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Assemblymember 72nd District

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Testimony of Guillermo Linares, NYS Assembly Member

**To the New York City Council Subcommittee on Zoning and Franchises
Meeting on Zoning, Broadway/Sherman Avenue, Manhattan
August 9, 2016**

My name is Guillermo Linares, and I am the Assembly Member representing the 72nd District, which includes Washington Heights, Inwood, and Marble Hills. I am requesting this testimony to be included as a part of the record with regards to this proposal.

Mr. Chair and Members of the Subcommittee, I unequivocally oppose the proposed Sherman Plaza rezoning project. This plan is not just counterproductive and counterintuitive, but it is also a dangerous attempt to make zoning changes that will alter the character, fabric, structural integrity, and density of this historically working class neighborhood leading to a massive displacement of the families and small businesses anchored in this community. In addition, I would like to highlight that many voices – major stake holders of the community – were not included in the discussions that lead up to this plan.

There is proof that private developers have received subsidies for this kind of construction under the “mantle of affordability” by giving a false impression that they are addressing the housing crisis in neighborhoods with high concentration of low-income working class families. However, the “mantle of affordability” is just a mantle. This proposal does not address, by far, the largest group of people in Inwood – 27% of residents there make less than \$24,000. According to the proposal, the lowest bracket of the so called “mandatory inclusion” is above \$31,000, and even for that bracket they dedicate only 20% of units, the rest will go to more affluent residents. How can we call housing affordable if those in most need are not covered? We can not, because the goal is to make profits. Developers wait for residents to settle in and then flip the property to make millions of dollars by selling it to real estate hedge funds, disregarding the whole reason why the project was built in the first place.

These are not just empty words. That is precisely what has been done in neighborhoods across the city according to the study published by the NYU Furman Center as part of its State of New York City's Housing & Neighborhoods - 2015 Report. The study has identified 15 neighborhoods in New York City that can be categorized as gentrifying. It qualifies gentrifying neighborhoods as those that were relatively low-income in the 1990s, but have seen a dramatic increase in median rent in the last 20 years. Williamsburg is right at the top of that list. The neighborhood saw the average rent increase of 78.7 % between 1990 and 2010-2014. Central Harlem followed in second place with a 53.2 % increase in the same time period. Private development is the primary strategy now, and identified unprotected, landmark-quality buildings are the targets. De Blasio and City Council have effectively swept aside

contextual zoning limits, which curb development that might change the very essence of a neighborhood, in Harlem and Inwood farther north.

That has been done before and that is what this proposal is bringing to this neighborhood of lower-income working class families. Not only residents but also businesses will be affected. This proposal aims to create an elite area where only wealthy people and big businesses will be able to afford the rent. This is precisely why this project is so dangerous for my district.

I would like to illustrate the case in point, going back twenty years ago when I represented District 10 in the City Council and was a member of the Land Use Committee and a Chair of the Subcommittee on Planning, Dispositions and Concessions. The City Administration under Mayor Giuliani had a large portfolio of the properties that had been taken away from unscrupulous landlords in Washington Heights. His proposal was to turn those buildings to private landlords. I challenged that proposal with the support of my colleagues and was successful in transferring those properties to non-profit housing organizations under the oversight of the New York City Housing Preservation and Development agency (HPD). As a result, today, the majority of the families that endured that housing hell back then in the 80's and 90's, own the apartments that they live in.

I urge this Subcommittee, the members of the Land Use Committee, and all Council members to reject this proposal, which will become a preamble to other projects currently under consideration that will lead to a complete gentrification of this community. I am confident that we can create an alternative way to address the housing crisis affecting many communities like Inwood across the city and state. We must pull together the best minds from, both, public and private sectors to create a plan that will go to the root of the problem. We need a 100% affordable housing everywhere across the city and state, not just another patch like the mandatory inclusion. The good thing is that there are plenty of good examples of the 100% affordable housing in neighborhoods with high concentration of low-income residents. But it is still more of an exception rather than a rule. We must make it a rule. We must turn this tide of luxury housing being built in the working class neighborhoods exiling people who can not afford to live there anymore. I am asking you to take a stand here in Inwood with me to make an example of 100% housing affordability being possible in the neighborhood standing on the verge of gentrification.

I want to thank you for including my testimony and making it a part of the record regarding this proposal.

Elizabeth Lorris Ritter
Testimony before the NYC Council Subcommittee on Zoning & Franchises
June 12, 2016 (9:30am) / City Hall Committee Room

Good morning. (Good afternoon?) My name is Elizabeth Lorris Ritter.

I am the founder and President of the Hudson Heights Owners Coalition, representing 31 co-ops and condos in Washington Heights which are home to more than 5,000 taxpayers and voters. In that capacity some months ago I wrote to the City Planning Commission; our Councilmember, Ydanis Rodriguez; and Borough President Gale Brewer, urging them to reject Acadia's original proposal at 4650 Broadway. All of our member-buildings are home to people who use the park weekly or daily, and many of them overlook the site.

I have lived in Washington Heights for 33 years, for 28 of them with my husband with whom I raised two children, now adults. I was an original member of the Friends of Fort Tryon Park which was formed in the early 1980s, and am a member of the Fort Tryon Park Trust. (Note logo'd satchel!) It is not an exaggeration to say that we have each spent thousands of hours there: birthday parties, picnics, studying *torah* under a canopy of trees, and so much more. Fort Tryon Park is Washington Heights' & Inwood's collective back yard. Even as New York City's public schools have become increasingly segregated, its public parks remain the last great urban melting pot.

You have heard and will hear a lot of testimony opposed to this proposed development; opposed to our outdated zoning laws which regulate bulk, not height, and which lamentably do not consider context; opposed to gentrification; opposed to the miserable failure of our state's rent regulations to protect affordable housing and keep it from being lost due to vacancy decontrol, inflated charges for capital improvements, and an opaque process for understanding the rent history of a given unit so that tenants might advocate for themselves.

But most of those arguments don't actually address the project at hand.

The original proposal was for an obscenely tall building that would have ruined the neighborhood's character and the adjacent Fort Tryon Park's views and open spaces, while offering little in return of value to the community, and taxing our aging infrastructure. It was tremendously gratifying that when the people spoke – at meetings and through the Community Board -- government listened. Thanks to Borough President Gale Brewer, Councilmember Rodriguez and my colleagues on Community Board 12 for helping to get ^{me} very different proposal which you are considering today.

With vastly reduced height, increased affordable housing some of which is deeply affordable and all of which was understood to be permanent, significant square footage for community space, limits on frontage to discourage "big box" retailers, I regard this new proposal not only as a tremendous improvement, but as a victory for community organizing. (Though I wouldn't say no to a Trader Joe's! There are no supermarkets for blocks in either direction.)

Make no mistake: many concerns remain. Even at “only” 15 stories/155 feet, a building would be seen from the Linden Terrace and Cloisters & Café Lawns, and will follow users of the Dongan Lawn into the park like a hulking, creepy neighbor. The loss of much-needed parking would further exacerbate an already difficult parking situation that literally leads to fights in the streets between car owners. And our public transit, schools and city services cannot keep up with the demand of the considerable population already here. And we are frustrated.

Remarkably, City Planning did not do – and did not order Acadia to do – an environmental impact study. Reasonable people can – and do – disagree on how negative the impacts of this development – as currently configured, or as previously proposed – may be, or whether the various proposed benefits of development outweigh its impacts, but the idea that there are NO negative impacts of a 27-story building, or even a 155-foot building – across the street from a landmarked park is patently absurd. DCP and the Planning Commission should have conducted (or ordered Acadia to conduct) a full EIS before certifying this project. This failure is the subject of a lawsuit brought by the Fort Tryon Park Trust, and on which I am a co-Petitioner. Since DCP hasn’t ordered an EIS, I urge the City Council to do so.

I would like to take a moment to address the issue of Community participation in the process, and the degree to which some of the previous and/or subsequent testimony may be misleading.

I have been a member of Community Board 12, Manhattan since 1996, and currently chair its Parks & Cultural Affairs Committee.

Although in May the Community Board passed a second, generally supportive (with a few caveats) resolution to reflect the revised proposal now before you, there remains a great deal of public opposition to this development. At a Town Hall in May attended by maybe 250 people the evening before the CB12 general meeting, dozens of people spoke out to cheers and applause about their concerns regarding gentrification. There were a few people (myself among them) who spoke positively about the new proposal. Although the anger and outrage in the room were palpable, I understood most of the opposition to be addressing the old proposal no longer on the table, and against gentrification generally. The new proposal addresses many of the concerns that were raised in the Community Board’s first resolution, and we understood that ALL of the affordable housing to be PERMANENT.

The gentrification issue is a problem, but it’s not something that people should be worried “is coming” to the neighborhood, for it is already here. You’ve heard testimony on the loss of rent-regulated apartments, but this project isn’t why we’re losing rent-regulated apartments. We need a Governor who actually gives a damn about community preservation and about keeping rent-regulated apartments. We need a downstate-Democratic controlled State Senate to fund a strong Department of Housing & Community Renewal, and to have a Tenant Protection Unit with some teeth. *We need those things whether this development is built or not, and we look to the City Council to work with our State legislature to protect New York City’s tenants.*

In evaluating this development we must choose from among the options actually available to us, not from among the options we wish we had, or the options we feel we deserve. We are stuck with the reality of the current zoning regulations, and the fact that the Packard Building was never landmarked is a *shandeh* [Yiddish for "shame"]. And while there is some disagreement as to the maximum height allowed as-of-right, any option would be much bigger than what's there now and will feel "too big." And it would be entirely market rate with no community concessions. Allowing that and foregoing 50% affordable housing and community space and guarantees for affordable commercial space seems a little "throw the baby out with the bath water-ish" to me.

Two City Planning Commissioners hailed this new application "a step in the right direction". But I believe it doesn't go far enough. I encourage this Committee and the full City Council to:

- perform, or order, an Environmental Impact Study.
- require that the proposed height of 155'/15 stories be reduce by another two floors, or about 20 feet, as a condition of granting the proposed re-zoning. The lot size is sufficiently large that if they built it with a slightly larger footprint and a little less height, the developer could achieve the same density as the new proposal, which would have less of an impact on the park.
- make the re-zoning conditional on *this project*, or one with similar commitments and deliverables, being built. It would be wrong if these lots were to be rezoned, and then sold to a developer who developed the property in a very different way.
- require and ensure that ALL of the affordable housing is affordable in perpetuity, not just the 20% pursuant to MIH, but the additional 30%, so that fully half of the unites are affordable. Forever. None of the affordable housing should sunset, for where would that leave people a generation from now, but out on the street, unable to afford their own homes.
- require that the Packard building's façade be preserved and incorporated into whatever new building is built on the site, as was done with the old Audubon Ballroom on Broadway & West 165th Street.

Acadia's revised proposal is indeed a huge step in the right direction. But it's a long road, and we need them to walk still further. An entire City is watching, and counting on you.

Thank you.

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MAS Testimony to NYC Council Subcommittee on Zoning and Franchises regarding Land Use Application No.: C 150438 ZMM, the Sherman Plaza Project, 4650 Broadway, New York, NY

July 12, 2016

Position

The Municipal Art Society of New York (MAS) asserts that this project, as currently proposed, would set a harmful precedent for inappropriate, out-of-scale development in the Inwood neighborhood. We urge the subcommittee to reject the proposed zoning map amendment and request an alternate design.

While we are pleased with the proposed changes regarding the affordable housing component, MAS remains concerned that the project would set a precedent for rezonings that facilitate the construction of similar out-of-scale developments in the Inwood area. With a height of 155 feet and approximately 431,725 gross square feet, the project would adversely affect urban design, visual resources, and the neighborhood character in the area.

MAS also questions why the revised Environmental Assessment Statement (EAS) submitted June 20, 2016 includes a substantially shorter (14 stories, 150 feet vs. 10 stories, 110 feet) No-Action development than what was used as a basis for the evaluation in the original January 19, 2016 EAS. We question why this fundamental change was made at such a late stage in the project environmental review process.

Housing Affordability

MAS believes the changes in the project's affordable housing component accurately reflect the needs of the neighborhood. Under the revised proposal, 50 percent of the residential floor area would be provided as permanently affordable, 20 percent of which (83 dwelling units) will be at 40 percent of the AMI (approximately \$31,000 for a family of three) and the 30 percent of the remaining residential floor area (124 dwelling units) would range up to 80 percent AMI (approximately \$65,000 for a family of three).

Precedent for Similar Development and Need for Sound Planning

MAS believes the Sherman Plaza project presents a timely opportunity for the City to champion sound planning that considers the cumulative effect of non-contextual development, reduces environmental impacts, and preserves valuable public assets, while offering equitable housing opportunities that reflect the needs of the neighborhood.

Fort Tryon Park is the predominant design feature of the neighborhood. The area east of Broadway is characterized by 5- to 7-story residential buildings. Therefore, new development along the Broadway corridor and Fort Tryon Park should be consistent with the existing neighborhood fabric and avoid impacts on the park.

Overall, the Inwood-Washington Heights neighborhood is facing major changes, as evidenced by the Inwood NYC Planning Initiative, a comprehensive planning study currently underway to guide the future rezoning and redevelopment of a 100-acre area northeast of the Sherman Plaza site. MAS applauds the efforts by elected officials and City agencies to

engage the community in a vision for developing and preserving affordable housing, creating jobs, improving streetscapes, and reclaiming the waterfront and open space. Although it is not part of the initiative, the Sherman Plaza project is a microcosm of the issues that the entire neighborhood will need to address as development pressures mount.

Adverse Impacts on Visual Resources, Urban Design, and Neighborhood Character

Fort Tryon Park is at one of the highest elevations in Manhattan accessible to the public. It features a varied topography and panoramic views of the Hudson River and Palisades. It is one of only ten City-designated scenic landmarks and is listed on the State and National Register of Historic Places (S/NL). The Cloisters, at the highest point of the park, is an individual New York City landmark listed on the S/NL and was designed to be the focal point of the Fort Tryon Park landscape. Even at the reduced height of 155 feet, the Sherman Plaza development would alter views from both the Fort Tryon Park and the Cloisters as well as views of these landmarks from the adjoining neighborhood.

In addition, a R9A/R8X zoning district would allow a streetwall with a maximum height of 125 feet along Broadway and 105 feet along Sherman Avenue. Under this design, the proposed building would not set back below 10 stories. The current structure on the site, the Packard building, has a streetwall of approximately 30 feet. The surrounding buildings have streetwall heights that do not exceed 40 feet. Under the proposed zoning, the project could exceed the current streetwall by 70 feet or more, which would result in adverse impacts on urban design from a pedestrian perspective, and in turn affect neighborhood character. We do not feel that the EAS fully addresses the potential urban design impacts of the revised proposal.

Conclusion

It is imperative that the City carefully examine all facets of the Sherman Plaza development, including the potential long-term impacts on the neighborhood and Fort Tryon Park.

As such, we strongly urge the subcommittee to reject the proposed zoning map amendment and request an alternate more appropriate design.

Remarks for the Subcommittee on Zoning and Franchises and Land Use Committee

Good morning, and thank you for giving me the opportunity to speak to you today. My name is Beth Trilling, and I have lived in New York City for 24 years and in Inwood for almost 8 years. I am here this morning to urge you to vote against the application submitted by Acadia Sherman Avenue LLC requesting zoning changes to the area at 4650 Broadway and Sherman Avenue.

First, I fully admit to not being an expert in the intricacies of real estate development- I'm just a math teacher. What I would like to speak to you about is the quality of the neighborhood that is Inwood. One of the main attractions of the neighborhood is the fact that it has numerous parks. My apartment is a 5-minute walk from the majestic Hudson River with its views of the Palisades. Fort Tryon Park, which begins at 192nd Street, is opposite the proposed Sherman Plaza location. To quote the New York City Department of Parks and Recreation website,

Fort Tryon Park remains one of the city's most beautiful outdoor pieces of art and one of the best presents ever received. John D. Rockefeller, Jr. began acquiring private parcels in 1917 as part of his vision of developing a beautiful park with majestic views of the Hudson River and Palisades for the public.

The park was designed by Frederick Law Olmsted Jr., son of the architect of Central Park, and his brother. Rockefeller donated the park land to the city in 1931.

The website continues,

Decades after its creation, park goers can run or walk on the park's 8 miles of pathways, play on the lawns, and enjoy the city's largest garden with unrestricted public access, the Heather Garden.

Fort Tryon Park is also home to the Cloisters, a branch of the Metropolitan Museum of Art that houses nearly 5,000 medieval works in a building comprised of several structures from Europe.

Then, from the website of the Metropolitan Museum,

From its beginnings, The Cloisters was intimately connected with the lands around it. The rocky, wild site of the museum, emulating the remote setting of a medieval monastery, dramatically accentuated the sense of being transported in time and place. At the public opening of The Cloisters on May 10, 1938, one of the key celebrants was John D. Rockefeller, Jr. His vision and philanthropy had not only brought the museum into being, but had created the surrounding Fort Tryon Park.

Continuing to quote from the Met Museum's website, as Robert Moses said in his address on the Occasion of the Opening of The Cloisters in Fort Tryon Park,

Mr. Rockefeller began at the George Washington Bridge and acquired all of the strategic pieces of property along the top of the Palisades to the line between New York and New Jersey, so that for all time that area will be protected...[and] we will always have the view that we have today.

