



**Greenwich  
Village  
Society for  
Historic  
Preservation**

252 East 11th Street  
New York, New York 10005

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www.gvshp.org

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Anthony C. Wood

April 17, 2008

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

**Re: C6-1 Zone in the Far West Village, Manhattan**

Dear Chair Burden:

I write to ask the Department of City Planning to consider a change in zoning for the C6-1 district in the Far West Village, which lies between Greenwich and Washington Streets, between West 12<sup>th</sup> and West 10<sup>th</sup> Streets, covering all or part of six city blocks.

The zoning is somewhat anomalous for this area, and we believe encourages and allows out-of-context and otherwise undesirable development. The zoning has no contextual controls and allows up to 6 FAR for commercial development, and 6.5 for community facility. All of the zone is either on narrow mid-blocks or faces Washington or Greenwich Streets, which are themselves relatively narrow, modestly-scaled streets. Additionally, the zoning on the opposite sides of both Greenwich and Washington from this zone is C1-6A, R-6, or C1-6, which for the most part only allows a much more appropriate and modest scale of development. As you know, a base FAR of 6.5 can easily allow a 10-story building (or higher with air rights added in), which we do not believe is an appropriate scale for these narrow streets in the historic Far West Village.

Additionally, unlike most of the other nearby zoning districts, the C6-1 zone greatly favors commercial or community facility development over residential development. While we have no objection to commercial or community facility uses as a part of the mix of the neighborhood, we fear that this heavy weighting in the zoning towards such uses will encourage only this kind of development, which is not reflective of the largely residential but somewhat mixed-use nature of this neighborhood. By contrast, other surrounding zones, including those which the City Planning Commission approved in the area as part of the 2005 rezoning, allow commercial uses but at a more modest FAR. A zoning district such as the C1-6A zone adopted across Washington Street in 2005, which allows a maximum FAR of 4 and which has contextual height caps of 65 and 80 feet, would seem much more appropriate to guide development in this area.

The need for such appropriate guidance is more than theoretical. There are several 'soft sites' in this zoning district and we have recently witnessed two rather large new development proposals move ahead in recent weeks. One was a hotel, and the other was a mixed use building, both of which exploited the higher allowable density for commercial and community facility uses to achieve a height much greater than we and many neighbors believed appropriate for their sites, and incorporating some uses about which there are great concerns by many neighbors (it should be noted that one development, at 145 Perry Street, was approved with a

modest reduction in size by the Landmarks Preservation Commission, while the second at 685 Washington Street is still awaiting approval).

The Greenwich Village Society for Historic Preservation is working with the Greenwich Village Community Task Force and other local community groups and neighbors to reach out to the Community Board and local elected officials to seek their support for and participation in this effort. I hope that the Department of City Planning will be willing to work with us to see such a change realized in order to help protect and maintain the character of this very special part of New York.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Berman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andrew Berman  
Executive Director



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October 27, 2008

Hon. Amanda Burden  
Director, NYC Department of City Planning  
22 Reade Street  
New York, NY 10007

**Re: Urgent Need for Rezoning in South Village, Far West Village,  
and Hudson Square**

Dear Director Burden:

I write to call to your attention several disturbingly out-of-context and completely inappropriate developments being pursued in the South Village, Far West Village, and Hudson Square, and to again urge the Department of City Planning (DCP) to pursue zoning changes the Greenwich Village Society for Historic Preservation (GVSHP) has long requested in order to preserve the scale and character of these neighborhoods.

