



CITY PLANNING COMMISSION

October 9, 2013/ Calendar No. 6

C130272 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 2135-2139 Adam Clayton Powell Jr. Boulevard (Block 1911; Lots 61 and 62), as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate the development of a ten-story mixed-use building, tentatively known as Harlem Dowling, with approximately 60 residential units and community facility use, in the Borough of Manhattan, Community District 10.

Approval of three separate matters is required:

- a. The designation of properties located at 2135-2139 Adam Clayton Powell Jr. Boulevard (Block 1911; Lots 61 and 62), as an Urban Development Action Area;
- b. An Urban Development Action Area Project for such areas; and
- c. The disposition of properties located at 2135-2139 Adam Clayton Powell Jr. Boulevard (Block 1911; Lots 61 and 62), as an Urban Development Action Area, to a developer selected by HPD.

The application for the Urban Development Action Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on April 24, 2013. Approval of this application would facilitate the development of a ten-story mixed use development with approximately 60 residential units and community facility use.

The Department of Housing Preservation and Development states in its application that:

The Project Area consists of underutilized vacant property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities

would protect and promote health and safety and would promote sound growth and development. The Project Area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

RELATED ACTION:

In addition to the proposed UDAAP designation, project approval and disposition of city-owned property, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 130271 ZMM: Zoning Map Amendment from an existing R7-2 district to an R8A district.

BACKGROUND

The Department of Housing Preservation and Development (HPD) is seeking the designation of the property located at 2135-2139 Adam Clayton Powell Jr. Boulevard (Block 1911, Lots 61 and 62) as an Urban Development Action Area, approval of an Urban Development Action Area Project (UDAAP) for such area, and disposition of two city-owned properties to a developer to be selected by HPD. Additionally, HPD is seeking a zoning map amendment (C 130271 ZMM) to change an existing R7-2 district to an R8A district.

The project site is located on the northern portion of Block 1911 and consists of two city-owned lots; 61 and 62. In 1994, lots 61 and 62 were the subject of an application for restrictive disposition of City-owned property (C 940420 PPM), but that application was withdrawn by the applicant in 1995. In 1997, the Department of Citywide Administrative Service (DCAS) included both lots in an application for disposition of City-owned property (C970471 PPM),

pursuant to zoning which was approved on October 8, 1997. Both lots were subsequently included in the Economic Development Corporation's Central Harlem Request for Proposal (RFP) for commercial and /or community facility use. As a result of the RFP, a designated developer for the site was identified and, in 2001, DCAS disposed of these sites to EDC and subsequently to the selected developer (C 000507 PPM). At that time, both the community board and the borough president recommended the sites be transferred to Harlem Dowling; a child-welfare agency that focuses on family services that would enable children and their families to live in stable and nurturing environments. Subsequently, in 2006, when Harlem Dowling's proposed development for the site changed from being solely community facility to mixed use including residential and community facility uses, the sites were transferred to HPD.

The actions requested now would facilitate the development of a ten-story mixed use building containing residential and community facility uses.

The subject site is located on the east side of Adam Clayton Powell Jr. Boulevard between West 126th and West 127th streets in Community District 10. It consists of two city-owned properties which are zoned R7-2 with a C1-4 commercial overlay along Adam Clayton Powell Jr. Boulevard. Both lots are currently vacant and have a total lot area of approximately 10,000 s.f. The surrounding area is predominately zoned R7-2; however, there are R6A, R7A, R8 and R8A zoning districts throughout the area. Two blocks south of the proposed project and rezoning area is the Special 125th Street District. Along this corridor there are a number of high density commercial zoning designations: C4-4A, C4-4D, C4-7 and C6-3. West 127th Street is characterized by low-medium density residential uses. Located on the north side of West 127th

Street is a six-story mixed use building with residential and ground floor retail. A 14-story NYCHA development, the St. Nicholas Houses, is located on the northwest corner of West 127th Street. West 126th Street is characterized by four-story brownstones along the northern portion of the street between Adam Clayton Powell Jr. Boulevard and Lenox Avenue. The Adam Clayton Powell Jr. State Office Building, which is 19 stories, is located on the south side of West 126th Street. The project area is served by the Eighth Avenue and Sixth Avenue subway lines, which stop at West 125th Street and St. Nicholas Avenue and by several bus lines that run along the 125th Street corridor.