The proposed upzoning site sits at the foot of Fort Tryon Park and is a mere few blocks from the Cloisters. I hardly think that a 17-story apartment building was included in the view that Mr. Moses had at the opening of The Cloisters.

Aside from the draw of the natural beauty of the area, Inwood as a neighborhood has a very special character. Inwood is not a "through" neighborhood; since we are at the northern end of the island, if you are in Inwood, you want to be there. As such, Inwood has a small town feel, where I know the local store owners by first name and always see people I know at our weekly farmer's market. Inwood is able to maintain this small town feel in part because of the zoning that keeps tall apartment buildings and large stores out of the neighborhood. If the current rezoning application is approved, the population density in the Sherman Plaza building will be more than double the population density of the surrounding area. In addition, under the rezoning proposal, the ground floor would be able to host much larger stores and restaurants than any area nearby, and the businesses themselves could be of a much larger mix than what is currently permitted.

On a practical matter, no plan has been provided for how to accommodate either the influx of students in neighborhood schools or the additional commuters on public transportation. Also, the current building at 4650 Broadway holds 400 parking spaces, and no plan has

been announced to relocate those parking spaces, despite the fact that street parking is already at capacity in the neighborhood. No environmental impact study has been provided, so how can we know what this building's impact will truly be?

Although the promise of affordable housing is attractive, there is no guarantee that Inwood residents would win these coveted apartments. In addition, the market value rents in the remaining apartments will increase the median rent for the neighborhood, allowing other landlords to raise their rents, in turn raising property taxes for homeowners. So what might be affordable for a few new families will cause housing costs to rise for the people who already call Inwood home. And the promise of new jobs is equally fleeting- who's to say that Inwood residents would be hired?

Not a single person I've spoken to in the neighborhood is in favor of this development, and an online petition on change.org started by the group Inwood Preservation has garnered over 1000 signatures. One of the signers is Adrian Benepe, our former Parks Commissioner, who stated in part "We need to protect this park... from overly large buildings blocking sunlight and marring views."

Neighborhoods are zoned in specific ways for specific reasons. Changing the zoning for one parcel of land by definition is changing the character of the neighborhood, and I truly don't understand how such a proposal is even being considered. If this one site is rezoned, what's to stop other sites from being rezoned? In fact, two other such proposals are already in the works in Inwood, one farther north on Broadway and a second a few blocks away on Seaman Avenue. When does changing the zoning for one building become the de facto rezoning of a neighborhood?

Please understand that I am not against development. In fact, ever since I moved to Inwood, I have been hoping that Albert Kahn's historic Packard Building at 4650 Broadway could be redeveloped; the building is underutilized, and truthfully it's dark and deserted at night. However, whatever development is approved must fit into the character of the neighborhood. A 17-story building of high population density in a neighborhood of largely 6-story buildings would be terribly out of context in Inwood. As one resident wrote in her comments on the online petition, she "moved here BECAUSE [she] can see stars and here [sic] crickets and wake to dappled sunlight through [her] window." Please help us preserve the neighborhood that we love by voting against this application. Thank you for your time.

Testimony In Opposition to C 150438 ZMM, BROADWAY SHERMAN AVENUE REZONING, and N 160164 ZRM

Graham Ciraulo, Northern Manhattan is Not for Sale and Jennifer Fox, Inwood Preservation

I'm Graham Ciraulo, an Inwood Resident and a member of Northern Manhattan is Not for Sale, and I am reading this statement on behalf of myself and Jennifer Fox, an Inwood resident and co-founder of Inwood Preservation. We both absolutely oppose the rezoning of 4650 Broadway.

As recent as yesterday, we have been told that at least 50% of the affordable units in this development will be made available to residents already living in the community. Community presentations of this "compromise" proposal have emphasized that so long as the affordable component is keyed to Inwood rather than city-wide incomes, increased density should be palatable at this site. This argument is false, and misleads the community by omission of a critical fact. There is no guarantee whatsoever that these units will be available to Inwood residents.

No community presentation acknowledged the likely impact of the pending lawsuit filed against the City by the Anti Discrimination Center (ADC). This lawsuit is poised to eliminate any community preference for the affordable housing component of this development. If this lawsuit succeeds—and they've been successful in similar fair housing lawsuits, so we can assume that it will succeed—it will be impossible to give community residents a preference for these units. The proposed use of lower incomes and a higher affordable housing component is not an appropriate tradeoff because no one can guarantee that any of those units will be set aside for the community, and worse, they haven't been honest with the community by failing to disclose this important fact.

Since this project will likely not reserve any affordable housing units for the community, and that's probably the sole basis for any community support for this out of scale monstrosity, let's focus instead on what the market rate units will mean for Inwood. Simply put: the tradeoff of a few new affordable housing units isn't worth it. This is an unprecedented influx of market-rate apartments that will send the message that Inwood is "open for business" when it comes to spot rezoning. Because of this, and new market rate units (which will surely rent for much more than the current going rate in Inwood) Inwood property owners will have even more incentive to step up their actions to maximize their property values by squeezing out rent-stabilized tenants.

We need tools to address the sneaky, quasi-legal mechanisms prevalent in Inwood, such as preferential rents with potentially-false underlying rent stabilized rents, frivolous Major Capital Improvement (MCI) increases, and encouraging tenant turnover by siting high-volume "lounges" in retail spaces. The City habitually throws up their hands and says they're powerless because Rent Stabilization is in the purview of the State. In that case, the City has two legitimate options that would be fair to Inwood: 1) cease any rezoning activity that will further raise market expectations and thus increase landlord incentives to displace tenants, or 2) Find creative ways to protect the current stock of affordable units:

The City could provide resources on a building-wide basis, irrespective of tenant incomes, and meaningfully intervene with property owners/managers who are taking advantage of preferential rents. Strategies could include: 1) sending notices to tenants in buildings with rent stabilized units advising them of their rights to request rent histories and provide resources to challenge their rents; 2) identifying property owners and managers who are serial abusers in this regard and stepping up enforcement of housing violations as a means of getting them to the table regarding their rent practices, and 3) providing legal assistance to tenant associations (not just individuals) who are fighting these abuses of Rent Stabilization. Currently, this sort of assistance is only available to tenants who qualify for legal aid, and handling these cases one-on-one doesn't address the building-wide, portfolio-wide abuses practiced by these property owners in Inwood. Many of our working- and middle-class residents can't afford attorneys to fight these issues, and well-meaning tenant advocates do not have the necessary, sophisticated expertise in these areas.

It would be irresponsible for the City Council to approve this ULURP in the absence of any plan to mitigate its likely effect on the existing housing stock.

And, as you consider the mandatory inclusionary action, please consider that these units will not be available to the community members who would be most negatively affected by the rezoning, and will come on line far too long after the damage is done. Given that the community has been misled by this critical omission, I urge the Council to vote no on both the ULURP action for increased density and MIH on this site.

Zoning (C 150438 ZMM) as well as the MIH action (N 160164 ZRM).

Samuel Biagetti
Museum Scholar, Museum of the City of New York
36 Ellwood St., Apt D7
New York, NY 10040

Testimony to Zoning and Franchise Subcommittee
July 12, 2016

The upzoning proposal for 4650 Broadway must be defeated because it would set a terrible precedent for grievous misuse of MIH. MIH is a good idea. MIH can have a very good impact if it is used in areas of the city with high median incomes, high prevailing rent rates, and very few to no rent-stabilized units. In these areas of the city, MIH can serve to bring affordable housing to places that otherwise have none, and it can offer working-class people a chance to live in neighborhoods that they otherwise could not afford. MIH should absolutely not be used to do the opposite: to encourage large numbers of rich people to move into a working-class neighborhood. This would only bring the disastrous effects of rising rents, rising food prices, and displacement, helping to destroy the last remaining affordable working-class neighborhoods in Manhattan. We do not want to become another Williamsburg, and we can already see it happening as other developers, following the example of Sherman Plaza, propose large luxury high-rises that require spot re-zoning to be built. We need affordable housing in this city, but not at the expense of destroying the affordable working-class neighborhoods like Inwood and Washington Heights that still exist.

TESTIMONY – VOTE NO ON THE REZONING OF 4650 BROADWAY

I am a longtime resident of Inwood, which is currently the most affordable neighborhood in Manhattan. For its residents, who have a median income half that of Manhattan as a whole, it's a challenge for many of them.

For Inwood to remain affordable to the people that LIVE there already, I urge you to REJECT the rezoning of 4650 Broadway. Prevent Inwood from becoming another Williamsburg, displacing local residents for a skyline of luxury buildings.

This zoning change will set a dangerous precedent, irreparably ruining the character and affordability of Inwood. Two other applications for this sort of rezoning have been filed, one which includes neighboring properties to the proposed luxury tower. How soon before small apartment buildings like the one I live in, will be at risk for developers to buy, rezone, and demolish in order to build a bigger more profitable luxury building? Is this how we maintain affordability for local residents? It seems clear that this process will quickly spin out of control, forcing local residents to move.

Inwood still has a high percentage of rent stabilized apartments, and close to a third of those have even lower (often substantially lower) preferential rents. Many these are already at risk - landlords can raise preferential rents at will, and they can make extra renovations—even adding bedrooms to increase the rent -- with the goal of converting the apartments to market rate. Adding hundreds of market rate apartments at once will greatly amplify this behavior. How many hundreds of rent stabilized units will we lose in the name of providing a few "new" affordable units?

Despite the claims of the developer, there is no real way of knowing how many affordable units will be built, or if they will be permanently affordable. Given the housing lottery, these apartments will probably also not go to current Inwood residents.

This zoning proposal is a total misuse of the MIH program. MIH could be great for providing affordable housing in neighborhoods with all market rate housing, but not as an excuse to add hundreds of luxury units to a working class neighborhood, resulting in amped up gentrification of the area.

Is this price worth it? I say NO.

You can easily add affordable units to Inwood without building luxury towers: renovate existing vacant buildings to create additional 100% affordable not for profit housing. Maintain existing stabilized units by cracking down on landlords and protecting tenants from harassment. I not against contextual development of market rate apartments, but I oppose adding hundreds of market rate units that will quickly drive up rents and displace residents.

Inwood's urban fabric of 5 and 6 story buildings create a wonderfully human scaled neighborhood. With over 40,000 people living in just over 1.5 square miles, it is the densest neighborhood in Manhattan, and situated within the densest congressional district in the country. Do we really need more density here? As it is today, Inwood should be a case study of sustainable density and affordability for the city rather than an opportunity for greed based development.

Vote no on the rezoning of 4650 Broadway.

Azi Elowitz

Testimony to Zoning and Franchise Subcommittee for July 12, 2016

I have lived in this neighborhood for 30 years. During that time, I have taught adult education and high school equivalency classes nearby. Many of our students are low-income single mothers. And most often if they cannot attend classes, it's due to housing problems—harassment, poor services. Having to go to court over lack of heat, hot water, broken locks. Being threatened with eviction.

I also think it's important to keep in mind that housing insecurity compromises the education of family members of all ages—the threat of homelessness, the stress that accompanies it, affects the ability of children, as well as their parents, to succeed in school.

If Inwood and Washington Heights have an influx of expensive housing, even with the promise of a small percent being called “affordable,” it will do more harm than good. Low-income families who have lived in these neighborhoods for generations will be pushed out, as has happened in other neighborhoods throughout Manhattan.

I am here to ask you please, do not support the zoning changes in Inwood and Washington Heights.



Testimony of Yvonne Perez, Member SEIU 32BJ
Testifying in Opposition to Broadway Sherman Avenue Rezoning
Zoning and Franchise Committee

Good morning, my name is Yvonne Perez. I am a 32BJ member and was a Washington Heights resident for 8 years in Councilmember Ydanis' district. I am here today testifying on behalf of my union. 32BJ is the largest property service union, representing 145,000 building service workers nationwide. 32BJ members maintain, clean and provide security services in schools, offices and residential buildings all across the five boroughs, including buildings like the proposed building at 4650 Broadway.

As a building service worker, union member, and Inwood resident, I believe that the City Council should not allow this project to move forward unless Acadia Realty commits to creating high quality jobs at 4650 Broadway. My union has made sure that building service jobs can be good quality, family sustaining jobs. Employers that work with 32BJ pay wages that allow people to put a roof over their head, save for retirement, and access health benefits for themselves and their families. Over 70,000 building service workers across New York City benefit from these kinds of jobs. But other workers, doing the exact same kind of work, make only \$12 an hour. Some of these workers are employed at Acadia's new residential building in Brooklyn. You are going to hear from one of them next.

Acadia's proposed development in Inwood is the first MIH project to go through the ULURP process. My union supported Mandatory Inclusionary Housing because we know working people need more housing options. But, we know we cannot build our way out of this City's affordable housing crisis. As long as there are hardworking people earning too little to afford the rising housing costs, families are going to continue getting priced out of their homes. For example, workers making \$12/hour can only afford 21 of the 200 apartments that are designated as "affordable" at Acadia's residential building in Brooklyn. We need to make sure that as new affordable developments are constructed, the building service jobs they create are high quality jobs. We need developers like Acadia to do their part.

Inwood Residents need both affordable housing and high quality jobs. Acadia can make its project at 4650 Broadway provide both, but the project should not move forward unless they promise to do so.



Testimony of Gardner Soto, Concierge City Point Tower One
Testifying in Opposition to Broadway Sherman Avenue Rezoning
Zoning and Franchise Committee

Good morning, my name is Gardner Soto. I started working as a concierge at Acadia's new residential building at City Point in March. I make \$12/ hour. Last month, my co-workers and I came together to tell Acadia we wanted 32BJ to serve as our recognized bargaining agent. We are organizing with 32BJ because we value our jobs and believe that our hard work should be recognized and compensated.

I started working at City Point Tower 1 in March. When I was hired I was told I would make \$15/hour, but when I started I found I would only receive \$12/hour. After taxes, I take home about \$359 a week. I have four kids. One of my sons still lives at home with me and my wife. After I pay rent, buy food for my family and a monthly metro card, and pay for the phone and for other necessities, we are barely making it. The company I work for allows us to buy health insurance through them, but it costs \$25 a week. I can't afford that on my salary. We live paycheck to paycheck.

At the other building at City Point, which was developed by the Brodsky Group, the workers are making \$18/hour and receiving benefits. They do the same jobs as my coworkers and I do. I believe our labor is worth as much as their labor.

The City Council should make sure that city resources intended to help working people by creating more housing options are not underwriting poverty wages. You should insist that Acadia create high quality jobs in all its new developments.

Re: Zoning Subcommittee Testimony, ULURP application #C-150438 ZMM, 4650 Broadway / Sherman Plaza
7-12-16

Hello, my name is David Thom. I'm a member of Inwood Owners Coalition and Inwood Preservation. .

The current zoning is R7-2, just like all of Inwood since 1961. That zoning allows for a residential Floor Area Ratio of 3.44 - which translates to 162,000 SF of residential space; let's say 140 to 190 apartments.

There is no technical height limit on the current zoning. On a site this large could you, in theory, erect a skinny tower in the middle of the site? Technically, yes. Is it likely? No. There are economic factors to building residential buildings - at this density, only so much height is practical. The developer admitted as much in their original EAS where their scenario for a no-change case was a 10-story building.

The developers and planning staff have called much of the area "overbuilt". I checked the true density of all nearby blocks and it is around 3.0 to 4.5 for most buildings. The current zoning is actually pretty close to what exists in Inwood today.

The developer likes to talk about a past proposal from 2007 that was 15 stories tall and had FAR of 6.5, and doesn't that show the existing zoning could produce a big nasty building? Well, no, because that proposal was half office space using a zoning variance that re-labeled it as a community facility. Community facilities give a bonus that almost doubles the building size. In practice though, this bonus is rarely used to make a TALL building since most such facilities want large spaces on lower floors and developers don't like building expensive space in the sky for users who don't pay much rent.

As to what is proposed: This is an application to change the zoning map, it's not an application to build a building. Whatever the developer is promising, until they actually build you don't know what will happen. All you know is what the zoning map will allow.

The zoning map would change for A SINGLE PROPERTY ONLY, putting R9A on the Broadway half and R8X on the Sherman half. That's "spot zoning" and it's illegal. The blended residential FAR will jump from 3.44 to 7.81. That more than doubles the number of apartments you can build. And by the way, there is no R8 variant within one mile of the site, and no R9 variant within three miles. Not blocks. Miles.

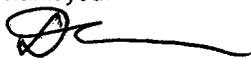
The new zoning is described as "contextual", which it is -- to a HIGH DENSITY district. Inwood is medium density, so there is no way the new streetwall of 125' and max total height limit of 175' will blend in. This application will allow a monster of a building in terms of bulk and height.

What do you get in this rezoning in the way of the new affordable housing? Two MIH options are proposed -- 30% of apartments at 80% of AMI, OR 20% of apartments at 40% of AMI. That's it, one or the other. There has been talk about 50% of the building being affordable - but that's ONLY if the developer chooses to take financing from the city that would make more apartments affordable for a set term. It's not mandated by the permanent MIH options.

