

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 416, 417

437 West 126 Street – Manhattanville Walkway

May 14, 2019

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{**Levine**} **Land Use Nos. 416 and 417** are related ULURP applications submitted by HPD in order to facilitate the redevelopment of a privately owned vacant lot now known as **Manhattanville Walkway**.

**L. U. No. 416** (C 190127 PQM), seeks to re-acquire ownership by the City of New York and **L. U. 417** (C 190128 HAM), seeks approval of UDAAP designation, project approval, and disposition of the property which is located at **437 West 126 Street** (Block 1967, Lot 5) in Manhattan Council District 7.

Manhattanville Walkway is an underutilized, privately owned lot that is slated for redevelopment. The disposition area is a 1,608 sq. ft. lot that HPD sold in 2001 as part of a UDAAP project under HPD's Neighborhood Redevelopment Program known as Zora Neal Hurston Houses Limited Partnership (Resolution 2156, December 11, 2011). The original project called for the rehabilitation of 8 multiple dwellings. The vacant lot is situated between two of the residential buildings that have since undergone rehabilitation. The lot has remained underutilized and fenced off for many years, as it is irregularly shaped and is not suitable for new construction.

Currently, the owner is interested in conveying the vacant lot to a new owner, the Janus Property Company, who has been based in the immediate area for the last 25

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years. Janus has spearheaded an economic redevelopment of the neighborhood, and is proposing to redevelop the vacant lot by creating a pedestrian pathway that will transform the underutilized lot into a vibrant open space walkway.

Although the original project did not include specific plans for the lot, it is still bound by the original project's regulatory agreement. Therefore, in order to facilitate the sale from the current owner to Janus, HPD is pursuing ULURP actions to acquire the site and convey it simultaneously at closing. As part of the disposition, HPD will be restricting use of the lot to open space and recreational activities.

HPD is in favor of the plan and in order to facilitate the proposal, the agency seeks Council approval of both land use actions.

# Manhattanville Factory District Walkway Land Use Application: 190127 PQM / 190128 HAM



City Council Presentation – May 14, 2019

# Project Overview

- HPD disposed of 433 West 126<sup>th</sup> Street (multi-family building with adjacent 1,608sf vacant lot) to Ecumenical Community Development Organization (ECDO) in 2001.
- ECDO rehabilitated building for affordable housing and is currently under HPD regulatory agreement.
- Janus Property Company (JPC) seeks to purchase adjacent vacant lot to facilitate a landscaped walkway through a planned mixed-use series of developments.
- For the last 25 years, (JPC) has been based on either side of this vacant lot.
- Planned walkway will be open to the public.



# ULURP Actions

- Acquire vacant lot (from ECDO)
- Urban Development Action Area Project Designation (UDAAP)
- Disposition (to Janus)

