



Manhattan Community Board Five

Bradley Sherburne, Chair

450 Seventh Avenue, Suite 2109
New York, NY 10123-2199
212.465.0907 f-212.465.1628

Marisa Maack, District Manager

May 29, 2025

Hon. Eric Adams
Mayor, New York City

Hon. Erik Bottcher
Council Member, New York City 3rd District

Hon. Keith Powers
Council Member, New York City 4th District

Re: Point of Agreement Items for the MSMX Rezoning

At the regularly scheduled monthly Community Board Five meeting on Thursday, May 8, 2025, the following resolution passed with a vote of 37 in favor; 1 opposed; 1 abstaining:

WHEREAS, The New York City Department of City Planning (DCP) has proposed a zoning map and text amendment for Midtown South (MSMX) to create a vibrant, inclusive, and mixed-use neighborhood in the heart of Manhattan; and

WHEREAS, Manhattan Community Board Five (MCB5) unanimously approved the rezoning with a modified, lower-density alternative in two of the four quadrants, affirming the urgent need for housing while underscoring the equally critical importance of the public infrastructure, sustainability strategies, and necessary services, such as open space, community facilities, public schools, and transit and safety improvements, that is necessary to support long-term livability, equity, and resilience; and

WHEREAS, The approximately 84 Point of Agreement (POA) items outlined below provide a comprehensive and community-informed roadmap for advancing these goals; these recommendations not only respond to the needs of the existing neighborhood, but also aim to ensure that the new MSMX neighborhood includes the essential infrastructure, public facilities, and services required to support both current and future residents, workers, and visitors in the rezoning area, particularly in an area with limited City-owned land that restricts traditional investment routes; and

WHEREAS, The POA items address a wide range of essential categories, including:

- Community oversight and accountability
- Affordable housing

- Small business and retail protections
- Residential tenant protections
- Open space, public space, and the public realm
- Sustainability and resiliency
- Additional community facilities and transit services
- Mental health services
- Public safety
- Preservation of historic buildings
- Tourism

WHEREAS, The proposed MSMX rezoning raises serious concerns by setting a precedent for allowing the highest residential density ever permitted in New York City—without requiring on-site exterior amenity space or sufficient open space mitigation in a neighborhood already severely underserved by public open space; and

WHEREAS, These proposals include studies to explore targeted density bonuses and zoning mechanisms that would allow increased development rights, potentially achieving or exceeding an 18 FAR, only when paired with the delivery of community-serving investments, particularly those that support our most vulnerable populations, including low-income residents, seniors, youth, individuals experiencing homelessness, and those in need of healthcare and supportive services; and therefore, be it

RESOLVED, MCB5 urges the City to adopt the following POA items as binding commitments in tandem with the rezoning and believe that a thoughtful, phased, and inclusive lower-density alternative, coupled with the commitments outlined herein, will more effectively deliver a livable and equitable new neighborhood than a high-density scenario absent the necessary infrastructure and safeguards and be it further

RESOLVED, MCB5 calls upon City Council Member Bottcher and Powers, Manhattan Borough President Levine and their successors to work closely with MCB5 and the local community to ensure that MCB5's recommended zoning modifications in our April 2025 resolution and all the other above recommendations are implemented, and that the Mayor's Office and City agencies follow through on the implementation of the Programs, Projects and Initiatives; and be it further

RESOLVED, MCB5 calls upon State Assembly Members Glick, Rosenthal, Bores, Epstein and Simone and State Senators Krueger, Hoylman-Sigal and Gonzalez and their successors to work closely with MCB5 and the local community to ensure that below recommendations that re in the purview if New York State are implemented; and, be it further

RESOLVED, MCB5 calls upon the Mayor's office and indeed all city elected officials to continue to work with members of New York City's congressional representatives to aggressively oppose federal cuts to programs for affordable housing, public housing, education, healthcare, community services, mass transportation, environmental preservation, and community development, all of which are critical to the well being of future residents of Midtown South, and without which the Proposed Actions cannot be realized in a manner beneficial for the community. These section are listed in order of importance.

