

**APPENDIX H:
WRITTEN COMMENTS ON THE DEIS**



Richard N. Gottfried
75th Assembly District

Chair
Committee on Health

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West Chelsea Rezoning

Statement by Assembly Member Richard N. Gottfried
At the City Planning Commission Public Hearing
On the West Chelsea Rezoning Proposal
April 6, 2005

My name is Richard N. Gottfried. I represent the 75th Assembly District in Manhattan, which includes the Chelsea neighborhood and the proposed rezoning area. I appreciate this opportunity to comment on the Department of City Planning's proposed rezoning of West Chelsea. I regret that, because of the legislative session in Albany, I am unable to appear today in person.

The proposed rezoning would help achieve several valuable goals. I support planning for West Chelsea's future as a residential neighborhood while keeping the neighborhood hospitable to art galleries, museums, and existing manufacturing. The rezoning will also help preserve the High Line and clear the way for its future as a park. Friends of the High Line have worked hard to promote the vision of the High Line as open space above the street. The transfer of development rights is an important step toward making that vision a reality.

I congratulate City Planning Commission Chair Amanda Burden, the former and current Manhattan Directors, Vishaan Chakrabarti and Ray Gastil, and their staffs for the creative and innovative approach to zoning they have proposed. I am generally supportive of the proposed plan, and I appreciate the fact that City Planning has worked closely with Community Board 4 on the proposal, taking into account the Board's excellent and substantive comments on the future of their neighborhood. However, I have a number of concerns about the proposal that should be addressed by the Commission before the plan proceeds to the next phase of the ULURP process.

Loft Tenants

Loft tenants in units that were occupied before 1982 are protected by the state's Loft Law. But those whose units first became used for residential purposes after that date have no protection. Many of these tenants live in West Chelsea, especially in areas that would remain M zones under the proposal. It is critically important that the proposal be revised to protect them.

As a sponsor of the bill to expand the Loft Law, I have discussed this issue with Bloomberg Administration officials in the past. They have said that the non-covered loft tenants in M zones in West Chelsea should not be included in new state legislation unless zoning changes have been studied and adopted. Now is the time when City Planning is proposing

rezoning. But the proposal would explicitly shut out those loft tenants in this category who will still be in the M zones.

These tenants, who have worked hard to provide services and amenities to their own homes and have spearheaded the revitalization of the area, are vulnerable to landlord harassment, intimidation, and eviction. In the areas where the proposal would convert some manufacturing zones to commercial, some of these non-conforming residential uses will be brought into zoning conformance. However, those tenants who live on the mid-blocks – perhaps 100 to 150 – would not only be left out in the cold; they would be significantly worse off than they have been. So far, the City Administration has said their situation will have to be looked at. If this proposal is enacted, the City Administration will say their situation *has* been looked at and the City decided against them. *We must not let that happen to our neighbors.*

I agree with City Planning that the rezoning plan should encourage West Chelsea's emerging art gallery district. However, there is no conflict between art galleries and residential loft tenants. In any case, it is unacceptable to leave mid-block loft tenants out of compliance while their neighbors on the avenues are brought in.

While I recognize that permitting residential uses in manufacturing zones is a difficult proposition, we cannot simply do nothing to protect loft artists -- the very tenants who have made this neighborhood attractive to residential development. I call on the Bloomberg Administration to work with Community Board 4, the neighborhood's elected officials, and representatives of loft tenants to explore every option available to protect these tenants.

Neighborhood Character

City Planning should plan for a more reasonable density of development, especially in the southernmost area of the rezoned area, where 390-foot towers are completely out of context with the Chelsea neighborhood, and along Tenth Avenue adjacent to the Chelsea Historic District, where an 80-foot height limit would be appropriate. Limiting the height of buildings directly overlooking the Historic District will help maintain the distinctive character and quality of life of the Chelsea Historic District.

I appreciate the flexibility that City Planning has shown in its height and bulk proposals. The Department's new "a-text," or alternate zoning proposal, accommodates many of the community's concerns about the excessive bulk in the original proposal. The proposed "a-text" would institute height limits in particularly sensitive parts of the rezoned area, such as adjacent to the Chelsea Historic District and along the waterfront. By submitting this alternate text for consideration, the Department has made it an "in-scope" option for ULURP decision-makers to consider. I congratulate the Department for proposing this new text, and I urge the Commission to adopt it at this time.

Affordable Housing

Tall buildings are not the only threat to the character of many City neighborhoods. Gentrification has also eroded, and threatens to erode, many neighborhoods' unique character and deprived them of their diversity. The City's skyrocketing housing market has taken most market-rate housing out of reach of most New Yorkers. This threatens to transform New York into a city of economically segregated poor neighborhoods and rich neighborhoods, with little room for

the middle class. The low- to moderate-income workers upon whom our economy depends are finding it harder and harder to get by, with housing either unavailable or so expensive that it impoverishes them. That is why City Planning must *plan for affordable housing with every rezoning it contemplates*.

The Chelsea community has been very clear that it does not wish to become a homogenous community. Chelsea residents wish to have New Yorkers of many different income levels as their neighbors. It has been good to see that City Planning has acknowledged this and made planning for affordable housing one of its main goals in the proposed rezoning. The argument about whether City Planning ought to be concerned with planning for affordable housing has thankfully been put to rest. All that remains is a welcome debate about the proper way to do so.

Eighteen months ago, I proposed that the Special District's provisions contain a mandatory inclusionary housing component, which would require that developers set aside a certain number of units for low- to moderate-income households at affordable rents. The concept is similar to the "80/20" programs that are often offered to developers in connection with tax breaks, and the City's current inclusionary zoning bonus. But in this case, it would become a required component of the West Chelsea special district.

Since that time, it has been good to see that inclusionary zoning has become a central part of the citywide discussion of the affordable housing crisis. I congratulate the hard work of the City's housing advocates, as well as neighborhood groups such as Afford Chelsea!, in raising public awareness of our City's affordable housing crisis and the zoning tools that can help mitigate it.

The rezoning will create 3.7 million square feet of net residential development, and more than 4,700 net new units of housing by 2025. Without an inclusionary housing proposal, it is likely that all these units will be unaffordable to the average New Yorker. Injecting that many high-priced units into the area will in turn increase secondary displacement pressures in the rest of Chelsea, jeopardizing existing affordable housing.

Cities, towns, and counties across the country have implemented strong inclusionary housing provisions, and many more municipalities are considering them. It is long past time that we explore strong inclusionary zoning programs here in New York City, home to perhaps the most entrenched affordable housing crisis of all.

City Planning and the Department of Housing Preservation and Development have proposed including West Chelsea in the 421-a exclusion zone, which would require that developers receiving a 421-a tax abatement build 20% of their units at rents affordable to low-income households. This is worth doing, of course. However, the 80/20 program has not proven an adequate solution to affordable housing needs, because it only applies to rental housing, and creates units that are only affordable temporarily.

I also appreciate the fact the City Planning has offered to work with the Department of Housing Preservation and Development and Community Board 4 to find appropriate publicly-owned sites to develop for affordable housing. I welcome the opportunity to work with the City, the Community Board, other elected officials, affordable housing developers, and housing advocates to advance this mission. But everyone understands that such an effort would at best produce a limited number of affordable units. This effort should come in addition to an

inclusionary housing program, not in place of it.

City Planning has also made significant changes to its existing voluntary inclusionary housing to apply to West Chelsea. The proposal would include the housing bonus after developers commit two-thirds of their available FAR to the High Line Transfer Bonus, extend the availability to of the bonus program to lower density blocks in the southern end of the rezoned area, and accommodate home owners as well as tenants. This is an important step in the right direction, but the proposal must be strengthened to increase the likelihood that developers will take part in the program, and increase the number of affordable units that would be created.

I continue to feel that strong mandatory inclusionary zoning programs can and should be a critical part of this and future rezonings. However, in the recent Hudson Yards rezoning, the City set an admirably high new bar through an inclusionary zoning plan that is effectively, if not technically, mandatory. Because of the leadership of Councilmember Christine Quinn and the hard work and advocacy of Community Board Four and the Hell's Kitchen/Hudson Yards Alliance, of which I am a member, the City Council enacted significant changes to the Administration's proposed rezoning that will ensure that 25% of the new housing units created by the Hudson Yards rezoning will be affordable to New Yorkers at a broad range of incomes. Affordable housing in the Hudson Yards area will come from new housing built by the City on publicly owned sites, and a groundbreaking new inclusionary zoning proposal that intermingles deep density bonuses with an affordable housing requirement.

A similar opportunity exists in West Chelsea. The Commission should do everything possible to make inclusionary zoning an integral component of the West Chelsea plan. It should explore commingling the inclusionary zoning bonus with the High Line transfer bonus – similar to the way the Hudson Yards plan combined the inclusionary zoning bonus with the Hudson Yards District Improvement Bonus. The Commission should look for places to lower the base FAR to allow increase the area available for affordable housing. Together with a strong commitment to developing affordable housing on publicly owned land, these changes could come close to meeting the community's affordable housing goals.

Community Board 4 has made clear that its agreement with City Planning on height and bulk issues is contingent on the development of a significant amount of affordable housing in West Chelsea. I hope City Planning will continue to work with the community on this crucial issue.

Conclusion

If we make the right choices, we can create a new community in West Chelsea that will integrate seamlessly with the existing neighborhood that we know and love. West Chelsea can embody the best of New York: a livable scale of development, housing opportunities for New Yorkers of every income level, and thriving arts and culture, knit together by one of the City's most unique public parks. I look forward to continuing to work with City Planning, the Community Board, community and civic organizations and other elected officials to develop a rezoning that reflects Chelsea's history and plans wisely for its future.



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January 27, 2005

Amanda Burden, Chair
NYC City Planning Commission
22 Reade Street
New York, New York 10007

Randy Fong
NYC Dept. of Citywide
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1 Centre Street, 19th Fl.
New York, NY 10007

Dear Chair Burden and Mr. Fong:

At its Full Board meeting on January 20, 2005, Community Board #2, Manhattan (CB#2, Man.) adopted the following resolution:

Site Selection and Acquisition for the High Line and its Associated Easements Within CB#2, Man.

WHEREAS; Community Board #2 has previously supported the use of the High Line as a Public open space, And,

WHEREAS; the High Line will provide much needed park space in this area, And,

WHEREAS; Significant funding for this project has already been identified, And,

WHEREAS; There will be a major access point within Community Board #2,

THEREFORE BE IT RESOLVED, that Community Board #2 strongly supports the Site selection and acquisition for the High Line and its associated easements within CB#2 for use as a Public open space.

Vote: Unanimous, with 31 Board members in favor.

Please advise us of any decision or action taken in response to this resolution.



The Public Advocate for the City of New York

Betsy Gotbaum
Public Advocate

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Testimony of Public Advocate Betsy Gotbaum for City Planning Commission Hearing on the Proposed Rezoning of Chelsea, 4/6/05

Thank you, Chair Burden.

As a former Parks Commissioner, I recognize the preservation and beautification of the High Line as a golden opportunity. A unique open space that incorporates the City's history and landscape will attract visitors and new residents to Chelsea and serve as a focal point for civic pride. Nothing could be better for the commercial development of Chelsea than a transformed High Line, and as such, the City should do everything in its power to ensure that this exciting new public space is the centerpiece of its rezoning proposal.

My foremost concern with the current plan is that the building heights the City has proposed will compromise the High Line's merit as a public attraction and thereby work against the goal of the rezoning: a thriving, vibrant Chelsea. Surrounding a serene elevated promenade with high-rises is simply counterproductive. Inordinately tall buildings will reduce sunlight and cut off sight lines from the High Line to one of Chelsea's greatest assets, the waterfront. Quality of life will be degraded for residents and the High Line experience will be degraded for visitors. The City would do both the neighborhood and the High Line project a serious disservice by leaping well beyond current height limits.

The community has indicated its willingness to accept new buildings as tall as 280' (the height of the tallest building currently in the neighborhood) if FAR designations are tied to affordable housing development. I support the idea of using density and height increases as incentives to promote the creation of affordable housing. Every time I have testified before the Planning Commission I have identified the overwhelming demand for decent, affordable homes as the single greatest challenge the City faces. It cannot be treated as a secondary consideration, and Chelsea cannot be treated like a gold mine or oil well from which wealth is simply extracted. If the neighborhood is to accommodate a commercial boom, residents should be compensated in the form of permanent affordable housing with a community preference.

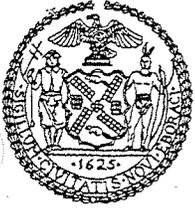


Gotbaum Chelsea Rezoning Testimony, p. 2

I have also spoken at past hearings about the need to protect New York City's light industries. Chelsea is best known for its galleries, and deservedly so, but according to the New York Industrial Retention Network (NYIRN), at least 17 other businesses occupy the neighborhood's industrial spaces: furniture makers, printers, apparel makers, stoneworkers, and others. These businesses employ a total of 410 workers, not an insignificant number of jobs to lose in the course of a rezoning. In addition to jobs they provide, light industries contribute to the character of the neighborhood. I am convinced that they add value and that it's in the interests of the community and the City to retain them. I urge the administration to remember its pledge to preserve light industry and act accordingly in Chelsea.

I will conclude by reiterating what I have said in testimony regarding the Hudson Yards, Greenpoint-Williamsburg, and other critical rezonings that are changing the face of our city. Redevelopment is good for New York, and I support it in principle, but redevelopment should always be a collaboration between the City and the community. Affordable housing must always be prioritized, jobs must be protected, community character must be respected. I believe that with more dialogue and more work, we can achieve a High Line and a Chelsea rezoning that all New Yorkers can be proud of for decades to come.

Thank you.



CITY OF NEW YORK

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WALTER MANKOFF
Chair

ANTHONY M. BORELLI
District Manager

February 28, 2005

Hon. Amanda Burden, Chair
City Planning Commission
22 Reade Street
New York, NY 10007

Re: West Chelsea ULURP Applications: High Line Site Selection and Acquisition as A public open space (C 050163 PCM); Zoning Map Change (C 050162 ZMM); and Zoning Text Change (N 050161 ZRM)

Dear Chair Burden:

At its duly noticed public meeting on February 2, 2005 Manhattan Community Board No. 4 reviewed the West Chelsea land use and zoning proposals, including the ULURP and other applications referenced above. Comments and resolutions on each application begin on page 15. The following general comments were approved by a vote of 33 in favor, 1 opposed, 0 abstentions and 1 present, but not eligible to vote.

OVERVIEW AND BACKGROUND

Manhattan Community Board No. 4 supports development in western Chelsea that balances the needs of the community and the city. We welcome the conversion of the abandoned High Line rail line into a public open space and agree that parts of the areas now zoned for low-density industrial use should be rezoned to allow for residential and commercial use.

The Board has been an active participant in the development of the plan for western Chelsea and the High Line Park since 2002. The Department of City Planning has engaged in lengthy sessions with the Board to assist it in understanding the complex zoning mechanisms required to make the High Line Park a success and successfully rezone parts of our M1-5 districts. The Board in turn has sought to inform the Department of the need to balance the requirements of community character, affordable housing, High Line reuse and neighborhood redevelopment.

The Board appreciates the open and direct manner City Planning staff and the Chair of the City Planning Commission have demonstrated throughout this process, and is confident that this same collaboration will continue and produce a final plan for western Chelsea that will meet our shared goals.

The Department of City Planning formally presented the plan to the community at the Board's public hearing on January 6, 2005. The principal stated purpose of the City's plan is to encourage and guide the development of western Chelsea as a dynamic mixed-use neighborhood. In general terms, the plan seeks to rezone the perimeters of the two manufacturing zones remaining in western Chelsea for mixed commercial and residential use, and to facilitate the conversion of the High Line into a public open space by providing mechanisms for the transfer of development rights from the High Line corridor to other sites.

The Board is in broad agreement with the stated purpose of the plan, especially with the characterization of West Chelsea as a dynamic mixed-use neighborhood and with the efforts on behalf of the High Line. But we believe that some of the plan's detailed provisions are not properly designed to achieve the City's goals, and that it is severely deficient in some significant areas. The Board seeks changes to the plan in order to meet the following goals of the community:

- Goal 1: Preserve the historic character and diversity of the Chelsea community;
- Goal 2: Ensure the development of housing for people with a broad range of incomes;
- Goal 3: Ensure that the plan protects and enhances the High Line and the adjacent community, especially Tenth Avenue;
- Goal 4: Protect and preserve the remaining non-residential areas of Chelsea; and
- Goal 5: Protect, preserve and encourage the reuse of significant historic structures.

COMMUNITY CONCERNS

1. Community Character, Buildings and Boundaries

The proposed rezoning plan endangers Chelsea's community character and the proposed High Line Park by permitting development that is too tall, improperly distributed, and that tends to divide western Chelsea from the rest of the community. It also would encroach unnecessarily on visual and physical access to the waterfront and the remaining manufacturing areas to which the art galleries have given new life.

a) Chelsea Community Character

The Chelsea community character that is threatened by the proposed rezoning is rooted in its history.

Chelsea was among the first communities to owe its form to the Commissioners' Plan of 1811. The looming approach of the plan's grid led Clement Clarke Moore to subdivide his North River property, named "Chelsea" by his grandfather, and develop a garden suburb centered on the city block between 20th and 21st Streets that he donated for the General Theological Seminary of the Episcopal Church.

In the early 20th Century the landfill that extended Chelsea beyond the original shoreline on Tenth Avenue was cut back to make room for a new row of Chelsea Piers built to accommodate the long new ocean liners, ferries were concentrated at 23rd Street to service this major cross-town corridor, and float transfer bridges and rail freight yards leading from them were built to the north. Around 1930 the mixture of industry and New York Central freight tracks was rationalized to create the present 30th Street Yards, and the railroad that ran along Tenth ("De ath") Avenue was elevated to create the High Line.

The traditional population of Chelsea lived in the buildings to the east of Tenth Avenue and worked in those to the west; the new Chelsea population still lives in the east but increasingly seeks an outlet for recreation in the west, in the Hudson River Park, Chelsea Piers and hopefully on the new High Line Park.

Subarea-specific comments in the following sections are keyed to DCP's subarea map in Appendix A.

The Heart of Chelsea

Moore's original low-rise development lies on the east side of Tenth Avenue and is now mostly protected by the Chelsea Historic District. Farther east, largely residential buildings rise gradually from the low scale on Tenth Avenue upwards toward the Manhattan spine, a form that was the basis of the Chelsea 197-a Plan. To the west of Tenth Avenue are first the low-rise, mostly residential buildings included in Subarea F of the current rezoning, a jumble of buildings of varying scale forming the original core of the gallery district in the southern M1-5 district and then the largely low-rise northern portion of Subarea D along Eleventh Avenue.

Just to the north, 23rd Street, Chelsea's main east-west corridor, is dominated visually by higher buildings such as London Terrace and Penn South. To the west of Tenth Avenue the 1998 Chelsea Rezoning has led to a moderately high scale with serried apartment buildings that create a dreary approach to Chelsea from the west.

The North

The area north of 23rd Street up to about 27th Street forms part of the historical core of the community and largely shares the same form. The pioneering low-rise Elliott Houses and a half-block of historic row houses are on the east side of Tenth Avenue with Chelsea Park just to the north. To the west the eastern section of Subarea C includes a mix of low-rise residential and commercial buildings broken only by the handsome 125' Williams Warehouse. West of the High Line the northern M1-5 district largely consists of mid-rise industrial buildings of striking architectural quality increasingly being filled by the proliferating art galleries. The western section of Subarea C is characterized by larger buildings and shadowed by three great warehouse buildings dominated by the 280' Starrett Lehigh Building.

The northernmost area consists of parking lots and low structures containing diverse service industries. At 29th Street the High Line turns westward and to its west a little community survives on 29th Street among scattered handsome buildings.

The South

On the east side of Tenth Avenue south of 23rd Street the buildings are a mix of various periods and uses and historically of low scale, while the Fulton Houses with 220' towers line the west side of Ninth Avenue. To the west of Tenth Avenue one-story service buildings and parking lots occupy the southern portion of Subarea F. To the west of the High Line Subarea E contains a mix of buildings diminishing in height towards the south into which art galleries are rapidly expanding, and the future Subarea D awaits the completion of a new Gehry building among a mix of empty lots and low buildings.

South of 18th Street the form of Chelsea breaks down as the High Line crosses to the east side of Tenth Avenue, the blocks west of Tenth become increasingly shorter, and large buildings dominate. The area near 14th Street is a transition to the form and scale of Greenwich Village.

b) Building Height and Form

General Comments

The proposed rezoning establishes a Basic Maximum FAR and a Maximum FAR for each subarea and permits developers and property owners to acquire the incremental FAR through purchases from the High Line Transfer Corridor, through High Line bonuses and, in one subarea, through an inclusionary housing bonus. The Board generally approves of these transfer and bonus mechanisms (see High Line Transfer Corridor and High Line Bonuses below) and accepts the purposes for which they were created, but requests two general changes that would make them consistent with both the City's and the Board's goals.

FAR The Basic Maximum FAR for each subarea should be the same as the currently zoned FAR. Rezoning property from manufacturing to commercial use alone will create immediate significant incremental value for property owners. The Board cannot perceive a rational basis for granting an additional increase in value to some owners and not to others. Any increase in FAR over the current FAR should produce direct benefits for the community through the proposed transfer and bonuses, and through other bonuses that preserve or create affordable housing.

Building Height In several subareas the plan limits building size and form only through restraints imposed by FAR, sky exposure planes, tower coverage or other mechanisms. The intent is to give developers maximum flexibility in the belief that it could lead to better utilization of development rights and better buildings. However, the Board believes strongly that each subarea should have an explicit height limit in addition to any other constraints imposed by zoning, and that this limit should apply to every building in the subarea. Furthermore, no building in the proposed special district should exceed a height of 220', the approximate height of the Fulton Houses, with the exception of buildings in Subareas A and G and also north of 28th Street west of Eleventh Avenue. In these three areas no building should exceed a height of 280', matching the height of the Starrett Lehigh Building, the tallest building in Chelsea.

The following subarea-specific comments are keyed to DCP' s and the Board's subarea maps in Appendix A.

Subarea A

Subarea A is the northernmost area in the proposed special district, sitting between Chelsea to the south and the recently rezoned Hudson Yards with its proposed significantly taller buildings to the north. The plan calls for it to include the northern half of the block between 29th and 30th Streets and to extend down Tenth and Eleventh Avenues to 28th Street. This configuration potentially brings buildings as tall as 45 stories to the edge of Chelsea Park at 28th Street.

The Board agrees with the need for a buffer zone between western Chelsea and Hudson Yards, but believes it should be confined to the full block between 29th and 30th Streets, and that building height should be limited to 280' . We recognize that this will put pressure on the smaller scale buildings on 29th Street, one of the most diverse and interesting blocks in western Chelsea, but believe that this block is unlikely to survive in its present form even with the rezoning proposed by the City' s plan.

Subarea C Along Tenth Avenue

Tenth Avenue is the " Main Street" of western Chelsea. The Board believes that the 125' height of the Williams Warehouse between 25th and 26th streets is the appropriate benchmark for buildings along Tenth Avenue between 24th and 29th Streets. This height is roughly in line with the buildings on the east side of the avenue, and will reduce the effect of a wall between eastern and western Chelsea. The Board is concerned that buildings permitted in the proposed C6-3 district would be too large for both the adjacent High Line and for Tenth Avenue and requests C6-2 zoning with a height limit of 125' .

Subarea D

Inappropriate buildings in Subarea D have the potential to cut Chelsea off from its waterfront. The Board is concerned that the plan's proposed 150' deep corridor along Eleventh Avenue will lead to buildings that are too large and would do exactly that. It also will increase pressure on the distinctive character of these blocks that form the heart of the gallery district. The Board requests a 100' deep corridor, requirements for a slender tower-on-base form with a height limit of 190' , and design controls, e.g., at-grade setbacks on the narrow streets near Eleventh Avenue, to give a feeling of openness as one moves towards the river.

Subarea E

The plan permits Subarea E to encroach too far into the southern M1-5 district immediately to the north. By moving the proposed boundary of Subarea E one-half block south to the midline between 19th and 20th Streets an important gallery block will be preserved and the southern M1-5 area will be better protected from inappropriate development. The Board also requests a height limit of 160' .

The Board opposes the special zoning provisions for Subarea E that can be met only through the merger of three existing lots on the north side of 18th Street. While there are attractive aspects of the development currently proposed on these lots, we are wary of zoning provisions crafted explicitly for a particular project and feel strongly that we must focus on the proposed zoning, which will remain in place even if any particular project fails.

With a height limit of 250' the special provisions would permit the taller buildings in the southern portion of the special district to intrude farther north into the transition zone that protects the low-rise southern M1-5 area. 250' also exceeds the Board's recommendation of a general 220' building height limit, which is based on the 220' height of the nearby Fulton Houses.

Subarea F1 (Northern part of proposed Subarea F)

The Chelsea Historic District is an important New York City asset that needs to be preserved and protected. The Board believes that reducing the scale of the buildings across Tenth Avenue from the CHD is crucial and recommends an FAR of 5.0, a height limit of 80' and no High Line Transfer Corridor receiving sites.