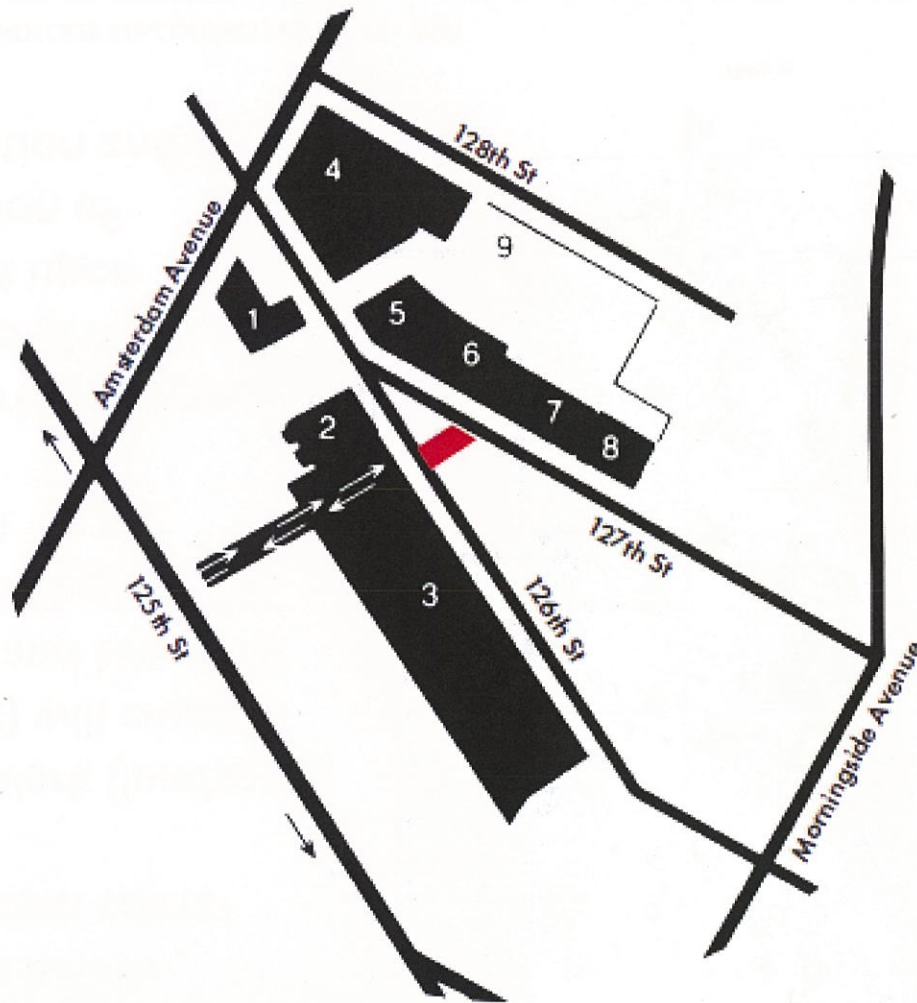
As part of disposition, HPD will restrict use of this lot to open space/recreational activities. HPD approval will be required if development is contemplated for the site.



# Manhattanville Factory District

- JPC vision is to use their privately-owned lots to create green spaces and walkways open to the public through their buildings
  - From 125<sup>th</sup> to 126<sup>th</sup> Street through Taystee
  - From 126<sup>th</sup> to 127<sup>th</sup> Street through this private lot from ECDO
  - From 127<sup>th</sup> to 128<sup>th</sup> Street through the Malt House
- All JPC sites are privately-owned and the site subject to ULURP is privately-owned by ECDO. JPC wants to invite the community and tenants and the public to activate these spaces – to sit, talk, meet, eat, work and enjoy.
- Manhattanville and the West Harlem community is a food desert. JPC's vision is to create more opportunities for community members to find good food and places to eat. The proposed walkways, even with temporary tables and chairs, will be open to everyone.

