

RESOLUTION

Date: December 5, 2017

Committees of Origin: Land Use joint with Health & Human Services, Housing and Transportation

Re: West 108th Street WSFSSH Development.

Full Board Vote 1: 28 In Favor 0 Against 4 Abstentions 3 Present

Full Board Vote 2: 28 In Favor 0 Against 4 Abstentions 3 Present

Full Board Vote 3: 28 In Favor 0 Against 4 Abstentions 3 Present

Full Board Vote 4: 28 In Favor 0 Against 4 Abstentions 3 Present

Full Board Vote 5: 21 In Favor 6 Against 4 Abstentions 3 Present

Application #C180112ZMM and #C180114HAM to the Department of Housing Preservation & Development by West Side Federation for Senior and Supportive Housing for:

1. Proposed rezoning and remapping of the WSFSSH sites from R8B to R8A.
2. Designation of the area comprising the WSFSSH sites as an Urban Development Action Area.
3. Application to Amendment Appendix F of the Zoning Resolution to designate the WSFSSH sites as a Mandatory Affordable Housing Area.
4. Disposition of 103-107, 137-143, and 151-159 West 108th Street to WSFSSH.
5. Urge HPD to expedite disposition and commencement of construction of the Eastern Site without waiting five years, as proposed in order to allow for the construction of 81 units of affordable senior housing without unnecessary delay.

RESOLUTION

Date: December 5, 2017

Committee of Origin: Transportation

Re: Request for DOT to conduct a Broadway traffic study.

Full Board Vote: 20 In Favor 5 Against 1 Abstention 0 Present

Committee: 3-0-1-0. Non-Committee Board Members: 1-0-0-0.

The following facts were taken into consideration while drafting this resolution:

- i. Broadway between 59th and 110th Streets is the most dangerous thoroughfare in Community Board 7/Manhattan (CB7/M) with approximately 600 serious injuries in the last five years.
- ii. Broadway runs through a community that is home to an increasing number of seniors and young children.
- iii. Broadway has not had a thorough review of its design in many decades.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan requests that the Department of Transportation thoroughly reevaluate the design of Broadway in order to provide the Board with a proposal that:

- i. incorporates the best practices of streets safe for all users design;
- ii. reduces injuries and deaths on Broadway by at least half; and
- iii. creates a vibrant and attractive street that safely and efficiently serves the needs of all neighborhood users including the elderly, children, residents, tourists, restaurants, stores and other businesses.

RESOLUTION

Date: December 5, 2017

Committee of Origin: Preservation

Re: 51 West 81st Street (Columbus Avenue.) Application to the Landmarks Preservation Commission for a master plan for window replacement.

Full Board Vote: 23 In Favor 0 Against 0 Abstentions 0 Present

Committee: 6-0-0-0.

The following facts and concerns were taken into account in arriving at our conclusion:

- A building-wide window replacement plan is master plan is proposed.
- The building was originally constructed as a hotel. It was later converted to an apartment building, altering the internal plan configuration, which impacts some of the window openings and the design of the windows contained within.
- The original window design appears to have consisted of individual one-over-one double hung wood windows, and pairs of one-over-one double hung wood windows, with center mullions.
- All the original windows have been replaced with new aluminum replacement windows, typically one over one singles, and window pairs butted together with no center mullion where the internal plan permits.
- Arch-headed window openings at the second floor (the top story of two-story high arched masonry enclosures) are currently made up of shorter double-hung flat-topped windows with fixed curving head transom units.
- The proposed master plan proposes to replace all the existing windows in kind, modelling the new windows on the current existing windows.
- Upon closer inspection of historic photos presented, the Committee found evidence that the proportions of the original windows were different, heftier, designed to complement the robust architectural vocabulary of the building, which includes a three-story rusticated stone base and a red-brick clad façade with distinctive contrasting limestone lintels.