Subarea G

The application proposes that Subarea G have two towers, one with a height of 290' and one with a height of 390'. The Board strongly opposes building heights that are nearly twice that of the nearby Fulton Towers, but recognizing the special role Subarea G is expected to play in the conversion of the High Line into a public open space, agrees that the Subarea G height limit should be set at 280' to match the height of the Starrett Lehigh Building which has a similar waterfront location. We also recommend design guidelines to promote openness to the river and to avoid canyon effects, e.g., at-grade setbacks on narrow streets near wide streets. This is especially desirable on 17th Street because this street has views of the river.

The Board recommends that the Basic Maximum FAR be set at the current 5.0 and that the 5 FAR difference between Base Maximum FAR and Maximum FAR should be a blend of floor area granted for contributions to the High Line Improvement Fund, as detailed in Appendix D of the proposed rezoning text, and from the production of affordable housing.

Subarea H

The plan envisions Subarea H as a transitional zone from tall buildings in Subarea I to the south to the low scale of the Chelsea Historic District to its north, but the Board notes that the CHD is safely located one and one-half blocks north of the northern edge of Subarea H. The intervening blocks are mapped with the transitional FAR of 6.02 that is proposed for this subarea. A maximum FAR of 7.5 for Subarea H and a height limit of 220' east of the Tenth Avenue corridor are consistent with the Board's view of subareas G and H forming an east-west band of taller buildings along with the Fulton Houses, and with its desire to increase receiving sites for FAR transferred from the High Line Transfer Corridor.

Subarea I

An explicit building height limit of 220' , based on the nearby Fulton Houses, should be set for Subarea I

C6-3A District on 23rd Street

Allowing further development within the present building envelope to fill in the western end of this block of 23rd Street to Eleventh Avenue would create an unattractive gateway to Chelsea as well as a wall facing Chelsea Waterside Park. The Board recommends rezoning the westernmost 100' of the C6-3A district to C6-3 and requiring a slender tower-on-base form with a height limit of 190' .

M1-5 areas

A 100' height limit will better preserve the two M1-5 areas that are at the heart of western Chelsea's vibrancy and attractiveness.

c) Uses

Large Nightclubs

The Board notes that large nightclubs, which have become numerous in western Chelsea because of the M zones and which can cause problems for the surrounding community, are allowed as of right in the C zones that are being created by the proposed rezoning. These uses basically are incompatible with the desired residential uses and compete with art galleries for desirable large open spaces.

The Board reiterates its request that special permits be required in the SWCD for new clubs accommodating more than 199 patrons.

Retail Uses

The Board reiterates its request that retail uses be limited to 10,000 sq. ft. in midblocks and on Tenth Avenue, and 20,000 sq. ft. elsewhere, with art gallery uses excepted. Larger retail uses are incompatible with the gallery district and the environment desired for Tenth Avenue, and compete with galleries for properties providing large open spaces.

Harassment and Demolition

The Board reiterates its request that provisions against harassment of tenants and demolition of residential buildings based on those long in place in the Special Clinton District and with text as adopted in the Hudson Yards be put in place in the SWCD. The large residential buildings that will be allowed on and near Tenth Avenue risk displacing the existing residential community of over 200 units in the area.

M1-5 Loft Tenants

The Board endorses the continued residential use of non-conforming residential units in the M zones by current residents of those units who have resided in their homes since at least one year prior to the date of the certification of the West Chelsea Rezoning plan. We wish only to prevent displacement of long-time tenants of the area, primarily artists who by their presence helped to create the flourishing art-gallery area, and do not wish to promote the general residential conversion of the M zones.

Sustainable Development

The Board believes that the rezoning of western Chelsea presents an opportunity for the City to recognize the pioneering work of the Department of Design and Construction's Office of Sustainable Design and to extend it to buildings developed by the private sector. We recommend that all new buildings be required to achieve certification of at least silver under the LEED Green Building Rating System.

Business Relocation Assistance

The Board expects that pressure for residential conversion will increase not only in the rezoned areas but in the remaining M zones as well, and reiterates its request for relocation assistance provisions for displaced businesses, favoring relocation within the nearby community for businesses that so desire.

d) High Line Transfer Corridor and High Line Bonuses

The Board wishes to see the High Line turned into a successful park, but believes the community is paying a high price for it in terms of additional bulk. We have consistently expressed our willingness to accept greater bulk than we believe is optimal for the community in exchange for the creation of affordable housing, and believe that once the High Line requirements have been satisfied as much of the increase in floor area proposed by the plan as possible should be devoted to the creation of affordable housing.

High Line Transfer Corridor

The rezoning plan establishes the High Line Transfer Corridor and creates a mechanism for transferring floor area away from zoning lots over which or immediately to the west of which the High Line passes in order to facilitate its conversion to a public open space.

The plan designates approximately one million square feet of floor area within the HLTC as granting sites and creates approximately one and one half million square feet of receiving sites elsewhere in the special district to which the HLTC floor area can be transferred.. The Board recognizes the need to transfer this floor area, but the proposed rezoning distributes it inappropriately. Most importantly, new buildings on Tenth Avenue should be limited in size to prevent the walling off of Chelsea from western Chelsea and its waterfront, and from adversely affecting the High Line. The Board has requested three changes, discussed above and in the Zoning Text Change Resolution below, in the designation of the HLTC receiving sites:

- The receiving capacities of Subareas C and F should be reduced, limiting the height and bulk of buildings on Tenth Avenue, most notably opposite the Chelsea Historic District;
- The Basic Maximum FAR in Subareas A and G should be the same as the current FAR, increasing their capacities as receiving sites; and
- Subarea H should be rezoned for greater density, increasing its capacity as a receiving site.

High Line Transfer Corridor Bonus

The High Line Transfer Corridor Bonus permits property owners to realize the increased value of their property by transferring all floor area to receiving sites, and then allows them to buy some of it back at a favorable price. It is a cumbersome planning mechanism that rewards property owners without benefiting the community or the City. Owners of property in the HLTC will see significant increases in the value of their property through the rezoning of the receiving sites from manufacturing to commercial use.

The Board believes that property beneath and immediately adjacent to the High Line will be instrumental in making the High Line a success and, with the success of the High Line, will appreciate in value. It believes that rather than creating the HLTC Bonus the City Planning Commission should require owners of these properties to retain 1.0 FAR and should develop guidelines and incentives for owners to use that remaining floor area in creative ways that enhance the High Line as a public open space, and thus increase property value.

This change will reduce the amount of floor area transferred to the receiving sites, either reducing the floor area in the SWCD or increasing the amount of floor area available for affordable housing, as the Board would prefer. It also will reduce payments into the High Line Improvement Fund, necessitating other fund raising efforts on behalf of the High Line.

High Line Improvement Bonus

The High Line Improvement Bonus permits owners of properties in Subareas D/E/F, G and I to purchase additional floor area by paying into a High Line Improvement Fund. Property owners may choose to perform specified remediation work on the High Line or create specified amenities for it and receive credit against their required payment into the fund.

The Board believes that the conversion of the High Line would be advanced significantly if property owners were required to do the remediation work or create the amenities themselves rather than paying into a fund. The City should take advantage of owners' interest in developing their properties quickly and avoid the possibility of money languishing in a fund rather than being used immediately for the benefit of the High Line.

In addition, the Board requests clarification on the management and oversight of the High Line Improvement Fund. We believe that transparent oversight is essential and that the community must have an advisory role in the process.

e) Extended District Boundaries

The Board recommends remapping the SWCD to incorporate the area between Eleventh and Twelfth avenues, between 22nd and 29th streets. These blocks are an integral part of historic western Chelsea, connected to the blocks to the east by the flow of commerce and jobs. As one possible creative reuse, buildings in the extended area could provide interesting spaces in which to create museums, which will be as-of-right in the SWCD.

The Board also recommends remapping the SWCD to incorporate the two buildings at the southern end of the area between 15th and 17th Streets, and Tenth and Eleventh Avenues.

2. Affordable Housing

a) Main Objectives

Rezoning from manufacturing to commercial use will create a large increase in value for property owners. The Board believes that a portion of that increased value should be captured for the benefit of the community through the production of affordable housing. We believe that 30% of all newly created residential units in the SWCD must be permanent affordable housing, and that the income requirements for these units should be distributed as follows (see Table I: Income Limits, below):

- 20% should be available to people with incomes up to 80% AMI;
- 50% should be available to people with incomes up to 125% AMI; and
- 30% should be available to people with incomes up to 165% AMI.

Newly produced affordable housing units should be located only within Manhattan Community District No.4 and should be distributed below 30th Street. Furthermore, there should be a 75% community preference for these affordable units.

b) Affordable Housing Production

A variety of strategies should be used in the creation of the SWCD and the rezoning of western Chelsea to capture value for affordable housing production, including:

- Maximize the FAR differential available for affordable housing;
 - Reduce Base Maximum FAR in subareas A and G to pre-rezoning FAR of 5
 - Require retention of 1 FAR in the High Line Transfer Corridor
- Require that incremental floor area in the receiving sites be a blended of floor area from both the HLTC and floor area granted through the creation of affordable housing;
- Modify the Inclusionary Housing bonus to be used at FAR's lower than 10
- Establish a range of Inclusionary Housing options, including a preservation option and both on-site and off-site new construction;

- Restrict the Inclusionary Zoning bonus to housing available to households with incomes up to 80% of AMI; and
- Extend the 421(a) exclusion zone to encompass the boundaries of the WCSD expanded according to the Board's recommendations.

c) Affordable Housing on Publicly Owned Sites

The Board has identified the following three City-owned sites; they should be developed as affordable housing for households with the income ranges listed above:

- NYCHA parking lot - Elliott-Chelsea Houses (25th Street & Ninth Avenue);
- NYCHA parking lot - Fulton Houses (18th Street between Ninth and Tenth Avenues); and
- Parking lot, proposed #7 line subway work site (East side of Eleventh Avenue between 25th and 26th Streets).

In addition, a West Chelsea Affordable Housing Fund should be established to acquire further sites for affordable housing production.

d) Housing Preservation

Zoning protections and provisions for Anti-Harassment and Demolition Restrictions of sound housing should be included in the zoning text for the SWCD.

e) 2003 Maximum Household Income

Table I: Income Limits

HH	AMI *	Moderate 80% AMI	Middle (Low) 125% AMI	Middle (High) 165% AMI
1	\$43,960	\$35,170	\$54,950	\$72,540
2	\$50,240	\$40,200	\$62,800	\$82,900
3	\$56,520	\$45,220	\$70,650	\$93,260
4	\$62,800	\$50,240	\$78,500	\$103,620
5	\$67,824	\$54,260	\$84,780	\$111,910
6	\$72,848	\$58,280	\$91,060	\$120,200
7	\$77,872	\$62,300	\$97,340	\$128,490
8	\$82,896	\$66,320	\$103,620	\$136,780

*Calculated by applying HUD family size adjustment factors to NY Metro Area Median Income for family of four

3. The High Line

While the Board has concerns about the transfer of floor area away from the High Line Transfer Corridor, we have been consistent supporters of the conversion of the High Line into a public open space with two broad conditions: i) a High Line Park should be designed to be the best park possible; and ii) it should be designed and operated in a manner that is sensitive to the needs and wishes of the community through which it passes.

Designing the High Line

The Board is pleased to acknowledge the thought, creativity and work that has gone into the crafting of zoning text designed to preserve and enhance the sense of openness around the High Line and sightlines from it. While we note some minor concerns, in general we applaud the text.

The Board also commends the Friends of the High Line for its far-ranging efforts to involve the community in the design process. It is clear that the final design will be better because of this community participation, and we look forward to continued involvement.

Reflecting what we have heard from the community, the Board welcomes the emphasis of the High Line as a "promenade," a linear park made for walking and sitting in a tranquil place apart, rather than a place for active recreation or potentially intrusive uses such as music events. The High Line should be as accessible as possible to all neighboring communities, and commercial activity on or adjacent to it should be controlled carefully.

We also welcome the current plans to combine the preservation and celebration of Chelsea's industrial, transportation-oriented past with an appreciation for the natural floral communities that have established themselves during the period of neglect.

Operating the High Line

The Board believes that once the High Line Park is built, the community should have a continuing role in decisions on how the park is operated, including representation in whatever mechanisms are created to evaluate successes, shortcomings and possible changes, as well as to handle complaints and solve problems.

The Board has heard two consistent concerns and desires expressed by the community. First, the High Line must be sensitive to the proximity of adjacent and near-by residences. Even before the rezoning, there are residences that either look out directly onto the bed of the High Line or from one or two stories above. The rezoning will increase significantly the number of adjacent residences, making issues such as hours of operation, uses and noise increasingly important.

Second, safety and security remain a primary emphasis for potential users of the park. We recognize that the park's success and use would be the best way to ensure safety, but believe that other measures will be necessary as well.

4. Preservation of the M Zones

The two M1-5 districts in western Chelsea are at the heart of the area's vibrancy and attractiveness; without them there would be no flourishing art district. The Board believes that their protection is in the best interests of the community and of the City as a whole and should be a common goal. The 100' height limit we propose will work better than DCP's proposed 135' toward this goal by eliminating incentives to replace existing buildings with taller residential. A 100' height limit also is more compatible with historic building heights in the area.

The Board notes that the proposed rezoning encircles the manufacturing areas with mixed commercial and residential developments that put them at increased risk of residential development. The Board requests that DCP commit to an immediate Follow-Up Corrective Action to explore MX zoning and other mechanisms as means of preserving the manufacturing zones and managing their future changes.

5. Preservation of Historic Architectural Resources

Landmark designations should be pursued to encourage preservation of Chelsea's irreplaceable historic architectural resources.

In the last decades of the Nineteenth Century and well into the Twentieth Century New York was the premier manufacturing city of the United States, perhaps of the world, and western Chelsea's exceptional combination of water and rail transport made it a central part of this concentration of industry. Although all but a tiny amount of its manufacturing has vanished, Chelsea retains a number of notable buildings to recall the pride and wealth of the flourishing industrial firms of the period that were expressed in the quality of the buildings that housed them, the ability of the architects that designed them and of the craftsmen that built and ornamented them.

The Historic Resources Section of the DEIS for the West Chelsea Rezoning states that timely designation of historic resources is the only possible mitigation for the impacts it has described. The Board takes up this challenge and proposes mitigating these impacts through a careful review of the resources in a study area in the heart of the industrial area with a view to calendaring for designation as New York City landmarks. Only part of the area is actually planned for rezoning but most of it is likely to be affected directly or indirectly by the extensive changes. This study area extends eastward from the old railroad float bridges between 25th and 29th Streets largely along 26th and 27th Streets to the Williams Building designed by Cass Gilbert on Tenth Avenue that was served by the High Line by a rear platform at railroad level in back.

Within this study area the Board proposes a New York City Chelsea Waterfront or perhaps Industrial Historic District to preserve not only distinguished individual structures but also historic industrial streetscapes. Individual buildings nearby are also called out as deserving designation. To the north, outside the study area but in the area planned for rezoning around 29th Street, other fine industrial buildings are recommended for designation as are two fascinating small structures on 18th Street adjacent to the other end of the rezoning.

Further mitigation might include provisions for preparing nominations for properties declared eligible for the State and National Historic Registers in order to promote preservation through the considerable tax advantages available for appropriate reuse of historic properties listed on these Registers.

The Board believes that just as both identification and protection of natural resources have become an accepted part of planning, so not only the identification but also the protection of historic resources should be an essential part of planning and environmental review. We ask the Planning Commission and its Chair to support us in this endeavor.

A list of identified resources that the Board regards as important and threatened is provided in Appendix B together with maps and further information. This list is based largely on the overlapping EIS's for Hudson Yards and West Chelsea as well as the studio on West Chelsea carried out in 2002 by the Columbia University School of Architecture, Planning, and Historic Preservation. Further information will be supplied as it becomes available.

6. 14th Street Rezoning

Finally, the Board is concerned that it sees no progress toward fulfilling the commitment made at the time of the Chelsea Rezoning to the Board and the Chelsea-Village Partnership to revisit the zoning of 14th Street between Seventh and Ninth Avenues with a view to the contextual downzoning originally proposed in the Chelsea 197-a Plan. This was to be done in connection with the already envisioned West Chelsea Rezoning. Real estate pressures are increasing rapidly, the Church of Our Lady of Guadalupe has been closed and its large Latino congregation relocated. The last physical reminders of "Little Spain," the first Latino community in New York, are in danger of disappearing.

THE ULURP APPLICATIONS

Manhattan Community Board No. 4 has reviewed carefully the three land use applications presented. We have set out our general concerns in the sections above, and now make the following recommendations.

High Line Site Selection and Acquisition as a Public Open Space (C 050163 PCM)

The following comments and resolutions regarding High Line Site Selection and Acquisition as a Public Open Space (ULURP Application C 050163 PCM) were approved by a vote of 34 in favor, 0 opposed, 0 abstention and 1 present, but not eligible to vote:

The Board supports the conversion of the High Line into a park, with three broad conditions:

- The High Line should be developed in a manner that protects and enhances its value as a park;
- The community should have a voice in the planning and design of a High Line Park; and
- The community should have an on-going voice in how a High Line Park is operated.

Although the Board has significant concerns about the proposed rezoning of western Chelsea, it supports the High Line site selection and acquisition as a public open space as the vital first step, with two broad community-oriented conditions:

- The development of the High Line should protect and enhance the community through which it runs, notably along Tenth Avenue; and
- The community should benefit from the rezoning that enables the conversion in ways that help maintain Chelsea as a vibrant, diverse community, principally in the creation of affordable housing.

RESOLVED, that this Board recommends approval of ULURP Application C 050163 PCM only if the conditions listed above are met.

Zoning Map Change (C 050162 ZMM)

The following recommendations and the resolution regarding Zoning Map Change (ULURP Application C 050162 ZMM) were approved by a vote of 33 in favor, 0 opposed, 1 abstention and 1 present, but not eligible to vote:

The general purposes of the proposed map changes are to allow commercial and residential uses in portions of the current manufacturing zones and to create receiving sites for FAR to be transferred away from the area around the High Line. While the Board agrees with these general purposes, it believes that some of the proposed changes are inconsistent with the larger goals of this action and with the best interests of the community. The Board requests the following changes.

a) Special West Chelsea District

Extend the boundaries of the proposed Special West Chelsea District to include:

- The blocks bounded by West 29th Street, Eleventh Avenue and Twelfth Avenue; and
- The blocks bounded by West 17th Street, Tenth Avenue, West 15th Street and Eleventh Avenue.

b) Subareas A, B and C

- Remap Subarea A as the full block between 29th and 30th streets, between Tenth and Eleventh Avenues;
- Remap the northern boundary of Subarea B at 29th Street;
- Remap the northern boundaries of Subarea C at 29th Street;
- Remap the underlying zonings proposed for Subareas A and B, and for Subarea C along Eleventh Avenue to correspond to the new subarea boundaries; and
- Remap Subarea C along Tenth Avenue at C6-2.

c) Subareas D, E and Southern M1-5 District

- Remap the eastern boundary of Subarea D north of the midline between 19th and 20th streets at 100' in from Eleventh Avenue;
- Remap the northern boundary of Subarea E at the midline between 19th and 20th Streets;
- Remap the western boundary of the southern M1-5 zone at the new Subarea D boundary north of the midline between 19th and 20th streets;
- Remap the southern boundary of the southern M1-5 zone at the new Subarea E boundary; and
- Remap the underlying zonings proposed for Subareas D and E to correspond to the new subarea boundaries.

d) Subarea F

- Map a new Subarea F1, north of the midline between 19th and 20th streets;
- Map Subarea F1 with appropriate zoning at FAR 5, e.g., C4-5X; and

- Map the remaining portion of Subarea F south of the midline between 19th and 20th streets as F2 with the zoning of C6-2 proposed for Subarea F.
- e) Subarea H
- Map Subarea H at C6-3.
- f) C6-3A District at 23rd Street
- Remap the westernmost 100' in from Eleventh Avenue of the C6-3A district at 23rd Street at C6-3.

These requested changes are shown on the Board's maps in Appendix A.

RESOLVED, that this Board recommends denial of ULURP Application C 050162 ZMM unless the proposed zoning map is amended substantially in accordance with the recommendations listed above.

Zoning Text Change (N 050161 ZRM)

The following comments and resolutions regarding Zoning Text Change (N 050161 ZRM) were approved by a vote of 33 in favor, 0 opposed, 1 abstention and 1 present, but not eligible to vote:

98-10 - Special Use and Parking Regulations Within the SWCD

98-12 We specifically approve of the change to permit as-of-right museums and non-commercial art galleries in the Chelsea M1 districts.

98-141 We would like to include this section in continued discussions about transparency, adjacency, streetwalls and related issues of detail.

98-20 - Floor Area and Lot Coverage Regulations

98-22 The Basic Maximum floor area ratio in each subarea should be the same as the floor area ratio established by the current zoning. Specifically, the Basic Maximum floor area ratio in Subareas A and G should be 5.0.

The increase in floor area ratio from the Basic Maximum of 5.0 to the Maximum of 10.0 in Subareas A and G should be accomplished in equal parts by transfer of development rights from the High Line Transfer Corridor and by mechanisms yet to be established providing for the creation or preservation of affordable housing in Chelsea.

98-25 Clarification: the applicable basic maximum floor area ratio of the zoning lot may be increased by the amount specified in Section 98-22 in the table column labeled "Increase in FAR via 'High Line' Bonuses" provided that the listed conditions are met.

98-25 Require property owners to perform the specified remediation work or create the amenities to ensure that the conversion of the High Line begins early and proceeds as quickly as possible.

98-30 - High Line Transfer Corridor

98-33 Include Subarea G in the definition of receiving site, consistent with the reduction of Basic Maximum FAR requested in comments on section 98-22.

98-33(b) For granting sites located both in and outside of Subareas A through I, the maximum amount of floor area transferred to receiving sites shall leave each transfer site with 1 FAR, which may not be transferred.

98-34 Screening and landscaping requirements for vacant lots should be reconsidered in order to enable pedestrian walkways beneath the High Line.

98-35 Delete (High Line Transfer Corridor Bonus)

98-40 - Height and Setback Regulations

98-42(a) We would like to see specific calculations illustrating how these restrictions were developed.

98-43(a) Each district or subarea should have an explicit Maximum Building Height in addition to any other height-governing requirements such as sky exposure planes or tower coverage.

The following table is based on Table A. It lists the requested Maximum Building Height for each district or subarea defined by the Department of City Planning as modified by the Community Board's requested changes to the proposed Zoning Map Change.

The Board's requested modifications in Maximum Building Height are indicated in bold italics.

<i>District or Subarea</i>	Maximum Building Height (feet)
C6-2A	120
C6-3A	145
<i>C6-3</i>	<i>190</i>
<i>M1-5</i>	<i>100</i>
<i>A</i>	<i>280</i>
B	135
C on narrow streets	110
<i>C on Tenth Avenue</i>	<i>125</i>
C on Eleventh Ave.	145
<i>D</i>	<i>190</i>
<i>E</i>	<i>160</i>
<i>F1</i>	<i>80</i>
F2	120
<i>G</i>	<i>280</i>
H within 100' of Tenth Avenue	120
<i>H beyond 100' of Tenth Avenue</i>	<i>220</i>
<i>I within 300' of Tenth Avenue</i>	<i>220</i>
I beyond 300' of Tenth Avenue	120
<i>Extension, 27th/29th, Tenth and Eleventh</i>	<i>280</i>

98-43(b) In Subarea D, for zoning lots with wide and narrow street frontage permit/require at-grade set backs on the narrow street frontage at Eleventh Avenue.

We would like to include this section in continued discussions about transparency, adjacency, streetwalls and related issues.

98-43(c) This section raises two questions:

- i. Why should the area directly adjacent to Tenth Avenue be allowed to be lower than the area between it and the High Line rather than the reverse if the goal is light, air and views?
- ii. Cannot the text be improved explicitly to allow keeping residential buildings of less than 55 feet, say, to fulfill the requirement? This would reduce pressure on tenements and help preserve the original surroundings of the High Line.

98-43(d) Delete (Subarea E - 250' street wall)

98-43(e) Neither Tower East nor Tower West shall exceed a building height of 280'. On 17th Street permit wider at-grade setbacks; require an at-grade setback near Eleventh Avenue to open the street to the river.

98-43(f) The maximum height of buildings in Subarea I shall be 220'.

98-50 - Special Height and Setback, open area and Transparency Regulations for Zoning Lots Within or Adjacent to the High Line Transfer Corridor

98-54 Clarification: We believe that this section requires glazing and transparency that begins no higher than four feet above the level of the High Line bed and is at least eight feet in height, but the text is ambiguous.

In addition, we are concerned about the consequences of requiring so much window space, especially at night when light originating inside buildings adjacent to the High Line may overwhelm lighting designed specifically for the High Line.

We would like to include this section in continued discussions about transparency, adjacency, streetwalls and related issues.

98-55 Combined with the requirements of 98-54, this section means that the High Line frontage of buildings to the east of the High Line largely will be transparent or covered by plants or contain artwork. Together they place a significant portion of the High Line experience in private hands: What will be seen through the transparency, how much light will illuminate the High Line from adjacent buildings, what will be planted on walls and how it

is maintained, and/or what art will be displayed.

Elsewhere, we have advocated community representation in the mechanisms for the design and operation of the High Line. The further consideration and discussion required by this issue could be well-suited for such a forum, though we recognize that similar attempts have not fared well in the past and we are reluctant to deny building owners their right to experiment and make mistakes, as well as successes.

We would like to include this section in continued discussions about transparency, adjacency, streetwalls and related issues.

