Land Use, Landmarks & Planning Committee
November 6, 2019, 6:30 pm
Bonifacio Senior Center
7 East 116th Street, NY NY

*** Minutes ***

Present: Denilyn Arciaga, Jessica Elliott, Melanee Farrah, La Shawn Henry, Jessica Morris, Robert Perkins, Vinny Torres, Steven Villanueva, Candy Vives-Vasquez, Nilsa Orama (ex officio), Angel Mescain (staff)

Absent: Frances Mastrota

Excused: Joseph Goldbloom

Guests: Xavier Santiago, CB11; Jason Villanueva, CB11; Allie Fischgrund, Tenants & Neighbors; Ysabel Abreu, MBPO; Jose Venegas; Walter Roberts, Hope; William Stein, Dattner Architects; Andrew Harris, Dattner Architects; Fredelin Ortiz, Rose Kleita, Victor Otero, Peter Gonzalez, and Michael Charles, Guttman Community College; George Janes

1. Call to Order/Adoptions of Agenda

The meeting was called to order at 6:45 pm.

2. Presentations & Discussions

   a. Committee review of Transit Easement Applications for 1800 Park Avenue, 1815 Park Avenue, 110 East 125th Street

George Janes provided an explanation to the committee as to the three applications and the process which requires the developer to seek a certification from the City Planning Commission (CPC), and the Metropolitan Transportation Authority of the location and type of easement volume required for each of these sites. When such certification is provided then the developer can move forward to securing building permits. The current step is administrative, and the plans provided with the applications are highly likely to change after certification.
Mr. Janes highlighted that two HPD/city-owned lots on the east side of Park Avenue are surrounded by lots owned by the developer. As such, it seems likely that the developer and/or the City would consider disposition of these lots as it would result in an improved development site. The committee and the board were encouraged to consider this potential development step and weight submitting recommendations to the City/HPD for the future development of this site.

A copy of Mr. Janes’ summary memo is attached to these minutes.

This application is not subject to ULURP and does not require a public hearing by CB11 or the CPC.

b. Presentation of Hope Community’s Multi-Site Development at 123rd Street and Lexington Avenue

Walter Roberts representing Hope Community Inc. presented his organizations plans to develop a mixed-use affordable housing project on 123rd Street between Lexington and Park Avenue. As presented, the project would include 4,100 SF of retail, 9,600 SF of community facility and 123,000 SF of residential (~130 units). The proposed development would include city-owned property owned by HPD and a site currently used by the Department of Sanitation’s Manhattan Lot Cleaning Unit.

The DSNY site was identified in the East Harlem Rezoning Points of Agreement as a site to be evaluated for the development of affordable housing. Per that agreement, HPD would issue a request for proposals (RFP) to identify a developer for the site.

Hope is seeking CB11’s support for the sites (Block 1772, Lots 22, 23, 24, 25, 26, 28, 29, 30) to dispose to them is sole source as they own property (Lot 20) directly adjacent to these lots and have a long history of managing and developing affordable housing in East Harlem.

A copy of their presentation is attached to these minutes.

The committee will continue to consider this request during its next meeting.

3. New Business
   a. Melanee Farrah shared information regarding HPD’s recently announced selection of three shared housing proposals through the agency’s ShareNYC pilot. The selected proposals were submitted by Ascendant Neighborhood Development and Ali Forney Center, L+M Development Partners and Common, and Cypress Hills Local Development Corporation and PadSplit.

   The Ascendant Neighborhood Development and Ali Forney Center proposal includes a plan for the construction of a new 10-story shared housing development that will create 36 housing opportunities in the East Harlem neighborhood of Manhattan. The building will include a mix of four duplex shared units and one simplex shared unit. All housing will be affordable to low-income households and are anticipated to be filled with referrals from the shelter system. The building will be fully furnished, and rent will
include all utilities. The units are designed to encourage a sense of community and create a home-like environment. Residents will also have access to onsite social services including the Ali Forney Center Life Skills Programming and Life Coaching Retreats. The project will include a variant refrigerant flow heating and cooling system, a green roof, and a rear yard with native plantings that will be open for resident use.