The Committee urged the architect to conduct further research and modify the proposal to create windows with proportions and details that approximate the originals windows in heft and design.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed replacement window master plan does not reflect the proportions or the details of the original windows within the building's architecturally robust facades, and is inappropriate to the historic character of the building and of the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** the proposed window replacement master plan.

RESOLUTION

Date: December 5, 2017

Committee of Origin: Preservation

Re: 70 West 71st Street, d/b/a Pasha Turkish Restaurant (Columbus Avenue.) Application #19-10006 to the Landmarks Preservation Commission to legalize the installation of an awning and wall.

Full Board Vote: 25 In Favor 0 Against 0 Abstentions 0 Present

Committee: 5-1-0-0.

The following facts and concerns were taken into account in arriving at our conclusion:

- To the east of the restaurant entrance, there is a continuous shallow front court space located several steps down from the street and enclosed by a low knee wall that extends the entire 32 foot length of the restaurant front. In good weather, the court is used by the restaurant for outdoor dining.
- The court area continues further east beyond the restaurant to the building's service entrance door.
- Because of the significant amount of trash that is continually stacked on either side of the service door, a painted wood partition wall was erected sometime in the past, to conceal the trash from the restaurant court.
- The several sections of retractable awnings previously installed over the restaurant's front court became twisted and structurally compromised owing to their length. Furthermore, in order to deflect the dripping condensation coming from projecting upper floor window air conditioners, the retractable awnings were always set in the open position.
- A new fixed frame awning was installed to replace the retractable red awning units.
- The awning material is red,
- The new awning covers only the court area and does not project out over the sidewalk.
- The new natural finish aluminum frame is attached to the building by metal angles, and is supported at the street edge by five aluminum pipe columns, all set behind the enclosing knee wall.

The Committee recommends that the applicant consider installing a red fabric valence to match the awning along the face of the building at the back side of the court, to conceal the exposed metal angle connectors.

The Preservation Committee of Community Board 7/ Manhattan believes that the design of the new fixed awning and its support system, as well as the wooden partition wall erected to mask building garbage are both minimally appropriate to the historic character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the existing fixed awning and wood partition wall.

RESOLUTION

Date: December 5, 2017

Committee of Origin: Preservation

Re: 100 West 72nd Street, Apts #5E and #5F (Columbus Avenue.) Application to the Landmarks Preservation Commission to legalize the installation of windows without a permit.

Full Board Vote: 25 In Favor 0 Against 0 Abstentions 0 Present

Committee: 4-1-1-0.

The following facts and concerns were taken into account in arriving at our conclusion:

- All the original double-hung windows were replaced in the 1980's with the current alternative window configuration – horizontal sliders with fixed transoms above.
- The replacement windows are in poor condition.
- The applicant has replaced three of these replacement windows with new anodized aluminum windows in the same black color and same configuration – sliders below a fixed transom.
- In lieu of installing separate projecting window air conditioners within a portion of the fixed transom (as has been done erratically throughout the building), a central air conditioning system was installed in the apartment. The system is vented to the exterior through an architectural style linear aluminum grille installed within the entire transom of the southernmost of the three new window units. The grille is black to match the window frames.

The Preservation Committee of Community Board 7/ Manhattan believes that the proposed design of the replacement windows is reasonably appropriate to the historic character of the building and the Historic District.

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** the design of the installed windows.

The Committee urges the building to develop a master plan for replacement windows and air conditioner installation to help guide and regularize future window replacement and air conditioner installation work.

RESOLUTION

Date: December 5, 2017

Committee of Origin: Business & Consumer Issues

Re: 158A West 72nd Street (Amsterdam Avenue.)

Full Board Vote: 26 In Favor 0 Against 0 Abstentions 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application to the State Liquor Authority by Ephesus Corp., d/b/a Seven Hills Mediterranean Grill.

RESOLUTION

Date: December 5, 2017

Committee of Origin: Business & Consumer Issues

Re: 425 Amsterdam Avenue (West 80th Street.)