Proposed UDAAP and Disposition of City-owned Property (C 130272 HAM)

HPD is seeking an Urban Development Action Area designation and project approval, and the disposition of two city-owned properties. The proposed project area is located at 2135-2139 Adam Clayton Powell Jr. Boulevard (Block 1911, Lots 61 and 62).

The proposed development would consist of one ten-story mixed-use building with 60 affordable residential units and community facility use in the cellar and ground floor. The proposed units would be affordable at 60% of the AMI and have a total floor area of approximately 61,721 s.f. The proposed residential units will be located on floors 2-10; floors 2-8 would contain 48 affordable rental units and floors 9 and 10 would contain 12 studio units intended for children aging out of foster care. Additionally, the proposed development will also contain 8,771 s.f. of community facility space at the ground level and 7,354 s.f. of additional community facility space on the cellar level. The proposed development also includes an 850s.f. community room and 3,987 s.f. of outdoor recreational space. The proposed project will have 30 bicycle parking spaces in the basement and eight street trees. Pursuant to zoning, parking will not be provided.

Zoning Map Amendment (C 130271 ZMM)

Additionally, HPD is seeking a zoning map amendment to change an existing R7-2 to R8A, on the east side of Adam Clayton Powell Jr. Boulevard between West 126th and West 127th streets. The rezoning area consists of Block 1911; Lots 1, 3, 4, 5, 102 and the proposed project area lots; 61 and 62. Lot 1 is a one story commercial development on the east side of Adam Clayton Powell Jr. Boulevard between West 126th and 127th streets. Lot 3, 4, 5 and 102 are four story brownstones located on the north side of West 126th Street.

The existing R7-2 zoning designation allows a maximum residential FAR of 3.44, a maximum commercial FAR of 2.0 and a maximum community facility FAR of 6.5. The proposed R8A is a contextual zoning district that permits a maximum residential FAR of 6.02, a maximum commercial FAR of 2.0 and a maximum community facility FAR of 6.5. The proposed R8A requires buildings to be constructed at or near the street line, requires a building base height of between 60 and 85 feet and has a maximum overall building height of 120 feet. The additional FAR would provide the applicant with enough floor area to provide affordable units and community facility space.

ENVIRONMENTAL REVIEW

This application (C 130272 HAM), in conjunction with the application for the related action (C 0130271 ZMM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules

and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Housing and Preservation. The designated CEQR number is 07HPD027M.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on May 6, 2013 which included (E) designations for boiler emissions and noise attenuation.

To avoid the potential for hazardous materials and noise impact, the proposed zoning map amendment includes (E) designations for hazardous materials and noise attenuation on the following properties:

- Block 1911 Lot 1

The (E) designation would require any new residential development on the above-referenced property to use natural gas as the heating type of fuel for space heating and hot water systems, and future residential /commercial uses must provide a closed window condition with a minimum of 29 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB(A).

After a study of the potential environmental impacts of the proposed action, a negative declaration was issued on May 6, 2013.

UNIFORM LAND USE REVIEW

This application (C 130272 HAM), in conjunction with the related application (C 130271 ZMM), was certified as complete by the Department of City Planning on May 20, 2013, and was duly referred to Community Board 10 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02 (b).

Community Board Public Hearing

Community Board 11 held a public hearing on this application (C 130272 HAM) on June 5, 2013, and on that date, by a vote of 29 to 9 with 2 abstentions, adopted a resolution recommending approval of this application.

Borough President Recommendation

This application (C 130272 HAM) was considered by the Manhattan Borough President who, on August 28, 2013, issued a recommendation approving the application.

City Planning Commission Public Hearing

On August 21, 2013 (Calendar No. 2), the Commission scheduled September 11, 2013 for a public hearing on this application (C 130272 HAM). The hearing was duly held on September 11, 2013 (Calendar No. 35) in conjunction with the hearing for the related action (C 130271 ZMM). There were seven speakers in favor and none in opposition.