# Manhattanville Factory District



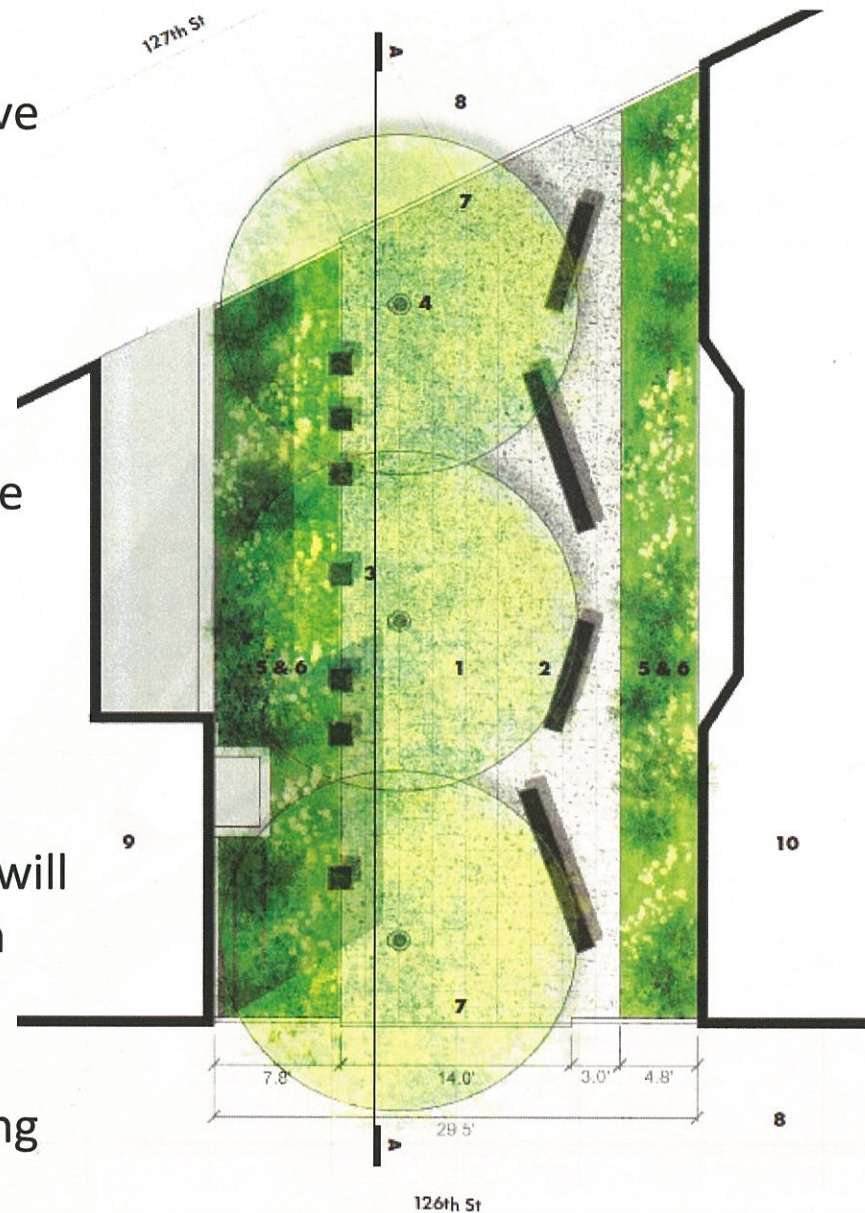
- 1** 1351 Amsterdam Ave
- 2** 460 W 126th St
- 3** 450 W 126th St
- 4** 1361 Amsterdam Ave
- 5** 461 W 126th St
- 6** 439 W 126th St
- 7** 429 W 127th St
- 8** 423 W 127th St
- 9** Courtyard
- 437 W 126th St



Scale: NTS

# Proposed Site Plan

- Plans are only illustrative and will go through concept and design drawings before construction starts
- Terrain Work (landscape architect) will create a uniform and beautiful design through all JPC buildings
- For security, all spaces will be closed at night, with hours set upon completion of construction and staffing



- 1 Paver Walkway
- 2 Bench
- 3 Seating
- 4 Tree
- 5 Groundcover Planting
- 6 Shrub Planting
- 7 Access Gate
- 8 Sidewalk
- 9 439 W 126th St
- 10 435 W 126th St

Scale: 1" = 8'



# Walkway Design

- Leven Betts Architects will design signage and Bliss Fasman will design lighting



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# Q & A

**East Harlem/El Barrio Community Land Trust Project**  
**Banana Kelly Community Improvement Association, Inc. (Sponsor)**

*UDAAP Hearing: May 14, 2019, 1:00pm*  
*Subcommittee on Landmarks, Public Siting, and Maritime Uses*

Hello, my name is Dan Stadt and I am the Director of Housing at Banana Kelly Community Improvement Association, Inc. We are the developers of the East Harlem/El Barrio Community Land Trust (or CLT), My role in this project has been to serve as the project lead in securing financing, coordinating pre-development, and I will be involved with selecting the General Contractor and overseeing construction. I will begin with a brief overview of Banana Kelly, followed by a discussion of the East Harlem CLT, and Community Land Trusts in general.

Banana Kelly

Banana Kelly was founded in 1978, in the midst of abandonment, arson, and disinvestment of our Hunts Point-Longwood neighborhood of the South Bronx. While the federal government issued a moratorium on housing, New York State Urban Development Corporation retreated from housing production, and New York City was narrowly avoiding bankruptcy, a group of residents came together on a block of Kelly Street with the motto “don’t move, improve.” Banana Kelly, as the block was known for its curved shape, was founded upon principles of self-help and mutual cooperation, as residents took matters into their own hands to rehabilitate their buildings themselves, investing their “sweat equity.”

Today, Banana Kelly continues to work on the frontlines providing deeply affordable housing to New Yorkers. While our primary catchment area is the Hunts Point-Longwood neighborhood of the Bronx, we are expanding to be the developer for two projects housed in Affordable Neighborhood Cooperative Program division of HPD—The 311 Pleasant Avenue Cluster and East Harlem/El Barrio CLT. We are also currently developing several clusters of our own buildings in the Bronx, as our existing portfolio consists of nearly 60 buildings with over 1,500 units.