Full Board Vote: 26 In Favor 0 Against 0 Abstentions 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application to the State Liquor Authority by Frank Mac's Place LLC, d/b/a Frank's (Formerly McAleer's Pub.)

RESOLUTION

Date: December 5, 2017

Committee of Origin: Business & Consumer Issues

Re: 774 Amsterdam Avenue (West 98th Street.)

Full Board Vote: 26 In Favor 0 Against 0 Abstentions 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application to the State Liquor Authority by Rojita Management LLC, d/b/a Boru Boru.

RESOLUTION

Date: December 5, 2017

Committee of Origin: Business & Consumer Issues

Re: 938 Amsterdam Avenue (West 106th Street.)

Full Board Vote: 26 In Favor 0 Against 0 Abstentions 0 Present

Committee: 6-0-0-0.

BE IT RESOLVED THAT Community Board 7/ Manhattan **approves** new application to the State Liquor Authority by Seinfeld Square LLC, d/b/a Dive 106.

RESOLUTION

Date: December 5, 2017

Re: 955 West End Avenue (West 107th Street.) Mocha Lounge Inc., d/b/a The West End on the Park, new application to the SLA for a two-year liquor license.

Full Board Vote: 26 In Favor 0 Against 0 Abstentions 0 Present

The following facts were taken into consideration while drafting this resolution:

- Mocha Lounge Inc., aka the West End Café, aka the Underground, (the applicant) is located at 955 West End Avenue, New York, NY.
- This location is surrounded by residential buildings and Straus Park is across the street.
- The applicant has withdrawn their application to CB7 and to the State Liquor Authority (SLA) for a corporate change, because the present Method of Operation for this venue allows a bookstore where coffee, beverages and alcohol can be served; and no music is permitted.
- The community has presented the following complaints against the venue:
 1. The venue has live and/or recorded music and/or karaoke music every day of the week. This music is loud enough to be heard one block away but residential tenants, with their children, suffer the most. They came to the November 14, 2017 BCI meeting and articulated their numerous noise complaints over the course of five (5) years;
 2. Music continues until 4:00 am most nights;
 3. Insulation inside the venue does not muffle any sounds from the music;
 4. Patrons congregate in the well of the building to smoke cigarettes. This is arguably inside the venue;
 5. Trash and debris are stored in parts of the well, however all residential buildings are required to keep the well clear;
 6. Patrons congregate under the scaffolding to smoke;
 7. There is no doorman to disperse groups from congregating outside the venue. Patrons congregate there and in Straus Park all night. These groups continuously make loud noises at all hours and keep the neighbors and their children awake;
 8. The sidewalks around the venue are littered with debris from the patrons and there is no attempt to keep the sidewalk clean. Vermin is attracted to the debris;
 9. The sidewalks have signs and plants blocking the flow of pedestrian traffic;
 10. There is a solicitor outside the venue urging pedestrians to come inside. This causes noise and is uncharacteristic of neighborhood businesses;
 11. Residents who are coming home are often harassed by patrons who are loitering on building steps and on the sidewalk;
 12. The kitchen door is left open. This door leads to the backyard courtyard shared by the residential tenants. This could lead to safety problems for those tenants;
 13. Many tenants of the building and those in the surrounding buildings have made numerous 311 complaints and few if any are resolved; and
 14. Signage for the venue is not in conformity with the rules. It is on the fence at the perimeter of the well and on the façade.

THEREFORE, BE IT RESOLVED THAT Community Board 7/Manhattan asks the SLA to enforce the current Method of Operation as a bookstore where coffee, beverages and alcohol can be served; strictly without music.

RESOLUTION

Date: December 5, 2017

Committee of Origin: Business & Consumer Issues

Re: 2737 Broadway (West 105th Street.)

Full Board Vote: 25 In Favor 0 Against 0 Abstentions 0 Present

Committee: 6-0-0-0.

