



CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD FOUR

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CHRISTINE BERTHET
Chair

ROBERT J. BENFATTO, JR., ESQ.
District Manager

April 3, 2014

Margaret Forgione
Manhattan Borough Commissioner
NYC Department of Transportation
59 Maiden Lane, 37th Floor
New York, NY 10038

Re: Loading zone request – High Line Hotel

Dear Commissioner Forgione:

At its full board meeting, Manhattan Community Board 4 (CB4) voted to approve the installation of signs allowing a 74 foot hotel loading zone in front of the High Line Hotel, and a 100 foot loading and unloading zone, “No Standing Except for Trucks Loading and Unloading 7 AM to 7 PM, Except Sunday” on the northern side of Tenth Avenue. This zone would serve as a dedicated solution to moving truck and commercial activity off of the residential side streets (West 20th and West 21st Streets) to the more appropriate Tenth Avenue corridor. Both zones are located on the east side of Tenth Avenue between West 20th and West 21st Streets.

The High Line hotel, located in the building formerly known as the Theological Seminary, occupies the whole frontage of the block between West 20th and West 21st Streets. Its entrance is located on the southern portion of the block. The current parking regulation at the curb indicates: “No Standing 7 – 10 AM, except Sunday” and “No Parking 7 AM – 7 PM except Sunday.”

For hotels of 100 rooms or less, the Department of Transportation (DOT) does not automatically grant a loading zone and requests the Community Board review and recommendations. In our previous recommendations for smaller hotel loading zones, we have sought to accommodate both the business needs and surrounding parking/traffic needs of the area and residents. Despite previously recommending denial of this application, CB4 now believes the business requires these loading zones and we believe this change in regulation will improve the quality of life for the surrounding neighbors.

Although CB4 is recommending approval of this application we are concerned about the actual impact it will have on improving the situation. Therefore, we strongly encourage the High Line Hotel to put extra effort into limiting the loading and unloading that is done for the hotel to Tenth Avenue. Furthermore, we encourage the High Line Hotel to remain in contact with their neighbors and local block associations to continue to remedy the ongoing quality of life issues being created by the operation of the hotel.

As an act of good faith on the part of the hotel, CB4 has requested and the hotel operators have agreed to place a sign in their public garden, indicating that it is open to the public and not reserved for hotel guests. This gesture is important to the neighbors as a sign that the hotel is making an effort towards being a good neighbor.

CB4 thus recommends that this application be approved.

Sincerely,



Christine Berthet
Chair



Jay Marcus
Co-Chair, Transportation
Planning Committee



Ernest Modarelli
Co-Chair, Transportation
Planning Committee