**76 Sullivan Street/140 Sixth Avenue in the South Village.** Plans have been filed for an 18-story hotel on this narrow triangular plot of land bounded by Sixth Avenue and Broome Street. The remainder of this block of Sullivan Street is uniformly 1 to 6 story buildings, including several 3-story early 19<sup>th</sup> century houses, two of which are landmarked. This site also lies within an area which has been proposed for historic district designation by GVSHP – a proposal which has very strong support from the surrounding community, and which is being reviewed by the Landmarks Preservation Commission. Unfortunately the M1-5 zoning for the site does not provide any height caps or contextual requirements, and encourages many uses which are notably out-of-character for the surrounding neighborhood. Several years ago, GVSHP requested that the Department consider a contextual rezoning for this area to preserve and reinforce the built character of this predominantly residential neighborhood, and we have reiterated that request several times over the years to DCP. This latest completely inappropriate building plan points to the ever-more urgent need for the Department to take up this long-standing request and seek changes to the zoning for this area as soon as possible.

**68-74 Charlton Street, M1-6 Zone.** Plans have been filed for a 36-story hotel at this site – a shockingly inappropriate scale for this location in Hudson Square, just a half block outside of the diminutively-scaled Charlton-King-VanDam Historic District. A building of this scale would even tower over the 15-20 story loft buildings which are currently, for the most part, the largest buildings in this area. This site lies within the M1-6 zone, of which GVSHP has been asking DCP to change the zoning since at least 2006. As you know, this zone allows an enormous density of development and has absolutely no height limits whatsoever, resulting in other extremely objectionable developments like the Trump SoHo ‘Condo-Hotel.’ I understand from recent meetings that the Department is not currently contemplating a zoning change for this area, but is



entertaining a potential zoning change application from Trinity Real Estate, an area developer/property owner. This neighborhood needs a zoning change as soon as possible, and I again urge DCP to take up this issue to ensure that the height and scale of allowable development in this area is reduced immediately.

**C6-1 Zone in the Far West Village.** Six months ago, GVSHIP wrote to you to urge the Department to consider revising the zoning for the C6-1 district in the Far West Village, which lies between Greenwich and Washington Streets, between West 12<sup>th</sup> and West 10<sup>th</sup> Street, covering all or part of six city blocks (see attached letter). This anomalous zoning district for this area allows out-of-context and otherwise undesirable development. The C6-1 zone has no height limits or contextual controls, and includes significant bonuses for commercial and community facility development as compared to residential uses. Several out-of-scale developments have been proposed for this district in recent months utilizing the commercial and community facility bulk differential, and there are several more 'soft-sites' in this district where further development could take place (a list of which have been provided to the Department). GVSHIP and many in this community are very concerned about such possibilities, and we have requested that the Department consider revisions to this zoning district to prevent such inappropriate incursions. Unfortunately, the Department has not responded to the original letter on this matter, and several phone calls and e-mails to the Department's Manhattan Office on this topic have not been returned. Given the strong level of community concern about this issue, I hope that DCP will in fact be willing to work with us and other concerned neighbors about this problem stemming from the existing zoning.

The planned developments cited in this letter have the potential to irreversibly change the character of these neighborhoods. Earlier this year the Department approved, with modifications, a developer-requested rezoning roughly in the middle of the three zoning districts discussed in this letter. I hope that the Department will give equal, if not greater, consideration to the long-standing requests of these local communities to change the zoning in these areas, in order to preserve the vital character of these neighborhoods.

I look forward to hearing back regarding the assistance we seek from the Department.

Sincerely,



Andrew Berman  
Executive Director

Cc: City Council Speaker Christine Quinn  
Manhattan Borough President Scott Stringer  
Landmarks Preservation Commission Chair Robert Tierney  
State Senator Tom Duane  
Assemblymember Deborah Glick  
City Council Zoning Subcommittee Chair Tony Avella  
Community Board #2



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June 4, 2009

Hon. Amanda Burden  
Director, NYC Department of City Planning  
22 Reade Street  
New York, NY 10007

**Re: Requested Rezoning of C6-1 Zone in Far West Village**

Dear Director Burden:

I write to inquire regarding the status of the Department's consideration of the request by the Greenwich Village Society for Historic Preservation (GVSHP) and numerous community groups to propose changing the C6-1 zone in the Far West Village. We have requested that the Department propose changing the zoning to more appropriately limit the size and height of allowable development in the area, and to reduce or eliminate the bonus for commercial and community facility development.