1. Community Oversight + Accountability

- 1.1. **Community Oversight Group:** Establish advisory board and community oversight committees for MSMX to track progress of POAs and to monitor and respond to public safety and quality-of-life impacts.
- 1.2. **Public Accountability:** Mandate annual public reporting on progress toward commitments, with specific metrics on affordable and supportive housing, open space, infrastructure, school space, community investments, health, and safety outcomes.
- 1.3. **Enforcement Mechanisms:** Include clawback provisions or penalties in development agreements to ensure compliance, such as financial penalties, revocation of development rights, or additional community benefits if targets are not met. Additionally, the City should dedicate and fund sufficient enforcement staff to oversee all required obligations, particularly for Privately Owned Public Spaces (POPs).
- 1.4. **Require Outcome Reporting:** Mandate regular data-sharing and public reporting from city agencies on key quality-of-life indicators in the rezoned MSMX district. This should include metrics on homelessness and public health outcomes, crime and safety statistics, maintenance and cleanliness standards for public spaces, etc. in the rezoned area.

2. Affordable Housing

- 2.1. **Extend 467-m Tax Abatement to Support MSMX Rollout:** The 467-m tax abatement phases out on July 1, 2026—too soon to support development under the new MSMX zoning. Extend the program through 2031 to provide needed financial certainty and encourage timely investment.
- 2.2. **Increase percentage of affordable housing and provide deeper affordability:** Prioritize the use of the Affordable Housing Fund for projects as close to the rezoning area as possible and maximize the creation and preservation of affordable homes
 - Priority Uses of Available Funds:
 - **Increase Affordability in New Projects:** facilitate the allocation of HPD subsidies to any project developed under MIH to ensure that a higher percentage of units, i.e., an additional 10%, must remain permanently affordable;
 - **Preserve Existing Affordable Housing:** Acquire distressed buildings and establish long-term affordability agreements, especially where acquisition costs are high. Provide adaptive reuse of vacant hotels or office buildings for affordable housing, particularly units for those exiting the shelter system.
 - **Enhance Affordability Levels:** Supplement MIH development projects with additional subsidies to achieve deeper affordability, as well as to include supportive housing with wraparound services and housing for the formerly homeless.
- 2.3. **Density Bonus Study to serve vulnerable populations:** Study how to incentivize developers to include on-site supportive housing, health clinics, shelters, transitional housing, and drop-in centers due to lack of public owned land in MSMX district.

3. Small Business and Retail Protections

- 3.1. **Commercial Displacement Protections:** Enforce commercial anti-harassment policies and provide relocation assistance for displaced businesses.
- 3.2. **Innovation Support:** Allocate funding for an Innovation Hub to promote entrepreneurship and economic growth.
- 3.3. **Affordable Retail Access:** Encourage sustainable local mom and pop retail, potentially with retail size restrictions or incentives. The Draft Environmental Impact Statement (DEIS) notes that an estimated 114 businesses could potentially be displaced as part of this proposal.
- 3.4. **Business Services Outreach:** Deploy SBS programs and services to local small business owners to make them aware of available programs and services and to facilitate businesses accessing these programs and services;
- 3.5. **Space for Arts and Nonprofits:** Expand space opportunities for non-profits and art and cultural uses such as funding for storefront pop-ups; SBS' Storefront Startup.
- 3.6. **Retail Prioritization in New Development:** Give priority to small business enterprises for new ground-floor retail space created in new residential and commercial developments;
- 3.7. **Tenant Support Services:** Funding for The Public Engagement Unit's (PEU) Tenant Support Unit (TSU) activities to help prevent tenant displacement by providing outreach, education on tenant rights, and connections to free legal services and rental assistance.
- 3.8. **Targeted Workforce Development Funding:** Prioritize funding for workforce development programs in construction, green building, healthcare, tech, fashion, design and performing arts, for local residents impacted by the rezoning.
- 3.9. **Youth Employment Opportunities:** Include funding for youth job training and paid internships with employers setting up shop in the new MSMX district.
- 3.10. **Inclusive Hiring Incentives:** Incentivize inclusive hiring practices by providing City subsidies or bonus zoning incentives to developers who commit to hiring formerly homeless, justice-involved, or long-term unemployed individuals.
- 3.11. **Support for Local Anchor Institutions:** Support anchor employers and public institutions like Baruch High School, Bellevue, and NYPL branches as local workforce pipelines.
- 3.12. **Entrepreneurship Support for Vulnerable Populations:** Expand access to NYC Business Pathways programs for formerly incarcerated or homeless entrepreneurs seeking to launch small businesses.
- 3.13. **Local Hiring and Small Business Recovery Incentives:** Incentivize small business recovery and local hiring through zoning bonuses or grant linkages.
- 3.14. **Community Benefit Agreements (CBAs):** Include provisions for community benefit agreements with major developments to fund job training, education programs, or local infrastructure.
- 3.15. **Affordable Commercial Space for Workforce Anchors:** Maintain and expand affordable commercial space for nonprofits, social enterprises, and education/training centers.
- 3.16. **Concessions - Small Business and Nonprofit Vendor Opportunities:** Prioritize concession opportunities in public spaces for local small businesses. Provide subsidized

