

**CITY PLANNING COMMISSION**

**August 18, 1997/Calendar No. 11**

**C 970325 ZSM**

---

**IN THE MATTER OF** an application submitted by the Economic Development Corporation and the Seavey Organization pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow an attended public parking garage with roof parking and with a maximum capacity of 375 spaces, and to allow floor space up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), in the C8-3 portion of property located at 4324 Broadway (Block 2167, Lot 1), between West 184th Street and West 185th Street, in C8-3 and R7-2 Districts, Borough of Manhattan, Community District 12.

---

The application for the special permit was filed by the New York City Economic Development Corporation (EDC) and the Seavey Organization on January 2, 1997, to facilitate the development of a 375-space attended public parking garage with roof parking and ground floor retail space in the Washington Heights section of Manhattan. The application was modified on February 25, 1997 to reflect the Seavey Organization as a co-applicant.

**RELATED ACTION**

In addition to the special permit which is the subject of this report, implementation of the proposed development also requires action on the following application which is being considered concurrently with this application:

C 970324 DMM - Disposition of one (1) city-owned property located at 4324 Broadway (Block 2167, Lot 1) to the New York City Economic Development Corporation.

## **BACKGROUND**

The New York City Economic Development Corporation (EDC) and the Seavey Organization request the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution, to allow a public parking garage with a maximum of 375 spaces. The special permit would also allow roof parking and exempt floor space up to a height of 23 feet above curb level, from the definition of floor area as set forth in Section 12-10 ("Definitions") of the Zoning Resolution. In a related action, the Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES) will dispose of the project site (C 970324 DMM) to EDC to facilitate the garage proposal.

The project site (Block 2167, Lot 1) is bounded by Broadway, West 184th and West 185th streets, to the west, south and north, respectively. An occupied five-story residential building adjoins the project site to the east. Measuring approximately 21,159 square feet, the project site is city-owned and is comprised of a 100-space parking lot and a vacant three-story residential building. In 1994, EDC issued a Request for Proposals (RFP) for the development of an attended public garage on the site. The Seavey Organization, the co-applicant for this special permit, was chosen as the developer of the proposed garage.

The site has an irregular configuration and is located within two zoning districts, C8-3 and R7-2, with the majority of the site (approximately 85%) located within the C8-3 district. In 1996, the applicant received a favorable interpretation of Section 77-11 of the Zoning Resolution ("Application of Use Regulations to the Entire Zoning Lot") from the Buildings Department, to apply C8-3 use regulations to the entire zoning lot. However, the garage will be built only in the C8-3 zoned portion of the zoning lot.

As proposed, the applicant would develop a six-story structure, with five levels of attended parking including roof-top parking and ground floor retail space. The proposed garage will have 375 parking spaces and approximately 11,250 square feet of retail space will be

developed along the garage's Broadway frontage. Vehicles will enter the parking facility from West 185th Street and exit onto West 184th Street. The garage is expected to primarily provide parking for area residents, workers and patrons of neighborhood businesses.

Along the site's West 184th and West 185th street frontages, the property slopes steeply from east to west effectively creating two levels with a difference in elevation of approximately fifteen feet. A vacant three-story residential building is located on the top level, fronting on West 185th Street. The western (lower) portion of the site, fronting Broadway, is currently occupied by a 100-space commercial parking lot and a one-story office for parking attendants (that was part of the gasoline station formerly located on the site). Both structures will be demolished.

The surrounding area is predominantly residential with commercial activity on the axis formed by Broadway and West 181st Street. Also located within a two-block radius of the site are several institutional and public facility uses. Opposite the project site, on West 185 Street, is P.S. 48; the 34th Police Precinct is located on the west side of Broadway, between 182nd and 184th streets.

Section 74-512 of the Zoning Resolution allows public parking garages or public parking lots outside of high density areas. In C8-3 zoning districts, the City Planning Commission may permit public parking garages or public parking lots with more than 150 spaces.