As you know, GVSHP and other community groups first wrote to you about this in April, 2008 (letter attached). A year later, on April 6, 2009, GVSHP and several community groups held a community forum on the need to change the C6-1 zone in the Far West Village. Over 150 people attended and expressed strong support for our proposal to change the zoning, following which the Department received hundreds of letters from the public asking that this zoning be changed, and more than 300 people signed an on-line petition (attached) and another 300+ people signed a paper petition also urging that the zoning be changed.

Two months later, we anxiously await an answer from the Department about its willingness to consider such a zoning change, which we believe should happen as soon as possible. As per documentation that has been sent to the Department by GVSHP, there are as many as a dozen potential soft sites in this small zoning district. We and many neighbors and community groups are anxious to ensure that should any development take place in this area, it conforms to the scale and character of the neighborhood, which the current zoning does not require.

As you know, in 2005 when GVSHP was involved with pursuing what eventually became the rezoning of the Far West Village, we asked the Department to consider changing the zoning for this area, because the zoning potentially allowed out-of-scale and inappropriate development. At the time we were told that the Department did not see a need to change this zoning, as Landmarks Preservation Commission review would ensure the appropriate scale of new development, and the zoning bonus for commercial and community facility development was unlikely to be utilized since residential development was so much more desirable in this area.

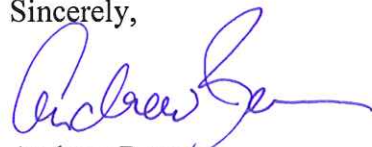


Circumstances have changed considerably since 2005, and experience has now shown that developers will utilize the zoning bonus for commercial development in this area by building hotels, and Landmarks Preservation Commission review of proposed developments alone is not sufficient to ensure appropriate size and scale.

I thus strongly hope that the Department of City Planning will now expeditiously consider this request to propose changing the C6-1 zone in the Far West Village, which has such broad community support, before we face the specter of further inappropriate development in this area.

I look forward to hearing back from you.

Sincerely,

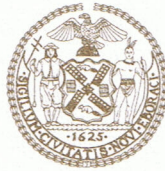


Andrew Berman  
Executive Director

Cc: City Council Speaker Christine Quinn  
Manhattan Borough President Scott Stringer  
Congressman Jerrold Nadler  
State Senator Tom Duane  
Assemblymember Deborah Glick  
Community Board #2, Manhattan  
Greenwich Village Community Task Force  
Greenwich Village Block Associations  
Charles St. Block Association  
Jane St. Block Association  
Perry St. Block Association  
Perry St. Crusaders  
135 Perry St. Owners' Corporation  
131 Perry St. Apt. Corporation  
Washington West 11th St. Owners' Corporation  
Waverly Bank 11<sup>th</sup> Street Neighbors  
West Village Committee  
Federation to Preserve the Greenwich Village Waterfront & Great Port  
Horatio Block Association  
Far West 10th Street Block Association  
Carmine Street Block Association  
Washing. Sq.-Lower Fifth Avenue Community Association  
West 12th Street Block Association

**CHRISTINE C. QUINN**  
SPEAKER

DISTRICT OFFICE:  
224 WEST 30<sup>TH</sup> STREET, SUITE 1206  
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**THE COUNCIL  
OF  
THE CITY OF NEW YORK**

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quinn@council.nyc.ny.us



July 6, 2009

Perry Street Block Association  
Greenwich Village Society for Historic Preservation  
West Village Committee  
West 12th Street Block Association  
Carmine Street Block Association  
Washington-West 11th Street Corporation  
Washington Square/Lower Fifth Avenue Community Association  
Perry Street Crusaders  
Horatio Street Association  
131 Perry Street Owners' Corp.

