

COMMUNITY BOARD 7/MANHATTAN DISTRICT NEEDS STATEMENT

Community Board 7/Manhattan covers the Upper West Side from West 59th to 110th Streets, Central Park to the Hudson River. This document provides highlights of our district's needs and interests. We anticipate that these and other emerging concerns will present new challenges as our community works together to shape the future of the Upper West Side. We welcome the opportunity to plan with government, the private sector, and our neighbors to address the needs of our community. Our capital and expense priorities for the NYC Budget for Fiscal Year 2006 are in bold.

HEALTH, HUMAN SERVICES AND ENVIRONMENT

In Manhattan Community District 7 (CD7), as in most parts of the City, access to the services needed to live a healthy, productive life, are limited by two very different elements. One is the cut-back, or non-existence of services. The other is the lack of awareness of what services do exist. Community Board 7 (CB7) is concerned with addressing both aspects.

Health Care

NYC Department of Health and Mental Hygiene's data show CD7 youth to be healthier than most of the City, with the potential for lead poisoning at the citywide average. However, there have been fewer points of access to provide a youth health assessment, particularly for those who have no health coverage. Since last year, Metropolitan Hospital has opened a Child Health Clinic in the former DOHMH space at 160 West 100th Street. We are asking the hospital to provide information on the scope of services and utilization patterns to assess if it is meeting the needs we are concerned about, access to health care for those without health care coverage, either due to finances or to ineligibility to receive Medicaid.

School health clinics are spotty, and have been found not to include vital services, such as HIV/AIDS education. We will be following up the Board of Education's implementation of their Health Curriculum.

More toxic chemical pesticides are commercially applied in the City than elsewhere in the state. Children, families and municipal employees are regularly exposed to toxic pesticides in buildings and facilities owned and operated by the City. **The City should fund a study of municipal pesticide application** to assess health hazards associated with pesticides used by City agencies, and develop the least toxic alternatives to current policies, programs, and practices.

Child Health Plus and Family Health Plus provide assistance to some of those ineligible for Medicaid, but new regulations make it more difficult to access them. In addition, there are thousands in the community who, either because their employers provide no health coverage, their immigration status makes them ineligible for non-emergency service, or the health care pro-

viders do not have translators on staff, have very limited health care services. Seniors are being asked by the Federal government to choose among a multitude of changing prescription plans in order to get haphazard coverage. CB 7 will continue to monitor the availability of health services, and work towards the expansion of City services.

Senior Services

Last year we were concerned that the Department for the Aging (DFTA) had not increased contract funding for senior centers in five years, while expecting agencies to maintain the same level of services. **The Administration has just announced a 13% increase in their budgets**, which will enable them to function on a more adequate level, allowing staff raises and a more realistic budget considering expense increases. However the centers are still concerned about DFTA's emphasis on meals, rather than funding other programs, such as case management services, which more of the participants are seeking as they grow older and more in need of help in planning for their life.

Homebound, frail seniors have difficulty shopping and preparing meals, and are often in need of a daily visitor who talks to them and checks that they are well. **The current 5- days a week, warm meal program should be fully funded and continue to be offered to all seniors who need prepared meals.** CB7 is monitoring DFTA's pilot project in the Bronx that delivers a week's worth of frozen meals instead of the daily hot meals with personal contacts to insure that the seniors are well. We are concerned that it not be implemented in other districts before it is evaluated.

A matter of concern in the community has been the number of seniors living alone in apartments or rooms, who don't know of the services that are available to them for their health, financial benefits, case management, or money management. Centers believe they are doing a good job with those who come to them, but there is no real outreach program in the community. Funded NORCs (Naturally Occurring Retirement Communities) address some of this need, but are limited in whom they may serve. Their catchment area is specific buildings, while people across the street may be in desperate need of someone reaching out. This is coming to be more and more recognized in the Senior community, and DFTA is exploring new models for NORCs that would address a community rather than a building. At the present time they are looking at areas comprised of individual homes and small apartment buildings for this new model. We will be exploring with them whether it can be considered for more built- up areas, such as the Upper West Side, to provide supports to sustain self sufficiency as our community grows older.

Observing that the Lincoln Square Neighborhood Center NORC, which serves Amsterdam Houses and Addition and several other neighboring buildings, has been particularly successful in coordinating programs, it is recommended that additional NORCs should be encouraged in other New York City Housing Authority developments when there are neighboring settlement houses that can provide services.

NORCs have not received a budget increase since their inception. **CB7 finds funding should be increase, perhaps with COLAs or CPI raises.**

We are also interested in the utilization throughout the Board area of other services such as the EPIC prescription program and in-home services for the elderly. We are seeking data from NY State on this. Better information on assisted living communities needs to be available; uniform standards need to be set.

Homelessness

Homelessness and hunger continue to be problems in CD7. Goddard-Riverside Community Center's Project Reach Out reports contacts with approximately 8,000 homeless individuals each year and the delivery of 25,270 units of service on the Upper West Side, including Central Park. The Partnership for the Homeless Program provides outreach and services to street homeless, and its network of churches and synagogues provides 117 shelter beds in CD7. 15 food pantries and soup kitchens serve more than 4,000 meals to homeless people each month in the district.

The Department of Homeless Services (DHS) overnight placements in CD7's commercial single-room-occupancy (SROs) hotels have ended. Several hundred families now stay in one hotel, which has social and DOE services, and at the Regent Family Shelter, which is run by Volunteers of America. Both stress placement in permanent housing.

DHS has announced a five-year plan to allocate resources to prevent homelessness and to end the use of overnight shelters for families. The plan also includes the development of 12,000 units of critically needed supportive housing for homeless individuals. It will be important to monitor the actual implementation and allocation of funds for the plan. Lack of appropriate housing increases the problems of those in the community suffering from mental illness, medical problems such as AIDS, physical handicaps, and increasing difficulty in maintaining safe housing, either due to age or financial situations.

Persons Living with HIV and AIDS

The Human Resources Administration (HRA) provides temporary emergency housing in CD7's commercial SROs for people with HIV/AIDS. CB7 has advocated changes in HRA's use of these rooms, which have sometimes cost more than \$2000/month, are medically inappropriate, often in poor physical condition, and lack basic supportive services. In 2004, HRA entered into memoranda of understanding (MOUs) with commercial hotel operators that set operational criteria. Since then, several hotels have left the system and other have improved somewhat, but still lack on-site social services. **CB7 believes HRA should provide on-site social workers and the MOUs should include space for these services.** The City Council called on HRA to improve the tracking of clients and provide prompt referrals to permanent housing, and this year, passed a law requiring this. We will be monitoring the implementation of the law.