The Deputy Executive Director and a board member for Harlem Dowling both spoke in favor of the proposed project. Both described Harlem Dowling's history and how the new proposed development would help the organization carry out its mission. The Deputy Executive Director explained that although Harlem Dowling will be providing services for the residents of the studio

units aging out of foster care, the services offered by the organization are available to the rest of the residents and the entire community.

The project's developer and architect both spoke in favor of the proposed project. The architect described the project and talked about the points of ingress for the residential and community facility uses. The developer also described the project and stated his organization's commitment to long-term affordability.

The Director of HPD's Manhattan Planning also spoke in favor. She discussed the marketing and financing for the proposed project. The proposed project will be financed through HPD's Low Income Rental Program and HPD would handle marketing for the 48 rental units, while Harlem Dowling would handle marketing for the 12 studios. Additionally, there will be a 50 percent preference for residents in Community District 10.

A representative of Children Village, an organization associated with Harlem Dowling, also spoke in favor of the proposed project.

A representative from the Borough President also spoke in favor and restated the Borough President's favorable recommendation.

There were no other speakers on the application and the hearing was closed.

CONSIDERATION

The Commission believes that the application for UDAAP designation, project approval and disposition of two city-owned properties located at 2135-2139 Adam Clayton Powell Jr. Boulevard (Block 1911, Lots 61 and 62) and the related application(C 130271 ZMM), to facilitate the development of a mixed use building containing both residential and community facility uses, is appropriate.

The Commission believes that this proposed action would facilitate the development of vacant and underutilized property in the Central Harlem neighborhood. The project site, which has been vacant for more than 18 years, would contribute to the ongoing revitalization that has been occurring along Adam Clayton Powell Jr. Boulevard and within Community District 10.

The Commission believes that the proposed rezoning from an existing R7-2 district to an R8A district is consistent with other development in the area and will facilitate the development of needed community facility space for the project's sponsor while providing affordable units in this community. The proposed project will provide 60 units affordable at 60% of the AMI; 48 units would be available for eligible households and 12 studios will be available for eligible young adults aging out of the foster care system.

The Commission is pleased that the project's developer is committed to long term affordability and that the supportive services provided by the project's sponsor will be available to all of the prospective tenants as well as the surrounding community.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have

no significant impact on the environment;

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of properties located at 2135-2139 Adam Clayton Powell Jr. Boulevard (Block 1911, Lots 61 and 62) in Community District 10, Borough of Manhattan, as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such properties;

THEREFORE, be it further **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of properties located at located at 2135-2139 Adam Clayton Powell Jr. Boulevard (Block 1911, Lots 61 and 62) as an Urban Development Action Area; and
- b) an Urban development Action Area Project for such areas; and

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development, for the disposition of city-owned properties located at 2135-2139 Adam Clayton Powell Jr. Boulevard (Block 1911, Lots 61 and 62) in Community District 10, Borough

of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 130272 HAM).

The above resolution (C 130272 HAM), duly adopted by the City Planning Commission on October 9, 2013 (Calendar No. 6), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH DOUEK, ANNA HAYES LEVIN,
ORLANDO MARIN, Commissioners



CITY OF NEW YORK
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HENRIETTA LYLE
Chairperson

ANDREW LASSALLE
Assistant District Manager

June 5, 2013

Resolution: Support of HPD's City Planning Commission Application for UDAAP Designation, Project Approval, Disposition of City Land and Zoning Map Amendment Regarding Harlem Dowling Affordable Housing Project

WHEREAS, the Department of Housing Preservation and Development ("HPD") has submitted a Land Use Review Application to the New York City Department of City Planning for (a) approval of an Urban Development Action Area Plan ("UDAAP") designation and project approval, (b) the disposition of City-owned property, and (c) a zoning map amendment (the "Application") to facilitate the development of a mixed-use, affordable housing project in Central Harlem, to be known as "Harlem Dowling," at a site located at 2135-2139 Adam Clayton Powell Jr. Boulevard (between West 126th and 127th Streets)(Block 1911, Lots 61 and 62); and

WHEREAS, a Public Hearing on the Application was held before Manhattan Community Board 10 on June 5, 2013; and

WHEREAS, the Application described the Harlem Dowling development as, *inter alia*,