The applicant did not attend the meeting;

THEREFORE, BE IT RESOLVED THAT Community Board 7/ Manhattan **disapproves** new application #15452-2017-ASWC to the Department of Consumer Affairs by Serafina 2735 Corp., d/b/a Serafina, for a four-year consent to operate an unenclosed sidewalk café with 33 tables and 69 seats.

RESOLUTION

Date: December 5, 2017

**Committees of Origin: Land Use joint with Health & Human Services, Housing and Transportation
Re: West 108th Street WSFSSH Development.**

Full Board Vote 1: 28 In Favor 0 Against 4 Abstentions 3 Present

Full Board Vote 2: 28 In Favor 0 Against 4 Abstentions 3 Present

Full Board Vote 3: 28 In Favor 0 Against 4 Abstentions 3 Present

Full Board Vote 4: 28 In Favor 0 Against 4 Abstentions 3 Present

Full Board Vote 5: 21 In Favor 6 Against 4 Abstentions 3 Present

Disposition of City-owned Property to West Side Foundation for Senior and Supportive Housing, Inc., Rezoning of a Portion of West 108th Street, and Zoning Map Amendment and Designation of the Acquired WSFSSH Property as an Urban Development Action Area and an Amendment to Appendix F of the Zoning Resolution to Designate the Project as a Mandatory Affordable Housing Area.

The New York City Housing Preservation Department (“HPD”) proposes to dispose of city-owned property, currently used as parking garages. West Side Federation for Senior and Supportive Housing (“WSFSSH”) will become the recipient of the property upon construction. In connection with the proposed transfer, HPD has applied for a change in the zoning map from R8B to R8A for the area covered by the property on West 108th Street between Amsterdam and Columbus Avenue, and to designate the property an Urban Development Action Area.

The property consists of western and eastern portions, separated by Anibal Aviles Park. The property consists of 103-107 West 108th Street, presently containing a three story garage (the “Eastern Site”); 137-143 West 108th Street, presently containing a five story garage and 151-159 West 108th Street, presently containing a four story garage and 145-149 West 108th Street, which is a 6 story building owned by WSFSSH (collectively the “Western Site”). Total garage capacity is 675 cars.

The proposed Western Site would contain an 11 story building with an FAR of 5.3 (below the maximum of 7.2 FAR allowable under R8A zoning with Mandatory Inclusionary Housing), or 160,463 feet of floor area. The building would rise to a base height of 75 feet four inches to 95 feet ten inches, the base being no more than 15 feet from the street line. At the top of the base, there would be a 15 foot set back of the building which rises to a total of 115 feet six inches (11 stories). The rear yard would be 30-41 feet in depth.

The Western Site would contain 195 units of affordable housing with supportive services for seniors and families. The units will be limited to families or individuals earning from 30% to 60% of the Area Median Income (AMI). The Western site will also contain a 110 bed transitional homeless shelter for older adults (an increase from 92 beds presently at the WSFSSH facility at the site); a 5,040 square foot community facility designed to house a not-for-profit medical clinic, meeting spaces and a dining area, as well as garage space for the Central Park Medical Unit's ambulances.

During construction, WSFSSH would temporarily relocate the formerly homeless individuals living at the site to a building located at 340 West 85th Street.

The building proposed for the Eastern Site would contain 81 units of senior housing and a superintendent’s apartment. It would have an FAR of 5.3 (40,115 feet of floor area). Its base height would be 82 feet 26 inches topped by a set back and a total building height of 110 feet. The rear yard would be 39 feet 11 inches.

Construction of the Eastern Site building is proposed to commence in January 2023, nearly five years after commencement of construction of the building on the Western Site.

At present, the Western and Eastern Sites are zoned R8B with a maximum floor area ratio of 4.0 and a height limit of 75 feet.