Appendix D - Special Regulations for Zoning Lots Utilizing the High Line Improvement Bonus in Subarea G

Require property owners to perform the specified remediation work or create the amenities to ensure that the conversion of the High Line begins early and proceeds as quickly as possible.

Appendix E - Special Regulations for Zoning Lots Utilizing the High Line Improvement Bonus and Located Partially Within Subareas D, E and F or within Subarea I

Require property owners to perform the specified remediation work or create the amenities to ensure that the conversion of the High Line begins early and proceeds as quickly as possible.

Other Topics

Section 1.c. Uses under Community Concerns above sets forth usage comments and requests that are not related to specific proposed zoning text change. The Board believes that these are important issues that will affect the success of the SWCD and the possibility of maintaining community character and should be addressed in the proposed zoning text. These issues are Large Nightclubs, Retail Uses, Harassment and Demolition, M1-5 Loft Tenants, Sustainable Development and Business Relocation Assistance.

As indicated in various specific sections above, the Board wishes to continue discussions on transparency, High Line adjacency and streetwall requirements, and similar issues.

RESOLVED, that this Board recommends denial of Zoning Text Change (N 050161 ZRM) unless the proposed zoning text is amended substantially in accordance with the recommendations listed above.

RESOLVED, that this recommendation is subject to an overriding condition, the production of a concrete and detailed plan for the production and preservation of affordable housing.

Thank you for this opportunity to comment on the City' s plan to create the Special West Chelsea District and rezone western Chelsea. We look forward to continuing our collaboration and are confident that our joint efforts will produce a final plan for western Chelsea that will meet our shared goals.

Sincerely yours,



Walter Mankoff
Chair
Manhattan Community Board No. 4



Lee Compton
Co-Chair
Chelsea Preservation & Planning Committee



Edward S. Kirkland
Co-Chair
Chelsea Preservation & Planning Committee

cc: Hon. Michael Bloomberg, Mayor
Hon. C. Virginia Fields, Manhattan Borough President
Local Elected Officials
Ray Gastil, Director of Manhattan Planning Office
Jeff Mulligan, DCP
Erik Botsford, DCP
Jaime Ortiz, DCP

Attachments enclosed.

APPENDIX A - MAPS

The next four pages show the following maps:

DCP

- i) Subareas**

CB4

- i) Subareas and Base Density (FAR)**
- ii) Subareas and Maximum Density (FAR)**
- iii) Subareas and Building Heights**

BASE DENSITY

West Chelsea Rezoning

Base FAR

Current: 5.0
(normal type)

DCP: 7.5
(underlined)

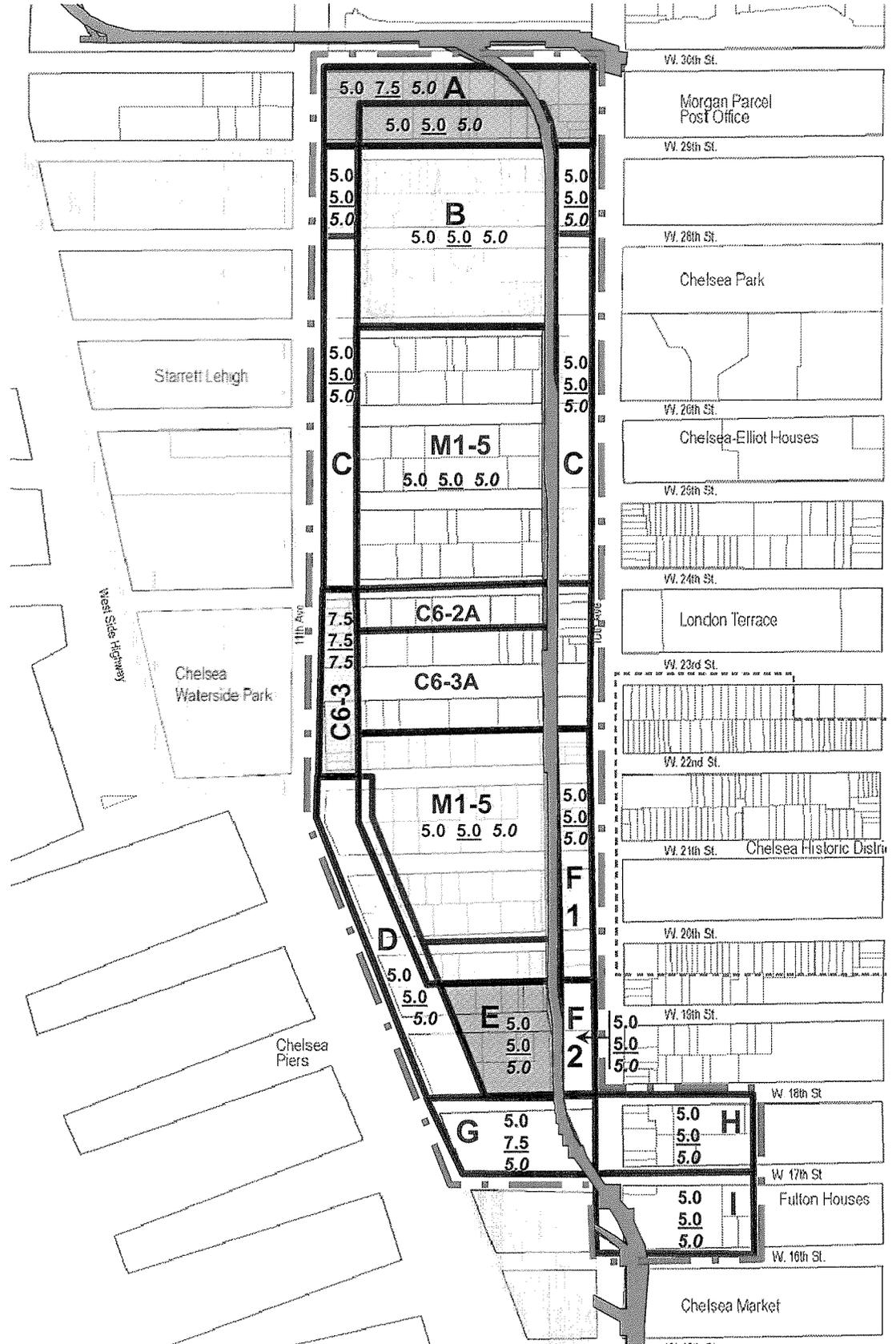
CB4: *5.0*
(italic)

Sub-area Boundaries

-  Proposed by DCP (black outlines)
-  CB4 recommendations (colored fill)

Special District Boundaries

-  DCP Proposal (red dotted line)
-  CB4 recommended extension area (shaded area)



MAXIMUM DENSITY

West Chelsea Rezoning

Maximum FAR

Current: 5.0
(normal type)

DCP: 7.5
(underlined)

CB4: *5.0*
(italic)

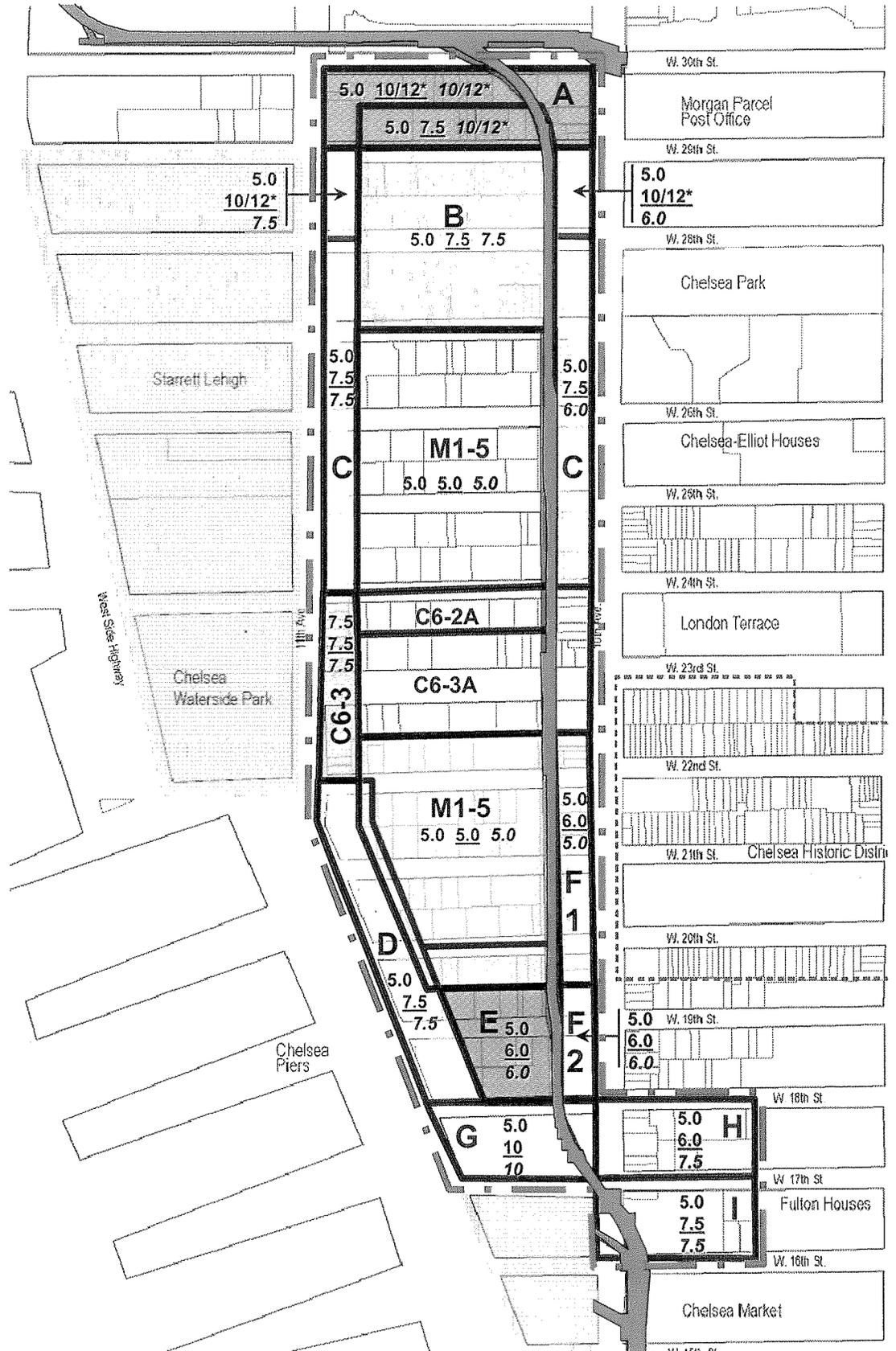
* Additional 2.0 FAR
available only through
Inclusionary Housing
Program

Sub-area Boundaries

- Proposed by DCP
(black outlines)
- CB4
recommendations
(colored fill)

Special District Boundaries

- DCP Proposal
(red dotted line)
- CB4 recommended
extension area
(shaded area)



BUILDING HEIGHTS

West Chelsea Rezoning

Expected heights (in feet)

DCP: estimated heights
(underlined)

CB4: *recommended height limits*
(italic)

Sub-area Boundaries

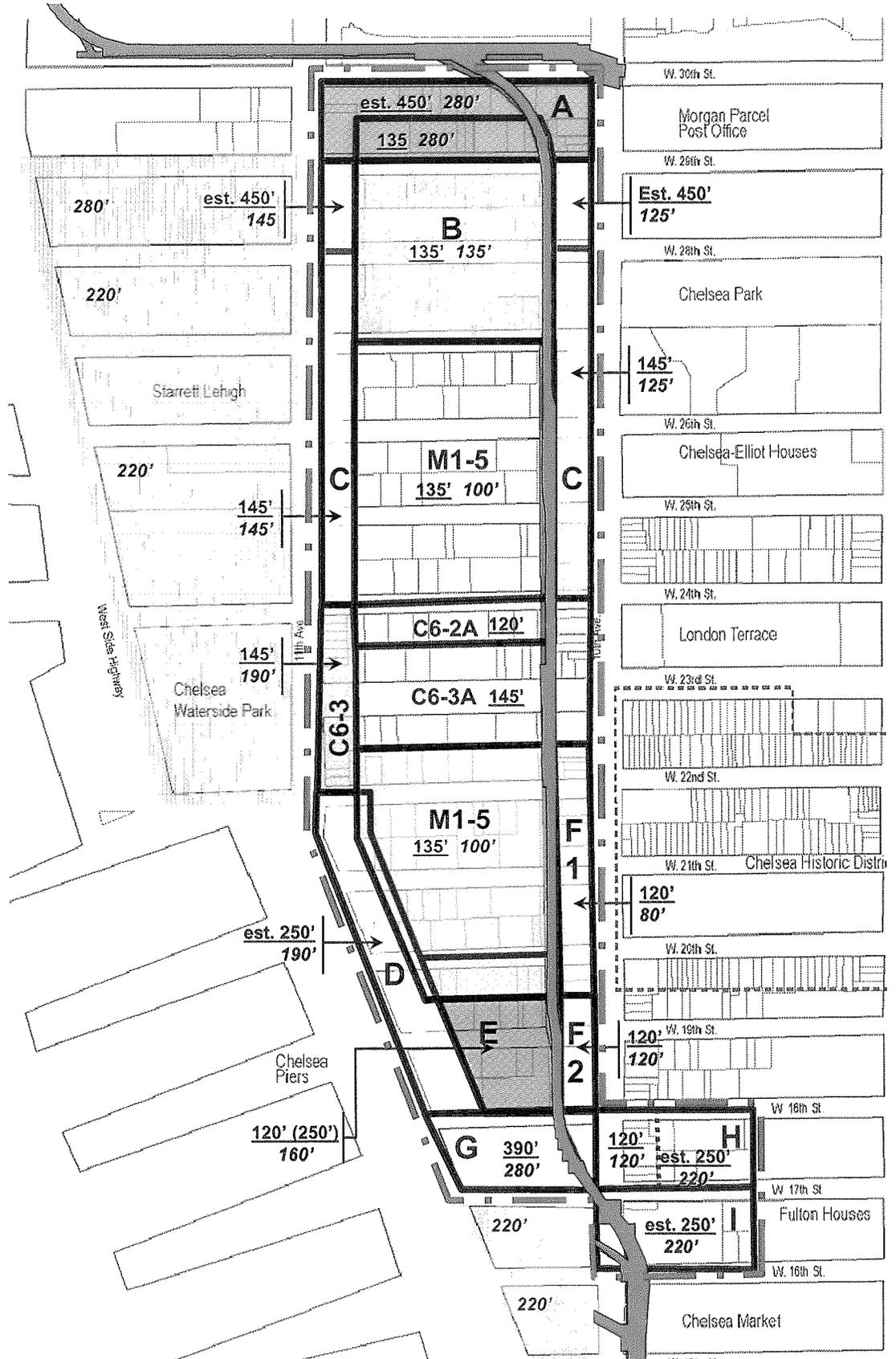
□ Proposed by DCP
(black outlines)

□ CB4 recommendations
(colored fill)

Special District Boundaries

□ DCP Proposal
(red dotted line)

□ CB4 recommended extension area
(shaded area)



APPENDIX B - HISTORIC ARCHITECTURAL RESOURCES

A map illustrating our proposals is attached at the end of this appendix.

a) Buildings within the proposed historic district

Warehouse structures served by railroads from float bridges or the New York Central RR

Along the North River were piers and a concentration of the float transfer bridges that received freight cars from the railroads in New Jersey. The Hudson River Park Trust and the State Department of Transportation have recently raised and restored the Baltimore & Ohio float bridge, which served a rail freight yard enclosing the former B&O warehouse at Eleventh Avenue and 25th Street. Tracks at various times established connections between this float bridge and the landmarked Starrett Lehigh Building, the Central Terminal Stores Warehouse and many other industrial buildings East of Eleventh Avenue.

The New York Central Railroad came south to freight yards on the north side of the area that eventually became concentrated just north of 30th Street. From there trains came directly down Tenth Avenue—called “Death Avenue” from the frequent accidents.

Terminal Warehouse Central Stores; entire block between 11th and 12th Aves., 27th to 28th Sts. (1890-92. George Mallory, arch., Walter Katte, eng.; fine arches and interior space)

Starrett Lehigh Building; entire block between 11th and 12th Aves., 26th to 27th Sts. (1930-31. R.G. and W. M. Cory with Yasuo Matsui, archs., Purdy and Henderson, engs.)

Baltimore & Ohio Terminal Warehouse, southwest corner Eleventh Ave. & 26th St (1914, Maurice Long, arch; early large reinforced concrete building)

Williams Warehouse, west side 10th Ave., 25th to 16th Sts., (1927-28, Cass Gilbert, arch; distinguished architecture and served by a High Line platform)

Industrial buildings and associated offices

Offices of industrial companies were also built here for convenience. This area epitomizes the industrial history of Chelsea and much of the West Side in the later 19th and early 20th Centuries.

Berlin and Jones Envelope Co. Bldg; 548-552 W. 28th St., 547-553 W. 27th St. (1889-1900, handsome ironwork)

Merrill Spring Co. Bldg. 524-532 W. 28th St., 525-531 W. 27th St. (1872-1920, various archs.)

Otis Elevator Bldg. east side 11th Ave., W. 26th to W. 27th Sts. (1903-1911, Clinton & Russell, archs., fine Art Deco and cornice)

Wolff Bldg. and Annex; 506-528 W. 26th St. (1908, William Higginson; 1926, Frank Parker, archs.; used High Line for distribution but now an arts building))

Reynolds Metal Co. Bldgs., 521-539 W. 25th St., (1900, and later, Schickel & Ditmars, archs.; handsome offices and manufacturing: Reynolds Wrap)

Other Contributing Structures

North River Garage/Auto Showroom (1912; Early automotive building, expansive interior)

Baltimore & Ohio Float Transfer Bridge, Pier 66A in Hudson River Park; now restored)

Individual buildings in the study area

Cornell Iron Works, 551-555 W 25th St.; (1892, George Cornell, arch.; produced ornamental iron work on building and nearby)

Zinn Bldg./Royal Envelope Co. Bldg., southwest corner of 11th Ave. and 25th St. , now an arts building)

b) Significant buildings in extreme north of area to be rezoned

Hess Brothers Confectionary Factory, 502-504 West 30th St., (1894, Romeyn and Steever)

W. & J. Sloane Warehouse and Garage, northeast corner of 11th Ave. and W. 29th St. (1909, James B. Baker, arch.; 1913, John B. Snook, arch.; all in striking Renaissance style and motifs)

Charles P. Rogers & Co. Bldg., 513-515 West 29th Street (1903; fine cornice and design)

550 West 29th St bldg.; perhaps 1843; possible stable, has lifting beam above central windows)

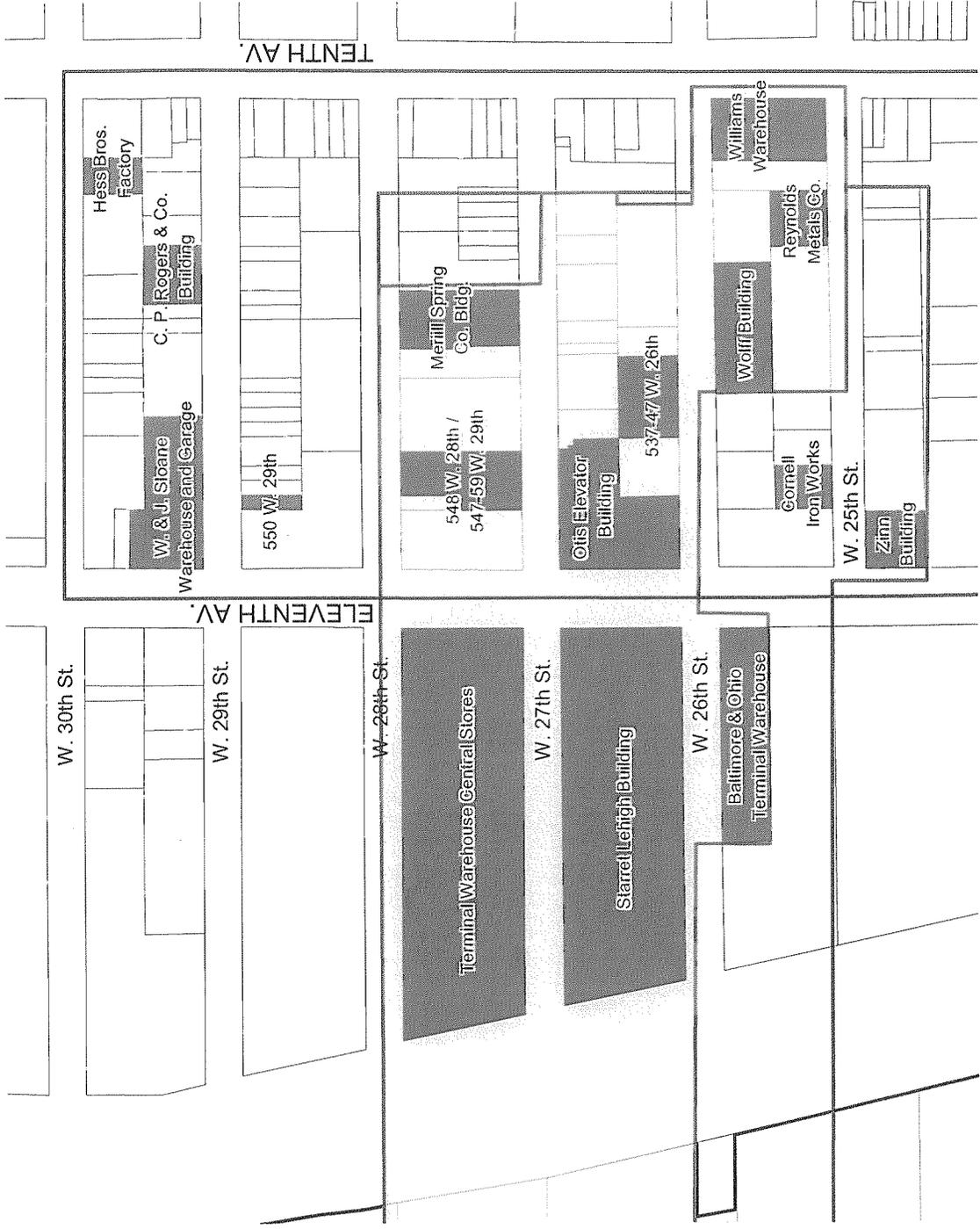
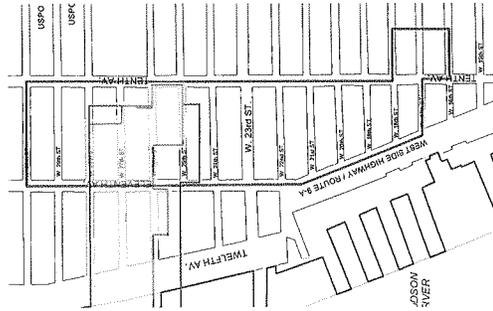
c) Significant threatened buildings in far south of area affected by rezoning

461 West 18th Street. (Quaint stable and row house, ca. 1830, photographed by Berenice Abbott)

445 West 18th Street (Early Greek Revival row house with interesting details)

PROPOSED HISTORIC AREAS WEST CHELSEA REZONING

-  Historic Building
-  Proposed Historic District
-  Proposed Study Area
-  West Chelsea Rezoning Area



DEBORAH G. ASCHHEIM
554 NORTH MICHIGAN AVENUE, PASADENA, CA 91106
PHONE/FAX: 626-792-5169, MOBILE: 714-394-0277
EMAIL: DASCHH@AOL.COM

February 23, 2005

Amanda Burden
Chair, New York City Planning Commission
22 Reade Street, New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

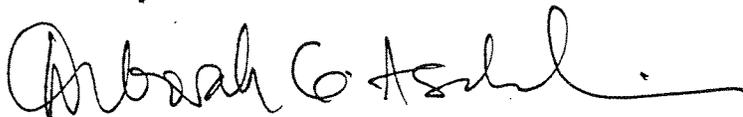
Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to create an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Deborah G. Aschheim

HERRICK, FEINSTEIN LLP

A NEW YORK LIMITED LIABILITY PARTNERSHIP INCLUDING NEW YORK PROFESSIONAL CORPORATIONS

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April 5, 2005

BY HAND

Honorable Amanda Burden
Chair, New York City Planning Commission
22 Reade Street
New York, New York 10007

Re: **Proposed Special West Chelsea Rezoning (the "Plan")**
537-543 West 20th Street, Borough of Manhattan

Dear Madam Chair Burden:

Herrick, Feinstein LLP. is representing Robert Verdi, President of the Bermuda Limousine International, Inc., which is located at 537-543 West 20th Street, Block 692, Lot 11 (the "Site"). We appreciate this opportunity to share our concerns regarding the proposed West Chelsea Rezoning and how it impacts the Site. Though we support the rezoning action, we have one suggested amendment regarding the creation of zoning district split lots.

THE SITE

This Site is approximately 9,200 square feet and is presently occupied by a 3-story, 100% lot coverage garage building containing approximately 27,600 square feet. The Site is presently used as a garage for Mr. Verdi's family's car service business. The Site is sandwiched between two larger buildings, six (6) and eleven (11) stories, and is across the street from an 8-story corrections facility.

The existing building, built in 1933, does not lend itself for an adaptive reuse for as-of-right uses pursuant to the current zoning, nor does market conditions permit demolition of the building and construction of a new building.

