

March 7, 2003

Mr. Jeff Mulligan
NYC Department of City Planning
22 Reade Street
New York, NY 10007

Re: West 14th Street Rezoning

Dear Mr. Mulligan:

Thank you for attending the 14th Street Area Committee meeting of Manhattan Community Boards 2 and 4 and for agreeing to work closely with us on a proposal to rezone West 14th Street from 7th to 9th avenues. As was mentioned in our meeting, rezoning West 14th Street to a zone more in keeping with the existing character of the area has been a goal of ours for many years. We are very pleased that your office has agreed to undertake this action with us.


Some of the specific issues that we would like to work with you on addressing are as follows:

- Cap the Floor Area Ratio along West 14th Street so as to reflect the prevalent scale of the existing streetscape.
- Restrict the rear yard expansion of ground floor uses.
- Limit the number of destination bars and restaurants on the street.
- Work with the NYC Department of Environmental Protection to improve utility services (especially the sewage back up problem) in the area and reduce noise generated from commercial uses.
- Work with the Metropolitan Transportation Authority to improve access to mass transit in the area.

We understand that your office may be ready to certify a ULURP application on this action by Fall 2003 and that you will come back to the 14th Street Area Committee starting this Spring to seek further input and present your findings on existing conditions. We also ask that you attend Manhattan Community Board 2's Zoning Committee so that those members may also have the opportunity for meaningful input early on in this process.

Again, thank you for agreeing to work with us on this very important project.

Sincerely,


Simone Sindin
Chair
Manhattan Community Board 4

Thomas Lunke
Chair
14th Street Area Committee

cc: Elected Officials
Carol Yankay
Amanda Burden
Vishaan Chakrabarti