

February 17th, 2021

POSITIVE DECLARATION

Project Identification

Las Raices

CEQR No. 21HPD002M

ULURP Nos. TBD

SEQRA Classification: Type I

Lead Agency

Department of Housing Preservation &
Development

100 Gold Street New York, NY 10038

Contact: Matthew Juliana, AICP

(212) 863-8575

Name, Description and Location of Proposal:

Las Raices

The New York City Department of Housing Preservation and Development (HPD), on behalf of Las Raices East Harlem LLC (the “Applicant”), is requesting the disposition of City-owned property to facilitate the development of new affordable housing in the East Harlem neighborhood of Manhattan, Community District (CD) 11 (the “Proposed Actions”). The Proposed Actions would facilitate the development of six City-owned tax lots grouped into four separate Development Sites located at 303 East 102nd Street (Development Site A), 338 East 117th Street (Development Site B), 505-507 East 118th Street (Development Site C), and 1761 Park Avenue (Development Site D) in the East Harlem neighborhood of Manhattan, Community District 11 (the “Development Sites”).

The Proposed Actions would facilitate the construction of four new buildings containing affordable housing in the East Harlem neighborhood of Brooklyn. The Development Sites would contain a total of approximately 81 affordable dwelling units, plus two units for building superintendents (for a total of approximately 83 dwelling units), as well as approximately 11,101 gross square feet (GSF) of commercial space. The Development Sites are described in the EAS, as follows:

Development Site A

- Development Site A is located at 303 East 102nd Street (Block 1674, Lot 104), on East 102nd Street midblock between 1st Avenue to the east and 2nd Avenue to the west. Development Site A is vacant and measures approximately 1,898 square feet (sf) in lot area. The Proposed Actions would facilitate the new construction of an approximately 8,975 GSF mixed use building that would include approximately 6 dwelling units and 2,497 GSF of commercial space. The proposed building would be approximately 5 stories. Development Site A would be redeveloped pursuant to the existing C1-5/R8A zoning district.



Development Site B

- Development Site B is located at 338 East 117th Street (Block 1688, Lot 34), on East 117th Street midblock between 1st Avenue to the east and 2nd Avenue to the west. Development Site B is currently vacant and measures approximately 2,523 GSF in lot area. The Proposed Actions would facilitate the new construction of an approximately 8,316 GSF affordable residential building that would include approximately 7 dwelling units. The proposed building would be approximately 5 stories. Development Site 2 would be redeveloped pursuant to the existing R7B zoning district.

Development Site C

- Development Site C is located at 505-507 East 118th Street (Block 1815, Lots 5 & 6), on East 118th Street midblock between Pleasant Avenue and a cul-de-sac where the street terminates. Development Site C is currently vacant and measures approximately 4,827 GSF in lot area. The Proposed Actions would facilitate the new construction of an approximately 17,505 GSF residential building that would include approximately 18 dwelling units. Development Site C would be redeveloped pursuant to the existing R7B zoning district.

Development Site D

- Development Site D is located at 1761 Park Avenue (Block 1771, Lots 1 and 2), on Park Avenue, on the corner between East 123rd street to the north and East 122nd Street to the south. Development Site D is currently vacant and measures approximately 4,852 GSF in lot area. The Proposed Actions would facilitate the new construction of an approximately 55,623 GSF mixed-use building that would include approximately 52 dwelling units and approximately 8,604 GSF of commercial retail space. Development Site D would be redeveloped pursuant to the existing M1-2/R8 (EHC) zoning district.

Statement of Significant Effect:

Following review of an Environmental Assessment Statement (EAS), HPD has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant effect on the quality of the environment as detailed in the following technical areas, and that a targeted environmental impact statement (EIS) will be required:

1. The Proposed Actions may result in significant adverse impacts related to land use, zoning, and public policy in the vicinity of the affected area.
2. The Proposed Actions may result in significant adverse impacts related to publicly accessible open space in the vicinity of the affected area.
3. The Proposed Actions may result in significant adverse impacts related to shadows in the vicinity of the affected area.
4. The Proposed Actions may result in significant adverse impacts related to transportation in the vicinity of the affected area.



5. The Proposed Actions may result in significant adverse impacts related to air quality in the vicinity of the affected area.
6. The Proposed Actions may result in significant adverse impacts related to noise in the vicinity of the affected area.
7. The Proposed Actions may result in significant adverse impacts related to public health in the vicinity of the affected area.
8. The Proposed Actions may result in significant adverse impacts related to neighborhood character in the vicinity of the affected area.

Supporting Statement:

The above determination is based on an EAS prepared for the Proposed Actions which finds that:

1. Land Use, Zoning, and Public Policy- The Proposed Actions include the disposition of city owned property. In addition, several public policies are applicable to the Project Area and the surrounding area.
2. Open Space- The Proposed Actions have the potential to result in direct effects on Project Area open spaces, such as through the introduction of new shadow on Jackie Robinson Community Garden.
3. Shadows- The Proposed Actions would cast shadows on sunlight sensitive open space resources in the vicinity of Development Sites B, C, and D.
4. Transportation- A Preliminary Travel Demand Forecast was prepared and is available in the Draft Scope of Work. The EIS will present the finalized travel demand forecast.
5. Air Quality- The Proposed Actions would result in new heating, ventilation, and air conditioning systems that would ventilate emissions into ambient air, and as such, an Air Quality analysis warranted. The Proposed Project is also located within 1,000 feet of a large combustion emission source with a State Facility Permit, and as such a major source analysis is warranted and will be provided in the EIS.
6. Noise- Construction of the Proposed Project may result in increases in noise levels over an extended period, particularly at sensitive land uses such as residences. In addition, future residents of the Proposed Project would be subject to noise from mobile sources due to increased traffic and the presence of the elevated rail through a portion of the Project Area.
7. Neighborhood Character – The Proposed Actions have the potential to alter certain constituent elements of the affected area’s neighborhood character, including land use patterns, socioeconomic conditions, open space, shadows, traffic, and noise levels.
8. Public Health – A public health assessment may be warranted at the discretion of the lead agency if an unmitigated significant adverse impact is identified in CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise.



Public Scoping:

HPD, as CEQR lead agency, hereby requests that the project sponsor prepare or have prepared, at their option, a targeted Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Wednesday, March 31st, 2021 at 4:00pm. In support of the City's efforts to contain the spread of COVID-19, HPD will hold the public scoping meeting remotely through video conferencing. The meeting will be live streamed and accessible from New York City's online remote meeting portal- NYC Engage: <https://www1.nyc.gov/site/nycengage/events>. Written comments on the Draft Scope of Work will be accepted by the lead agency until the close of business on April 12th, 2021 and may be sent to JulianaM@hpd.nyc.gov.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law. Should you have any questions pertaining to this Positive Declaration, you may contact the project manager, Shahandeh Owrang, at OwrangS@hpd.nyc.gov.

Matthew Juliana

Matthew Juliana, AICP
Director of Environmental Planning, HPD

Date: February 17th, 2021