Undocumented Immigrants

CD7 has a large number of undocumented immigrants within its borders, primarily from Mexico and the Dominican Republic. Often employers and landlords exploit them, and they are afraid the government will deport them if they complain. Several commercial SROs in CD7 house undocumented people in substandard conditions. There has been no meaningful plan to work on this issue. Churches and advocacy groups provide some help, but CB7 sees the need for a comprehensive plan to address their needs.

SAFETY AND QUALITY OF LIFE

3-1-1 Citizen Complaint Line

The City's 3-1-1 gives people round-the-clock access to City services. Over 70% of calls are for information. 30% are complaints or requests for City services, which are referred to the appropriate agency for resolution. 3-1-1 keeps data on the types and locations of problems, which can

be sorted in a variety of ways, including by zip code, police precinct, or community district. In 2005, the City Council adopted legislation that requires the Department of Information, Technology and Telecommunications (DoITT) to publish data on 311 calls. While these data will be informative, they will not provide community boards with problem locations needed to planning and follow-up.

Community board offices process complaints and service requests, and their boards use this information for planning, City budget recommendations, and monitoring of services. For example, noise from construction, commercial air conditioners, bars and clubs, and neighbor's music are the most frequent quality-of-life complaints in CD7. Without the 3-1-1 data that gives the locations of the complaints, we can't take steps to address root causes.

Community boards continue to seek a partnership with 3-1-1 that will give access to needed data and allow us to work with other city agencies on major problems.

Department of Sanitation

In 2004, the Department of Sanitation (DSNY) released the long-awaited Environmental Impact Statement (EIS) and Solid Waste Management Plan (SWMP), which calls for the West 59th Street MTS to be used exclusively for transport of commercial waste by barge, but provides no details on how the operation would run. Residential garbage would continue to be transported to New Jersey by truck. At the same time, the EIS evaluated a hybrid commercial/residential waste operation, while acknowledging that the evaluated plan did not match the City's commercial waste-only vision. CB7 adopted a resolution to eliminate the commercial "placeholder" for West 59th Street, based on lack of information and appropriate process, and to replace it with a study of the best use of the West 59th Street MTS (comparing hybrid, recyclables, and commercial) and a commitment to a specific process, detailing the key role for the community, in the planning, design, process, and operation of the 59th Street MTS, including a new EIS and ULURP and participation in solicitations for commercial use of the West 59th Street MTS.

We will continue efforts to ensure that a **comprehensive traffic study of the area is done** and that any new EIS reflects existing and near-term conditions of the West 59th Street area, including: zoning changes; new residential buildings with thousands of residents; Riverside Park South, Hudson River Park, the bike/walk way and several piers that will soon become recreational sites; and growing waterfront uses, as well as health and environmental concerns, focused on noise, traffic, air pollution, and water quality, and the implementation of residential, commercial and institutional waste reduction. As SWMP moves through the City Council, CB7 will be actively participating in planning for NYC's environmental future.

On time garbage pick-up is a priority for CD7 residents, not only because of quality-of-life concerns, but also for rodent control. Many buildings have adjusted their staffing schedules so garbage is put out the morning of pick-up rather than have it sit at the curb all night.

The Department of Sanitation's District 7 (DSNY - MW7) collects, on average, 258 tons of household garbage per day. MW7 trucks export garbage to New Jersey for disposal, which is costly, takes a toll on vehicles, and reduces hours personnel are in CD7. Annually, MW7 collects 17,700 tons of paper and 4,100 tons of paper, metal and glass for a diversion rate of 22% of the waste stream. Over 3,000 recycling summonses were issued, three times the Manhattan district

average. More effective outreach and education could increase the diversion percentage and further reduce residential tonnage.

DSNY plays an important role in keeping sidewalks and streets clean. In FY05, 91% of the streets and 99% of the sidewalks were rated 'acceptably clean'. Enforcement agents issued over 4,760 health and administrative summonses, most for dirty sidewalks and failure to clean 18 inches from the curb. **CB7 recommends funding for 7-day coverage.** DSNY moved to 1½ hour street cleaning, completing 99.4% of its mechanical broom routes and serviced over 1,000 street litter baskets with two pick-ups per day. The business improvement districts and the Doe Fund help by removing and replacing bags while many local businesses and residents misuse baskets meant for litter by discarding their garbage in them. **CB7 finds and enforcement of rules prohibiting household and business use of baskets and more frequent service, especially on weekends and holidays, are needed.**

Police Department

NYPD tracks major crimes as a primary indicator. Overall, major crime statistics in CD7's 20th and 24th precincts, and PSA6 (public housing division) show a continuing downward trend in 2005, while robberies in Transit Districts have increased. On average, the 20th receives 109 major crime complaints per month; the 24th receives 125. The most frequently reported major crime is the theft of unattended property. Compared to ten years ago, major crime complaints in both precincts are down 68%.

Vendor complaints have increased. The regulations governing merchandise, food and book/art vendors are complex and almost unenforceable. Most of the enforcement of the complicated and unclear regulations falls on local precincts. The Departments of Consumer Affairs and Health and Mental Hygiene, who issue vendors' licenses, could simplify the regulations into one code and establish an effective enforcement mechanism, allowing understaffed precincts to address criminal complaints.

- ***Staffing*** - NYPD has moved to a data-based deployment and response system that utilizes specialized units and task forces. Consequently, the number of uniformed officers in precincts has declined over the past 5 years. In the 20th and 24th Precincts, the number of uniformed officers (120 and 124, respectively) and civilian personnel (12 and 20) have continued to decline. PSA6, whose officers are responsible for NYCHA developments in eight precincts, has 127 uniformed officers. However, actual staffing levels are lower, due to homeland security assignments, military service, and sick leave. **CB7 seeks an increase in the number of uniformed officers.** We may be approaching a tipping point where current numbers of officers cannot sustain or maintain the outstanding reductions in crime. Recruiting, retention and civilianization are essential. For example, the first step in precinct crime analysis is data entry. Civilians without special training can do this, freeing up officers for patrol and saving the department funds.
- ***Community Patrols*** - In response to the community requests for a visible police presence, PSA6 has assigned 2 foot patrol officers to Amsterdam Houses and 2 to Frederick Douglass Houses. The precincts have deployed impact units on Broadway and utilized their bike units to address problem areas. The 24th Precinct has deployed teams of auxiliary and regular officers to blocks with significant quality of life problems. Additional uniformed officers would allow NYPD to increase these street level patrols.

