



OFFICE OF THE

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**Mark Levine, Borough President**

**November 6<sup>th</sup>, 2024**

**Recommendation on ULURP Application No. 240386ZMM, 240387HAM and No 240388ZRM and No. C240385MMM**

**The Beacon**

**By HPD - NYC Dept of Housing Preservation & Development**

## **PROPOSED ACTION**

NYC Housing preservation and Development (“HPD”) is seeking approval of three land use actions on a site located on City-owned property on portions of Block 1808, Lots 8 and 7501 (Condo Lots 1001-1003) in Community Board 11 in Manhattan. These actions would help facilitate the development of a new 21-story building with 281 units of affordable housing and a superintendent’s unit, as well as the rehabilitation and expansion of the East Harlem Multi-Service Center (“MSC”) with approximately 50,610 zoning square feet of community facility space, which is currently operated by the New York City Human Resources Administration (“HRA”). The proposed actions include:

1. Urban Development Action Area ("UDAA") designation of the Disposition Area, project approval of an Urban Development Action Area Project ("UDAAP"), and the disposition of the disposition area to a developer selected by HPD;
2. Zoning map amendment to change the R7-2 and R7-X zoning districts to an R8 zoning district in the rezoning area;
3. Zoning text amendment to zoning resolution (“ZR”) Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas to establish the Rezoning Area as a Mandatory Inclusionary Housing (“MIH”) Area.”

A separate, but related application seeks a City Map amendment in order to demap a portion of the East 120<sup>th</sup> Street.

## **BACKGROUND**

The project site is located in East Harlem, Manhattan within Community District 11, and identified in the East Harlem Neighborhood Plan as a potential site for affordable housing. The site was previously P.S 80, and currently contains a five-story building that houses the New York City Human Resources Administration’s East Harlem Multi-Service Center (MSC), which hosts several nonprofit organizations.

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The East Harlem Rezoning was completed in 2017, with the goals of creating new and preserving existing affordable housing in the neighborhood, encouraging the creation of job opportunities, utilizing the areas current and future infrastructure including the next phase of the Second Avenue Subway, and assuring the improvement of streets and sidewalks through the new contextual development with active ground floor uses. In total, over 2,600 units of affordable housing are expected to be created on six publicly owned sites as a result of the rezoning. The sites for these units include 409 East 120<sup>th</sup> Street, 127 East 107<sup>th</sup> Street, 60 E 112<sup>th</sup> Street, 125<sup>th</sup> Street MEC Center, the 126<sup>th</sup> Street Bus Depot, and NIHOP / NCP RFQ Clusters. The site of The Beacon is part of an additional list identified for affordable housing development that also includes the NYPD 25<sup>th</sup> Precinct Parking Low, DSNY 123<sup>rd</sup> Street Parking Low and Urban Assembly School.

### **Proposed Development**

The Proposed Development consists of two buildings. The first building would be a new, 21-story residential building with approximately 281 affordable housing units, which would be constructed on the current parking lot used by the existing MSC building. The proposed affordable housing mix can be seen in the chart below.

<b>Unit Type</b>	<b>Formerly Homeless Households</b>	<b>30% AMI</b>	<b>50% AMI</b>	<b>70% AMI</b>	<b>80% AMI</b>	<b>Super's Unit</b>	<b>Total</b>	<b>% Units by Unit Type</b>
<b>Studio</b>	16	10	14	14	17	0	71	25
<b>1 BR</b>	11	14	21	22	39	0	107	38
<b>2BR</b>	8	6	10	10	17	1	52	18.5
<b>3BR</b>	8	6	10	11	17	0	52	18.5
<b>Total</b>	43	36	55	57	90	1	282	100%
<b>% Units by AMI</b>	15%	13%	20%	20%	32%		100%	

In addition, the Proposed Development would include the rehabilitation and expansion of the existing five-story MSC building, which would have a new sixth floor. Upon completion, the improved MSC building would provide space for the 12 existing non-profit groups, as well as room for additional community space including classrooms, meeting rooms, and a basketball court that would also serve as an event space. The two buildings would be connected through the landscaped “Wagner Walk” interior courtyard, which would receive structural repairs, a redesigned park space including lighting, and resiliency features to be completed by the NYC Economic Development Corporation and the NYC Department of Parks and Recreation.

