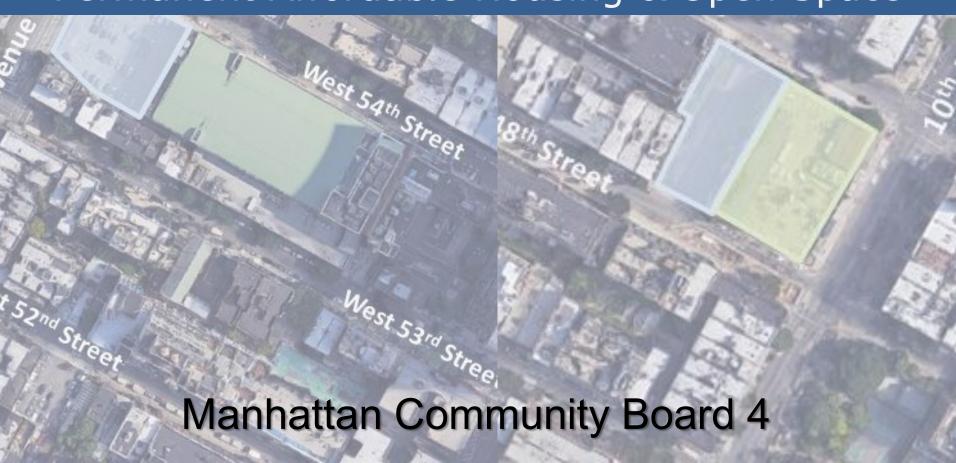
Clinton/Hell's Kitchen RFP

806 9th Avenue & 705 10th Avenue

Permanent Affordable Housing & Open Space



Clinton/Hell's Kitchen RFP

The Clinton/Hell's Kitchen RFP is comprised of two permanent affordable housing sites:

- MTA Site located at 806 9th Avenue
- DEP Site located at 705 10th Avenue

Both sites were commitments in the Western Rail Yards Points of Agreement, an agreement between the New York City Council and the Mayor's Office regarding the Hudson Railyards rezoning, which was executed on December 10, 2009.

Western Rail Yards Points of Agreement

POINTS OF AGREEMENT

Western Rail Yard Rezoning December 10, 2009

3. AFFORDABLE HOUSING OFF-SITE COMMITMENTS

(a) The Department of Housing Preservation and Development ("HPD") commits to issuing Requests for Proposals ("RFPs") for the development of affordable housing on the City-owned sites at West 54th Street and 9th Avenue, which is under the leasehold control of the Metropolitan Transportation Authority ("MTA"), and West 48th Street and 10th Avenue, currently occupied by the Department of Environmental Protection ("DEP") in connection with the construction of Water Tunnel No. 3. The City reiterates its commitment to propose, and Council Member Quinn reiterates her commitment to support, the provision in the City capital budget of the sum of \$40 million to construct or otherwise create new affordable housing units off-site.

HPD's RFPs will contain the following requirements:

- (i) A height cap restriction that the local Council Member and Community Board 4 ("CB4") understand will result in the creation of an estimated 267 units. Without the height cap restrictions, these sites would generate 312 units. The height on the DEP site will not exceed 77 feet. The height on the MTA site will not exceed 85 feet on 9th Avenue, and 99 feet on the midblock;
- (ii) An AMI mix of 165% or under;
- (iii) 50% two or more bedroom units; and,
- (iv) Permanent affordability.
- (b) HPD will share the program overview with CB4 before releasing the RFPs for the off-site housing developments.
- (c) The Administration agrees that the MTA and DEP sites will not generate an Inclusionary Zoning bonus under NYC Zoning Resolution Section 23-90, and

Western Rail Yards Points of Agreement

Requirements for RFP

- Height cap of 77 feet for the DEP site and 85 feet on 9th Avenue and 99 feet on the midblock for the MTA site
- 267 permanently affordable units
- An AMI mix of 165% or under
- 50% two or more bedroom units

Process

 HPD to share program overview with MCB4 before releasing RFPs

MCB4 Revised Approval Conditions—June 2017 MTA Site

Height, Bulk, and Use

• Setting a height limit of 85 feet along the 9th Avenue frontage and of 99 feet on West 54th Street, beginning 50 feet east of 9th Avenue and through the midblock backing against the existing MTA Control Center.