- ***Safety around schools.*** The safety of school children is a major concern of parents in CD7. Our precincts, NYPD School Safety, and Parent Associations have implemented coordinated school patrols around MS 44 and MS 54 in response to student-on-student altercations and complaints from local businesses. Businesses near both middle schools and Brandeis High School are complaining about students who come into their stores or hang out outside. Councilmember Gale Brewer is working with the schools to address these concerns. School Safety officers can set an example for young people, especially in our high schools, by treating them with respect and courtesy young people. Increased training of officers would help achieve this.
- ***Illegal drug dealing.*** The 24th Precinct, PSA6 and Manhattan North Narcotics continue their initiatives to reduce illegal drug sales on the streets and in buildings. Drug sales were reduced, but community complaints about drug dealing are increasing as several major dealers are coming out of prison. The Manhattan North Narcotics team assigned to CD7 arrested one such group of dealers in June on conspiracy to sell. **One special narcotics unit (module) at the 24th is essential, a second is needed to root out dealers and the organizations that support them. Precinct support.** The replacement schedule for police vehicles, marked and unmarked, needs to be reduced. Additional vehicles, such taxis for undercover work and a dedicated Temporary Command Field Post, which allows mobilization in emergencies and an omni-presence in the precincts, are valuable tools that enhance police capacity. Internet access and email would increase productivity and communication, and are long overdue in our precincts.

Fire Department

CD7 is located in the 9th and 11th Battalions and has 3 Engine and 2 Ladder Companies. In FY05, the Department responded to 2,250 medical emergencies and 1,940 non-medical emergencies; and 292 structural and 252 non-structural fires. 22 fires were found to be suspicious, which is slightly below the City average. The number and size of fires has decreased because of new construction and renovations of occupied and vacant buildings. It does take more time to get to a fire in the new high rise buildings. Average response time to structural fires was 4:17 minutes; ambulance response time to life-threatening emergencies was 6:54 minutes.

- In addition to routine training, physicals and equipment maintenance, FDNY fire fighters are being trained in wide range of emergency responses, including terrorism. During these times, their house is closed and another house, sometimes across the borough, covers. Another way to provide coverage and keep all houses open, would be through overtime. As the number of closures increases, concerns grow over delays in response times, especially if a major fire should occur.
- NYPD, Fire, and EMS have not yet developed a radio system that will enable the services to communicate directly with each other, especially in the subway system. One emergency channel for first responders instead of constant access to other agencies' radios could be an effective approach. The MTA is planning boosters for radio communication in subways. CB7 encourages the City to solve this problem before there is another major emergency or disaster.
- **Engine Company 74 on West 83rd Street is slated for a much needed renovation. 145**

West 110th Street, built in 1959 and home of Battalion 11, Engine Company 76 and Ladder Company 22, needs roof repairs and window and bathroom replacements.

Several houses do not have emergency electric generators, which are needed to charge radios among other things. The houses that do have generators find they are often not maintained and may not function in a blackout.

- FDNY works to educate businesses and residents on fire prevention through visits to schools and open houses for families. Coloring books and other educational materials can often be the best line of prevention.

EDUCATION, LIBRARIES AND CULTURAL AFFAIRS

Community Development

In FY 2005 The Department of Youth and Community Development (DYCD) implemented a new allocation formula for federal “anti-poverty” funds. This formula directs funds to neighborhoods with high concentrations of low-income people. The new formula decreased the portion of CD7 eligible for funding from the whole district to the area bounded by West 104th to 110th Streets, Amsterdam Avenue to Central Park West, and our funding decreased by nearly 60% for FY 2006.

Day Care and Head Start

According to citywide statistics, families in CD7 have adequate day care and Head Start programs. The data are deceptive because they are based on district-wide demographics. In high-need census tracts, 30 to 40% of the population is eligible for public assistance, but does not have access to day care or Head Start programs. Children’s Aid Society and Bloomingdale Head Start report that each has a Head Start wait list of one full class. **CB7 urges a more targeted calculation of day care need, based on census tracts rather than community districts.** The needs of working families should be taken into account as well as those of welfare and former welfare parents. CB7 includes these issues as a top budget priority.

Public Schools

CD7 has more than 25,000 students in its: 24 public elementary and middle schools and 5 public high schools, which are part of the Department of Education’s (DOE) Region 10/District #3; 34 private and parochial elementary and secondary schools; 4 colleges and post-secondary schools. Overall, we are hearing many complaints from parents about the lack of communication between the Department of Education and parents. Parents need to be better and more quickly informed about issues which affect their children and the changing operations within the Department of Education.

Among the indicators used to monitor public schools are: free lunches, reading and math scores, numbers of students in the classroom, after-school programs, and capital improvements.

In our district:

- English Language Proficiency (ELL) enrollment in District#3, as of 2002-2003 school year in programs was as follows: English as a Second Language (ESL) programs (467) and bilingual/dual language (522) for a total of 1,069 ELL students.

- Over 50% of public school students are eligible for the free lunch program, the highest being 92% at PS 165 and 89% at PS 145.
- Most students do not meet State standards for English language or math. Just under 50% of grades 3-8 students read at or above grade level. In four schools, fewer than 20% meet State standards.
- The average class size of elementary and middle schools remains relatively high, with an average in CD7 of 25 students per class. All high schools are over capacity, with Brandeis HS expected to exceed 165% over this year.
- All public school facilities meet only minimal standards of function and safety and require capital improvements.

After-School Programs

After-school programming provides a range of educational, social and recreational services in a supervised community-based setting, and is essential for many working families. In FY 2005 DYCD consolidated after-school programs previously administered by itself, the DOE, and the Administration for Children's Services (ACS) into the Out-of-School Time (NYC-OST) program. DYCD evaluated proposals submitted under the new request for proposals (RFP) to give priority to the City's neediest youth populations. At least 13 programs in CD7 were not funded for the next school year, leaving nearly 750 children without after school programs. **CB7 requests an additional \$1.7 million for after school programs in our district.**

In addition to adequate funding, program space is not available. Most school facilities, which could provide public, appropriate space, are closed or rented to professional and corporate sports groups. CB7 would like to analyze the costs/benefits of having outside groups rent school space in lieu of using this space for the children. CB7 encourages further collaboration among agencies, schools, and civic associations to better utilize our school facilities after hours.

