

CITY COUNCIL
CITY OF NEW YORK

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TRANSCRIPT OF THE MINUTES

Of the

SUBCOMMITTEE ON ZONING AND FRANCHISES

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B E F O R E:

DONOVAN J. RICHARDS
Chairperson

COUNCIL MEMBERS:

ANTONIO REYNOSO
DANIEL R. GARODNICK
JUMAANE D. WILLIAMS
RITCHIE J. TORRES
RUBEN WILLS
VINCENT J. GENTILE

A P P E A R A N C E S (CONTINUED)

Paul Travis
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Maggie Clark
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Rita Gorman [sp?]
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Nancy Preston
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David Tom
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Ava Farkas
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Marty Goodman
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A P P E A R A N C E S (CONTINUED)

Marcel Negret [sp?]
Project Manager
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Suzanne Mallets [sp?]
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David Friend
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Sarah Fisher
Member
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Catherine O'Sullivan
Member
Inwood Preservation Group

Pat Courtney
Member
Inwood Preservation

[gavel]

CHAIRPERSON RICHARDS: Good morning. I'm Donovan Richards, Chair of the Subcommittee on Zoning and Franchise and... and before we begin we are joined by Subcommittee Members; Council Members Jumaane Williams, Vincent Gentile, Council Member Ruben Wills. And we have two other council members who are joining us who are no strangers to this committee; Council Member Steve Levin who has an item on the agenda and also Council Member Ydanis Rodriguez. We have two items for our consideration today; Land Use numbers 398, 399, and 400 25 Kent Avenue and Preconsidered Land Use Item application numbers C150438ZMM and N160164ZRM. We're going to first vote on a set of modifications to 25 Kent... to the 25 Kent applications. We had a public hearing on this item at our last meeting. And the applicants have been working with the... with Council Member Levin to work out a set of modifications to the project over the last few weeks. This project is a proposed eight story 380,000 square foot development with mixed manufacturing, retail, and office space on a full block site in the Greenpoint Williamsburg IBZ that will serve as a model for

1 future manufacturing policy in New York City. The
2 proposed zoning text amendment for which the
3 Department of City Planning is co-applicant will
4 create new special permits to allow increased FAR
5 for a defined mixture of commercial and industrial
6 uses. Roughly 64,000 square feet of the building
7 will be restricted to industrial uses in order to
8 ensure the continued provision of space for
9 industrial companies within this industrial
10 business zone. The special permits will also allow
11 for a reduction in parking and loading requirements
12 and the establishment of height limits with a bonus
13 for the creation of public plazas. We will be
14 voting today to approve these three related
15 applications with the following modifications to
16 strengthen and monitoring an enforcement of the
17 required industrial space. One; tightening the
18 definition of require.. of required industrial uses
19 to ensure that this space is only available to
20 industrial uses. Two; requiring that the
21 certificate of occupancy for the required
22 industrial uses is issued before or concurrent with
23 the certificate of occupancy for other parts of the
24 building. Three, requiring annual inspection by an
25

1 independent organization or firm approved by the
2 Department of small business services retained at
3 the developer's expense to report on the status of
4 the required industrial uses. This report shall
5 include the number of businesses occupying the
6 space, the size of the space occupied, details on
7 any vacant spaces, industry subsectors, number of
8 employees, and the average annual rent for the
9 industrial... for the required industrial uses,
10 space, and aggregate. The council's also making
11 technical modifications to clarify some provisions
12 of the zoning text. Now with that being said I will
13 go to Council Member Steve Levin's whose district
14 this is in and then I will call the vote.

16 COUNCIL MEMBER LEVIN: Thank you very
17 much Mr. Chairman. Good morning everybody. I'm
18 Council Member Steven Levin and I want to thank all
19 of you for being here today as we take our first of
20 three votes on the proposed redevelopment at 25
21 Kent Avenue in the 33 council district. This
22 project is part of a much larger and important
23 conversation about how we can maintain and expand
24 manufacturing businesses and jobs in our city,
25 particularly in areas like North Brooklyn where

1 rapid development have led to neighborhood change.
2 We know that well-paying industrial jobs can
3 provide a latter for many families to create strong
4 foundations for their children and future
5 generations. It's essential that we nurture these
6 business opportunities that help our communities to
7 grow and succeed. And in particular we look at a
8 neighborhood like the neighborhood surrounding 25
9 Kent Avenue where we have seen in recent years in
10 an industrial business zone the promulgation of... of
11 hotels, of night clubs, of all types of uses that
12 are not industrial. And I think it's important that
13 we look towards how we can incentivize industrial
14 development and how we can require industrial
15 development. That's why I genuinely appreciate the
16 innovative approach that heritage equities and the
17 Department of City Planning have undertaken in the
18 development of the space at 25 Kent making it a
19 priority to establish a mixed use space intended
20 for both commercial and manufacturing use. And this
21 is really the first of its kind so this is... we're
22 kind of breaking new ground here. Based on
23 important feedback of community partners and
24 industrial advocates I am pleased that the final
25

1
2 proposal on this unique space includes reporting
3 requirements related to business information,
4 industrial use floor area and average rent. And
5 limits the use groups to ensure that real
6 manufacturers occupy the industrial space. I hope
7 that this data will help to inform future such
8 projects and serve as the successful model in New
9 York City and beyond of how to establish new
10 industrial space in an urban center. Additionally,
11 I am pleased that the developers are in
12 conversations about ensuring the prevailing wage
13 for future building service employees here at this
14 building. I want to thank the development team at
15 heritage equities for working to increase
16 manufacturing space in North Brooklyn and the
17 Department of City planning for partnering on this
18 unique proposal. I want to especially thank Toby
19 Moskowitz and Jeramiah Cane who have undertaken as
20 I said the... the... really the first time that
21 anyone's looked to build new manufacturing
22 industrial space anywhere certainly in my district
23 in... in recent years and is doing it in a way that
24 is making it a competitive project. And... and that's
25 something that... that... that we... we're really excited

1 to see come down the pipe. I appreciate that
2 everyone is... was part of this process is engaged in
3 a real dialogue with the council to set important
4 benchmarks for data reporting on the industrial
5 uses on this model. I look forward to following the
6 progress of this space and hope that it's
7 successful... encourage other mixed use developments
8 in New York City. And additionally I want to offer
9 my sincere thanks to industrial advocates for their
10 ongoing and insightful feedback, especially Leah
11 Archibald and Tod Greenfield at Evergreen, Adam
12 Friedman at the Pratt Center for Community
13 Development, and Armondo Chapiclin [phonetic]...
14 Chapelliquen and Benjamin Dulchin at the
15 Association for Neighborhood and Housing
16 Development. I also want to thank David Cohen and
17 Sharon Cromwell from... from 32BJ SEIU as well as all
18 of the... 32BJSEIU members who are here today for
19 holding businesses accountable to a prevailing wage
20 standard. Now finally I want to thank our
21 incredible Land Use staff here at the council for
22 their innovative ideas and meticulous review during
23 the process, especially Project Manager Bryan Paul,
24 General Counsel Julie Lubin, and Land Use Director
25

2 Raju Mann. I also want to thank Ramone Martinez,
3 our Chief of Staff here at the Council. And I want
4 to thank my legislative director... new legislative
5 director who has taken on this issue from Day 1 in
6 her tenor; Julie Barrow, my chief of staff who also
7 took this on as a... an issue from Day 1; Johnathan
8 Bushey [sp?], and my former Chief of Staff Rommy
9 Medal [sp?] who worked diligently on this project
10 for a number of years and I think was... was
11 instrumental in helping get the idea of new
12 industrial development on the radar of city
13 planning and... and I think he deserves a lot of
14 credit for... for getting that ball rolling. And I
15 want to thank him publically for his work on this.
16 I encourage my colleagues to vote in support of
17 this application and thank you all very much.

18 CHAIRPERSON RICHARDS: Alright thank you
19 Council Member for your hard work. Okay, any
20 comments...

21 COUNCIL MEMBER LEVIN: And thank you Mr.
22 Chairman.

23 CHAIRPERSON RICHARDS: Oh, okay.
24 Whatever. Alrighty, any other comments from any
25 other colleagues? Okay if not I will now couple

2 Land Use items number 398, 399, and 400 on the vote
3 to approve this application with modifications. And
4 I will now ask the counsel to please call the roll.

5 COMMITTEE COUNSEL: Chair Richards.

6 CHAIRPERSON RICHARDS: Congratulations
7 Council Member Levin and... and although we're voting
8 on this application today we do look forward to a
9 robust conversation with City Planning on use...
10 group... on use group reform as we move forward in...
11 in wider IBZ policy as well. With that I am voting
12 aye. Congratulations once again.

13 COMMITTEE COUNSEL: Council Member
14 Gentile.

15 COUNCIL MEMBER GENTILE: Pleased to vote
16 on a... a idea... a first of its kind and congratulate
17 Councilman Levin. I vote aye.

18 COMMITTEE COUNSEL: Council Member
19 Williams.

20 COUNCIL MEMBER WILLIAMS: [off mic]
21 Congratulations to my colleague. I vote aye.

22 COMMITTEE COUNSEL: Council Member
23 Wills.

24 COUNCIL MEMBER WILLS: I vote aye.

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SUBCOMMITTEE ON ZONING AND FRANCHISES

COMMITTEE COUNSEL: By a vote of four in the affirmative, zero in the negative, and zero abstentions Land Use items 398, 399, and 400 are approved with modifications and referred to the full Land Use Committee.

CHAIRPERSON RICHARDS: Thank you. And we'll hold the vote open. Alrighty, we will now move on to a public hearing on two related preconsidered applications, the Broadway Sherman rezoning and text amendment. These applications would rezone property located at the corner of Broadway and Sherman Avenue in Manhattan from... from an R7-2 district to an R8-X and R9-A district and apply the mandatory inclusionary housing regulations to the site. This item is located in Council Member Rodriguez' district and he has been meeting with the applicants to work out the details of this... of the applications. I will now open the public hearing on pre-considered items number... application numbers C150438ZMM and N160164ZRM. And before we go I will go to Council Member Rodriguez whose district... who... who represents this district for remarks. Council Member Rodriguez.

COUNCIL MEMBER RODRIGUEZ: Thank you.

Good morning everyone. Good morning Chair and my colleague. My folk... I... first of all I would like to say when it come to rezoning in my district, in the six year that I been a council member I had no major rezoning of one single project. I've been committed to protect the landscape of the community. I know how important historically is our community for immigrants that we had choose to live in Northern Manhattan for generations. I also believe that it is important to protect our green area. And as father of two daughters I live also across the park. It is as everyone know my... my focus on rezoning has been the east of 10th avenue. That's what I gonna [phonetic] be... And I have engaged members in the community in that conversation. That's where we are looking to build. And I would like to of... of course as the members of a community to be open or whatever is going to be the final product that we will work together delivering to the east of 10th avenue as a main focus of building affordable housing and at the same time that also we invest on preservation. However, it is my responsibility and that's what I

1 been doing to meet with the developers who own... as
2 also it is my responsibility to hear the voices of
3 my community. I want to start by acknowledging the
4 many members of my community who have taken their
5 valuable time to be here today. From the start this
6 process has been a long and thoughtful one. It has
7 raised community awareness about the pros and cons
8 of developments. The lack of affordable housing and
9 the important of preservation in Northern Manhattan
10 and has created a rally point for many to organize
11 and have their voice heard. At the end of the day
12 this projects must be about preserving the make-up
13 of our community for the future. Hoping to sustain
14 the makeup that makes Northern Manhattan one of the
15 best places for working and middle class families
16 to call home. Through months of negotiations we
17 have move... moved from a project that began at 25
18 stories with basic MIH affordability levels to one
19 15 stories with more proposed affordable housing
20 serving a wider range of income levels. I want to
21 acknowledge that Washington Square Partners have
22 been receptive to a number of community concerns
23 and have also agreed to provide desperately needed
24 community space for cultural institutions. However,
25

