

June 7, 2009

To Whom It May Concern:

*Our residential apartment building, on Cooper Square and East 5<sup>th</sup> Street, a HUD subsidized apartment house for fragile and disabled seniors, as well the mobility challenged, was built in 1985. The average age of our tenants is 78, and the current occupancy is over 160 people. We are on the Bowery and have seen many negative changes take place in the surrounding neighborhood.*

*The current trend of developers putting up boutique hotels on the east side of the Bowery has greatly impacted the quality of life of all our residents and neighbors. Our residence is directly across from the 23- story luxury Cooper Square Hotel. This is just one of the many out-of-scale buildings that are impacting the residential neighborhood, which has been here for hundreds of years.*

*The neighborhood is incapable of sustaining the additional transient population of people that are coming to the new hotels. The noise levels and traffic are impacting not only the quality of life of our residents, but their health and well being, as well. There have already been numerous 311 calls concerning the Cooper Square Hotel venues.*

*In addition, the Bowery has a rich, diverse, unique history and has always had an important role in the City of New York. Its history should be respected and preserved. The Bowery is a convergence of low-rise, low-density communities that are protected by zoning to preserve context.*


*The Bowery is the oldest main street in New York, which was originally a Native American trail. It continues to be a main thorough fare to the downtown area. In fact, the Bowery was used as the main evacuation route after 911.*

*The Lighting and Restaurant Supply Districts, which have been a staple in the community, are quickly vanishing. The current development of luxury condos, hotels, dormitories and upscale boutiques are gentrifying the area at a rapid pace. This is displacing the working class, and middle-income residents and commercial establishments, in the areas, many of which have resided here for over 20 years and have contributed to the neighborhood. Now they are being forced out and are in danger of losing their livelihoods.*

*The east side of the Bowery should be rezoned to ensure that it is in context to the rest of the community -- the Special Little Italy District, the NoHo Historic District, and East Village/Lower East Side. If the Bowery is not rezoned, the result will be a wall of out-of-scale, luxury development that will negatively impact these districts and undermine the goals of contextual zoning in the area.*

*We respectfully request that you consider the preservation plans drafted by the Bowery Alliance of Neighbors.*

Respectfully,



Verna Portugues

Property Manager Cooper Square HDFC