01 Introduction

Why: Development, Informed by the Community

On May 6th and May 13th, 2019, the Department of Housing Preservation and Development (HPD), with the help of the Offices of City Council Members Diana Ayala and Bill Perkins, Manhattan Community Board 11, the Office of Manhattan Borough President Gale Brewer, and the Department of City Planning (DCP), facilitated two community visioning workshops to gather public input for the future development of new affordable housing and neighborhood amenities for two public sites: the NYPD 25th Precinct Parking Lot and East Harlem Multiservice Center Sites in Manhattan Community District 11. Development of these two sites is part of the City's Points of Agreement in response to the East Harlem Neighborhood Plan.

This public report summarizes the results of the workshops and additional feedback received through email and post-workshop questionnaires. This report is also available on HPD’s website at nyc.gov/eastharlemrfp and is attached to the Request for Proposals (RFP) issued for these sites. Development teams responding to the RFP for are encouraged to consult the report and thoughtfully consider the findings outlined in the report.

The purpose of the workshops was to enable meaningful and interactive participation, better understand community priorities, and gather ideas for future development on these sites from those who live and work in East Harlem, folks who have an intimate understanding of neighborhood conditions and needs.
The two workshops were held at the Silberman School of Social Work, and provided opportunities for attendees to participate in interactive, facilitated activities to gather their vision for each site. Participants could choose which site they wanted to discuss at each workshop. HPD designed participatory and interactive exercises to gather community input for each site on needed and desired:

- Housing types
- Community facility uses
- Retail types
- Affordability levels
- Site layout and urban design

With the help of the Manhattan Borough President’s Office, Offices of Council Members Diana Ayala and Bill Perkins, Manhattan Community Board 11, New York City Housing Authority, and local community organizations, the City conducted extensive outreach to invite people to the workshop and provide input for the project. Outreach for the workshop included flyering in English and Spanish, connecting with faith-based institutions, and emailing blasts through local networks. In addition to the workshops, HPD created a paper and online questionnaire that asked similar questions to those asked through activities at the workshop.

While workshop participation was lower than anticipated, those that did participate represented a range of East Harlem residents, including extremely low- to middle-income residents, public housing residents, renters and owners, seniors, parents, local community-based organizations, and Community Board 11 members. A total of nine tables were facilitated with the support of 27 City staff members.

Outreach and participation in numbers:

- 200+ bilingual flyers distributed
- 50+ community members attended
- 80+ questionnaires completed
What: The East Harlem Public Sites

The City is issuing an RFP for two sites in East Harlem: the New York Police Department 25th Precinct Parking Lot site ("NYPD Site") and the East Harlem Multiservice Center site ("MSC Site").

The NYPD Site is located on Park Avenue between East 118th Street and East 119th Street and the MSC Site is located on East 120th Street between 1st Avenue and Pleasant Avenue, adjacent to the New York City Housing Authority Wagner Houses complex. The NYPD Site is approximately 23,172 square feet in size and is actively used by the NYPD as a surface parking lot. The existing NYPD parking spaces will be temporarily relocated during construction, and the new development will include replacement parking.

The Multi-Service Center Site is approximately 34,848 square feet in size and currently hosts a former school building that is used by about a dozen community facility operators providing services to the East Harlem community, ranging from organization offices, social services, to clinical health care. The existing tenants will be relocated during construction, and new community facility space will be required in the proposed development.

What Does the RFP Process Look Like?

Community Engagement
HPD gathers community input and priorities to inform the development of the RFP.
Workshops: May 6 and 13

RFP Release
HPD publishes a Request for Proposals for the sites. We expect to release the East Harlem RFP in mid 2019.

Competitive Review
Proposals are evaluated on several criteria, including but not limited to:
• Response to community vision
• Affordability levels
• Financial feasibility
• Quality and creativity of design
• Development team experience and capacity
• Targeted hiring outreach plan

Developer Selection
The strongest proposal based on the Competitive Review is selected. Background checks to evaluate the integrity of the development team are also conducted. Pre-development work commences.