2 negotiations continue and we are at a point now
3 where we must have real guarantee about
4 affordability and reliable deliverable when it
5 comes to the demand made by our residents. I'm not
6 yet at a place where I can say I support this
7 project but I'm optimist that with concrete
8 conceptions in the forms or guaranteed permanent
9 affordable housing couple with community space and
10 a solid percent as... accessible commercial rents for
11 local businesses we can see a mutually beneficial
12 project move forward. I know that many of my
13 constituents have been vehement... vehement in their
14 stance of the project... of this project. Concerned
15 over is proximity to the park and fearful of future
16 projects that could mark the valuable... the valuable
17 low-rise landscape and trigger a wave of new
18 markets rate developments. I have heard these
19 concerns loud and clear and they are what have
20 shaped my positions in negotiations are what... and
21 are why... why I remain adamant about the importance
22 of true affordability. All eyes are in this project
23 the first to be rezoned with MIH playing a key
24 role. This is a fact that has not been lost on me.
25 Given this dynamic it is imperative that we get it

1 right... get it right and ensure this project truly
2 benefits the community, our community where it will
3 be placed. And I know it... I know it well. It is two
4 blocks away from my family's home. This is a
5 community that continue to push back against the
6 relentless tide of gentrification in rising rents.
7 A community of professionals, artists, and public
8 employees. It is a community that has been a home
9 to fresh waves of immigrants groups for numerous
10 generations. This is a historic neighborhood in one
11 whose legacy we must protect. This is the framework
12 from which I draw and will ultimately guide my
13 decision in this process. I will add however that
14 ultimately new affordable housing must be built in
15 northern Manhattan. This project aside we have seen
16 a major neglect to uptown when it comes to
17 construction, affordable housing, real and
18 permanent affordable housing during the previous
19 administrations. That's changing now... areas... cast
20 of 10th Avenue in... a barring area once used for
21 manufacturing which has real potential to increase
22 our stock of accessible housing. This process is
23 ongoing as we meet with... as we meet and met with
24 residents and local stakeholders. The fact is that
25

2 even with zero new developments our residents are
3 being pushed out. The status quo must change to
4 preserve our community. The cost of doing nothing
5 is really apparent and need provide a blank
6 pictures of the future. I thank you chair for
7 holding the hearing today and I'm eager to hear
8 from the applicant about their proposal. I'd like
9 to thank... Martinez... Craze [phonetic], George, and
10 Rajul [sp?] from Land Use for their guidance in
11 this process. Thank you.

12 CHAIRPERSON RICHARDS: Thank you Mr.
13 Rodriguez. So with that said Council Member
14 Rodriguez now we will go to the first panel. Paul
15 Trans from... oh Travis, sorry you got handwriting
16 like me... Akatia Sermon... Alrighty... Okay, all of you
17 have handwriting like me. Okay, you'll just say
18 your names when you come up. Actually just state
19 your name and who you're representing for the
20 record and then you may begin. And you'll make sure
21 your mic is lit up, it's a little button on it,
22 it's lit up red.

23 PAUL TRAVIS: Okay. My name is Paul
24 Travis. I'm with Washington Square Partners
25 representing Acadia Sherman Avenue LLC. And thank

1 you Chair Richards for giving us the opportunity
2 today to present the application. Sherman... Sherman
3 Plaza is a site at Broadway and Sherman in the
4 Inwood Neighborhood of Manhattan. It's a very rare
5 site because it's quite large. It's a 47,000 square
6 foot site. It's... it's located across from Fort
7 Tryon Park. And it also is a site that has
8 excellent transit access on all sides. This is a
9 photo currently of the site. It's occupied by a two
10 story building that is currently used as parking
11 garage primarily for long term storage. It had... it...
12 it has earlier housed uses such as a HRA office.
13 That's on Sherman. And this is the view on Broadway
14 looking south. In 2008 this site was the subject of
15 a proposed... the building which included a large
16 amount of city office space at the time, primarily
17 to be occupied by the Police Department Internal
18 Affairs Division. The building was proposed at
19 306,000 square feet. It was a... a 17 story bill... 17
20 story build... building and had community facility
21 space and market rate housing. That... that... that
22 city lease actually was approved by the community
23 board in 2008 but the city decided not to go ahead
24 with the lease. And we began to think in more
25

1 recent years what the right use would be for this
2 site. And about two years ago we... we... we started to
3 engage both with the city planning commission and
4 elected officials including the council person to...
5 to begin to think about this site. The... the... the
6 proposal which the city planning commission
7 certified was for a building which actually was a
8 375,000 square feet but a zoning district which
9 would have permitted 475,000 square feet. There was
10 no height limit in the R9. There is... I should point
11 out the current zoning has no height limit
12 actually. This would have... would... this would have
13 preserved that lack of a height limit. And the
14 proposed height was 23 stories. We also were
15 certified in January with mandatory inclusionary
16 housing Option 2 which was 30 percent of the units
17 being affordable at 80 percent of the median
18 income. We... There were community board meetings in
19 February and annually March and we heard loud and
20 clear that there were a number of concerns about
21 the proposed project. There were concerns about
22 height. There were concerns about density, the
23 overall amount of bulk and there were concerns
24 about the level of affordability being proposed.
25

1
2 And after that when we went to the next step of the
3 process which was reviewed by the borough president
4 we began to look with their help. And with city
5 planning's help and the other elected officials at
6 looking at a new option for the site that would be
7 responsive to the issue that... the issues that were
8 raised at the community board meeting. So where we
9 ended up was a very different application which was
10 to rezone the site, to R9A and R8X zones, R9A on
11 Broadway and R8X on Sherman Avenue. Those are known
12 as contextual zones so they have height limits. And
13 they... they... they in... encourage lower build lower
14 buildings. That also reduced the allowable square
15 footage by 100,000 square feet to 369,000 square
16 feet which is exactly what we propose to build. The
17 net... the result was a height limit in those... in
18 those two zones is 17 stories or 175 feet. Our
19 proposal is to build 15 stories. And the option
20 that the city planning commission approved under
21 MIH was 20 percent of the units at 40 percent of
22 AMI which we understand is much more representative
23 of income levels in the neighborhood. I should note
24 at this point... And there were a number of items
25 which were not as much the issue in the city

1 additional bulk is going for the soul purpose of
2 providing affordable units. On the ground level
3 this is a... you know we're very early in the design
4 process but this is a illustrative plan of the
5 ground level. We are committed to ensuring that
6 there is ground level retail and office space
7 available to local businesses. And we also our
8 committed to... to... to providing space either the
9 first or second floor for... for cultural facilities
10 in the neighborhood. We... we... we understand that's
11 extremely important and we look forward to working
12 with the council member to find ways to ensure that
13 that will happen. Just... just in a very quick
14 illustration that I'll end with. This shows how...
15 how the zoning works. You know Inwood's a... is a
16 beautiful... beautiful neighborhood. One of the
17 quirky things about Inwood is that in fact the
18 existing buildings are... occupy the entire site. And
19 so they're built under a different zoning than...
20 than currently exists that... that... that requires you
21 to have a rear yard. So any... any building built on
22 this site either under the existing zoning or under
23 new zoning will be by definition be taller than the
24 existing buildings because of the current zoning.
25

2 So thank you very much and happy to answer any
3 questions.

4 CHAIRPERSON RICHARDS: Thank you so much
5 for your testimony. Anybody else going? That's it?
6 Okay, great. Thank you. So I'll just start off. So
7 just... so you spoke with commercial development on
8 the ground floor. Can you go through how much... so
9 out of the 369,789 square footage... square feet, how
10 much of that is dedicated to retail.

11 PAUL TRAVIS: So there is...

12 CHAIRPERSON RICHARDS: And communities.

13 PAUL TRAVIS: Right.

14 CHAIRPERSON RICHARDS: Are you doing
15 all... is it... will the cultural community space...
16 [cross-talk]

17 PAUL TRAVIS: Right, okay.

18 CHAIRPERSON RICHARDS: ...ground floor?

19 PAUL TRAVIS: So there is currently
20 there is about 25,000 square feet of retail and
21 about 15,000 square feet of community facility...

22 CHAIRPERSON RICHARDS: Wait, slow down.
23 25...

24 PAUL TRAVIS: Sorry.

25 CHAIRPERSON RICHARDS: ...thousand...

2 PAUL TRAVIS: 25,000 square feet of
3 retail space.

4 CHAIRPERSON RICHARDS: Okay.

5 PAUL TRAVIS: And approximately 15,000
6 square feet of community facility space.

7 CHAIRPERSON RICHARDS: Of community
8 facility space.

9 PAUL TRAVIS: We... those are... as I said
10 those are illustrative, they could change according
11 to the tenants. We have also... we... we have also
12 looked at the possibility of creating community
13 facility space on the ground, on the second floor.

14 CHAIRPERSON RICHARDS: Okay.

15 PAUL TRAVIS: Which would be an
16 additional 40,000 square feet.

17 CHAIRPERSON RICHARDS: Okay so we're
18 talking about close to 80,000 square...

19 PAUL TRAVIS: Correct.

20 CHAIRPERSON RICHARDS: ...feet of
21 amenities and...

22 PAUL TRAVIS: Correct.

23 CHAIRPERSON RICHARDS: ...retail. Okay. Go
24 through the affordability numbers again.

1
2 PAUL TRAVIS: Okay. So we were approved
3 by city planning under the MIH Option 3 which the
4 city council added to the MIH program. That
5 provides for 20 percent of the units at 40 percent
6 of the median income. We understood that that was
7 much closer to existing incomes in the neighborhood
8 and therefore very important as an affordable
9 housing component. What we've proposed is to... is to
10 provide additional affordable units which would
11 bring the total number of affordable units in the
12 building to 50 percent. So there would be an
13 additional 10 percent of the units at 60 percent of
14 the median income and then 20 percent of the units
15 at middle income.

16 CHAIRPERSON RICHARDS: What is middle
17 income.

18 PAUL TRAVIS: Middle income in this case
19 would... would most likely be at either 110 or 135
20 percent of median income.

21 CHAIRPERSON RICHARDS: So... Okay so...
22 alright. And I'll ask that... I mean if you disagree
23 you can do this. If you like it you can do this. So
24 you know I... I would assume and I'll... I know Council
25 Member Rodriguez Certainly is going to point this

2 out that the current AMI... the middle income is not
3 a middle income that reflects that particular
4 community I'm assuming. So I would urge you just to
5 be a little bit careful when you describe something
6 as middle income. Even though I get what you're
7 saying based on the federal government
8 terminologies you know it... it would be described as
9 middle income but for that local community is there
10 any more conversation being had to ensure that in
11 particular with HPD or others to ensure that we can
12 reach more affordability for locals who live there.
13 So closer to that 40 percent threshold and there's
14 no 30 percent being included anywhere in here as
15 well?

16 PAUL TRAVIS: So what we're trying to do
17 is to you know the... the... the challenge here is to
18 take this project under MIH and mold it into the
19 various alternatives that the housing agencies have
20 available.

21 CHAIRPERSON RICHARDS: Which program are
22 you using?

23 PAUL TRAVIS: So the... the... the program
24 we've been looking at is 50/30/20. What we've
25 proposed is to flip it. So normally a 50/30/20

2 would be 30 percent middle income as... as the
3 housing...

4 CHAIRPERSON RICHARDS: 30 percent at
5 110... [cross-talk]

6 PAUL TRAVIS: 10, anywhere between...

7 CHAIRPERSON RICHARDS: Okay.

8 PAUL TRAVIS: According to the rules...

9 CHAIRPERSON RICHARDS: The term sheet.

10 PAUL TRAVIS: ...it's 110 to 165. We've
11 proposed 110 to 135. And then normally the way the
12 program works it would be 20 percent at lower
13 income levels. What we've proposed is 30 percent at
14 lower income levels and 20 percent at middle income
15 levels.

16 CHAIRPERSON RICHARDS: 30 percent at...

17 PAUL TRAVIS: Either 40 percent or 60
18 percent.

19 CHAIRPERSON RICHARDS: Okay. I like
20 closer to 40.

21 PAUL TRAVIS: Okay.

22 CHAIRPERSON RICHARDS: And tell me you
23 said... so the 50 percent will be market. What AMIs
24 are being reflect...

25

2 PAUL TRAVIS: That is in... in the current
3 market the... it... it would reflect about probably 155
4 percent of median income.

5 CHAIRPERSON RICHARDS: Okay... [cross-
6 talk]

7 PAUL TRAVIS: If you looked at...

8 CHAIRPERSON RICHARDS: ...getting
9 somewhere now.

10 PAUL TRAVIS: And that's...

11 CHAIRPERSON RICHARDS: So you get where
12 I'm going?

13 PAUL TRAVIS: Yeah.

14 CHAIRPERSON RICHARDS: We gotta
15 [phonetic] do better for the local residents. And I
16 understand they're using the... the MIH...