4. Old Business
   a. Committee chair Steven Villanueva referred to plans to establish a 2nd Avenue Subway Taskforce

5. Announcements

6. Adjournment
   The meeting was adjourned at 8:23pm
MEMORANDUM

Date: November 4, 2019

To: Steven Villanueva, Chair, Land Use Committee
   Nilsa Orama, Chair
   Community Board 11

From: George M. Janes, AICP

RE: 125th Street Transit Easements

You have recently received copies of three Zoning Certification applications for transit easements related to future development at 1800 Park Avenue, 1815 Park Avenue, and 110 East 125th Street.

The applications
The applications are similar and located in the same area. Zoning in this area requires that applicants get certification from the City Planning Commission and the MTA for transit easements prior to submitting development plans. This allows for the MTA to claim transit easements it might need on the applicant’s property. Easements can be of substantial size and will likely impact the location and shape of new buildings on these parcels.

While there are three applications, 1815 Park and 110 East 125th will likely be developed together. Together, those applications surround two HPD controlled outparcels.

The eastern sites were rezoned in 2017 and are subject to Mandatory Inclusionary Housing. 1800 Park Avenue was rezoned in 2008 and is subject to optional inclusionary housing bonuses. 1800 Park Avenue is zoned C4-7 and the two sites to the east are zoned C6-4. Both districts permit for developments up to 12 FAR and allow for a wide range of commercial and residential uses.

1800 Park Avenue has been a potential development site for years, going back to the mid-2000s when a hotel was proposed. Later, Vornado proposed an office
building for Major League Baseball\textsuperscript{1} there. Subsequently, the site changed control to the Durst Organization and, in 2013, was the subject of a BSA variance.

The building at 1815 Park was recently demolished, while 110 E. 125\textsuperscript{th} Street has been vacant for some time.

The applications include development plans. I believe it is very likely these plans will change prior to any new building application, and so the CB should consider these plans as placeholders to start the discussion with DCP and the MTA.

\textbf{Thoughts and considerations}

The Community Board is neither being asked to take a position on this application, nor hold a public hearing. These applications are for informational purposes, though the CB may comment, should it wish to.

I believe the real value of these applications is that they tell the community that the owners of these parcels have taken the first step necessary toward developing these sites. They also present an opportunity for the community to follow up on a couple of related issues, should it wish to.

\textbf{The HPD parcels}

HPD controls two parcels (1807-1811 Park Avenue), which together are about 5,700 SF. These parcels are surrounded by 1815 Park Avenue and 110 East 125\textsuperscript{th} Street (see map on page 1.) While not absolutely essential, a much better building could be developed on the east side of Park Avenue if these parcels are included into a single development site. Consequently, I believe it is likely that these parcels will be acquired by the developer from HPD. As a matter of policy, the Community Board has advocated that HPD property be used for 100\% affordable housing but the development site is only subject to MIH. Will HPD ask the developer to do off-site affordable housing? Will it just dispose of the property and take cash to support affordable housing elsewhere? Will it ask for more affordable housing in the developer’s building?

What does the CB want for these parcels and how does it engage with HPD in that discussion? While the parcels are small, the zoning here allows buildings of up to 12 FAR, which means these two small parcels account for about 68,000 SF of floor area or around 70 to 80 units. It’s a worthwhile discussion to have both internally and with HPD.

\textbf{The 125\textsuperscript{th} Street Station ground floor use}

The northern part of the ground floor of the 125\textsuperscript{th} Street Metro North Railroad (MNR) Station is currently used as a locker room and break area for MNR workers. In the past, advocates for a better 125\textsuperscript{th} Street have discussed relocating those uses and redesigning the station to open another entrance to the north, exiting on 126\textsuperscript{th} Street. This redesign is especially appropriate considering the

\footnote{\url{https://www.nytimes.com/2008/01/31/nyregion/31harlem.html}}
higher density zoning that has been placed all along the Park Avenue corridor and the existing congestion commonly experienced on 125th Street.