But there will be hundreds of new market rate apartments ... which is the entire point. The developer's revised application claims that they could have built 144 market rate units without the zoning change, but now they can build 355 units total. Since say 20% of those would be affordable (71 units), that leaves them with 140 more market rate units than they had previously. Even if they take HPD financing to make another 30% of the units affordable for 30 years, it STILL leaves them with 33 more market rate units than under current zoning..

When you were sold MIH and ZQA you were told it would not encourage teardowns, it would not re-map any zoning district and it would not produce dramatic changes in development in any neighborhood. But that's exactly what will happen if you approve this application. It's radical upzoning, bad planning and sets a terrible precedent for many other soft sites in Inwood and your own districts. You must do the right thing and reject this proposal.

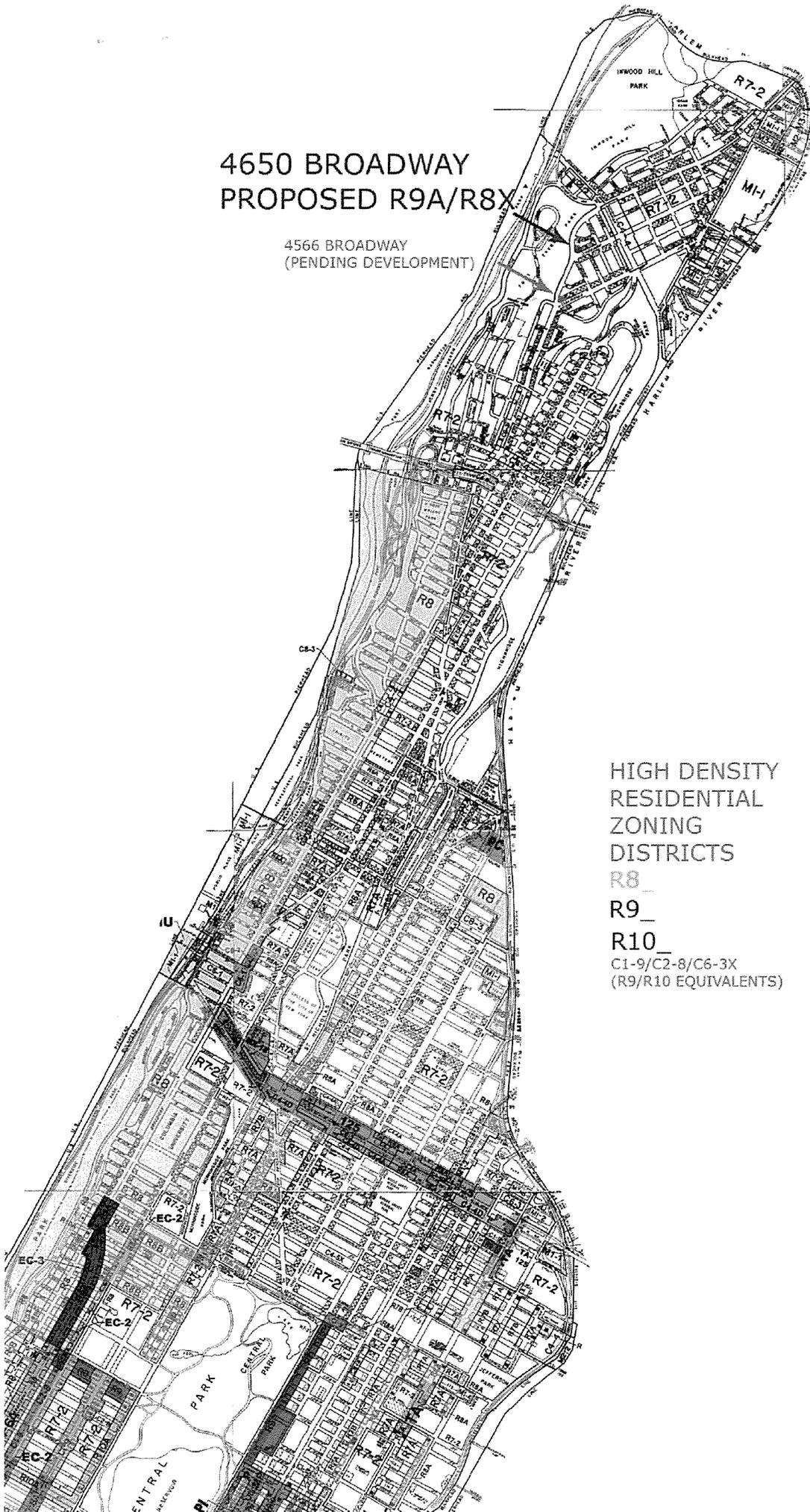
Thank you.



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4650 BROADWAY PROPOSED R9A/R8X

4566 BROADWAY
(PENDING DEVELOPMENT)



HIGH DENSITY RESIDENTIAL ZONING DISTRICTS

- R8
- R9
- R10
- C1-9/C2-8/C6-3X
(R9/R10 EQUIVALENTS)

REGARDING: ULURP App. # C1150438 and # N160164ZRM, applicant: Acadia
Sherman Ave LLC

To: Ydanis Rodriguez, NYC Council Member for District 10 in Manhattan and members
of the NYC Council Land Use Committee and Sub-Committee

Please Stop the Rezoning of 4650 Broadway

Inwood Preservation, is a group formed to oppose the spot up-zoning of 4650 Broadway and its potentially destructive effect on the both the social and built fabric of Inwood. The group has grown to over 230 members in just the past few months.

The petition we deliver today was created just three weeks ago on paper; a few days later it was made into an on-line petition using Change.org. Today, Inwood Preservation delivers 1000+ signatures (from Change.org and paper petitions) and many varied, thoughtful comments from the Change.org petition opposing the spot up-zoning of 4650 Broadway.

Effects of inadequate infrastructure, services, and transportation, negative effects on both Scenic Landmarked and iconic parkland and existing historic buildings that have long provided affordable apartments, and finally and most significantly, the displacement of the area's diverse population, are some of the major negative impacts that will be spawned by this zoning change based on a flawed and rushed ULURP process which is opposed by the residents of Inwood.

Although we deliver the portion of signatures we now have, this petition is still live and growing. We are aware that many other NYC communities (NYC Council Members Peter Koo of Flushing, Jimmy Van Bramer of Sunnyside and Andrew Cohen of Woodlawn, Bronx have acted courageously on behalf of their communities regarding such plans) have rejected zoning plans or managed to down-zone 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.

PLEASE VOTE NO to this destructive plan to spot up-zone a single one-acre lot to more than double the height and density of existing residential buildings in Inwood. This inappropriate plan has already opened a Pandora's Box of further development based on the "contextual zoning" (R8X / R9A) applied here, which is not contextual to Inwood. We cannot accept further rezoning of our neighborhood utilizing such inappropriate planning. R7A would be the only "Contextual Zoning" choice for Inwood.

Inwood Preservation
July 12, 2016

Statement of Maggie Clarke, Ph.D. for Inwood Preservation 7/12/16
To City Council Zoning and Franchises Subcommittee and Land Use Committee

I am Maggie Clarke, co-founder of Inwood Preservation, a group of over 230 members, founded four months ago when it appeared that the character of the Inwood neighborhood as a peaceful, bedroom community of low rise housing and large public parks, was under attack by developers. We, in Inwood Preservation want to preserve Inwood through contextual zoning at R7A (that is, keeping new building height and density 5-7 stories in keeping with existing buildings in Inwood) and we will fight spot upzoning requests like this, allowing buildings that are two or three or more times the size of the preexisting housing stock. We know for a certainty that allowing spot upzoning would establish a dangerous precedent as there are other builders sitting on the sidelines salivating at the opportunity to line our parks with tall buildings.

For these reasons, and after two packed local meetings where no residents spoke in favor of the upzoning, Inwood Preservation has circulated a petition in person and online objecting to the spot upzoning at 4650 Broadway for several reasons, and just in a few weeks obtained over 1300 signatures from local residents, some community board members, and even a former Parks Commissioner.

Adding such density to Inwood taxes the terribly old, decrepit infrastructure which is 70 to 180 years old (water, sewer, gas, and electrical cables and transformers). Our neighborhood has had a number of electrical outages in recent years, notably the July 1999 outage, because of feeder cable failures.

Broadway, the only through street, is already maxed out with full buses, and is the route taken by buses going to the multi-line bus garage, and the garbage and recycling trucks to the 4-district Sanitation garage, as well as through and local trucking, taxis and cars avoiding the toll on the Henry Hudson bridge. Subway cars are already packed even at midnight. Parking in the area is already maxed out, as is shown in the parking study done by Barbara Frazier, attached in written testimony. A largely luxury high-rise building at 4650 Broadway will remove the existing 400 car parking garage there and add to the congestion, the noise, and parking nightmares. The Environmental assessment did not address these issues at all.

The building, as proposed, will cast shadows on and block views of landmarked Ft. Tryon Park from all over lower Inwood. The historic nature of this corner building is being ignored in the new building. It was a showroom for Packard cars and is the last Kahn-designed structure left in the City. Allowing this building, sized as proposed, is ill-advised and will have significant environmental impacts to the neighborhood.

We need contextual R7A zoning for Inwood to protect us from future piecemeal attempts to turn our bedroom community into an extension of midtown, and we hope that you will vote against both of the proposals for 4650 Broadway that you are considering today.

Memo

To: All interested parties

Re: Parking at 4650 Garage (Sherman & Broadway)

From: Barbara Frazier

Environmental Assessment Statement (pg. 23) summarizes the existing and proposed conditions at 4650 Broadway. Acadia Realty LEAVES THE BOXES BLANK AND DOES NOT ANSWER "YES" OR "NO" ON IMPACT OF BUSINESS DISPLACEMENT.

The change from a 24-hour attended **PUBLIC** garage to a primarily market rate high rise will have a dramatic social effect on Inwood.

Under both proposals put forth by the developers **ALL PUBLIC PARKING is removed**. Here are their two proposals:

Proposal #1	10 stories/202 units	122 parking spaces tenant only
Proposal #2	27 stories/475 units	174 parking spaces tenant only

Proposal #2 would most surely lead to an increase need in street parking, ie a net gain in cars.

How will the eviction/elimination of the existing garage affect Inwood? I spoke with the employees of the current garage. Here is the data:

1. The capacity of the current garage is 400 cars. Currently 260 Inwood residents rent spaces on a monthly basis. (Business is increasing, 3 more signed up over the weekend.)
2. On an average night, between 10:30pm and 2:00am approx. 50 cars enter the garage because they cannot find street parking. After trying for 1-2 hrs., the driver gives up in frustration and for need of sleep. On Sunday night/Monday morning 2/28-2/29 the number of overnight arrivals was 46.
3. 10-15 vans or small trucks from neighborhood small businesses rent monthly spots for \$390 per month. These vehicles are especially vulnerable to break-ins due to perception of carrying tools, money, etc. An air conditioner repair company was an example given.
4. Consider summer parking. For four months, June, July, August, and September the restaurant and nightlife is thriving. Then on Friday, Saturday and Sunday the garage is **COMPLETELY FULL FROM 6pm TO 6am**. Garage charges \$21 for 12 hours.
5. Charges for the garage are currently \$325 for small car, \$350 SUV and \$390 vans & small truck.
6. Thus, the amount of overnight parking shows Inwood streets are already at capacity. Throwing 310 cars daily (260 monthly + 50 average overnights) seeking parking will be social chaos. And another minimum 100-150 weekend nights for 4 months a year is a nightmare.

**Survey of Parking Availability near 4650 Broadway and 4566 Broadway
Inwood, New York 10040**

<u>Garage</u>	<u>Capac</u>	<u>Monthly Spots</u>	<u>Daily Spots</u>	<u>Fri/Sa/Sun Jun-Sept</u>	<u>Monthly Fee</u>	<u>Comments</u>
164 Dyckman	150	75	varies	full	\$225-250	public
Central Parking 1 Bogardus	10 out 20 in	30	0	0		For tenants only
4 Bogardus	20	20	0	0		For tenants only
CommPark 21-23 Hillside	48	30	18	Full	\$225	wait list for monthly
4519 Bway Automotive	10	10		Full	\$200	park up to 30 after hours for 4-5 hours
Inwood Gar FtTryon Apt	117	??		???	\$250-273	inside lot very full
BK Parking 4566 Bway	80	50	20avg.	70	\$225-250	lot will CLOSE if Tower is built.
Nagle Park	110	100	50	full	\$300-350	rent xtra spots During day
EriksonPark 270 Dyckman	80	40	40	full	\$350-450	2 nd & 3 rd floors closed
284 Dyckman Diamond Gar	349	349	0	0	\$200-240	All monthly tenants.
4650 Bway	400	260	50	full	\$325-350	lot CLOSED is TOWER built.
TOTAL		1234				

1. Demolition of the Packard garage will permanently reduce parking availability in this area by 33%. The impact is even greater as monthly parking, which residents are willing to pay a premium, is already almost at capacity in neighborhood.
2. If the second tower were to be built, parking availability would be permanently reduced by almost 40%.
3. Note: As of March 31, 2016 the lot on Hillside Ave, officially designated 144 Nagle Ave. is closing. That lot represents the loss of another 22 spots, several of which hold livery cabs.
4. Most of the lots have a "cap" on monthly spots. For example, 21-33 Hillside Ave. has 48 spots total, but only 30 are available for monthly rental. There is a waitlist for a monthly spot.
5. 4650 Bway developers offer NO public parking in their proposals. Parking is for TENANTS only. In their proposal for 27 stories, 174 parking spaces are planned for 475 units - 37% of the proposed building. Considering that the clientele will be of a much higher income strata of Inwood generally, this percentage would not meet the building's parking needs. Thus, 4650 Bway would be ADDING to impossible parking congestion in addition to displacing existing residential parkers.
6. 4650 Bway displaces current services, offers no replacement, and creates a permanent unliveable problem in Inwood.

~~July 12, 2016~~

New York City Council Subcommittee on Zoning & Franchises

RE: 4650 Broadway Items T2016-4721 & T2016-4722

STATEMENT OF OPPOSITION by MOVING FORWARD UNIDOS

My name is Nancy Preston, Inwood resident for Moving Forward Unidos- a Quality of Life advocacy group.

Moving Forward Unidos OPPOSES up-zoning 4650 Broadway.

It is out of context in this neighborhood of 6 story buildings (which surround 4650 Broadway). **The closest high density zoning is several south.**

This massive up-zoning will set a precedent and result in the destruction of the unique character of this low-rise community (boasting a large enclave of Art- Deco buildings, the demolishing of the classic Packard Building; worthy of preservation and the marring of the gateway to Inwood and entry to Historic Fort Tryon Park) opening the floodgates for more.

There is already another ULURP filed for Seaman Ave. to up-zone (from R7-2 to R8A) twin houses and include three adjacent apartment buildings which are fully occupied and **flank Inwood Hill Park.**

The size and bulk of 4650 Broadway will **double the current residential density** (from 2.9 to 7.8 FAR). This will stress infrastructure, transportation, school overcrowding and business displacement.

The full-lot commercial zoning overlay (like the residential rezoning, also unprecedented) would permit big box stores. Despite a promise of offering opportunities for small local businesses we have no guarantees.

Rezoning should be done with care, with a wide view towards entire neighborhood development.

The EAS for 4650 was incomplete and inadequate. Six lines have no entry, 3 lines we dispute and at least 9 of the 19 Impact Categories checked NO (under Potentially Significant Adverse Impact) we refute. Direct Business Displacement (which there is) was checked NO. Adding 20 or more children age 6 and under checked NO., 50 or more elementary/ middle school students checked NO and 150 or more high school age students (under Child Care & Public Schools) checked NO. How can this be true for a 355 unit building?

The size of 4650 amplifies concerns about ground toxins, the antiquated water and gas infrastructure and the power grid also downplayed in the EAS. **Why wasn't there a thorough independent EIS?**

The original 2007 application was a 17 story thin tower on a large base that was half office space (which required a zoning use override). It was approved but never built.

The 2016 application was first 27 stories, then 23, then 175' max height but with residential zoning density (double that of the 2007 proposal and nearly full-lot girth and bulk) **double the density and double the height of Inwood.**

The MIH component- a combination of Option 3 and Option 2 is a Trojan Horse:

4650 Broadway will have 355 units

- * Option 2 has 107 units for \$62,000 income permanently regulated (30% of units)
- * Option 3 has 71 units for \$31,000 income not permanently regulated (20% of units)
- * Acadia could not guarantee Option 3 as ADDITIONAL affordable housing to be permanently regulated units at May City Planning Commission hearing
- * 50% of units would be MARKET rate
- * Out of 355 units only 107 units guaranteed to stay permanently regulated and these are for income \$62,000
- * **Inwood household AMI is \$37,000 as per NYS Comptroller Di Napoli**
- * The AMI used for MIH includes Westchester, Rockland & Putnam counties
- * **Acadia will get 177 MARKET rate units and complete C2-4 commercial overlay on Broadway and Sherman Ave**
- * **Inwood will get 107 units for \$62,000 income and 71 units not permanently affordable for \$31,000 incomes**
- * **How does this application of MIH alleviate the affordable housing crisis?**

This is a ground breaking case and many are watching. 4650 Broadway is not the location for a massive, bulky building twice the density and height of its neighbors.

