



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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COREY JOHNSON
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

July 1, 2013

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

Re: Proposed East Midtown Re-zoning

Dear Chair Burden:

Manhattan Community Board 4 (MCB4) supports the principles enunciated in the Multi-Board Task Force resolution on the application for the proposed East Midtown Rezoning as a framework for further discussion among the applicable boards and the City Planning Commission, as well as the Manhattan Borough President's Office and the NYC Council, as the proposed rezoning proceeds through the public review process. MCB4 recommends denial of the application unless those principles are addressed during the public review process.

Of primary interest to MCB4 is the proposed effective date of the rezoning, the so called Sunrise Provision. The Sunrise Provision was crafted to ensure that the proposed East Midtown Rezoning does not conflict and compete with the development contemplated under the Hudson Yards Rezoning and the Lower Manhattan Development.

As it relates to the Hudson Yards area, instead of setting a hard date of 2017 for the Sunrise Provision, MCB4 proposes that the trigger be based on a set of milestones in Hudson Yards development. Such milestones could include building permits issued coupled with actual construction starts and Certificates of Occupancy issued for a quantified amount of both commercial and residential square feet of development. The applicable agencies such as DOB, HPD, Parks and/or SCA would certify to CPC when these milestones had been met and, thus, trigger the Sunrise Provision of the proposed East Midtown Rezoning.

We believe that by including such milestones the City can ensure successful and balanced development in both Hudson Yards and East Midtown.

Furthermore, MCB4 believes such milestones must also include measurables of the promised community mitigation - affordable housing, open space, and public school construction - as embodied in both the Hudson Yards and Western Rail Yards Points of Agreements.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to be 'CJ', written in a cursive style.

Corey Johnson
Chair

cc: Edith Hsu-Chen, Adam Wolff, Frank Ruchala - DCP
Gail Benjamin, Danielle DeCerbo – City Council Land Use Division
Melanie LaRocca, Julia Fredenburg - NYC Council Speaker Christine Quinn
Brian Cook, Michael Sandler – Manhattan Borough President Scott Stringer
NYS Senator Brad Hoylman
NYS Assemblyman Richard Gottfried
US Congressman Jerrold Nadler
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