Youth Employment

DYCD is now treating youth employment funding with the same criteria as poverty funding and after-school-programs funding. DYCD funds are targeted to the "highest need" neighborhoods; CD7 does not meet the criteria. Therefore none of the programs to place teens is located in our District. CB7 recommends that the public and private sectors address youth training and employment and develop programs to provide jobs in the local business sector.

The New York Public Library (NYPL)

CD7 residents consider public libraries an essential service. In FY 2005 more than 724,000 people used NYPL's Bloomingdale, St. Agnes, and Riverside Branches. 83,000 registered borrowers took out more than 775,000 books, above the citywide average and an increase since the previous year. In CD7:

- Libraries serve a vital role as after-school destinations for children and as an access point to computer technology and the Internet.
- Immigrants from many Spanish-speaking, and increasingly Asian, countries rely on the

Bloomington Regional Branch for materials and information on applying for U.S. citizenship.

- The Library for the Performing Arts at Lincoln Center, one of NYPL's four major research libraries, houses a collection of eight million items and the world's most extensive collection of reference and research materials on the performing arts.

The Bloomingdale Regional Branch Library at 150 West 100th Street is in need of a complete renovation and computer system upgrade. CB7 is pleased that sufficient capital funds are included in the City's budget for the St. Agnes branch renovation; however, sufficient operating funds are required. **CB7 recommends a seven-day per week schedule, with expanded evening hours, at branch and research libraries, and continued upgrading of materials.**

Cultural Institutions

The Upper West Side is proud to be the home of Lincoln Center, the American Museum of Natural History, The New-York Historical Society, Symphony Space, the Children's Museum, the Beacon Theater, Fordham University, and other outstanding cultural and educational institutions. Some examples of the magnitude of the tourist and visitor populations follow:

- Over five million people attend events each year at Lincoln Center for the Performing Arts.
- American Museum of Natural History with its Rose Center for Earth and Space had 330,000 school and camp groups visit, in addition to a paid attendance of 2.6 million visitors in the past year.
- Symphony Space estimates that 56% of its 110,000 annual admissions come from locations other than the Upper West Side.
- The Lincoln Square and Columbus Circle area as a whole, with its distinctly commercial and entertainment flavor, has become a major destination point for visitors.

BUSINESS AND COMMERCE

CD7 is home to a wide range of private enterprises, ranging from boutique businesses to national chains to not-for-profits of all types. CB7 wants to better understand the needs of small business owners' health insurance coverage and utilization of health insurance programs with a focus on retail small businesses and self-employed small business owners operating in the geographic area of West 59th to West 110th Streets. Beginning in 2005, CB7's Commerce Committee will be working with the Wagner School of Public Service's Capstone Program to undertake a survey to accomplish this task. The Committee will seek other community business partners to help facilitate contact with the community's businesses including groups such as the Westside Chamber of Commerce, the New York State Federation of Hispanic Chambers of Commerce, the National Hispanic Chamber of Commerce on Health and the three Business Improvement Districts (B.I.D.s) in the community.

The Commerce Committee will also examine other business-community issues, including:

- Quality of life issues related to night-life business development and resident concerns.

- Promotion and communication of employment opportunities at local businesses.
- Announcement of student summer job opportunities and internships.
- Process for identifying new retail establishments entering CD7 in order to initiate community-related discussions, including workforce development.
- Distribution of Department of Consumer Affairs' consumer rights information to retail businesses.
- Analysis of the impact resulting from the proliferation of national chain retail establishments on established small businesses.
- Advocacy on behalf of local consumers regarding issues such as debit card acceptance/fees, minimum purchase requirements, truth in-advertising, in-store pricing, and sales-tax breaks.

HOUSING

Over the past decade, the Upper West Side has emerged as one of the City's most active and desirable housing markets, and this change is altering the district's long-established character of social, cultural, racial and economic diversity. For the past decade, CB7 has been in the top five neighborhoods in the City in new housing units (7,000+), new mortgage loans, and refinance and rehab loans (major renovations). These have amounted to more than \$1 billion per year in recent years. In the past five years, median sale prices have doubled.

CB7 has 120,000 housing units, a net decline of more than 8% in the last decade that reflects the loss of about 13,000 small apartments and single-room-occupancy units. Those who have departed were older and had low- to moderate-incomes; those who arrived are significantly wealthier. Similarly, ownership, at almost 30%, is rising steadily: 35,000 units are owner occupied, 28,000 of these are co-ops, 5,565 are condos, 840 are Mitchell-Lama Co-ops, and 875 are single-family brownstones, many previously subdivided as small apartments and now recombined.

Preservation of affordable housing

City-owned lots and buildings in CD7 have been developed and returned to private ownership. With few opportunities to add affordable housing, emphasis must turn to the preservation of our affordable housing. It is particularly important to CB7 that the 5,125 units of public housing and the 1,654 units of Section 8 housing be adequately maintained. In addition, enforcement of regulations can assure continuing availability of affordable private-sector apartments, including rent-regulated, Mitchell Lama, Tenant Interim Lease (TIL), 80/20, LISC, and inclusionary bonus apartments as well as single-room-occupancy (SRO) units.

NYCHA

Public housing provides a small but important segment of the affordable housing available on the Upper West Side. There are three public housing developments in CD7, all managed by the New York City Housing Authority. The NYCHA housing stock is increasingly troubled, with

back-logs of repairs, continuous vandalism, and growing security issues. We are in the process of investigating the following issues: maintaining security of the buildings and the residents; quickly accessing funds available for repairs, security and maintenance; and expediting the time it takes for repairs to occur.

Rent-regulated apartments

There are about 85,000 rental apartments in CB7, including 46,500 rent-stabilized and 6,300 rent-controlled units--the fourth highest proportion in the City, at 7.4%. (The City's average is 2.8%.) An additional 12,325 units are under other forms of regulation, including public housing (5,100+), Section 8 housing (1,500+), and other assisted housing.

The number of rent-regulated rental units is declining steadily due to natural movement and attrition and decontrol policies that effectively permit the decontrol of apartments upon vacancy, if the owners make modest investments. On average, rent-controlled rents double every 10 years, and can increase as much as 25% in any one year because of special "capital improvement" related assessments. Rents in stabilized apartments increase at a lower, but steady rate.

Mitchell-Lama.