Additionally, the Commission may permit some of such spaces to be located on the roof and may permit one or more stories up to a height of twenty-three (23) feet above curb level to be exempted from the definition of floor area as defined in Section 12-10 ("Definitions"). The requested special permit would allow the development of a 375-space, attended public parking garage with roof parking space. Due to the unusual topology of the site, the requested special permit is necessary to enable the developer to maximize the number of parking spaces that could be placed on the project site.

## **ENVIRONMENTAL REVIEW**

This application (C 970325 ZSM), in conjunction with application for the related action (C 970324 PPM), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 96DME02M. The lead agency is the Office of the Deputy Mayor for Economic Development and Planning.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on November 21, 1996.

## **UNIFORM LAND USE REVIEW**

This application (C 970325 ZSM), in conjunction with the application for the related action (C 970324 PPM), was certified as complete by the Department of City Planning on March 17, 1997 and was duly referred to Community Board 12 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 12 held a public hearing on this application on May 7, 1997, and on that day, by a vote of 38 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation on June 26, 1997, approving the application.

### **City Planning Commission Public Hearing**

On June 25, 1997 (Calendar No. 12), the City Planning Commission scheduled July 9, 1997 for a public hearing on this application (C 970325 ZSM). The hearing was duly held on July 9, 1997 (Calendar No. 39), in conjunction with the public hearing on the application for the related action (C 970324 PPM). There were two speakers in favor of the application and no speakers in opposition.

Two speakers representing the applicants presented the project and answered the Commission's questions.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the grant of this special permit is appropriate.

The New York City Economic Development Corporation (EDC) and the Seavey Organization request the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution, to allow a public parking garage with a maximum of 375 spaces with roof parking, and to allow floor space up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 ("Definitions") of the Zoning Resolution. In a related action, the Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES) will dispose of the project site (C 970324 DMM) to EDC to facilitate the garage proposal.

The project site (Block 2167, Lot 1) is bounded by Broadway, West 184th and West 185th streets, to the west, south and north, respectively. Measuring approximately 21,159 square feet, the project site is city-owned and is located within two zoning districts, C8-3 and R7-2, with the majority of the site (approximately 85%) located within the C8-3 district. However, the garage will be built only in the C8-3 zoned portion of the zoning lot. In 1994, in an effort to provide additional off-street parking for the Broadway/West 181st Street commercial corridor, EDC issued a Request for Proposals (RFP) for the development of an attended public garage on the project site. The Seavey Organization, the co-applicant for this special permit, was chosen as the developer of the proposed garage.

During the course of the Commission's review, concerns were raised regarding the placement of lighting for the roof parking level. The Commission notes that an occupied five-story residential building adjoins the project site to the east. The applicant has informed the Commission that roof lighting will be installed in a manner that directs light down and away from the adjoining residential building.

The Commission recognizes that the availability of public parking in Washington Heights, especially within the West 181st Street/Broadway commercial corridor, is a longstanding issue with area residents. The proposed garage would help address the need for additional off-street parking space and create new retail frontage along Broadway. In addition, the proposed project would provide an economic benefit to the community, by creating approximately 25 permanent jobs.

## **FINDINGS**

The Commission hereby makes the following findings pursuant to Section 74-512 of the Zoning Resolution:

- (a) that the principal vehicular access for such *use* is located on an arterial highway, a major *street* or a secondary street within one-quarter mile of an arterial highway or major *street*, except that in C5 or C6 Districts such access may be located on a local *street*;
- (b) that such *use* is located as to draw a minimum of vehicular traffic to and through local *streets* in nearby *residential* areas;
- (c) that such use has adequate reservoir space at the vehicular entrances to accommodate either ten automobiles or five percent of the total parking spaces provided by the use, whichever amount is greater, but in no event shall such reservoir space be required for more than 50 automobiles;
- (d) that the streets providing access to such use will be adequate to handle the traffic generated thereby;
- (e) that, where roof parking is permitted, such roof parking is so located as not to impair the essential character or future use or development of adjacent areas; and
- (f) that, where any floor space is exempted from the definition of floor area, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion.