Retaining the existing R7-2 zoning would be more favorable to a building we could support, such as a 10-story medium-density building that restores the Packard facade.

We hope that you will consider the consequences and agree that the cost is too high. Once done this can not be undone. **Please VOTE NO and Save Inwood.**

Nancy Preston
Executive Committee
Moving Forward Unidos
917-596-0447

**Testimony In Opposition to C 150438 ZMM, BROADWAY SHERMAN AVENUE
REZONING, and N 160164 ZRM [applicant: Acadia Sherman Ave LLC]
7/12/2016**

Katherine O'Sullivan for

1825 RSD Inc.,

To Members of the City Council of New York City:

Please reject this rezoning.

This is the one of three remaining Albert Kahn buildings in New York City. One other at 798 Eleventh Avenue has been repurposed by architect Rafael Vinoly. The old Ford Motor building at 1710 Broadway is due to be demolished by Extell Development & C&K Partners for a mega tower.

Albert Kahn was an innovative architect. He was an early advocate of reinforced concrete in building construction. The original international "starchitect", he designed 521 plants and factories under the first 5-year-plan in the early twentieth century in the former Soviet Union.

He is recognized as the architect connected with the auto industry, especially in Detroit, where his company still operates. The company is also based in Sao Paulo, Brazil.

As an immigrant, I do not understand the reckless destruction of the heritage and historic fabric of my adopted home, New York City.

This Packard building should not be razed. Built in 1926 in the Art Deco style, it calls to mind an ocean liner. Although not Detroit's Fisher building, it is Inwood's Albert Kahn building. At the very least the façade, made of handsome terracotta, should be preserved and incorporated into an adaptive reuse of the building.

In 1910 the New York Times noted that, "Manhattan is the automobile center of the country". This building is part of the history and heritage of Inwood.

One of the joys of living, visiting, experiencing this city is to see its different cultural periods sometimes in one streetscape.

Others have addressed the extreme out-of-context bulk, environmental stresses and true loss of affordable housing this up zoning will produce.

The few truly affordable family units provided by this proposed development, does not balance what Inwood residents and New York City would lose. There is no justification for up zoning this lot.

Please reject this application.



Testimony to be submitted to
Subcommittee on Zoning and Franchises
(July 12, 2016):

Dear Councilmembers,

I am testifying in **OPPOSITION** to the proposed rezoning of 4650 Broadway (ULURP App. # C1150438 and # N160164ZRM) [applicant: Acadia Sherman Ave LLC]

I am a resident of 1 Sickles Street, a building that is approximately two blocks from the site under discussion. It is clear to residents of the immediate neighborhood that the proposed 'spot rezoning' of this site is intended to 'poke a hole in the dyke' for developers of luxury housing which will open the floodgates to similar construction throughout our neighborhood. This presents an existential threat to our community, which owes its existence as a working class enclave in the borough of Manhattan to the relatively large stock of rent-stabilized housing in the area.

While the developers are promising a handful of 'affordable' units in the proposed building, this will in no way counterbalance the thousands of local families who are likely to be displaced as a result of opening the floodgates to luxury market-rate housing in our neighborhood and does not change the fact that the proposed rezoning would double the amount of luxury housing that it would be possible to build at this site. Landlords are already trying to force long-term tenants out of their apartments to flip their units out of the stabilization system, and they will only increase that pressure if there is a massive tower of apartments renting at sky-high rates just down the street. There is a strong precedent for landlord abuse in this area, such as the 2009 Vantage case (the real estate company owned a large number of apartments within several blocks of the 4650 site at the time), which resulted in a class action settlement and Attorney General oversight for three years.

Using the map of destabilized units between 2007-2014 created by activist John Krauss, the Housing Committee of our local Community Board and concerned residents have begun to sift through data in the neighborhood to find patterns of abuse. It seems clear that landlords in the immediate vicinity of 4650 Broadway are running afoul of the rent laws, and construction of this sort will only increase the incentive for them to ratchet up their abusive tactics, forcing long-term tenants out and permanently decimating the stock of affordable housing in the neighborhood.

For instance, my building of 145 units has lost over 80% of its stabilized units since 2007. Clearly, something is amiss. According to the previously mentioned data compiled by John Krauss* (https://docker4data.cartodb.com/viz/766a0f32-1ea1-11e5-b267-0e49835281d6/public_map), there are three other buildings within five blocks of the proposed site that have deregulated more than 50% of their units since 2007 (36 Ellwood, 40 Thayer, 27 Broadway Terrace) while 44 other buildings in the immediate area have recorded notable numbers of deregulations. This translates to the loss of hundreds of stabilized units in an area of only a few blocks, and a period of only a few years.

Unfortunately, tenants are often too scared to confront the landlord when abusive tactics are employed, especially those who are paying a 'preferential rent' and are terrified of the landlord punishing any critical action by implementing what is in essence a dramatic rent increase via the revoking of their preferential rent. (Fully 28% of tenants with a rent-stabilized lease pay a preferential rent according to DHCR, and that number is likely higher in Upper Manhattan.)** Landlords also regularly engage in fraudulent construction to inflate rents, complicated schemes to increase the frequency of vacancy increases, and the withholding of vital services to make life unbearable for (frequently elderly) long-term tenants. Unfortunately, the enforcement mechanisms currently available are completely inadequate to addressing the scale of this problem, and the likelihood of any residents who are displaced as a result of the Sherman Plaza project winning one of the affordable units in the new building is vanishingly small.

While I appreciate the mayor's effort to bolster the construction of new affordable housing, it is clear that in this particular case, the proposed project would do more to damage affordable housing than to foster it. The rezoning that has been proposed would be permanent, while the developer's promises to go above the minimum levels of permanently affordable units under the mayor's plan at 20% or 30% would not be— should the property be sold, the community would be stuck with a rezoning allowing twice as much market-rate housing but no additional benefits of additional affordable housing, community space, etc. The approval of this rezoning proposal and the copycat proposals that are certain to follow will destroy Inwood, as one of the last remaining working class neighborhoods in Manhattan. I'm sure that the mayor's affordable housing plan may work well in other neighborhoods, but in the particular case of Inwood it will actually lead to the opposite of its stated goal of increasing the city's affordable housing stock.

It is clear to everyone in the community that this proposal sets a terrible precedent that will allow essentially any site in the neighborhood to be carved out with special zoning to suit the needs of luxury housing developers. This is already starting to happen, as can be seen in the recent application to rezone a portion of Seaman Avenue to accommodate the construction of non-contextual towers of luxury housing. If this rezoning goes through the flood gates will open, resulting in a feeding frenzy by developers that will ultimately displace thousands of working class families. In the two public meetings that I have been to in the neighborhood regarding the

proposed rezoning (both of which packed the local Y's community space with concerned residents), not a single resident spoke in favor of the rezoning. Not one person.

I have lived in my apartment just around the corner from this site for nearly a decade, and continue to be able to do so thanks to a preferential rent. When I first applied for the apartment, the landlord misrepresented the preferential rent as the legal rent. However, I did not understand the possibility of challenging the rent until the 4-year statute of limitations had already expired. If this rezoning goes through, I am certain that that preferential rent will disappear and I will lose my home. As a musician and piano teacher, having a stable residence is vital to my livelihood and I don't know where I will go if I lose this apartment. Many of my neighbors are in the same position. This project represents an existential threat to our homes and our community, and I encourage you to vote **AGAINST** its approval.

Thank you for your time,

David Friend,
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(917)447-1329
davidfriendpiano@gmail.com

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* Here is a description from John Krauss about how he compiled the data for the map of deregulated units 2007-2014 referenced in my letter above:

' Remarkably, the number of stabilized apartments in each building over the last seven years is hidden in plain sight, in property tax bills. With help from a few civic hackers, I built taxbills.nyc, a collection of every tax bill going back to 2008 for every building that might be stabilized in New York City.

Putting together this site required downloading hundreds of thousands of tax bills PDFs over several months...

Using this data, I've put together a map that shows precisely where stabilized apartments have disappeared, remained, or been constructed between 2007 and 2014. '

Above quote taken from:

<http://blog.johnkrauss.com/where-is-decontrol/>

**Statistics regarding preferential rent can be viewed at the following link, which is a Department of Homes and Community Renewal response to an inquiry by ProPublica:

<https://www.propublica.org/documents/item/2754226-RGB-DHCR-2015.html#document/p7/a282652>

We, the undersigned, urge The New York City Planning Commission, The New York City Council, and His Honor, Mayor Bill DeBlasio, to reject Acadia Trust's Application to up-zone 4650 Broadway (Sherman Plaza) and incorporate Mandatory Inclusionary Housing at that site:

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- The proposed redevelopment would destroy the historic Packard Building, designed by Albert Kahn, the “gateway to Inwood” on Broadway.
- Existing infrastructure in Northern Manhattan is well past its useful life, and cannot accommodate such a large development. (Source: Con Ed Public Service Administration Hearing—Washington Heights/ Inwood subsurface network for M29 transmission line.)
- The developer failed to produce a full Environmental Assessment Statement (EAS), which might have addressed this issue.
- The community board approval process did not incorporate the serious community concerns and unanimous disapproval of the project expressed by the neighborhood at the Town Hall held the night before the Community Board’s unannounced vote
- The small number of “affordable” apartments this proposal adds to NYC’s housing stock is not worth the permanent losses this spot up-zoning would mean to our community, including the loss of existing affordable, rent stabilized housing by virtue of the displacement that will be caused by the large number of luxury units this project will force on Inwood. Also, the percentage of affordable units has not actually been determined; it is now described as “in negotiation,” utilizing a process that has not been made public.
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- El "spot zoning" va a destruir el tejido de cohesión de la comunidad existente, mediante el aumento de los valores de propiedad y el sobre-calentamiento del mercado inmobiliario; y de este modo, fomentará el desplazamiento de los residentes actuales de Inwood.

- El "spot zoning" ignora y degrada la experiencia de landmark escénica de Fort Tryon Park y el Museo Cloisters ubicados al frente.

- El proyecto de remodelación destruiría el edificio histórico de Packard, diseñado por Albert Kahn, la "puerta de entrada a Inwood" por Broadway.

- La infraestructura existente en el norte de Manhattan ha sobrepasado su vida útil y no da cabida a un gran desarrollo de este tipo. (Fuente: Con Ed Administración de Servicios Públicos—Audiencia de Washington Heights/Inwood, red subterránea para la línea de transmisión M29).

- La empresa no produjo una Declaración de Evaluación Ambiental (EAS) completa, que podría haber abordado este asunto.

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- El pequeño número de apartamentos "asequibles" en esta propuesta, de ningún modo compensa las pérdidas permanentes de alquileres estabilizados que resultarían de este acto de "spot zoning" en nuestra comunidad, en virtud del desplazamiento causado por el gran número de unidades de lujo que este proyecto impondría en Inwood. Además, el porcentaje de unidades asequibles del proyecto aún no ha sido determinado; actualmente, se describe como "en proceso de negociación", a través de un proceso que no abierto al público. Tenga en cuenta: Esta petición fue creado por: Inwood Preservación (grupo de Facebook)

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*DATE	*NAME	*SIGNATURE	ADDRESS	*ZIPCODE	EMAIL/TELEPHONE
6/25/16	ZEF JUNCATJ		1825 RSD	10034	
6/25/16	TAGAN RIOS		3 Seaman Ave	10034	tealisko@gmail.com
6/25/16	Robert Merlino		77 Seaman	10034	
6/25/16	Kevin Jerham		79 Sherman	10040	
6/25/16	Eliza Roster		117 Seaman	10034	
6/25/16	Chris Jacques		117 Seaman	10034	
6/25/16	BRIAN DAVIS		72 Seaman	10034	
6/25/16	HAIDI DAVIS		72 Seaman	10034	
6/25/16	KATHO MATHURAN		153 Seaman	10034	
6/25/16	Bith Pownesamy		169 Seaman Ave	10034	bpow165@yahood.com
6/25/16	Judith Rubin		20 Seaman Ave	10034	judithrubin@yahood.com
6/25/16	Yoko Nazim		153 Seaman Ave	10034	yokanazim@verizon.net
6/25/16	VEN LUNDU		153 Seaman Ave	10034	
6/25/16	DANA MANOR-ZAHAV		139 PAYSON AVE	10034	
6/25/16	Domingo Figueroa		139 Payson Ave	10034	
6/25/16	NORA O BOMBARDI		2287 JOHNSON AVE	10463	
6/25/16	STEFAN KASSABOV		110 SEAMAN AVE 6F	10034	SKASSABOV@YAHOO.COM
25/16	N. P. SALTER		67 Rock Terr. @ NY, NY	10034	(212) 942-6623
6/25/16	JOHN ZEFTEL		4761 BROADWAY @ 3F	10034	ZEFTEL.JON@gmail.com

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6/25/16	Jenni Sossell	Jenni Sossell	476 Broadway Apt 3H	10034	JRSossell@gmail.com
6/28/16	GEORGE MONTANA	George Montana	75 PARK TERRACE	10034	
6/25/16	William Coon	William Coon	4260 Broadway	10033	wpccon@gmail.com
6/25/16	Josue Mastromeo	Josue Mastromeo	213 Bennett Ave	10040	josue.mastromeo@gmail.com
6/25/16	Joanne Leary	Joanne Leary	151 Coyle St	10034	
6/25/16	Sung-Yung Tritault	Sung-Yung Tritault	165 Seaman Ave	10034	
6/25/16	ANDREA MAMANI	Andrea Mamani	251 SEAMAN AVE 3F	10034	
6/25/16	John Avento	John Avento	1925 Riverside Dr.	10034	
6/25/16	Mario Avella	Mario Avella	1875 Riverside Dr.	10034	
6/25/16	Kevin Sattum	Kevin Sattum	1825 Riverside Dr.	10034	
6/25/16	Ben B. Sobol	Ben B. Sobol	1825 Riverside Dr. 6b	10034	
6/25/16	Marshall Douglas	Marshall Douglas	530 Ft Washington Ave 3A	10033	marshall.douglas@ycrc.org
6-28-16	Samuel Bigatti	Samuel Bigatti	36 Ellwood St. Apt. D7		
→ 6-28-16	Yahaira Alonzo	Yahaira Alonzo	600 W. 178th St Apt. 21	10033	
6/28	Susan Samson	Susan Samson		10463	
6/28	Francisco Cedeno	Francisco Cedeno	60 PTD H A12	10034	
6/28/16	John M. Kiernan	John M. Kiernan	100 Park Terr. W. Apt 3L	10034-1392	
6/28/16	Joel Yoffie	Joel Yoffie	641 W. 169 St	10032	212-729-7856
7/2/16	MARV BYRNE	Marv Byrne		10034	323 286 3482

* Requerido

e-mail

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7/10/16	Ana A. C.		ana.almeida.cohen@gmail.com	10552	90 Fleetwood Ave. Mt. Vernon, NY
7/10/16	A. V. V. V.		11 Vernon Ave	10034	772 419
7/10/16	PRINA BRIGHT		4761 Broadway 4R, NYC	10034	25660
7/10/16	TODD DAILEY		60 Coeur St 4F NYC	10034	T-E-DAILEY@inwood.com
7/10/16	Kara Mheretu		26 Scamman Ave	10034	Kararapp@yahoo.com
7/10/16	N. S. DAVIS		109 Claman Ave	10034	212 567 0175
7/10/16	David Berkham		787 Broadway 4R	10034	347 688 2325 DEJANXC@Yahoo.com
7/10/16	LOUIS F. ROSA		100 ARDEN ST	10040	
7/10/16	LOUIS F. ROSA		1420 AMSTERDAM AVE	10027	

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Luis Ramos		563 W 191 st Street #41	10040	luisramos@gmail.com
Romelina Wilson		25 Donace Pl. 1D	10040	RWilson
Patricia Williams		50 PARK TERRACE W	10034	212-569-0062
El Nogalito Santo		1150 Park Ave #3 NY 10028		
Robert Madrigal		1293 River Street	10034	212-7407314
Pauline Tackorack		1825 PSD #3D	10034	212-942-6166
James Kelly		609 W 196th St Apt 4C	10040	thndrst@gmail.com
Michael Kelly		97 Hillwood St 2H	10040	mkelly2@gmail.com
Andy Croston		112 Sherman Ave.	10034	
Mason Griffin		112 Sherman Ave	10034	masongriffin4@yahoo.com
Brian Casson		126 Pinehurst St.	10033	
Anne Jensen		100 Linden, 4H	10040	annejense@gmail.com
John Buckley		260 Seaman Ave	10034	
Janet Buckley		541 Isham St	10034	
John Buckley		260 Seaman Ave	10034	cheeky/itomas@aol.com
Joanne Guzman		210 Seaman Ave	10034	646-418-8228
Colleen McWilliam		2621 Palisade Ave	10463	
Basilica Rodriguez		4672 Broadway 2-13	10040	646-796-1916

