

Abridged Remarks regarding MIH and ZQA from the Preservancy to the Community Board 8 Land Use Committee, November 9, 2015

At the Community Board 8 Land Use Committee meeting on November 9, 2015, the Preservancy reminded the Board that the community's 197-a plan included numerous measures to encourage all development in Community District 8 to be compatible with our neighborhood character. Outcomes of that plan were welcome and have improved community character in many regards.

- In particular, zoning was changed in many parts of the Community District to match the low-density development already in place on the ground, and
- SNAD regulations were strengthened.

The proposed zoning changes would undermine the 197-a plan by encouraging non-contextual development that would change, not preserve the character of the area. Raising height limits will only bring back the taller buildings that the last zoning changes reduced. Changing building envelopes will encourage larger building volumes in proportion to their lots.

Most significantly, the "one-size-fits-all" approach of these modifications is a reversal of the past 20 years of zoning efforts, both citywide and in our district, to improve alterations and new development to better reflect our many neighborhoods.

And the well-meaning effort to allow for new types of senior housing, while welcome in theory, is wrong-headed in this community district. Our district is already identified as over-supplied with senior housing, and encouraging apartment buildings in single-family zoning districts is completely inappropriate when there are zoning districts in close proximity that could accommodate these uses without adding population density, traffic and noise in our most sensitive natural areas.