## **RESOLUTION**

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination, and the consideration and findings described in this report, the application of the New York City Economic Development Corporation and Seavey Organization for the grant of a special permit pursuant to Section 74-512 of the Zoning Resolution to allow an attended public parking garage with roof parking and with a maximum capacity of 375 spaces, and to allow floor space up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), in the C8-3 portion of property located at 4324 Broadway (Block 2167, Lot 1), between West 184th Street and West 185th Street, in C8-3 and R7-2 Districts, Borough of Manhattan, Community District 12, subject to the following terms and conditions:

1. The property that is the subject of this application (C970325 ZSM) shall be developed in size and arrangement substantially in accordance with the dimensions, specifications and zoning computations indicated on the following plans, prepared by Philip Habib & Associates, filed with this application and incorporated into this resolution:

<u>Drawing Number</u>	<u>Title</u>	<u>Last Date Revised</u>
2	Parking Plan	December 10, 1996

2. Such development shall conform to all applicable provisions of the Zoning Resolution, except for the modifications specifically granted in this resolution and shown on the plans listed above which have been filed with this application. All zoning computations are subject to verification and approval by the New York City Department of Buildings.
3. Such development shall conform to all applicable laws and regulations relating to its construction, operation and maintenance.

4. In the event the property that is the subject of the application is developed as, sold as, or converted to condominium units, a homeowner's association, or cooperative ownership, a copy of this resolution and any subsequent modifications shall be provided to the Attorney General of the State of New York at the time of application for any such condominium, homeowner's or cooperative offering plan and, if the Attorney General so directs, shall be incorporated in full in any offering documents relating to the property.
  
5. All leases, subleases, or other agreements for use or occupancy of space at the subject property shall give actual notice of this special permit to the lessee, sublessee or occupant.
  
6. Upon the failure of any party having any right, title or interest in the property that is the subject of this application, or the failure of any heir, successor, assign, or applicant, or the failure of any heir, successor, assign, or legal representative of such party, to observe any of the covenants, restrictions, agreements, terms, or conditions of this resolution whose provisions shall constitute conditions of the special permit hereby granted, the City Planning Commission may, without the consent of any other party, revoke any portion of or all of said special permit. Such power of revocation shall be in addition to and not limited to any other powers of the City Planning Commission, or of any other agency of government, or any private person or entity. Any such failure as stated above, or any alteration in the development that is the subject of this application that departs from any of the conditions listed above, is grounds for the City Planning Commission or the City Council, as applicable, to disapprove any application for modification, cancellation or amendment of the special permit hereby granted.

7. Neither the City of New York nor its employees or agents shall have any liability for money damages by reason of the city's or such employee's or agent's failure to act in accordance with the provisions of this special permit.

The above resolution (C 970325 ZSM), duly adopted by the City Planning Commission on August 18, 1997 (Calendar No. 11), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

**JOSEPH B. ROSE, Chairman**

**VICTOR G. ALICEA, Vice-Chairman**

**ALBERT ABNEY, ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,**

**KATHY HIRATA CHIN, ESQ., ALEXANDER GARVIN,**

**ANTHONY I. GIACOBBE, ESQ., WILLIAM J. GRINKER, BRENDA LEVIN,**

**EDWARD T. ROGOWSKY, JACOB B. WARD, ESQ., Commissioners**

Community/Borough Board  
Recommendation

CITY PLANNING COMMISSION  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with all other forms to the Borough Information Office, City Planning Commission, Room 22 at the above address.
2. Send a set of the completed form with any attachments to the applicant's representative as indicated on the Notice of Recommendation and copy to the Borough President and one copy to the Borough Board and the applicant.

