

# Manhattan Community Board 11 "Uptown NY" Taskforce

## Elements of Consensus

City Properties, Land Use/Zoning & Housing  
Committee  
May 8, 2006

## Topics

- Review of "Uptown NY" Proposal
- Economic Development
  - Small Business Participation
  - Big Box Retail
  - Employment
- Eminent Domain
- Traffic/Health
- Bus Depot
- Environment (Green Elements)

## Review of "Uptown NY" Proposal

	"Uptown" NY	Taskforce
<b>Commercial</b>	669,000 sq.ft. Big Box Retail, Night-club, Restaurants	Local Small Businesses, Some Big/Medium Box, Kiosks
<b>Housing</b>	1,500 units 80% market rate, 20% affordable	Fewer units, 40-40-20: middle/moderate/low- income housing, rental and homeownership
<b>Cultural Component</b>	Theater/Performing Arts that embraces local culture	Cultural Component – not yet defined

## Review of "Uptown NY" Proposal

	"Uptown" NY	Taskforce
<b>Underground Parking</b>	1000 spaces Both Commercial and Residential Parking	Fewer spaces Primarily Residential, Minimize Commercial
<b>Bus Depot</b>	Accommodate 80 buses Double the size of existing MTA space	Must only accommodate current fleet of buses on-site
<b>Zoning and Massing</b>	High Density Multiple Tower Massing up to 40 stories	Reduced Density Contextual Zoning Maximum 21 stories

## **Economic Development – Small Business Participation**

- 50% commercial space for small businesses
- Preference for Small Businesses from CB11 and surrounding community
- Include Kiosks for local vendors

## **Economic Development – Small Business Participation**

- Provide “affordable” commercial rent
- Attract businesses that provide underrepresented goods and services
- Create revolving fund through UMEZ and developer to support small businesses

## Economic Development – Big Box Retail

- Create new mechanism to review all Big Box Retail tenants
- Include medium sized tenants
- Will not accept a Wal-Mart
- Parking should be limited to accessory parking for tenants – minimize commercial parking

## Economic Development – Employment

- Work with Construction Unions to ensure local residents are employed
- Use local businesses for supplies/services
- 50% of construction jobs, 75% of permanent jobs for CB11 residents
- Work with local workforce develop. orgs
- Small Business Services create monitoring system for job commitments

## Eminent Domain

- Should not use Eminent Domain under any circumstances
- Relocate, buy-out or incorporate private owners or business into new building

## Traffic/Health

- Impact on local traffic examined in context of other planned developments in CB11
- New development can not add to air pollution which causes Asthma
- Traffic patterns take DOT Traffic Study into consideration
- Parking garage should minimize car traffic through its size, design and location

## Traffic/Health

- Commercial uses with low parking demand
- Use modern standards to examine parking and traffic
- Create new parking regulations specific to site
- DOT and NYPD must commit to strengthening existing traffic regulations

## Bus Depot

- Explore relocating buses to alternative site
- Underground garage should only shelter same amount of buses currently on site
- Indoor exhaust must be expelled without harm to community
- Design of garage should ensure buses are kept off adjacent streets
- All buses should use "green" technologies

## Environment (Green Design)

- Project must include green space
- Design should be energy efficient
- Conform to LEED Silver Standard
- Explore use of "Green" roofs