17 PAUL TRAVIS: Right.

18 CHAIRPERSON RICHARDS: ...you know that we
19 certainly passed here but...

20 PAUL TRAVIS: Right.

21 CHAIRPERSON RICHARDS: But HPD... I'm
22 hoping that there's a lot more conversations...

23 PAUL TRAVIS: Right.

24 CHAIRPERSON RICHARDS: ...being had with
25 HPD. How many units total?

2 PAUL TRAVIS: Three... 355 units.

3 CHAIRPERSON RICHARDS: So 355...

4 PAUL TRAVIS: Right.

5 CHAIRPERSON RICHARDS: ...units. And

6 you're saying basically 50 percent of those...

7 PAUL TRAVIS: Correct.

8 CHAIRPERSON RICHARDS: So oddly 140...

9 130...

10 PAUL TRAVIS: Right. Right.

11 CHAIRPERSON RICHARDS: ...my baby was up

12 late last night, this morning so forgive my math

13 this morning. But 50 percent of these units would

14 be 110 percent and below.

15 PAUL TRAVIS: Correct.

16 CHAIRPERSON RICHARDS: Okay. And how

17 many... and so and 20 percent of these units would be

18 at 40.

19 PAUL TRAVIS: Correct.

20 CHAIRPERSON RICHARDS: At the moment.

21 PAUL TRAVIS: At the moment. And so you

22 know what we're trying to do and... and again I... and

23 we're not done and I... I understand the council will

24 certainly have some strong opinions on where we

25 should end up. You know we're trying to... we've been

2 asked by the housing agencies to match as close as
3 we can the current programs they have available.
4 And we're also... you know one thing I would say is
5 we've done affordable housing around the city.
6 There are not a lot of mixed income projects in
7 neighborhoods like this because the... the market
8 rate rents do not cross... [cross-talk] the
9 affordable. So if you're doing a project in East
10 Harlem or doing a project in downtown Brooklyn or
11 Long Island City you can use the market rate units
12 in effect to subsidize the affordable units.

13 CHAIRPERSON RICHARDS: But you're doing
14 155 percent AMI?

15 PAUL TRAVIS: No, the market rate units
16 in those buildings are more like two to 300 percent
17 of A... AMI.

18 CHAIRPERSON RICHARDS: Oh... okay.

19 PAUL TRAVIS: So...

20 CHAIRPERSON RICHARDS: But I'm saying
21 for this particular project...

22 PAUL TRAVIS: So this building there are
23 155. That is actually considered by the city, I
24 know not everyone would agree...

2 CHAIRPERSON RICHARDS: Please don't say
3 it.

4 PAUL TRAVIS: ...but...

5 CHAIRPERSON RICHARDS: Go ahead.

6 PAUL TRAVIS: ...considered by the city to
7 be units that need... let me put it differently, that
8 need subsidy. We're doing those units without
9 subsidy.

10 CHAIRPERSON RICHARDS: Alright, alright..
11 alright.

12 PAUL TRAVIS: So the balance here is how
13 we can come up with a project that at the end of
14 the day gets financed but does reflect...

15 CHAIRPERSON RICHARDS: Right.

16 PAUL TRAVIS: ...the neighborhood income
17 levels.

18 CHAIRPERSON RICHARDS: But we're going
19 to want to want some subsidy here.

20 PAUL TRAVIS: Right.

21 CHAIRPERSON RICHARDS: HPD, if you're in
22 the room...

23 PAUL TRAVIS: Right. Right.

24 CHAIRPERSON RICHARDS: ...that... that is
25 going to be important to us.

2 PAUL TRAVIS: Right.

3 CHAIRPERSON RICHARDS: Can you go
4 through parking for a second?

5 PAUL TRAVIS: Sure. We have provided for
6 110.

7 CHAIRPERSON RICHARDS: Okay.

8 PAUL TRAVIS: Sorry 100 and... 160 parking
9 spots.

10 CHAIRPERSON RICHARDS: Okay.

11 PAUL TRAVIS: That should be more than...
12 that's actually...

13 CHAIRPERSON RICHARDS: No that's... that...

14 PAUL TRAVIS: ...reflects both required
15 and some additional parking.

16 CHAIRPERSON RICHARDS: Alright. And just
17 go through the heights again. So with the R... the
18 original R9 proposal...

19 PAUL TRAVIS: Okay so the original...

20 CHAIRPERSON RICHARDS: ...unlimited
21 height...

22 PAUL TRAVIS: Right.

23 CHAIRPERSON RICHARDS: ...and now you're...
24 [cross-talk] bringing it down...

25 PAUL TRAVIS: Yeah.

2 CHAIRPERSON RICHARDS: ...to...

3 PAUL TRAVIS: So the original proposal
4 was at R9. R9 has no height limit. The building as
5 proposed is 23 stories. The building that you could
6 have built if you just did the math was actually 27
7 stories. The proposed zoning districts, the R9A and
8 the R8X have a height limit, 175 feet which is
9 roughly 17 stories. So obviously it's much lower
10 than the proposed zoning, actually lower... it's
11 actually almost the exact same as the as of right
12 building we had proposed many years ago. And the
13 building we are proposing to the council is a 15
14 story...

15 CHAIRPERSON RICHARDS: So you're going
16 from...

17 PAUL TRAVIS: ...building.

18 CHAIRPERSON RICHARDS: ...23 in the
19 original proposal and amending it to 15... [cross-
20 talk]

21 PAUL TRAVIS: 15 stories.

22 CHAIRPERSON RICHARDS: ...is basically
23 what you're saying. Okay. Alright I'm wrapping up
24 and I'm going to go to Council Member Ydanis. Can
25 you speak of your plan to ensure local people are

2 hired on this project and that good jobs are
3 agreed...

4 PAUL TRAVIS: Sure so... local, local
5 hiring is something we have a lot of experience
6 with. We are currently involved in a project that
7 has the highest level of local construction workers
8 of any project in the city. So it is our commitment
9 to the council both to ensure that local employees
10 get the first ability to get jobs and...

11 CHAIRPERSON RICHARDS: How many jobs do
12 you... are you suspecting would be created?

13 PAUL TRAVIS: I'm... I'm guessing which is
14 really, it's hard to say this early on in the
15 process about 200 construction jobs.

16 CHAIRPERSON RICHARDS: And how many
17 permanent?

18 PAUL TRAVIS: Permanent jobs, you know
19 there's not a lot of permanent jobs in a building
20 like this except in the retail and the... and the
21 office which we'll be leasing but I'm guessing
22 around 10 to 20 jobs. And our first... our first goal
23 always and I think our history is we've done a very
24 good of accomplishing that it will be local
25 employees. And the... the other thing I would note in

2 the con... in terms of construct... in terms of
3 construction is we will focus on local contractors
4 both in upper Manhattan and in the Bronx.

5 CHAIRPERSON RICHARDS: Okay so... just to
6 recap...

7 PAUL TRAVIS: Right.

8 CHAIRPERSON RICHARDS: ...you know I
9 appreciate... definitely looks like you work to
10 revise to...

11 PAUL TRAVIS: Right.

12 CHAIRPERSON RICHARDS: ...to decrease the...

13 PAUL TRAVIS: Right.

14 CHAIRPERSON RICHARDS: ...the height
15 limits there through the amended changes you made.
16 But local hiring, the AMIs are going to be...

17 PAUL TRAVIS: Mm-hmm.

18 CHAIRPERSON RICHARDS: ...something very
19 important...

20 PAUL TRAVIS: Right.

21 CHAIRPERSON RICHARDS: ...to this
22 committee and I'm sure very...

23 PAUL TRAVIS: Right.

24 CHAIRPERSON RICHARDS: ...important to
25 Council Member...

2 PAUL TRAVIS: Right.

3 CHAIRPERSON RICHARDS: ...Rodriguez in
4 particular. And lastly can you just speak to any
5 environmental benefits that...

6 PAUL TRAVIS: Sure. So this... this will
7 be a... we... we... we certainly expect this will be a
8 green bill... green bill... building will be designed
9 the... the building to the enterprise green
10 communities criteria.

11 CHAIRPERSON RICHARDS: Say that again.

12 PAUL TRAVIS: We'll be... design the
13 building to the enterprise green communities...

14 CHAIRPERSON RICHARDS: Okay.

15 PAUL TRAVIS: ...criteria.

16 CHAIRPERSON RICHARDS: Okay.

17 PAUL TRAVIS: We will build where...
18 where... wherever we can with recycled content. And
19 while the building design certainly has not been
20 completed we will incorporate energy efficiency and
21 water conservation elements including such things
22 as high efficiency lighting controls, energy star
23 appliances and leak monitoring. We also expect to
24 incorporate green roofs wherever possible and
25 create outdoor space for all the residents.

2 CHAIRPERSON RICHARDS: Okay great. I'm
3 going to go to Council Member Rodriguez and then...

4 PAUL TRAVIS: Okay.

5 CHAIRPERSON RICHARDS: ...followed by him
6 any of my colleagues who have questions.

7 COUNCIL MEMBER RODRIGUEZ: ...a question...

8 PAUL TRAVIS: Okay.

9 COUNCIL MEMBER RODRIGUEZ: ...is with...
10 there's going to be building service jobs.

11 PAUL TRAVIS: Correct.

12 COUNCIL MEMBER RODRIGUEZ: And of course
13 32BJ is in... [cross-talk]

14 PAUL TRAVIS: Right.

15 COUNCIL MEMBER RODRIGUEZ: ...and we also
16 work very closely with 32BJ.

17 PAUL TRAVIS: Right, right.

18 COUNCIL MEMBER RODRIGUEZ: And I know
19 how important for 32BJ to be sure that there's
20 going to be good building service jobs. So even if
21 it's six or ten...

22 PAUL TRAVIS: Right.

23 COUNCIL MEMBER RODRIGUEZ: ...I just would
24 like to have a commitment that if the project move
25 on...

2 PAUL TRAVIS: Right.

3 COUNCIL MEMBER RODRIGUEZ: ...that this...
4 we will have good building service jobs.

5 PAUL TRAVIS: Yes. And we are committed
6 to that.

7 COUNCIL MEMBER RODRIGUEZ: Okay. And the
8 second thing is if the... the parkings is run by a
9 private...

10 PAUL TRAVIS: Mm-hmm.

11 COUNCIL MEMBER RODRIGUEZ: ...entity I
12 think it is important also to look for local
13 business...

14 PAUL TRAVIS: Mm-hmm, right.

15 COUNCIL MEMBER RODRIGUEZ: ...who also do
16 park...

17 PAUL TRAVIS: Correct.

18 COUNCIL MEMBER RODRIGUEZ: ...in the
19 community...

20 PAUL TRAVIS: Uh-huh.

21 COUNCIL MEMBER RODRIGUEZ: ...also provide
22 that...

23 PAUL TRAVIS: Okay.

24 COUNCIL MEMBER RODRIGUEZ: ...opportunity
25 for them to...

2 PAUL TRAVIS: Right.

3 COUNCIL MEMBER RODRIGUEZ: ...as one be
4 considerate.

5 PAUL TRAVIS: Okay... [cross-talk] do
6 that.

7 COUNCIL MEMBER RODRIGUEZ: Then when it
8 come to the... you know of the process that I... I just
9 no more question I just go back to what I said the
10 beginning in my opening statement. For me the
11 average median income is very important. You know I
12 had a good friend of mind, a great mentor... McGuire
13 that he said that sometime we have to be the voice
14 of the voiceless. And I know that members of our
15 community we've been speaking for ourself. But also
16 we are speaking for those other members of the
17 community that are more disadvantaged. Those who
18 live with a 20,000 a year income something that
19 sometime we didn't... we don't even think on how
20 that's possible. So when we think about any
21 different tier of affordable housing first for me
22 the permanent building permanent affordable housing
23 is important. Second to use a media income... not
24 only for the two teacher...

25 PAUL TRAVIS: Mm-hmm.

2 COUNCIL MEMBER RODRIGUEZ: ...or the two
3 lawyers or firefighters but also to those who rely
4 on SSI, those who make 20,000 dollars. I think if
5 that's going to be...