vending opportunities for local nonprofits. Create a technical assistance program to help local vendors navigate permitting processes

4. Residential Tenant Protection:

- 4.1. **Targeted Tenant Legal Support for MSMX District:** To increase capacity for tenant legal services, the City of Yes points of agreement included \$7.6M for the Anti-Harassment Tenant Protection (AHTP) program. City of Yes plans to generate 80,000 units and MSMX plans to generate 10,000. We should request funding for the AHTP program specifically for the new MSMX district for the protection of the existing 2,300 residential units.

5. Open Space, Public Space + Public Realm

- 5.1. **Fund Existing Parks and Open Spaces:** Commit to adequately funding the maintenance, operations and capital needs of existing parks and open spaces across the city - particularly within and around the affected area - recognizing that New York City is already well below its own standards for open space per capita, and that additional development must not exacerbate inequities in access to quality public space.
- 5.2. **Active and Passive Spaces:** Create new open spaces, plazas, and public parks, including playgrounds, pools, ballfields and other active recreation facilities for both passive and active spaces. Study feasibility of adding community gardens, pocket parks with outdoor exercise stations and dog runs.
- The DEIS reported that the open space ratios in the MSMX area are well below the CEQR standards. For open space per 1,000 people, MSMX has only 0.420, compared to the CEQR standard of 2.5. For passive space per 1,000 people, MSMX is at 0.345, below the standard of 0.5. Most concerning, for active space, MSMX is at a mere 0.075, compared to the CEQR standard of 2.0.
- 5.3. **Broadway Vision Initiative:** Fully fund and implement the DDC Broadway Vision program across the MSMX area, from 23rd to 40th Streets, including both capital budget and ongoing operations, supported by annual maintenance funding indexed to inflation.
- DOT should commit to undertake a study of freight delivery strategies, including ways to encourage the Commercial Cargo Bike Program and Neighborhood Loading Zones, and parking regulations within the MSMX area, the Broadway Vision area and impacted side streets.
 - Create designated pedestrian plazas with unified design elements at key intersections along Broadway.
 - Revise the upcoming plaza designs for Broadway between 38th and 39th Streets to be car-free, as the current plan allows traffic and parking despite the intended plaza conversion.
 - Earmark funds for improvements to Herald Square and Greeley Square.
- 5.4. **Broadway Linear Park:** Fully fund a design and feasibility study for a Broadway Linear Park. Midtown South has an almost complete lack of greenery, and thus needs significant heat and flood mitigation, we propose a design study for a larger reconfiguration of Broadway than the Broadway Vision Plan.
- In consultation with the Office of the Chief Public Realm Officer and community stakeholders to design a cohesive "linear park" on Broadway, from Union Square to Columbus Circle, turning the street into a new park. Explore the feasibility and options to maximize greenery, permeable pavement, trees and community elements such as playgrounds, stages etc.

