



# COMMUNITY BOARD ELEVEN

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Nilsa Orama  
Chair

Angel D. Mescain  
District Manager

July 19, 2021

Marisa Lago  
Director  
New York City Department of City Planning  
120 Broadway, 31st Floor  
New York, NY 10271

**Re: Recommendation on Land Use Application # C 210428 PPM – Las Raices**

Dear Director Lago,

Community Board 11 (CB11) appreciates the opportunity to review and comment on the Department of Housing Preservation and Development (HPD)'s application for disposition of four city-owned properties to facilitate the proposed "Las Raices" scattered site residential development project.

The New York City Department of Housing Preservation and Development ("HPD") proposes disposition of City-owned land to facilitate the development of four new construction affordable rental developments including two with ground-floor community facility space ("Proposed Development") located in the East Harlem neighborhood of Manhattan, Community District 11. The Proposed Development will be developed on six lots (collectively "Project Area"). The Project Area consists of four development sites defined as:

- Development Site A – 303 East 102nd Street (Block 1674, Lot 104)
- Development Site B – 338 East 117th Street (Block 1688, Lot 34)
- Development Site C – 505-507 East 118th Street (Block 1815, Lots 5 & 6)
- Development Site D – 1761-1763 Park Avenue (Block 1771, Lots 1 & 2)

## Description of the Proposed Development

The Proposed Development includes four new mixed-use buildings on the development sites. The new approximately five-story, six-story, and 13-story buildings will contain approximately 81 affordable dwelling units, plus two superintendents' units, and approximately 8,150 zoning square feet ("zsf") of community facility space.

The proposed building on Development Site A would be approximately five stories and would contain approximately six affordable housing units and ground-floor community facility space. The proposed building would be approximately 6,386 zsf, with an FAR of 3.42. The building

will include approximately 5,031 square feet of residential space and approximately 1,355 square feet of community facility space on the ground floor. The building will be approximately 54 feet high. The proposed building complies with all bulk requirements of Zoning Resolution Section (“ZRS”) 23-00 for residential developments in an R8A zoning district and ZRS 35-00 for mixed buildings in a C1-5 zoning district.

The proposed building on Development Site B would be approximately five stories and would contain approximately seven affordable housing units. The proposed building would be approximately 7,378 zsf, with an FAR of 2.94. The building will be approximately 53 feet high. The proposed building complies with all bulk requirements of ZRS 23-00 for residential developments in an R7B zoning district.

The proposed building on Development Site C would be approximately six stories and would contain approximately 18 affordable housing units. The proposed building would be approximately 14,481 zsf, with an FAR of 2.99. The building will be approximately 62 feet high. The proposed building complies with all bulk requirements of ZRS 23-00 for residential developments in an R7B zoning district.

The proposed building on Development Site D would be approximately 13 stories and would contain approximately 52 affordable housing units. The proposed building would be approximately 48,187 zsf, with a total FAR of 9.91. The building will include approximately 41,392 square feet of residential space and approximately 6,795 square feet of community facility space on the ground and second floors. The building will be approximately 125 feet high. The proposed building complies with all bulk requirements of ZRS 23-00 for residential developments in an R10 zoning district, ZRS 24-00 for community facility developments in an R10 zoning district, and ZRS 43-00 for developments in an M1-6 zoning district.

The Proposed Development will include several residential amenities. Laundry rooms and bike storage areas will be provided in all four buildings. The proposed buildings at Development Site B and Development Site C will have ground-level courtyards, while the proposed building at Development Site D will have a rooftop terrace that can be accessed by residents.

As set forth in ZRS 25-251, as directed to from ZRS 36-35, for developments within the Transit Zone, no accessory off-street parking spaces are required for income-restricted housing units.

#### Actions Necessary to Facilitate the Proposal

The Project Area is proposed for disposition to a developer to be selected by HPD.

#### Community Board Recommendation

Community Board 11 met on July 13, 2021 and voted to recommend that this application be approved.

Full Board Vote: In Favor: 28; Opposed: 0; Abstentions: 0; Present not Voting: 1

If you have any questions regarding our recommendation, please contact Angel Mescaín, District Manager, at 212-831-8929 or amescain@cb11m.org.

Sincerely,

A handwritten signature in black ink that reads "Nilsa Orama". The signature is fluid and cursive, with the first name "Nilsa" being larger and more prominent than the last name "Orama".

Nilsa Orama  
Chair

cc: Hon. Gale A. Brewer, Manhattan Borough President (via email)  
Hon. Diana Ayala, New York City Council (via email)  
Hon. Bill Perkins, New York City Council (via email)  
Hon. Ben Kallos, New York City Council (via email)  
Hon. Keith Powers, New York City Council (via email)  
Hon. Brian Benjamin, New York State Senate (via email)  
Hon. Jose M. Serrano, New York State Senate (via email)  
Hon. Robert J. Rodriguez, New York State Assembly (via email)  
Hon. Inez Dickens, New York State Assembly (via email)  
Elsie Encarnacion, Community Board 11 (via email)  
Judith Febbraro, Community Board 11 (via email)