1. A 10-story building with a height of approximately 110 feet, with a 10-foot setback on Adam Clayton Powell Jr. Boulevard and a 15-foot setback on West 127th Street.
2. Containing approximately 60 affordable rental units with 8,771 square feet of community facility space on the ground level and 7,354 square feet of community facility space on the cellar level.
3. Including an 850 square- foot community room and 3,987 square feet of outdoor recreational space for residents.
4. Including 30 bicycle parking spaces in the basement and eight trees planted on-site.
5. Conforming to Quality Housing Project standards and featuring sustainable elements (such as water-saving fixtures, organic paints and adhesives, heating and cooling efficient ventilation, highly-efficient insulation and Energy Star Appliances) that will qualify the project for participation in the New York State Energy Research and Development Authority and Enterprise Green Communities program.

THEREFORE, BE IT RESOLVED, that on June 5, 2013 the Manhattan Borough Community Board 10 supports the above-described Application of the Department of Housing Preservation and Development with a vote of 27 in favor, 9 opposed and 2 abstentions.

Borough President Recommendation

City Planning Commission
22 Reade Street, New York, NY 10007
Fax # (212) 720-3356

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

Application: **C 130271 ZMM** and **C 130272 HAM**

Docket Description:

C 130271 ZMM – IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, changing from an R7-2 District to an R8A District property bounded by West 127th Street, a line 100 feet easterly of Adam Clayton Powell Jr. Boulevard, West 126th Street, and Adam Clayton Powell Boulevard, Borough of Manhattan, Community District 10.

C 130271 HAM – IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation and Development:

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of properties located 2135-2139 Adam Clayton Powell Jr. Boulevard (Block 1911, Lots 61 and 62), as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of a ten-story, mixed use affordable residential building, Borough of Manhattan, Community District 10.

COMMUNITY BOARD NO: 10

BOROUGH: Manhattan

RECOMMENDATION

APPROVE

APPROVE WITH MODIFICATIONS/CONDITIONS (List below)

DISAPPROVE

DISAPPROVE WITH MODIFICATIONS/CONDITONS (Listed below)

EXPLANATION OF RECOMMENDATION – MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

See Attached



BOROUGH PRESIDENT

August 28, 2013
DATE



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

SCOTT M. STRINGER
BOROUGH PRESIDENT

August 28, 2013

**Recommendation on
ULURP Application Nos. C 130271 ZMM and C 130272 HAM
Harlem Dowling
by New York City Department of Housing Preservation and Development**

PROPOSED ACTIONS

The New York City Department of Housing Preservation and Development (“HPD” or “the applicant”) and its proposed development team, the Harlem Dowling Alembic, LLC, seek the approval of several land use actions to facilitate the development of a 10-story, mixed-use affordable housing project in the Central Harlem neighborhood of Manhattan Community District 10. The proposed project is located on Block 1911, at the southeast corner of the intersection of Adam Clayton Powell Jr. Boulevard and West 127th Street.

HPD seeks a **Zoning Map Amendment (C 130271 ZMM)**, pursuant to Sections 197-c and 201 of the New York City Charter, to change an existing R7-2 district to an R8A district. The zoning map amendment would apply to the east side of Adam Clayton Powell Jr. Boulevard for a depth of 100 feet, between West 126th and 127th streets. This rezoning would include the proposed development, as well as five privately owned properties. An existing C1-4 overlay would remain. The remainder of Block 1911 would maintain an R7-2 residential designation.

HPD also seeks designation of City-owned property as an **Urban Development Action Area (“UDAA”) (C 130272 HAM)** and approval for the project as an **Urban Development Action Area Project (“UDAAP”)**. In addition, HPD seeks approval for the **disposition** of said property to Harlem Dowling Alembic, LLC (the “Developer”), which is a joint venture between Harlem Dowling-West Side Center for Children and Family Services (“Harlem Dowling”) and Alembic Community Development.

City-owned properties that are no longer in use or are in deteriorated or deteriorating condition are eligible to be designated as UDAA and UDAAP, pursuant to the Urban

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Development Area Act (Article 16 of the State General Municipal Law). UDAA and UDAAP provide incentives for private enterprise to correct substandard, unsanitary and/or blighted conditions. According to New York State General Municipal Law § 694(4), to receive a UDAA and/or UDAAP designation the City Planning Commission and the City Council must find that:

- (a) the present status of the area tends to impair or arrest the sound growth and development of the municipality;
- (b) the financial aid in the form of tax incentives, if any, to be provided by the municipality pursuant to [the Urban Development Area Act] ... is necessary to enable the project to be undertaken; and
- (c) the area designation is consistent with the policy and purposes [of the Urban Development Area Act].