WSFSSH, a well-established social service agency created in 1976, serves frail elderly individuals, older persons living with serious mental illness, homeless individuals, persons living with physical handicaps, grandparents raising their grandchildren, and families. WSFSSH houses more than 1,800 people at 26 sites on the Upper West Side, in Harlem, Chelsea and the Bronx.

WSFSSH was selected through a Request for Qualification process by the City to become a prequalified developer for City-owned development sites. In 2014, the NYC Department of Housing Preservation & Development ("HPD") selected WSFSSH as a Qualified Sponsor for the three City-owned parcels on West 108th Street, two of which are directly adjacent to 149 West 108th which is owned by WSFSSH. WSFSSH was awarded a contract by the NYC Department of Homeless Services ("DHS") to take title of the subject property, to construct the buildings and provide the services outlined above.

There is a compelling need in the City of New York and on the Upper West Side for affordable housing and particularly for affordable housing for seniors. There is also a need for supportive housing for formerly homeless individuals. These needs will grow over the next several years in part because the City will cease to provide "cluster units" by 2021 and commercial hotel units by 2023, resulting in a citywide reduction of 45% of the total number of buildings used to shelter homeless individuals and families. According to HPD, approximately 360 locations will be vacated.

WSFSSH and HPD presented the plans outlined above at a series of public meetings including a public hearing conducted by CB7 in connection with the City's Uniform Land Use Review Procedure on October 30, 2017. More than 75 individuals testified in favor of and in opposition to the proposed project.

The most frequently voiced objection related to the loss of parking units. The testimony included claims of need for cars for access to work that is not well-served by public transit, or to care for frail or vulnerable relatives.

Some individuals expressed concern about the environmental impact of the proposed construction on the school (M.S. 54, the Booker T. Washington Middle School), directly across the street from the project. In particular, this testimony concerned the impact on the school of noise, dust and the potential for release of hazardous materials during construction.

Other individuals expressed concern about the height and bulk of the proposed buildings. In addition, a number of speakers also addressed the "Fair Share" doctrine, citing the claimed disproportionate number of supportive housing units, shelters and similar facilities in the Manhattan Valley area and its immediately surrounding neighborhoods.

Community Board 7 ("CB7") has considered the objections, and the testimony in favor of the proposed project, and finds as follows:

1. There is a significant need in the City and in the CB7 area for the provision of housing for the formerly homeless and elderly, as well as affordable housing for families. While the loss of parking will inconvenience patrons of the garages, the need for affordable housing outweighs the need for parking garages.
2. CB7 has considered the impact of the proposed construction on the school, including without limitation the noise generated during construction as well as the need for careful remediation of various hazardous materials confirmed to be present at the Western and Eastern Sites in the Draft Environmental Impact Statement. CB7 has met with elected officials and engineers representing the engineering firm for the Project, and has

participated in meetings between WSFSSH and the school's PTA and Administration. CB7 is relying on the representation made in the Draft Environmental Impact Statement (e.g. at pages ES-17 and 12-5) that WSFSSH "has committed to work with [the school] to coordinate the timing of more intensive construction activities so that they do not interfere with critical testing or school dates." Provided that such a commitment is adequately documented so that it creates reasonable and easily identifiable protocols, as well as a clear sequence of contacts to address any concerns as they arise, CB7 is satisfied that environmental concerns will be adequately addressed during construction. As is typical of construction projects, particularly near schools, CB7 will work with an advisory group comprised of representatives of WSFSSH, the contractor, residential and business neighbors, and City and school representatives to address any complaints and concerns which may arise during construction.

3. With respect to the size of the project, the existence of two parks on the affected block as well as the proposed use, together with the introduction of rear yards behind the Western and Eastern Sites larger than currently available with the existing condition, justifies an increase in permissible floor area and height. CB7 emphasizes that approval of the zoning map change is limited to the area covered by the application as finally approved, and the Board's approval is based on the unique physical conditions and proposed use of the property. It is not to be considered as precedent for up-zoning elsewhere in Manhattan Valley or Morningside Heights.