Environmental & Land Use Review
Environmental impacts of the proposed development are studied, and the project goes through a public review process involving the Community Board, elected officials, and the City Planning Commission. These processes are commonly referred to as CEQR and ULURP. (14-18 months)

Financial Closing & Construction Start
For large projects, construction is typically done in multiple phases. Approximately six months prior to construction completion, developers begin to interview tenants for the units, through a marketing process overseen by HPD and HDC to ensure adherence to fair housing practices. Applicants can apply through Housing Connect and get help from a Housing Ambassador to prepare an application. (about two to three years)
Feedback on this site builds on the planning framework identified in the East Harlem Neighborhood Plan (EHNP), which is the product of a community planning process that began in May 2015 and was convened by the City Council Speaker Melissa Mark-Viverito, Manhattan Borough President’s Office, CB11, Community Voices Heard, and a diverse group of East Harlem stakeholders. The EHNP outlines a number of recommendations for development of public sites in the neighborhood, including these two sites, many of which were echoed by workshop participants. The EHNP also outline goals specific to public-sites, many of which were echoed by workshop participants.

Previously Stated Community Goals

- Develop 100% permanently affordable housing for a mix of incomes, prioritizing deepest levels and vulnerable populations
- Promote sustainability, open space, continued community gardening, and active recreation and design
- Activate ground floors with commercial and community facility uses that serve the neighborhood
- Support small businesses and promote local economic and workforce development
- Promote walkability and pedestrian safety

Source: General principles paraphrased from the East Harlem Neighborhood Plan recommendations related to public sites. See RFP Appendix for specific EHNP recommendations related to public sites and visit www.eastharlemplan.nyc
02 Summary of Findings

Though there were many different visions for the site, the following were common threads that the majority of tables identified as priorities:

**NYPD Site Programming**
- Housing Types: Seniors, families, young people who are currently residents of East Harlem, a mix of household incomes from extremely low to moderate-income, affordable homeownership
- Community Facility: Arts and cultural center, youth and workforce/economic development centers, business incubators
- Commercial: Small supermarket with healthy food options, small local businesses, affordable supermarket with healthy food options, sit-down restaurant or café

**NYPD Site Layout & Urban Design**
- Maximize the number of affordable units, while still respecting surrounding context
- If the building maximizes height, it should incorporate setbacks
- High quality design and green / sustainable features
- Green roofs
- A variety of small businesses should be located on Park Avenue to encourage foot traffic
- Activate Park Avenue corridor through use of lighting, street trees/greenery, bicycle racks, and other commercial sidewalk amenities
- Building should be setback to create a larger sidewalk
- Entrance to parking on 119th Street, close to the precinct and away from community facility and residential entrance
- Incorporate public art into design in an innovative way

**MSC Site Programming**
- Housing Types: Seniors and supportive housing for those with special needs; rentals affordable to a mix of household incomes, especially extremely low- to moderate-income; affordable homeownership; required homeless set-aside should be targeted to seniors and veterans
- Community Facility: Space for existing MSC tenants

**MSC Site Layout & Urban Design**
- Preserve existing MSC building and rezone site to allow for a larger new residential building in the rear lot
- Maximize the number of affordable units, while still respecting surrounding context
- Height of new residential building should be maximized
- Provide access and improve connections between MSC site and Wagner Houses
- Incorporate green open spaces via green roofs or interior/rear courtyard
- High quality design and green / sustainable features
- Streetscape improvements such as trees, benches, bike racks, and lighting should be incorporated into the development

These findings were presented to the Community Board 11 Land Use Committee Meeting on June 5, 2019. In addition, Community Board 11 provided a set of recommendations for the East Harlem Public Sites, which are reflected in this document. RFP submissions will be evaluated based on the quality and feasibility of the proposals, as well as how they respond to the priorities articulated by the community.
Culture through public art and programming is important.

A feeling of community ownership

Employing local developers, builders, and craft workers from the community.
03 Affordability and Housing Types

The affordability activity explained the existing HPD programs to finance affordable housing for a mix of household incomes and/or special populations. Facilitators briefly explained the challenges of making an affordable housing project work financially - to not only build affordable housing but also maintain it over the long term, using scarce public resources. We asked participants, within these parameters and fair housing obligations, “What mixes of affordability levels are most important in the neighborhood?”

The activity began with a warm-up questionnaire for participants to identify the populations that need affordable housing most on this site. HPD facilitators then provided an overview of how HPD finances affordable housing through different programs (term sheets). Each participant received an activity sheet that outlined the various HPD new construction housing subsidy programs that showed the populations served, the mix of household incomes and sample affordable rents, as well as local examples of projects with similar affordability mixes as the current term sheets. Participants gave their top two priorities for mix of affordability. See the next page for activity sheets.