APPLICATION # 7 37000 DSM

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Economic Development Corporation and The Seaway Organization pursuant to Sections 197-a and 198 of the New York City Charter for the grant of a special permit pursuant to Section 24-110 of the Zoning Resolution to allow an attended public parking garage with roof parking and with a maximum capacity of 375 spaces, and to allow floor space up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 12-10 (DEFINITIONS), in the C8-3 portion of property located at 4324 Broadway Block 1167, Lot 1 between West 184th Street and West 185th Street, in C8-3 and R7-3 Districts Borough of Manhattan, Community District 11.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 11, 22 Reade Street, New York, NY 10007.

COMMUNITY BOARD NO. 11  
BOROUGH Manhattan

BOROUGH BOARD \_\_\_\_\_

DATE OF PUBLIC HEARING Wednesday, May 7, 1997 LOCATION 711 West 168th Street

WAS QUORUM PRESENT?  YES  NO  
A public hearing shall require a notice of 10 days of the date of such hearing.

VOTE ADOPTING RECOMMENDATION TAKEN  
DATE Tuesday, May 27, 1997 LOCATION 722 West 168th Street

RECOMMENDATION  
 APPROVE  APPROVE WITH MODIFICATIONS/CONDITIONS  
 DISAPPROVE  DISAPPROVE WITH MODIFICATIONS/CONDITIONS

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS Attach additional sheets if necessary.

CITY PLANNING COMMISSION  
97 MAY 27 PM 3:19  
DEPT. OF CITY PLANNING

NOTING  
IN FAVOR 38 AGAINST 0 ABSTAINING 0  
TOTAL MEMBERS APPOINTED TO BOARD 50

COMMUNITY BOROUGH BOARD OFFICER  
[Signature]  
DATE May 27 1997 CHAIRMAN  
TITLE \_\_\_\_\_

COMMUNITY PLANNING BOARD 12  
Borough of Manhattan

711 West 168 Street, New York, New York 10032

*Walker*  
CITY PLANNING COMMISSION  
97 MAY 33 PM 3: 19  
DEPT. OF CITY PLANNING



JUN 4 1997

MANHATTAN OFFICE

28 May 1997

The following resolution was passed by Community Board #12, Manhattan at its General Meeting on May 27, 1997.

IN THE MATTER OF an applications #C970324 PPM submitted by the Department of Citywide Administrative Services, and #C970325 ZSM submitted by the Economic Development Corporation and The Seavey Organization pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 24-512 of the Zoning Resolution to allow an attended public parking garage with roof parking and with a maximum capacity of 375 spaces.

Whereas: The Economic Development Committee of Community Board #12, Manhattan, held a Public Hearing for a ULURP for the property located at 4324 Broadway (Block 2167, Lot 1) Wednesday, May 7, 1997, 7:30 p.m., at the Board office, and

Whereas: Community Board #12, Manhattan has given that parking facility at the aforementioned location the highest budget priority since 1986, and

Whereas: Concerns were expressed regarding several aspects of the scope of this project including the provisions contained in the City's request-for-proposals, design of the building and environmental and quality of life issues such as its effect on the heavy traffic congestion around the proposed site, and

Whereas: The New York City Development Corporation advised that such concerns will be addressed when the developer and the plan selected for the site is formally considered by Community Board #12 in Manhattan pursuant to the property disposition process required under Section 384 (B) 4 of the New York City Charter, and

Be It

Resolved: That Community Board #12, Manhattan recommends the approval of a special permit at 4324 Broadway (Block 2167, Lot 1) as an attended public parking garage with roof parking and with a maximum capacity of 375 spaces, and