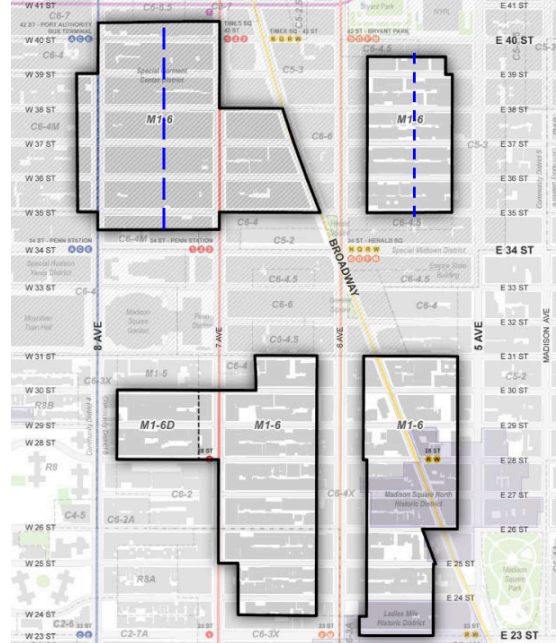
- 5.5. **MSMX Public Realm Improvement Fund:** Establish an MSMX Public Realm Improvement Fund modeled after the East Midtown Public Realm Improvement Fund¹, ensuring representation from CB5 as a designated member of the Public Realm Committee that oversees how the Fund's monies are allocated. Given that the proposed 18 FAR is so very generous and the additional high costs of engineering and constructing supertall towers, it is very unlikely that a developer would either need or want to use the proposed Transit Bonus or Covered Public Space Bonus. Which means all of the development and the estimated additional 10,000 residential units could occur without any commensurate improvements in transit or public space. We need a mechanism that ensures that this area, that is just as bereft of open space and accessible transit as East Midtown, can see improvements to the public realm while development is happening.
- 5.6. **Incentivizing Outdoor Communal Space in High-Density Residential Buildings:** Support a study to develop a policy that requires or incentivizes outdoor communal space in new high-density residential construction or office-to-residential conversions. The policy should mandate urban greening or landscaped outdoor space equal to the development site's size, located on the ground, rooftops, or terraces, and accessible to residents or the public.
- Given that an 18 FAR results in high-density development on a single lot, roof space becomes limited for providing adequate open space for the number of residents. With such density, the roof area is often fully occupied by mechanical equipment,, leaving little to no room for outdoor communal space. To address this, the City should require or incentivize developers to include open space at multiple levels, such as mid-level terraces, to enhance livability, health, and wellness. The study should explore requiring residential buildings to provide outdoor space equivalent to at least 100% of the lot area for resident use.



- 5.7. **Support a study to increase public space by making zoning map changes:** mapping 5-1/2 Ave in the NE quadrant, in order to make the 900-foot long blocks more walkable

¹ ZR 81-613 special regulations for the East Midtown Subdistrict

and integrated; and mapping 7-1/2 Ave in the NW quadrant, in order to alleviate the sidewalk congestion on 7th and 8th Ave.