“East Harlem residents need an opportunity to own a home in their neighborhood... homeownership is important for wealth building.”
Those that were not able to attend the workshop and instead participated in the online and paper surveys were asked what populations need affordable housing most.

**AFFORDABILITY MIX EXAMPLES IN HPD-FINANCED DEVELOPMENTS**

**VOTE! Please circle the mix of affordable housing you’d like to see on the site**

<table>
<thead>
<tr>
<th>Type</th>
<th>A. Senior Affordable Rentals</th>
<th>B. Affordable Supportive Rentals with On-Site Social Services</th>
<th>C. Affordable Rentals for Extremely-Low to Low-Income (Option 1)</th>
<th>D. Affordable Rentals for Extremely-Low to Low-Income (Option 2)</th>
<th>E. Affordable Multi-Family Homeownership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population Served</td>
<td>Extremely Low to Low-Income Seniors</td>
<td>Formerly Homeless Seniors with Special Needs</td>
<td>Extremely Low-Income Households, with some Formerly Homeless Households</td>
<td>Extremely Low-Income Households, with more for Formerly Homeless Households</td>
<td>Moderate- and Middle-Income Households who are First-Time Home Buyers</td>
</tr>
<tr>
<td>0-30% of apartments serve formerly homeless seniors</td>
<td>30% of apartments serve formerly homeless households with disabilities</td>
<td>20% of apartments serve households earning at or below 30% of income</td>
<td>30% of apartments serve formerly homeless households</td>
<td>0% of apartments serve households earning at or below 0% of income</td>
<td>100% of co-ops/condos serve households earning at or below 0% (0 - 130% AMI)</td>
</tr>
<tr>
<td>70% serve extremely low to low-income seniors with fixed incomes significantly less than $50,100 for a family of two</td>
<td>70% serve extremely low-income seniors</td>
<td>70% serve extremely low-income seniors</td>
<td>70% serve extremely low-income seniors</td>
<td>70% serve extremely low-income seniors</td>
<td>70% serve extremely low-income seniors</td>
</tr>
<tr>
<td>rent: 30% of income</td>
<td>rent: 30% of income</td>
<td>rent: 30% of income</td>
<td>rent: 30% of income</td>
<td>rent: 30% of income</td>
<td>rent: 30% of income</td>
</tr>
<tr>
<td>Sample 2BR: $1,045</td>
<td>Sample 2BR: $1,280</td>
<td>Sample 2BR: $1,045</td>
<td>Sample 2BR: $1,045</td>
<td>Sample 2BR: $1,045</td>
<td>Sample 2BR: $1,045</td>
</tr>
</tbody>
</table>

- **Draper Hall, East Harlem**: 203 Apartments | Seniors | Construction completion: 2017
- **Prospero Hall, East Harlem**: 87 Apartments | Veterans | Construction completion: 2014
- **Acacia Gardens**: 178 Apartments | Construction completion: 2018
- **The Fredrick, Central Harlem**: 75 Apartments | Construction completion: anticip. 2019
- **Solara, Concourse Village (BX)**: 158 Co-op Units | Construction completion: 2014

- **Moderate- and Middle-Income Households who are First-Time Home Buyers**: 100% of co-ops/condos serve households earning at or below 0% (0 - 130% AMI)

*Referred by the NYC shelter system. Senior and Supportive housing rely on Project-Based Section 8 vouchers, and households pay up to 30% of their income on rent. Other homeless set-asides are set at rents of $428 to $636 for a Studio to a 3 BR (30% AMI) unless household is in receipt of shelter allowance at time of rent up.

Housing type shown are based on four existing HPD New Construction term sheets (as of 3/2019). Other term sheets are also available covering a mix of low to moderate and moderate-income households. All Area Median Income (AMI) figures and Sample Rents are based on HUD 2018 income limits and are for a three-person household. Refer to AMI chart for other household sizes. Projects featured are examples of projects with similar affordability mixes. Actual incomes and rents may differ.

Affordability Activity Boards
Participants identified senior housing, units for people with special needs, and housing for formerly homeless individuals and families as top priorities in the community. Both workshop and survey participants expressed a need for housing that served a range of incomes. While some envisioned housing on site to serve only a mix of extremely low- to low- income households, others envisioned the mix to include moderate and middle-income households to create a more socioeconomically diverse development. Housing for moderate-income first-time homebuyers and renters was also identified as a need, with participants citing the fact that there is a gap in the housing provided for moderate income households, who may not be considered low-income, but who still cannot afford market rents in the neighborhood. In addition to the community feedback, Community Board 11 recommended that an abundance of family-sized units be provided on site, as well as opportunities for affordable homeownership. Overall, the majority desired 100% affordable housing in any new development, prioritizing those earning 60% of AMI and below. The vast majority of participants emphasized the urgency for housing to serve households earning at or below 30% and 40% of AMI.