Twenty years ago, the Mitchell-Lama program was developed to expand affordable housing opportunities by encouraging private sector investment through a program of tax relief. Apartments were rent regulated during the term of the program, and that program is now expiring, or being terminated by the owners. The loss of all this affordable housing is of great concern to our community. CB7 urges the state to develop an orderly transition that would protect those currently under rent regulations, allow the owners to decontrol apartments on vacancy, and develop alternative affordable housing programs to replace what is lost. CB7 urges the state to pass legislation mandating that all buyouts be subject to rent stabilization, that Mitchell-Lama buildings remain in the program for the duration of their mortgage, and that tenants be given at least a one year notice of a buyout (currently the law is six months).

80/20 and Inclusionary Housing

Various programs that encourage construction of "affordable housing" units through tax benefits or zoning "bonuses." Some new affordable housing has been built in CD7 as developers utilize the provisions of the 80/20 program in which 20% of the rental units are affordable and a 20-year tax abatement is given to the building. For example, at Riverside South, 104 of 516 apartments are affordable. CB7 is concerned that the 80/20 certificates awarded in this program run out in 20 years, and believes they should continue for a longer period. CB7 also urges the City to mandate that at least 30% of the low- and affordable- income residents of any one building come from that community district.

An inclusionary housing bonus (additional square footage) can be obtained when affordable units are built on-site, or "off-site" in a separate development within ½ mile of the development receiving the bonus. Monitoring of this program is inadequate and lacks a mechanism to enforce the "affordable housing" component in to the future. CB7 calls for an adequate compliance mechanism to ensure the off-site units are constructed, rented to the category of tenants intended, and are maintained as "affordable units" into the future based on the current economic profile of the community.

SRO Hotels

The Upper West Side was, in the last decade, home to the greatest concentration of SRO hotels in the City. Long-term tenants received a form of rent stabilization. In recent years, management of these hotels has increasingly returned their buildings to transient use. Some of these changes took place when long-term tenants voluntarily vacated their rooms, but in a number of cases, management used prohibited tactics to, in effect, force tenants to vacate. The City used many SROs for temporary placements of homeless individuals and families. As the homeless census drops and more permanent housing becomes available, this use is decreasing.

However, owners are converting the SROs, most often illegally, into transient hostel-like hotels. As they renovate rooms, they push permanent tenants out or move them to substandard units. Residents on affected blocks are divided on hotel vs. affordable housing uses. We are working with various city agencies to stop illegal conversions and protect tenants. CB7 believes the SRO hotels are an important part of the housing stock, and that quality SRO housing should be maintained.

Code Compliance

Inspectors at the Department of Buildings (building structures) and at HPD (building interiors) enforce the NYC Building Code. Inspections can curtail façade and structural failure, overcrowding, illegal usage, failing elevators, and illegal construction. Inspectors respond to complaints, but due to administrative court hearings at the Environmental Control Board (ECB), responses take two months or more and don't have much effect on property owners. CB7 supports enhanced technology and training for DOB and HPD inspectors and a stream-lined, more effective ECB.

TRANSPORTATION AND INFRASTRUCTURE

Traffic

CD7 has an impressive array of streets, subways, and other transportation infrastructure. Our top traffic priority is to undertake a comprehensive traffic study. Traffic issues are increasing throughout the district with the development of new residential and commercial buildings, the growth in the number of visitors, and competing needs for parking and curbside access. As you will see in the SWMP section of this DNS, there may be a tremendous amount of additional truck traffic along West 59th Street in the upcoming years. More vehicles are choking our streets, resulting in increased pedestrian/vehicular accidents, double-parking, delivery obstructions, and air pollution. Businesses, institutions and residential buildings are asking for dedicated loading/unloading areas. School and coach buses that bring visitors to various venues are looking for layover spaces. The Lincoln Center reconstruction project, particularly fixing Broadway at West 65th Street, presents an opportunity to fix the "bowties" along Broadway. CB7 asks the NYC Department of Transportation (DOT) and DCP to do comprehensive planning to address these problems. The following projects highlight the need for district-wide planning:

- **A traffic study is required to determine how to keep traffic moving smoothly along Broadway.** All Broadway intersections at the Avenues (Columbus and Amsterdam, in particular) suffer from severe "bowties", that is, traffic conflicts and congestion. While the Lincoln Center West 65th Street Redevelopment Plan addresses the

streetscape and traffic flow between Amsterdam Avenue and Broadway, but does not address "bowtie" problems. CB7 requests measures to address the congested traffic and burdens on pedestrian circulation along Broadway.

- With the completion of Riverside South's Building A (see below, page 23) the developer has applied to the DOT for a permit to close the West 72nd Street exit ramp from the Henry Hudson Parkway, in order to connect the new Riverside Boulevard (currently running from West 66th to West 71st Streets) with the southern terminus of Riverside Drive. To relieve existing traffic on West End Avenue (as well as to mitigate additional traffic brought by the Riverside South development itself), and to further extend and expand the district's bus network, CB7 believes that the DOT and the City Administration should encourage the developer to build the full length of Riverside Boulevard (i.e. south to West 59th Street) as soon as possible; current plans allow for a gradual build-out, tracking the development of the buildings.
- The West 96th Street corridor from the Henry Hudson Parkway to Central Park West has become a maze of traffic problems, especially the Broadway intersection. DOT has implemented several improvements to the Broadway intersection and the West 95th/96th Street and Henry Hudson Parkway interchanges.
- At Central Park West and West 110th Street, reconstruction of Frederick Douglass Circle is underway. The final design addresses long-standing traffic flow and pedestrian safety issues and slows down speeding traffic with the installation of a traffic circle. The reconstruction includes a monument to honor Frederick Douglass, landscaping and improvements to West 110th Street and to Manhattan Avenue. Additional attention should focus on the subway station underneath the Circle, including some sort of commemorative plaque honoring Frederick Douglass.

Subways/Buses

CD7 is served by two major subway lines with two different routes. Along Broadway, the #1 serves local stations and the #2/3 serve express stations. Along Central Park West, the B/C lines serve local stations and the A/D lines serve 59th St.-Columbus Circle station - a major junction where the two major lines intersect.

- On the IND Central Park West line, more local trains should be added to the "shoulder" periods - immediately after rush hour - as many riders are still traveling at these times. One way to achieve this could be to run extra C local trains between West 168th and World Trade Center.
- There have been service/dispatching issues regarding the Broadway #1,2,3 trains. Often there are delays on the #1, yet the #2/3 are not routed to the local tracks to pick up the scores of passengers on the local stations.