6 PAUL TRAVIS: Mm-hmm.

7 COUNCIL MEMBER RODRIGUEZ: As we being
8 clear... [cross-talk]

9 PAUL TRAVIS: Right right right.

10 COUNCIL MEMBER RODRIGUEZ: ...in any
11 conversation with you Land Use... that's going to be
12 very important.

13 PAUL TRAVIS: Right.

14 COUNCIL MEMBER RODRIGUEZ: As I say at
15 the beginning we are putting all the information at
16 top of the table.

17 PAUL TRAVIS: Mm-hmm, mm-hmm.

18 COUNCIL MEMBER RODRIGUEZ: But my
19 priority is no promote or support the rezoning of
20 the whole Inwood area. I know how important it is
21 area for the resident, or the community that I
22 represent. My focus is the rezoning of the east of
23 10th Avenue. But I think again that...

24 PAUL TRAVIS: Right.

25

2 COUNCIL MEMBER RODRIGUEZ: ...as the
3 community has spoke loud and clear in this issue I
4 also can say that...

5 PAUL TRAVIS: Mm-hmm.

6 COUNCIL MEMBER RODRIGUEZ: ...we being
7 able to have a...

8 PAUL TRAVIS: Right.

9 COUNCIL MEMBER RODRIGUEZ: ...open dialect
10 on what you been proposing from the beginning...

11 PAUL TRAVIS: Right.

12 COUNCIL MEMBER RODRIGUEZ: ...what is that
13 we advocating for.

14 PAUL TRAVIS: Mm-hmm.

15 COUNCIL MEMBER RODRIGUEZ: And I just
16 hope that we will continue conversation. And...

17 PAUL TRAVIS: Right.

18 COUNCIL MEMBER RODRIGUEZ: ...up to the
19 last moment we're making a decision... continue
20 listening to both what you putting on the table and
21 what the community also speaking loud and clear.
22 Thank you.

23 PAUL TRAVIS: Thank you.

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SUBCOMMITTEE ON ZONING AND FRANCHISES

CHAIRPERSON RICHARDS: Thank you. Any other questions from my colleagues? Council Member Gentile.

COUNCIL MEMBER GENTILE: Thank you. Thank you Mr. Chairman. I'm just curious about the extra affordable housing.

PAUL TRAVIS: Right.

COUNCIL MEMBER GENTILE: What guarantees that you will actually produce the extra affordable housing?

PAUL TRAVIS: That's an excellent... that's an excellent question. We can... we... we can and will... right we... we can and will commit to it. There will be a regulatory agreement with the... with either HPD or the housing development corporation which will lay out all the income levels and the number of units. So that... that... that will ultimately provide the guarantee of affordability.

COUNCIL MEMBER GENTILE: So there will be some kind of an agreement you're saying with HPD?

PAUL TRAVIS: Correct, either HPD or the housing development corporation depending on the...

2 on the... the program. If it's a 50/30/20 it's likely
3 to be the housing development corporation.

4 COUNCIL MEMBER GENTILE: So is... is the
5 additional affordable housing dependent on a
6 subsidy that you receive from HPD or some other
7 city agency?

8 PAUL TRAVIS: Correct. It will... it will
9 require subsidy. Now if you look at you know the...
10 the city has term sheets that are available for...
11 for 50/30/20s. They all include subsidy levels. So
12 it would not be unusual for a subsidy to occur
13 here.

14 COUNCIL MEMBER GENTILE: Right but this
15 is extra affordable housing that you're... you're
16 proposing... [cross-talk]

17 PAUL TRAVIS: Correct. Which they would
18 have to agree to...

19 COUNCIL MEMBER GENTILE: Right. So
20 you're proposing on the condition that there's a
21 subsidy for that...

22 PAUL TRAVIS: Correct. I... I... [cross-
23 talk] would point out you know there is... and we're...
24 and we're all in the world now. Until a year... year...
25 year ago I guess you would have looked at a project

2 like this and you would have said well obviously
3 you're going to apply for a 421A. 421A currently
4 does not exist. We hope it will again at some
5 point. So there's just always things that we don't
6 control that have impact on us. But we are
7 committed to finding a mechanism to providing 50
8 percent affordability.

9 COUNCIL MEMBER GENTILE: Okay. So had
10 421A been available that's what you would have
11 liked?

12 PAUL TRAVIS: Correct. So we're looking
13 at what other... other ways to make this economically
14 feasible. Those could be article 11. There were...
15 there were... there were other mechanisms that are
16 available you know when this project is financed
17 which my guess is six months to a year from now. We
18 are hopeful that the city and state law have worked
19 out their issues on tax abatements and so we can't
20 guarantee that and so if that doesn't occur you
21 know certainly we'll have to look at other programs
22 to create that 50 percent.

23 COUNCIL MEMBER GENTILE: Do you know
24 what the time table is on... on whether you're going
25 to get a subsidy from HPD?

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SUBCOMMITTEE ON ZONING AND FRANCHISES

PAUL TRAVIS: And believe me I wish I could say to you and you know I... I know to... to... I know to... today that's on... unfortunately the way this process has been set up we go forward a... a rezoning... building envelope. And then that gives us the ability to start to apply which we've done. I don't know for certain today what the mix will be that's approved by HPD or... or HDC. I can tell you what we've proposed. I... I will tell you that there will be a regulatory agreement and certainly we are committed to providing 50 percent affordability here through whatever mechanisms we can ultimately find to make that happen.

COUNCIL MEMBER GENTILE: So ultimately in whatever form it takes you're looking to do 50 percent?

PAUL TRAVIS: Correct. Correct.

COUNCIL MEMBER GENTILE: Okay. Thank you Mr. Chairman.

PAUL TRAVIS: Thank you.

CHAIRPERSON RICHARDS: Thank you. Any other questions? Alrighty, thank you...

PAUL TRAVIS: Thank you very much.

2 CHAIRPERSON RICHARDS: ...for your
3 testimony. We look forward to continued dialogue
4 with you.

5 PAUL TRAVIS: Thank you.

6 CHAIRPERSON RICHARDS: Alrighty.
7 Alrighty, so we're going to call the first panel up
8 and this is in opposition. Maggie Clark; Inwood
9 Preservation. Ivan Perez; 32BJ. Gorden Nosoto;
10 32BJ. And Rita Gorman; Inwood northern Manhattan...
11 NMN4S Northern Manhattan Not for Sale. I'm going to
12 give each person testimony... testifying two minutes
13 on the clock. So we ask you to respect the time.
14 I'll call one more person up for this particular
15 panel; Nancy Preston, Moving Forward Unidos. No
16 stranger here. Hi, Nancy. Alright, and I'll ask
17 each person before you speak say your name for the
18 record and who you're representing and then you may
19 begin. And once again each person has two minutes
20 on the clock.

21 MAGGIE CLARK: I'm Maggie Clark; Co-
22 Founder of Inwood preservation, a group of over 250
23 members founded four months ago when it appeared
24 that the character of the Inwood neighborhood as a
25 peaceful bedroom community of low-rise housing and

1 large public parks was under attack from
2 developers. We in Inwood Preservation want to
3 preserve Inwood through contextual zoning and by
4 that we mean R7A which is in keeping with the
5 building height and density of five to seven
6 stories that we already have in Inwood. And we will
7 fight spot zoning, upzoning requests like this
8 allowing buildings that are two to three times the
9 size of the preexisting housing stock. We know for
10 a certainty that allowing spot zoning will
11 establish a dangerous precedent for Inwood as there
12 are other builders sitting on the sidelines waiting
13 at the opportunity for you to pass this and then
14 we're going to have all of our parks lined with
15 tall buildings. For these reasons after two packed
16 local meetings where there are rooms this size full
17 of people, local people from Inwood and no
18 residents spoke in favor of this upzoning and this
19 was then the next day mischaracterized at the
20 community board, and the day after that
21 mischaracterized by the community board to the city
22 planning commission. We believe that that caused
23 these bodies to vote the way that they did. And
24 that's just not right. You should know about it. So
25

2 we have started a petition... three weeks ago. We
3 have over 14 hundred signatures so far and we get
4 about 100 a day now. It's very easy to get people
5 to sign this against this upzoning here because
6 everybody agrees. There's no problem with this.
7 It's only the powers that be that are being
8 misinformed about what the neighborhood actually
9 wants. So we... we really... and the infrastructure...
10 [beeping] May I continue for a little about the
11 infrastructure because we have old age...

12 CHAIRPERSON RICHARDS: I will allow you
13 to wrap up.

14 MAGGIE CLARK: Thank you.

15 CHAIRPERSON RICHARDS: But you can
16 finish up on infrastructure.

17 MAGGIE CLARK: Thank you. Broadway is
18 the only through street in all of Inwood. It's
19 unique in terms of the entire Manhattan where you
20 have through streets, north/south streets
21 everywhere. In Inwood it's very easy to become
22 congested. And when you add buildings of this size,
23 especially with luxury housing where there will be
24 more cars than there were before... And by the way
25 the developers did not tell you that there is a 400

2 spot parking garage that they are going to be
3 destroying as part of this. They'll add back 100
4 and some odd and they think that that's okay. But
5 that's going to just gridlock Inwood.

6 CHAIRPERSON RICHARDS: People are using
7 that current parking garage now, is it...

8 MAGGIE CLARK: It's full. And
9 furthermore in our packet that you just got there
10 is a parking study that shows all of the local
11 parking garages and the extent to which they are
12 all full already. And that particular garage
13 because it's the largest in the area is the one
14 that people go to at last resort at one in the
15 morning when they need to get bed and they've been
16 circling the neighborhood for an hour or two
17 looking for a spot and they give up and go and park
18 in the garage.

19 CHAIRPERSON RICHARDS: Okay. Thank you
20 for your testimony.

21 EVON PEREZ: Good morning. My name is
22 Evon Perez. I am a 32BJ member and was Washington
23 Heights Residents for eight years. And Council
24 Member Ydanis' district. I am here to testify
25 behalf of the union. 32BJ is the largest property

1 service union representing 145,000 building service
2 workers nationwide. 32BJ members maintain, clean,
3 and provide security service in schools, offices,
4 and residences all across the five boroughs
5 including buildings like proposed building at 46...
6 4650 Broadway. As a building service worker union
7 member and Inwood resident I believe that the city
8 council should not allow this project to move
9 forward unless Acadia Realty commits to creating
10 high quality jobs at 30... 4650 Broadway. My union
11 has made sure that buildings service jobs can be
12 good quality family sustaining jobs. Employers that
13 work with 32BJ pays wages that allow people to put
14 a roof over their heads, save for retirement, and
15 access health benefits for themselves and their
16 families. Over 70,000 building service workers
17 across New York City benefits from these kinds of
18 jobs. But other workers doing the same exact kind
19 of work make only 12 dollars an hour. Some of these
20 workers are employed [phonetic] at Acadia new
21 residential building in Brooklyn. You are going to
22 hear from one of them next. Acadia proposed
23 development in Inwood is the first MIH project to
24 go through the ULURB... P sorry, process. My union
25

2 supports mandatory inclusionary housing because we
3 know working people need more housing options. But
4 we know we cannot build our way out of the city
5 affordable housing crisis. As long as there are
6 hardworking people earning too little to afford the
7 high rising costs... excuse me, our families are
8 going to continue... [beeping] sorry.

9 CHAIRPERSON RICHARDS: You may...

10 EVON PEREZ: Okay.

11 CHAIRPERSON RICHARDS: ...finish up.

12 EVON PEREZ: Thank you. ...continue
13 getting price out of their homes. For example,
14 workers making \$12.00 an hour only afford 21 out of
15 the 200 apartments that are designated as
16 affordable. At Acadia residential building in
17 Brooklyn we need more... we need to make sure that
18 new affordable developments are constructed. The
19 building service jobs are created for high quality
20 jobs. We need developers like Acadia to be... do
21 their part. Inwood residents need both affordable
22 housing and high quality jobs. Acadia can make its
23 project at 4650... sorry, provide both the projects
24 should not move forward unless the promise to do
25 so. Thank you.