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6/20
6/25

*NAME	SIGNATURE	ADDRESS	*ZIPCODE	EMAIL or TELEPHONE
Suzanne Gilman	<i>[Signature]</i>	600 W 218 th St, #5-S	10034	suzanne.gilman@earthlink.net
Ruth Cunningham	<i>[Signature]</i>	600 W 218 th St #6J	10034	ruthrc@mac.com
Nancy Preston	<i>[Signature]</i>	17 Seaman Ave #2H	10034	npreston1@gmail.com
Kate Bishop	<i>[Signature]</i>	212 E Broadway G704	10002	BISHOPKATE@GMAIL
MARY ANDERSON	<i>[Signature]</i>	251 SEAMAN AVE #5L	10034	212569-1541
ALAN ANDERSON	<i>[Signature]</i>	251 Seaman Ave	10034	
Alison Dundy	<i>[Signature]</i>	25 Indian Rd	10034	alison.shore.dundy@gmail.com
Richard Dundy	<i>[Signature]</i>	25 Indian Rd	10034	↑
Katie Gordon	<i>[Signature]</i>	801 SEAMAN AVE 2L	10034	kgordon1@gmail.com
LESTER CARPENTER	<i>[Signature]</i>	4 BOGARDUS ST NY	10040	potemporal@hotmail.com
Henriet N. Cohen	<i>[Signature]</i>	2527 Palisade Ave. #5H BxNY	10463	henrietCohen22@gmail.com
James KUSHNER	<i>[Signature]</i>	687 W. 204 th St #2J	10034	JKUSHNER@NYC.RR.COM
Alison Kushner	<i>[Signature]</i>	728 Sherman Ave apt 3F	10034	847-434-6067
Jesselle Torres	<i>[Signature]</i>	2704 Kingsborgh Terr. Apt C-3	10463	392-822-4520 jesselle1513@hotmail.com
YUANQUAN WANG	<i>[Signature]</i>	160 Vermilieu Ave Apt 3D	10034	858 357 1200 katieyqw@yahoo.com
HEIKE BERGOLT-BATISTA	<i>[Signature]</i>	1701 RIVERSIDE DRIVE #5C	10034	917 592 0363
ALICIA BATISTA	<i>[Signature]</i>	1781 RIVERSIDE DR #5C	10034	917-379-7226
SAMUEL CARLISE	<i>[Signature]</i>	4530 Broadway 415 10041	10040	917 327-2025

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*NAME	ADDRESS	*ZIPCODE	EMAIL or TELEPHONE
RITA GORMAN	900 W 190 ST.	10040	rgorman900@gmail.com
Monica Thompson	19 Vermilyea Avenue	10040	(212) 968-0912
ANITA SANDERSON	PAUNON AVENUE	10034	ansanderson@gmail.com
Chris Riving	56 Stuyvesant St	10032	criving@gmail.com
Carole Milligan	60 Park Terrace, West A 20	10034	carole.milligan@gmail.com
SARA A. FISHER	603 (Am St 4)	10034	sfisher@gmail.com
Ruth Bech	4700 Broadway 6C	10040	-
Michelle Herke	4865 Broadway 5-2 NY	10034	-
John Bech	4700 Broadway 6C	10040	-
Angela Kaufman	585 154th St NY NY	10034	ANGELAKAUFMAN@gmail.com
Laura Penaranda	235 Wadsworth Ave 4C	10033	301 526 1312
CHRIS ROWAN	99 HILL SIDE AVENUE	10040	(212) 591-2393
Chris Whitney	165 Seaman Ave #5B	10034	(212) 468-0912
Jordan Worley	46 Lewis Pkwy	10705	914 968 4916
Michelle Travis	37 Payson Ave # 5T	10034	Michelletravis@gmail.com
EMILY GERTZ	70 Park Terrace East #10L	10034	-
GILDA SARANO	55 Park Terrace East #B4C	10034	Gilda Sarano
Hugo Guzman	55 PARK TERRACE EAST	10034	-

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*NAME	ADDRESS	*ZIPCODE	EMAIL or TELEPHONE
JEFFA RODDICK	20 DONGAN	10010	jefea.roddick@icloud.com
Victoria Sadoff	5009 Bway #211 NYC NY	10034	sadoffv@hotmail.com
Gracelyn R. Chambrun	55 Payson Avenue, Apt 1C	10034	grchambrun@gmail.com
Cheremie Mondésire	75 Park Terrace E Apt 1063	10034	hadioln47@hotmail.com
Tyler Steinhäuser	2005 7th Ave	10026	ty@tyler2016.com
George Fernandez	110 Post Ave	10034	646-662-0105
Susan Giffard	119 Payson Ave.	10034	sgiffard@gmail.com
Kamona Nunez	55 W 183 St & Pt C	10033	
Jeffrey Wallack J	55 Payson Avenue SE	10034	jwallack@gmail.com
Alexis Stern	1525 Riverside Dr 6E	10034	rodcalexis@yahoo.com
Connam Ciraulo	11 Seaman Ave Apt 4C	10034	gciraulo86@gmail.com
Aziellowitch	116 Pinehurst Ave E42	10033	aziellowitch@gmail.com
Barbara Afante Rubio		09977	barbara@clude.2016.com
JEFFREY DUGAN	50 PARK TERRACE WEST 3E	10034	dugan@gdstereo.com
MARTIN COLLINS	58 PARK TERRACE EAST	10034	MCOLLINSNYC@YAHOO.COM
Irene Friedland	201 Seaman #C10	10034	wene.friedland@gmail.com
Kal Pasun	615 PTK #6C	10034	esp@cal.com
DAN WAHLESE	08 PTK	10034	dbam.wahlese@gmail.com

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Rachel Furer	57 Park Terrace East	10034	nyrachel@yahoo.com
JOHANNA MINAYO	30 Post Ave	10034	
Luz Hernandez	109 Sherman Ave apt 3	10034	
DAZSI CRUZ	210 Sherman Ave apt 4	10034	646-851-4068
Gladys R. Hechawama	70 Park Terrace West	10034	(212) 361-9034
TRACY KAY	5009 Bldway #204 NYC NY	10034	trakay@gmail.com
Jeanette Espnosa	84 Nagle Ave	10040	jespisub@gmail.com
Alice SUTTER	251 Sherman Ave #1E NY	10037	alice.sutter@gmail.com
Estover Neuhard	17 Post Ave #4E	10034	estoveroc@gmail.com
Benzo Moyano	251 Sherman Ave 6th	10034	abya.yala.12@gmail.com
Fridelin Ortiz	31 Sickles St	10034	347 595-0130
Margaret Chopera	177 Nagle Ave.	10034	
FRANCISCO MORA	3736-10 Ave NY NY	10034	
Jennifer Wollock	127 Post Ave 2nd fl NY	10034	Kylemenga4@aol.com
ARLENE TURKICO	55 Parkson Ave SE NY NY	10034	jennwollock@gmail.com
John Higgins	47 ARDRE st, NYC	10040	646 683 4127
Maria Hernandez	585 7th St 2c NY	10034	212 564 6484
	55th 1835th 6	10033	347 344 3364

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7/3/16	Biyaard T. Ludlum	<i>Biyaard T. Ludlum</i>	9 Seaman Ave. Apt. 5M	10034	212 569-1554
7/3/16	Kirk Hendrick	<i>Kirk Hendrick</i>	623 Palmer Ave. Mlywood, NJ	07607	917-257-6029
7/3/16	SAM Lerma	<i>S. Lerma</i>	100 Park Ter. W Apt 3K	10034	646-283-3692
7/3/16	GEORGE GRAB	<i>George Grab</i>	623 Palmer Ave. Mlywood, NJ	07607	347-831-7491
7/3/16	Marshall Tropez	<i>Marshall Tropez</i>	49 Seaman B2, NY NY	10034	347-963-6087
7-3-16	Glenn Wright	<i>Glenn Wright</i>	10 Park Ter. East NYC	10034	(212) 949-3593
7-3-16	ELIZABETH NESS	<i>E. NESS</i>	9 SEAMAN APT 6B	10034	ELIZ. S. NESS
7/3/16	CLARKE JOHNSON	<i>Clarke Johnson</i>	656 W 24th St #3D	10034	clarkejohnson@yahoo
7/3/16	Hilary Schner	<i>Hilary Schner</i>	95 Thayer St -	10040	
7/3/16	PATRICK M. DUGGAN	<i>Patrick M. Duggan</i>	4580 B'way	10040	
7/3/16	Charlotte Nugent	<i>Charlotte Nugent</i>	70 Park Ter. W #	10034	
7/3/16	Margaret Robbins	<i>Margaret Robbins</i>	4761 Broadway GU E80	10034	
7/5/16	James Waldo	<i>James Waldo</i>	1 Sicles St. C12	10040	jwald0@gmail.com
7/8/16	Paul J. Connelly	<i>Paul J. Connelly</i>	1795 RIVERSIDE DR	10034	connelly445@aol.com
7/9/16	ROBERT DIAMANT	<i>Robert Diamant</i>	1795 RIVERSIDE DR.	10034	diamant@18694

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1-27-16	MARK JORDAN		200 Pinokvist Ave SE	10033	mj2123@calum.edu
1-27-16	DAN CHISHOLM		" " " "	"	212 428 6092
6-25-16	TOM DIXON		260 SEAMAN AVE	10034	9176605629
6-25-16	BRIGANDA SELLARS		67 Pinyon Ave	10034	
6/25	HANK JEROME		50 Park Terrace East	10034	
6/25	KATHERINE PERINI		50 Bennett Ave	10033	
6/25	TAMARA ENOCH		105 Sacandaga	10034	
6/25	Hannah Sloat		731 W 181st St 2k	10033	
6/25	FELIX CALLECHO		107 POST 10 NY	10034	
6/25	MARCIA LEWIS		97 Arden St. #2D	10040	
6/25	ANITA NEWSON		1031 ALDEN ST #3A	10034	
6/25	Ruby Newsome		637 Academy St	10034	
6/25	Chris Anton		59 Thayer	10034	
6/25	Harry Anton		84 Angel	10034	
6/26	Dana Lang		295 Bennett Ave. #E	10040	dana.lang@nyu.edu
6/26	Emily Gershwin		256 Seaman 4C	10034	emily.gershwin@gmail.com
6/26	Beth Trilling		45 Park Terrace West #10	10034	
6/26	Elizabeth Dixon		50 Park Terrace	10034	
6/29	Wendy Feinden		20 Dungen Pl 5th fl	10040	wfeinden@att.net

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	Ginetta Bernard			10040	dr@code.ny
	Brian Hart		12 Dongan Pl	10040	bhart@inwood.net
6/25/16	Marina Cardona		9 Sherman Ave apt 5B	10040	347-749-9011
	Bernice Compagno		11 Dongan Pl	10040	(347) 258-8836
	Fredy Compagno		3018 Kingsbridge	10462	646 379-5618
6/25/16	Catherine Capece		25 Dongan Place #4J	10040	Cat.Capece@gmail.com
6/25/16	Alexandro Marciano		105 Orden at apt 2C	10040	
6/25/16	SOQUET DAVIN		20 Sherman Ave 2D	10040	
6/25/16	BLANCHARD NERFORI		20 Sherman Ave 2D	10040	nerfori38@yahoo.com
6/25/16	Jessica Paiz		27 ELLWOOD	10040	Paiz16@inwood.com
6/25/16	RON CUBRE		27 Ellwood	10040	RonCubre@gmail.com
	Kathryn Perry		28 SICKLES ST. 21D	10040	207-270-8852
	James Jones		629 Chauncey St	11207	James.Jones@gmail.com
6/25/16	Michelle Burton		12 Dongan Pl. Apt. 601	10040	Michellevedder@aol.com
6/25/16	Faye Whittington		21 HUNTER	10040	
6/25/16	MILKANDA LARK		20 Sherman	10640	milkanda@inwood.com
6/25/16	MARK OLIVER BODEK		4580 BROADWAY	10040	718 490.4307
6/25	Andrew Summit		30 BROADWAY	10040	
6/25	Meighan Stoops		1825 Riverside Dr #66	10634	meighanstoops@gmail.com

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6/29	Leah Hooper		3654 Waldo Ave #3A	10463	hooper.leah@gmail.com
6/29	Claudia D. la Rosa		230 Seaman Gr apt. 4g	10034	claudiacastro132@gmail.com
6/29	Kelcy Nava		5107 W 170th St	10032	KelcyNava@gmail.com
* 6/29	Rose Rogovin		105 Arden St #6F	10040	Rogovin@earthlink.net
* 6/29	Jeanne Demers		" " " "	"	"
* 6/29	ZODIA XUR		105 Arden St	10040	zodia4@earthlink.net
* 6/29	Lisa Halpern		105 Arden St #6G	10040	lisa.rae.fortinsky@gmail.com
6/29	Eloise J. Davis		105 Arden St	10040	
6/29	William C. Muligan		105 Arden St	10040	
6/29	Edward K.		105 Arden St	10040	
6/29	Sophia Lagush		105 Arden St 5H	10040	
6/29			" " " " 4G	10040	
6/29	Willa DeLeon		" " " " 113D	10040	
* 6/29	Gwynis Ellis		105 ARDEN #3A	10040	gwynisbell@gmail.com
6/29	FRANCISCO J. PEREZ MARTINEZ		105 ARDEN ST #3H	10040	FJPerezMartinez@gmail.com
6/29	Aminat Feiffer		105 Arden St #5H	10040	
6/29	Phil Malarese		2711 HHP 7G	10463	
6/29	Noah Hougland		70 Park Terr G 3L	10034	NoahHougland@gmail.com
6/29	BENJAMIN HILLENGAS		1795 RIVERSIDE DR #4M	10034	

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6/25	Gerry Goss		116 Pinchurst	10033	646 632 2405
6/25	Shannon Goss		116 Pinchurst	10033	917 825 7093
6/25	RATEESH JENKINS		4953 BULLY	10026	917-625-0457
6/25	Carlin Silva		517 WEST 212 STREET	10034	646-671-8609
6/25	KELVIN IMBERT	KELVIN IMBERT	517 WEST 212 STREET	10034	646-399-0647
6/25	Ben Antar		1803 Riverside dr.	10074	917-291-4850
6/25	KELLY PARRICK		570 Isham St #2E	10034	918-383-5118
6/25	JOSE FERMIN		570 Isham St #2E	10034	347-697-0417
6/25	Anne Niemann		117 Seaman Ave #2A	10034	917-439-5485
6/25	Ben Swlancyle		549 Isham St #20	10034	570-490-0256
6/25	Michael Lemasa		255 Ft. Wash Apt 55	10032	646-228-7003
6/25	STEPHANIE LYKES		453D BROADWAY SE	10040	917-263-0139
6/25	Brian Boucher		10 Hillside Ave 6M 10040	10040	347-426-8933
6/25	ZAZA WEISSERBERG		620 Ft. Wash #6F	10040	917 960 4920
6/25	MICHELE GESSMAN		640 Ft Wash #6A	10040	516-448-4507
6/25	JUSTIN SHERK		640 FT WASHINGTON AVE APT 6A	10040	206-795-2200
6/25	Claudio Dell'Campio		620 Ft. Wash #6F	10040	94462-2106
6/26	DONALD DOUCE		900 W. 190TH #3-3	10040	917-579-2199
	KARON SAMBERG		97 Garden St 6N	10040	917 260 4940

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8/29/16	Philip Ryan		340 Haven Ave #2K NY NY	10033	philryan@yahoo.com
6/29/16	Alicia Perse-Daniel		580 W. 215th St NYC NY	10037	ALICIA RENEE@gmail.com
6.28.16	Vlad Serebryank		720 West 181st NY NY	10033	vladserebryank@gmail.com
6/29/16	Mary Vaughan		440 W 207th St NY NY	10034	mvstokes@gmail.com
6/29/16	Daniel J. Padilla		398 Orloff Ave	10463	d.j.padilla@gmail.com
6/28/16	Felix Umansky		41 Park Terrace West	10034	umanskyf@gmail.com
6/29/16	Amy Schoeder		41 Park Terrace West	10034	amyschoeder.via@gmail.com
6/29/16	Jen Little		2111 HHP #24 Bronx	10463	jennilittle@gmail.com
6/29/16	MATTHEW KISSER		100 Overlook #617	10040	m.kissel@gmail.com
6/29/16	Kelly Haugland		70 Park Terrace East #3L	10034	homeforhaugland@gmail.com
6/29/16	Eblyn Felix		510 W 218th St APT 5B	10034	eblynfelix@gmail.com
7/7/16	FRANK LAURITIS		105 Arden St 2H	10040	
7/7/16	Lisa Cappopoli		105 Arden St Apt 2D	10040	
7/7/16	Cris Silva		"	"	
7/7/16	Donna Straub		105 Arden St Apt 5F	10040	DStraub143@aol.com
7/2/16	TOO A. JOHNSON		105 ARDEN ST. 1F	10040	tajlf@gmail.com
7/7/16	Elvieda Schneider		105 Arden St. 6H	10040	(212) 567-3962
7/7/16	Katie Brown		105 Arden St. 6E	10040	2129421684
7/7/16	Madalyn Mui		105 Arden St 1C	10040	917 2025690