Banana Kelly was selected as the developer of the East Harlem/El Barrio CLT after submitting a proposal to HPD’s Request for Expressions of Interest (RFEI). This project fits into our mission to provide deeply affordable housing that is governed by the residents who occupy these buildings and live in the neighborhood. Community Land Trusts are an innovative model to preserve affordable housing for the long-term and combat speculative real estate development, which Harlem has been experiencing dramatically. The East Harlem CLT will serve as a model for the expansion of land trusts in New York City.

Community Land Trusts

Community Land Trusts are non-profit organizations that serve as stewards for parcels of land that are maintained for a community purpose. The first Community Land Trust in the US was founded in Albany, Georgia, to provide leases for cooperative farms to CLT members during the Civil Rights Movement in 1969. Since then, over 200 CLTs have been developed across 38 states in the US.<sup>1</sup> CLTs are an exciting model because of this variability and opportunity for democratic control of community institutions, which can adapt to meet local needs.

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<sup>1</sup> Democracy Collaborative, “Overview: Community Land Trusts,” <https://community-wealth.org/strategies/panel/clts/index.html>

In New York City, the Cooper Square Committee developed the City's first CLT in 1991, which was and remains operated as a Mutual Housing Association, or MHA. The MHA is governed by 2/3 residents and 1/3 members appointed by the CLT. This governance structure creates additional layers of commitment to providing quality affordable housing, and provides protections against the speculative real estate market, as the land trust and the MHA entity that owns the building and leases the land, provide a check on one another. Furthermore, this structure hinders the ability of the non-profit to sell buildings into the private market, which threatens existing residents and the long-term affordability of units.

The East Harlem CLT will be structured with a tripartite Board, composed of 1/3 MHA residents, 1/3 community residents, and 1/3 public interest members. The building will be owned by the MHA HDFC, which will have a ground lease with the CLT HDFC. Both entities will be incorporated as HDFCs pursuant to Article XI of the Private Housing Finance Law, which mandates that the units be rented to persons of low income and gives HPD certain enforcement authorities. This structure will offer protections to preserve affordability and provide community control over this local institution.

Community Land Trusts are critical for their ability to influence policies—both within the land trust itself, and at a larger scale. Tom Angotti, in his work paper on CLT's asserts that

“When land trusts are one among many tools used to stabilize land values, including public ownership, rent controls, and land use controls, their benefits are maximized...It is also necessary that communities consciously exert control over land by using a variety of tools, thereby obtaining a social purpose for the land...Community land is land which local residents and businesses control collectively either via public or non-profit ownership...It is an issue of political control, not simply one of legal ownership of the land.”<sup>2</sup>

Banana Kelly has experience with such types of community ownership, having revised our by-laws to become a centralized Mutual Housing Association in the 2000s. Residents currently comprise a plurality of our Board of Directors, and we have a separate Resident Council, which takes up different issues that our resident members deem pertinent and important. We maintain that as a community institution we must be governed by those whom we serve. As the CLT's developer, we are carrying this mission to provide local control and resident governance of housing. This project goes beyond the simple preservation of affordable housing units to found a new community institution that will be governed by residents and neighbors, and accountable to the East Harlem community.

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<sup>2</sup> Tom Angotti, “Community Land Trusts and Low-Income Multifamily Rental Housing: The Case of Cooper Square, New York City, *Lincoln Institute of Land Policy*, 2007. <https://www.lincolnst.edu/publications/working-papers/community-land-trusts-low-income-multifamily-rental-housing>

**The Department of Housing Preservation and Development**

L.U. No. 398

East Harlem/El Barrio CLT

May 14, 2019

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{**Ayala, Perkins**} **Land Use No. 398** consists of the proposed disposition of four City-owned multiple dwellings located at **53 East 110<sup>th</sup> Street** (Block 1616, Lot 123), **304 East 126<sup>th</sup> Street** (Block 1802, Lot 47), **201 East 120<sup>th</sup> Street** (Block 1785, Lot 1) and **204 West 121<sup>st</sup> Street** (Block 1926, Lot 35) in Manhattan Council Districts 8 and 9 and is known as the **East Harlem/El Barrio Community Land Trust (EHEB CLT)**.

