



Diane Collier  
**Chair**

Angel D. Mescain  
**District Manager**

## COMMUNITY BOARD ELEVEN

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June 29<sup>th</sup>, 2017

Marisa Lago  
Director  
New York City Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

**Re: Recommendation on ULURP Application Nos. C 170361 ZMM, C 170363 HAM, C 170364 PQM, C 170365 ZSM, C 170366 ZSM, C 170367 ZSM and C 170368 ZSM Sendero Verde 111<sup>th</sup> Street**

Dear Director Lago,

On June 27<sup>th</sup>, 2017, Community Board 11 (CB11) held a public hearing and voted on the proposal for the Sendero Verde Project put forth by the Jonathan Rose. Over the past months there has been an extensive, deliberation process in which Community Board 11 invested a considerable amount of time and resources into engaging the community and planning for the future.

At the end of this process, Community Board 11's Land Use, Landmarks and Planning committee voted in favor of the housing project with conditions that the committee believed is imperative. The presentation of these conditions at the full board included a few friendly amendments and stressed the importance of quarterly updates to provide transparency and accountability in the entirety of the construction process.

The following is a list of the conditions that were presented to the full board on 6/27/2017, along with the friendly amendments.

### Community Board Recommendation

**Community Board 11 (CB11) recommends approval with conditions of ULURP Application Nos. C 170361 ZMM, C 170363 HAM, C 170364 PQM, C 170365 ZSM, C 170366 ZSM, C 170367 ZSM and C 170368 ZSM provided that Sendero Verde 111<sup>th</sup> Street commits to the following:**

1. The development shall be 100% permanently affordable

2. Local hiring commitment shall include a guaranteed minimum of 10%, with a CB11 target of 35% pre-construction, 35% during construction and 100% post-construction, with all community partners shall be subject to same hiring requirements
3. 25% income band at 130% AMI shall be reduced to 20% and apportioned among the buildings, and the remaining 5% shall be a reduced to under 60% AMI
4. Codify that there is accessibility to the open space in perpetuity
5. A management plan for the premise shall be in place prior to the vote of the MBOP and Speaker
6. The hours and availability of amenities shall be set forth clearly, and there shall be signage on the premise clearly conveying to the public that the public space may be used by the public
7. CB11 shall have final approval on the selection of any community partners selected for the premises and such partners shall be from the East Harlem Community
8. There shall be compliance with ADA requirements throughout the entire project
9. There shall be additional safety training beyond OSHA training and an on-site security monitor during construction and pre-apprenticeship and apprenticeship training
10. The development team and anchor tenants come before the community board quarterly as the project progresses and after the project, as well as

coming before the Manhattan Borough President, NYC Council, NYC  
Planning.

*Full Board Vote: 29 in favor, 5 opposed, 3 abstained*

If you have any questions regarding our recommendation, please contact Angel Mescaín, District Manager, or Thomas Herrera, Assistant District Manager, at 212-831-8929 or amescain.cb11@gmail.com or therrercb11@gmail.com.

Sincerely,



Diane Collier  
Chair  
Community Board 11

Enclosure (1)

cc: Hon. Melissa Mark-Viverito, Speaker, New York City Council (via email)  
Hon. Brian Benjamin, New York State Senate (via email)  
Hon. Gale A. Brewer, Manhattan Borough President (via email)  
Hon. Robert J. Rodriguez, New York State Assembly (via email)  
Hon. Jose M. Serrano, New York State Senate (via email)  
Candy Vives-Vasquez, Community Board 11 (via email)  
Judith Febbraro, Community Board 11 (via email)