Honorable Amanda Burden
Chair, New York City Planning Commission
April 5, 2005
Page 2

THE PROPOSED REZONING

As presently proposed in the rezoning action, the Site will be split into two incompatible zoning districts--C6-3 and M1-5--which contain different use and bulk regulations (see attached map, which details that the lot is split diagonally from the NW corner to the SE corner of the Site). The existing NYC Zoning Resolution (ZR) split lots regulations will not permit the redevelopment of the Site. Therefore, proposed zoning map creates an unnecessary hardship for any reuse or redevelopment of the property.

STUDY OF LOTS AFFECTED BY PROPOSED REZONING

Department of City Planning (DCP) Proposal

As requested, in response to January 6, 2005 testimony presented at Community Board 4's (CB 4) ULURP hearing, the Study Area and Plan was analyzed regarding the creation of split zoning lots.

Twenty-two (22) lots were found that will be split by zoning district boundaries (see attached Block/Lot Chart): sixteen (16) lots where the zoning district permitted uses are not compatible (M1-5 and C6-3 or C6-3A); and six (6) lots where the zoning district permitted uses are compatible (C6-2, C6-2A, C6-3, C6-3A and C6-4).

The following is an analysis of the affected lots:

NON-COMPATIBLE ZONING DISTRICTS

Of the 16 affected lots:

- ten (10) lots are bisected diagonally by proposed zoning district lines;
- six (6) lots would be regulated pursuant to the existing split lot rules (ZR 77-11);
- two (2) lots are under the Highline;
- two (2) lots are presently built-out (1 lot is built-out in the proposed C6-3, but has development potential in the M1-5);
- one (1) lot is primarily in the M1-5;
- **six (6) lots, with redevelopment potential, are negatively impacted by the proposed split lot zoning designation, which will inhibit redevelopment.**

Honorable Amanda Burden
Chair, New York City Planning Commission
April 5, 2005
Page 3

COMPATIBLE ZONING DISTRICTS

Of the 6 affected lots, all six (6) lots have redevelopment potential--though made more difficult by proposed split zoning designation.

OPTIONS TO ADDRESS SPLIT LOT CONDITION FOR NON-COMPATIBLE ZONING DISTRICTS

There are two options to address the split lot condition created by the proposed rezoning action:

1. Amend the proposed zoning map so that zoning district lines follow tax lot lines and therefore avoids the creation of split lot conditions;
2. Create zoning text in the Special West Clinton District Plan that would permit the district boundary to be relocated so that the zoning lot would be regulated by only one zoning district.

COMMUNITY BOARD #4 PROPOSAL

CB 4, in their February 28, 2005 ULURP response, suggested that the C6-3 Zoning District, along Eleventh Avenue between West 18th and West 22nd Street, be mapped 100' wide instead of the 150' proposed by DCP.

Though we understand the reasoning behind the CB 4's position regarding the reduction of the width of the C6-3 Zoning District, based on physical conditions specific to the block between West 20th and 21st Streets, we believe the CB's stated goals and objectives will not be accomplished, on this block, by reducing the District width by 50'. For example:

- the Site is a 3-story building, which will continue to function as a garage; it does not make economic sense to demolish this structure in order to construct a complying building that conforms with permitted zoning.
- Lot 57 will not be permitted to be developed due to the restrictions of the ZR split lot rules;
- Lot 7 is already built-out to almost a 5 FAR.

The other blocks that would be affected by the CB's suggested zoning district reduction could be developed because of the soft-site conditions found on those blocks.

Honorable Amanda Burden
Chair, New York City Planning Commission
April 5, 2005
Page 4

AN ALTERNATIVE TO CB 4 SUGGESTION

If the Commission adopts CB 4's suggestions regarding the zoning district width, we request that the proposed C6-3 zoning district boundary for the block between West 20th and West 21st Streets be extended to include the eastern boundary of the Site as set forth on the attached map.

CONCLUSION

The stated intent of the Plan (as proposed by DCP and supported by CB 4) is to provide opportunities for new residential and commercial development, facilitate the reuse of the High Line elevated rail line as a unique linear open space, and enhance the neighborhood's thriving art gallery district; the proposed zoning district boundaries severely and unnecessarily compromised the Plan's intent. If the split lot condition, created by the proposed Plan, is not addressed, these lots will likely not be redeveloped in accordance with the vision for the area. Therefore, we urge you to support a minor, commonsense amendment to the Plan.

Sincerely,



Richard Bass
Senior Real Estate Analyst

cc: Robert Verdi, Bermuda Limousine

deborah bell

PHOTOGRAPHS

511 W 25th St, Room 703

New York, NY 10001

telephone 212 691 3883

telefax 212 691 3222

deborahbell@rcn.com

March 18, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade-Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident and gallery owner I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

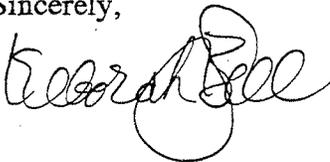
The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



AIA New York Chapter

The Founding Chapter of
The American Institute of Architects



April 6, 2005

Chair Amanda Burden
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

The AIA New York Chapter, the founding Chapter of the American Institute of Architects, which represents nearly 4,000 architects, professional affiliates, and public members, and its Planning and Urban Design Committee strongly supports the New York City Department of City Planning's proposed West Chelsea rezoning. The area west of 10th Avenue in the 20's is currently zoned for manufacturing, and remains largely underutilized. As a result, it offers the entire City, as well as adjacent communities, opportunities for future development. In addition, the High Line has great potential as a civic amenity as well as providing a mechanism for future developments.

We support the proposals for modifying the zoning in parts of this area to accept residential development, along with a general up-zoning in those areas through transfer of air rights from the property underlying the High Line. This innovative mechanism will provide an opportunity for much needed residential growth that will integrate affordable housing and work towards alleviating the housing shortage throughout New York City. We feel that leveraging the value of the High Line itself, along with its air rights as the mechanism to accomplish this, is a valuable strategy. New urban design criteria for building bulk and height should ensure that new development is appropriately inserted, providing accessibility and sunlight to the High Line open space corridor and maintaining the area's scale where it abuts the adjacent historic district.

The AIA initially reviewed the city's plans for this neighborhood in the fall, and we made a number of specific comments about them at that time.

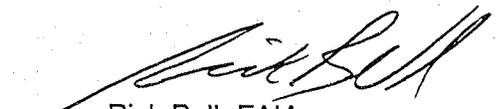
536 La Guardia Place
New York, New York 10012
212.683.0023
212.696.5022 fax
e-mail: info@aiany.org
web site: www.aiany.org

In the interim, the plans have evolved and improved, answering many of our concerns. There are still a few technical areas to address that we will discuss in a separate letter. However, this in no way detracts from our full support for the plan, both in concept and in execution.

Preserving the High Line as a valuable historic resource brings open space to an area of the city that is sorely lacking in that sort of amenity. It will bring both market rate and affordable housing and development to an underutilized part of the city, and it will contribute to the long term economic health of the city as a whole.

Sincerely,


Susan Chin, FAIA
President, AIA New York Chapter


Rick Bell, FAIA
Executive Director

JPAC *for OLDER ADULTS*

Joint Public Affairs Committee / 132 West 31st Street 15th Floor / NY, NY 10001 / 212-273-5262
Sponsored by Jewish Association for Services for the Aged (JASA)

TESTIMONY GIVEN ON APRIL 6, 2005 ON INCLUSIONARY ZONING.

My name is Adele Bender, Queens Borough Coordinator for JPAC Joint Public Affairs Committee for Older Adults

I am addressing the issue of inclusionary zoning geared to accommodating a percentage toward affordable housing. This percentage should be at least 30% and should accommodate rentals anywhere between approximately \$400 to \$700 or \$800.00 rentals give or take one way or another. How many apartments will 30% actually amount to and how many affordable studios, one and two bedroom apartments will be built?

JPAC is a part of JASA, a social agency. JASA receives telephone calls from people that have trouble paying \$400 or \$500 rentals. In some cases (even with SCRIE for which everyone does not qualify) health related expenses and health insurance expenses add up to in many cases a sizeable chunk of their rents. This is devastating to seniors and disabled alike. For the lower and moderate incomes we also want a guarantee that those apartments will be decent and will have adequate space and required accommodations that meet decent housing standards.

There is a growing homeless population much of which has been caused by ever increasing unaffordable rents. Four figures for a studio apartment is not acceptable.

Affordable rents would give many people more purchasing power resulting in a boost to the economy. Many people do not earn high incomes.

Inclusionary zoning must be generous toward those that need a rental that they can afford to pay. When the affordable rents are set it should be permanent not 80/20 which is temporary. An iron clad agreement must be made before any development is approved; that inclusionary zoning will guarantee affordable rentals and contain provisions that guarantee enforcement of such an agreement.

What happened to monies that were to be appropriated from Battery Park City to provide for affordable housing?

The inclusionary zoning that will provide affordable housing referred to above will help to alleviate much of the demand and supply pressure that is the cause of the shrinking of housing with rents that average working people, families, seniors and the disabled can afford.

The sad thing is that the abysmal housing situation that exists in New York City results in so many vital needs by veterans, many of whom are homeless and/or disabled, families, seniors and the disabled in desperate need of housing, all needing priority status. It is shameful that people through no fault of their own have to feed at the trough of priorities for urgently needed housing.

If we go along with any proposed development we are counting on you to submit your concrete proposal that includes truly affordable rent as described above. It is the civilized thing to do.

Thank you.

Andrew Berman
340 West 47 Street, Apt. 5C
New York, NY 10036

April 4, 2005

Hon. Amanda Burden
Chair, New York City Landmarks Preservation Commission
22 Reade Street
New York, NY 10007

Re: West Chelsea ULURP Applications: High Line Site Selection and Acquisition as a public open space (C 050163 PCM); Zoning Map Change (C 050162 ZMM); and Zoning Text Change (N 050161 ZRM)

Dear Chair Burden:

Amanda

As a 14-year resident of Community Board #4 involved in housing, neighborhood preservation, social justice, and quality of life issues on Manhattan's West Side, I write to you regarding the above-referenced West Chelsea ULURP applications.

The proposed action by the Department is remarkably complex; the amount of time and resources the Department has dedicated to this proposal has been impressive, as has been its willingness to meet with and listen to the affected community about it. Community Board #4, which has provided extensive feedback about this multi-faceted plan also deserves special note for its exhaustive work, as does Friends of the High Line, which has done a remarkable job of bringing an incredible idea – preserving and re-using a disused elevated rail line – nearly to fruition. The depth of work that has gone into this proposal is perhaps only exceeded by the scope of the impact its results will have upon the Chelsea community.

I strongly support the conversion of the High Line into a public open space, which will provide a unique and invaluable amenity not only to this neighborhood, but to the entire City. Carefully planned and mindful of the needs and concerns of the local community, adjacent property owners and neighboring businesses, a High Line public park could be an extraordinary boon to Manhattan's West Side and to the many businesses, residential neighborhoods, and cultural and recreational destinations it will connect. I wholeheartedly urge the City to move ahead with the site selection and acquisition of the High Line as a public open space.

I also support planning for additional and different types of development in West Chelsea that will enhance the quality of life and appeal of this and surrounding neighborhoods, and at the same time respond to the larger needs of the City. However, I feel that there are several critical shortcomings in the proposed zoning changes for West Chelsea, and would strongly urge the Commission not approve this application until and unless these issues are addressed and changes made to the application.

First is the issue of affordable housing. Chelsea is a historically socio-economically diverse neighborhood, and takes great pride in this fact. As affordable housing becomes more and more difficult to find in New York, especially in Manhattan, a plan to vastly increase housing production such as this presents an opportunity that should not be squandered. Additionally, the proposed

rezoning will provide a significant windfall to owners and developers, in exchange for which a substantial public benefit should be required in return. This should include a minimum of at least 30% *mandatory and permanent* affordable housing, allowing New Yorkers of low to moderate and middle income to find homes in the new residential district this rezoning will create. Particularly as this rezoning will without a doubt have the consequence of increasing rents and reducing the affordability of the existing housing stock in Chelsea, it is incumbent upon the City to ensure the creation of new affordable housing to compensate, and to maintain the diversity and affordability of this neighborhood.

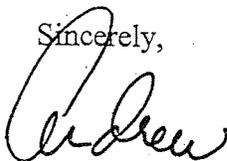
Similarly, I would strongly urge that the rezoning incorporate anti-harassment provisions similar to those in the Special Clinton District, to help ensure that the development pressure which this rezoning will likely catalyze will not result in increased efforts to coerce tenants out of their homes, and that such harassment will not be profited from.

My second main area of concern regards the sheer bulk of the new development that would be allowed under this rezoning. The Chelsea community has endeavored mightily to maintain a vibrant, moderately scaled community without the densities more common to areas like the Upper East and West Sides. The currently planned bulk densities would vastly change the character of this neighborhood, overwhelming its scale and its tenor. I strongly urge the Commission to reduce the allowable bulk and height as per the recommendations of the Community Board, to maintain the basic scale and density of the neighborhood.

My final main area of concern regards the preservation of historic resources in West Chelsea, an area with key vestiges of New York's industrial development in the late 19th and early 20th century. Those resources, as outlined by Community Board #4, ought to be preserved through landmark designation and State and National Register listing in conjunction with this action. Otherwise, the proposed rezoning will increase the likelihood of these irreplaceable historic resources being lost.

In conclusion, I strongly support the site selection and acquisition of the High Line as public open space, but urge the City Planning Commission not to approve the proposed West Chelsea Zoning Map and Text changes unless the aforementioned issues are addressed and changes are made to the ULURP.

Sincerely,



Andrew Berman



GVSHP
GREENWICH VILLAGE
SOCIETY FOR
HISTORIC PRESERVATION

Executive Director
Andrew Berman

President
Elizabeth Ely

Vice-Presidents
Mary Ann Arisman
Arthur Levin

Secretary/Treasurer
Katherine Schoonover

Trustees
Mary Ann Arisman
Penelope Barcat
Meredith Bergmann
Elizabeth Ely
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Robin J. H. Maxwell
Ruth McCoy
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Jonathan Russo
Katherine Schoonover
Judith Stonehill
Arbie Thalacker
George Vellonakis
Vicki Weiner
Fred Wistow
Linda Yowell
F. Anthony Zunino III

Advisors
F. Anthony Zunino III, Chair
Ken Barwick
Joan K. Davidson
Christopher Forbes
Margaret Halsey Gardiner
Margot Gayle
Elizabeth Gilmore
Carol Greitzer
Tony Hiss
Martin Hutner
Regina M. Kellenman
Florent Morallet
James Ortenzio
James Stewart Polshak
Elinor Ratner
Henry Hope Reed
Alice B. Sandler
Calvin Trillin
Jean-Claude van Itallie
Anne-Marie Wiener Summer
Anthony C. Wood

April 1, 2005

Hon. Amanda Burden
Chair, New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning Plan

Dear Chair Burden, *Amanda*

As the largest membership organization in Greenwich Village, the Greenwich Village Society for Historic Preservation (GVSHP) strongly supports the High Line site selection and acquisition for the area south of 14th Street, as included in the New York City Department of City Planning's proposed West Chelsea rezoning (as a Greenwich Village-based organization, we are limiting our comments on the ULURP to the elements of the plan falling within Greenwich Village).

GVSHP strongly supports the preservation of the High Line and its reuse as open public space. Like many other community and preservation organizations, we believe that such a transformation of the High Line will enhance the surrounding area and the City at large, and has tremendous potential for connecting diverse neighborhoods, galvanizing cultural and commercial activity, and generally enriching the experience of New York and the West Side for residents and visitors alike. As a long-languishing resource containing an important link to our industrial past, GVSHP eagerly anticipates the re-use of the High Line as a means of linking and activating industrial, commercial, residential, cultural, and recreational uses.

I thank you for your leadership on the High Line project to-date, and I urge you to support the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Andrew Berman
Executive Director

2005 - Our 25th Anniversary Year

APRIL 6, 2005

TO: CITY PLANNING COMMISSION

RE: WEST CHELSEA REZONING

I AM KATE BINI, I HAVE LIVED IN CHELSEA SINCE 1970. I AM A MEMBER OF ST. COLUMBA ROMAN CATHOLIC CHURCH. I HAVE RAISED 2 SONS HERE, MY OLDER SON IS 32 AND A LAWYER AND MY YOUNGER SON IS 28 AND IS DISABLED, HE IS MODERATELY RETARDED. THEY BOTH WANT TO CONTINUE TO LIVE IN CHELSEA, BUT I AM CONCERNED THAT THIS WILL NOT BE POSSIBLE.

I NOTICED WHEN I MOVED INTO CHELSEA, THAT THIS WAS TRULY A MELTING-POT NEIGHBORHOOD - I SAW WRITERS, ARTISTS, YOUNG PEOPLE, ELDERLY PEOPLE, DISABLED PEOPLE, AS WELL AS PEOPLE OF ALL INCOME LEVELS. NO WONDER NEW YORK WAS KNOWN AS THE GREATEST CITY IN THE WORLD!! BUT LATELY, CHELSEA IS CHANGING INTO A NEIGHBORHOOD FOR ONLY HIGH INCOME PEOPLE.

NOW WE HAVE AN UNPARALLELED OPPORTUNITY TO CREATE AFFORDABLE HOUSING WITH THE REZONING OF WEST CHELSEA. WE MUST MAKE IT MANDATORY THAT WEST CHELSEA HAS 30% PERMANENT LOW AND MODERATE INCOME HOUSING.

YOU ON THE CITY PLANNING COMMISSION HAVE THE ABILITY TO PROVE THAT THIS IS STILL THE GREATEST CITY IN THE WORLD BY VOTING AGAINST ANY REZONING PLAN THAT DOES NOT INCLUDE 30% PERMANENT AFFORDABLE LOW AND MODERATE INCOME HOUSING. AS YOU HAVE SEEN IN ALL OF THE COMMUNITY MEETINGS THAT WERE HELD IN CHELSEA ABOUT THE REZONING, OUR COMMUNITY STRONGLY SUPPORTS THIS.

WE ARE DEPENDING UPON YOU TO DO THE RIGHT THING.

MADE

141 BEAVER STREET 5th Fl 12th BROOKLYN NEW YORK 11231 T 718 634 0173 F 718 634 0173 WWW.MADE-NYC.COM

2005 February 22

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident and business owner, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Benjamin Bischoff
MADE LLC

Anna Block
360 W. 15th Street, Apt. 301
New York, NY 10011
annablock@earthlink.net or ablock@lehman.com

February 22, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: **Support for High Line in West Chelsea Rezoning**

Dear Chair Burden,

As a resident of Chelsea I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Anna M. Block

CUTBERTO BONILLA

C productions/ 351 w 14 st suite 23 NY NY 10014/ 646-236-8009

March 22, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a (*resident, business owner, civic organization representative...*) I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

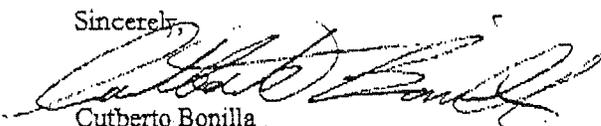
The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Cutberto Bonilla

**CITY PLANNING COMMISSION
PUBLIC HEARING ON THE WEST CHELSEA REZONING PLAN
WEDNESDAY, APRIL 6, 2005, 10:00AM AT TRIBECA PERFORMING ARTS CENTER,
BOROUGH OF MANHATTAN COMMUNITY COLLEGE, THEATER 2
199 CHAMBERS STREET, NEW YORK, NEW YORK**

COUNCIL OF CHELSEA BLOCK ASSOCIATIONS [CCBA] STATEMENT

My name is Bill Borock and I am the President of the Council of Chelsea Block Associations[CCBA]. CCBA is a coalition of block associations representing 20 blocks in Chelsea with thousands of residents. We meet monthly to review issues impacting our neighborhoods, to seek solutions to specific problems, and to advance the general interests of our members.

Concerning the City's plan for rezoning West Chelsea:

CCBA recognizes that there are many important issues relating to the plan. In the past, CCBA has testified about our concerns about access to the waterfront, about the need to limit density and bulk, about traffic problems and about the need for 30% mandated permanent affordable housing for low, moderate and middle income residents.

However, because we are aware that today, other groups and individuals will be speaking to those concerns, our testimony will focus on the height of the buildings projected to be built just across 10th Avenue from 19th to 23rd Streets and from 24th to 27th Streets. Specifically, we believe that any new building[s] on the west side of 10th Avenue from 19th to 23rd Streets – the area of the Chelsea Historic District – should be no higher than 8 stories. And, any new building[s] on the west side of 10th from 24th to 27th Streets should be no higher than 12 stories.

CCBA is deeply concerned that a wall of over-sized buildings would cut off the brownstone areas of these blocks and destroy the natural architectural flow to the west. Even 8-story buildings opposite the Chelsea Historic District would be almost twice as tall as the 4- or 5-story brownstones that have given a unique feel to the community for over 150 years. Anything higher than 8 stories would destroy the character of the Historic District and the entire neighborhood of Chelsea. Buildings higher than 8 stories would totally block the sunshine needed by the historically significant brownstone gardens of the Historic District and by Clement Clark Moore Park at 22nd and 10th Avenue.

CCBA is further concerned that buildings on the west side of 10th Avenue opposite the blocks of 24th through 27th Streets should not be higher than 12 stories. This height limitation would allow for considerable development while maintaining the height context created by the Elliot Chelsea Houses and would be less inconsistent with the brownstone block just to the south of them.

In short, CCBA believes that the height limits in the current West Chelsea rezoning plan on the west side of 10th Avenue – 8 stories from 19th to 23rd Streets and 12 stories from 24th to 27th Streets – should be basically consistent with those established in the original Chelsea Plan for the east side of 10th Avenue.

Thank you.

William Borock

William Borock, President

Council of Chelsea Block Associations

C/O 145 West 17th Street

New York, New York 10011

Telephone: Cellular: 646-637-5775

Alexis Broben
62 Dean Street
Brooklyn NY 11201

March 21, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Alexis Broben

Alex Broben

Sally Burnett
222 East 51st Street
Apartment 5D
New York, NY 10022

March 19, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a Manhattan resident and frequent visitor to Chelsea, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Sally Burnett

Friends of Hudson River Park

April 4, 2005

Hon. Amanda Burden, Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

311 West 43rd St
Suite 300
New York, NY 10036

Tel: (212) 757-0981
Fax: (212) 757-0985

www.fohrp.org
info@fohrp.org

Re: Support for High Line in West Chelsea Rezoning

Dear Amanda,

I am writing on behalf of Friends of Hudson River Park to communicate to you and the City Planning Commission our support for the mechanisms included in the proposed West Chelsea rezoning that will help preserve the High Line and allow its conversion to public open space.

Friends is a not-for-profit organization whose mission is to advocate and provide private sector support for Hudson River Park. We believe that the High Line will not only be an important public asset in its own right, but will also work in parallel with Hudson River Park to provide New Yorkers and tourists alike with a set of enriching and enlivening experiences practically unique in the county. The combination of a linear waterfront park with open spaces reaching far out into the Hudson paralleled by an aerial park running through the fabric of the City and itself looking out to the Hudson at many points is almost too good to believe. But this can happen with the continuing support of the City and State. Approval of the mechanisms in the proposed West Chelsea zoning that will benefit the High Line are a critical part of the required support.

The High Line will also have significant benefits within community through which it runs and, like other parks, should stimulate economic development in adjacent areas. Consideration should, of course, be given to ensuring that new development will be compatible with the West Chelsea neighborhood and will not, in either in height or bulk, overwhelm the character of the community.

Thank you for all you have done and are doing to improve and advance the quality of the City in which we live. The High Line is a great initiative, and we urge you and your fellow commissioners to approve the proposed West Chelsea rezoning as it benefits that worthy project.

Sincerely,

Albert K. Butzel

Co-Chairs:
Douglas Durst
Ross Graham

Treasurer:
Ben Korman

Secretary:
William J. Zwart

Asst. Treasurer:
Richard Dadey

Asst. Secretary:
Robin Shanus

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John Doswell
Tom Fox
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Steven P. Salsberg
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Arthur Z. Schwartz
David A. Tewksbury
Tim Tompkins
Robert S. Trentlyon
Peter Tully
Chase B. Welles

President:
Albert K. Butzel

Program Director:
Jennifer Perillo

Administrator:
Phillip Baumgartner

Program Assistant:
Joan Lai

Sally Campbell
252 West 91 Street, #64
New York, NY 10024
scampfriend@earthlink.net
(212) 787-3903

February 22, 2005

Amanda Burden, Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a longtime New Yorker, I passionately support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

I hope you have had a chance to see and fall in love with the amazing possibilities the High Line opens up. The book by Joel Sternfeld, *Walking the High Line*, gives hints as to the vistas a park atop the old tracks would give. I volunteered at an open house last fall and the crowd was enormous. I can imagine this being one of the "must-see" attraction for visitors from around the world as well as a place of refreshment for people from all five boroughs.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,
Sally Campbell

Tatiana Carayannis
162 Bank Street, 3A
New York, New York 10014

22 February 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a long-time resident of the Far West Village I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

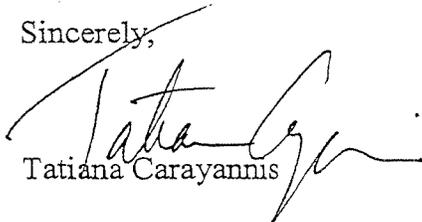
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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Tatiana Carayannis



February 24, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Carnovale".
Jennifer Carnovale

AMERICAN ACADEMY IN ROME

7 East 60 Street New York New York 10022-1001 USA Telephone 212 751 7200 Fax 212 751 7220
Via Angelo Masina 5 00153 Roma ITALIA Telefono 39 06 58461 Fax 39 06 5810788
WWW.AAROME.ORG

PERSONAL & UNOFFICIAL

Amanda Burden, Chair
New York City Planning Commission
22 Reade Street
New Ycrk, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Amanda, *Da -*

As a resident of New York City and a Historic Preservationist, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Adele

Adele Chatfield-Taylor, FAAR' 84
President

9 March 2005

New York Metropolitan Area Joint Board UNITE HERE!