Section 197-c of the New York City Charter (“Charter”) mandates that the disposition of all City-owned real property be subject to the Uniform Land Use Review Procedure (“ULURP”). While no specific findings must be met to make a property eligible for disposition under Section 197-c, Section 1801 paragraph J of the Charter limits HPD to the disposition of residential real property.

PROJECT DESCRIPTION

HPD seeks to develop a 61,721 square foot building that will contain 51,853 square feet of residential uses (60 units) and 16,125 square foot of community facility uses.¹ The development will be located on City-owned land at 2135-2139 Adam Clayton Powell Jr. Boulevard. The proposed building is 10 stories tall, approximately 110 feet with a street wall height of approximately 85 feet. The first floor and cellar community facility space will be used by Harlem Dowling and the Children’s Village, a non-profit that administers Harlem Dowling’s adoption and foster care contracts with the New York City Administration for Children’s Services.

The proposed \$26 million affordable housing development will be financed through tax exempt bonds from the New York City Housing Development Corporation, HPD’s Low Income Program, and Low Income Housing Tax Credits. All units will be affordable to families or individuals earning 60 percent of the Area Median Income or lower. Floors two through eight will have 48 affordable one- and two-bedroom apartments. The top two floors of the development will house 12 studio apartments set aside for youth aging out of foster care. Children’s Village will manage these 12 units and provide supportive services on the lower floors.

The proposed building will conform to Quality Housing Program standards and it will feature a variety of sustainable elements through participation in both the New York State Energy Research and Development Authority’s (‘NYSERDA’) Multifamily Performance

¹ The community facility will take up 8,771 square feet on the ground floor and 7,354 square feet in the cellar level, which does not count towards the building’s zoning floor area.

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Program and the Enterprise Green Communities program. The proposed building will include a community room that will be available for outside groups. Additionally, the building will include an outdoor recreational space located on a second-floor terrace with seating and tables for residents, a children's play area, and gardens. The project will also include 30 bicycle parking spaces in the building's cellar.

Area Context

The Central Harlem area generally contains commercial, institutional and office uses along avenue frontages, with low-scale residential uses in midblock areas. The development site sits one block north of the 125th Street commercial area, a highly trafficked district with a wide variety of architectural styles and densities. Immediately south of the development site is a one-story commercial space that is currently under construction. This property is analyzed in the environmental assessment as a potential future HPD project. To the east of the development site are institutional properties, used by religious and charitable organizations, with residential uses further along 127th Street. To the north of the site is a six-story, multifamily residential building with commercial uses on the first floor. Across Adam Clayton Powell Jr. Boulevard to the west is a recently constructed seven-story residential building. Cattycorner from the development site is the 14-story St. Nicholas Houses complex, a high density public housing facility. One block to the south of the development site sits the 19-story Adam Clayton Powell Jr. State Office Building.

The area around the proposed development is primarily zoned R7-2, which is the predominant zoning district in Central Harlem. The R7-2 zoning designation allows a maximum residential floor area ratio ("FAR") of 3.44, a maximum commercial FAR of 2.0, and a maximum community facility FAR of 6.5. The designation has no height limits. To the south of the development site is the 125th Street Special Purpose District, which is a mixed-use district that has provisions to encourage developments in the arts and that maintains a contextual building form, including height limits.

Proposed Actions

The applicant proposes rezoning the development site and its surrounding parcels from R7-2 to R8A. The R8A district would allow a higher maximum residential FAR of 6.02 and would maintain the existing allowable FAR for commercial and community facility uses. R8A is a contextual zoning district that requires buildings to be constructed at or near the street with a 120 foot height limit and street walls between 60 and 85 feet. One block west of the proposed development is an R8A district on a block bounded by St. Nicholas Avenue and Frederick Douglass Boulevard between West 127th and 128th streets. Additionally, the designation is mapped along Frederick Douglass Boulevard from 110th to 125th streets.