2 CHAIRPERSON RICHARDS: Thank you for
3 your testimony. You may begin.

4 GORDEN NOSOTO: Good morning. Good
5 morning. My name is Gorden Nosoto. I started
6 working as a...

7 CHAIRPERSON RICHARDS: Mic?

8 GORDEN NOSOTO: Good morning. My name is
9 Gorden Nosoto. I started working at... as a concierge
10 in a Acadia new resident building at City Point in
11 March. I make \$12.00 an hour. Last month me and my
12 co-workers came together to tell Acadia that we
13 wanted to 32BJ to serve as our recognizing
14 bargaining agent. We are organizing with 32BJ
15 because we value our jobs and believe that our hard
16 work should be recognized and compensated. I
17 started working at City Point Tower 1 in March.
18 When I was hired I was told I will make \$15.00 an
19 hour but when I started I found out I will only
20 receive \$12.00. After taxes I take home \$359 a
21 week. I have four kids. One of my sons still lives
22 with me in my house with my wife. After paying
23 rent, buying food for my family and my monthly
24 metro card, pay my phone bill, and other
25 necessities we barely make it. This company I work

2 for allows us to buy health insurance through them
3 but it costs \$25 a week. I can't afford that on the
4 salary... I live paycheck to paycheck. At another
5 building at City Point which was developed by the
6 Brodeski Group the workers are making \$18.00 an
7 hour and receiving benefits. They do the same job
8 as me and my co-workers and I do. I believe our
9 labor is worth as much... as much as their labor. The
10 city council should make sure that city resources
11 intended to help workers... working people by
12 creating more housing opportunities are not
13 underwritten... prevailing wages. You should insist
14 that Acadia create high quality jobs in all its new
15 developments. Thank you very much.

16 CHAIRPERSON RICHARDS: Thank you. You
17 may begin Ma'am. Yes. You'll just hit your button
18 it should light up red.

19 RITA GORMAN: Yes. I'm Rita Goreman and
20 I'm following up on the infrastructure issue which
21 Councilman Rodriguez is familiar with because he's
22 heard it before. But during a public service
23 commission, court procedure relating to the M29
24 transmission line in Northern Manhattan Con-Edison
25 engineers testified under oath about the conditions

1 of our underground infrastructure. They acknowledge
2 that black outs, brown outs, and low voltage
3 conditions in our community are all due to an
4 antiquated electrical distribution system. I've
5 been told on good authority that the normal
6 lifespan for underground infrastructure is
7 approximately 60 years. Here's a quick snapshot of
8 our underground electrical distribution system. Our
9 gas mains are 150 to 180 years old. Our electrical
10 transmission lines are 80 to 90 years old with the
11 exception of the M29. Our electrical transformers
12 are 100 to 150 years old. Our water mains are 70 to
13 150 years old. I don't know if she's here today but
14 a lady from Inwood said Con-Ed has been making
15 calls around the community urging people not to use
16 too much energy because they were afraid of a... a
17 blackout. When she called Con-Ed to ask them if
18 they could expand on this they said that the wiring
19 in the area is so old they were afraid it would go
20 on fire if people put pressure on it. Now I know a
21 lot of developers will always tell you not to worry
22 because they're going to install new infrastructure
23 around their new buildings. And I take them at
24 their word. But what they're not addressing is that
25

2 they then have to plug in to the larger
3 infrastructure surrounding that. And... and if they...
4 their new infrastructure has to connect with 150-
5 year-old transformer it's not going to help them.
6 So given this background coupled with the fact
7 that... [beeping] we don't have an environmental
8 impact statement yet I would... I would recommend a
9 vote no at this time.

10 CHAIRPERSON RICHARDS: Thank you for
11 your testimony.

12 RITA GORMAN: Thank you.

13 NANCY PRESTON: It's on, okay. Alright.
14 Hi, my name is Nancy Preston. I'm an Inwood
15 resident. I'm speaking for Moving Forward... Nidos
16 [sp?], a quality of life community advocacy group.
17 4650 upzoning; we oppose. It is out of context in
18 this neighborhood of six story buildings. The
19 closest high density zoning is several miles south.
20 This massive upzoning will set a precedent and
21 result in the destruction of the unique character
22 of this low rise community opening the flood gates
23 for more. There's already another ULERP filed for
24 Seaman Avenue to upzone Twin Houses and include
25 three adjacent apartment buildings which are fully

1 occupied and also flank a park; Inwood Hill Park.
2 The size and bulk of 4650 Broadway is double the
3 current residential density and height with a full
4 lock commercial overlay. This will stress
5 infrastructure, transportation, school
6 overcrowding, and business displacement. Rezoning
7 should be done with great care with a wide view
8 towards the entire neighborhood development. The
9 EIS for 4650 was incomplete and inadequate. Why was
10 this overlooked? We really question this process.
11 For example, direct business displacement was
12 checked no. And you've already heard that a vital
13 garage is going to be displaced. Why wasn't there a
14 thorough independent environmental impact study?
15 The size amplifies concerns about ground toxins,
16 antiquated water and gas infrastructure, and the
17 power grid. The reason why we're here is because of
18 this MIH component. It's a Trojan Horse. Acadia has
19 chosen to map option three and two for 4650
20 Broadway. 355 units. They've said option three. But
21 at the EDC planning they must take option one or
22 two and they can add other options. So the only
23 thing that's guaranteed is that option two; which
24 is 107 units for \$62,000 income, certainly not
25

2 Inwood AMI will be guaranteed. [beeping] May I
3 continue?

4 CHAIRPERSON RICHARDS: Yes you may..

5 NANCY PRESTON: Okay.

6 CHAIRPERSON RICHARDS: ...have one minute.

7 NANCY PRESTON: Alright thank you. And
8 so Inwood household AMI is \$37,000 a year by the
9 way as per the state controller. So Acadia may.. may
10 very well get 248 market rate apartments and only
11 107 supposedly affordable apartments. This Trojan
12 Horse appearing as a gift of affordable housin
13 [phonetic], housing is like a little army marching
14 out of luxury units because Market rate at 69..
15 62,000 is luxury for Inwood. It's unaffordable to
16 all of us. So it's coming out and it's going to
17 destabilize and displace the already hemorrhaging
18 stock of affordable housing in Inwood. And we ask
19 how does this application of MIH really help the..
20 the housing crisis. It seems to be exasperating it.
21 And it's a ground breaking pace. So we hope that
22 you will consider these consequences carefully
23 because once done it cannot be undone. And we hope
24 that you will vote no and save Inwood from
25 destruction. Thank you.

2 CHAIRPERSON RICHARDS: Any questions
3 from my colleagues. I want to thank you all for
4 your testimony today. Thank you for coming down to
5 the peoples' house. Thank you. And nice being
6 friends with you on Facebook. Alright. She's a real
7 advocate on many issues, not just this one. Okay
8 we're going to go to the next panel. David Tom
9 Inwood Owners Coalition, Beth Trilling Inwood
10 Preservation, Ava Farkas Met Council on Housing,
11 Marty Goodman TW Local 100 retirees, and Marcel
12 Negret the Municipal Art Society. Alright you may
13 begin from my right.

14 DAVID TOM: Hello, my name is David Tom.
15 I'm a member of Inwood Owners Coalition and Inwood
16 Preservation. The current zoning is R7-2 just like
17 all of Inwood since 1961. That zoning allows for a
18 residential FAR of 3.44, let's say 140 to 190
19 apartments depending on how you size it. There's no
20 height limit. So on a light... on a site this large
21 could you in theory erect a skinny tower in the
22 middle of a site? Technical yes, is it likely, no.
23 There are economic factors to residential
24 buildings... only so much height is practical. The
25 developer admitted as much in their original EAS

2 where their scenario for the no change case was a
3 10 story building. Developers and planning staff
4 have called much of the area overbuilt. I checked
5 the true density of all nearby blocks. It's around
6 three to four and a half for most buildings. You'll
7 see it in the attachment there. The current zoning
8 is actually pretty close to what exists in Inwood.
9 The developer likes to talk... past proposal from
10 2008 that was 17 stories tall, FAR of six and a
11 half and doesn't that show that the existing zoning
12 could produce a big nasty building? Well, no
13 because that proposal is half office space using a
14 zoning variance that relabeled it as community
15 facility. Community facilities give a bonus and
16 almost doubles the building size. In practice
17 though that bonus is rarely used to make a tall
18 building since most such facilities want large
19 spaces on lower floors developers don't like
20 building expensive space in the sky for users who
21 don't pay a lot of rent. So what's... as to what's
22 proposed this is an application to change the
23 zoning map. It's not an application to build a
24 building. Whatever the developer is promising until
25 they actually build you don't know what will

2 happen, all you know is what the zoning map will
3 allow. The zoning map will change for a single
4 property only putting R9A on Broadway R8X on
5 Sherman. That's spot zoning, it's illegal. The
6 blended residential FAR will jump from 3.44 to
7 7.81. That more than doubles the number of
8 apartments that you can build. By the way there's
9 no R8 variant within one mile of the site, no R9
10 variant within three miles, not blocks... miles. The
11 new zoning is described as contextual which it is
12 to a high density district. Inwood is a medium
13 density district. There's no way a new street wall
14 of 125 feet and a max total height of 175 feet will
15 blend in with five and six story buildings. This
16 application will allow a monster of a building in
17 terms of bulk and height. What you do get in this
18 rezoning... I'm sorry Chair may I continue.

19 CHAIRPERSON RICHARDS: You may, yes.

20 DAVID TOM: What you do get is in the
21 way of affordable housing as mentioned is two MIH
22 options, 30 percent at 80 percent of AMI or 20
23 percent at 40 percent AMI. That's it, one or the
24 other. There's been talk of 50 percent being
25 affordable. That's only if the developer chooses to

1 take financing from the city. It's not mandated by
2 the permanent options. There will be hundreds of
3 new market rate apartments. That's the entire
4 point. The revised application claims they could
5 have built 144 market rate units without the zoning
6 change. Now they can build 355 total units. Even if
7 20 percent of those are affordable they have 140
8 more market rate units than they had previously.
9 Even if they take financing for another 30 percent
10 to be affordable for 30 years it still leaves them
11 with 33 more market rate units under... than they get
12 under current zoning. When the council was sold MIH
13 and ZQA you were told it would not encourage tear
14 downs, it would not remap any zoning district, and
15 it would not produce dramatic changes in
16 development in any neighborhood but that's exactly
17 what will happen if you approve this application.
18 It's radical upzoning. It's bad planning. It sets a
19 terrible precedent for other soft sites in Inwood
20 and your own districts I might add. You must do the
21 right thing and reject this proposal. And thank you
22 and I'd be happy to answer any questions.

24 CHAIRPERSON RICHARDS: I just want to
25 put on the record we did not say any form or

2 fashion we would not... redevelopment... it would not
3 happen... would not happen in neighborhoods when MIH
4 and ZQA was approved so I just wanted to put that
5 out there. Alrighty, I'll let you...

6 BETH TRILLING: Good morning. And thank
7 you for giving me the opportunity to speak to you
8 today. My name is Beth Trilling. I'm here with
9 Inwood Preservation. I have lived in New York for
10 24 years and in Inwood for almost eight years. I'm
11 here this morning to urge you to vote against the
12 application submitted by Acadia Sherman Avenue LLC
13 requesting zoning changes to the area at 4650
14 Broadway. First, I admit to not being an expert in
15 the intricacies of real estate. I'm just a math
16 teacher. What I'd like to speak to you about is the
17 quality of the neighborhood that is Inwood. I think
18 it's important to note that one of the main
19 attractions of the neighborhood is the fact that it
20 has numerous parks. Fort Tryon Park which begins at
21 192nd Street is opposite the proposed Sherman Plaza
22 location. To quote the New York City Department of
23 Parks and Recreation website Fort Tryon Park
24 remains one of the city's most beautiful outdoor
25 pieces of art and one of the best presents ever

1 received. John D. Rockefeller Junior began
2 acquiring private parcels in 1917 as part of his
3 vision of developing a beautiful park with majestic
4 views of the Hudson River and Palisades. Decades
5 after its creation Park goers can run or walk on
6 the park's eight miles of pathways, play on the
7 lawns, and enjoy the city's largest garden with
8 unrestricted public access, the heather garden.
9 Fort Tryon Park is also home to the cloisters, a
10 branch of the Metropolitan Museum of Art that
11 houses nearly 5,000 medieval works in a building
12 comprised of several structures from Europe. The
13 website of the metropolitan museum says from its
14 beginnings the Cloisters was intimately connected
15 to the lands around it the Rocky wild site of the
16 museum emulating the remote setting of a medieval
17 monastery dramatically accentuating the sense of
18 being transported in time and place. At the opening
19 of the Cloisters in Fort Tryon Park Robert Moses
20 said Mr. Rockefeller began at the George Washington
21 Bridge and acquired all the strategic pieces of
22 property along the top of the palisades to the line
23 between New York and New Jersey so that for all
24 time that area will be protected and we will always
25

2 have the view that we have today. The proposed
3 upzoning site sits at the foot of Fort Tryon Park
4 is a near few blocks from the cloisters. I hardly
5 think that a 17 story apartment building was
6 included in the view that Mr. Moses had at the
7 opening of the cloisters. I have just a bit more.