EDGAR ROMNEY
MANAGER

JOSEPH LOMBARDO
ASSOCIATE MANAGER
MANAGER, LOCAL 155

MAY Y. CHEN
SECRETARY
MANAGER, LOCAL 23-25

KEVIN McCANN
TREASURER

RICHARD GUIDO
MANAGER, LOCAL 10

DAVID MUNCK
MANAGER, LOCAL 89-22-1

FRANCES PEREZ
CHAIR

PETRA VELEZ
VICE CHAIR

Testimony of May Y. Chen April 6, 2005 City Planning Hearing

Good morning. My name is May Y. Chen and I am the Manager of Local 23-25 and Secretary of the New York Metropolitan Area Joint Board of UNITE HERE. Our Joint Board represents thousands of garment workers and retirees, including a large number of people who live in Chelsea near the union's office.

Our members and retirees, like many New Yorkers, have difficulty finding decent housing at rents they can afford. Most of our members are immigrants and have come to this country to give their families a better life. However, too many of our members and retirees live in precarious situations – they have to move often when rents increase – or they live with friends, relatives, or adult children and extended families in very over-crowded situations.

Some are lucky enough to live in rent-controlled, rent stabilized, or Mitchell-Lama apartments. In 1962, our union – then the International Ladies' Garment Workers' Union (ILGWU) – helped build Penn South as an affordable housing project right in Chelsea. It provided decent-sized apartments for low- and moderate-income working families. Many of our retirees continue to live in Penn South, and enjoy a sense of security as they now live on fixed incomes. Penn South is home to hundreds of families who would not be able to afford much of the new housing in Chelsea today. It is a diverse community and a good model of affordable housing.

Historically, many of New York's unions were active in the cooperative housing movement and in the fight for affordable housing because our hard-working families could not afford to pay so much of their hard-earned wages each month for rent. The West Chelsea re-zoning gives us an important opportunity to address the continuing, and ever more urgent need for affordable housing today.

The West Chelsea Special District **MUST** include a significant amount of permanently affordable housing. I want to stress **permanent** because much of the affordable housing has disappeared due to vacancy decontrol or privatization. The New York Metropolitan Area Joint Board and Local 23-25 of UNITE HERE join with Community Board #4 and Afford Chelsea in urging the Department of City Planning to devote at least 30% of all new units (and, we feel, preferably more) to be affordable to low or middle income families. The working people who make our city run, such as garment, laundry and restaurant workers, or teachers, government and hospital employees need to be able to afford to live and work right here in New York City.

Thank you.

UNITE HERE, AFL-CIO, CLC UNITE HERE, AFL-CIO, CLC

275 SEVENTH AVE • 7TH FL
NEW YORK, NY 10001-6708

☎ 212.929.2600
FAX 212.929.2940



Testimony on the Proposed West Chelsea Rezoning Plan - April 6, 2005

Madam Chair, Commissioners, my name is Lee Compton. I am the Second Vice Chair of Community Board 4 and a Co-Chair of the Board's Chelsea Preservation and Planning committee.

The rezoning of West Chelsea must strike a difficult balance among competing issues, including:

- The need for the area to grow and develop;
- The need to provide for the High Line park;
- The need to provide affordable housing; and
- The desire to preserve the characteristics that make West Chelsea a desirable area, including its scale and its desirable uses such as art galleries.

As you know, we voted no on the proposed map and text changes, but we are happy to acknowledge that the subsequent A Text addresses many of our concerns.

The issue of scale is particularly important for us because Chelsea's low scale is essential to its charm and attractiveness. The tallest buildings in Chelsea are the 220' Fulton Houses and the 280' Starrett Lehigh building, and we believe that these heights should guide the rezoning. Therefore, we have proposed a general height limit of 220' with two exceptions.

- In the north, a 280' height limit is appropriate for the transition zone to the higher buildings in Hudson Yards.
- In the south, a 280' height limit should be set instead of the nearly 400' towers that have been proposed.

We ask you to remember that the High Line will be an urban park; while it will be open in some areas, in others it will run between, or even through, buildings. Light and air on the High Line is not an argument for buildings that would be nearly twice the height of the nearby Fulton Houses.

We note that the A Text reflects most of these requested changes, as well as our preferences for heights along Tenth Avenue.

In order to facilitate the development of the High Line as a park, the proposed rezoning creates receiving sites for FAR to be transferred from the High Line corridor. The issue for the community is the balance among the height and density created by this mechanism, the need to transfer the High Line FAR and the strong community desire for affordable housing.

We have requested two changes to the proposed rezoning.

First, we believe strongly that the Basic Maximum FAR in all subareas should be the same as the current FAR; all increases in FAR should be used for the High Line corridor or to create affordable housing. The proposed rezoning increases the Basic Maximum FAR in two subareas, creating great incremental value for property owners without benefiting the community. We believe this should be changed.

Second, we believe that property under or adjacent to the High Line has the potential to enhance the High Line as a park and to be quite valuable. The proposed rezoning permits the transfer of all FAR from the High Line corridor but then permits property owners to buy back 1 FAR, effectively increasing density and reducing the opportunity for affordable housing.

We believe that by requiring property owners to retain 1 FAR you would avoid this cumbersome sell/rebuy procedure, you would encourage property owners to be creative and enhance the High Line, and you would open up more of the receiving sites for the creation of affordable housing.

Finally, as I have said to you before, Madam Chair, you have been well served by your staff, Jeff Mulligan, Erik Botsford, Jaime Oritz and, more recently, Ray Gastil. We are grateful for their work on our behalf and for this opportunity to address you and respond to the proposed rezoning.

The A Text is a significant improvement over the original proposal, and we look forward to continuing to work with you to improve the West Chelsea rezoning.

LONDON TERRACE TENANTS' ASSOCIATION
P. O. BOX 20063
LONDON TERRACE STATION
NEW YORK, NY 10011-0063

3 April 2005

New York City
Department of City Planning
22 Reade Street – 6th floor West
New York, NY 10007-1216

RE; WEST CHELSEA REZONING

Ladies and Gentlemen:

West Chelsea's London Terrace Gardens complex has 1000 apartments that were inhabited by primarily middle-income tenants when they were regulated by Rent Control and Rent Stabilization laws. Since the laws were changed to allow for "high rent/high income decontrol" and vacancy decontrol, the availability of affordable apartments for new middle-income tenants at London Terrace has all but disappeared.

There is a pressing need to create affordable housing options for the middle class in West Chelsea.

We urge you to structure the West Chelsea rezoning to require that a minimum of 30% of all new housing will be affordable to middle- and low-income households.

Very truly yours,



Edrie Cote,
On behalf of the Board of the
London Terrace Tenants' Association



**NEW YORKERS
FOR PARKS**

A coalition of civic, greening,
recreation, and economic
development organizations

The Urban Center
457 Madison Avenue
New York, NY 10022
tel/212.838.9410
fax/212.371.6048
www.ny4p.org

March 21, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line

Dear Chair Burden,

New Yorkers For Parks strongly support the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Christian DiPalermo
Executive Director

10 Sheridan Square, 11-B
New York, New York 10014-6824

March 8, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: **Support for High Line in West Chelsea Rezoning**

Dear Chair Burden,

As a resident of Greenwich Village, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space. Additionally, as a recent volunteer with The Friends of the High Line, I have had several unique opportunities to participate in this venue which is committed to seeing this project through. It was an honor and privilege to lend assistance to this group.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city. Also, it will belike having a satellite Central Park!

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Respectfully yours,

Jamila H. Dphrepaulezz

Testimony of Brian Ellner

City Planning Commission Hearing on West Chelsea Rezoning
April 6, 2005

Thank you for the opportunity to address the Commission today.

My name is Brian Ellner. I am a native New Yorker and a Chelsea resident since 1995.

The entire West Side is undergoing sweeping changes. We're fighting to preserve an important part of New York's early history in the Far West Village. Further north, a village of a different sort – a Trump Village – has arisen on the Hudson. Fordham and Columbia are considering major expansions, and at Hudson Yards, the City is rabidly pursuing an insane plan to build a 75,000 seat stadium at the intersection of the Lincoln Tunnel and the Port Authority.

Our neighborhood is no exception to this trend. Please help us turn this into an opportunity to plan for, and develop, what we really need.

We have a major housing crisis on our hands, on the West Side and across Manhattan. It's not an accident that homelessness is at an all time high, while thousands of apartments leave rent-stabilization, while new housing construction wanes, and while the cost of rentals rises.

In our borough, the average apartment now sells for over one million dollars. I believe in the free market, but it's not in anyone's best interest for Manhattan to become an island of millionaires. We all lose something vital if artists, teachers, young people, seniors, families, and people with disabilities can no longer pay the rent here, and if our police officers and firefighters can't afford to live in the neighborhoods they protect.

Development subsidies and inclusionary zoning are important strategies. But they are ultimately insufficient because neither *guarantees* that a single unit of low, moderate or middle-income housing will be built.

There are numerous strategies for preserving and building new housing – from reclaiming the Battery Park City revenue for its intended purpose to repealing the Urstadt laws to bringing the private and public sectors together to build specific projects. But all these promising ideas are moot, unless we get the zoning right.

I grew up in rent-stabilized housing in Stuyvesant Town and I know how important this is. My single-mother and I could not have afforded to make a life for ourselves in Manhattan without that apartment. Opportunities like I had – the opportunity simply to build a life here - are increasingly absent for those that are not wealthy.

This community does not want to see a Stadium at Hudson Yards. We don't want to see another Trump Village on the Hudson River. And we don't want to see West Chelsea lose its diversity. We want, and we need, more affordable housing, and we need you to mandate it.

Thank you.

My name is Gloria Florian. For the past eleven years I have lived in Penn South, a housing development that is **affordable**. I am a member and volunteer worker of the Penn South Program for Seniors and a parishioner and volunteer worker at St. Michael's Church.

I am pleased to be present at this New York City Planning Commission Special Public Hearing about the West Chelsea rezoning. However, I'm quite baffled as to why this meeting is being held OUTSIDE the community being rezoned - and - DURING OFFICE WORKING HOURS instead of IN THE EVENING!

I came to urge that the City Planning Commission vote against any rezoning plan for West Chelsea that does not provide for a guaranteed 30% of permanently affordable housing.

This issue is very important to me personally. Some friends of mine could not find affordable housing in this area, some friends had been forced to leave the community due to rising rents. I had retired in 1984, and simultaneously - and fortunately - was accepted as a Penn South cooperator (after being on the waiting list for nine years!).

I wanted desperately to live in New York City where I had lived all my life. I wanted to live in a mixed-income community. I'm one of those New Yorkers who can't imagine living anywhere else.

I would never have been able to afford City rentals if it hadn't been for Penn South. I thank God every day for the opportunity to live in an affordable apartment in Chelsea. I want others like myself to have the same opportunity.

PLEASE, members of the Council, please vote against any rezoning plan for West Chelsea that does not provide for a guaranteed 30% of permanently affordable housing.

Thank you.

Gloria Florian
280 - 9 Avenue - #19D
New York, NY 10001-5721

Amanda Burden, Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

February 24, 2005

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident and business owner, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

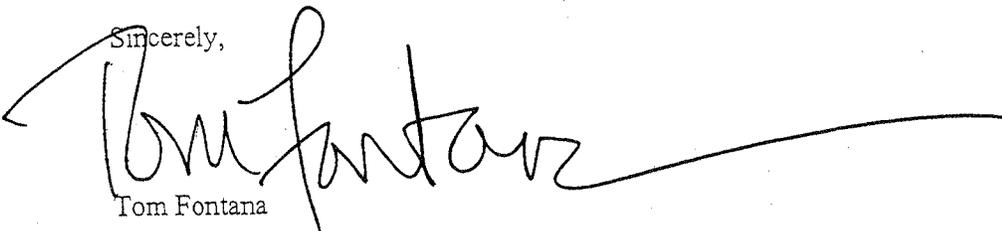
The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Tom Fontana

Ernest Gallo

125 Delacy Avenue, North Plainfield, N J 07060

Monday, March 21, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a Rail Fan (and *someone who appreciates a thing/place of beauty*) I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,
Ernest Gallo

Phone: (908)561-2209

e-mail: EGallo6@comcast.net

Fax: 908-769-6474

DELEY GAZINELLI - TESTIMONY
Public Hearing - West Chelsea Rezoning Plan - Wednesday, April 6, 2005

GOOD MORNING. MY NAME IS DELEY GAZINELLI, I AM THE DIRECTOR OF CONTEMPORARY ART FOR AMERICA (A NOT-FOR PROFIT ORGANIZATION LOCATED HERE IN CHELSEA) AND ONE OF THE ENDORSING ORGANIZATIONS OF AFFORD CHELSEA. I AM ALSO A FOUNDING MEMBER OF THE 15TH STREET BLOCK ASSOCIATION AND A MEMBER OF THE COUNCIL OF CHELSEA BLOCKS ASSOCIATIONS. THIS MORNING, I AM ONLY SPEAKING FOR MY ORGANIZATION, CONTEMPORARY ART FOR AMERICA. THERE ARE THREE FUNDAMENTAL ELEMENTS OF THE CHELSEA REZONING PLAN WHICH CONCERN US.

1 - THE LIMITATION OF HEIGHT FOR THE BUILDINGS SURROUNDING THE CHELSEA HISTORIC DISTRICT.

IT IS MY UNDERSTANDING THAT THE AMENDED TEXT SUBMITTED BY THE DEPARTMENT OF CITY PLANNING INCLUDES HEIGHT LIMITS FOR THE BUILDINGS ON THE WEST SIDE OF 10TH AVENUE ACROSS THE HISTORIC DISTRICT, TO PREVENT THE BLOCKING OFF OF THE WATERFRONT WITH BUILDINGS WITH EXCESSIVE BULK, DENSITY AND HEIGHT. WE BELIEVE THAT IS A STEP IN THE RIGHT DIRECTION.

2- THE RESTORATION OF THE HIGHLINE RAIL.

WE WELCOME THE HIGHLINE PROJECT BECAUSE IT WILL INCREASE THE MUCH NEEDED PUBLIC PARK SPACE FOR OUR COMMUNITY.

3- THE INCLUSION OF AFFORDABLE HOUSING

WE SUPPORT COMMUNITY BOARD 4 ON ITS REQUEST FOR INCLUSION IN THE REZONING PLAN AFFORDABLE HOUSING FOR LOW , MODERATE AND MIDDLE INCOME RESIDENTS INCLUDING : ARTISTS, TEACHERS, POLICE OFFICERS, FIRE FIGHTERS, NOT-FOR-PROFIT WORKERS ETC., ALL OF WHOM ARE NOT ABLE TO AFFORD THE EXHORBITANT HOUSING COST BEING ASKED FOR ALL OVER OUR CITY.

WE ASK THE COMMISSION TO VOTE NO FOR THE CHELSEA REZONING PLAN UNLESS A MINIMUM OF 30% MANDATORY AND PERMANENT AFFORDABLE HOUSING IS INCLUDED IN THE PLAN. THE COMMISSION MUST RECOGNIZE THAT THERE IS A HOUSING CRISIS IN OUR CITY AND THIS IS AN OPPORTUNITY TO ADDRESS THE LACK OF HOUSING THAT WORKING NEW YORKERS SO DESPERATELY NEED. THE CITY IS GIVING THE BUILDERS AND DEVELOPERS AN EXTRAORDINARY OPPORTUNITY TO MAKE AN ENORMOUS AMOUNT OF MONEY WITHOUT ASKING THEM TO GIVE SOMETHING BACK TO OUR COMMUNITIES. SEVERAL MAJOR CITIES THROUGHOUT THE COUNTRY SUCH AS SAN FRANCISCO, BOSTON, SAN DIEGO AND DENVER, WHEN REZONING OR ENGAGING IN MAJOR DEVELOPMENTS ARE CURRENTLY MANDATING THAT A PERCENTAGE OF THE RESIDENTIAL UNITS BUILT BE AFFORDABLE. THESE CITIES RECOGNIZE THAT SMART URBAN PLANNING INCLUDES A PLACE FOR THEIR WORKERS TO LIVE AND THE IMPORTANCE OF PRESERVING DIVERSITY IN THEIR COMMUNITIES. NOW IS THE TIME FOR NEW YORK CITY TO DO THE SAME.

THANK YOU.

DELEY GAZINELLI, DIRECTOR
CONTEMPORARY ART FOR AMERICA
330 WEST 15TH STREET, SUITE 5D
NEW YORK, NY 10011
(212) 645-2895 - dgazinelli@hotmail.com

DESIGNS *for* FINANCE, INC.

Dawn M. Giambalvo
Vice President, Operations

February 22, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a business owner, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

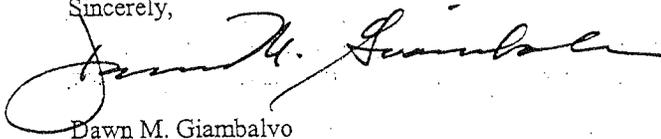
The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Dawn M. Giambalvo
DMG/st

1345 Avenue of the Americas
Suite 2203
New York, NY 10105
212-767-7315 (voice)
212-262-4239 (fax)
dawn@designsforfinance.com

Testimony of Eugene Glaberman at the Public Hearing of the City Planning Commission on Wednesday, April 6, 2005 concerning the city's plan for rezoning West Chelsea.

Good morning. My name is Gene Glaberman. I've lived in Chelsea for the last 43 years. I'm the president of the Chelsea Midtown Democratic Club and a member of the Steering Committee of AFFORD CHELSEA.

AFFORD CHELSEA is a community coalition for affordable housing in West Chelsea. We have been endorsed by 30 organizations and many more individuals. They include tenant associations, religious organizations, trade unions and a range of non-profits.

I'm dismayed to say that the City's current plan to rezone West Chelsea does not require developers to build even one unit of affordable housing. The inducements in the plan are all voluntary. Builders can either take them or leave them.

The City's plan welcomes the construction of luxury and market-rate housing to the detriment of low, moderate and middle income families, and will accelerate the transformation of Manhattan as a place inhabited by the very rich and the poor.

Developing Chelsea's West Side gives us an historic opportunity to continue and enhance Chelsea's tradition of mixed-income housing. Once those office and residential towers go up, they are never coming down. We will have lost an opportunity to build upon Chelsea's inclusive

tradition of a healthy mix of economic, cultural, religious and ethnic diversity.

We are demanding that 30% of new construction be mandated, permanent and affordable to low, moderate and middle income families. We are not alone. Other organizations and institutions have done the same—including Community Board 4 and Manhattan's Borough President, C. Virginia Fields.

30% is doable and feasible. Carol Lamberg is the respected Executive Director of the Settlement Housing Fund. It builds affordable housing. It has built affordable housing all over New York City, even under the most difficult conditions. It has endorsed the goals of AFFORD CHELSEA. Carol was a member of our delegation when we met with the Dept. of City Planning. She said that 30% was feasible and doable—and would still leave room for developers to earn a handsome profit. No one at the meeting contradicted her.

It is way past the time when the richest city in the richest country in the world provided decent, affordable housing to **all** its citizens.

AFFORD CHELSEA urges you to do the right thing, the necessary thing, the moral thing: Vote "NO" to the city's plan unless it mandates that at least 30% of the new units be permanently affordable to low, moderate and middle income families.

P.S. I want to register my disappointment at the time and place for this Hearing. Holding it here and not in Chelsea, has effectively deprived large numbers of elderly and working citizens from participating in its deliberations.

Cory Greenberg
258 West 22nd Street, Apt. 4F
New York, NY 10011

February 22, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident of Chelsea, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Cory Greenberg

Front Studio

16 March 2005

Amanda Burden, Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: **Support for High Line in West Chelsea Rezoning**

Dear Chair Burden,

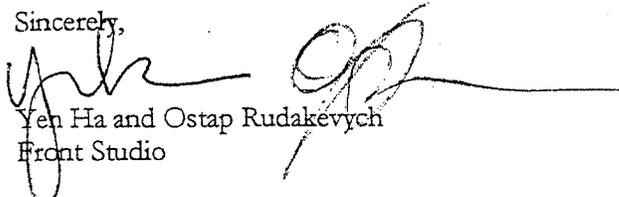
As architects with a deep love for the city we work in, Front Studio strongly supports the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the reuse of the High Line as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city. Additionally, it will contribute to the long-term economic vitality of the city by bringing customers to local businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

We thank you for your admirable leadership on the High Line project to-date, and urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Yen Ha and Ostap Rudakevych
Front Studio

INSTITUTE FOR RATIONAL URBAN MOBILITY, INC.

George Haikalis
President

One Washington Square Village, Apt. 5D
New York, NY 10012
Tel: 212-475-3394
Fax: 212-475-5051
e-mail: geohaikalis@juno.com

April 25, 2002

Statement in Support of Preserving the High Line

The Institute for Rational Urban Mobility, Inc. (IRUM) supports efforts to preserve all or part of the High Line -- the disused elevated rail freight line that extends along Manhattan's Far West Side from 33rd St. to Gansevoort Street. This segment is an important remnant of New York City's industrial heritage and merits consideration as a landmark.

New York City suffers because public policy for much of the past half century has favored investments in auto and truck transportation over expansion of public transit and rail freight service. This policy has resulted in excessive motor vehicle use, with the consequent ill effects of time wasted in traffic congestion, increased public health costs of air and noise pollution and the uncompensated losses resulting from traffic accidents.

One result of this policy of favoring trucks over rail freight has been the transfer of all goods movement activity from this unique elevated rail freight asset to surface streets. Ideally, this structure should be preserved and re-commissioned for its intended use. One option worth considering is to retain one of the two tracks for rail freight use, and to convert the second track into an elevated "greenway" as proposed by the "Friends of the High Line". The retained track could be also be used for passenger rail excursion trains that would be compatible with rail freight activity.

IRUM supports the restoration of a river-to-river crosstown light rail transit line on 42nd Street in an auto-free boulevard. Its "vision42" proposal would shift this intensively developed street from the automotive scale to the human scale, creating a global showcase for urban revitalization. Surface light rail transit is readily extendable, and a second phase could well be extensions north and south along Manhattan's Far West Side. One of the options that certainly merits consideration is an extension south along the High Line. Alternates would include use of 11th or 12th Avenues. There are advantages and disadvantages to each option, and a careful analysis is warranted. But extensions can occur only if the initial crosstown light rail line on 42nd Street is advanced.

George Haikalis
President

www.auto-free.org
www.vision42.org

Jackie
Larry
Jeff Mulligan
Erik Botsford
✓ Glen Price

OFFICE OF THE
CHAIRPERSON

April 6, 2005

APR 11 2005

12487

Amanda Burden, Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

RE: Support for High Line in West Chelsea Rezoning Plan

Dear Chair Burden,

We write to express our support for the New York Department of City Planning's proposal to rezone West Chelsea because it includes mechanisms that provide for the preservation and reuse of the High Line.

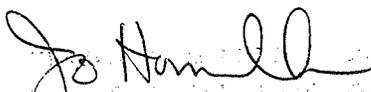
We have long advocated for protection of the buildings and structures in the Gansevoort Market. The High Line is one of the most important extant reminders of area's vibrant commercial and market past, and remains an integral part of the fabric of Gansevoort's distinctive urban environment.

Although our neighborhood is outside the rezoning area, we will feel the impact of the proposal. Your plan has created unique mechanisms that will allow the city to transform the empty 6.7 acres of a defunct freight rail line into public open space. This innovative reuse of High Line will be an essential component of the re-vitalization of the Manhattan's west side neighborhoods.

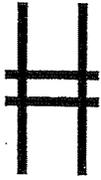
It is an inspiration to conceive that a much needed recreational reuse of an historic artifact can be the instrument for stimulating residential development and economic growth. The diverse mix of businesses in the Gansevoort Market district will certainly benefit from being connected once again to its neighbors to the north.

Thank you for your commitment to saving this valuable urban resource. We urge you and your commissioners to approve the West Chelsea rezoning plan and ensure that the High Line is preserved.

Sincerely,


Jo Hamilton


Florent Morellet



FRIENDS OF THE HIGH LINE

**New York City Planning Commission Hearing
April 6, 2005
Statement by Friends of the High Line**

My name is Robert Hammond, and I'm co-founder of Friends of the High Line. I thank the Commission and Chair Burden for the opportunity to speak today.

On behalf of Friends of the High Line and our board of directors, I also thank the Department of City Planning and Chair Burden for their early recognition of the High Line's future value to our community and our city.

Friends of the High Line speaks for thousands of High Line supporters across the city. Many of them cannot be here today, so we submit to the Commission 92 letters from civic organizations, neighborhood residents, local businesses, and other members of the public, as well as a list of 518 signers of a group High Line support letter. All are in support of measures in the proposed rezoning that enable the High Line to become a public open space.