The charts below compiles the results from the questionnaire of what populations most in need of affordable housing on this sites:

### Top Housing Priorities at the NYPD Site

- **Seniors and Elderly Households**: 44
- **Extremely Low-Income Households**: 33
- **Very Low-Income Households**: 29
- **Low income Households**: 24
- **People with Special Needs**: 21
- **Formerly Homeless Individuals & Families**: 18
- **Moderate-Income First Time Homebuyers**: 13
- **Moderate Income Renters**: 12
- **Low-Income Artists live/work space**: 9
- **Other**: 5

### Top Housing Priorities at the MSC Site

- **Extremely Low-Income Households**: 27
- **Very Low-Income Households**: 25
- **Formerly Homeless Individuals and Families**: 24
- **Seniors and Elderly Households**: 23
- **People with Special Needs**: 21
- **low income households**: 19
- **Moderate Income Renters**: 14
- **Low-Income Artists who need live/work space**: 7
- **Other**: 5

### NYPD Site Housing Preferences

Participants identified senior housing, units for people with special needs, and housing for formerly homeless individuals and families as top priorities in the community. Both workshop and survey participants expressed a need for housing that served a range of incomes. While some envisioned housing on site to serve only a mix of extremely low- to low- income households, others envisioned the mix to include moderate and middle-income households to create a more socioeconomically diverse development. Housing for moderate-income first-time homebuyers and renters was also identified as a need, with participants citing the fact that there is a gap in the housing provided for moderate income households, who may not be considered low-income, but who still cannot afford market rents in the neighborhood. In addition to the community feedback, Community Board 11 recommended that an abundance of family-sized units be provided on site, as well as opportunities for affordable homeownership. Overall, the majority desired 100% affordable housing in any new development, prioritizing those earning 60% of AMI and below. The vast majority of participants emphasized the urgency for housing to serve households earning at or below 30% and 40% of AMI.

### MSC Site Housing Preferences

Participants identified formerly homeless, senior, supportive housing as top priorities for the community. For the formerly homeless set aside, there was a desire to provide units for seniors and veterans. Homeownership opportunities and artist housing were also mentioned as desirable. Similar to the NYPD Site, Community Board 11 recommended that the site incorporate family-sized units and affordable homeownership opportunities. Likewise, workshop and survey participants stated that there was a need of mixed-income housing for a range of household incomes for the MSC Site. Some noted that since there would be a 30 percent formerly homeless set-aside and the surrounding neighborhood already consists of multiple developments serving extremely low- and very low-income households, it would be desirable to provide units at the low- and moderate-income range, and even homeownership opportunities, if possible. However, most participants expressed a need for housing that also serves households earning at or below 30% and 40% AMI. Participants also emphasized the importance of ensuring affordability in perpetuity for these units, citing strategies such as non-profit ownership and Community Land Trust structures.
IDEA for NYPD site: Participants noted that the future development could provide an opportunity to provide housing for certain populations that have traditionally been underserved in the neighborhood, including people with special needs, single parents, and young people who have grown up in the neighborhood but cannot afford to stay. The new building could also provide amenities that cater to these populations.

"We need mixed-income housing to both provide for people making less than $45,000 and to sustain the project financially."

"There is an unmet need for Senior Housing in East Harlem."

IDEA for MSC Site: Participants expressed a need for senior housing, as well as housing for families. It was suggested that the new development provide a range of unit types to attract residents of all ages in order to create a multi-generational community where residents could live and interact with one another.

"Provide housing for working professionals who are in the ‘donut hole’ and don’t qualify for the lowest AMI levels and are in need of low- to moderate-income rentals."

Affordability Activity Sheet
04 Desired Ground Floor Uses

While the Multi-Service Center will include community facility space for non-profit tenants who may wish to return to the new development, the NYPD site provides an opportunity to host new community facilities and retail for the neighborhood. In this activity, each participant first individually filled out a questionnaire and defined their top three types of community facilities and retail uses needed in the neighborhood. At the workshop, participants worked together to design their ideal ground floor programming for the NYPD site, using a hypothetical building activity. Participants used tiles with images of different types of community facilities and retail uses and prioritized the uses they wanted to see built in the limited amount of space. The results are summarized in the following pages.
There is a lack of sit-down restaurants in the area where you can take a group of people to eat. Also, many places close early. Since these are missing, they could be a good addition.