8 CHAIRPERSON RICHARDS: I'm going to ask
9 you to wrap up soon, yes.

10 BETH TRILLING: Sure. Aside from the
11 draw of the natural beauty of the area Inwood as a
12 neighborhood has a very special small town feel
13 where I know the local store owners by first name
14 and always see the people I know at our weekly
15 farmer's market. Inwood is able to maintain the
16 small town feel in part because of the zoning that
17 keeps tall apartment buildings and large stores out
18 of the neighborhood. If the current rezoning
19 application is approved the population density and
20 the Sherman Plaza building will be more than double
21 the population density of the surrounding area. Not
22 a single person I've spoken to in the neighborhood
23 is in favor of this development. In an online
24 petition which you've heard about earlier started
25 by Inwood Preservation has garnered over a thousand

2 signatures. One of the signers is Adrian Benepe our
3 former Parks Commissioner who stated in part we
4 need to protect this park from overly large
5 buildings blocking sunlight and marring views.
6 Neighborhoods are zoned in specific ways for
7 specific reasons. Changing the zoning for one
8 parcel of land is by definition changing the
9 character of the neighborhood. And I truly don't
10 understand how such a proposal is being considered.
11 [cross-talk]

12 CHAIRPERSON RICHARDS: Going to ask you
13 to wrap up.

14 BETH TRILLING: If... if one site is
15 rezoned what's to stop other sites from being
16 rezoned? When does the changing zoning for one
17 building become the change of zoning of the
18 neighborhood? Thank you.

19 CHAIRPERSON RICHARDS: Thank you. You
20 may begin. I'm sorry I'm being stringent because we
21 have a vote next door and a lot of members are
22 starting to gather so I really want to adhere to
23 the time frame. Thank you.

24 AVA FARKAS: Good morning. Thanks for
25 holding this hearing. My name is Ava Farkas. I'm

1 the Executive Director of the Met Council on
2 Housing. We're... are a tenant led organization
3 fighting for safety and... and affordable housing.
4 And I'm also an Inwood resident. I live a couple
5 blocks away from the proposed rezoning site. We're
6 also part of Northern Manhattan is Not for Sale
7 fighting for affordable housing and community led
8 development in any rezoning spot or the
9 neighborhood rezoning happening, proposed for
10 Inwood. So we're opposed to this project for a
11 number of reasons. One, we don't believe that it's
12 really affordable to neighborhood residents. As
13 it's been said the median income is 37,000 for a
14 family of three. And one-third of households are
15 below 30 percent of AMI which would not even be an
16 income band that's part of this development. And I
17 think it's really outrageous to label 110 to 135
18 percent a very median income as affordable housing.
19 I think that's really new speak. You know it's not
20 really affordable housing. That would be for
21 families between 89,000 and 110,000 dollars a year.
22 And that is just totally on the high end of income
23 earners in Inwood and that is not the... that... that's
24 not the part of our neighborhood or the... the
25

1 constituents that really need affordable housing.
2 So I think it's really... I don't think we can
3 consider that at all affordable housing. So this
4 project is not going to produce 50 percent
5 affordable housing. And that has been the
6 commitment that we've understood the council member
7 is standing up for and we think it should be
8 rejected on that basis alone. We think it's also
9 going to exacerbate gentrification. We have a huge
10 and valuable housing stock of rent stabilized
11 buildings in Washington Heights and Inwood. And a
12 building that's going to create a majority of the
13 units for... for households that make \$126,000 a year
14 is really going to raise the income level of people
15 in Inwood and incentivize other landlords to try to
16 push out and harass tenants in the surrounding rent
17 stabilized buildings. And for those reasons we
18 think that this... this project should be opposed.

19
20 CHAIRPERSON RICHARDS: Thank you. And
21 yes the federal government needs to change their
22 terminology on what's really affordability.

23 MARTY GOODMAN: My name is Marty
24 Goodman. I'm a TW Local 100 Executive Board Member,
25 retired. I used to work in the Token Booth on

2 Dikeman on the A-line for a couple of years when
3 that was actually...

4 CHAIRPERSON RICHARDS: When there were
5 tokens?

6 MARTY GOODMAN: When there were tokens.

7 CHAIRPERSON RICHARDS: Okay.

8 MARTY GOODMAN: I'm retired. I told you.

9 CHAIRPERSON RICHARDS: Wow.

10 MARTY GOODMAN: But it used to be really
11 a working class neighborhood. I got a cheap Xerox
12 store upstairs. They were completely overwhelmed by
13 the rents there. I opposed this proposal. They used
14 to call it urban removal. I call it ethnic
15 cleansing in upper Manhattan. And it's a mainly
16 Dominican immigrant neighborhood. And Mr. Ydanis
17 Rodriguez you are going to take the hit for this if
18 you support it. Thousands will be displaced
19 ultimately over several years. It's only beginning
20 here... it's already begun but it will be
21 accelerating with this project. We don't need it.
22 We don't want it. Don't be real estate's useful
23 idiots if you approve this. With its phony
24 community input. We don't want to hear formulas.
25 The average income in the neighborhood is \$29,000 a

1
2 year. I don't hear that figuring in anyone's
3 calculations here today. These are corporate
4 sharks. We don't need them. You want rezoning? Okay
5 well zone it down for working class people. Build
6 public housing, relief kitchens for the poor, hire
7 more and tougher code inspectors. Rezune [phonetic]
8 for only working class public housing. And I say
9 100 percent affordable housing in Inwood, hell no
10 to gentrification, not one inch... not one dime to
11 this project. Say no.

12 CHAIRPERSON RICHARDS: Thank you. And
13 thank you for all your years of service.

14 MARCEL NEGRET: Good morning. Good
15 morning. My name is Marcel Negret. I'm a Project
16 Manager with the Municipal Art Society of New York.
17 While we're pleased with the proposed changes and
18 efforts regarding the Affordable Housing component
19 MAS... concern that the project would set a precedent
20 up for rezoning that facilitate the construction of
21 similar out of scale developments in the Inwood
22 area. With a height of 155 feet and approximately
23 430,000 gross square feet the project would
24 adversely affect urban design, visual resources,
25 and the neighborhood character in the area. MAS

1 also questions why the revising environmental
2 assessment statement submitted in June 20th
3 includes a substantially taller no action
4 development that was used for a basis for the
5 evaluation in their original January EIS. We
6 question why this fundamental change was made. MAS
7 believes the changes in the project's affordable
8 housing component are a positive step towards
9 accurately reflecting the needs of the neighborhood
10 under revised proposal as is described in CB12...
11 solution... 50 percent of the residential... would be
12 provided as primarily affordable, 20 percent of
13 which will be at 40 percent AMI and 30 percent
14 remaining residential... area would range up to 80
15 percent AMI. We encourage Acadia to commit to the
16 affordability levels proposed to CB12 and describe
17 as to the city planning commission. Fort Tryon Park
18 features a... graphic and panoramic views of the
19 Hudson River and Palisades. It is one of the only
20 10 city designated scenic landmarks and is listed
21 on the state and national register of historic
22 places. Even at the reduced height of 155 feet the
23 Sherman Plaza development will alter views from
24 both Fort Tryon Park and the cloisters as well as...

2 as views of these landmarks from the adjoining
3 neighborhood. In addition, R9A... R8X zoning district
4 will allow a street wall with a maximum height of
5 155 feet along Broadway and 105 feet along Sherman
6 Avenue. On the business side the proposed building
7 would not sit back below 10 stories. The current
8 structure on the site, the Backered [phonetic]
9 Building has a street wall of approximately 30
10 feet. The... buildings have street wall heights that
11 do not exceed 40 feet. We do not feel that EIS
12 fully addresses the potential urban design impacts
13 of the revised proposal. It is imperative that the
14 city carefully examine all facets of the Sherman
15 Plaza development including the potential long term
16 impacts of the neighborhood and Fort Tryon Park. As
17 such we strongly urge the committee to reject a
18 proposed zoning map amendment and request an
19 alternate more appropriate design. Thank you very
20 much.

21 CHAIRPERSON RICHARDS: Thank you. You
22 did very well for a two-minute time frame. Thank
23 you all for your testimony. We look forward to
24 continuing the dialogue once again. And I just want
25 you to know that Councilman Rodriguez is certainly

2 listening and has been listening very hard to this
3 community for a long time and he's going to work
4 very hard on this project. Thank you. Alrighty,
5 next panel. Oh... going to be fun. Alrighty, Samuel
6 Bagatti... Bagatti Uptown for Bernie, Susan Mila...
7 Uptown For Bernie. Is he with Hilary today? Azi
8 Ellowich, Uptown for Burnie. I don't think I get
9 to political on the mic. I think we're banned from
10 doing that. David Friend 1 Sycle Street, James
11 Michael Carol representing myself.

12 UNIDENTIFIED MALE: Should I begin?

13 CHAIRPERSON RICHARDS: Please no
14 official endorsements on the mic today.

15 UNIDENTIFIED MALE: Of course, of
16 course.

17 CHAIRPERSON RICHARDS: Alrighty.

18 UNIDENTIFIED MALE: We're here for the
19 community. So should I begin?

20 CHAIRPERSON RICHARDS: You may begin.

21 UNIDENTIFIED MALE: Okay. I'm here with...
22 I'm... I represent Uptown for Burnie. My organization
23 has also begun an additional petition drive against
24 this...

25

2 CHAIRPERSON RICHARDS: Burnie... Who's
3 Burnie?

4 UNIDENTIFIED MALE: Burn... Burnie
5 Sanders.

6 CHAIRPERSON RICHARDS: Okay got it.

7 UNIDENTIFIED MALE: But we... we're... we're
8 transitioning to focusing on community issues in
9 Northern Manhattan. We have launched a petition
10 drive against this proposal focusing on Washington
11 Heights and the Spanish speaking community. We have
12 so far as of last night collected 502 signatures
13 and we are counting. If we add this together with
14 Inwood Preservation's Petition it totals over 2,000
15 signatures collected just over a matter of days. I
16 have a brief statement. The upzoning proposal for
17 4650 Broadway must be defeated because it would set
18 a terrible precedent for the grievous misuse of
19 MIH. MIH is a good idea. MIH can have a very good
20 impact if it is used in areas of the city with high
21 median incomes, high prevailing rent rates, and
22 very few to no rent stabilized units. In these
23 areas of the city MIH can serve to bring affordable
24 housing to places that otherwise have none and it
25 can offer working class people a chance to work in

2 neighborhoods that they otherwise could not afford.
3 MIH should absolutely not be used to do the
4 opposite; to encourage large numbers of wealthy
5 people to move into a working class neighborhood.
6 This would only bring the disastrous effects of
7 rising rents, rising food prices, and displacement
8 helping to destroy the last remaining affordable
9 working class neighborhoods in Manhattan. We do not
10 want to become another Williamsburg and we can
11 already see it happening as other developers
12 following the example of Sherman Plaza propose
13 luxury high rises that require spot rezoning to be..
14 to be built. We need affordable housing in this
15 city but not at the expense of destroying the
16 affordable working class neighborhoods that exist
17 in Inwood and Washington Heights.

18 CHAIRPERSON RICHARDS: Thank you for
19 your testimony. You beat the clock too. Everyone
20 follow his discipline.

21 SUZANNE MALLETS: Okay should I start?
22 Is that... My name's Suzanne Mallets. I've lived in
23 Inwood since 2002. I'm a member of Uptown for
24 Bernie.