While I don’t believe the CB has ever taken a position on the redesign of the station, it may wish to respond to these applications by asking if the transit easements could be designed to include space for MNR workers, allowing those uses to be relocated and the 125th Street Station to be redesigned. In the past, the MTA was not supportive of the idea to relocate this space, as activating 126th Street and points north are not critical for their operations. But these applications might afford the MTA the opportunity to design purpose-built space for their workers, while at the same time open opportunities at the MNR station. It is unlikely that the MTA would consider such an idea without advocacy. If the CB thinks this is a good idea, it may wish to advocate with local elected officials and the MTA directly. The time is ripe since they are just now considering the size of the necessary easement.

Close
I will be attending your meeting on November 6th but, in the meantime, please let me know if you have any questions.
LEXINGTON AVENUE SITE - AERIAL AND TAX MAP

AERIAL MAP

LEXINGTON AVENUE

EXISTING BUILDINGS TO REMAIN

TAX MAP

PROPERTY OWNERSHIP LEGEND

- DSNY
- HPD
- HOPE COMMUNITY

DSNY
HPD
HOPE COMMUNITY

LEXINGTON AVENUE
3RD AVENUE
EAST 123RD STREET
EAST 124TH STREET
EAST 125TH STREET

November 6, 2019
LEXINGTON AVENUE SITE - LOT AREAS AND ZONING MAP

EXISTING BUILDINGS TO REMAIN

NOTE: LOT 20 EXISTING BUILDING HAS 12 DWELLING UNITS

EAST 124TH STREET
(NARROW STREET)

LEXINGTON AVENUE
(WIDE STREET)

LEXINGTON AVENUE
(WIDE STREET)

EAST 123RD STREET
(NARROW STREET)

TAX LOT PLAN

EXCERPT FROM ZONING MAP 6B

PROPERTY OWNERSHIP LEGEND

DSNY
HPD
HOPE COMMUNITY

SITE

C2-5 OVERLAY

100'-0" FROM WIDE STREET
100'-0" C2-5 OVERLAY

263'-3 3/4"

100'-11" FROM WIDE STREET
100'-0"

25'-8"

27'-10 1/2"

26'-1"

50

150
SITE PHOTOGRAPHS

PHOTO 1 - LOOKING NORTHEAST

PHOTO 2 - LOOKING EAST

PHOTO 3 - LOOKING EAST

PHOTO 4 - LOOKING NORTH

KEY PLAN
SITE PHOTOGRAPHS

PHOTO 5 - LOOKING NORTHWEST

PHOTO 6 - LOOKING SOUTHEAST

PHOTO 7 - LOOKING SOUTHWEST

PHOTO 8 - LOOKING SOUTHEAST

KEY PLAN
SOUTHEAST VIEW

SOUTHWEST VIEW
<table>
<thead>
<tr>
<th>Proposed Floor Areas &amp; Units</th>
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<tbody>
<tr>
<td>Proposed Retail:</td>
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<tr>
<td>Proposed Community Facility:</td>
</tr>
<tr>
<td>Proposed Residential:</td>
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<tr>
<td>Total Zoning Floor Area:</td>
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<tr>
<td>Number of Units:</td>
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<td>(Includes approximately 30 - 40 Inclusionary Housing Units)</td>
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Notes:
1. Areas and number of units are approximate.
2. Cellar Plan not shown.
3. Hope Community owned lots provide approximately 42,000 SF development potential.
Sustainability Features:

- Enterprise Green Communities or LEED for Homes certification
- Design to Passive House Principles
- Green Roofs / Solar Panels
- Well insulated, sealed building envelope, high performance equipment and lighting
- Low flow, high efficiency plumbing fixtures, possible rainwater harvesting
- Use of healthy materials
- Design to Active Design principles