Sincerely,

*Sander Dulitz*  
Sander Dulitz  
Chairman  
Community Board #12, Manhattan

- cc: Hon. Rudolph Giuliani, Mayor, New York City
- Hon. Charles Rangel, Congressman, District #15
- Hon. Franz Leichter, State Senator, District #30
- Hon. David A. Paterson, State Senator, District #29
- Hon. Olga Mendez, State Senator, District #28
- Hon. Adriano Espaillat, Assemblymember, District #72
- Hon. Herman D. Farrell, Assemblymember, District #71
- Hon. Ruth W. Messinger, Manhattan Borough President
- Hon. Alan Hevesi, N.Y.C. Comptroller
- Hon. Mark Green, N.Y.C. Public Advocate
- Hon. Stanley Michels, Councilmember, District #7
- Hon. Guillermo Linares, Councilmember, District #10
- Mr. Giovanni Puello, Liaison, Man. Borough President's Office

Roll Call:

<u>In Favor</u>	<u>Opposed</u>	<u>Abstain</u>	<u>Not Voting</u>
-----------------	----------------	----------------	-------------------

- Albania C. Almanzar
- Felix Arias
- Arita Barberis
- Msgr. J.B. Beaumont
- Rafael Beaumont
- Abby Beikin
- James Berlin
- Fredericka Cuenca
- John Culpepper
- Walther Delgado
- Luis O. Diaz
- Sonia I. Dueño
- Sander Dulitz
- Patrick Eglantine
- Carlos Estrada
- Isabel Evangelista
- Leslie Foster
- William A. Garcia
- Herbert Harwitt
- Robert C. Liebeskind
- Elizabeth L. Ritter
- Maria Luna
- Jose D. Marte
- Miguel Martinez
- Nestor Montilla
- Helen Morik
- Victor Morisete
- Norma Nadien
- Marcos Navarro
- Julio Papparo
- Carlen L. Perez
- Isabel Pina
- Georgina Rodriguez
- Maria Sierca
- Berbara Stith-Ramos
- Laura M. Sterling
- Sandra Wachspress
- Elouise Whitehurst

Tally:            In Favor 38    Opposed 0    Abstain 0    Not Voting 0

**Borough President  
Recommendation**

22 Reade Street, New York, N.Y. 10007  
FAX# (212) 720-3356

**INSTRUCTIONS**

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

**APPLICATION #** C970325ZSM  
**DOCKET DESCRIPTION**

IN THE MATTER OF an application submitted by the Economic Development Corporation and The Seavey Organization pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 24-512 of the Zoning Resolution to allow an attached public parking garage with roof parking and with a maximum capacity of 375 spaces, and to allow floor space up to a height of 23 feet above curb level to be exempted from the definition of floor area as set forth in Section 22-10 (DEFINITIONS), in the C8-3 portion of property located at 4324 Broadway (Block 2167, Lot 1), between West 184th Street and West 185th Street in C8-3 and R7-2 Districts, Borough of Manhattan, Community District 12

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N 22 Reade Street, New York, N.Y. 10007.

**COMMUNITY BOARD NO.** 12

**BOROUGH** Manhattan

**RECOMMENDATION**

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- DISAPPROVE

**EXPLANATION OF RECOMMENDATION - MODIFICATION/CONDITIONS** (Attach additional sheets if necessary)

PLEASE SEE ATTACHED

CITY PLANNING COMMISSION  
97 JUN 26 PM 4:36  
DEPT. OF CITY PLANNING

*[Signature]*

**BOROUGH PRESIDENT**

June 26, 1997  
**DATE**



THE CITY OF NEW YORK  
OFFICE OF THE PRESIDENT  
OF THE  
BOROUGH OF MANHATTAN

MUNICIPAL BUILDING  
NEW YORK, N.Y. 10007

(212) 669-8300

RUTH W. MESSINGER  
BOROUGH PRESIDENT

ULURP NO.:

C 970324 PPM

C 970325 ZSM

APPLICANT:

The New York City Department of Citywide Administrative Services (DCAS), the New York City Economic Development Corporation (EDC) and the Seavey Organization.