We need better access to fresh and affordable fruits and vegetables; there are two fresh supermarkets across the street from one another, but the quality and prices could be better.

An arts and Cultural Center that tells the history of East Harlem, celebrates local artists, and attracts tourist.

Provide opportunities to keep money circulating within the community and build local wealth here.
For the NYPD Site, workforce development or job training center was identified as a top priority, with the intention of building the workforce and entrepreneurship capacity of local residents and building wealth in the community. Participants also voiced a need in the neighborhood for a use that celebrates the history and culture of East Harlem, such as an arts and cultural center as and/or recreation and community center. A few tables suggested a multi-purpose community center that would have elements of social justice programming, youth and adult programming around active recreation, arts and design, culture, job training, business incubation, and more. Overall, many participants noted the need for community facility spaces that would provide economic development and social engagement opportunities.

**IDEA:** Many table participants noted the opportunity for creating synergies between the community facility and retail uses, such as providing spaces for small business incubators and workforce development training centers that can provide start up opportunities and train employees for new commercial uses on site.

---

**Top 3 Community Programs and Service Preferences**

<table>
<thead>
<tr>
<th>Service Preference</th>
<th>Preference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workforce Development or Job Training</td>
<td>39</td>
</tr>
<tr>
<td>Recreation and Community Center</td>
<td>35</td>
</tr>
<tr>
<td>Arts &amp; Cultural Space</td>
<td>32</td>
</tr>
<tr>
<td>After School Center</td>
<td>25</td>
</tr>
<tr>
<td>Childcare or Early Education Center</td>
<td>19</td>
</tr>
<tr>
<td>Health &amp; Wellness Center</td>
<td>12</td>
</tr>
<tr>
<td>Senior Center</td>
<td>11</td>
</tr>
<tr>
<td>Medical Clinic</td>
<td>8</td>
</tr>
<tr>
<td>Other</td>
<td>6</td>
</tr>
</tbody>
</table>

**Top 3 Retail Uses**

<table>
<thead>
<tr>
<th>Retail Use</th>
<th>Preference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fitness Center/Gym</td>
<td>40</td>
</tr>
<tr>
<td>Sit-down restaurant</td>
<td>29</td>
</tr>
<tr>
<td>Café or Bakery</td>
<td>23</td>
</tr>
<tr>
<td>Grocery/food co-op</td>
<td>23</td>
</tr>
<tr>
<td>Dry Cleaner or Laundromat</td>
<td>17</td>
</tr>
<tr>
<td>Financial institution/bank</td>
<td>12</td>
</tr>
<tr>
<td>Other</td>
<td>9</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>5</td>
</tr>
<tr>
<td>Hardware Store</td>
<td>4</td>
</tr>
</tbody>
</table>

**IDEA:** Creating new public open space was very important to many participants. However, creating more open space means could potentially limit the number of affordable units that can be built. As a way to achieve both goals, some participants suggested creating a publicly-accessible rooftop garden on the new development.
Left: Example building programming for the NYPD site, suggested by participants. Common themes: youth and workforce development, arts and cultural space, small businesses and sit-down restaurants.

"We need more investment in our young people, like a justice center, entrepreneurship, business incubation, and workforce development."

"East Harlem is well-served by big box stores, so we don't need any more of these."

"We need more multi-generational spaces."
A third activity brought urban designers from the Department of City Planning to help visualize what participants envisioned in terms of urban form and public realm improvements. The facilitators asked participants: “How should the buildings be laid out? How should the sites be connected to the surrounding area? What should it feel like walking down the street past this building? What public amenities would you like to see and where?” Each table completed a site diagram and street-view sketches.

For the NYPD site, the site design activity was influenced by two factors: 1) the need to accommodate 75 replacement parking spaces on site for the NYPD, and 2) the site’s adjacency to the Park Avenue viaduct. Based on these two factors, most participants chose to place the parking below-grade or in a parking deck directly adjacent to the NYPD precinct entrance on 119th Street, with parking egress on the mid-block of 119th Street.