In order to enable the construction of the proposed buildings, a City Map amendment is required to address discrepancies between the property line and the mapped street line of East 120<sup>th</sup> Street. Currently, the property line extends approximately 20 feet beyond the mapped street line causing the existing MSC building to encroach into the public street by 11 feet. The proposed city map amendment would demap approximately 20 feet of the northern portion of East 120<sup>th</sup>

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Street adjacent to the project site, in order to move the mapped street line to be aligned with the property line, which would facilitate the inclusion of an ADA entrance. If the City Map amendment is approved, the applicant would dispose of the newly demapped area.

The Applicant is also seeking a rezoning to change the current R7-1 and R7X zoning districts to R8 in order to have one zoning across the lot that is consistent with other high-density districts that allow for design flexibility. This rezoning action would also require the mapping of a Mandatory Inclusionary Housing (MIH) for the site. The Applicant is proposing MIH Option 2, which requires at least 30 percent of the residential floor area to be set aside for permanently affordable housing units at an average of 80% of the Area Median Income (AMI), which is \$86,960 for a single person household, or \$124,240 for a 4-person household.

The Project would be built to Passive House standards and include flood resiliency measures, due to its location within a floodplain.

### **Area Context**

The project site is located in the East Harlem Neighborhood of Manhattan's Community District 11. The surrounding area is characterized predominantly by multifamily residential uses along with some public facilities and mixed-use commercial areas along First Avenue. Zoning in the surrounding area includes R7-2, R7A, R7B and R7X residential districts as well as C1-5 commercial overlays along First Avenue.

The neighborhood is well served by public transportation including the M15 bus line along First Avenue and the M116 line along Pleasant Avenue which provides crosstown access. Additionally, the 116<sup>th</sup> Street 6 subway station is located about seven blocks from the Site. When Phase 2 of the Second Avenue Subway extension is completed, the neighborhood would also be served by a new subway station at East 116<sup>th</sup> Street and Second Avenue, about five blocks from the site. The area is also located within a Transit Zone, which exempts income-restricted residential developments from parking requirements.

The Project Site falls within the boundaries of the Waterfront Revitalization Program (WRP) Coastal Zone, and portions of the Project Area are located within the 1% annual chance (100-year) floodplain and the 0.2% annual chance (500-year) floodplain.

### **COMMUNITY BOARD RESOLUTION**

On Tuesday, October 29<sup>th</sup>, Community Board 11 voted to recommend approval of the proposed project, with the modification that the Applicant commit to adhering with Community Board 11 local hiring guidelines, and partner with local organizations for jobs during and post construction.

### **BOROUGH PRESIDENT'S COMMENTS**

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This proposal realizes the objectives of the 2017 East Harlem Neighborhood Plan by utilizing City-owned property for the construction of affordable housing. The Proposed Development would deliver much needed affordable housing and improved community facility space to the East Harlem neighborhood in line with the desires of local planning objectives. The building would be forward thinking with its adaptive spaces for various community activities and facilities, and preparedness for the future by meeting Passive House standards and implementing flood mitigation strategies. I encourage the Applicant to follow Community Board 11's local hiring guidelines and provide ongoing opportunities for professional development to local residents. I am happy to support a project that would take advantage of underutilized City-owned property to develop critically needed affordable housing, while expanding services offered to East Harlem residents.

**BOROUGH PRESIDENT'S RECOMMENDATION**

I therefore recommend **approval of Application No. 240386ZMM, No. 240387HAM, No. 240388ZRM and No. C240385MMM.**

A handwritten signature in black ink, appearing to read 'Mark Levine'.

Mark Levine  
Manhattan Borough President