



## Manhattan Community Board Five

Bradley Sherburne, Chair

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Marisa Maack, District Manager

July 14, 2025

Dan Garodnick  
Director  
Department of City Planning, 31st Floor  
120 Broadway  
New York, NY 10271

### **Re: Manhattan Plan Initial Comment**

Dear Director Gardonick:

At the regularly scheduled monthly Community Board Five meeting on Thursday, July 10, 2025, the following resolution passed with a vote of 32 in favor; 3 opposed; 2 abstaining;

On behalf of Manhattan Community Board Five (CB5), thank you for coming to our committee on 6/25 and for the opportunity to provide feedback on the Manhattan Plan. We appreciate DCP's time and effort to engage the public in the effort to add 100,000 units of housing to Manhattan.

CB5 strongly supports the overarching goals of expanding housing while ensuring our neighborhoods remain livable, equitable, and resilient. To that end, we submit for your consideration the attached resolutions (totaling 18 pages of feedback and thoughtful ideas) related to the Midtown South Mixed-Use (MSMX) rezoning proposal that we worked on extensively earlier this year. The MSMX rezoning is projected to contribute 10,000 new housing units to the Manhattan Plan. These documents outline critical recommendations and insights that we believe should help inform future phases of the Plan.

Our April and May 2024 resolutions reflect CB5's unanimous support for urgently needed housing in Midtown South, paired with clear conditions to ensure the provision of essential public amenities, sustainable infrastructure, and the preservation of historic buildings and jobs within the Garment District. These have been longstanding priorities for the local community and are critical to livability, equity, health and wellness, and the development of a vibrant, mixed-use neighborhood.

We look forward to submitting additional feedback this September that expands on our ideas for housing beyond the scope of MSMX, in anticipation of the release of the Manhattan Plan at the end of the year.

Thank you for your consideration. We welcome continued collaboration with DCP.

Sincerely,

A handwritten signature in black ink, appearing to read "Bradley Sherburne". The signature is fluid and cursive, with the first name "Bradley" being more prominent than the last name "Sherburne".

Bradley Sherburne  
Chair, CB5

A handwritten signature in black ink, appearing to read "Nancy Aber Goshow". The signature is fluid and cursive, with the first name "Nancy" being more prominent than the last name "Goshow".

Nancy Aber Goshow  
Chair, CB5 Land Use, Housing and Zoning Committee

Cc: Hon. Mark Levine, Manhattan Borough President