There was a mix of opinions about where the residential entrance should be placed. Some participants thought that the entrance should be on 118th Street, away from the NYPD precinct and Park Avenue corridor (at least 50 feet), while some thought it should be on Park Avenue. Participants also chose to include at least two stories of community facility and retail uses so that there would be no residential units directly facing the viaduct. Most participants expressed the desire to have community facility on the second floor, and to have a variety of retail uses on the ground level along Park Avenue to activate the corridor. The Community Board recommended that there be no residential units on the third floor facing the rail line, and that the ground floor be carefully designed with articulation along the Park Avenue corridor and 50% transparency. To further activate the corridor, participants...
expressed the dire need for lighting, bike racks, public art, greenery, and thoughtful street wall fenestration. However the site design, new development needs to be thoughtful about both the NYPD parking needs as well as ensuring safety and security along Park Ave.

Conversations about the NYPD Site also included discussions focused on building density within the new development. Many participants felt strongly that new buildings should respect the context of the surrounding neighborhood and that no structures should be taller than buildings adjacent to the site. However, we also heard that residents were willing to accept taller buildings as allowed by the new zoning as a trade-off for more affordable housing and to reach deeper levels of affordability. Many participants suggested that the building incorporate setbacks as the building gets taller; so as to meet the different affordable housing needs in the community without overwhelming the area with tall buildings. In addition, some participants suggested that the building be setback from the Park Avenue lot line to allow for wider sidewalks and streetscape improvements.

Folks also expressed an interest in incorporating green building design into the new structure, including noise-reducing materials (particularly along the viaduct), and sustainability components such as energy efficiency. Private residential open space on the roof and green and/or blue roof features are also desired.

"The site should have natural landscaping, trees, and benches because green space is scarce in this area."
For the MSC Site, the site design activity was influenced by the existing building on the site. Participants, including Community Board members and Multi-Service Center non-profit tenants, expressed a desire to preserve the existing MSC building, if financially possible, and to build a new residential building to the rear. The recommended gut-rehabilitation work included new HVAC, elevators, windows, electrical systems, and interiors to better serve the needs of the existing tenants. Most participants felt that the new development should have several points of egress, including separate entrances for the community facility and residential uses on 120th street, as well as access from the rear, connecting with Wagner Houses. Workshop participants noted the importance of connecting the new development to the nearby NYCHA campus. Participants stated that the design should incorporate elements such as lighting and landscaping to improve physical connections, create a welcoming environment, and activate the area between the development and Wagner Houses.

The discussion about MSC also focused on the bulk and density of the new development. There was a mix of opinions about how tall the new building should be, however most participants felt that the floor area of the new residential building should be maximized to allow the existing tenants to return to the site and to fit more affordable units. Some felt that the site should be rezoned to allow for a taller building and increased floor area.

“Design should incorporate resiliency and flood mitigation measures – permeable pavement, green spaces, etc.”
The Community Board also felt that the site should be rezoned to an R8 MIH district to maximize the number of units that can be built on the site, with a recommended maximum height of 185 feet. Overall, the new development needs to be synergistic with the existing neighborhood uses. The Community Board expressed a preference for masonry and stone materials, rather than glass and metal. Similar to the NYPD site, the Community Board also recommended private open space and green and/or blue water features be provided on the roof of the new residential building and existing MSC building, if possible.

“We should keep the building and its tenants because thousands of people get serviced there. Without affordable community facility space, they will not be able to stay in East Harlem.”

“Connections between the existing NYCHA campus and new development should be created.”
IDEA: Some participants expressed a desire to create a welcoming and unique development. It was suggested that the building could emulate the culture of East Harlem through innovative public art features such as a stained glass installation, which would also provide a sense of transparency and connectedness to the commercial and community facility spaces within the building.
IDEA: Many participants were concerned that both new affordable housing and the existing MSC building would not fit on the same site. There was a desire to see increased density on the site in order to allow ample space for community facility and residential uses, and to explore different zoning options and building envelopes to best accommodate both neighborhood services and maximize affordable housing on the site.
Acknowledgments

We would like to thank all of the community groups and participants in the workshop for helping with outreach and taking the time to share their concerns and ideas with us regarding the future development of the NYPD 25th Precinct Parking Lot and East Harlem Multiservice Center Sites. We would also like to thank City Council Members Diana Ayala and Bill Perkins, Manhattan Borough President Gale Brewer, and Manhattan Community Board 11 helping to plan, co-sponsor, and conduct outreach for the event. Finally, we thank the volunteer staff from the Department of Housing Preservation and Development (HPD) and the Department of City Planning (DCP) who helped to make the workshops possible.