



# Christopher Marte

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July 27, 2023

Dan Garodnick  
Chair, New York City Planning Commission  
120 Broadway, 31st Floor  
New York, NY 10271

Sarah Carroll  
Chair, New York City Landmarks Preservation Commission  
1 Centre Street, 9th Floor North  
New York, NY 10007

**Subject: 60 Wall Street Covered Pedestrian Space**

Dear Chairs Garodnick and Carroll,

I hope this message finds you both well. I have been advocating alongside community members, experts, and other elected officials for the preservation of the 60 Wall Street Covered Pedestrian Space (CPS). Ownership of 60 Wall Street has submitted an application to the City Planning Commission (CPC) for a modification of the special permit for the space (ULURP No. M850321FZSM), originally approved in 1985 (ULURP No. C850321ZSM). This application is part of a larger renovation project by the ownership of 60 Wall Street in anticipation for a new building-wide commercial tenant, and has included a Landmarks Preservation Commission (LPC) application for modifications to the building's facade (Docket No. LPC-22-09533), which was permitted on April 21, 2023.

I hope we can work together to save this iconic and beloved public space. I have attached a summary of arguments against the proposed modification, including both explicit special permit requirements per the Zoning Resolution (ZR 74-87), and perspectives on the importance of the existing public space and its continued investment without the need for a gut renovation. I wanted to bring this to your attention to bridge any gaps between the purposes of your two commissions, and to emphasize the importance of collaboration on a site falling under both jurisdictions. I have attached a letter by LPC agreeing that the space “merits further study” on the potential for an interior landmark at this site. As we are in agreement that this is a possible landmark, it is then critical that LPC’s own findings are adequately considered in the context of the existing CPC application.

Until LPC has duly analyzed and concluded a consideration of landmarking for the 60 Wall Street CPS, no modification should be approved as it would be premature. This unique and well-used CPS should not be left to fall between the cracks that separate agencies. If we do not address the apparent contradictions and lack of communication in this process, then we will risk losing an important public resource at 60 Wall Street.

Thank you for taking this opportunity to collaborate on this important site, and I look forward to working with you both further.

Sincerely,

Christopher Marte  
New York City Council Member