We started Friends of the High Line because, as longstanding residents of the West Side, we know our neighborhood is starved for park space, and the High Line has the potential to meet that need.

The High Line, opened to the public, will become the heart of a healthy and diverse neighborhood. A place where parents can bring their kids to play. Where neighbors of all income levels can meet, have picnics, and socialize on weekend afternoons. Where senior citizens and residents of all ages can move freely and safely, away from cars and dangerous traffic.

It will also generate substantial economic benefits for the City. It will add value to neighborhood properties and create an estimated \$262 million in additional tax revenues over the next 20 years.

The proposed West Chelsea rezoning includes mechanisms that are essential to the High Line's transformation. We applaud DCP for its work developing this complex and balanced set of instruments, which will help ensure West Chelsea's future as a vibrant, mixed-use neighborhood. We urge the Commission to fully support all the mechanisms included in the proposed rezoning that enable the High Line to become a valuable public amenity for the City of New York.

We appreciate that many things make a great neighborhood—we don't view the High Line in isolation.

Affordable housing is very important to all neighborhoods. We are impressed with the organizing our neighbors have done to show how important affordable housing is to the residents of Chelsea. We're optimistic that an appropriate amount of affordable housing can be provided as the proposal advances.

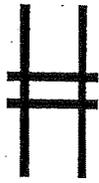
We are also very impressed by the way the Department of City Planning has listened and responded to the community as it has gone through this process. The proposed, calendared modifications are a clear example of the efforts DCP has made to listen to community concerns about affordable housing, density, and building heights.



FRIENDS OF THE HIGH LINE

**New York City Planning Commission
April 6, 2005 Review of the West Chelsea Rezoning**

FHL Letter of Support with 518 signatures



FRIENDS OF THE HIGH LINE

New York City Planning Commission April 6, 2005 Review of the West Chelsea Rezoning

Below represents a growing list of residents, business owners and leaders in the civic community who have agreed to lend their name to demonstrate the breadth of support for the High Line project and advocate for the project's needs during the City's rezoning process.

Philip Fox Aarons
Shelley Fox Aarons
Edgar Acevedo
Lexi Adams
Tia Adler
Nancy Agostini
Michaela Ahern
Vincent M. Aita
Peter L. Allen
Elena Alschuler
John Alschuler
Catherine Aman
Catherine Aman
Alison Amdur
Alec Anderson
David Anderson
Lara Apelian
Suzanne Arrow
Catalina Asanza
Deborah G. Aschheim
Gregory Ascioffa
Brian August
Ethan Ayer
Milos Bang
Medina Bardhi
Alex Barrett
Stacey Barron
Corrie Baum
Elizabeth Beautyman
Michal Behar
Rick Bell
Amanda Benchley
Barry Benepe
Albert S. Bennett
Victoria Bergstrom

Racine Berkow
Lynne Bermont
Martha Bernabe
David Binder
Ben Bischoff
Leo J. Blackman
Anna Block
Katharine C. Boak
J. Max Bond, Jr.
Hannah Borgeson
Antonio Borrelli
Brian Boucher
Alyssa Boyer
Matthew Bremer
Alexis Broben
Naomi Brooks
Anna Brouwer
Donnell Brown
Ken Brown
Matthew Broyles
Raymond A. Bruno
Kirin Tatum Buckley
Donald Budnick
Jill Budnick
Madeline Burke-Vigeland
Wendell Burks
Roberto Burneo
Sally Burnett
Irene Burns
Luis Bustamante
Albert K. Butzel
Lance Bylow
Franklin Gordon Bynum
Diana Cabral
Lauren Cacciapaglia

Daniel S. Cahn
Tony Cai
Robin Caine
Sally Campbell
Chuck Campbell
James F. Capalino
Tatiana Carayannis
Ellen Careaga
Reilly Carlson
Jennifer Carnovale
Danny Carragher, Ph.D.
Patrick M. Centolanzi
March W. Chadwick
Adele Chatfield-Taylor
Michael Cheng
Tracie Chesterman
Terri Chiao
Andrea Ching
William G. Clarke
Patricia L. Coates
Ethelind Coblin
Gilana Cohn
Christopher Collins
Nina Colosi
Mae Doris Corrigan
Elora Cosper
Karen Craig
Michael W. Croke
Conrad Cummings
Benedict Curatolo
Patrick Curd
Janet Cutting
Thomas D'Ambrosio
Rick Darke
Joshua David

Jaymes Dec
Juliana Deeks
Melissa DelVecchio
Nancy DeSa
Barbaralee Diamonstein-Spielvogel
David DiDomenico
Lorraine B. Diehl
Stephanie Dilorio
Ian Doherty
Deborah Donenfeld
Christopher J. Donnelly
Aaron Donovan
Jon D'orazio
Olivia Douglas
Jamila Dphrepaulezz
Evelyn D'Souza
Cameron C. Dubes
Stacey Duda
Alison Duncan
Alexander Dupuy
Sibylle Duschinski
Sonia Dutton
Hank Duval
Isil Duzgun
Peter Ebright
Robert Egan
Jodi Elkins
Barbara L. Ellis
Peter Epstein
Rudy A. Espiritu
Richard C. Faber, Jr.
Deborah Fain
Kristina Farmer
Rob Fassino
Nicole P. Fatica
Amy Feldman
Blythe Ferguson
Luigi Fiorentino
Kevin A. Fitzgerald
Sara Fitzmaurice
Kim FitzSimons
Roberta Fleming
Roland Sharpe Flores
Mark Foggin
Ivan J. Fonseca
Tom Fontana
Adam Fuss
Lynn Gaffney
Morgan Le Gall
Kelly Galligan
Jeff Gallo
Keri M. Gans
Alexandra Garrison
Glenn Garrison

Robert Gelber
James H. Gellert
Sandra Gering
Dawn Giambalvo
Tara Giles
Constance Gill
Elizabeth Gilmore
Judie Gilmore
Michelle Ginsberg
Michael Gitter
Andrew Gledhill
Robert G. Godfrey
David Gold
Joyce Gold
Sara Golding
Jack L. Goldstein
Jamie Gordon
Marc Gordon
Thomas Goryeb
Thomas Grayson
Erin R. Green
Wesley Greenbaum
Cory Greenberg
Robert Greenwood
William Gregory
Carol Greitzer
Nancy Gross
Christie Grotheim
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Pamela Harvey-Rath
Craig Harwood
Haneefah Hasan
James M. Heatherly
David Held
Sandi Hemmerlein
Jessi Hempel
Alice Ann Hengesbach
Heather Hensl
Wendy Herm
Carlos Hernandez
Judy Hernandez

Lenny Herold
Emily Hey
Sara Higgins
John Hilberry
Barbara Hillery
Lauren Hlavenka
Jacqueline Ho
Phillip Hollander
Trish Hollander
Carolyn E. Holm
Angela Holmes
Brece Honeycutt
S. Kyu Hong
Tom Hooper
Damian Hourican
Maria Hove
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Jan Hyde
Adel Ibrahim
Harjit Jaiswal
Muriel Jara
Forester Johnson
Zachary Johnson
Jennifer Judge
Marty Judge
Avner Kam
Brad S. Kaplan
Robert Kaplan
Ameka Kea
Michael R. Keane
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Karen Kelly
Elizabeth Kennick
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kimberle kutch
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Susan McCormick
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Valerie McKenzie
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Sarah Hermanson Meister
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Jason Mendelson
M. Diane Mennella

Lauren Messelian
Katie Michel
Diana Mikulka
Eileen Millan
Bruce Miller
Amy Miltenberger
Angela Molenaar
Phyl Monroe
Janette Montalvo
Jacqueline Montras
Barbara Moore
Lisa Moran
Florent Morellet
William R. Morrish
Halyn Moses
Spencer Moy
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Petter Mullen
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Cynthia Olson
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Christine Osufsen
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Abraham Palmer
Mario Palumbo
Charlotte Pao
Carter E. Peabody
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Ira Pedlikin
Laura Perl
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Nicholas Petraccaro
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Nina Planck

Michelle Poliwka
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Halle Watson
Corinne Weinman
Kathy Wells
Paul White
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John L. Wielk
Janet Wiesen
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Marshall Wilson
Martha Wilson
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Daniel Wolfskehl
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Robert Young
V. C. Zelazny
Ian Zelesko
Zong Ji Zhan
Robert Zimmerman
James Zisfein
John Zubl
F. Anthony Zunino

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

3/11/05

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Tommy Haynes
88 Horatio st
New York, NY 10014

New York City Planning Commission
Special Hearing on West Chelsea Rezoning

Wednesday April 6, 2005

Written Comments

From: Marsha Vander Heyden
151 West 25th Street 8R
New York, New York 10001

I am submitting these comments as a resident of Chelsea since 1976. I moved here from the Lower East Side to work as an artist in a loft and over time also established a woodworking business creating jobs and building projects for clients throughout the city. This was done at a time when costs were manageable and wholesale destruction of the entire fabric of the city was not at the pitch that it has become today. This is a planned process that has been evolving at least since the Koch administration; but became more brutal during the Guiliani years.

Elected officials have worked with financial institutions and developers to turn the city into a sterile playground for the rich; for it is clear that the only thing that has ever mattered is money and those who have it. Artists and others with limited resources are only tolerated to the extent that their presence benefits the wealthy. Artists are always used to flip neighborhoods from industrial to luxury housing and communities of color are always handy as secretaries and janitors. Evidence of the City's role in all of this is its ongoing refusal to enforce the Loft Law passed in 1982 to protect artist's housing. The City is in unending criminal complicity with landlords who refuse to obey any laws. The complicity of elected officials and the Police Department in combinations of harassing, brutalizing and killing in communities of color are practices that are intentionally carried out. These are only manifestations of larger plans. These practices would never be tolerated in areas where white wealthy New Yorkers live or work. Wall Street executives are free to have their drugs delivered in limousines without fear of interference from the police. Children who attend private schools are also free of such fears although their drug use is well known.

The City's refusal to humanely deal with the ever growing homeless problem is also done as a tactic to cleanse the neighborhoods of the poor; while savage landlords are handed millions of our tax dollars to put up mothers and children in filthy rat infested hotels. Any mayor with the interest of citizens and stable communities in mind would be using that tax revenue to build permanent housing. Instead children are shifted from place to place creating completely unstable living circumstances for them and destroying their right to a quality education as they are jerked from school to school. Permanent housing is the best job creation program there could be!! Yet this is not used as an option for the very reason that the politicians and developers do not want to preserve neighborhoods and communities - but to flip them.

Our valuable tax revenues are also used to subsidize wealthy landowners like the millions which are being given to the owner of the property which was to be demolished for the new stock exchange. Certainly decency alone demands that that contract be annulled! Certainly the Comptroller would know of many other similar situations.

The decades old policies of the City are designed to destroy neighborhoods and families while they do nothing to create jobs in order to enable citizens the ability to pay even a meager rent.

In Chelsea some of the luxury high-rises built in the last ten years ^{have} multitudes of corporate owned apartments where tenants are churned every six months. This obviously does nothing to create stability or any sense of neighborhood. These are communities created for the wealthy where tenants have no investment in that community. This again serves the wealthy and the elected officials they control very well. Nobody votes or asks for services as they are only there for a fleeting moment in time.

Certain elected and appointed officials feel that certain people have no right to live in certain neighborhoods and this attitude certainly permeates the many zoning and other changes sought by developers and the officials who serve them. Their concerns are not about community or neighborhoods or children and families. Their concerns are only about money and whatever they have to do to increase their own personal wealth. These predators change the names of long established neighborhoods to seduce the affluent into these old neighborhoods in order to destroy the

Special Hearing on West Chelsea Rezoning April 6, 2005 Marsha Vander Heyden Page 1 of 2

has a close relative in the military who was severely injured during the Vietnam War. It is the patriotic duty of the elected and appointed officials as well as the developers to provide housing for those they have sent in harms way while they remain here to count their gold at others expense. It is imperative that housing be set aside for veterans as the government slashes benefits for veterans in all areas most especially health care and housing.

It is critical to preserve the diversity of our neighborhoods. Tourists do not come here to see Starbucks and Rite Aide. It is the artists and citizens of all cultures that make New York City what it is and we all deserve a decent, affordable home.

Housing is and always has been a human right. It is the obligation of every society and their elected officials to make sure that this right is not violated. Only savages would claim otherwise.

rich cultural heritage of these neighborhoods and replace it with "Starbucks culture". Everything is expendable except their greed.

Finally I think I can say with certainty that there is not a single person in a position to decide the fate of Chelsea who has a close relative in the military and certainly not serving in Iraq. There is already a housing crises for returning veterans and it is the patriotic duty of the elected and appointed officials as well as the developers to provide housing for those they have sent in harms way while they remain here to count their geld at others expense. It is imperative that housing be set aside for veterans as the government slashes benefits for veterans in all areas most especially health care and housing.

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Housing is and always has been a human right. It is the obligation of every society and their elected officials to make sure that this right is not violated. Only savages would claim otherwise.

100% REAL
AFFORDABLE

HOUSING!

Eleanor Horowitz
321 W. 22nd Street, #1A
New York, NY 10011

March 25, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: **Support for High Line in West Chelsea Rezoning**

Dear Chair Burden,

As a *resident of Chelsea* I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a *once-in-a-lifetime* opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

A handwritten signature in black ink, reading "Eleanor Horowitz". The signature is written in a cursive, flowing style with a large, decorative flourish at the end.

March 08, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: **Support for High Line in West Chelsea Rezoning**

Dear Chair Burden,

As a resident and a member of the community involved in planning open space, I write in strong support of the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

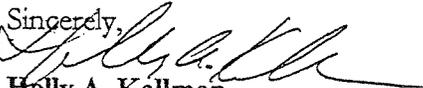
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Sincerely,


Holly A. Kallman

Holly A. Kallman
313 West 138th St. # 5
New York NY 10030

avner kam

39 E 12 street suite 307 new york new york 10003 212-477-4143 avnerkam@yahoo.com

02/22/2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

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Sincerely,
Avner Kam

Michael R. Keane
30-79 33rd Street #1A
Astoria, NY 11103

21 March, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident of New York City, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Michael R. Keane

THE WORKMEN'S CIRCLE

45 EAST 33RD STREET
(212) 889-6800 • FAX (212) 532-7518



דער אַרבעטער-רינג

NEW YORK, NEW YORK 10016
(800) WC-CALL-US (OUTSIDE METRO NY)

<http://www.circle.org>

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- Bernell Zumoff
- *Deceased

New York City Planning Commission
Special Public Hearing about the West Chelsea Rezoning
April 6, 2005

On behalf of the Workmen's Circle Arbeter Ring, a non-profit organization that is endorsing AFFORD CHELSEA's plan for affordable housing in West Chelsea, I am requesting that you seriously consider the crucial need for a significant amount of permanently affordable housing in the West Chelsea Special District. We acknowledge that the Community Board and the Department of City Planning has recognized strong community sentiment for affordable housing and continue to strongly support the Steering Committee of AFFORD CHELSEA's call for permanent affordable housing for middle and moderate income individuals and families.

For over 100 years WC/AR has served our members and demonstrated leadership in the North American Jewish community by providing a connection to Jewish and Yiddish culture and a progressive worldview built upon a broad knowledge, understanding and commitment to social and economic justice. As a large percentage of Workmen's Circle/Arbeter Ring membership is comprised of older adults living in New York City, we urge you to consider the opportunity for housing for older adults and people with disabilities in the development plans. While the plans for West Chelsea directly affect only dozens of our members, all members of the Workmen's Circle/Arbeter Ring recognize the potentially historic, courageous and trend setting discussion and the impact this plan could have the broader context of affordable housing in the entire city of New York and the United States.

Thank you for your time and consideration.

Sincerely,

Allison Kestenbaum
Vice Chair, New York Regional Board
Elected Member, National Executive Board

NATIONAL STAFF

Executive Director
Robert Kestenbaum

tr. For Cultural Jewish Life
Adrienne Cooper

Second Century Fund
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tr. for Soc. & Econ. Justice
Martin Schwartz

CELEBRATING OUR 2nd CENTURY
אונדזער צווייטער יארהונדערט

February 23, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: **Support for High Line in West Chelsea Rezoning**

Dear Chair Burden,

As a Chelsea resident who also works in the neighborhood, I strongly support the Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

My husband and I are planning to have children, hopefully staying in Chelsea, and the lack of open space in Manhattan Community Board No. 4's district is a matter of serious concern. The 6.7 acres atop the High Line offer an excellent opportunity to remedy this in a creative and wonderful way.

For the neighborhood, for the city, and all its men, women and children, please continue your leadership on the Highline project and support the city's proposed West Chelsea rezoning.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeanhee", is written over a rectangular area of the document that has been obscured by a heavy, dark, textured pattern, likely a stamp or redaction.

Jeanhee Kim
West 16th St.

February 22, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident of the Far West Village, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the citizens of the neighborhood and the city.

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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Walter Kim
61 Horatio Street, #1B
New York, NY 10014
(212) 414-2337

Testimony of Edward Kirkland on West Chelsea Rezoning, April 6, 2005

Madam Chair, Honorable Commissioners:

My name is Edward Kirkland, and I am co-chair of the Chelsea Preservation and Planning Committee of Community Board 4. The Board is glad to support much of these applications, especially the acquisition and design provisions for the High Line, but does have reservations about several aspects as not well designed to attain the purposes of the proposed actions and as having adverse impacts on the existing Chelsea community.

A particular worry of the community is Tenth Avenue, the original shoreline which the Chelsea 197-a Plan identified as historically the lowest point of the community from which the scale rose upward. The Board thanks the Department for proposing an A Text that addresses many of its concerns about the proposed rezoning of the west side of the avenue immediately adjacent to the High Line:

- Opposite the Historic District the height of 80 feet proposed in the A Text is largely compatible with the brownstone-scale character to the east;
- North of 24th Street the A Text height of 120 feet is generally appropriate to the environment of the lower buildings to the east of the avenue and the open spaces and parks in this section;
- Still, the proposed residential rezoning even at these lower levels threatens the displacement of an existing diverse residential community north of 21st Street consisting of some 200 units of low-income housing in low redbrick tenements in favor of a new monolithic upscale row unless protections are put in place.

Elsewhere there still remain concerns about scale, among them:

- The heights proposed at the north and south ends of the rezoning area risk producing buildings that are out of scale with the expressed goal of making appropriate transitions with the lower scale nearby;
- The scale of buildings proposed near the waterfront threatens to cut off the Chelsea community and the restored High Line from their historical and visual connections with the waterfront.

Indeed, large new residential buildings on every side of the remaining M-zones will inevitably change the character of western Chelsea, increase property values, and bring new pressures on existing uses. This will affect the art galleries, which so far have been expanding in a low-rent and desirably funky area. We urge the Commission to adopt means of limiting the impacts on this economic and cultural resource:

- Reduce somewhat the extent of the rezoning near the southern core of the art gallery district and lower the scale nearby;
- Put restrictions on large clubs and big-box retail to preserve a favorable environment and reduce competition for desirable space;
- In the long run the Commission should consider means in West Chelsea to preserve a viable mixed-use district designed to foster desirable uses such as have succeeded elsewhere, as in the now expanded Mixed-Use District in Port Morris.

Planning for West Chelsea will be seriously incomplete without actions by other agencies, as to acquire the High Line and to provide affordable housing. Similarly the Board believes that the rezoning of West Chelsea must be accompanied by actions to preserve the area's extraordinary stock of industrial buildings dating from the manufacturing hegemony of New York City in the last part of the 19th Century and the first part of the Twentieth. The concentration of rail and water transport here led to the construction of striking buildings of brick, iron, and reinforced concrete that are witnesses to this period. We urge the Commission to support our approach to the Landmarks Preservation Commission and other agencies to provide the mitigation that the EIS makes clear only they can provide.

Mar. 18, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Speaker Miller,

As a resident, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

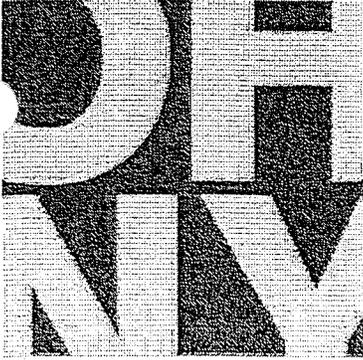
The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Janet Koenig
280 Riverside Drive #3E
New York, NY 10025



04 April 05

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a neighbor, architect and enthusiastic partner institution of Friends of the High Line, I strongly support the NYC Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to preserving the High Line for reuse as open public space.

The innovative and exciting plans to transform the High Line would have significant economic, cultural and recreation benefits for adjacent communities and for the entire city. The adjoining neighborhoods are not well served for open space and the 6.7 acres atop the High Line offer a unique opportunity to serve neighbors and visitors alike. The economic benefits of the project include more customers in area businesses and added value to neighboring properties, thereby increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I appreciate your interest and hard work on the High Line project to-date, and urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Scott Lauer, executive director
openhousenewyork inc.

220 W. 21st St., #6B
New York, NY 10011
April 3, 2005

Ms. Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a Chelsea resident, I want to voice my support for the New York City Department of City Planning's proposed West Chelsea rezoning. I particularly appreciate its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Saving and transforming the High Line will be a boon to the surrounding community and the city as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Karen Loew
(917)621-5174

DESIGN TRUST
FOR PUBLIC SPACE
338 WEST 39TH STREET
10TH FLOOR
NEW YORK CITY 10018
PH 212.695.2432
FX 212.695.6101
WWW.DESIGNTRUST.ORG

March 23, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As the director of a civic organization specifically devoted to New York City's public spaces, I strongly support the Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space. Once completed, the High Line will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Deborah Marton
Executive Director

Gregory Woodner
John Bauer
Rodolfo Berke
Deborah Berke
Katherine Griffith
Mary Hawks
Stephen Maharam
Mark McKown
Thomas Merritt
Hilary Mueller
Catherine Seildorf
Barbara Weisz
Gregory Woodner BOARD CHAIR
David Childs EMERITUS

March 3, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a business owner I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

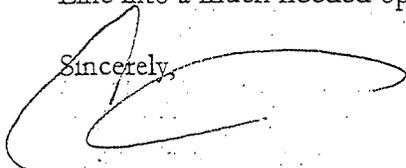
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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Christopher Mathieson

Upper West Side Gallery
2265 Broadway (@81st St.)
New York, New York 10024

Member
REBNY
Lasting Service
jcdeniro.com

Ph: 212.721.1111
Fax: 212.721.1685

RYOKO MATSUFUJI

536 WEST 111TH STREET #76
NEW YORK, N.Y. 10025
(212) 280 - 7574
Ryokomat@aol.com

March 1, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a Manhattan resident, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

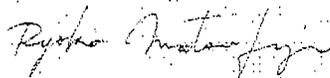
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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Ryoko Matsufuji

James McAuliffe Architect
545 E. Centre Ave.
Newtown, PA 18940
Tel/Fax 215 504 2244
jfm.architect@verizon.net
NY, NJ, PA

14 March 2005

Amanda Burden, Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a former resident and frequent visitor, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

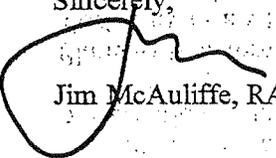
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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Jim McAuliffe, RA

Ms. Amanda Burden, Chair
New York City Planning Commission
22 Reade St
New York, NY 10005

9 March 2005

Re: Support for High Line in West Chelsea Rezoning

Dear Ms. Burden:

Please convey to those who need to know my strong support for the Commission's proposed West Chelsea rezoning as it affects the preservation of the High Line for reuse as open public space.

My husband and I, residents of Robert Fulton Houses for the past 40 plus years, raised 5 children here and as you can imagine, have seen the neighborhood change considerably over those years. The High Line proposal is a unique opportunity to expand some of those changes to include the less affluent in our community as well.

The whole concept of using this abandoned rail line as such a New York City 'flair' about it, it would be a special black mark on us all if we let it slip away.

My thanks for your leadership on the High Line project to date and please continue to lead to ensure the transformation of this unique property into much needed open public space for our community.

Sincerely,



M. Diane Mennella

413 West 16th St., Apt 3D
New York, N.Y. 10011-5808

Diana Mikulka
27 ½ Morton St.
New York, NY 10014

February 26, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Diana Mikulka
27 ½ Morton Street
New York, NY 10014

February 22, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Eileen Millan
77 Seventh Ave. 16B
New York, New York 10011

April 18, 2005

Marvin B. Mitzner
Direct Phone 212-453-3837
Direct Fax 866-782-9448
mmitzner@cozen.com

Mr. David Karnovsky, General Counsel
Department of City Planning
22 Reade Street
New York, New York 10007

Mr. Robert Dobruskin
Director of Environmental Review
Department of City Planning
22 Reade Street
New York, New York 10007

Re: CP #C050162(A) ZMM and
CP #N050161(A) ZRM
Special West Chelsea District

Gentlemen:

We represent Scores West, an adult establishment located at 533-535 West 27th Street and 534-536 West 28th Street, Block 699, Lot 14. Pursuant to the above referenced proposed map change, the Scores West property will be rezoned from M1-5 to C6-3. Pursuant to Section 32-01(a) of the Zoning Resolution, adopted as part of the 1995 Adult Use Zoning change and amended in 2001 (collectively referred to as the "Adult Use Regulations"), adult establishments are not permitted in C6-3 zoning districts, therefore, were the current proposed Map Change effectuated, Scores West would become a non-conforming use. Pursuant to Section 52-77, also adopted as part of the Adult Use Regulations, such non-conforming adult establishment must terminate within one (1) year from the date it becomes non-conforming.