The East Harlem/El Barrio Community Land Trust (EHEBCLT) was incorporated with a goal of ensuring the development and preservation of permanently affordable housing in the East Harlem community. The individual buildings in the Land Trust will be jointly managed by a Mutual Housing Association representing the tenants. The designated developer is Banana Kelly Community Improvement Association, Inc. , a not-for-profit organization that was qualified through the ANCP, TPT-TP & Special Projects RFQ.

As the designated developer, Banana Kelly will be responsible for obtaining rehabilitation financing, developing a scope of work, coordinating temporary relocation of the tenants, and overseeing the selection of general contractors and construction. Additionally, the developer will act as property manager during the construction phase and for at least one year after conversion.

**The Department of Housing Preservation and Development**

L.U. No. 398

East Harlem/El Barrio CLT

May 14, 2019

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The buildings were taken into City ownership between 1985 and 1988, and are currently being managed through HPD's Central Management Division. 201 West 120th Street is a vacant building, while the other three buildings are partially occupied. In total there are 36 residential units with a mixture of unit types, including twenty-two (22) two-bedroom, thirteen (13) three-bedroom, and one (1) five-bedroom apartments. Additionally, there are two commercial units that will be leased based on the best fit for the CLT, and one community facility space for the general use of the CLT.

Some of the existing tenants have already been temporarily relocated due to building conditions, and prior to commencing any work, the developer will be responsible for temporarily relocating the remaining tenants. The proposed scope of work calls for the substantial renovation of all four buildings, whereby all major building systems will be replaced, and existing units will be reconfigured, if necessary, to comply with DOB code requirements.

Upon construction completion, the buildings will become rent stabilized rental units with rents set at 30% of AMI for existing tenants, which include all relocated tenants, and 65% of AMI for vacant units. Upon construction loan closing, the properties will be conveyed to the CLT Housing Development Fund Corporation

**The Department of Housing Preservation and Development**

L.U. No. 398

East Harlem/El Barrio CLT

May 14, 2019

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(HDFC) for a nominal fee of one dollar (\$1.00) per building, at which time the CLT will take title to the buildings and provide oversight of the developer during construction. The estimated total development cost is \$14,790,975 .

As part of **L. U. No. 398**, HPD also seeks Article XI benefits for a term of 40 years coinciding with the Regulatory Agreement. The approximate tax benefit is \$7,844,746 with a net present value of \$2,191,596. The tax exemption will help preserve long-term affordability of the low-income rental units within the East Harlem El Barrio Community Land Trust.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 418

Brownsville North – Ocean Hill

May 14, 2019

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{Ampry-Samuel} Land Use No. 418 (C 190177 HAK) is related to a ULURP application seeking UDAAP designation, project and disposition approval for three (3) city-owned vacant lots located at **379-383 Howard Avenue** (1446/1, 3) and **1297 East New York Avenue** (1476/34) in Brooklyn Council District 41. The project is known as **Brownsville North/Ocean Hill NCP**, and is slated for development under HPD's Neighborhood Construction Program (NCP), which funds infill rental housing with up to 45 units affordable to low-, moderate- and middle-income households.

The development team was chosen through a competitive process, and proposes to construct two buildings with a total of thirty-two (32) affordable rental units, plus one unit for a superintendent.

The project includes a 10% Homeless set aside, which is 3 units, for families referred from other social service agencies, such as the Department Homeless Services (DHS).

Upon completion, 379-393 Howard Avenue will be a four (4) story building with 23 units, including the superintendent's unit. The unit mixture includes 5 one-bedroom and 17 two-bedroom units, plus one two-bedroom unit for the super.



THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 418

Brownsville North – Ocean Hill

May 14, 2019

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1297 East New York Avenue will also be a four (4) story building. The unit count for this building will be ten (10) and the unit mixture includes 3 one-bedroom and 7 two-bedroom units.

The target incomes for this project will be up to 70% of the Area Median Income (AMI) with rents affordable to families with incomes between 37% and 67% AMI, which is approximately \$681 for a one-bedroom apartment at lower income tiers to approximately \$1,549 for a two-bedroom apartment at a higher income tier. The project also includes units rented to formerly homeless families and individuals.

The building will be built to meet Enterprise Green Community Standards and amenities will include a lounge, laundry room and an outdoor recreational space per building.