*Required

tajlf@yahoo.com

Nosotros, los abajo firmantes, instamos a la Comisión de la Planificación de la Ciudad de Nueva York, el Consejo Municipal y su honor, el alcalde Bill De Blasio, a rechazar la solicitud de Acadia Trust para cambiar la zonificación de 4650 Broadway (Sherman Plaza). Asimismo, les instamos a incorporar la norma de Vivienda de Inclusión Obligatoria en ese sitio:

- Este cambio excepcional de zonificación por un solo sitio ("spot zoning") aumentaría en el doble la densidad y la altura comparado con la mayoría de los edificios existentes en Inwood y crearía un precedente peligroso para los numerosos otros sitios "subdesarrollados" o "blandos" en Inwood.
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6/25/16	Eligio Rodriguez	Eligio Rodriguez	65 NAGLE AV. 4A	10040	347-339-9762
6/25/16	Ervin Rodriguez	Ervin Rodriguez	65 NAGLE AV. 4A	10040	549-225-5730
6/25/16	Richard Brillo	Richard Brillo	42 ELLWOOD 4A	10040	917-370-0833
6/25/16	Marcos Lopez	Marcos Lopez	28 SYCKLES	10040	212-469-3748

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*DATE	*NAME	*SIGNATURE	ADDRESS	*ZIPCODE	EMAIL/TELEPHONE
7/1/16	Carol Stevens		91 Payson Ave	10034	845-2645574
7/2/16	Laura Ayala		91 Payson Ave	10034	917-981-1312
7/3/16	Ana Acevedo		91 Payson Ave	10034	anacaacevedo@gmail.com
7/4/16	Mariko Hashimoto		91 Payson Ave	10034	202-567-5520
7/4/16	Elizabeth DeMayo		91 Payson Ave	10034	718-581-4849
7-6-16	Chris Rawlins		91 Payson Ave	10034	chris@rawlinsdesign.com
7/6/16	KENNETH GOEBEL		91 Payson Ave 7D	10034	kdgoebel@gmail.com
7/6/16	Marlayna Christon		91 Payson Ave 3H	10034	mchriston@aol.com
7/6/16	Charles Conway		91 Payson Ave 1H	10034	con24ny@yahoo.com
7/8/16	Samuel Birmaher		156 Sycamore Ave 1E	10034	sb@birmaher.org
7/8/16	Alison Ritz		91 Payson Ave	10034	alisonritznyc@gmail.com
7/9/16	Shelita Budaw		91 Payson Ave 6H	10034	christams@aol.com
7/7/16	Michael Pardo		91 Payson Ave 6G	10034	ekus@dukecerulea.com
7/6/16	B Hurst J. Pallas		91 Payson Ave	10034	917-355-3971
7/9/16	George Skouris		91 Payson Ave 3G	10034	(845) 625-8167
7/9/16	Gavin W. Jones		19 Hillside Ave #16C	10040	646 702 5436
7/9/16	Elsa Herrada		101 Sherman Ave #4G NY	10034	herschballe@yahoo.com
7/9/16	Richard Brown		4761 Broadway	10034	708-715-0029
7/10/16	Charles Martin		120 Sherman Ave #11	10034	cmartinphoto@gmail.com

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6/25/16	Geoffrey Nutter		4761 B'way	10034	geoffrey_nutter@yahoo.com
6/25/16	JURAJ SZABO		10 Hillside	10040	rab66.hills wolf@jablon.com
6/25/16	Alessandra Giannini		4501 Broadway	10040	
6/25	Anara Horton		4420 BROADWAY	10040	212-546-0597
6/25	Joanna Serwen		273 Bennett Ave.	10040	860-212-1141
6/25	JUSTIN HONRATH		293 BENNETT	10010	646 864 7734
7/8	ANDREI LYNE		1795 Riverside HSTH	10034	917 749 1815
7/9	Alison Boles		109 Seaman Ave 4G	10034	
7/9	Patricia Chis		4701 Broadway 2D	10034	646.556.5558
7/9	Miriam Conia		415 Central Park West	10025	212-298 6018
7/9	Mariana Lino-Martin		120 Sherman Ave #11	10034	917-346 8316
7/9	William Eric		503 Plume St 6		417 888-1034
7/9	Arthur Suarez		1625 Riverside Drive	10034	718-777-0510
7/9	Chris Latham		222 Seaman Ave	10034	christopher.latham@gmail.com
7/9	Kathryn Swanton		222 Seaman Ave	10034	Kathrynswanton@gmail.com
7/9	Tamika Lawrence		55 Payson Ave # 3B	10034	Tamika870@gmail.com
7/9	David Murray		200 Broadview Ave	10034	DavidMurray56@gmail.com

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*FECHA	*NOMBRE	*FIRMA	DIRECCION	*ZIP CODE	EMAIL/ TELEPHONE
7/2/16	Manbeth Mil	Kawski	Manhattan 83 Park	W 10034	MbMilKOL
7/2/16	Carole Mulligan	Carole Mulligan	60 Park Terrace	West 10034	cgm4@nyu.edu
7/2/16	JARIS STAYCK	SELF	101 Canyon St.	10034	jstayck@aol.com
7/2/16	Katie	Ratona	767	10034	ratona@nyu.edu
7/2/16	Kareem Savinon	Kareem Savinon	251 Seaman	10034	KareemSavinon@gmail.com
7/2/16	Seima Popic	Seima Popic	261 Seaman Ave	10034	Shirproduction@gmail.com
7/2/16	NYASIA	Nyasia	70 Seaman	10034	
7/2/14	James	Arkon	650 W 204	10024	bella@nyc27x33@aol.com
7/2	Tom	Kowalton	736 W. 171st #3E	10033	HEYJAMES27@gmail.com
			11	11	11

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7/2/16	Patrick Husted	<i>Patrick Husted</i>	186 Pynchus Ave	10033	917 439-7764
7/2/16	ERIC SANTOS	<i>Eric Santos</i>	2 ARDEN ST	10046	917 405-7166
7/2/16	BILL GARRETT	<i>William</i>	2 ARDEN ST.	10040	917-651-9688
7/5/16	JOANNA CALDAS	<i>Joanna Caldas</i>	4410 BROADWAY	10040	917 8341738
7/2/16	MANGIE ENGLISH	<i>Mangie English</i>	5200 B'WAY	10034	212-942-5471
7/2/16	Graphica Cochard	<i>Graphica Cochard</i>	161 Cooper St NY, NY	10034	917-829-1413
7/2/16	LEANDRO SOLORNO	<i>Leandro Solorno</i>	100 ARDEN ST	10040	917-887-4826
7/2/16	Thomas Wood	<i>Thomas Wood</i>	234 M 14	100706	347-687-7663
7/2/16	Evans Haber	<i>Evans Haber</i>	200 Third	10015	917-647-5020
7/2/16	Angie Shanley	<i>Angie Shanley</i>	65 Paul Terrace apt	10034	917 870-9898

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6/25/16	Elexcer Capellan	<i>Elexcer Capellan</i>	60 Seaman Ave	10034	
6/25/16	JENNIFER MENDOZA	<i>Jennifer Mendoza</i>	213 HAG. AVE. 2D	10034	
6/25/16	Lyelle, Chevalier	<i>Lyelle Chevalier</i>	420 W. 206 St.	10034	
6/25/16	Charabell Chevalier	<i>Charabell Chevalier</i>	430 W 206 ST	10034	
6/25/16	Lidia Chevalier	<i>Lidia Chevalier</i>	240 WAGLE RD APT 9E	10034	
6/25/16	Yanis Sloves	<i>Yanis Sloves</i>	44 Arden St	10040	
6/25/16	Martina Prokhorova	<i>Martina Prokhorova</i>	65 Park Terrace East, C56	10034	
6/25/16	Donna Knipp	<i>Donna Knipp</i>	100 Seaman Ave 7E	10034	
6/25/16	JACK CAHILL	<i>Jack Cahill</i>	195 Bennett Ave 2F	10048	
6/25	Tania Coyle	<i>Tania Coyle</i>	4915 Broadway 4F	10034	
6/25	Geoffrey Coyle	<i>Geoffrey Coyle</i>	4915 Broadway 4F	10034	
6/25	Warren Siaraputo	<i>Warren Siaraputo</i>	75 Central Park Huntington	11753	
6/25	Verona Kampfen	<i>Verona Kampfen</i>	HANOVER, GERMANY	30165	
6/25	Rosemary Fall	<i>Rosemary Fall</i>	38 SICKLES ST	10040	
6/25	Karen Benjamin	<i>Karen Benjamin</i>	11 Seaman Ave	10034	
6/25	Natalie Kropf	<i>Natalie Kropf</i>	11 Seaman Ave	10034	
6/25	Leonie Treister	<i>Leonie Treister</i>	101 SUPER HIGH	10025	
6/25	John Wach	<i>John Wach</i>	17 Dongan	10040	
6/25	Ruth Sech	<i>Ruth Sech</i>	17 Dongan PL.	10040	

*Requerido

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*DATE	*NAME	*SIGNATURE	ADDRESS	*ZIPCODE	EMAIL/TELEPHONE
6/28/16	MARY ANDERSON	Mary Anderson	725 W 172nd ST, APT 7	10032	mcaanderson725@gmail.com
4/28/16	FRANK KESS	Frank Kess	720 FT. WASH. AVE 4A	10040	SHADES@CONSULTANT.COM
6/28/16	Ruth Bech	Ruth Bech	12 Dongan Pl.	10046	
6/28/16	BENJAMIN F. KANIG	Ben Kanig	20 Dongan Pl 115	10040	BENKANIG@AOL.COM
6/28/16	CAROL DUNN	Carol Dunn	140 SEAMAN AVE	10034	
7/2/16	JEANNE KUSKIN	Jeanne Kuskina	11 SEAMAN AVE. #4B	10034	
7/2/16	Jean S. Schuyler	Jean S. Schuyler	259 Bennett Ave	10040	
7/3/16	David Zepeda	David Zepeda	377 Independence A	10463	(917) 992-5389
7/2/16	Rachael Romanu	Rachael Romanu	30 SICKLES APT 2F	10040	917 603 0226
7/2/16	MARIE F. COLEMAN	Marie F. Coleman	50 PK TER WEST (6A)	10034	
7/2/16	Rachel Siegel	Rachel Siegel	145 BENNETT AVE 6-C	10040	413 657 4225
7/2/16	Jean Rosenfeld	Jean Rosenfeld	145 Bennett Ave 6-c	10040	413 657 4225
7/2/16	Lidia Shaffer	Lidia Shaffer	18 Bogardus Pl SE	10040	518 321 6095
7/2/16	Suzanne Boopla	Suzanne Boopla	480 Riverside Dr #3A	10705	
7/2/16	RAMIREZ MARIA	Ramirez Maria	50 Park Terrace East 7L	10034	
7/2/16	Phindile Shogre	Phindile Shogre	677 W 204th St.	10034	
7/2/16	ARBE LUCAS	Arbe Lucas	1793 RIVERSIDE DR.	10034	
7/2/16	Max Bruler	Max Bruler	1793 Riverside Dr	10034	
7/2/16	Tom Shamy	Tom Shamy	5025 BROADWAY 4J	10034	

*Required

change.org
Inwood Preservation

Recipient: NYC Council Member Ydanis Rodriguez

Letter: Greetings,

Please vote no and stop the rezoning of 4650 Broadway:

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Comments

Name	Location	Date	Comment
nancy preston	NEW YORK, NY	2016-06-22	It is a precedent- the area has existing zoning appropriate for the community. This will benefit few, make a lot of money for fewer, negatively impact the entire community and all who visit Fort Tryon Park, and destroy history and character of Inwood personified by the Packard Building.
Ellen Kackmann	New York, NY	2016-06-22	This project is completely out of context with the density and height of the surrounding neighborhood. Equally important, a project of this height does not belong immediately adjacent to Fort Tryon Park, where it will mar the sightlines from the park, as well as detract from the urban oasis, which the park provides to the City's residents. Lastly, it is unconscionable to allow the project developer to not provide a full EAS addressing environmental impacts of the proposed development. I urge you to not support the proposed project for the fact that this project continues to disregard community concerns, as well as sets a poor precedent for potential future developments, both in the community and across the rest of the City. Thank you.
Nancy Bruning	NY, NY	2016-06-22	I'm signing because I care about my community and its future. Fort Tryon Park is a scenic landmark to be enjoyed by all, not ruined by an out-of-scale development that preserves the view for a few upscale residents, while degrading it for the rest of us who live and work here.
Elizabeth Lorch	New York, NY	2016-06-22	You can't get the space back.
Ginetta Bernard	New York, NY	2016-06-22	I will Not help the area. The packard building is an historical building that needs to be preserved. Further more it is the jouse of a 400 pRking garage truly needed. Allowing a change in zoning will also desttoy what this area is known for and Fort Tryon Park. The infrastructures cannot support the plans.
K Black	New York, NY	2016-06-22	Our city's architectural heritage matters.
Matt O'Shea	NY, NY	2016-06-22	Up-zoning is code for redevelopment and Inwood does not need redevelopment. It needs a commitment to upgrade existing housing for the residential community.
K C	New York, NY	2016-06-22	Inwood is a special place, marked by a tight-knit community and historical buildings. Such upzoning would threaten the structure and uniqueness of Inwood.
David Kelso	New York, NY	2016-06-22	Besides ruining Ft. Tryon Park and grossly changing the typical building sizes of the neighborhood, we simply do not have the infrastructure to add these units. The subways are already beyond capacity, streets like Broadway are more than not choked with traffic, schools built in the 90s are already employing portable classrooms in their parking lots - and where, WHERE, are average people to park? These will undoubtedly be touted as luxury units with a paltry number made to be "affordable housing." In Washington Heights and Inwood there are countless buildings that are empty and other properties that should be renovated into affordable housing.
Jeffrey Hoppa	New York, NY	2016-06-22	I love the old building and Fort Tryon Park!
Beverly Moss Spatt	Brooklyn NY, NY	2016-06-22	Beve rly Moss Spatt
Jennifer Bristol	New York, NY	2016-06-22	The community board approval process did not incorporate the serious community concerns and unanimous disapproval of the project expressed by the neighborhood at the Town Hall held the night before the Community Board's unannounced vote.
Michael Shulman	Brooklyn, NY	2016-06-22	I live in Washington Heights and it's the right thing to do.

Name	Location	Date	Comment
francoise bollack	New york, NY	2016-06-22	I care about New York and its historic architecture and spot zoning is wrong and the wrong way to plan a city.
Kristin Norderval	New York, NY	2016-06-22	our neighborhood is already suffering from unscrupulous real estate deals and this up-zoning would make it worse
Cynthia Auburn	Far Rockaway, NY	2016-06-22	Reforming Inwood will destroy the neighborhood. We do not have the land infrastructure or transportation to support the vastly increased population density refining would bring.
Lisa Benner	New York, NY	2016-06-22	I'm signing because this is my home, my neighbourhood, my refuge. Let nature and history and the beauty of what Manhattan once was, and still could be, remain. I moved here BECAUSE I can see stars and here crickets and wake to dappled sunlight through my window. Keep this a place you would want to live. My home should not deepen your pockets.
Matthew Spady	New York, NY	2016-06-22	I gladly sign this petition for all the reasons listed, but particularly because "Existing infrastructure in Northern Manhattan is well past its useful life, and cannot accommodate such a large development." All development in northern Manhattan must be considered in context of the entire area north of 155th Street, not harum-scarum and patchwork. We are a set of interlocking neighborhoods whose united welfare depends on logically thought-out development in each individual area.
Lynn Manuell	New York, NY	2016-06-22	I live one block away and do not want this monster building changing the face of our neighborhood and dwarfing the park!!
Jeremy Daniel	New York, NY	2016-06-22	All one needs to do is see how such buildings like 432 Park Avenue and One57 marred the neighborhoods where they were built to have a negative opinion about the rezoning of 4650 Broadway. There are other solutions to obtaining affordable housing.
Vivian Ducat	New York, NY	2016-06-22	I am upset that a high rise would go up opposite and shadowing fort tryon park
Mary Illes	New York, NY	2016-06-22	I do not want a building built there taller than 6 stories.
Ben Berry	New York, NY	2016-06-22	New York shouldn't be sold to the highest bidder. Spot up-zoning will destroy the cohesive fabric of the existing community by increasing property values, heating up the real estate market, and thereby encouraging displacement of current Inwood residents.
Linda Quinones-Lopez	New York, NY	2016-06-22	I'm signing because it is important to preserve our community as a diverse and still affordable neighborhood. Additionally, I believe up-zoning will be the start of what will lead to a significantly changed community, impacting the park and its wildlife as well as the fabric of the community.
Debra Klaber	New York, NY	2016-06-22	This project is another of the worst plans for our community. The loss of affordable housing for the current residents will be on the hands of Ydanis Rodriguez and the city council. This project must have a quick death.
Thomas Collins	New York, NY	2016-06-22	I live in Inwood and am aghast that Albert Kahn's historic Packard Show Room is being demolished for a high-rise tower that will block views from Fort Tryon. The building should be restored, NOT demolished, and no more than 5 or 6 additional stories added to maintain the contextual relationship of the neighborhood.
Paula Walzer	New York, NY	2016-06-22	I want to save my community where I have lived for almost 30 years from overdevelopment

Name	Location	Date	Comment
Lucy Bradley	New York, NY	2016-06-22	As a former 20-year resident of Hell's Kitchen, I experienced firsthand the maelstrom of unchecked gentrification and development. Once the real estate developers gain a foothold, the heavy footprint of real estate interests will literally and metaphorically reshape the urban landscape of Inwood.
James Carroll	New York, NY	2016-06-22	This is one of TWO Historic buildings in our area. It should be preserved and modified for retail or housing.
Ruth A Cunningham	New York, NY	2016-06-22	Constituent who enjoys the neighborhood as is, without the midtown skyscrapers!
Kenneth Mcdevitt	New York, NY	2016-06-22	Remove a much needed parking lot. And replace with more cars. That's crazy
jose caba	New York, NY	2016-06-22	I hate tge fact the people have spoken yet have been overlooked
Diana Perez	Bronx, NY	2016-06-22	I lived in this neighborhood for many years. it definitely needs to not be rezoned.
William Neff	Bronx, NY	2016-06-22	Inwood is already choking with traffic, bars, clubs and people!!!
Lynne Murphy	NY, NY	2016-06-22	As a fellow resident of Inwood, I feel that it would be an atrocity to turn this building into a project that would make the lives of everyone who lives in our neighborhood miserable!
Ted Schulman	New York, NY	2016-06-22	The Packard Building should be landmarked and restored. In many ways this project is not much different from last years proposed LG building, which was finally modified to maintain the natural environment and priceless views from the park.
david kaminsky	New York, NY	2016-06-22	I'm signing because this neighborhood doesn't deserve to be destroyed by greed. This new building will change the infrastructure and environment of Inwood.
Kouross Esmaeli	New York, NY	2016-06-22	The local politicians should be ashamed of themselves for selling out our neighborhood like this... we will resist this
Thomas Collins	New York, NY	2016-06-22	The diminutive Packard building is an important relic of Inwood's past, designed by the renowned Albert Kahn and one of his few surviving buildings in New York. It's been neglected, but could easily be restored.