Subway Stations

CD7 has 14 subway stations along the IRT and IND subway lines. In addition to recent renovations of the West 66th Street and West 72nd Street IRT and West 81st Street IND stations, four stations on the IRT have been brought back to their 1904 splendor: 103rd, 110th, 116th and 125th Streets and Broadway. In addition, two stations are being or will soon be improved:

- **The West 59th Street IND/IRT Station at Columbus Circle**, an important transfer point for six lines, as well as a destination for thousands of tourists and workers, is a gateway station to the West Side and an important station for the entire City. The station has taken on added importance now that the Time Warner Center is complete, and plans are in the works for the Museum of Art & Design at 2 Columbus Circle, and The Hearst Tower on 8th Avenue and West 57th Street. The MTA has begun station renovations, but they are limited in scope, and basically being supported by the Hearst Development. Certain capacity enhancements and access improvements are underway, funded as part of the Hearst development, and are appreciated, but much more needs to be done to make this station the important junction it deserves to be.
- **Complete renovation of the West 96th IRT Street Station** is in the MTA's 2005-09 Capital Budget. Scope and design for the renovation were unveiled in June 2005, with construction to commence in 2006.

Bus Service

As is the case elsewhere throughout the City, buses often get snarled in traffic, causing huge delays and gaps in service. There is much room for improvement in bus service throughout the district as well as several opportunities for new and improved routes.

- Service on the M104, a core route in CD7, was reduced as part of the reorganization of service after the introduction of free intermodal transfers made possible by MetroCard. However, the crowding on the M104 attests to the fact that service needs to be restored.
- M72 is virtually the only cross-town route for which service was not increased to take advantage of free intermodal transfers.
- M7 and M11 service levels are also inadequate. The M7 is known as the most "bunched" bus, while the M11 has terrible headways. The M7 is extremely uneven due to "bunching" in the midtown area. It is not uncommon to see several M7 buses in a group. The M11 has headways that are too infrequent given the rising construction and renovation along 9th and 10th Avenues. It would be particularly useful for there to be additional service when schools get out, especially along 10th Avenue.
- The M60 bus which connects the Upper West Side with LaGuardia Airport, and has proven to be a huge success should be extended southward from its present terminus at West 106th and Broadway to the West 96th and Broadway area.
- As portions of Riverside Boulevard open we would expect NYC Transit in conjunction with CB7 to develop new bus routes to serve these emerging areas.
- **CB7 requests additional M72 and M104 service**, including additional on-street supervision. CB7 encourages and will work with City Transit to devise new routes to meet new travel patterns and population shifts; specifically to determine the appropriate use of the M7 limited and local service.

- **CB7 requests a decrease in headways on the M79 and M86** that have resulted from the move to articulated buses. There are fewer buses, and loading and unloading of articulated buses take considerably longer than with standard buses.

Streets, Street Lamps, Traffic Signals and Signage

DOT, DPR and the Department of Environmental Protection investigated and did maintenance work on Riverside Drive between West 104th and 110th Streets to improve drainage. Catch basins do not meet current standards, and in fact, may be museum pieces. DOT has scheduled a complete street reconstruction.

As part of the Riverside South mitigations, the developer removed medians, installed left turn lanes and signals, and repaired roadbed problems on West End Avenue from West 59th-66th Streets. **Reconstruction of the road is in the Capital Commitment Plan** and DOT will monitor conditions. CB7 has asked DOT and DOB to assure that developers rebuild the road 12 feet out from the curb, as required.

In FY05, the DOT resurfaced approximately 13 of the 193.6 lane miles in CD7. The huge increase in street cuts for utility work, including fiber optics and cable, has left CD7's streets in dire shape. **CB7 recommends a significant increase in resurfacing of streets**, enforcement of DOT's protected streets regulations, and filing in potholes.

Street Lamps. In areas with no street-level commercial activity, there is a particular need for additional street lamps. In CD7 these include: Columbus Avenue, from 97th to 100th Street, which fronts on the outdoor parking area at Central Park Towers; Amsterdam Avenue, West 96th to 97th Streets, which fronts on the Happy Warrior (P.S. 163) playground. Additionally, an ever-increasing number of street lamps have open bases – a hazard to children, pets, and the operation of the lamps themselves.

Red Light Cameras. CB7 has received many complaints from pedestrians who find they cannot safely cross the street because drivers do not follow traffic signals. To discourage traffic from jumping the red light, **CB7 finds red light cameras are needed at Central Park West and West 63rd Street, adjacent to the Ethical Culture School; at West End Avenue and West 72nd, 79th, and 96th Streets; and at West End Avenue and West 66th Street near Lincoln Towers, as well as several other locations.** CB7 supports passage of the necessary enabling legislation in Albany to allow these additional installations.

Additional Signage. DOT has reduced the time it takes to replace damaged or missing street signs and to install newly approved signage, **but additional personnel are needed to reduced the time to an acceptable level.** CB7 urges the installation of "Stop Here on Red" signs for the Broadway Malls (similar to the Park Avenue Malls) to alert motorists that they may not turn from Broadway heading east or west without stopping to observe the E/W traffic lights; signage for West End Avenue to stop the speeding traffic; and "Don't Honk" signs in areas where commercial and residential neighborhoods have conflicts.

Sidewalks

Sidewalks are maintained by the owners of property abutting them. DOT will issue a violations, but no longer replaces sidewalks in front of multiple-dwelling-unit buildings. This is creating hazards, especially in bus stops. CB7 is concerned about the lack of repairs and public safety. In

addition, where sidewalks have been replaced, the new squares do not match the existing ones, resulting in a hodgepodge in colors.

Many sidewalks with violations in CD7 are over vaults, especially on Amsterdam Avenue and on Broadway. Vaults are basement extensions under the sidewalk, usually used by a business for storage. The replacement of a sidewalk over a vault requires special engineering and can be costly. CB7 recommends that another method be sought to skim-coat existing sidewalk surfaces over vaulted areas, when sidewalk replacement isn't feasible.

Competing Demands

In our popular and congested neighborhood, there is great pedestrian demand for sidewalk space. However, although portions of CD7 have a great abundance of pedestrians-no doubt ample enough to dedicate sidewalks exclusively to their use-in fact pedestrians must compete for sidewalk space, not only with standard street furniture such as postboxes and lampposts, but also with newsstands, fruit stands, street vendors, sidewalk peddlers, sidewalk cafes (both unenclosed and enclosed), and newsboxes.