Conditions to approval:

1. There is presently no document binding the City or WSHFSSH to the elements of the plan outlined above. It is expected that a Land Disposition Agreement will be executed after the ULURP period has ended. WSHFSSH and HPD have represented that the Land Disposition Agreement will bind WSHFSSH to construct a building on the Western site in accordance with HPD's application; will include a commitment to transfer both the Western and Eastern Sites to WSHFSSH; and will include a provision that the restrictions contained in the application will run with the land and bind any future owner or party in control of these Sites. HPD has also represented that a regulatory agreement respecting the use of the Sites, requiring them to be used for affordable and supportive housing as detailed by WSFSSH in the DEIS and other submissions, will be entered into by WSFSSH and the appropriate City representatives for the longest term permissible under law, currently 60 years. CB 7's approval is conditioned upon the execution, recording and binding effectiveness of the appropriate documents in accordance with these representations.
2. CB7's approval is further conditioned on the fulfillment of representations by WSHFSSH that it will form a community advisory group to coordinate construction issues with representatives of the Booker T. Washington School across the street from the site and of residential and business neighbors near the Project Sites. CB7 urges the developer to take all reasonable steps to avoid disruption of school activities, including refraining from using equipment generating significant noise and/ or vibrations during school hours; and urges WSFSSH not to apply for, and the City not to grant after hours variances for construction before or after the permitted work day and especially on weekends except when critically necessary to abate a true emergency or address a dangerous condition.
3. CB7 believes that a project of this scale and importance, and especially one that will be built using public funding, must 1) provide the maximum protection for a safe workplace during construction both for the workers and for those living near or passing by the construction site; and 2) engage

in meaningful and robust outreach effort to hire construction workers from the ethnically diverse immediate community, and provide job readiness training where needed, and 3) hire program and support staff from the community once the buildings are operational.

CB7 thus conditions its approvals of each of the actions that are the subjects of the instant applications on an enforceable commitment by WSFSSH and the City to (a) cause the construction contractors to hire qualified safety personnel and to use site safety protocols that reflect current best practices in construction safety methods and procedures; and (b) hire both construction workers and permanent staff locally, including providing job readiness training when needed.

Strong recommendations:

1. CB7 deems the lack of adequate affordable housing, and in particular the thousands of seniors on multi-year waiting lists for affordable and supportive housing, to be an immediate and pressing problem, and urges the City to transfer the Eastern site on an expedited basis, without waiting five years as proposed.
2. CB7 is cognizant of the dislocation caused to monthly parkers in the garages, and urges WSFSSH and the City to provide assistance and information to enable the parkers -- particularly those for whom a car is essential for work, and/ or by reason of disability -- to find alternative sites. Such assistance and information should be provided in a manner that addresses the impact of the displacement of residents in the immediate Manhattan Valley vicinity from a resource that heretofore has been a significant community asset.
3. The current design for the proposed buildings differs materially from a design proposal circulated in earlier phases of the project. The current design proposal has eliminated many design features of the earlier proposal, including breaks in the building line, outdoor seating, and an inviting streetscape. Under the current design, the entire street-front of the proposed Western building is dominated by large windows. These windows will not enhance the streetscape but will deaden it. In particular, most of the windows will provide a view of a medical clinic waiting room. This is not a desirable feature, whether viewed from the inside or the outside. CB7 notes that, given the non-residential nature of the block and the presence of two parks, the developer should have greater freedom to design an imaginative and esthetically appealing building, without sacrificing function. CB7 urges the developer and the City to revisit the earlier design and incorporate the desirable features of that design which have been eliminated.