As you may know, Scores West was one of the first adult establishments which decided to adhere to the location restrictions imposed by the Adult Use Regulation. After engaging in a lengthy search for an appropriate "permitted" site, it found its current location and has spent over \$18,000,000 in acquiring, refitting, advertising, promoting and operating the facility.

Mr. David Karnovsky, General Counsel
Mr. Robert Dobruskin
April 18, 2005
Page 2

In the course of supporting the rationale for limiting adult entertainment, a first amendment protected use, the City as well as your department encouraged the relocation of such uses to areas, such as the far west side, where the City believed they could operate in an appropriate environment and free from the objections that gave rise to the Adult Use Regulation. The current location was chosen because it met the criteria for the appropriate establishment of an adult use and was situated in an area where the City encouraged its establishment. It would now be inconsistent and unconscionable for the City to rezone the location from which Scores West operates, particularly since the area to the immediate south of Scores' present location will remain an M1-5 zone. The mapping action would destroy a business that chose to adhere to the zoning changes enacted in 1995 and 2001 rather than challenge the City. Extinction is not an appropriate reward for Scores' compliance with the law.

We, therefore, respectfully request that the proposed Map Change be amended by eliminating the Scores site (Block 699, Lot 14) from the change to the C6-3 district. We believe this further change would allow the existing use to remain without impacting upon the construct of the West Chelsea/Highline rezoning effort. I should also point out that the environmental impact statement for the rezoning mentions the impact on night clubs but does not address its impact on the direct displacement of adult establishments. In turn, the consequence of such displacement may be detrimental to the City's stance with regard to the Adult Use Regulation that attempted to justify displacement of adult uses at that time by pointing to the availability of alternative locations in the very area that is now proposed to be rezoned.

Very truly yours,

COZEN O'CONNOR

Marvin B. Mitzner

ANGELA MOLENAAR
102 Bedford Avenue, #2L
Brooklyn, NY 11211
917-533-6783 / 718-782-3999
amolenaar@mchispeed.net

March 7, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Angela Molenaar

March 9, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident of New York City, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Timothy Jay Olson II
31-69 33rd Street Apt 19
Astoria NY 11106

To: The New York City Planning Commission
on the occasion of the April 6, 2005, Public
Hearing on the West Chelsea Rezoning

From: Kathleen O'Reilly
355 Eighth Avenue, 10H
New York, New York 10001

Date: April 6, 2005

re: Public Hearing on the West Chelsea Rezoning

As I cannot be present at the hearing, this is my written testimony:

I have lived in New York City all my sixty years, and in stabilized housing most of that time. A year ago, I was fortunate enough to acquire an apartment in Penn South. For thirteen years prior to moving to Penn South, I battled a landlord who finally forced me out of a stabilized apartment. I have had other skirmishes with landlords of controlled or stabilized premises and know many people with similar experiences.

My knowledge of the city and my experiences have shown me that the most important priority for New York is affordable housing. Open the real estate section of any newspaper and see how much "unaffordable" housing is available. You can have your pick of condos, co-ops, and townhouses, but don't look for anything affordable because you won't find it.

The very least the New York City Planning Commission can do is require 30% of mandatory, affordable housing in the West Chelsea Rezoning.

I would also like to express my desire that the height of the new buildings be as low as possible and that current tenants and businesses not be displaced.

I appreciate your attention to my testimony.

A handwritten signature in cursive script that reads "Kathleen O'Reilly". The signature is written in dark ink and is positioned in the lower right quadrant of the page.

Feb 23, 2005

Amanda Burden, Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident of the neighborhood, I am writing to strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are critical to the future of New York City as a whole. As you know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city. Once completed, the High Line will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Most Sincerely,



Abraham A. Palmer, Ph.D.

35 W 90th St #9A
NY NY 10024

16 March, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: **Support for High Line in West Chelsea Rezoning**

Dear Chair Burden,

As a resident I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Abigail Doan Pandeff

A. Doan Pandeff
11 E. 86TH STREET #17C
NY NY 10022

March 11, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

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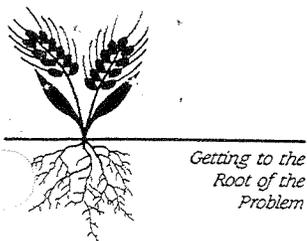
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Sincerely,



Charlotte Pao
337 West 14th Street, #3
New York, NY 10014



Hunger Action Network OF NEW YORK STATE

Executive Director

Bich Ha T. Pham, Esq.

Board of Directors

William DiFazio
St. Johns University, NYC

Rev. Ozzie Edwards
*Harlem Community Employment
Orientation Program*

Dennis Hanratty
*Mount Vernon United Tenants,
Westchester*

Jan Jamroz
Catholic Charities of Long Island

Al Lowe
Episcopal Diocese of Albany

Nancy Newall
Dutchess Interfaith Council

Will Nichols
Project Hospitality, NYC

Bill Peltz
NYS Labor/Religion Coalition

Brian Riddell
Dutchess Outreach, Poughkeepsie

Janet Robinson
Westchester DSS Coalition

Robert Schwartz
*Interfaith Voices Against
Hunger, NYC*

Terri Scofield
Universal Living Wage Campaign

Heidi Siegfried
*National Organization for Women-
Albany Chapter*

Jeffery Termini
*The Humanist Society of
Friends, Buffalo*

David VanArsdale
*SUNY Tompkins Cortland Community
College, Syracuse*

Testimony of the Hunger Action Network of New York State New York City Planning Commission Special Public Hearing on West Chelsea Rezoning April 6, 2005

My name is Susannah Pasquantonio and I am the Community Food Coordinator for the Hunger Action Network of New York State, a non-profit membership group comprised of low-income people, Emergency Food Programs, faith groups, advocates, and concerned citizens who work to end hunger and poverty in New York State. I am also a Chelsea resident and a member of Hudson Guild's Neighborhood Advisory Committee.

On behalf of the Hunger Action Network and our members, I strongly urge the city to include a significant amount of permanent affordable housing in the plan to re-zone West Chelsea – at least 30%.

Currently in New York City, 480,000 people are using Emergency Food Programs (soup kitchens and food pantries) every week because they cannot afford to pay their rent, utilities, and put food on the table for their family (America's Second Harvest). The food budget is often the first thing that is cut so that the family does not end up homeless. There are over 1,000 programs currently working to help feed people in need in our city. Holy Apostles Soup Kitchen, located right here in Chelsea, is one of the largest such programs in the city, demonstrating the great need in our community.

Many of the food program guests are children, senior citizens, and the working poor. Our 2003 Hunger Impact Survey of Emergency Food Programs revealed that more than half of the programs saw an increase in seniors (53%) and children (54%) in the last year. 37.1% of the programs reported an increase in the number of employed people who used their program. 56.3% of programs reported that the people who receive inadequate pay using their program increased in the last year.

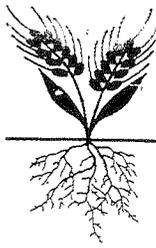
Hunger Action also conducted a 2003 Needs Assessment Survey of Emergency Food Programs. When asked what are the most important issues affecting low-income New Yorkers, 88% of New York City food programs responded AFFORDABLE HOUSING, which tied as the most important issue with JOBS / EMPLOYMENT. 100 New York City programs participated in the survey.

275 State Street, 4th Floor
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(518) 434-7371 • Fax (518) 434-7390

260 West 36th Street, Suite 504
New York, NY 10018
(212) 741-8192 • Fax (212) 741-7236

www.hungeractionnys.org
info@hungeractionnys.org





*Getting to the
Root of the
Problem*

Hunger Action Network OF NEW YORK STATE

Executive Director

Bich Ha T. Pham, Esq.

Board of Directors

William DiFazio
St. Johns University, NYC

Rev. Ozzie Edwards
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Jeffery Termini
*The Humanist Society of
Friends, Buffalo*

David Van Arsdale
*SUNY Tompkins Cortland Community
College, Syracuse*

While our community members are struggling to find affordable housing and decent paying jobs, we have an epidemic of hunger, here in the richest nation in the world. In our state overall, the United States Department of Agriculture reports that a tenth of all New Yorkers are at risk of hunger. The situation is even more bleak for our children, with one in five children currently living in poverty (U.S. Census).

Further, we are living in the country that has the largest income gap between the rich and the poor in the world. In our country, New York State has the largest gap between the rich and the poor, and New York City has the largest income gap of any city in the world. However, this gap is not insurmountable, but starts with real changes, often times on a community level.

The re-zoning of West Chelsea provides us the opportunity to not only increase affordable housing, but also to address poverty, help our families, our kids, and improve our communities' health. We know a way to do this – 30% permanent affordable housing. Please do not let this opportunity pass by without seizing the chance to invest in New Yorkers.

I have attended several meetings, including a Community Board Hearing held in Chelsea during the evening, where there has been an outpouring of community members who believe that the re-zoning plan must include permanent affordable housing. The community has asked over a long period of time for a concrete and detailed plan for affordable housing and still does not have this plan.

The city's plan, as certified, has no guarantee that affordable housing will be developed. We urge the City Planning Commission to vote against any plan, unless there is a guarantee of a significant amount of permanently affordable housing. Affordable housing must be a requirement of development rather than an option for developers. This is the only way to ensure affordable housing. If the city does not require affordable housing, the plan must include strong incentives that will produce affordable housing. We know that planners at DCP and HPD could create mechanisms to achieve the goal of 30% affordable housing.

Thank you.

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Albany, NY 12210
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(212) 741-8192 • Fax (212) 741-7236

www.hungeractionnys.org
info@hungeractionnys.org



CREATIVETIME

March 18, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: **Support for High Line in West Chelsea Rezoning**

Dear Chair Burden,

As President of Creative Time, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city. Its potential as a multi-use public space and cultural venue will assure that New York City remains the creative capital that it is.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Anne Pasternak
President & Artistic Director

Pascal & Sylvie Petit

Rutherford Place – 305 Second Avenue, Apt#706 – New York, NY 10003 – USA
Tel: (1) 914-262-4302 / Fax: (1) 914-249-4262

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

February 23, 2005

Re: **Support for High Line in West Chelsea Rezoning**

Dear Chair Burden,

As a resident of Manhattan I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city. A similar project from my city of origin, Paris (France) has recently been brought into life (the so-called "Promenade Plantee" and significantly enhanced an entire neighborhood.

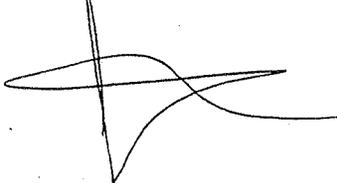
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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Pascal C. Petit



7 March 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Nicholas Petraccaro



Nicholas Petraccaro
500 West 43rd Street, 14B
New York, NY 10036-4332

JOYCE PIERPOLINE

Pierpoline Productions, Inc
228 West 15th Street
New York, NY 10011

February 23, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a West Chelsea resident, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

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Sincerely,

JOYCE PIERPOLINE

02/23/05

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: **Support for High Line in West Chelsea Rezoning**

Dear Chair Burden,

As an artist and small business owner, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Thomas Plagemann
San Francisco, CA

NINA PLANCK

25 February 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a city resident who is involved in community development in the Meat Packing District, I strongly support the Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms to preserve the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the community and the City as a whole. Manhattan Community Board No. 4's district has little open space. The six acres atop the High Line offer a unique opportunity to remedy this by creating a world-class urban environment.

In the long term, the High Line will also enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city. The energy created by this novel public space could lead to other beneficial activities—public, community, and commercial—such as a public market for the sale of regional farm produce.

I appreciate your leadership on the High Line project, and urge you to support the city's proposed West Chelsea rezoning to create new open public space for New Yorkers.

Sincerely,



Nina Planck



1375 BROADWAY, 3rd Floor
NEW YORK, NY 10018
EXECUTIVE OFFICE 212 473 7875
FAX 212 473 8074
INFO@MANHATTANCC.ORG
WWW.MANHATTANCC.ORG

March 15, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As President of the Manhattan Chamber of Commerce, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

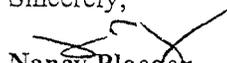
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Sincerely,


Nancy Ploeger

President, Manhattan Chamber of Commerce

WE MEAN BUSINESS

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DON WINTER
ENCOMPASS MEDIA GROUP

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VICE PRESIDENT/GENERAL COUNSEL
RONALD PALTROWITZ
PALTROWITZ & KAUFMAN LLP

SECRETARY
PATRICIA COLE
JP MORGAN CHASE



February 23, 2005

Emerging Markets Sales & Trading
250 West Street
9th Floor
New York, NY 10013

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident of NYC and working in the West side I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

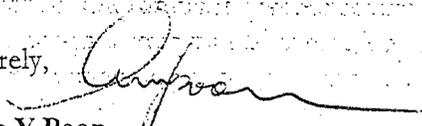
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Sincerely,


Annie Y Poon
Vice President, Finance

Testimony
New York City Planning Commission
Special Public Hearing on the West Chelsea Rezoning

Submitted by Miriam Rabban, Member of the Steering Committee
of AFFORD CHELSEA

My name is Miriam Rabban and I serve on the Steering Committee of AFFORD CHELSEA, a community coalition working for a significant amount of permanently affordable housing in the West Chelsea rezoning: 30%. The coalition has been endorsed by over 25 organizations, and many more individuals. The endorsing organizations include tenant groups, religious organizations, labor unions and a range of non-profit organizations.

We are united in our determination that any rezoning plan for West Chelsea must address the critical community need for affordable housing. Chelsea used to provide homes for people who worked on the docks and in local factories and warehouses serving the garment, printing and food industries. Over the years, rents have risen dramatically, pushing low-, and moderate-income people out of the community. Current market-rate rents are now unaffordable, even to middle-income people.

The proposed rezoning of West Chelsea offers the opportunity of our time to redress displacement and preserve West Chelsea as a mixed-income community. We cannot lose this opportunity.

The public action of rezoning from manufacturing to permit residential development will dramatically increase land value. This public action must result in the public benefit of affordable housing. The Pratt Institute Center for Community and Environmental Development estimates that real estate owners will receive an increase in land values of over 600% on residential development sites – even with projected payments to the High Line Improvement Fund.

The West Chelsea rezoning is likely to generate 4,700 units of housing by 2025. While the Administration has indicated that 740-957 of these units will be affordable, the Pratt Institute analysis of the plan raises very serious questions about this estimate. The Pratt Institute estimates that only 210 units (a mere 5%) are likely to be affordable.

Our goal of 30% permanently affordable housing – or 1,400 units – is very reasonable. Community Board 4 first proposed this percentage. Carol Lamberg, Executive Director of the Settlement Housing Fund, who has extensive experience in developing affordable housing, has endorsed AFFORD CHELSEA. She believes from her experience and from talking with other developers that the

30% goal is financially feasible – and has conveyed this in meeting with staff of the Department of City Planning.

Over many months – we have been calling for the Department of City Planning to prepare a concrete plan that will result in a significant amount of affordable housing in the West Chelsea Special District. Community residents have written letters, shown up at hearings held the community – and made clear that a top priority of the community for the rezoning of West Chelsea is the creation of affordable housing. We were very disappointed that this hearing is being held outside the community, because we know of many people who have attended previous meetings and would have attended yet another meeting in this extended rezoning process – had it been held in the community. We also know of many community residents who care very much that the rezoning plan for West Chelsea include affordable housing, who simply felt that they could not miss a day of work to attend the hearing today.

Those of us who could come today urge you to ensure that the rezoning plan for West Chelsea includes a significant amount of permanently affordable housing or vote against the plan. Community Board 4 voted against the text and map changes for the West Chelsea, ^{noting that} we must have a “concrete and detailed plan for the production and preservation of affordable housing.” Yet, we still do not have a plan that will provide for a significant amount of affordable housing.

Our first choice would be a requirement that developers include 30% permanently affordable housing in the West Chelsea Special District because this approach would ensure that we would reach our goal. Assemblymember Richard Gottfried, who represents the Chelsea community, has shown much-appreciated leadership in presenting a plan for a requirement for creation of affordable housing in the West Chelsea rezoning. During the public scoping process, community residents wrote many letters to Robert Dobruskin, Director of the Environmental Assessment and Review Division of the New York City Planning Commission, urging that the Environmental Impact Statement (EIS) study the requirement for the West Chelsea Special District. The EIS dismissed the requirement without the serious analysis that it deserved. If the administration remains adamantly opposed to a requirement, we urge the city to guarantee that the goal of 30% permanently affordable housing is reached through meaningful, strong incentives.

We believe that the talented staff of the Department of City Planning (DCP), working with the Department of Housing Preservation and Development (HPD) have the skills to identify and implement mechanisms to achieve our goal. Although we are not experts in planning, we have worked to identify mechanisms that can and must be used to reach our goal of 30% permanently affordable housing.

In brief, the West Chelsea rezoning plan must:

- Extend the 421-a exclusion zone so that tax exemptions are tied to development of affordable housing.
We should not give up tax dollars unless developers provide affordable housing in exchange for tax exemption.
- Allow developers to draw on more than one incentive program
Combine inclusionary zoning with a range of tax and financial incentives to strengthen the incentives for developers to build affordable housing.
- Reduce the "as-of-right" floor area ratio (FAR) determining the start of bonuses to developers to build affordable housing.
The bonuses could start at FAR of 5 to increase the floor area available for affordable housing.
- Create a blended bonus for affordable housing and the High Line.
A developer should not be able to choose whether or not to use FAR for the High Line or affordable housing. Instead, FAR should be given in increments for the High Line and affordable housing.
- Develop an Affordable Housing Fund
The Department of City Planning has proposed that developers make contributions to a High Line Improvement bonus, and should similarly develop a West Chelsea Affordable Housing Fund.
- Extend the West Chelsea Special District
and include provisions for affordable housing in this extended area.
We support the call of Community Board 4 to incorporate within the West Chelsea Special District the area between Eleventh and Twelfth Avenues between 22nd to 29th Streets and to include the blocks bounded by West 17th Street, Tenth Avenue, West 15th Street and Eleventh Avenue.
- Include anti-harassment/anti-displacement provisions.
Protect current tenants against harassment and prevent demolition of residential buildings based on provisions for the Special Clinton District drawing on text adopted for the Hudson Yards rezoning plan.

We reiterate that the Departments of City Planning and Housing Preservation and Development could and should develop a plan that will reach our goal for affordable housing. We have waited, in good faith, for this plan and still do not have it. We ask the City Planning Commission to vote against any rezoning plan for West Chelsea that does not reach our goal for permanently affordable housing in the proposed West Chelsea Special District.

Dia:

April 4, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

On behalf of Dia Art Foundation, I am writing in support of the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line into a public park are an essential aspect of the development of the surrounding community, and to New York City as a whole. As you know, Manhattan Community Board No. 4's district lacks open green spaces. The nearly seven acres afforded by the proposed High Line Park offers a unique opportunity to create an innovatively designed landscaped environment that will welcome all the diverse citizens of the neighborhood, and the city as a whole. Further, the High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality.

City Planning's proposed rezoning is also sensitive to the historic significance of the High Line. It demonstrates the city's continuing commitment to preserving the unique character and history of different neighborhoods, while achieving an appropriate balance between each neighborhood's diverse needs, appropriate density, and public open space.

We appreciate the support you have shown the High Line project to-date, and we urge you to stand behind the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

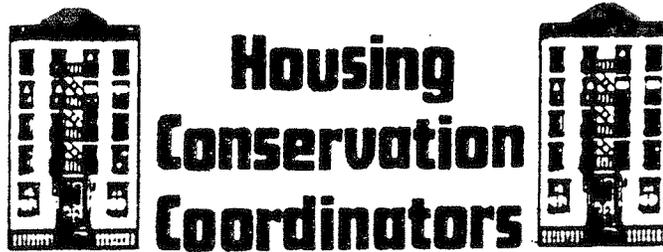
With sincere regards,



Laura Raicovich
Director of External Affairs

Dia Art Foundation

535 West 22nd Street New York New York 10011
212 989 5566 Fax 212 989 4055 www.diaart.org



500 West 52nd Street, 4th Floor, New York, New York 10019
(212) 541-5996 Fax (212) 541-5966

Testimony of John Raskin before the City Planning Commission on behalf of Housing Conservation Coordinators: April 6, 2005.

Thank you for allowing me the opportunity to address you tonight, as well as for all the work you are doing to investigate this plan of enormous consequence for our neighborhood and guarantee that the City addresses the needs of West Siders as it plans for our community. I'm speaking on behalf of Housing Conservation Coordinators, Inc. (HCC), a not-for-profit organization based in Hell's Kitchen/Clinton that seeks to preserve and defend safe, decent and affordable housing.

The services that we provide include legal representation in Housing Court, organizing tenants to improve living conditions, installing energy efficient systems through our Weatherization Program, teaching training courses, and organizing around broader issues like this one that affect the entire community.

I'm here to ask that the Commission vote against any rezoning proposal that does not guarantee 30% affordable housing. From our vantage point as a housing advocacy organization, we are in a prime position to observe how difficult it is for many long-time neighborhood residents and families to find decent, affordable housing in our community. Families that have lived in our neighborhood for generations and contributed immeasurably to the social fabric of our community are being forced to look elsewhere for somewhere affordable to live.

At the same time, the proposed rezoning for the West Chelsea area provides a unique opportunity to guarantee that our community can remain diverse and vibrant into the future; as we contemplate zoning for more residential space and greater density, I hope that we can use the opportunity to create new affordable housing.

We work furiously in our office to protect existing affordable units and defend the rights of the families who occupy them, but the West Side is rapidly losing its hard-won affordability, and we need the help of the City and zoning plans like this one to replenish our supply of units.

We support the work of the Afford Chelsea coalition in promoting the needs of the community, we echo the thoughtful and balanced response that Community Board 4 has issued about the West Chelsea rezoning, and we appreciate your taking the time to listen to our concerns. I hope you will respond by voting "no" to any zoning proposal for West Chelsea that does not guarantee 30% affordable housing.

EDWARD LEE CAVE, INC.

FINE RESIDENTIAL PROPERTIES

790 MADISON AVENUE

NEW YORK, NEW YORK 10021

(212) 772-8510 • FAX (212) 772-1079

March 22, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

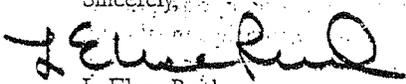
The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,


L. Elise Reid

Adam Ritter

February 24, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident and as someone who works in West Chelsea I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

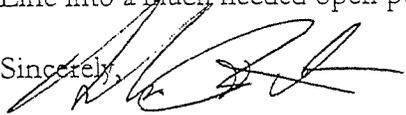
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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,


Adam Ritter
917.648.2240

601 West 26th Street, 13th Floor, New York, NY 10016

March 23rd, 2002



Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a long-time resident of the City, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,


Elizabeth K. Rogers

March 23, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

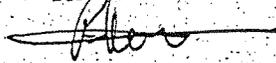
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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Rebecca Romano



304 EAST 5th Street, Apt. 1D
NEW YORK, New York

March 3, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a former resident of Chelsea's Robert Fulton Houses, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space. I was born and raised in Chelsea and my parents are still residents of Fulton Houses, so this project is near and dear to our hearts (all seven of us!).

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. The 6.7 acres atop the High Line offer our neighborhood and our city an opportunity to create an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

We already know there are high-priced boutiques and shops along far west 14th Street, so wouldn't the High Line add a family-friendly element to this already tony shopping district.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your impressive leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Heather M. Romero

Heather Mennella Romero

458 Prospect Place, Apt. 3F
Brooklyn, NY 11238

April 6, 2005

City Planning Commission Hearing

Tribeca Performing Arts Center, Borough of Manhattan Community College

**RE: Special West Chelsea District Rezoning/High Line Open Space DEIS
N050161 (A) ZRM, C050162 (A) ZMM, C050163 PCM**

Regional Plan Association Testimony

My name is Nicolas Ronderos, I'm Associate Planner at Regional Plan Association, a non-profit research, planning and advocacy organization.

I'm here to convey to you RPA's strong support for the City's proposed action to rezone parcels in the West Chelsea area in Manhattan Community Board 4. The City's overall vision of providing new residential and commercial opportunities, enhancing the neighborhood's thriving art gallery district, and facilitating the reuse of the High Line elevated rail line as a unique open space are the right steps for this community.

The predominately industrial character of the area imposes a market constraint to vibrant mixed use expansion from the east. We believe the proposed use and bulk have the appropriate mix and density and are very likely to materialize in the next ten years. This will not only promote commercial and residential uses, but support the growth of art-related uses in the area as the DEIS suggests. The related zoning districts' bulk will provide enough floor area for redevelopment and sensitive massing transitions to the north, east and south.

RPA also supports the City's Certificate of Interim Trail Use (CITU) request to the Surface Transportation Board. As we stated in our 1999 recommendations to CSX, the highest and best use for the High Line is for open space. In this respect the High Line Transfer Corridor and adjacency controls not only preserve the structure but enhance its future use as a quality public open space. Transfer of development rights from the High Line to receiving sites will efficiently provide for the light and air standards that such a great public space will require. Public access points from ground level to the High Line controlled by the adjacency bulk regulations will also enhance this asset as a truly public space.