CB7 officially endorsed the Coordinated Street Furniture Franchise in 2003, but is very concerned about the type and quantity of advertising it will bring to the streetscape. While disappointed that the Franchise will not attempt to address all issues relating to sidewalk clutter, CB7 still hopes new designs for newsstands and bus-stop shelters will improve the organization of the streetscape. Meanwhile, the DOT should immediately begin enforcement of Executive Order No.22 ("Sidewalk Corner Clearances," April 13, 1995) as a first step toward reclaiming sidewalks for the safe passage of pedestrians.

Abandoned enclosed sidewalk cafés are a source of frustration. Such cafes are structures erected on the public sidewalk by private businesses in return for payment of a fee to the City. Abandoned structures are difficult and expensive to remove, and over time landlords view enclosed sidewalk cafes as part of the rentable restaurant floor area. At the very least, CB7 favors some kind of bonding mechanism to guarantee the removal of such a structure and urges the City Council, and the Department of Buildings, DOT, and DCP to come up with an appropriate regulatory approach. In addition, something needs to be done to prevent the removal of building walls when these structures are erected.

PARKS AND HISTORIC PRESERVATION

Parks

CD7 is fortunate in having immediate access to two of the City's great parks: Central Park and a substantial portion of Riverside Park, including the new 23-acre Riverside Park South. In addition to the active recreation areas in these parks, the district has 11 playgrounds. **The renovation of the Booker T. Washington playing field on West 108th Street will begin in 2006 and Frederick Douglass Playground at West 100th Street is in design.**

Also within CD7 are 35.5 acres of parkland: Broadway Malls, Richard Tucker Park, Dante Park, Verdi Square, Straus Park, Damrosch Park, and Theodore Roosevelt Park. The Department of Parks and Recreation (DPR) maintains this parkland with 10 full-time workers, seasonal workers and Job Training Participants. In the past year, DPR has hired a part time assistant gardener.

CB7 believes that full-time, skilled personnel, including supervisors, horticulturalists and gardeners, are essential to maintaining the parkland and to building the department's future management structure.

With fewer workers, **adequate equipment is essential.** CD7 needs a crew-cab pick-up to transport personnel, materials and smaller equipment, such as the field-turf cleaning vehicle, and to remove snow.

Park Enforcement Personnel (PEP) address many quality of life concerns. Playground Assistants bring much needed organized activities and supervision to neighborhood playgrounds.

Central Park

Capital restoration of Central Park has been made possible over the years by the partnership of the Central Park Conservancy and the City. DPR has contracted with the Central Park Conservancy to serve as the park's maintenance provider. CB7 encourages the Conservancy to continue a maintenance endowment for each capital project, and recommends that DPR adopt this approach for the properties it manages itself. The West 100th Street playground is in design. Sidewalks and benches on Central Park West need renovation.

Riverside Park

Within CB7's Riverside Park boundaries, several improvements were completed within the past year. These include replanting the historic crabapples trees, establishing multiple new gardens, construction of a permanent dog run at West 72nd street, sidewalk reconstruction from West 79th to 87th Streets, and the repaving of the Henry Hudson Parkway overlook and adjacent pathways at West 96th Street. There are also a number of projects in construction at this time including the West 103rd and 107th Street ballfields and improvements to the Dinosaur and Hippo Playgrounds. **Reconstruction of the Serpentine Promenade from West 83rd to 91st Streets**, a popular recreation area for bikers and roller bladers, has been funded.

Other major areas in need of restoration include the following: **The 72nd Street pedestrian ramp, the Carrere Staircase at 99th Street, and the Riverside Drive pedestrian zone from 91st Street to 96th Street.**

Design of the multi-million dollar restoration of the Rotunda, a centerpiece of the park at West 79th Street, is underway and will provide a scope and budget for the project. The Rotunda reconstruction is being led by DOT with DPR as a partner as it concerns the historic and operational issues of the structure. The project is currently in design. DOT plans to begin the restoration of the seven bridges that create the structure in 2012. Additional capital funds will be necessary to complete the Parks parts of the project.

In partnership with the Riverside Park Fund, DPR is providing greater public access to the West 79th Street Marina. Pier A is open to the public Tuesday-Sunday from 10 AM until dusk, and an increasing number of transient boats visit each year. In order to accommodate these boats, the Marina needs to be expanded and dredged.

Plans to restore the Soldiers and Sailors monument at West 90th Street are being led by a concerned veterans and community leaders who are working with DPR to raise **the funds necessary to complete a Historic Studies Report.** Capital Funds will be necessary once this study is com-

plete. CB7 has asked the Department to renovate the deteriorating plaza as soon as possible.

The Park has 35 full-time and 9 seasonal workers. **Additional workers are needed to provide gardening/horticulture, pruning, erosion control, and graffiti removal. Without adequate staff, major capital investments and horticulture will be in jeopardy.**

Riverside Park South

As part of the Riverside South development, a new 27.5-acre waterfront park is being developed along the Hudson River from West 59th Street to 72nd Street. The third phase of this park will open in August thus completing just over one-half of the total park. The community works hard with Parks and the developers to assure that the park will meet the needs of the growing community while offering a new park that is sympathetic to Riverside Park and the history of the site.

West 59th Street Recreation Center

CB7 has identified a dearth of swimming and gym facilities for residents and schools in the rapidly growing southwestern corner of the district. Accordingly, **CB7 has advocated for significant investment to redevelop the West 59th Street Recreation Center**, located between 10th and 11th Avenues. With \$6 million from the development of 101 West End Avenue, Council Member Gale Brewer, and DPR, the design of Phase 1 has been awarded. A Master Plan for the development of the entire site is expected in the Fall of 2005. Center users and community residents are included in outreach to identify needs and interests.

Street Trees and Community Gardens

In 2005, DPR conducted a survey of the condition of street trees and Councilmember Gale Brewer's office did a survey of tree pits without trees. These data will guide DPR on tree maintenance and replacement. However, DPR has only one citywide tree pruning crew and has no tree pit maintenance program, leaving most tree care to local associations and community groups. **CB7 recommends a borough-wide planting program, pruning cycle and tree maintenance program** and encourages public/private partnerships for maintenance of street trees. Community groups have created unique green public spaces in CD7. The West Side Community Garden, the Dome Garden at Brandeis High School, LaPerla on West 105th Street, the West 104th and West 107th Street gardens show the effectiveness of community gardeners.

Historic Preservation

CB7 encourages the Landmarks Preservation Commission (LPC) to continue improving coordination with the Departments of Buildings and City Planning to assure compliance with landmark regulations within the commercial areas of historic districts.

As the potential for real estate development grows in the northern half of the district, CB7 is reviewing the neighborhood's landmark-eligible sites, and has been working with the community on the designation of a Manhattan Avenue district, West 104th-110th Streets.