- 5.8. **BID Funding:** Assess the impact of the rezoning on the funding for BIDs since this could impact their ability to maintain public spaces in the area. The city should make plans to fund any deficits.
- 5.9. **Incorporating Recreation Spaces on City-Owned Lots:** Identify sites for converting city-owned lots and parcels into permanent parkland, playgrounds, and community gardens to provide essential active and passive recreational opportunities for residents of all ages in the MSMX district.
- 5.10. **ADA Accessibility Enhancements:**
 - Upgrade all public plazas and parks within the district to meet or exceed ADA standards and allocate sufficient funding to retrofit existing spaces
 - Install pedestrian ramps at all intersections
- 5.11. **Pedestrian Safety and Public Space Enforcement:**
 - Implement leading pedestrian intervals at all signalized intersections adjacent to parks and public spaces
 - Create shared streets with reduced vehicle speeds adjacent to public spaces
- 5.12. **Inclusive Public Spaces:** Funding for public bathroom access, baby changing tables, etc. to ensure spaces are fully accessible to all users.
- 5.13. **Required setbacks on Broadway, 7th Ave & 8th Ave:** Require all new developments with frontage on Broadway, 7th, & 8th Aves set back from the street line on their wide street frontage only by a standard amp (at least 8 feet), to allow for additional space and more light onto the Broadway Vision's linear "park" plazas, and for reducing pedestrian congestion on 7th and 8th Avenues.
- 5.14. **Achieve Vision Zero:** Achieve Vision Zero, ending road casualties using NYC DOT's toolbox, including: raised crosswalks and shorter pedestrian crossings; protected bike lanes; hardened barriers that prevent conflict between automobiles and more vulnerable road users; turn calming; and slow speed, low traffic neighborhood zones.
- 5.15. **Improve sidewalks to improve pedestrian safety and comfort:** Every New Yorker is a pedestrian. Sidewalks should protrude into crosswalks (bulb outs) to provide shorter crossings and better visibility. Sidewalks must be built wide, at one level (not a two-level

“pedestrian area”: sidewalk at curb-height level but the pedestrianized street bed at gutter-level and the curb line becomes unused walking space because it is a tripping hazard), and accommodate multiple uses typical of an urban sidewalk. Sidewalks should be planned and designed as an important contributing factor to a mixed-use neighborhood: tree-lined, have periodic bench locations, and, where deemed necessary, protected by planters and not fortress-style metal bollards and boulders.

- 5.16. **Expand sidewalks on 7th Ave & 8th Ave:** Immediately fund permanent expansion of the sidewalks on 7th and 8th Avenues between 34th and 42nd St to replace the current temporary measures;
- 5.17. **Sidewalk widenings non 6th Ave:** Identify areas on 6th Ave that could benefit from temporary sidewalk widenings that could become permanent by the 2034 timeframe in the EIS;
- 5.18. **Investigate sidewalk circulation on side streets:** Identify areas on side streets where obstructions can be removed or temporary widenings installed by 2034;
- 5.19. **Permeable materials and replaceable pavers:** Wherever possible, the DOT should use permeable materials and replaceable pavers to improve flood resilience and reduce resident’s exposure to asphalt fumes
- 5.20. **Implement street changes to improve operations and safety:** Implement road/intersection reconfigurations, signal timing changes, new bike lanes, and other measures to improve traffic operations and pedestrian/cyclist safety;

6. Sustainability + Resiliency

- 6.1. **Incorporate resiliency and sustainability measures in new buildings:** With 10,000 new units being added to the neighborhood, it's essential that these developments incorporate resiliency and sustainability measures aligned with the city’s climate goals. Affordable housing is already setting high standards by integrating a robust thermal envelope, energy-efficient systems, and use of sustainable materials. Market-rate buildings must follow suit. By adopting similar practices such as high-performance insulation, passive design strategies, nature based solutions, climate responsive design, stormwater management, renewable energy, and smart building technologies, market-rate projects can contribute to the city’s efforts in environmental stewardship and climate resilience while improving the quality of life for all residents.
 - **Comprehensive Resiliency Standards** - Apply the NYC Climate Resiliency Design Guidelines to both new and renovated public and private developments to reduce heat, manage stormwater, lower energy demand, improve air quality, and enhance biodiversity. Urban greening, permeable pavers, bioswales, shade structures, light-colored materials, and similar measures should be standard requirements for all projects to optimize development in MSMX, promoting both livability and sustainability.
 - **Stormwater management** - Establish a plan to create new bioswales and rain gardens along major corridors and replace hard surfaces with permeable surfaces where possible.
 - **Heat Island Mitigation Measures** -
 - **Public Spaces** - Incorporate cool pavement installations at key locations, research feasibility of green roof and urban farm projects on existing municipal buildings, install new shade structures in existing public spaces and study and allocate sufficient funding for heat mitigation projects.