We would welcome the opportunity to discuss these ideas, and look forward to working with you and your office in this exiting process that is certain to set a benchmark for future development as it encourages mixed-use neighborhoods, historical valuable assets preservation and appropriate economic activities.

Gary & Michelle Rou.
470 W. 24th Street, #12C
New York, NY 10011

March 25, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: **Support for High Line in West Chelsea Rezoning**

Dear Chair Burden,

As a *resident of West Chelsea* I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

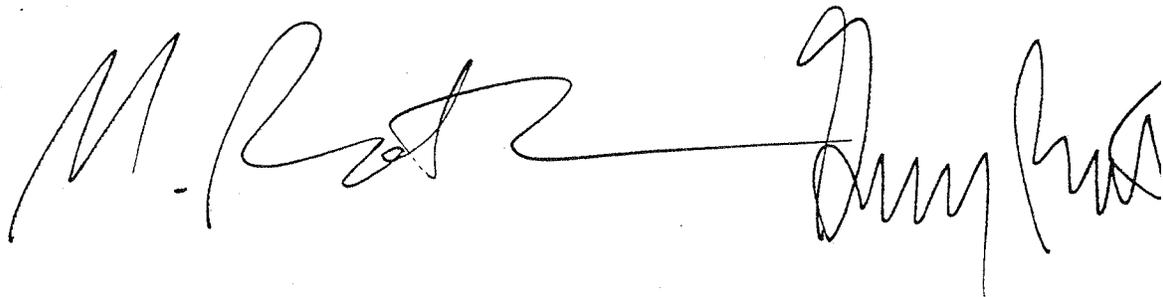
The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,





Jive Records

137-139 West 25th Street, New York, NY 10001
Telephone: 212-727-0016
Fax: 212-645-3783

March 21, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

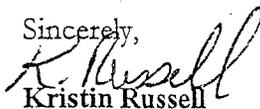
As a New York resident that works and plays in the Chelsea area and who also feels that old New York should be preserved and incorporated with new developed areas, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,


Kristin Russell

London Office: Zomba House, 165-167 High Road, Willesden, London NW 10 2SG, England, Telephone: (44) 181-459-8899, Fax: (44) 181-451-3900

European Office: Zomba Record Holdings B.V., Hoefloot 24, 1251 EB Laren (N.H.), Holland, Telephone: (31) 3553-16314, Fax: (31) 3553-16785

Chicago Office: 700 North Green Street, Suite 200 & 202, Chicago, Illinois 60622, Telephone: (312) 942-9700, Fax: (312) 942-9800

Los Angeles Office: 9000 Sunset Boulevard, Suite 300, Los Angeles, CA 90069, Telephone: (310) 247-8300, Fax: (310) 247-8366

A ZOMBA COMPANY



March 21, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a (*resident and business owner*) I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

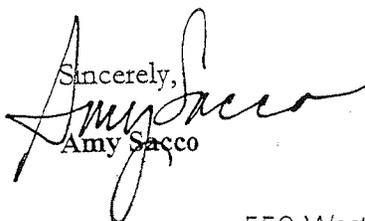
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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Amy Sacco

Statement by Fr. Frank Scanlon of St. Columba Roman Catholic Church to the New York City Planning Commission, Wednesday, April 6, 2005.

Good morning,

I am Fr. Frank Scanlon of St. Columba Roman Catholic Church located on West 25th Street between 8th and 9th Avenue here in Chelsea. My congregation is multi-racial and multi-ethnic. Most of our families are of modest means. Given the high cost of living and of housing in this community, many of my congregants are forced to spend a large portion of their income on rent.

The City's plan to rezone West Chelsea gives us an historic opportunity to create affordable housing for families who desperately need it. However, the City's plan does not require that developers create affordable housing. It is totally voluntary.

It has been said that a society can be judged by the way it treats its young, its poor, its sick and its elderly. The same is true of a community.

We hope that the City will hear the voice of the community which is overwhelmingly united in its support for permanent, guaranteed affordable housing for families of low and moderate incomes. We urge the New York City Planning Commission to reject any plan that does not include 30% mandated permanent affordable housing.

Thank you and God bless you.

February 21, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As resident of the Far West Village, we strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

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Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Katherine & Christopher Sharp
366 West 11th Street, Apt. 1A
New York, NY 10014

Allen E. Shifrin
600 W. 239th Street 2H
Bronx NY 10463-1209
(718) 548-2053
alencas@earthlink.net

February 22, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident of New York City I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

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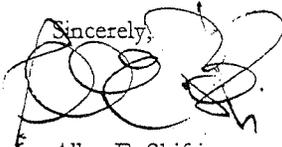
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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Allen E. Shifrin

February 23, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: **Support for High Line in West Chelsea Rezoning**

Dear Chair Burden,

As a business owner, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,


Jason Solarek

DESIGNS *for* FINANCE, INC.

Michael H. Sonnenberg
CLU, ChFC, CFP

President
February 22, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident and business owner, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

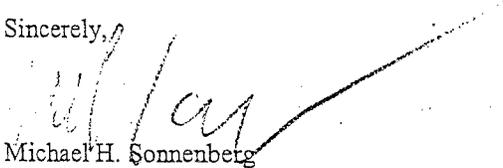
The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Michael H. Sonnenberg
MHS/st

1545 Avenue of the Americas
Suite 2203
New York NY 10105
Voice 212-767-7364
Fax 212-262-4239
Email info@designsforfinance.com
www.designsforfinance.com

Fred Sorkin
8509 151 Av. 6G
Howard Beach, NYC
11414

March,10 2005

Borough Pres. Hon. Virginia Fields
City Council Speaker Gifford Miller

Dear Madam & Sir ,

The development of the High Line is an opportunity to place another jewel in the crown of New York City.

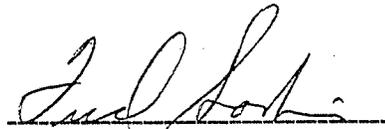
Permission and funding will attract all citizens and tourists . A magnificent chance to use the brilliant creative minds of this industry to show their most inventive ideas and plans for a massive public work. The best minds in the world will flock to be part of this project.

If the Gates brought in 480 million people for sixteen days, the High Line will bring millions for years to come.

This is your chance to make New York greater than ever.

Visit the Millenium Park in Chicago to see what can be done.

We can do better. Thank you,

A handwritten signature in black ink, appearing to read "Fred Sorkin", written over a horizontal line.

Fred Sorkin

WEST 400 BLOCK ASSOCIATION
413 WEST 22ND ST.
NEW YORK, NY 10011

STATEMENT TO THE CITY PLANNING COMMISSION
CONCERNING THE WEST CHELSEA REZONING PLAN
PRESENTED AT THE PUBLIC HEARING APRIL 6, 2005

My name is Mary Swartz. I live at 413 W. 22nd St. and am President of the West 400 Block Association. The W. 400 Block Association has approximately 175 members who live on 21st, 22nd and the south side of 23rd St., all between 9th and 10th Avenues.

The area of the Block Association is a major part of the Chelsea Historic District. And our members are particularly concerned that the buildings on the west side of 10th Avenue, from 19th to 23rd Streets – just opposite the Historic District – be no higher than 8 stories.

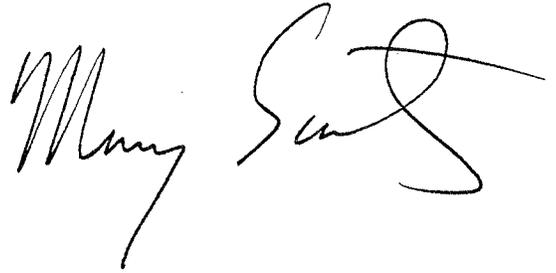
8 stories will already be almost twice as high as the 4- and 5- story brownstones that have been an integral part of the surrounding neighborhood since the mid-19th century. If the West Chelsea Rezoning Plan allows buildings of higher than 8 stories, it will destroy the natural architectural flow of the Historic District going west. It will turn the brownstone blocks into a kind of museum exhibit, a kind of 19th century architectural ghetto, and will destroy the unique character of the neighborhood.

It is our understanding that the 8-story height limitation was made a part of Community Board 4's recommendation and that it has also been incorporated into the Department of City Planning's so-called 'A text' of the Rezoning Plan. If this is the case, the 175 members of the West 400 Block Association strongly request that the City Planning Commission approve *at least that portion of* the Department of City Planning's 'A text'. If our reading of the

West 400 Block Association statement 4/6/05

'A text' is not correct, we strongly encourage the Commission to reject that text and endorse only a re-zoning plan which limits to 8 stories the buildings on the west side of 10th Avenue opposite the Chelsea Historic District, that is between 19th and 23rd Streets.

Thank you.

A handwritten signature in black ink, appearing to read "Mary Sant". The signature is fluid and cursive, with a large, stylized "S" at the end.



305 Seventh Avenue, 13th Floor, New York, NY 10001-6008

212.645.3444, Fax 212.477.4663

pfth@pfth.org

Jessye Norman
National Spokesperson

Arnold S. Cohen
President & CEO

**Testimony of The Partnership for the Homeless
To New York City Planning Commission
Special Public Hearing
April 6, 2005**

Jene Toussaint
Volunteer Relations Assistant

Good morning. My name is Jene Toussaint and I am here on behalf of The Partnership for the Homeless. The Partnership operates a drop-in center for elderly homeless on 23rd Street in Chelsea called Peter's Place. The Partnership has provided a broad range of services to homeless New Yorkers over the past twenty-three years. We began in 1982 as a single shelter in a Manhattan church basement. Today the Partnership's public/private collaborations, direct service programs, and advocacy help families and individuals transition from New York City's streets and shelters to permanent housing, skilled jobs, and stable lives.

The Partnership for the Homeless endorses a wide range of efforts to expand the availability of affordable housing for people of all income levels. We are here today to strongly support the use of the rezoning process to ensure the development of affordable housing for elderly and disabled New Yorkers who live on extremely low incomes. The proposed West Chelsea Special District must include a significant amount of permanent affordable housing – 30%.

We have Great Need for Affordable Housing in New York City

New York City is having an affordable housing and homelessness crisis. Nearly 38,000 people are officially homeless every day. This does not include the uncounted homeless who sleep on the streets or are doubled up with family or friends. It also does not include the hundreds of thousands more who are precariously housed because they are living in overcrowded apartments or are spending more than they can afford on housing. New York City's shelter system is the largest in the country and has expanded dramatically, doubling in size over four years. Why is this problem getting so out of hand? The answer is simple. There is not enough affordable housing.

When we say affordable housing we are referring to housing that is affordable to the 1.5 million New Yorkers who live at or below the poverty line which is \$18,600 for a family of 4. With twenty percent of city residents living at or below poverty today, the opportunities for them to find housing and work their way out of poverty are increasingly limited. In this city, a full time worker must earn over \$20 an hour, over three times the minimum wage, to afford a market rate one-bedroom apartment. With the Minimum Wage at \$6.00 an hour, the Supplemental Security Income set below the poverty level at \$666 per month for 2005, and the loss of Section 8

Housing Rental Subsidies and likelihood of further cuts, we are running out of options to house the homeless.

Elderly and Disabled New Yorkers Find it Particularly Hard to Find and Keep Housing

The affordable housing crisis is of particular concern for elderly and disabled New Yorkers who live on fixed incomes and have little hope of raising their incomes to match growing housing costs. Elderly and disabled New Yorkers are often least able to find alternative housing that meets their need for supportive services and affordability in today's housing market.

The elderly population in the city is also growing. Those over age eighty-five make up the city's fastest growing demographic group. The elderly poverty rate in NYC is twenty percent (20%), - double the national rate. With the first baby boomers turning sixty in 2006, we must all plan now for how we will provide housing to allow our citizens to grow old in the neighborhoods where they have lived all their lives in the face of the growing rents that the private housing market demands.

Our clients at Peter's Place in Chelsea come from all walks of life. Some are retired professionals, veterans, skilled artists, as well as people with physical and mental disabilities. Almost all of them live on much less than \$12,000 per year in Social Security Retirement or Supplemental Security Income benefits. Some have been homeless a long time. Others became homeless after a spouse or parent died and they could not pay the rent on their own. Some became homeless after the breakup of a relationship or after they lost their steady jobs. At their age they often are not able to replace those relationships or that work, and once you are homeless it is even harder to rebuild those supports. To begin to address the great need of our clients and other low-income New Yorkers for we must prioritize affordable housing

The City's Rezoning Plan for West Chelsea Doesn't Prioritize Affordable Housing

The Partnership welcomes the City's use of voluntary means to develop affordable housing, but is concerned that this is the only method used to ensure that affordable housing will result from the rezoning process. A primary concern we have is that the number of affordable housing units

generated through voluntary means will be small in number. Additionally, the housing units created using these voluntary programs will not remain affordable permanently.

Experience has shown us that the private market place will not provide affordable housing to our clients on its own. The private rental market will not provide affordable housing to people whose income is two to three times our clients' incomes. If the planned rezoning is successful, West Chelsea will become even more desirable and expensive to live in than it already is. The low and moderate income New Yorkers in these neighborhoods will be in grave danger of losing their apartments as the rental market forces push up housing costs.

**Inclusionary Zoning is an Essential Tool to Increase Affordable Housing
and Preserve the Vitality of New York Neighborhoods**

To solve the affordable housing crisis we must create new housing units, but building more market rate housing is not the answer. Mandatory Inclusionary Zoning that requires thirty percent (30%) of all housing created to be affordable will guarantee that developers include affordable housing in all new housing developments built as a result of neighborhood rezoning. Inclusionary Zoning is a fair and feasible way to ensure that market led development produces affordable housing for people at a range of incomes. Through rezoning, developers and land owners will have the opportunity to develop their property more fully and profitably. In exchange for granting these benefits to private parties, the public should receive a commitment to creating permanent affordable housing. Public amenities like parks are key components to desirable urban neighborhoods, but if we do not ensure that these neighborhoods are affordable to people of all income levels the public is subsidizing the creation of desirable neighborhoods that can only be lived in and fully enjoyed by the wealthy.

New Yorkers value vibrant, healthy communities where people of different income levels and ages are able to mix and where lifelong residents can age gracefully in the neighborhoods that they know and love. To preserve and create these kinds of neighborhoods we must use the golden opportunity that the rezoning process offers to leverage more committed affordable housing for all New Yorkers and particularly for very low-income New Yorkers who are most vulnerable to the pressures of the rental market.

This city must prioritize affordable housing for all its residents. In the midst of a housing crisis it is unconscionable and short sighted for the City to place a higher priority on amenities for high income neighborhoods and drawing the Olympics to New York than on creating healthy diverse neighborhoods that include affordable housing for people of all income levels. The Partnership for the Homeless urges you to reject the West Chelsea rezoning plan unless the commitment is made to develop permanent affordable housing at 30% in the rezoned area.

Thank You.

February 23, 2005

Amanda Burden, Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident of Chelsea, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

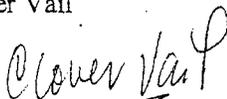
The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Clover Vail



140 West 16 Street
New York, NY 10011
clovervail@aol.com



A Citizen Advisory Group
on Transportation Issues

Karen Salvatore
Founder & Consultant

Winston Stadig
Co-Founder

Joshua David
Friends of the High Line
430 West 14th Street, suite 304
New York, New York 10014

August 30, 2004

Dear Mr. David,

In response to the article in the New York Times, "Gardens in the Air where the Rail Line Ran", dated August 12, 2004 and after viewing the architectural submissions at the Center For Architecture, I believe that the architects have misinterpreted your objective for this project.

Your organization and its many advocates deserve great praise for saving this unique historic freight corridor, one of the great urban design components of New York City as well as the U.S. The High Line was a piece of very subtle transportation infrastructure that passed thru and by many private properties. One assumes that the objective of the Friends of the High Line and The City of New York is to recycle this rail line as public open space. A tranquil open space connecting the dynamic mixed uses of the adjacent private properties should be the result of your endeavor. As presented, it appears that the objective is to create 8.3 acres as easement for private development, with the results taking on amusement park frenzy.

The High Line presents a rare opportunity to bring a new location of tranquil relief from the intense urban dynamics of the City. It should be an urban equivalent to Mr. MacKaye's vision for the Appalachian Trail put forth in the '20's. A greenbelt to offer tranquility and offset the growing intensity of what he called "urban motor slums" that were developing around New York City and other northeast cities.

As you know, the French have set a great example in recycling elevated rail structures with the Promenade Plantee, located directly behind the Bastille Opera house in Paris. This lushly landscaped open space takes one away from the intensity of life at street level. The High Line should use this as an example and become the Central Park of the meat-packing district, as many of your public and private advocates have stated. This green oasis is critically needed in an area poorly served with open space and with a growing residential population. Now in the age of recycling historic structures, use this opportunity to provide a needed component to the neighborhood, which is unlikely to come from the private sector. Central Park was the open space that generated miraculous development. Take this opportunity to do the same.

Sincerely,

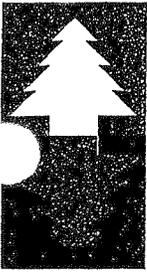
Bob Votava, Executive Director

CC: New York City Mayor Michael Bloomberg
U.S. Senator Hillary Clinton
City Planning Chairperson Amanda Burden
Municipal Art Society President Kent Barwick

DOT Watch, Inc.

Dot-Watch
481 Post Road
Wakefield, RI 02879
(401) 783-8886

A member of The Environmental Federation of New England



February 24, 2005

Amanda Burden
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As Executive Director of the East Coast Greenway Alliance, I enthusiastically support the Department of City Planning's West Chelsea rezoning proposal that would preserve the High Line for reuse as a public open space.

The High Line offers an unequalled opportunity to create a public space that will benefit the City, its residents, and its businesses in all of the ways you are familiar with. Economically, the High Line will bring new customers to area businesses and boost the value of neighboring properties, thus increasing tax revenues. The space will also contribute to a physically healthier community through cleaner air and more opportunities for active lifestyles.

Additionally, the High Line will have another benefit. It will link with the East Coast Greenway, a 2,600-mile, off-road trail that connects all the major cities of the East Coast from Maine's Canadian border to Key West, Florida. Through this linkage, the Greenway will bring many visitors to the West Chelsea neighborhood, allowing the City to benefit even further from tourists traveling our long-distance route. Importantly, the High Line would provide a safe way for ECG travelers to access Penn Station, a key transit hub, without having to travel on city streets.

Thank you for your commendable leadership on the High Line project thus far. I urge you to support the West Chelsea rezoning proposal to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

Karen M. Votava, *Executive Director*
East Coast Greenway Alliance

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Kelly McClintock *Vice-Chair, Finance*
Tony Barrett *Vice-Chair, New England*
Nancy Lewis *Vice-Chair, Mid-Atlantic*
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Chuck Sloan *Chairman, Trust for the Appalachian Trail Lands*

Dr. Philip Troped *Harvard School of Public Health*

Executive Director
Karen M. Votava





New School University

March 9, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As Chair of the Department of Architecture, Interior Design, and Lighting at Parsons School of Design I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

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I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Wheelwright".

Peter Wheelwright
Chair

New School University

Gene Lang College
New School
Graduate Faculty of Political & Social Science
Parsons School of Design
Mannes College of Music
Actors Studio Drama School
Jazz & Contemporary Music Program
Milano Graduate School

Susan T. Winters
527 East 78th Street, 2E
New York, NY 10021

March 18, 2004

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident of New York City, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

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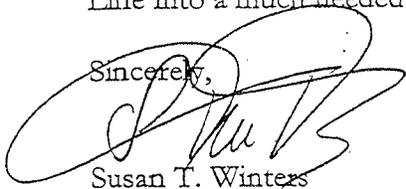
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Sincerely,



Susan T. Winters

Regional Plan Association

Honorable Amanda Burden
Chair City Planning Commission
Director NYC Department of City Planning
22 Reade Street
New York, NY 10007

CHAIRMAN
Peter W. Herman

VICE CHAIRMAN AND
CO-CHAIRMAN, NEW JERSEY
Christopher J. Daggett

VICE CHAIRMAN AND
CO-CHAIRMAN, NEW JERSEY
Hon. James J. Florio

VICE CHAIRMAN AND
CO-CHAIRMAN, CONNECTICUT
John S. Griswold, Jr.

VICE CHAIRMAN AND
CO-CHAIRMAN, CONNECTICUT
Michael P. Meotti

VICE CHAIRMAN AND
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Gregg Rechler
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Mark F. Rockefeller
Elizabeth Barlow Rogers
Janette Sadik-Khan
Stevan A. Sandberg
H. Claude Shostal
Susan L. Solomon
Luther Tai
Karen E. Wagner
Mary Ann Werner
Jul T. Williams
William M. Yaro

April 6, 2005

Re: Special West Chelsea District Rezoning and High Line DEIS
N050161 (A) ZRM
C050162 (A) ZMM

Dear Chairwoman Burden:

I am writing to express Regional Plan Association's strong support for the City's proposed action to rezone parcels in the West Chelsea area in Manhattan Community Board 4. The City's overall vision of providing new residential and commercial opportunities, enhancing the neighborhood's thriving art gallery district, and facilitating the reuse of the High Line elevated rail line as a unique open space are the right steps for this community.

The predominately industrial character of the area imposes a market constraint to vibrant mixed use expansion from the east. The proposed use and bulk have the appropriate mix and density and are very likely to materialize in the next ten years. This will not only promote commercial and residential uses, but support the growth of art-related uses in the area as the DEIS suggests. The related zoning districts' bulk will provide enough floor area for redevelopment and sensitive massing transitions to the north, east and south.

RPA also supports the City's Certificate of Interim Trail Use (CITU) request to the Surface Transportation Board. As we stated in our 1999 recommendations to CSX, the highest and best use for the High Line is for open space. In this respect the High Line Transfer Corridor and adjacency controls not only preserve the structure but enhance its future use as a

quality public open space. Transfer of development rights from the High Line to receiving sites will efficiently provide for the light and air standards that such a great public space will require. Public access points from ground level to the High Line controlled by the adjacency bulk regulations will also enhance this asset as a truly public space.

We would welcome the opportunity to discuss these ideas, and look forward to working with you and your office in this exiting process that is certain to set a benchmark for future development as it encourages mixed-use neighborhoods, historical valuable assets preservation and appropriate economic activities.

CHAIRMAN
Peter W. Herman

VICE CHAIRMAN AND
CO-CHAIRMAN, NEW JERSEY
Christopher J. Daggett

VICE CHAIRMAN AND
CO-CHAIRMAN, NEW JERSEY
Hon. James J. Florio

VICE CHAIRMAN AND
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John S. Griswold, Jr.

VICE CHAIRMAN AND
CO-CHAIRMAN, CONNECTICUT
Michael P. Meotti

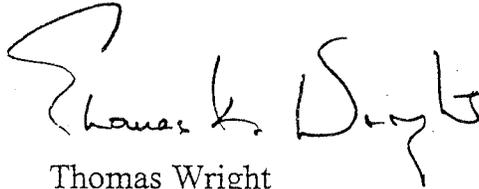
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Gregg Rechler
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Mark F. Rockefeller
Elizabeth Barlow Rogers
Janette Sadik-Khan
Stevan A. Sandberg
H. Claude Shostal
Susan L. Solomon
Luther Tai
Karen E. Wagner
Mary Ann Werner
Paul T. Williams
William M. Yaro

Sincerely,



Thomas Wright
Executive Vice President

Dr. Elaine T. Yaffe

520 West 23rd Street

New York, New York 10011

March 21, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

Dear Chair Burden,

As a resident, I strongly support the New York City Department of City Planning's proposed West Chelsea rezoning for its inclusion of mechanisms essential to the preservation of the High Line for reuse as open public space.

Plans to transform the High Line are vital to the future of the surrounding community and New York City as a whole. As you well know, Manhattan Community Board No. 4's district is one of the least well-served in the city in terms of open space. The 6.7 acres atop the High Line offer our city a once-in-a-lifetime opportunity to remedy this by creating an innovatively designed landscaped environment that welcomes all the diverse citizens of the neighborhood and the city.

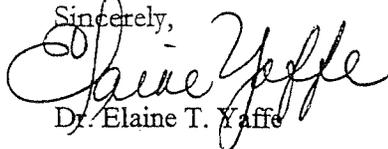
The High Line, once completed, will contribute to the long-term economic health of the city and enhance local economic vitality. It will bring customers to area businesses and add value to neighboring properties, increasing tax revenues for the city.

The innovative mechanisms in this rezoning plan are also essential to the preservation of a valuable historic resource. The city has an illustrious record of using zoning to support historic preservation, most notably in the case of Grand Central Terminal. By enabling High Line preservation, the proposed West Chelsea rezoning builds on this record, showing that we can save our irreplaceable historic resources as our city continues to grow.

Healthy, urban neighborhoods depend on many things: sufficient mixed-income housing availability, a strong business base, appropriate density, and great parks and public open spaces. The Department of City Planning has worked hard to balance these needs in their proposal.

I thank you for your admirable leadership on the High Line project to-date, and I urge you to support the city's proposed West Chelsea rezoning to ensure the transformation of the High Line into a much needed open public space for our community.

Sincerely,



Dr. Elaine T. Yaffe

March 22, 2005

Amanda Burden
Chair
New York City Planning Commission
22 Reade Street
New York, NY 10007

Re: Support for High Line in West Chelsea Rezoning

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Shlomete Yoo