Dear Neighbor,

We are writing to update the Greenwich Village Society for Historic Preservation on the ongoing efforts to rezone the C6-1 District in the Far West Village.

As you know, the New York City Department of City Planning (DCP) met with Community Board 2 and representatives of our offices on April 1, 2009 to discuss rezoning of the C6-1 District. After this meeting community members continued to express support for a change in zoning through both a Town Hall meeting and a written petition. Additionally, Community Board 2 submitted a Resolution on April 29, 2009 in support of a rezoning of the C6-1 area in the Far West Village.

Since that initial meeting, we have reiterated the community's position to DCP, and expressed our strong support for the area being thoroughly reviewed for such a rezoning. We are pleased to say that DCP is now studying the C6-1 area, including preparing a detailed site analysis of current uses, built floor area, building heights and other pertinent data on a lot by lot basis. DCP is also analyzing Community Board 2's recommendation to rezone this area C1-6A, especially as it relates to compliance and conformance with the existing built character.

We understand that DCP plans to respond to Community Board 2 as soon as its analysis and recommendations are complete. Unfortunately, as you are aware, this process is time-consuming, but we are pleased that progress is being made. We are seeking a more specific timeline and will let you know when this information is available.

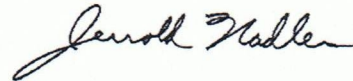
Sincerely,



Christine C. Quinn  
Speaker



Scott M. Stringer  
Borough President



Jerrold Nadler  
Member of Congress



Thomas K. Duane  
State Senator



Deborah J. Glick  
Assemblymember





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Anthony C. Wood

August 3, 2009

Hon. Christine C. Quinn, Speaker  
New York City Council  
224 West 30th Street, Suite 1206  
New York, NY 10011

Hon Scott Stringer, President  
Borough of Manhattan  
One Centre Street, 19th floor South  
New York, NY 10007

Hon Jerrold Nadler, Congressman  
8th District, New York  
201 Varick Street, #669  
New York, NY 10014

Hon. Thomas K. Duane, State Senator  
29th State Senatorial District  
322 Eighth Avenue, Suite 1700  
New York, NY 10011

Hon. Deborah J. Glick, Assemblymember  
66th Assembly District  
853 Broadway, Suite 2120  
New York, NY 10014

Dear Elected Officials,

We write in response to your letter of July 6 regarding our ongoing efforts to rezone the C6-1 district in the Far West Village.

As you know, many of our groups have been working on this issue for 16 months, advocating for a change in this outdated zoning district. Toward that end, we have reached out to the Department of City Planning to urge them to consider a rezoning, and we reached out to each of your offices early in the process to request your support. We have provided both the Department of City Planning and your offices with considerable information about why we think such a rezoning is necessary, why the current zoning is so out-of-character for this area and so different from other zoning districts in the area, and why the large number of potential development sites in the district necessitate a rezoning as soon as possible. To show broad support for this effort, we held a Town Hall meeting this past April which over 150 people attended, and have collected several hundred letters and on-line and paper petition signatures, which have been forwarded to your offices as well as City Planning, urging that this rezoning be approved.

Sixteen months later, there has still not been movement from the Department of City Planning on this request, and we are disappointed that your offices have not

yet stated your support for the zoning change we so urgently seek. While we understand that you have been in touch with City Planning to "express your strong support for the area being reviewed," and that you have "reiterated the community's position," it is also our clear understanding that you have not expressed your own support for the rezoning request, nor have you expressed to City Planning why you think the current zoning is problematic or ways in which you believe it could be made to better suit and reinforce the character of the neighborhood. As you know:

- The C6-1 zone we seek to change is the ONLY zoning district in the West Village which gives large bonuses for commercial and community facility (hotel and dorm) development as compared to residential development
- The C6-1 zone west of Washington Street was changed to a lower density contextual zone with height limits and no commercial/community facility bonus in 2005, and we are merely seeking the same change for this zone. In 2005, the Department of City Planning said that a rezoning of this C6-1 zone now in question was not necessary because developers would not choose the higher density commercial development over the more lucrative and lower scale residential development. This prediction has unfortunately proven to be incorrect.
- The current C6-1 zone can allow buildings of 20 stories or more as-of-right; while this entire zone is located in a landmark district and thus any development requires Landmarks Preservation Commission (LPC) approval, the LPC has in the recent past approved a nearly 100 ft. tall hotel in this zone
- According to a survey by the Greenwich Village Society for Historic Preservation, there are as many as a dozen potential development sites in this small six-block C6-1 zone, thus making the need for a zoning change very real
- Uses in the C6-1 zone are by far predominantly residential, thus making the current large bonus for commercial and community facility development highly out of character

We believe that it is of the utmost importance that our elected officials express to the Department of City Planning their view that the current zoning is inappropriate, and 1) should be changed to eliminate the bonus for commercial and community facility development; 2) should require contextual development with height limits; and 3) should have bulk limits similar to those implemented across Washington Street in 2005 with the C1-6A zone. We are very concerned that without such input from our elected officials before City Planning comes back with a response to our request, that response will not be a favorable one, or will not be as favorable as it should be.

As we have been asking for this zoning change for 16 months, we hope that you will support this request as soon as possible. We are continuing to expand our campaign and undertake additional measures to push for such changes, and thus we hope you will express support for our requested rezoning by August 15th. We look forward to hearing back from you.

Sincerely,





Carol Feinman, Chair  
Federation to Preserve the Greenwich Village  
Waterfront & Great Port, Inc.



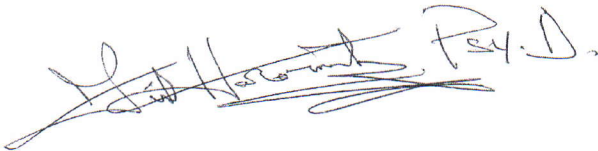
Marilyn Dorato  
Executive Director  
Greenwich Village Block Associations



Marjorie Colt  
Vice-President  
The Horatio Street Association



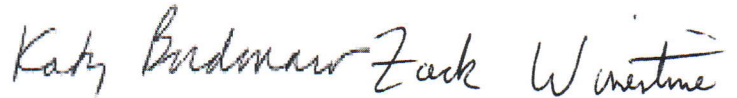
Gerald Banu  
President,  
Perry Street Block Association



Gil Horowitz, Psy.D., President,  
Washington Square-Lower Fifth Avenue  
Community Association Inc.



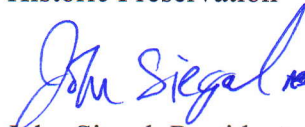
Carol Greitzer  
Chair  
West 12<sup>th</sup> Street Block Association



Katy Bordonaro and Zack Winestine  
Co-Chairs,  
Greenwich Village Community Task Force



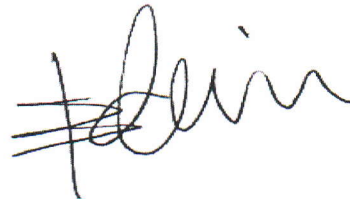
Andrew Berman, Executive Director  
Greenwich Village Society for  
Historic Preservation



John Siegal, President  
Board of Directors  
131 Perry Street Apartment Corporation



Geoffrey Knox  
Perry Street Crusaders



Edwin L. Hoffman, Vice-President  
Washington West 11<sup>th</sup> Owner's Corp.  
713 + 715 Washington Street,  
340, 340A + 344 West 11th Street



Peter Falk  
President  
West Village Committee

**CHRISTINE C. QUINN**  
SPEAKER

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September 2, 2009

Amanda M. Burden, FAICP, Director  
New York City Department of City Planning  
22 Reade Street  
New York, NY 10007

