

August 20, 2026

Re: Quisqueya Plaza

Dear Commissioner Mike Flynn,

Cc: Manhattan Commissioner Danielle Zuckerman

We, the undersigned elected officials representing Washington Heights, Inwood, Marble Hill, and the surrounding Northern Manhattan communities, write to follow up on our recent meeting regarding Quisqueya Plaza, the Dyckman Street bike lane, and ongoing quality-of-life and public safety concerns.

Our discussion made clear that the current configuration of Quisqueya Plaza is creating significant concerns for local businesses and residents. We appreciate DOT's willingness to engage with the community, but we believe the City must move with greater urgency to explore short-term alternatives to the current plaza configuration while developing a thoughtful long-term solution.

Local Business Concerns

Local businesses shared serious concerns about the impact of the current plaza configuration on their operations. While the open space was an important resource during the pandemic, when businesses relied on outdoor service to remain open, circumstances have changed. Businesses now report that the configuration has become a disadvantage.

Businesses believe that maintaining a roadway that allows regular vehicular access and parking, while incorporating meaningful pedestrian safety and traffic-calming measures, could better balance the needs of businesses, pedestrians, cyclists, and residents.

Community Concerns

Residents and businesses also raised significant concerns about the plaza's impact on quality of life and public safety. Noise from unpermitted and unscheduled activity, including amplified music, has disrupted nearby businesses and residents, particularly when activity continues late into the evening. The current configuration also creates challenges related to crowd management, dangerous driving, and other quality-of-life issues.

We also heard concerns about the lack of adequate advance notification to residents regarding events and other activities taking place in and around the plaza. A more consistent notification process would allow the community, businesses, and public agencies to better prepare for permitted events and address potential impacts before they occur.

The City should establish clearer protocols for notification, enforcement, and interagency coordination to ensure that permitted events are properly managed and that unauthorized activity does not undermine the quality of life and safety of the surrounding community.

We therefore ask DOT to explore a redesigned approach that preserves the City's investment while responding directly to community concerns. This should include consideration of:

- A roadway configuration that opens the street to vehicular traffic and permits regular parking;
- Extended curbs and other pedestrian-safety and traffic-calming measures;
- Measures specifically designed to deter drag racing and dangerous driving;
- Flexible programming, including an open-streets or summer-streets approach, rather than a permanently activated plaza;
- A design process that incorporates meaningful input from businesses and residents; and
- Alternatives to the current permanent plaza configuration.

We also understand that DOT is examining the configuration of the bike lane adjacent to the plaza. We ask that DOT provide a clear update and timeline for removal and how it relates to the broader redesign of the area.

We believe the next phase should be centered on meaningful community engagement and an informed design decision.

Beginning in the early fall, we would like to work with DOT, Community Board 12, local businesses, residents, elected officials, and other stakeholders on a structured engagement process to determine the future configuration of Quisqueya Plaza.

At the same time, the City should not wait until the fall to address immediate concerns. We are requesting that DOT develop both:

1. **A short-term redesign and safety plan** that can be implemented as quickly as legally and operationally possible; and
2. **A long-term capital plan** that incorporates community and business feedback and evaluates alternatives to the current plaza configuration.

We believe the City can preserve its investment in Dyckman Street while developing a configuration that works better for residents, pedestrians, businesses, cyclists, and the public-safety agencies that rely on this corridor.

We look forward to working collaboratively with DOT and the broader community to develop an immediate plan and a long-term vision for Dyckman Street and Quisqueya Plaza.

Sincerely,

Carmen De La Rosa

Council Member Carmen De La Rosa
District 10

Adriano Espaillat

Congress Member Adriano Espaillat
District 13

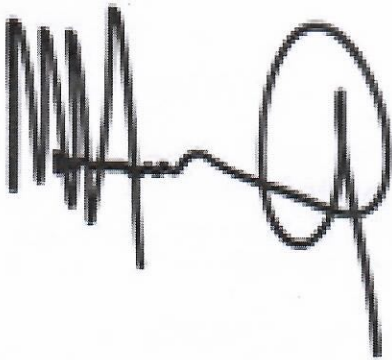
Robert Jackson

Senator Robert Jackson
District 31

A stylized handwritten signature in black ink, featuring a large loop and a long horizontal stroke extending to the right.

Assemblymember Al Taylor

District 71

A handwritten signature in black ink, consisting of several vertical strokes followed by a large loop and a long horizontal stroke.

Assemblymember Manny De Los Santos

District 72

A handwritten signature in black ink, written in a cursive style, reading "Brad Hoylman-Sigal".

Manhattan Borough President Brad Hoylman-Sigal