REQUEST:

The request is for the disposition of the City-owned property located at 4324 Broadway between West 184th and West 185th Streets in Community Board 12 to EDC and for the granting of a special permit to allow for a 375-space parking garage on that property with floor space up to 23 feet above street-level to be exempted from the definition of floor area. EDC would subsequently sell the property to a private firm through a sole source disposition.

PROJECT BACKGROUND DESCRIPTION:

The property located at 4324 Broadway is currently occupied by a parking lot with a one story attendants' office and an abandoned three story residential building. There are approximately 100 spaces on the lot at present. In 1994, EDC issued a Request for Proposals (RFP) for development of a garage structure on the site in order to address the unmet demand for parking in the surrounding community. The Seavey Organization was chosen as the developer, and proposes the construction of a six story structure, with five levels of attended parking including roof-top parking and one level of ground floor retail.

The application for a special permit to allow for the garage has met the six findings necessary for the granting of that permit:

- (A) Principle access for the proposed garage is located on a main street.

- (B) The proposed garage will draw minimal traffic to and through local streets in residential areas.
- (C) There is adequate reservoir space planned for the proposed facility.
- (D) The access streets are adequate to handle traffic generated by the facility.
- (E) The planned roof parking will not negatively impact surrounding uses.
- (F) The floor space exempted from the definition of floor area is necessary to prevent excessive on-street parking demand.

The site was originally under the jurisdiction of the Board of Education and was approved for disposition by the Board once DCAS agreed to include below-market rate parking spaces for teachers employed at a school located across the street.

SUMMARY OF COMMUNITY BOARD ACTION:

On May 7, 1997, Community Board 12 held a public hearing on the 4324 Broadway application before its Economic Development Committee. On May 27, 1997, the full Board voted to approve this application. The Board's resolution included the following concerns:

- ◆ That the quality of life of surrounding residents not be negatively impacted by the increased congestion generated by this facility in this already heavily congested area.
- ◆ That the development of this facility provide employment opportunities for community residents and that local retailers be given access to the ground floor retail that is being developed as part of the project.

BOROUGH PRESIDENT ACTION:

The Manhattan Borough President recommends approval.

The Manhattan Borough President recommends disapproval.

The Manhattan Borough President recommends approval, subject to the condition detailed below.

The Manhattan Borough President recommends disapproval, unless the condition detailed below is addressed as described.

COMMENTS:

The Borough President applauds the efforts of EDC and DCAS to bring about increased parking in an area that has insufficient parking facilities and where economic development projects are

desperately needed. She also recognizes the leadership of Council Member Linares on this matter. Council Member Linares approached EDC in 1986 with a request for the development of a garage in the Washington Heights community.

In addition to addressing the community's need for parking, the application has the added advantage of providing retail use in an area short of shopping opportunities for residents.

The Borough President is concerned that additional parking spaces in Manhattan can in some instances induce additional vehicles trips into Manhattan and create traffic congestion in the immediate area of the parking facility. However, she believes that the proposed garage, which will be located on the site of an existing 100-space parking facility, will not generate a significant number of additional vehicle trips or traffic impacts. In addition, the new garage facility will include attractive landscaping amenities and fewer curb cuts as part of the final design, greatly improving the streetscape environment for those walking in the area.

The Borough President agrees with the need to guarantee economic benefits for the surrounding community. Before EDC comes back to the Borough Board with a request for disposition of this property to the Seavey Organization, she urges Seavey and the EDC to:

- ◆ continue discussions with Alianza Dominicana with regard to guaranteeing employment opportunities for local residents in the construction and operation of the garage, and
- ◆ continue discussions with the Community Board, the Washington Heights BID and local non-profits in order to identify local business that might be interested in leasing the available retail space.

The Borough President believes this facility will benefit the residents and businesses in the Washington Heights community if the issues associated with the proposed garage are addressed adequately by the City and the selected developer.

Report and Recommendation Accepted:



---

Ruth W. Messinger  
Borough President