Dear Director Burden,

As you know, for nearly a year and a half, a coalition of Greenwich Village organizations and block associations has been advocating for a rezoning of the C6-1 zoning district in the Far West Village. We appreciate the New York City Department of City Planning's (DCP) willingness over the past year to engage in discussions with us and Manhattan Community Board 2 (CB2) about this possible rezoning. We are also grateful for the commitment DCP made after meeting with our staffs and CB2 representatives on April 1, 2009, to undertake a detailed, lot-by-lot study of the C6-1 area, and to analyze the proposed rezoning to C1-6A. It is our understanding that this study is almost completed. We look forward to seeing the results.


We wish to make clear that, like these organizations and CB2, we believe that this district should be rezoned to C1-6A or another zoning district that would preserve the character of this low-scale, predominantly residential, historic neighborhood and be complementary with the adjacent Far West Village rezoning enacted in 2005.

In 2005, we and many of those now advancing this rezoning had believed that the New York City Landmarks Preservation Commission's (LPC) pending designation of the Greenwich Village Historic District Extension would be sufficient to protect the C6-1 area from non-contextual development. However, since then we have had reservations about the increasing heights of buildings in the West Village Historic District. We have additional concerns about the current FAR bonus for commercial and community facility uses, and share the community's desire to bring height and bulk limits into line with adjacent areas.

We look forward to continuing to work with DCP and the Greenwich Village community to ensure the most appropriate zoning for this area.

Sincerely,

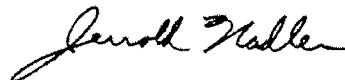




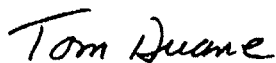
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Speaker



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Jerrold Nadler  
Member of Congress



Thomas K. Duane  
State Senator



Deborah J. Glick  
Assemblymember

Cc: Concerned local residents



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September 30, 2009

Hon. Michael Bloomberg  
Mayor, City of New York  
City Hall  
New York, NY 10007

**Re: Request to change C6-1 zone in the Far West Village, Manhattan**

Dear Mayor Bloomberg,

I write to call to your attention a long-standing request that the Department of City Planning initiate a rezoning of the 6-block C6-1 zone in the Far West Village.

This request was first made by the Greenwich Village Society for Historic Preservation (GVSHP) and other community groups and leaders a year and a half ago (see attached). Over the last 18 months we have been joined by hundreds of neighborhood residents and dozens of local community groups who have been working with us to urge the Department of City Planning to take such action

A year later, lacking any response from City Planning, in April of this year GVSHP and allied community groups held a Town Hall meeting attended by over 150 residents where virtually unanimous support for the requested rezoning was expressed. Following this, Community Board 2 passed a resolution in support of the requested rezoning. More recently, local elected officials representing the area wrote to City Planning Chair Amanda Burden to express their support for this requested rezoning.

Unfortunately however, in all this time, there has been no progress, or even a response to our letters or phone calls, from City Planning.

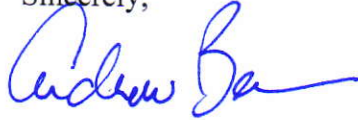
Too much time has elapsed already which would allow inappropriate development to take place or begin here. The current zoning encourages out-of-scale development, and gives large incentives for commercial and community facility development in spite of the predominantly residential character of this neighborhood.

In 2005, City Planning agreed to a request from GVSHP and other community groups to rezone much of the adjoining blocks in a similar manner to what we are requesting now. At the time, however, they chose not to include these blocks, saying that economic realities would confine new construction to lower-density residential development, and therefore inclusion of these blocks was not necessary. Unfortunately, this has turned out not to be the case.



I urge you not to allow more time to go by without action on this matter or even so much as a response by City Planning. The Far West Village community is deeply united in its desire to see this zoning change implemented to help preserve the treasured character of our neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Berman", with a stylized, cursive script.

Andrew Berman  
Executive Director