Affordability Bands

- A restrictive declaration that 20% of units will be affordable at 80% AMI; 40% will be affordable at 125% AMI, and 40% will be affordable at 165% AMI
- At least 50% of the residential units contain two bedrooms or more

MTA Use

- The elimination of the 30,000 square feet reserved for the MTA office/training space
- The elimination the 15 MTA parking spaces planned for the site
- The RFPs to select a developer for this site must be developed in consultation with MCB4

Other Considerations

 A restrictive declaration that the site cannot generate an Inclusionary Housing bonus or be used to satisfy the SCD District Harassment Cure requirements pursuant to ZR § 96-110

MCB4 Revised Approval Conditions—June 2017 DEP Site

Height, Bulk, and Use

- Setting the height limit for the site at 77 feet
- No retail and/or commercial use allowed on the West 49th Street portion of the DEP site, as such an addition would exacerbate the problems of bars and clubs on residential blocks

Affordability Bands

- A restrictive declaration that 20% of units will be affordable at 80% AMI; 40% will be affordable at 125% AMI, and 40% will be affordable at 165% AMI
- At least 50% of the residential units contain two bedrooms or more

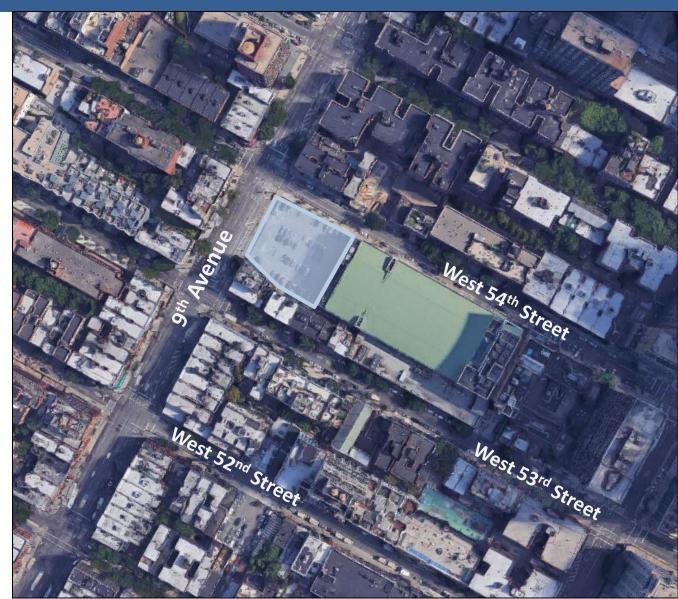
Relationship to DEP/Parks Open Space

- A permanent easement for unobstructed light and air from the DEP water access tunnel site to the east
- Comfort stations for public use in conjunction with the DEP open space must be included in the affordable housing development
- Parks Department has agreed to a landscape architect to design the open space

Other Considerations

- The RFPs to select a developer for this site must be developed in consultation with MCB4
- A restrictive declaration that the site cannot generate an Inclusionary Housing bonus or be used to satisfy the SCD District Harassment Cure requirements pursuant to ZR § 96-110