There is no doubt New York City needs more affordable housing, and there aren't enough opportunities to build enough to meet demand. Incentive mandatory rezoning is woefully inadequate at addressing the severity of this crisis. But for the time being, it's all we have.

The question then remains: Is this an appropriate case for rezoning under the mayor's MIH initiative? As a rent-burdened resident of Inwood, everything compels me to answer emphatically in the negative. The gestalt of Inwood's built environment is typified by six story apartment buildings and their relationship to park land. Even without upzoning, the proposed building would be far too tall. It would restrict views from Fort Tryon Park, a scenic landmark whose fame rests on its spectacular vistas. The environmental impacts have not been sufficiently studied.

We need more affordable housing development, but not when the costs outweigh the benefits. Such a rezoning here would be unprecedented and would completely justify critics of De Blasio's affordable housing plan. We can do better than this.

Name	Location	Date	Comment
suzanne malitz	New york, NY	2016-06-23	this building is completely out of scale with the surrounding neighborhood and will pose an environment harm to the neighborhood as well as ft tryon park , thru loss of sunlight, ..and is a first step in destroying the character of the neighborhood as 5-6 story buildings.
Julia Mair	New York, NY	2016-06-23	The community board did not incorporate the concerns voiced by the community in the recent well attended meeting. This area is already overcrowded and lacking in services. This proposal does not effectively address affordable housing concerns.
Julia Barclay	NYC, NY	2016-06-23	This will be a disaster for our neighborhood. Spend time and resources getting landlords East of Broadway to clean up and make more habitable our existing buildings and keep this neighborhood affordable. We love it here. Don't destroy our neighborhood. Also, get the landlords East of Broadway to clean up the smoke stacks on top of the buildings causing asthma in children and adults alike. Do That First so the people who live here can thrive. Don't just displace us with more rich people.
Scott Bintner	New York, NY	2016-06-23	The Packard Building is one of the most beautiful in the neighborhood. It MUST stay
Terese Waters	New York, NY	2016-06-23	I think Inwood is worth preserving as it is, especially a gem such as this old Packard building.
Madeline Rogers	New York, NY	2016-06-23	New York should not become a thicket of Starbucks, a forest of banks, a jungle of fast-food chains. We need to preserve our past to ensure a robust future as one of the great & most unique cities in the world. #Developers are not planners!
Ella Gregory	New York, NY	2016-06-23	This is a naturally-occurring diverse community of 5-6 story high buildings. Just because a luxury developer wants to put up an over-sized, out-of-scale monstrosity on what the wrong site for such a structure, doesn't mean we owe it to them to change our zoning laws.! The site is down in Dyckman Valley on NARROW Broadway and too close - a matter of feet - to Ft. Tryon Park! IT'S THE WRONG SITE - AND THE WRONG NEIGHBORHOOD for a giant Pez Dispenser!
Katherine O'Sullivan	New York, NY	2016-06-23	I want to live in a human scale city. This process has been rushed. Allowing spot up-zoning now, opens the floodgates for the rest of the city.
janice flanagan	new york, NY	2016-06-23	please don't RUIN our Inwood views of the parks and cloister
Maggie Wiggin	New York, NY	2016-06-23	I don't want to see such drastic changes for the worse to my neighborhood. This will irreversibly change the dynamic of a wonderful place.
Xsusha Flandro	New York, NY	2016-06-23	I don't want luxury condos taking over my neighborhood
Zulmilena Then	Brooklyn, NY	2016-06-23	What is happening with our NYC? Our neighborhoods will start to disappear one by one if all this madness doesn't stop.
Jeff Dugan	New York, NY	2016-06-23	Perhaps the single largest parcel of property in Inwood does not need more bulk or more height. Andre the Giant on Steroids! Rest his soul. Just dial G for Gentrification.
Alice Ward	Butler, NJ	2016-06-23	Grew up in Inwood as did my parents. It is a special part of Manhattan & the area should be protected from developers seeking to change the area for the worse not the better.
Leah Holzel	New York, NY	2016-06-23	I'm mad as hell, and I'm not gonna take it any more.
Maggie Clarke	New York, NY	2016-06-23	I don't want Inwood to be transformed into another crowded downtown neighborhood. Inwood is special and I want to keep it that way. Spot rezoning is a golden carpet for developers. Please reconsider your support.

Name	Location	Date	Comment
Connie Vasquez	NY, NY	2016-06-23	We cannot cede the beauty of our neighborhood to improperly planned development with the sole goal of greed. The proposed site should be landmarks and preserved. There should be NO development higher than 10 stories anywhere in Northern Manhattan and there should be no development without thorough EIS as, for just one example, La Marina has proved to be a traffic, emergency vehicle, and noise catastrophe.
Sara Pyle	New York, NY	2016-06-23	The unnecessary demolishing of this historic building is part of a push by wealthy developers to "take over" Inwood and turn it into a neighborhood of high-rent high-rise buildings, driving out current residents, as is happening in Harlem, East Harlem, and throughout Brooklyn -- further transforming NYC to a paradise for the rich and making life hell for middle- and working-class people.
Devorah Phillips	New York, NY	2016-06-23	Stop the short-sighted destruction of New York city neighborhoods for quick profit. It is against the will of the people you were elected to represent.
Michael Susi	New York, NY	2016-06-23	The amount of unchecked development in this city is truly shocking.
Charlotte Nugent	New York, NY	2016-06-23	I agree with all the points raised about the negative effects of this development on the neighborhood of Inwood.
Jennifer Kearney	New York, NY	2016-06-23	The development of this neighborhood over the last 15 years has resulted in substantially decreased quality of life for long term residents. One needs only to walk along the Dyckman Street corridor in the evenings to see how congested the area has become with cars and parties. Bringing large developments into the mix will only further exacerbate the problem.
Claire Gray	New York, NY	2016-06-23	This area already has an extremely high population density and not enough transportation options to support it.
Leslie Burby	New York, NY	2016-06-23	I want to keep our neighborhood on an affordable, human scale. This is a chance to preserve a wonderful historic building.
Cheryl cardran	New York, NY	2016-06-23	I live here and care about my community.
Aaron Kinney	New York, NY	2016-06-23	Infrastructure wouldn't support a high rise, neighborhood life would be adversely effected.
Beth Trilling	New York, NY	2016-06-23	Such a large tower would ruin the atmosphere of the Cloisters and Fort Tryon Park. I'm sure Rockefeller's vision did not include such a tower when he donated the land- and bought and donated the land across the river so that the view to the west would remain unchanged. Why should the view to the east be different?
Trenton Clark	New York, NY	2016-06-23	Maintaining livability and preserving the character of Inwood and its interlocking neighborhoods must be paramount when considering any rezoning. The proposed development does not provide for the community while regarding the very same community's identity. Even if this plan did not disrupt views and access to surrounding parks (arguably the key feature of the area), the unclear designation of crucial low-income housing could spell future disaster for the individuals and privately-owned businesses that have been integral in creating the identity of this unique neighborhood.
Stacey Gotsulias	Congers, NY	2016-06-23	My family first came to Inwood in the 1930s. My mom and three of her siblings were born there, my cousins were born there and I was born there. The last thing Northern Manhattan needs is rezoning or up-zoning. Leave Inwood alone.

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Michael Trei	New York, NY	2016-06-23	<p>My family has lived continuously just a half block from this proposed project since 1934. My Grandparents, who once owned 15-27 Sickles Street, would be aghast at this monstrous proposal, which is totally out of character with the neighborhood.</p> <p>While others have mentioned infrastructure concerns, there are two very specific problems that I don't believe have been addressed adequately. The current proposal has 355 units, which will add hundreds of school age children to the already grossly overcrowded public schools in the area. Most of the local school buildings actually incorporate two or even three different schools crammed into a single structure. What plans have been made to accommodate the hundreds of additional students?</p> <p>Secondly, this proposal will cause the local parking situation to go from intolerable to impossible. The proposed site currently has a parking garage with a 400 car capacity. The new building proposal includes just 100 parking spaces, which is about half of what would be needed just to provide parking for the new tenants. The result will be a net increase of approximately 500 additional cars looking for street parking. Even as it stands, the boom in non-locals coming to the new restaurants and clubs in the area, has made street parking all but impossible for local residents. This proposal will make it far worse. Again, it seems that little or nothing has been done by the developer to address this concern.</p> <p>In light of these concerns and those expressed by others, this project is a complete non-starter for this part of the city.</p>
Simon Pride	New York, NY	2016-06-23	Our historic buildings and landscape should be preserved and not destroyed for private profit.
Frank Bradley	New York, NY	2016-06-23	It's a poorly thought out plan that disregards our community's concerns.
Victoria Nahorn	New York, NY	2016-06-23	I live in the area. We need to protect our community, the Scenic Landmark Ft. Tryon Park and the Cloisters Museum. This area is precious.
Sevrin Mason	New York, NY	2016-06-23	I've lived in this area for 15 years and have seen tremendous change in this community. If we are to preserve any refuge for lower income residents of Manhattan we must resist these large corporatized developments which exist only to capitalize on property and compromise the communities they infringe upon. Please reject this proposal and preserve a little parcel of Manhattan for the low income folks who have built this neighborhood.
Carol Asch	New York, NY	2016-06-23	I grew up in INWOOD in the '60s. I loved the trees and parks as most any child would. I live there now and would hate to see those havens of peace be disturbed for building that do not fit the landscape or economics of the neighborhood
Elizabeth Currier	NYC, NY	2016-06-23	This project does NOT seem appropriate for the area
Kenny Carwile	New York, NY	2016-06-23	This building is far to tall.....
laura rosenberg	NEW YORK, NY	2016-06-23	i want to save inwood from the hideous, giant buildings downtown. i grew up in inwood - it was the best place to grow up.
Sherry Hall	New York, NY	2016-06-23	I agree with all issues that have been raised.
Sean Sawyer	New York, NY	2016-06-24	Inwood needs smart development not a sell out to the highest bidder
Jorge Yopez	New York, NY	2016-06-24	I totally agree with the wording of the petition.
Stephanie Aaron	New York, NY	2016-06-24	I love quite green Inwood
JANET Nelson Kumar	New York, NY	2016-06-24	the height and density is too much for the neighborhood and more needs to be done to preserve the landmark

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Mamie Avny	New York, NY	2016-06-24	I have been living in Inwood since 1962. My family moved here so we could have the advantage of both beautiful parks to enjoy, good neighbors, lovely Art Deco 6 story buildings with the convenience of public transportation to travel to work. I'd like my Inwood to stay this way!
Jon Zeffel	New York, NY	2016-06-24	To protect affordable housing in Inwood. To keep our beautiful parks for the people of Wash Hts and Inwood.
Jon Beesing	New York, NY	2016-06-24	This area is already over developed.
Maria Perez	New York, NY	2016-06-24	There are other areas that this building can go. Not in front of a beautiful park.
Taina Montalvo-Teller	New York, NY	2016-06-25	This is going to be awful for our neighborhood, for our parks, for our community. Spot rezoning will kill all of the rent stabilized preferential rent apartments in our neighborhood, effectively pricing out thousands of people. We also have not received an Environmental Impact Study and know the land to have many toxins in it. It will also affect our wildlife in our parks, our birds, squirrels, groundhogs, raccoons and skunks. Lastly, it will create even more congestion and lack of parking, as the parking lot currently there houses a few hundred cars that will have to find somewhere else to park, causing much more traffic and making it very dangerous for Emergency personnel to get to the scene if there is an emergency. I have lived in the neighborhood for 10 years, it is a community that needs less development and more small businesses and money invested into our faulty infrastructure and beyond.
Susanna Holder	New York, NY	2016-06-25	Answers to affordable housing are not to change the character and make up of existing relatively more affordable residential neighborhoods and chasing out the current community. Upper Manhattan is not for sale.
Michelle Falzarano	New York, NY	2016-06-25	Don't ruin the Washington Heights/Inwood area with unnecessary high rise buildings. Don't ruin our neighborhood and quality of life with over development.
Kenneth H Barr	New York, NY	2016-06-25	The needs of developers cannot supersede the needs of a community.
Neil Funkhouser	New York, NY	2016-06-25	The neighborhood does not have the infrastructure to support this re-zoning.
Jeff Alexander	New York, NY	2016-06-25	I agree with the petition that the proposed development is not in the best interests of the community of northern Manhattan, and I would hate to see the repercussions of such a monstrosity being erected in this beautiful neighborhood.
Rachel Furer	New York, NY	2016-06-25	Reasons stated in petition & to keep Inwood livable.
Amber Certain	New York, NY	2016-06-25	I love my neighborhood and I don't want it to change
Barbara Pressman	New York, NY	2016-06-26	This project would initiate a massive displacement of low-and moderate-income families from one of the last affordable neighborhoods in Manhattan.
Andrew Fearon	Philadelphia, PA	2016-06-26	Historic or architecturally significant structures are vital to the quality of living that defines the urban landscape of our neighborhoods. Development must be carefully considered particularly as it impacts the changing skyline of the Fort Tryon area. The community deserves better than the current proposed design. It is wrong for the neighborhood and wrong for NYC.
Dane Aska	New York, NY	2016-06-26	We do not need this in my block. It will instruct sun light - the amount of noise and construction that will pollute the area will ruin our beautiful park!!!
Evan Rooney	rockford, IL	2016-06-27	I'm signing because keep Inwood small.