- Private Developments - Support a study to incentivize urban greening to reduce the urban heat index, clean air, manage stormwater and promote biodiversity.² See Item 5.5 above.
- 6.2. **Incorporate efficiency and alternative energy measures in new buildings:** New development zoning requirements should foster building efficiency and alternative energy. And given that MSMX district is consistently within the highest sampled areas for Black Carbon, Nitric Oxide, Nitrogen Dioxide, and Fine Particles in every NYC Community Air Survey conducted by DOHMH and CUNY³, we need demolition, construction, and building operations to, at very least, not contribute to the community's already very poor air quality.
- 6.3. **Tree Canopy:** Fund a major investment in tree canopy expansion with the goal of materially increasing the number of street trees, whether containerized or in-ground.
 - Fund a study to identify priority locations where expanded tree canopy would have the greatest environmental and public health benefits.
 - Increase the number of street trees within the MSMX zone. Prioritize the following corridors and areas:
 - Broadway, from 23rd to 42nd Streets
 - 7th and 8th Avenues
 - 34th Street corridor
 - Mid-block connections and pedestrian plazas
- 6.4. **Support a Study and Policy Framework for Reducing Embodied Carbon through Demolition Material Reuse:** The City should commission and support a comprehensive study to evaluate opportunities for material reuse and recycling in demolition and deconstruction projects. This study should inform the development of a policy that requires the salvage, reuse, and/or recycling of materials from public and private demolition sites. The goal is to reduce construction-related landfill waste, significantly lower embodied carbon emissions, and foster a circular construction economy. This initiative should also explore potential job creation in material recovery, partnerships with local reuse organizations, and incentives for developers who prioritize low-carbon construction practices.
- 6.5. **Partner with NYC Emergency Management and Columbia University's GSAPP on emergency preparedness and building resilience:** Use the example of the Gowanus redevelopment to similarly partner with NYC Emergency Management and Columbia University's GSAPP to develop community mitigation strategies and neighborhood specific recommendations for emergency preparedness and building resilience.
- 6.6. **Engage emergency response planning process alongside city agencies:** NYC Emergency Management and FDNY should engage community members and organizations in a community emergency response planning process, especially for occupants in supertall towers and occupants in buildings that neighbor supertalls.
- 6.7. **Transportation Resiliency:** Engage the MTA to make significant investments in the modernization of transportation and utility infrastructure, including all traffic signal and alert systems where demand exceeds capacity.
- 6.8. **Non-zoning City Investment in Utility Upgrades:**

² Cooling down a city

³The New York City Community Air Survey

- Replace antiquated sewers and install sustainable stormwater management systems, and electrical service upgrades for this area.
- Secure capital commitments and timelines to ensure that this work occurs before new development

