoning change would preserve the predominantly residential character of the neighborhood and preserve opportunities for the creation and preservation of affordable housing; so

**THEREFORE BE IT RESOLVED**, CB 3 urges the Department of City Planning to support and move ahead with consideration of the proposed 3rd and 4th Avenue corridor rezoning as soon as possible, being mindful of CB 3's strong desire to see such protections put in place.

Please contact the community board office with any questions.

Sincerely,



Jamie Rogers, Chair  
Community Board 3



MyPhuong Chung, Chair  
Land Use, Zoning, Public and Private Housing Committee

Cc: Xinyu Liang, CB 3 Liaison for New York City Department of City Planning  
Sheila Rodriguez, Office of New York City Councilmember Rosie Mendez

Caroline Wechselbaum, Office of New York State Senator Brad Hoylman  
Charlie Anderson, Office of New York State Assemblymember Deborah Glick  
Andrew Berman, Greenwich Village Society for Historic Preservation