



Christopher Marte

紐約市市議員馬泰 Council Member, District 1

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65 East Broadway
New York, NY 10002

May 15, 2024

James S. Oddo
Commissioner, New York City Department of Buildings
280 Broadway
New York, NY 10007

Ydanis Rodriguez
Commissioner, New York City Department of Transportation
55 Water Street
New York, NY 10038

Subject: Road and Sidewalk Blockage at Stalled Construction at 360 Broadway

Dear Commissioners Oddo and Rodriguez,

I'm writing to request that your agencies address the stalled construction site at 360 Broadway, also known as 65 Franklin Street. For years, this site has taken over the sidewalk and roadway on both Broadway and Franklin Street, with no actual construction work observed on site since before I assumed office in 2022. I ask that the Department of Buildings (DOB) and the Department of Transportation (DOT) coordinate to return this stretch of sidewalk and roadway to public use.

In 2018, the owner of 65 Franklin Street (the Owner) filed to demolish the existing buildings (Job no. 123599392) and build a new 19-story residential building (Job no. 121188678). After the demolition was completed in 2020, a new building permit was granted by DOB, which was then renewed once in 2021 and again in 2022. In 2022, when work finally started on the foundation of the new building, cracks in the neighboring structure at 58 Franklin Street led DOB to issue a stop work order in February 2021. Three more stop work orders were issued related to the adjacent damages, and finally the DOB Borough Commissioner served a fifth stop work order in December 2022 after the construction contractor withdrew from the project. After structural damages were recorded at 58 Franklin Street, which housed multiple rent stabilized tenants, it was slated for demolition which was completed earlier this year.

The pursuit by the Owner to profit off of 40 luxury condos at 65 Franklin has led to the eviction of numerous commercial businesses and rent stabilized apartments, the full demolition of three

120-year-old buildings, and the years-long removal of hundreds of feet of sidewalk and roadway from public use. While we cannot remedy the gross negligence of the Owner up to this point, we can return the public uses of this site while this project is indefinitely stalled in lawsuits and contracting woes.

After nearly two years of no work on site, construction fencing still covers the sidewalk and one traffic lane on the southern side of Franklin Street and the eastern side of Broadway. My office is unable to find any active DOT permits for these closures. The most recent new building permit for this project expired in March 2023. With no projected recommencement of construction, and no contractor retained to conduct work or maintain permitting, I strongly urge DOB and DOT to order the suspension of any work, equipment, and fencing for this project until construction is on track to resume. Most importantly, I ask that you prioritize the reopening of this sidewalk and roadway for public use.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Marte", with a stylized flourish extending to the right.

Christopher Marte
New York City Council Member
District 1 - Lower Manhattan