2 CHAIRPERSON RICHARDS: Pull your mic a
3 little closer to you.

4 SUZANNE MALLETS: Oh thanks. Is that
5 better? Okay. I mean as you know Inwood is
6 currently the most affordable neighborhood in
7 Manhattan. Although for many of its residents who
8 as we've heard have a median income half that as
9 the rest of Manhattan as a whole it's still a
10 challenge for many of them. For Inwood to remain
11 affordable, for the people that live there already
12 which should be our priority I urge you to reject
13 the rezoning of 4650 Broadway. Prevent Inwood from
14 becoming another Williamsburg, displacing local
15 residents for a skyline of luxury buildings. This
16 zoning change will set a dangerous precedent
17 irreparably ruining the character and the
18 affordability of Inwood. Two other applications for
19 this sort of rezoning have already been filed. One
20 of which includes neighboring properties to the
21 proposed luxury tower. This is a project next to
22 Inwood Hill Park about a block from where I live.
23 Now you really believe those neighboring occupied
24 apartment buildings are safe from being demolished?
25 I don't. How soon before small apartment buildings

1 like the one I live in will be at risk for
2 developers to buy, spot rezone the property, and
3 then demolish in order to build a bigger more
4 profitable luxury building. Is this how we maintain
5 affordability for local residents? It seems clear
6 that this process was... will quickly spin out of
7 control forcing local residents to move. Inwood
8 still has a high percentage of rent stabilized
9 apartments and close to a third of those have even
10 lower... often substantially lower preferential
11 rents. I'm one of those tenants. Many of these are
12 already at risk. Landlords can raise preferential
13 rents at will and they can make extra renovations
14 adding extra bedrooms even to increase the rent
15 with the goal of converting the apartments to
16 market rate. I think... can I continue.

18 CHAIRPERSON RICHARDS: I'm going to ask
19 you to wrap up only because... [cross-talk]

20 SUZANNE MALLETS: Okay. Adding hundreds
21 of market rate apartments at once will greatly
22 amplify this behavior. How many hundreds of rent
23 stabilized units will we lose in the name of
24 providing a few new affordable units. Inwood's
25 urban fabric of five and six story buildings

2 creates a wonderfully human scale of neighborhood
3 with over 400... 40,000 people living in just over
4 1.5 square miles it's the densest neighborhood in
5 Manhattan and situated within the densest
6 congressional district in the country. Do we really
7 need more density here? As it is today Inwood
8 should be a case study for sustainable density and
9 affordability for the city rather than an
10 opportunity for green... greed based development.
11 Build 100 percent affordable non-profit housing. We
12 have enough vacant buildings here to do it. Thank
13 you.

14 CHAIRPERSON RICHARDS: Thank you. You
15 may begin now.

16 AZI ELOWHICH: Hi, my name's Azi
17 Elowhich. I have lived in this neighborhood for 30
18 years. During that time I've taught adult education
19 and high school equivalency class nearby. Many of
20 our students are low income single mothers and most
21 often if they cannot attend class it's due to
22 housing problems. Harassment, poor services, having
23 to go to court over lack of heat, hot water, broken
24 locks, being threatened with eviction. I think it's
25 important also to keep in mind that housing

2 insecurity compromises the education of family
3 members of all ages. The threat of homelessness,
4 the stress that accompanies it affects the ability
5 of children as well as their parents to succeed in
6 school. If Inwood and Washington Heights have an
7 influx of expensive unaffordable housing even with
8 the promise of a percent being called affordable it
9 will do more harm than good. Low income families
10 who have lived for generations will be pushed out
11 as has happened in other neighborhoods throughout
12 Manhattan. I'm here to ask you please not to
13 support the zoning changes for Inwood and
14 Washington Heights.

15 CHAIRPERSON RICHARDS: Thank you for
16 your testimony.

17 DAVID FRIEND: Should I begin? Hi. My
18 name is David Friend. I'm a resident of 1 Sycle
19 Street [sp?], a building that is approximately two
20 blocks from the site under discussion. It is clear
21 to residents of the immediate neighborhood that the
22 proposed spot rezoning of this site is intended to
23 poke a hole in the dike for developers of luxury
24 housing which will open the flood gates to similar
25 construction throughout our neighborhood. This

1 presents an existential threat to our community
2 which owes its existence as a working class enclave
3 in the borough of Manhattan to the relatively large
4 stock of rent stabilized housing in the area. While
5 the developers are promising a handful of
6 affordable units in the proposed building this will
7 in no way counterbalance the thousands of local
8 families who are likely to be displaced as a result
9 of opening the flood gates to luxury market rate
10 housing in our neighborhood and does not change the
11 fact that the proposed rezoning would double the
12 amount of luxury housing that it would be possible
13 to build at this site. Landlords are already trying
14 to force long term tenants out of their apartments
15 to flip their units out of the stabilization
16 system. And they will only increase that pressure
17 if there is a massive tower of apartments renting
18 at sky high rates just down the block. There is a
19 strong precedent for landlord abuse in this
20 immediate area such as the 2009 vantage case which
21 resulted in a class action settlement and attorney
22 general oversight for three years. Using the map of
23 destabilized units between 2007 to 2014 created by
24 activist John Crowse [sp?] the housing committee of
25

2 our local community board and concerned residents
3 have begun to sift through data in the neighborhood
4 to find patterns of abuse. It seems clear that
5 landlords in the immediate vicinity of 4650
6 Broadway are running afoul of the rent laws. And
7 construction of this sort will only increase the
8 incentive for them to ratchet up their abusive
9 tactics forcing long-term tenants out and
10 permanently decimating the stock of affordable
11 housing in the neighborhood. For instance, my
12 building of 145 units has lost 89 percent of its
13 stabilized units since 2007. 89 percent since 2007.
14 I have a bit more. Can I go on for a bit?

15 CHAIRPERSON RICHARDS: Not a bit...

16 DAVID FRIEND: Okay, I'll wrap up. I'll
17 wrap up. I... I'll paraphrase. Also preferential rent
18 is very important in this case. 30 percent of rent
19 stabilized tenants are on a preferential rent and I
20 am one of those tenants. That means that
21 displacement can start immediately within the next
22 one to two years for 30 percent of rent stabilized
23 tenants in this area. I have lived in my apartment
24 just around the corner from this site for nearly a
25 decade and continue to be able to do so thanks to

2 preferential rent. When I first applied for the
3 apartment the landlord misrepresented the
4 preferential rent as the legal rent. However, I did
5 not understand the possibility of challenging the
6 rent until the four-year statute of limitations had
7 already expired. If this rezoning goes through I am
8 certain that that preferential rent will disappear
9 and I will lose my home. As a musician and piano
10 teacher having a stable residence is vital to my
11 livelihood and I do not know where I will go if I
12 lose this apartment. Many of my neighbors are in
13 the same position. This project represents an
14 existential threat to our homes and to our
15 community and I encourage you to vote against its
16 approval. Thank you.

17 CHAIRPERSON RICHARDS: Thank you for
18 your testimony.

19 JAMES CAROL: Good morning. My name is
20 James Carol. I'm a registered nurse working at four
21 of the five boroughs in the city. I'd like to thank
22 the council members for allowing me to make this
23 testimony. I've been an Inwood resident for over 30
24 years. Along with the concerns of my fellow Inwood
25 residents one major and vital area of discussion

1 that has to do with the major impact on
2 transportation of the area I'm concerned because of
3 my work personally but also with the type of jobs
4 and livelihood my neighbors have that will
5 immediately and negatively impacted by this
6 project. As a registered nurse I am dedicated to
7 the health and welfare of my patients and my
8 community. I go into the homes of those in need
9 daily... geriatric patients with little or no support
10 structure, Alzheimer patients, those who are
11 bedridden or require certain degrees of assistance
12 and normal activities of daily living that includes
13 dressing, feeding, shopping, bathing, medication,
14 transportation to doctors' appointments and with
15 their caregivers. My visits are integral to
16 maintaining a continuity of their care to both
17 maintain their health and relieve discomfort.
18 Without nurses coming into the homes of our
19 neediest New Yorkers they're often left to living
20 lives of fear, despair, hunger, and squalor. To do
21 my work I cannot always rely on public
22 transportation. I go from Inwood to Forest Hills to
23 Benson Hurst to Pelham all in one day. If I not... if
24 I do not use an automobile I could not make these
25

2 rounds and neither could hundreds of other nurses
3 like me. But how this... how does this relate to the
4 Sherman Plaza project? It's the parking. In the
5 past few years our area has developed into a
6 nightlife destination for people from the tristate
7 area. From Thursday through Sunday year around
8 floods of vehicles pour into our small neighborhood
9 looking for parking to enjoy the restaurants and
10 lounges. The garages are overflowing. Valet parking
11 successions are using our streets for their
12 customers and residents are left circling to find
13 areas to leave their vehicles so they can go home
14 to their families and enjoy the comforts of their
15 homes. Because of the increased demand and the
16 supply of parking space at a premium on garage on
17 Dikeman Street has increased the monthly fee 100
18 percent over the past six years, 100 percent. Now
19 the developers of Sherman Plaza are... are taking
20 away a vast majority of parking spaces. We also
21 have people who work in the taxi and limousine
22 business. They need places to park their... their
23 cars. I've seen road rage already, people circling,
24 cannot find parking spaces. We see fights on a
25 regular basis. We need the leadership to look into

2 what is actually happening in our neighborhood.
3 There's a 300 seat bar opening in a few weeks at
4 the... just three blocks away. Their garage below is
5 already overflowing. The number of parking spaces
6 they're saying are going to go in won't even handle
7 the people that live in the building. Your... you've
8 got 400 spaces that are going to be tossed out. I'm
9 just saying that I can't do my job without having
10 adequate parking and I know a lot of other people
11 can't either. Thank you for allowing me to make
12 this statement.

13 CHAIRPERSON RICHARDS: Thank you all for
14 your testimony today. Thank you. Alrighty our last
15 panel. Elizabeth Lorris Ritter [sp?] representing
16 Hudson Heights Owners Coalition I believe.

17 ELIZABETH LORRIS RITTER: Hmm... I can
18 still say good morning. My name is Elizabeth Lorris
19 Ritter [sp?]. I am the founder and President of the
20 Hudson Heights Owners Coalition representing 31 co-
21 ops and condos in Washington Heights which are home
22 to more than 5,000 taxpayers and voters. I am also
23 a member of Community Board 12. Although I want to
24 make it clear I am testifying on my own behalf and
25 on behalf of HHOC, not on behalf of the community

1 board. I also want to make it clear that while I
2 am... that I am testifying in favor of this proposal
3 but with significant reservations. And on the basis
4 of the developer's testimony this morning my
5 reservations may actually rise to the point of
6 opposition. For the record the Community Board 12
7 resolution was not a resolution in favor, it was a
8 resolution offering no objection and citing a
9 number of continuing concerns. Concerns which I
10 might add you have deeply exacerbated with your
11 testimony this morning. I am shocked to hear that
12 the blend of affordable housing that I understood
13 to be 20 percent at 40 percent AMI and 30 percent
14 at a blended average of 80 percent AMI which is
15 what you presented at the city planning commission,
16 this morning you testified it's going to be... that
17 the 30 percent is going to be at a blended rate of
18 about 103 percent AMI. You also said that the
19 project wasn't dependent on any public subsidies
20 but on further questioning from Council Member
21 Gentile, thank you very much for bringing that to
22 light, you allowed that the 30 percent additional
23 affordable housing is contingent on subsidies.
24 That's... you know my term for that I can't say in
25

2 council chambers but as David Friend will tell you
3 my grandmother had some excellent expressions to
4 describe that.

5 CHAIRPERSON RICHARDS: You can say it.
6 I'm playing. Okay... no...

7 ELIZABETH LORRIS RITTER: I ain't going
8 there. So as you probably figured out my testimony
9 that I prepared for you and that has some typos in
10 it because I did it at 4:00 in the morning is very...
11 is... I'm... I'm riffing a little bit here, trying to
12 be responsive to what I heard this morning. So I'll
13 go to the end. I... I do think that what the
14 developer can build as of right is taller than
15 anybody wants and offers no concessions once so
16 ever. So to reject this revised proposal is very
17 throwing-out-the-baby-with-the-bathwater ish. Two,
18 city planning commissioners hailed this new
19 application as a step in the right direction but I
20 believe it doesn't go far enough. I encourage this
21 committee and the full city council to order an
22 environmental impact study, to require that the
23 proposed height of 155 feet or 15 stories be
24 reduced by another two floors or about 20 feet as a
25 contention of granting the proposed rezoning. To

2 make the rezoning conditional on this project where
3 one with similar commitments and deliverables being
4 built it would be incredibly wrong if those lots
5 were to be rezoned and then sold to a developer who
6 developed the property in a really different way.
7 To require and ensure that all of the affordable
8 housing is affordable in perpetuity, not just the
9 20 percent pursuant to MIH but the 30 percent that
10 previously agreed was going to be at a blended 80
11 percent rate. And to require that the Packard
12 Building Façade be preserved and incorporated into
13 whatever new building is built on the site as was
14 done with the old Audubon Ballroom on Broadway and
15 West 168th Street... 65th Street. And for the love god
16 use union labor when you build whatever it is
17 you're building when you wind up building in
18 Washington Heights and everywhere... and anywhere
19 else. Acadia's revised proposal is indeed a huge
20 step in the right direction but it's a long road
21 and we need them to continue to walk still further.
22 The entire city is watching and we're counting on
23 you. Paul Travis you said we're not done yet. Damn
24 skippy you're not done.