7. **Additional Community Facilities and Transit Services**

- 7.1. **Expand Muhlenberg Library:** Support the physical expansion and programmatic growth of the Muhlenberg Library to meet future community needs.
- 7.2. **Assess and Address School & Childcare Needs:** Ensure that new developments account for impacts on local schools and childcare facilities, including overcrowding, and provide additional facilities in the district including an SCA school at Site 40.
- 7.3. **Create Space for Youth Programming:** Promote the inclusion of youth centers, afterschool programs, and vocational training hubs within rezoned areas.
- 7.4. **Coordinate with Educational Agencies:** Require coordination with the Department of Education (DOE) and the Department of Youth and Community Development (DYCD) to anticipate changing demand for educational and youth services.
- 7.5. **Support School Seat Expansion:** Prioritize funding for the creation of new schools and the expansion of Baruch College Campus High School to provide additional seats for future Midtown South residents.
- 7.6. **City Recreation Center:** The establishment of a City recreation center in our neighborhood, as there are currently no such facilities available. The nearest centers are located at the extreme west or east ends of the four quadrants, making access difficult for many residents. A centrally located recreation center would offer various programs and activities for all age groups, promoting health, wellness, and community engagement.
- 7.7. **Civic spaces:** Create and support multi-use civic spaces that can serve both education and public health functions.
- 7.8. **Public Art and Cultural Programming:** Increase funding for the city's public arts program to provide new permanent public art installations in new and existing parks and plazas in the MSMX district through the public realm fund. Prioritize partnerships with local art organizations and artists.
- 7.9. **Improve Bus and Subway Service:** Invest in new or expanded bus service, including, but not limited to, enhanced cross-town routes and to specifically:
 - **Improve the M20 bus frequency and add subway elevators:** Non-zoning City Investment in Transportation Improvements: Identify specific projects, funding and timelines to ensure improvements to the current transit system, including new or expanded bus routes to meet projected demand, especially the infrequent M20 bus as the only bus line running on 8th Ave from 14th St to 42nd St; and subway station elevators:
 - All 23rd St stations (Bway, 6th, 7th, & 8th) are ADA inaccessible
 - Both 18th St stations (Bway & 7th) are ADA inaccessible
 - 34th/8th has been only partially accessible for almost a year because of 2 broken elevators - no access to the express platform or the downtown local platform, and because of a broken platform elevator at 14th/8th station, West 4th is currently the next accessible station to get back to Penn Station at an accessible platform (high volume stations need redundancies)

- 42nd/Bryant Park/5thAve station complex is ADA inaccessible for all train platforms (2 elevators to mezzanine & no access to any platforms)

8. Mental Health Services

- 8.1. **Expand Bellevue Emergency Capacity:** Fund the expansion of Bellevue Hospital's emergency services to meet the mental health needs of unhoused individuals.
- 8.2. **Establish a Mental Health Hub:** Create a Neighborhood Mental Health Hub in MSMX to provide community-based preventative care, crisis response, and social work services.
- 8.3. **Embed Mental Health Professionals in Emergency Services:** Integrate mental health professionals into NYPD and EMS responses within the district, in line with the B-HEARD model (Behavioral Health Emergency Assistance Response Division).
- 8.4. **Fund School Mental Health Counselors:** Fund school-based mental health counselors at area schools to support students affected by trauma, displacement, or instability from new development patterns.
- 8.5. **Include Mental Health in Public Programs:** Incorporate mental health programming into community facilities and public libraries. Advocate for funding using the clubhouse model.
- 8.6. **Secure Capital for Mental Health Beds:** Advocate for capital funding for existing mental health emergency room beds and mental health in-patient hospital beds.
- 8.7. **Alternatives to Incarceration:** Coordinate with the Mayor's Office of Criminal Justice to pilot alternatives to incarceration and court-based diversion programs accessible to residents of MSMX.
- 8.8. **Create a Homeless Services Coordination Zone:** Coordinate with DHS, DSS, and local nonprofit providers to designate Midtown South as a "Priority Outreach Zone" for rapid rehousing, mobile street outreach, and mental health referrals.
- 8.9. **Safe Havens and Drop-In Centers:** Develop Safe Haven and Drop-In Centers that provide basic services for unhoused individuals in lieu of carceral responses to quality-of-life complaints

9. Public Safety

- 9.1. **Neighborhood Safety Study:** MCB5 calls upon DCP and the Mayor's Office to undertake a neighborhood-wide traffic and pedestrian safety study, with special attention given to pedestrian safety for senior citizens, and to identify and implement safety and streetscape improvements to include (APS) audio pedestrian signals.
- 9.2. **Hearing and Vision Impaired Public Realm Improvement:** Advocate for expansion of audio assisted services audio pedestrian signals across key intersections and transit areas.
- 9.3. **Public Safety Service Delivery:** Monitor the delivery of public safety and emergency response and preparedness services over the course of implementing the Proposed Actions and provide additional capital and operating funds as required to maintain at current or enhanced levels these services, the facilities from which they are provided, and the staff dedicated to providing them.
- 9.4. **Launch a Community Safety Ambassador Program:** Employ trained civilian safety ambassadors to provide non-police presence in transit corridors, plazas, and parks.