In addition to the zoning map change, the applicant proposed designating the development site, which is currently vacant land, as a UDAAP, which will allow the City to invest in the project and will allow its disposition to the proposed developer.

COMMUNITY BOARD'S RECOMMENDATION

At its Full Board meeting on June 5, 2013, Manhattan Community Board 10 voted to recommend approval of the application by a vote of 27 in favor, 9 opposed and 2 abstentions.

BOROUGH PRESIDENT COMMENTS

Harlem Dowling and the Children's Village are both non-profit organizations with over 150 year histories of community work in Harlem. Harlem Dowling provides valuable services to strengthen and feed families as well as those suffering from HIV and AIDS. Children's Village has the institutional capacity to help New York's children in need by providing safe housing, counseling and education. These two groups, working together, are seeking to build a state-of-the-art facility in Harlem to help better fulfill their critical missions.

Coupled with the creation of affordable housing, this community center is a highly appropriate use of City-owned land and addresses local and citywide needs. HPD's disposition of this site will promote the sound growth that is necessary to obtain the UDAA and UDAAP designations.

In addition to the 48 traditional affordable units targeted for low-income New Yorkers, the proposed actions will facilitate the creation of an important community facility. It will allow these two social service organizations to continue to grow and serve the community. The proposed development will include a wide range of services for at-risk and needy children and families including: counseling, foster care and adoption placement, programs for teenagers aging out of foster care, programs for teenage mothers, and a food pantry for needy families. Further, it will create 12 apartments specifically for youth who are aging out of foster care, which will help form the basis for successful adult lives. Harlem Dowling, Children's Village, HPD, and Alembic Development should all be commended for putting together such a thoughtful and valuable project.

With any City-owned land, it is important that the City seek permanent affordability to ensure public benefits are felt across multiple generations. As the regulatory agreement has not yet been drafted between the developer and HPD, it is not yet known what the affordability period will be for this development. The developer has committed that it will be at least 30 years and could be as many as 60. While this is by no means permanent, the developer's intention is to continue the affordability subject to finding appropriate funding as it is the non-profit's mission to create affordable and safe living environments. The applicant should work with the developer to ensure a regulatory agreement with as long of an affordability term as possible including exploring additional financing. Given the developer's unique mission, however, there is reduced risk of the units becoming market rate and the development remains appropriate.

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The proposed actions are necessary to create 60 units of housing for low-income families and individuals. The additional residential density that an R8A district provides over an R7-2 district allows more affordable units and a more financially viable project. In addition to facilitating a feasible project, this proposed rezoning is appropriate based on the physical and zoning context of the area. The added density is located on a wide street, which can absorb the increased bulk. Additionally, the current zoning has no height limits beyond the sky-exposure plane; however the R8A district will introduce a height limit of 120 Feet. This height is consistent with the St. Nicholas Houses across the street and the State Office Building to the south. The proposed zoning district is already found in the neighborhood, and is mapped only one block away. Finally, the rezoning will not create any non-conforming uses for the other, privately-held properties in the surrounding area.

The proposed project will not only provide much-needed housing and a community facility that will be an asset to the city, but will also meet City goals for sustainable development. The developer will incorporate energy-efficient and green elements in the building, meeting NYSERDA and Enterprise Green Communities standards. Some of these elements include water-saving fixtures, organic paints and adhesives, highly efficient insulation, efficient heating and cooling systems, Energy Star appliances, and ample bicycle parking. Sustainable from not just an ecological standpoint, the building will also provide outdoor recreation and community spaces for low-income families.

BOROUGH PRESIDENT RECOMMENDATION

The proposed development meets the required findings for UDAAP designation and is an appropriate disposition of City-owned property. In order to ensure the project's maximum value to the City, HPD should continue to work with the developer to secure financing that will grant affordability in the long term. In addition, the proposed zoning map amendment is necessary to meet the community's and the City's affordable housing goals and consistent with the uses, size, and scale of developments in the neighborhood.

Therefore, the Manhattan Borough President recommends approval of ULURP Application Nos. C 130271 ZMM and C 130272 HAM.



Scott M. Stringer
Manhattan Borough President