MTA Site - 806 9th Avenue

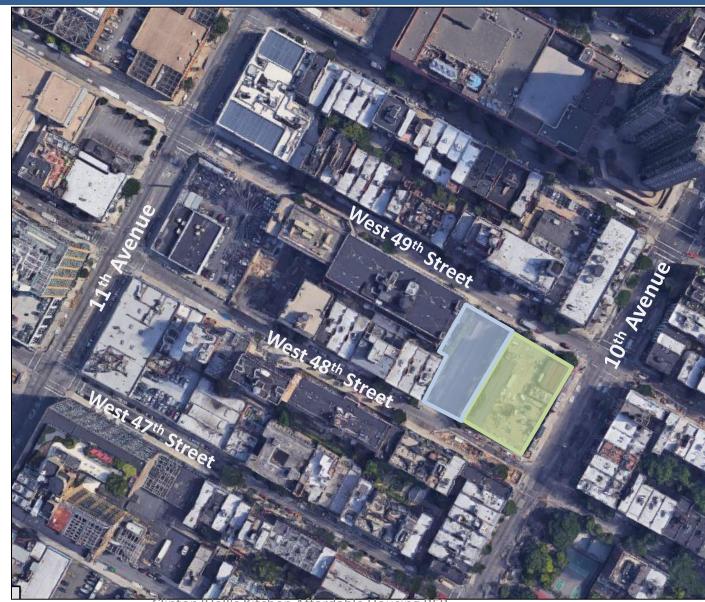


Residential

MTA Site - 806 9th Avenue



DEP Site - 705 10th Avenue



Residential
Open Space

4/4/18

DEP Site - 705 10th Avenue



MCB4 Approval Conditions – MTA Site March 7, 2018

Building Design & Program

- Height not to exceed 85 feet on 9th Avenue and 99 feet in the midblock (50 feet east of 9th Avenue)
- Façade to be predominantly brick and masonry with punched windows
- Architecture should relate to surrounding context of 4 to 6 story brick and masonry tenements
- Landscaped tenant open space to be developed at roof and setback levels
- Commercial space to be a supermarket for the community
- MCB4 will continue to work with MTA to relieve project of burden to create 30,000 square feet of MTA office space

Neighborhood Context - MTA Site













MCB4 Approval Conditions - DEP Site March 7, 2018

Building Design & Program

- Height not to exceed 77 feet
- Façade to include predominantly brick and masonry with punched windows
- Architecture should relate to surrounding context of 4 and 5 story brick and masonry tenements
- Building to have windows facing south, north, and east
- No commercial space at first floor¹
- HPD Design Guidelines be modified to create both a lower ground floor and slightly lower floor to floor heights to create another floor within height limit
- With an additional floor, the unit count can be increased
- Landscaped tenant open space to be developed at roof and setback levels

¹ Current zoning includes C1-5 commercial overlay at first floor. However, midblock commercial use is not compatible with context of block

MCB4 Approval Conditions – DEP Site March 7, 2018

Building's Relation to Open Space

- Public open space to include an ADA Accessible public restroom and support space for Park staff
- Building design to relate to open space on 10th Avenue but also provide privacy to ground floor apartments along east façade facing open space

Neighborhood Context - DEP Site









MCB4 Unit Affordability and Size Approval Conditions Clinton/Hell's Kitchen RFP

AMI Distribution

AMI	Percent
80% AMI	20%
125% AMI	40%
165% AMI	40%

Affordability Mix

- Production of between 200 and 230 permanently affordable apartments
- AMI mix of 80 %, 125% & 165% with no income eligibility gaps
- The HPD M² program funding be used to achieve community desired AMI mix

<u>Apartment Distribution</u>

50% of the units to be two or more bedroom units

WRYPOA Commitments

- Neither site to generate an Inclusionary Housing bonus
- Neither site to satisfy a Cure for Harassment

Appendix MCB4 Documents Pertaining to MTA & DEP Sites

MCB4 requests that all respondents to the Clinton/Hell's Kitchen RFP, in order to better understand background, context, and project sites, please review the following documents and MCB4 letters:

- Western Rail Yards Points of Agreement. December 10, 2009
- MCB4 Letter re: ULURP Nos. 090422HAM, N090429ZRM, 090423HAM and 090430ZMM. July 27, 2009.
- MCB4 Letter re: Affordable Housing RFPs. October 7, 2015.
- MCB4 Letter re: Affordable Housing RFPs. February 8, 2017.
- MCB4 Letter re: Affordable Housing RFPs. June 7, 2017.
- MCB4 Letter re: Affordable Housing RFPs. March 15, 2018.