PLANNING AND LAND USE

There is a growing need for comprehensive planning and realistic measures to guide development, to conserve our architectural heritage, and to reduce the negative impacts that can occur when development takes place without adequate attention to potential strains on traffic, infrastructure, and municipal services.

The growth of institutions in the community – ranging from the success of some small private schools and religious congregations to the expansion of major institutions such as Columbia University – are posing challenges to traditionally residential neighborhoods. CB7 is constantly weighing the interests of schools needing gyms and classrooms against those of their residential neighbors for the light and air afforded by rear yards. CB7 also shares with other Community Boards a concern about the as-of-right zoning envelopes for ‘community facilities’ and urges DCP to continue its review of as-of-right zoning bonuses for community facilities. Of particular concern is the combination of such facilities with apartments in mixed-use developments; this is particularly the case north of West 96th Street and east of Amsterdam Avenue, much of which is zoned R7-2. Meanwhile, as a result of the use of other mechanisms (i.e. not as-of-right), the neighborhood is currently facing the prospect of out-of-scale mixed-use developments (i.e. community facilities and residential).

Columbus Circle and the Lincoln Square Area

Vehicular and pedestrian traffic - along with their associated demands on infrastructure have grown in recent years, as this neighborhood experienced the development of four major towers by Millennium Partners, the Park Laurel adjacent to the West 63rd Street branch of the YMCA of Greater New York, and the replacement of the Goelet Garage at 1926 Broadway by a mixed-use building with retail space, 232 residential units, and a 150-car garage, and the construction of the Time Warner Center complex. The Mayflower Hotel property (a full city block, bounded by Central Park West, West 61st Street, Broadway, and West 62nd Street) has been demolished in preparation for a major new development; its already very large zoning envelope is expected to be increased by the use of an inclusionary housing bonus. The Empire Hotel (Columbus Avenue & West 63rd Street) will soon be renovated into condominiums. Moreover, there remain still other ‘soft sites’ ripe for development. As each of these properties is developed individually, there is inadequate planning for and mitigation of impacts on the neighborhood (i.e. traffic and demands for enhanced infrastructure and increased municipal services).

The development of the Jazz at Lincoln Center complex at Columbus Circle marks the first expansion of Lincoln Center for the Performing Arts beyond its campus (bounded by West 65th Street, Columbus Avenue, West 62nd Street, and Amsterdam Avenue). The campus is now 40 years old, and Lincoln Center is looking to upgrade a great deal of its infrastructure, public spaces, and backstage facilities, as well as integrate its campus more successfully into the community. CB7 understands that Lincoln Center intends to keep all public spaces public, and specifically intends not to construct buildings on Josie Robertson Plaza, the North Plaza, or Damrosch Park. The first phase of Lincoln Center’s redevelopment, the creation of a pedestrian-friendly ‘Street of the Arts’ out of the currently tunnel-like West 65th Street, has been approved by CB7 as well as all other required reviewers; construction is anticipated to begin in 2006. The review once again highlighted the challenging traffic patterns in the area, so **CB7 is renewing its call for a holistic examination of transportation in the greater Lincoln Center / Lincoln Square neighborhood.**

The need for broad-scale planning for this area is made even more urgent by Fordham University’s plan to expand its Lincoln Center campus. Fordham controls almost the entire superblock bounded by West 62nd Street, Columbus Avenue, West 60th Street, and Amsterdam Avenue. Over a two-phase, multi-year period, Fordham proposes to build a 30+ story wall of university buildings along the Columbus Avenue block front and lower solid walls along the side streets. The university plans to fund its ambitious plans in part by selling parcels on the Amsterdam Av-

enue side of the campus to private entities for development of high-rise residential towers. CB7 is concerned about almost every aspect of this proposed project and urges Fordham, DCP, and all other interested agencies to work together to plan a reasonable expansion that addresses Fordham's legitimate space needs without burdening the neighborhood with overwhelming, inappropriate, and alienating development.

Development activity west of Broadway

The southwest corner of CD7 features a number of sites that present appealing development opportunities. Evidence of continued development interest includes:

- development of the Lander Women's College of Touro College, a very large mixed-use structure on West 60th Street between West End and Amsterdam Avenues; the project is being privately developed, with market-rate housing above a condominium containing the College's non-dormitory facilities
- a development proposal that included rezoning the midblock between West 59th and West 60th Streets, east of West End Avenue, to C6-2 as well as the West End Avenue development site itself from M1-6 to C4-7
- at least two other sites under discussion for major development. Another area of major development potential is the west side of Amsterdam Avenue from West 66th to West 69th Street (i.e. immediately to the east of Lincoln Towers). The American Red Cross property at West 66th Street was sold to a developer who plans to build 80-20 rental housing once the Red Cross vacates at the end of 2005. The rest of this strip (i.e. north to West 69th Street) is owned by a single developer, who anticipates constructing a mixed-use building (commercial with residential rentals) in 2006, following construction of a companion development of condominiums at West End Avenue and West 70th Street. Meanwhile, development of Riverside South continues apace, from West 72nd Street to West 59th Street, with five buildings occupied and two more under construction.

Broadway north of West 96th Street

Extell Development Corporation is also developing two major residential buildings, almost facing each other across Broadway. A 37-story building is planned for the east side of Broadway at West 99th Street, and a 31-story building for the west side of Broadway at West 100th Street. These building heights were made possible by extensive acquisition development rights from neighboring brownstones and from St. Michael's Church, and are considerably out of scale with the generally 20-story height along this area of Broadway. The community is very opposed to these (as-of-right) projects, a situation exacerbated by a serious accident during demolition of the West 100th Street site. The situation demonstrates some of the problems associated with transfer of development rights, the rules for which CB7 urges DCP to reexamine and modify.

Development Rights

Existing zoning was designed with the expectation that low-density community facilities would continue in place (similar to schools, firehouses, etc.), affording spacious relief to the concentrated residential and commercial development surrounding them, and providing important public meeting grounds for the political, cultural, social, charitable and educational requirements of a

vibrant community. Community facilities also provide a wealth of programmatic services that are critical for our seniors and youth. It would be unfortunate to lose the community services, as well as the low-density housing, to high-density residential development. CB7 urges the Administration and City Council to begin to grapple with this question, and looks forward to participating in the development of a citywide approach.

To share your comments on this document or to recommend additional issues for consideration, please visit our website at www.cb7.org. We look forward to hearing from you.