25 CHAIRPERSON RICHARDS: Thank you.

2 ELIZABETH LORRIS RITTER: Thank you.

3 CHAIRPERSON RICHARDS: Well said.

4 ELIZABETH LORRIS RITTER: Thank you.

5 CHAIRPERSON RICHARDS: Alrighty I think
6 we messed up somewhere so there's another panel. I
7 think our last panel and if there's anyone else who
8 wishes to testify this is your moment. I'm going to
9 call Graham Sirocco Northern Manhattan is Not For
10 Sale, Sarah Fisher I believe Inwood Preservation.
11 These are the two last panelists. If you... if you
12 did just... if you can... yes, if you have testimony...
13 Alrighty, you may begin.

14 UNIDENTIFIED MALE 3: Okay actually I
15 prepared testimony but I am actually going to speak
16 a little off the cuff. Preservation must come
17 first. We need a neighborhood plan that's going to
18 address and prevent these spot rezonings. These
19 spot rezonings are the killer, okay. And as a
20 matter of principal... as a matter of... of sending a
21 message to all the developers and it's not personal
22 to this developer but sending a message, we need to
23 say that no spot rezoning until tenant protections
24 are put into place and we are making tremendous
25 strides in preserving rent stabilized apartments.

2 As everybody here has... has testified we're losing
3 rent stabilized apartments at a amazing rate. And
4 soon we will not be the highest concentration of
5 rent stabilized apartments in the city. So this... we
6 have to get our priorities straight. And until we
7 get that straight we need to say no to this spot
8 rezoning and all spot rezonings.

9 CHAIRPERSON RICHARDS: Thank you for
10 your testimony.

11 SARAH FISHER: Hi, I don't have prepared
12 remarks so I will have to speak off the cuff. My
13 name is Sarah Fisher. I'm a resident of Inwood, a
14 member of Inwood Preservation Group and a tireless
15 advocate for preservation and protection of the
16 city's blue, green, and open spaces. Like others
17 who have testified I stand in opposition to the
18 proposed rezoning given the injury it would inflict
19 on the neighborhood, the displacement of current
20 residents of which I am one. Over 40 percent of the
21 units in my building have been deregulated and the
22 failure of city planning to consider the
23 environmental impacts that can be anticipated at
24 the result of this proposed rezoning. First just to
25 restate the question I posted the town hall

1 convened by Council Member Ydanis Rodriguez and
2 Gale Brewer, why the Rush is illogical to me that
3 this spot rezoning is even being considered in our
4 neighborhood given the Inwood NYC study currently
5 underway to address the affordable housing crisis.
6 Like others who have testified today I'm part of
7 the stakeholders group for that initiative working
8 with the council member's office and EDC to
9 responsibly address the need for truly affordable
10 housing. As part of this process I have been
11 schooled in zoning mechanics. I'm no expert,
12 probably not even close but I... I really find it
13 illogical that the city... and that this proposal was
14 approved by CPC and it's even being heard by this
15 committee in the absence of a proper analysis of
16 environmental impacts. Seems to me an Article 78
17 preceding may be indicated. I also want to address
18 the precedent this application sets as cofounder of
19 the all-volunteer Friends of Inwood Help Park. As
20 others have noted the spot rezoning is... will open
21 the floodgates to similar development efforts
22 throughout the district and the city. A similar
23 application has been filed to upzone properties on
24 Seaman Avenue right across from Inwood Hill Park
25

2 enjoyed by Chairman Richards' son, Chair... Council
3 Member Rodriguez' daughters and the grandchildren
4 you'll both be welcoming in the decades to come.

5 CHAIRPERSON RICHARDS: Thank you for the
6 invitation.

7 CATHERINE O'SULLIVAN: Thank you. My
8 name is Catherine O'Sullivan. And I'm here
9 representing my Co-op. I'm also a member of Inwood
10 Preservation and Moving Forward Unidos. I'm an
11 immigrant, off the boat. So I'm asking you to
12 please reject this spot upzoning. This is one of
13 three remaining Albert Kahn buildings in New York
14 City. One other at 798 11th Avenue was repurposed
15 by the architect Rafael Vinoly. The old Ford Motor
16 Building at 1710 Broadway is due to be demolished
17 by Extell Development and CK Partners for a mega
18 tower. Albert Kahn was an innovative architect. He
19 was an early advocate of reinforced concrete. The
20 original star-architect. He is recognized as the
21 architect connected with the auto industry
22 especially in Detroit where his company still
23 operates. He's... company is also based in Sao Paulo,
24 Brazil. As an immigrant I really can't fathom how a
25 city would destroy its heritage and historic

1 fabric. The Packard building should not be raised.
2 It was built in 1926 in the art-deco style. It
3 calls to mind an ocean liner. And although not
4 Detroit's fisher building it is Inwood's Albert
5 Kahn building. And we have enough... we... we have few
6 enough treasures. We have our farmhouse, we have
7 our Indian caves but this is an important as the
8 gateway to Inwood. At the very least the façade
9 which is a handsome terracotta should be preserved
10 and incorporated into an adaptive reuse of the
11 building. 1910 New York Times noted Manhattan is
12 the automobile center of the country. Well we
13 should preserve that heritage. And I'm going to
14 close with a... an invocation of two women who loved
15 New York City Jacqueline Kennedy Onassis and Jane
16 Jacobs. And to quote Jane Jacobs in a letter to
17 Michael Bloomberg in 2-0-5 in opposition to
18 upzoning revitalization successes don't result from
19 gigantic plans and show-off projects. The buildup
20 gradually and authentically from diverse human
21 communities, successful city revitalization builds
22 itself on these authentic community foundations.
23 Thank you.

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CHAIRPERSON RICHARDS: Thank you for your testimony.

PAT COURTNEY: I'm Pat Courtney and I'm here representing Inwood Preservation. I'm here basically deliver the petition that we made both on paper and online that is currently at about 15 hundred signatures. Although we deliver the petition... the portion of signatures we now have the petition is still live and growing. We're aware that many other New York City communities including New York City council members; Peter Koo of Flushing, Van Bramer of Sunnyside, and Cohen of Woodlawn in the Bronx who have acted courageously on behalf of their communities regarding such plans. These communities have rejected zoning plans or managed to downzone when confronted with similar completely inappropriate development schemes that as designed would do permanent damage to our great city's neighborhoods and would not solve affordable housing shortage issues but would instead cause displacement and hardship creating hyper gentrification. Please vote no to this destructive plan to spot upzone a single one-acre lot to more than double the height and density of the existing

2 residential buildings in Inwood. This inappropriate
3 plan has already opened a Pandora's box for the
4 development based on contextual zoning, R8X, R98
5 applied here which is not contextual to Inwood. We
6 cannot accept further rezoning of our neighborhood
7 utilizing such inappropriate planning. R7A would be
8 the only contextual zoning choose for Inwood. Thank
9 you.

10 CHAIRPERSON RICHARDS: Thank you. Thank
11 you all for your testimony. And I want to thank the
12 Inwood Community for coming out and particular
13 developers for coming out today to testify. Listen
14 we and this committee and this council take every
15 recommendation serious and we'll be working hard
16 over the next course of... few months to ensure that
17 we can reach some sort of agreement that is the
18 best... is best for the community. I just want to be
19 clear if we did nothing here right now with the
20 current zoning they could build a tower
21 hypothetically so... You know. And... and as well build
22 as of right and do no affordability. So I just
23 wanted to put that out there as well. So we've
24 heard the concern very loud and clear today; tenant
25 protection, affordability... We also heard obviously

2 heights and different things are certainly a big
3 issue here as well. But we look forward to
4 continuing to work with everyone and I will go to
5 Council Member Ydanis... Ydanis Rodriguez who
6 represents the area to say a few words and then we
7 will close out this hearing.

8 COUNCIL MEMBER RODRIGUEZ: As I said the
9 beginning I... you know first of all it is a honor to
10 represent a community so diverse by ethnicity, by
11 economic, and social background. A community that
12 we been speaking loud and clear... right now. ...some
13 of you have been living there for a few years,
14 other living there for decades and one of those who
15 been living there since 1983. So we have seen what
16 the community was in the 80s when we have 100...
17 homicide and a lot of people left and some people
18 stayed. And it is our responsibility to build
19 affordable housing for those who had stayed as also
20 for the newcoming but most importantly to preserve
21 our middle class and working class community that
22 we have. I'm happy to see many of us who are
23 speaking for yourself. But as I say also speaking
24 for those who are the one making \$15,000 an hour. I
25 think having a community where we have a strong

1 voice coming from a middle class is important. And
2 that middle class should be speaking for what is
3 important for us... for the majority of those close
4 to 70 percent of the residents who live in our
5 district that they only making less than \$25,000 a
6 year. So we will continue dealing with the crisis
7 of housing. I launch my campaign in front of...
8 Academy in 2009 and I choose that site because
9 tenants are... Academy... they were living without gas
10 for five years. So I'm happy to our new friends,
11 new voices to keep fighting as we did in the 90s
12 and the 2000, as we fought against vantage and
13 pinnacle. That fight is not new in the house. It's
14 a fight that we've been leading for decades. And we
15 have to understand that we have a crisis when it
16 come on housing. When we renovate... Academy there
17 were 27 affordable housing apartments and 50,000
18 people apply for those 27. So we have a epidemic
19 when it come to the lack of housing, lack of unit
20 in the whole city. I believe again that my priority
21 is not going to be doing rezoning or particular
22 spot in our Inwood. I would keep focus on what it
23 is the area that we've been leading with the city,
24 EDC, HPD, and city planning to the east of 10th
25

2 Avenue. We've been open to the Sherman and Broadway
3 because they been working with us when it came to
4 lowering the height of the building, when it came
5 to the piece related to the cultural institution.
6 I've been fighting for the whole building... 15 floor
7 to be dedicated free to local cultural institution
8 of Northern Manhattan. I've been fighting to start
9 a new model where 10 percent of the commercial rent
10 will be affordable to local small business of
11 Inwood. This is not done. We will continue
12 conversation. I've been listening to you message
13 loud and clear and I happy to add and as I say new
14 voice, new friend, not only fighting for us but
15 also fighting for the working class that we have in
16 Inwood and Washington Heights. Thank you.

17 CHAIRPERSON RICHARDS: Thank you Council
18 Member Ydanis Rodriguez. And just before we wrap up
19 I have two new interns that have joined my office
20 and I'm going to acknowledge them; Ms. Feiza,
21 Feeza, Fiza... Did I say it right? Feeza? Feiza, I
22 said it right the first time. And Tish Fia, I got
23 it right the first time. Alrighty. Good. And I want
24 to thank them for... this is their first hearing and
25 wanted to acknowledge their presence as well. And

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thank the Land Use staff and all of the advocates,
the community for coming out and the developers. We
look forward to continuing the conversation. Anyone
else wishing to testify? Seeing now we're now going
to...

COUNCIL MEMBER RODRIGUEZ: ...Russel
Murphy, my Chief of Staff born and raised in
Inwood, a student from Ascoda [sp?] who also been a
centerpiece leading this conversation with a
constituency in also the city.

CHAIRPERSON RICHARDS: Great. Thank you
sir. So seeing no others from the public who wish
to testify we're going to lay this application over
into the next regularly scheduled subcommittee
meeting. And with that being said this hearing is
closed. Thank you all.

[gavel]

C E R T I F I C A T E

World Wide Dictation certifies that the foregoing transcript is a true and accurate record of the proceedings. We further certify that there is no relation to any of the parties to this action by blood or marriage, and that there is interest in the outcome of this matter.



Date July 14, 2016