



PO Box 552
New York, New York 10025-9998
info@SaveManhattanValley.org
<http://www.savemanhattanvalley.org/>
@savemahattanvalley
FB/savemanhattanvalley

WHAT IS MANHATTAN VALLEY? Manhattan Valley is a working class neighborhood that runs from 100th to 110th Street, Broadway to Central Park West.

WHO ARE WE? *Save Manhattan Valley* (SMV) is a rapidly growing coalition of neighborhood groups, housing activists, residents of Manhattan Valley, car owners, parents of students at nearby schools and concerned individuals. We joined forces in March 2016 after we all attended a Community Board 7 meeting where the plans for a housing development on West 108th Street were described in detail and we agreed they were dangerous and unnecessary.

SMV opposes the City and West Side Federation of Senior and Supportive Housing's (WSFSSH) proposal to build a low-income housing complex on West 108th Street. We believe this plan is poorly conceived and does not take into account the needs of the neighborhood.

ISN'T AFFORDABLE HOUSING A GOOD THING? Yes of course, and our community has been more than welcoming. We have the highest percentage of affordable housing on the Upper West Side, 40% and that does not include transitional shelters, special needs housing and social service facilities. We have our fair share and we believe there are other ways to meet the City's need for more affordable housing than by building an out-of-scale high density project.

IS THIS HOUSING VS. PARKING? No, this is out-of-control and unnecessary development. It pits neighbor against neighbor and raises a long list of risks including environmental, economic and legal.

WON'T THIS PLAN REVITALIZE THE AREA? No. Instead, this project would be a great disservice to the families who labored long and hard to reclaim Manhattan Valley from the drug addicted and criminal element that filled its streets. Now the City is proposing housing that does not support this revitalization and does not aid young members of the community who wish to find apartments near their families. The affordable housing has been primarily targeted for a needy population, excluding moderate and middle-income households (driving out the middle class along with their tax paying dollars).

WHAT WILL HAPPEN IF THE DEVELOPMENT IS APPROVED? Three oversized buildings will be built in place of the low buildings that are in active use now. 800+ cars (725 monthly garage tenants and 100+ daily parkers) will be competing for dwindling street parking creating dangerous conditions on our streets. We will see increased traffic, accidents as distracted drivers scour the streets for parking, air pollution from idling, double-parked cars, population impacts, shadow impacts from the new facility on school yards and playgrounds, noise pollution, and the potential release of lead and ambient particulates during the years of construction.

WHAT ABOUT ZONING? WSFSSH's proposal includes an 11 story tower which violates the 8B protective zoning (new building on residential side streets in Manhattan Valley may not go above 7 stories) and it is a slap in the face to many of us who worked for years with City Planning and CB7 to carefully rezone this area to meet the needs of the community. That law has remained intact for nine years. Manhattan Valley side streets are comprised of walk-up buildings that allow for sunlight and open

sky. An 11-story tower is unnecessary and sets a dangerous precedent for future development.

HOW WILL THIS AFFECT NEARBY SCHOOLS AND THEIR STUDENTS? MS54/Booker T Middle School and their playing fields are across the street from the proposed project and there is a Parks Department playground right in the middle of the proposed building site. Dust from construction will be filled with toxins and lead which could harm children. And the finished project will cast darkness over many currently light-filled classrooms along with adding significant traffic to the area which would crowd some of our youngest neighbors as they make their way to and from school.

WHO OWNS THE CURRENT REAL ESTATE AND WHY ARE THEY SELLING IT IF THE CURRENT BUILDINGS ARE IN USE BY THOUSANDS OF PEOPLE? The city owns the land and is willing to give it to WSFSSH for development. We don't know of another time that WSFSSH, an established developer, has demolished an essential community resource (in this case, parking for more than 800 cars representing thousands of people) to construct a new facility.

WHAT ARE WE ASKING FOR? We are asking that the City respects the will of the community and its representatives. Mayor De Blasio recently referred to the following quote in an editorial in the *Daily News*, "no one knows a neighborhood better than the people who live there, and so residents should always play a role in deciding its future."

WHAT IS HAPPENING NOW?

We are meeting with government officials to voice our concerns, and we are connecting with other neighborhood organizations to develop a stronger and wider coalition. We are also:

CIRCULATING A PETITION We have been advised that we need 2000 signatures on our petition to make an impact on the City. Please go to <http://www.savemanhattanvalley.org> to sign and help circulate and join our mailing list to receive updates.

RAISING FUNDS FOR A LEGAL CAMPAIGN We raised seed money and have hired one of NYC's top land-use & zoning law attorneys, Michael Hiller, of Hiller PC, <http://www.hillercpc.com/> to represent us. We must raise \$50,000 to keep him on board. We are asking for contributions. Checks can be sent to: Hiller, PC, 600 Madison Avenue, NYC 10022. Check memo line: Save Manhattan Valley! Or you can telephone Hiller's office and speak to Gina Mungoli, Business Manager. She can take credit card information over the phone. Call: 212-319-4000 x310

WHAT CAN YOU DO NOW? Write a letter of protest or call (sample letters are on our website):

Mark Levine, District 7 Council Member 212-928-6814, 500 W. 141st Street, NYC 10031
District7@council.nyc.gov

Gale Brewer, Manhattan Borough President, 212-669-8300, 1 Centre Street, 19 floor, NYC 10007
info@manhattanbp.nyc.gov