For the foregoing reasons, and subject to the foregoing conditions, CB7:

1. **Approves** the proposed rezoning and remapping of the WSFSSH sites from R8B to R8A.
2. **Approves** designation of the area comprising the WSFSSH sites as an Urban Development Action Area:
3. **Approves** the Application to Amendment Appendix F of the Zoning Resolution to designate the WSFSSH sites as a Mandatory Affordable Housing Area.
4. **Approves** the disposition of the sites described above to WSFSSH, provided, however, that the building has the height, bulk and massing described above and in the application for rezoning; that the use of the property be limited to the purposes described in the application; that in no event shall the building be used for private housing or commercial purposes other than as described in the application; that restrictions set forth in the application run with the land; and that within 60 days of the conclusion of ULURP the City execute a legally binding document agreeing to the transfer to WSFSSH of both the Eastern and Western Sites.

5. Urges HPD to expedite the transfer of title to the Eastern Site to WSFSSH without waiting five years from the date of commencement of construction of the Western Site.

PARKS & ENVIRONMENT COMMITTEE
Resolutions (Actions) Monday, December 18, 7:00PM
(As Amended By Full Board, January 2, 2018)

1. Proposed Design by Department of Parks & Recreation for Reconstruction of Joan of Arc Monument Stairs, West 93rd Street and Riverside Drive.

The following facts and concerns were taken into account in arriving at our conclusions:

The stairs on the east side of the Joan of Arc Monument, installed in 1915, are badly deteriorated. Additionally, the Monument area has several desire lines formed over the years, largely created by persons accessing their parked cars on Riverside Drive or walking to or from the southern corner of the Monument site. There are also other conditions in need of renovation. The Monument area has an active and devoted group of volunteers who help tend the landscape. Council Member Helen Rosenthal has allocated \$475,000 of discretionary funds to renovate the Monument site.

The proposed design includes reconstructing the concrete stairs, rationalizing pathways, installing an ADA-compliant entrance at 92nd Street, adding new plantings, adding Riverside Park luminaires on the lighting, adding four new benches in the historic “hoof” design, and adding other historically appropriate features that will contribute to the safety, usability and maintainability of the Monument site.

Community Board 7/Manhattan **approves** the proposed design for the reconstruction of the stairs and other improvements at the Joan of Arc Monument.

CB7 further **strongly urges** DPR to work with NYC DOT with regard to roadway safety issues for pedestrians and others entering and exiting the Monument site, particularly at 92nd Street.

CB7 further **thanks** Council Member Rosenthal for allocating the funding for this important project, and **thanks** Riverside Park Landscape Architect Margaret Bracken for her thoughtful design and presentation.

Committee: 4-0-0-0. Non-Committee Board Members: 1-0-0-0.

2. Proposed Design by Department of Parks & Recreation to Install Fitness Equipment and Other Amenities in Riverside Park, South of Neufeld Playground at West 76th Street.

The following facts and concerns were taken into account in arriving at our conclusions:

Installing fitness equipment at the paved basketball court area south of the Neufeld Playground in Riverside Park was chosen as one of the winners in Council Member Helen Rosenthal’s Participatory Budget selection process in 2016. \$250,000 was allocated to the project. DPR held a site visit to obtain user input on suggested elements of the project, in addition to the fitness equipment.

The proposed design includes installing fitness equipment for adults and other ages at the northwest area of the site, adding “Moses era” benches at the perimeter of the site, adding a bike rack just outside the site, adding a junior backboard for basketball, replacing the existing metal backboards with backboards made of polycarbonate and adding a bottle filler.

Community Board 7/Manhattan **approves** the proposed design for this site.

CB7 further **strongly urges** DPR to add a drinking fountain in addition to the bottle filler, preferably in the same unit.

CB7 further **strongly urges** DPR to explore the possibility of installing Fit Zone exercise equipment, in order to maximize accessibility of the equipment, if consistent with the budget for this project.

CB7 further **thanks** Council Member Rosenthal for providing the funding for this important project, and **thanks** Riverside Park Landscape Architect Margaret Bracken for her thoughtful design and presentation.

Committee: 4-0-0-0. Non-Committee Board members: 1-0-0-0.