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Valerie Valentine	New York, NY	2016-06-27	This is reminiscent of the luxury buildings that were built on 116th and Morningside, where so many people were displaced. Rents have skyrocketed. Enough already! We all know how this ends for the poor, middle and working class- higher rents, decimation of mom and pop stores, segregated schools. When will our local elected officials represent the long time residents who voted them into office??
Kate Sherman	New York, NY	2016-06-27	I live in Inwood, and I believe such re-zoning will erode the character of the neighborhood, compromise many of our most precious assets (e.g., parks, open spaces, and the Cloisters), and overtax our infrastructure.
Eva Okada	New York, NY	2016-06-27	I care about our neighborhood and preserving its affordability and character. The city is allowing developers to make a killing on our backs under the guise of "affordable" housing. In reality, this would make Inwood "unaffordable" for many of the people who already live here.
christopher davis	new york, NY	2016-06-27	I don't want huge buildings and massive congestion in inwood and Washington heights.
Katrina Denney	New York, NY	2016-06-27	I feel there are too many un-answered questions about this proposed project. More housing is good, but this project seems completely out of scale of the neighborhood.
Evelyn Munoz-Compton	New York, NY	2016-06-27	Our concerns at the Town Hall meeting were ignored.
Lynn Manuel	New York, NY	2016-06-27	This is a beautiful neighborhood with park and skies - that's why I moved here. New York City should not be sold to the highest bidder. Our architecture and neighborhoods should not be destroyed. It should not be impossible for people who work for the city to live in the city we serve.
Caitlin O'Hara-Baker	New York, NY	2016-06-27	I love Inwood and the characteristics that make it unique. Don't upzone this neighborhood and turn it into a bland overdeveloped area like the rest of Manhattan is becoming.
James Daly	New York, NY	2016-06-27	This massive building has no business in our neighborhood.
Pedro Gonzalez	Queens, NY	2016-06-27	This rezoning is going to displace Inwood residents that have lived in this community for many years.
Mychelle Burton	New York, NY	2016-06-27	I live a block away for 20+ years and love the park and green space that will be destroyed by more foot traffic.
Helen Morik	Bronx, NY	2016-06-28	I want to preserve the character of the neighborhood and the integrity of Ft Tryon Park and the Cloisters.
Mary Illes	New York, NY	2016-06-28	Please do not allow this too tall building to be built. 6 stories maximum to be in sync with the rest of this bucolic residential neighborhood.
Caroline Strange	Chapel Hill, NC	2016-06-28	I'm signing because even though I just moved here I want to protect the community I live in. Tall buildings means more people moving in, meaning rent goes up, meaning poor people and minorities have to leave. Gentrification is tricky, and we won't stand for it.
Sarit Levy	New York, NY	2016-06-28	I oppose this development and its negative visual impact on our natural and historic resource, Fort Tryon Park.
Mary DiPerna	New York, NY	2016-06-28	I am concerned about the excess height of the proposed building and the lack of any defined, solid improvement in affordable housing.
Talia Shafir	Cotati, CA	2016-06-28	It's a proposal that hasn't fully considered the consequences.
Josh Liveright	New York, NY	2016-06-28	I'm a concerned resident.
Petter Anderson	NY, NY	2016-06-28	The character of the Heights should be maintained
David Shanabrook	Amherst, MA	2016-06-28	my family lives in the area

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Dana Lang	New York, NY	2016-06-28	potential to ruin quality of life and HUGE environmental concerns without at least doing the study. needs to be investigated carefully due to multiple dangerous toxins on site.
Katherine Araujo	Miami, FL	2016-06-28	I live in Inwood.
Brian Boucher	New York, NY	2016-06-28	I do not believe this would be a healthy change for the neighborhood. I've lived here sixteen years.
Alexander cruz	New York, NY	2016-06-28	Taking all the parking we need real affordable housing for people with only 8000 a year
Paul Houston	New York, NY	2016-06-28	I am signing because a building like that does not belong in this neighborhood. Retain the old structure, clean it up, and let it serve its purpose
Barbara Jimenez	New York, NY	2016-06-28	I'm signing because I think it should be touch
Ana Maria Rosado	New York, NY	2016-06-28	Another attempt to impose gentrification upon a community that still allows for a diverse mix of lower and middle class residents. This architectural aggression will also bloat and change the peaceful nature of that section of the neighborhood.
Kari Steeves	New York, NY	2016-06-28	As an active community member, I want to protect the neighborhood-y feeling of upper Washington Heights. I am not averse to this site being developed, but the building should match the overall tenor of the neighborhood.
Yaritza Acosta	New York, NY	2016-06-28	I live in Inwood and want to save the integrity of my neighborhood!
Alexei Bayer	New York, NY	2016-06-28	Stop already with the nonstop development and building. You've overbuilt the damn city and it's going to crash like there's no tomorrow
David Sklar	New York, NY	2016-06-28	I'm signing because 1) the proposed height is too great for the location and 2) because new development in this location should incorporate/preserve at the very least, the facade of the the Packard building. For example the Hearst Building at 300 West 57th Street. In a more affluent neighborhood, this would be given great consideration and used to enhance the project and community.
Kristine Ortiz	New York, NY	2016-06-28	This is my neighborhood, I'm trying to protect from over crowding.
Maureen Dennehy	New York, NY	2016-06-28	I am against this rezoning because it seems to me that the only ones making out on this will be the real estate people and the politicians. I don't think our concerns are being heard by the ones in charge and they DO NOT represent my interests!
Jennifer Taveras	Wurtsboro, NY	2016-06-29	We live in the building behind the proposed new development and if this goes through we will be in the dark, losing all our natural light.
Nicholas Netos	New York, NY	2016-06-29	I oppose the up-zoning in Inwood. This is not community planning. It is done at the expense of the current residents without regard to traffic, overcrowding of schools and quality of life. SAVE THIS NEIGHBORHOOD NOW!
Ruth Duran-Chea	New York, NY	2016-06-29	Don't ruin our beautiful neighborhood!
Josie Cruzado	New York, NY	2016-06-29	I do not want a high rise... I have been a community member for almost 35 years and I do not agree with what is proposed for this location, #JustSaying
Jeffrey Wollock	College Station, TX	2016-06-29	I have lived in Inwood 30 years. This project is completely out of scale to this community and will do irrevocable harm. Community Board 12 was well aware of this when they railroaded through the rezoning against the wishes of the entire community.
Anager Reynoso	New York, NY	2016-06-29	I agree.

Name	Location	Date	Comment
Robin Osborne	New York, NY	2016-06-29	The community board approval process did not incorporate the serious community concerns and unanimous disapproval of the project expressed by the neighborhood at the Town Hall held the night before the Community Board's unannounced vote. THIS IS UNACCEPTABLE!!!
Adrienne Hamilton	Falls Church, VA	2016-06-29	I grew up in Inwood and my mom still lives there.
Sarah Townley	New York, NY	2016-06-29	We need long lasting housing solutions that does not displace people in the community.
c blackburn	New York, NY	2016-06-29	overcrowding on subway and streets preserve or piece of the sky
Bernard Crystal	Queens, NY	2016-06-29	Inwood is a low rise neighborhood and with a tall building here and there on empty lots or demolishing existing 1, 2, and 3 family homes will change the character of the neighborhood.
Kim Motter	New York, NY	2016-06-29	Oversized development outweighs any good that might come of this misplaced development
Barbara Frazier	New York, NY	2016-06-30	All of the above points are sound and were ignored in the EAS. In the EAS boxes were left blank, questions unanswered.
Carrie Alexander	New York, NY	2016-06-30	Adding a building of this height will destroy the character of the neighborhood. Parking is already a nightmare & adding more cars will only make the situation worse.
Adrian Benepe	New York, NY	2016-06-30	We need to protect this park (and countless others across NYC) from overly large buildings blocking sunlight and marring views.
Alicia O'Neill	New York, NY	2016-07-01	This was vetted properly and the concerns of the community were not considered.
Tom Buffington	New York, NY	2016-07-01	I was a former resident of the heights and Inwood. This zoning needs to stop. This property value would be ridiculous and force residents out due to gentrification.
Mary Illes	New York, NY	2016-07-01	This will set a dangerous precedent in our bucolic residential neighborhood. Do not allow this to go through.
Nicholas Moore	New York, NY	2016-07-01	Inwood is a valuable community neighborhood that should be preserved by blocking attempts to deliberately gentrify it.
Elizabeth Cichon	New York, NY	2016-07-01	Neighborhood voices have repeatedly been shut out of discussions and silenced.
Ruthie Figueroa	New York, NY	2016-07-01	This is the neighborhood that I've lived in for 18 years, the reason I love this area is because of the charm the old buildings and atmosphere brings. By building this will ruin it and change my childhood home forever
Brian Gallagher	New York, NY	2016-07-01	The city's zoning code was not designed for spot zoning that produces developments that are completely out of context with neighborhoods.
Erika Norton-Urie	New York, NY	2016-07-01	Leave this historic neighborhood alone! It is beautiful the way it is and it is barely affordable. Leave the developers who make \$\$\$ for themselves and their political friends out of our neighborhood!!
Peter Hirsch	New York, NY	2016-07-01	This neighborhood is worth developing and preserving within existing zoning regulations regarding height of buildings. Removing these restrictions will irrevocably change the character of the area and that character is what makes it appealing to residents. The only ones benefiting from 27-story apartment buildings are the developers and those new residents who would prefer to destroy the nature of a neighborhood rather than fit in.

Name	Location	Date	Comment
Shawna Clark	New York, NY	2016-07-10	I moved to this area 1.5 years ago and have never loved living in an area more. It is diverse, friendly, open, and beautiful. To impose a 15+ story building on an area composed of ~6 story buildings is a ridiculous concept. It will look out of place and drive out the people in this area who make it what it is. To no longer walk down the streets and see multiple games of dominoes being played, or to know the locals anymore would be heartbreaking. This area of NYC still has character and I believe strongly that this building will take away from the character. I also live directly next to this building. To feel forced out of my own home is unacceptable.
Tomasina Harper	New York, NY	2016-07-10	It should reflect the neighborhood.
Laura Whitehorn	New York, NY	2016-07-10	Washington Heights/Inwood should remain livable and beautiful
Margaret Murphy	New York, NY	2016-07-10	I don't want Inwood to become overcrowded-----I want Inwood to remain affordable!!
Praxede Baldera	New York, NY	2016-07-10	P. Baldera
Sharon Collins	Bronx, NY	2016-07-10	NYC is losing its unique character and affordability due to rezoning and upzoning. Northern Manhattan is a working class community, founded by immigrants, and its community feel and beautiful parks like Fort Tryon must be preserved.
Patrice Yourdon	New York, NY	2016-07-10	I moved to this neighborhood after being priced out of Willismsburg where out of control building changed the community character of the area and only added high rent unattractive apartments bought for the most part by people with no sense of making a real home or community. Please don't let that happen here.
John Fitzgerald	new york, NY	2016-07-10	There has been too much monkeying around with zoning, and it's just zoning PEOPLE out of NYC entirely.

Name	Location	Date	Comment
Sabrina Hawkins	New York, NY	2016-07-10	<p>I'm signing because zoning changes should not be made for just one property, and the proposed scale of this development is too high for the neighborhood.</p> <p>In addition, Acadia, a public traded REIT, has owned this property for over 10 years. They are using the current political environment to opportunistically upzone the property, and given that this property was bought with a older private equity fund, there is a good chance that the developer will sell this property as soon as they get it upzoned. We should not allow ourselves to be held hostage for affordable housing from developers who are NOT long term stakeholders of the community. Many developers try to sell a property after 5 to 7 years since they are tied to private equity returns and a typical fund life of 10 years. We should not allow this kind of rezoning for one single property for an opportunistic developer that does not have a long term stake in the community.</p> <p>In addition, this particular REIT owns many mixed use commercial facilities that have large box stores. There has not been any environmental impact study or talk about what happens to the area's traffic if the developer tries to lease out to big box stores. This would be detrimental to the traffic flow in this area (the area already suffers from being a through-way to the GWB from the Bronx and a way to avoid the tolls on the Henry Hudson Parkway).</p> <p>If the Planning commission wanted to take rezoning seriously, then they should consider the 207th Street and Dyckman strips which can handle a substantial addition of 5-7 story buildings that would significantly increase the number of apartments in the area.</p> <p>Additionally, the construction of this building will have a significant negative impact on the availability of parking in the neighborhood which is already greatly constrained. A study should be made on the parking impacts since a large number of Inwood residents rely on cars to get to work. Inwood residents have to do this because public transportation options are not good in northern Manhattan. This largely hurts the quality of life for our lower-income residents. This will cause an undue burden on low income residents already living in the neighborhood.</p>
N D	New York, NY	2016-07-10	This spot rezoning proposal is completely without merit. Please save the character of our community by stopping it.
Maribeth Dunajski	New York, NY	2016-07-10	Please preserve what makes this place special
Jonathan Wolff	New York, NY	2016-07-10	Too much residential density will have a severely negative impact on subway and bus use
Jessica McDonough	Millburn, NJ	2016-07-10	Reasons stated in the petition
Glenn Hendler	New York, NY	2016-07-11	Not because I'm opposed to any new development, but because this one seems ill-conceived. Major infrastructure development is required before a building of that height and density could work anywhere near here. And putting one right next to Fort Tryon Park would be disastrous to the park, which is the jewel of both Washington Heights and Inwood.
Mason Jenkins	New York, NY	2016-07-11	The proposed rezoning would negatively impact quality of life for my self, my family, and my community.
Kate Kearney	New York, NY	2016-07-11	There is no question that this is an inappropriate size for the surrounding neighborhood. I believe it is being pushed because we are considered a lower priced neighborhood than downtown Manhattan and our wishes dont carry as much clout as the six story buildings all the way down East Side and up the West Side.

Name	Location	Date	Comment
Gina Stahlnecker	New York, NY	2016-07-11	I believe that the architecture and protection of historic buildings and places of New York City, especially Manhattan is being eradicated by greedy developers and landlords. Rezoning without the full input of community is leading to the disintegration of our neighborhoods!
Bradley True	New York, NY	2016-07-11	I feel strongly about this.
Mary Barton	Ny, NY	2016-07-11	Rezoning will destroy the character of the hood
Alan Rowe Kelly	Paterson, NJ	2016-07-11	No to spot up zoning- save Packard building
Melonie Scott	Playa del Rey, CA	2016-07-11	I'm signing because I LOVE NYC and it's history and it's personality and it's culture.
Mary van Valkenburg	New York, NY	2016-07-11	We must protect the character of our precious neighborhood.
Thomas Maguire	Bronx, NY	2016-07-11	Anyone who drives near this location knows it is already a nightmare lacking an east west highway, it bears all the traffic from the Henry Hudson Parkway to the Harlem River Drive plus Broadway itself. It is insane to allow a developer to submit fiction under the guise of an environmental impact or traffic impact report. Crazier still that they can keep submitting them with slight revisions until they are accepted. We need enlarged streets, improved water and sewer, upgraded electrical and gas service, modernized telephone, internet and cable TV, repaired bridges, storm drains, schools, public transit etc. etc. I am tired of developers pushing us over the edge then leaving residents to foot the bill after they take off with the profits, which is what the City is freely and repeatedly allowing them to do.
Bronwen Mauch	Walnut Creek, CA	2016-07-11	I lived a couple of blocks down Broadway from this building, and always loved it. Inwood - despite being last sizeable parcel of land to be developed on the island - has a real sense of history, going back to the Revolutionary war. It's one of the last areas of New York City that actually LOOKS like New York City! And don't even get me starated on the population density...
Rachel Szymanski	New York, NY	2016-07-11	I love my neighborhood- it's a great community.
N. Wechter	New York, NY	2016-07-11	start in Inwood and no neighborhood is safe
N. Wechter	New York, NY	2016-07-11	this type of spot rezoning makes a mockery of any existing zoning that protects neighborhood context. It sets a terrible precedent and should never be allowed especially for private profit

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/12/2016

(PLEASE PRINT)

Name: Ava Far kas INWOOD

Address:

I represent: Met Council on Housing

Address: 168 Canal St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Paul Trans

Address: 675 Tind Avenue, MI

I represent: Acada Sherman Avenue

Address: same

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/12/16

(PLEASE PRINT)

Name: Maggie Clarke

Address: 17195 Riverside Dr

I represent: Inwood Preservation

Address: same

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Gardner Soto

Address: _____

I represent: SELV 32BJ

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/12/16

(PLEASE PRINT)

Name: RITA GORMAN

Address: 900 W 190 ST

I represent: NMN 45

Address: INWOOD - NORTHERN MANHATTAN

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/12/16

(PLEASE PRINT)

Name: Beth Trilling

Address: 45 Park Terrace Wkst #1D

I represent: Inwood Preservation

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Yvonne Perez

Address: _____

I represent: SEIU 32BJ

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 12 July 2016

(PLEASE PRINT)

Name: Samuel Biagotti

Address: 36 Ellwood St. Apt. D7

I represent: Uptown for Bernie

Address: 181st Street, various sites

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/12/16

(PLEASE PRINT)

Name: SUZANNE MALITZ

Address: 4957 SEAMAN AVE #E2

I represent: UPTOWN FOR BERNIE

Address: _____

Please complete this card and return to the Sergeant-at-Arms.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: July 12, 2016

(PLEASE PRINT)

Name: DAVID FRIEND

Address: 1 SICKLES ST. #D16

I represent: 1 SICKLES ST. TENANTS COMMITTEE

Address: 1 SICKLES ST.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: PAT COURTNEY 10034

Address: 50 PARK TERRACE WEST 3E NYC

I represent: INWOOD PRESERVATION

Address: 10034 / 10040

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: KATHERINE O'SULLIVAN

Address: 1825 Riverside Drive #6A

I represent: 1825 RSD Inc.

Address: 1825 Riverside Drive

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7-12-16

(PLEASE PRINT)

Name: Azi Ellowitz

Address: 116 Pinehurst Ave E42

I represent: Uptown for Bernie

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MARTY GOODMAN

Address: 731 W. 183 St

I represent: TWU LOCAL 100 RETIREE

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

(w/ reservations)

Date: 7/12/16

(PLEASE PRINT)

Name: Elizabeth Corris Ritter

Address: 140 Cabrini Blvd., #79 NYC 10033

I represent: Hudson Heights Owners Coalition

Address: (same)

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: SARA A. FICHTEL

Address: 603 151st St

I represent: Inwood Residents

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: DAVID THOM

Address: 537 W 217th St

I represent: INWOOD OWNERS COALITION

Address: [Signature]

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 7/12/2016

(PLEASE PRINT)

Name: Graham Ciraulo

Address: 11 Seaman Ave Apt 4C, 10034

I represent: Northern Manhattan is Not for Sale

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: July - 12 - 16

(PLEASE PRINT)

Name: MARCEL NIGRET

Address: _____

I represent: THE MUNICIPAL ART SOCIETY (MAS)

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: July 12 2016

(PLEASE PRINT)

Name: James Michael Carroll

Address: 12 Dongan Pl. # 502

I represent: Myself

Address: ~~_____~~

◆ Please complete this card and return to the Sergeant-at-Arms ◆