Increased housing results in increased resident's and the increased need of safety and protection, therefore, support the addition of NYPD in the district.

- 9.5. **7th & 8th Avenue Strategies:** Create a 7th Avenue Corridor crime prevention strategy and Expand 8th Avenue Corridor crime prevention strategies to include targeted lighting upgrades, street furniture redesign, and 24/7 sanitation patrols to improve environmental conditions that deter crime. Enhance policing along the 8th Avenue Corridor through improved coordination with social service providers and the creation of a community oversight committee.
- 9.6. **CPTED and Trauma-Informed Design:** Promote crime prevention through environmental design (CPTED) and trauma-informed public space design.
- 9.7. **Violence Interruption Programs:** Support violence interruption programs and peer-led outreach in partnership with local organizations.
- 9.8. **Park Safety:** Establish dedicated Parks Enforcement Patrol (PEP) officers for MSMX district parks and plazas
- 9.9. **E-Bike Regulations + Signage:** Recognizing the lack of current enforcement, institute strict enforcement of laws and regulations governing bicycle and e-bike use on public sidewalks to ensure pedestrian safety. Create clear signage about bicycle/e-bike regulations at all park and plaza entrances

10. Historic Buildings

- 10.1. **Funding for inspections and enforcement:** Provide adequate funding to the Landmarks Preservation Commission ("LPC") for inspections and enforcement to ensure that landmarked properties are not altered without proper review and approval in accordance with applicable regulations.
- 10.2. **Funding for transfer development rights study:** Provide adequate funding for a comprehensive study to assess the value and market conditions for landmark transfer development rights in the MSMX district in order to ensure that designated landmarks are able to fully leverage their development rights to support preservation efforts.
- 10.3. **Review landmark-eligible buildings:** Initiate an LPC review of the approximately twenty five (25) buildings eligible for designation as New York City Landmarks in the MSMX district (in addition to the 5 buildings already under LPC review in this district) as soon as practical with the goal of evaluating their potential for designation and ensuring appropriate preservation measures are in place.
- 10.4. **Funding for Flower District initiatives:** Provide adequate funding to celebrate and sustain the Flower District. Initiatives may include, without limitation:
 - Establishing a permanent space in the MSMX district for a flower market;
 - Establishing a permanent space for a museum dedicated to the history of the Flower District;
 - Documenting the history of the Flower District through photography, oral histories and/or interviews with past and present employees and business owners;
 - Offering public tours of the Flower District;
 - Encouraging new privately owned public spaces to incorporate elements that maintain a connection to the Flower District; and

- Conducting outreach to present wholesale flower retailers to gather input and ideas on how best to celebrate and support the Flower District.

11. **Tourism:**

- Dedicated funding for CB5 to review the Citywide Hotel Special Permit: CB5 will be studying the Citywide Hotel Special Permit and its impact on the addition of new hotels in the neighborhood, and specifically the MSMX District, and potentially proposing changes to the Citywide Hotel Special Permit. We are asking for dedicated funding to be provided from the City or from our Council Members to hire consultants to assist CB5 in that goal.

Respectfully submitted,



Bradley Sherburne, Board Chair



Nancy Goshow, Chair, Land Use, Housing and Zoning Committee

cc: Hon. Mark Levine, Manhattan Borough President
Hon. Liz Kreuger, NYS Senate, District 28
Hon. Brad Hoylman, NYS Senate, District 47
Hon. Kristen Gonzalez, NYS Senate, District 59
Hon. Tony Simone, NYS Assembly, District 75
Hon. Harvey Epstein, NYS Assembly, District 74
Hon. Linda Rosenthal, NYS Assembly, District 67
Hon. Alex Bores, NYS Assembly, District 73