In order to facilitate the development of the Brownsville North/Ocean Hill NCP project, HPD is before the Landmarks subcommittee seeking approval of **Land Use No. 418.**

# Brownsville North/Ocean Hill City Council Public Hearing

May 14, 2019

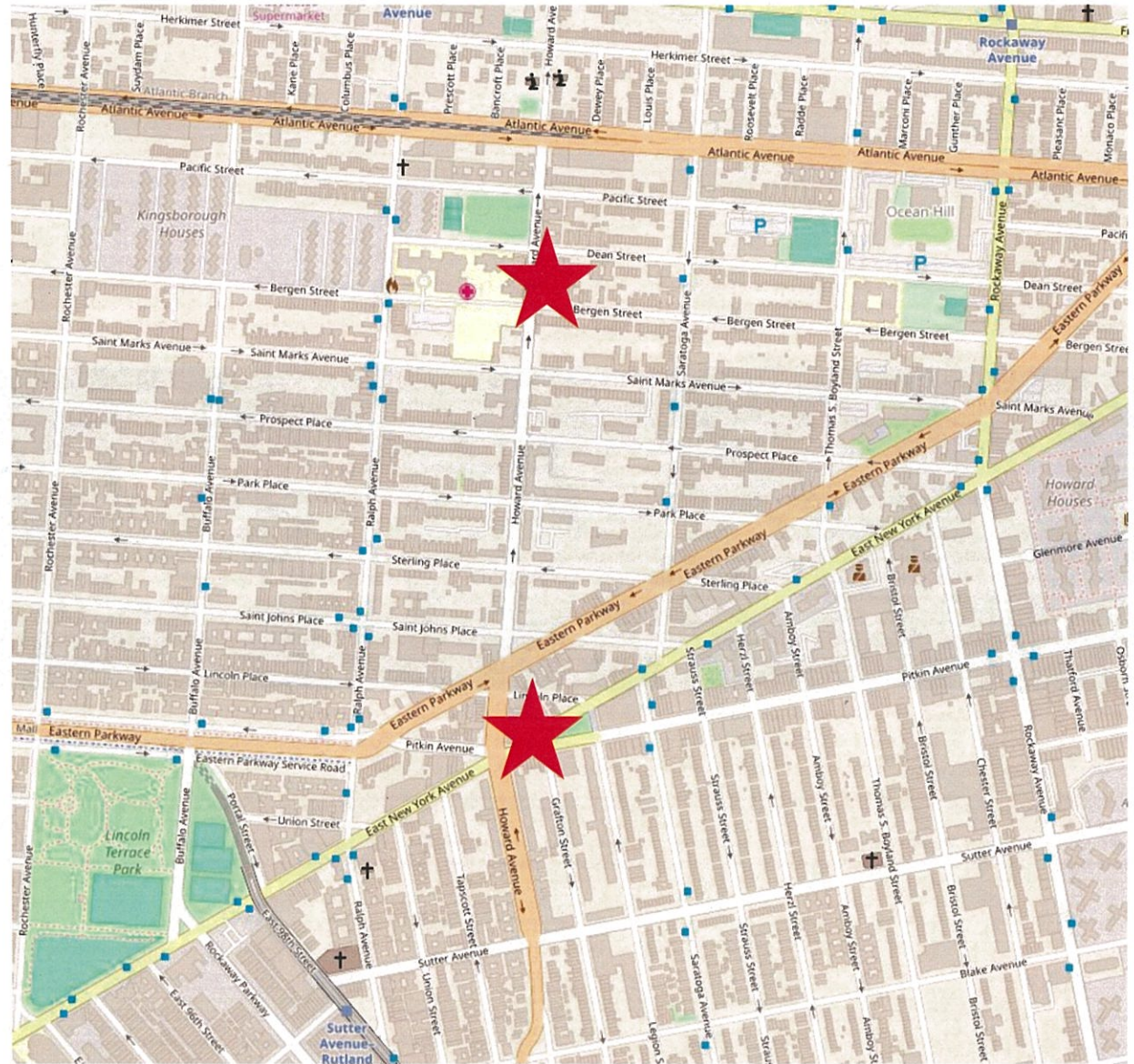


Department of  
Housing Preservation  
& Development

# Land Use Actions & Site Locations/Context

## Land Use Actions

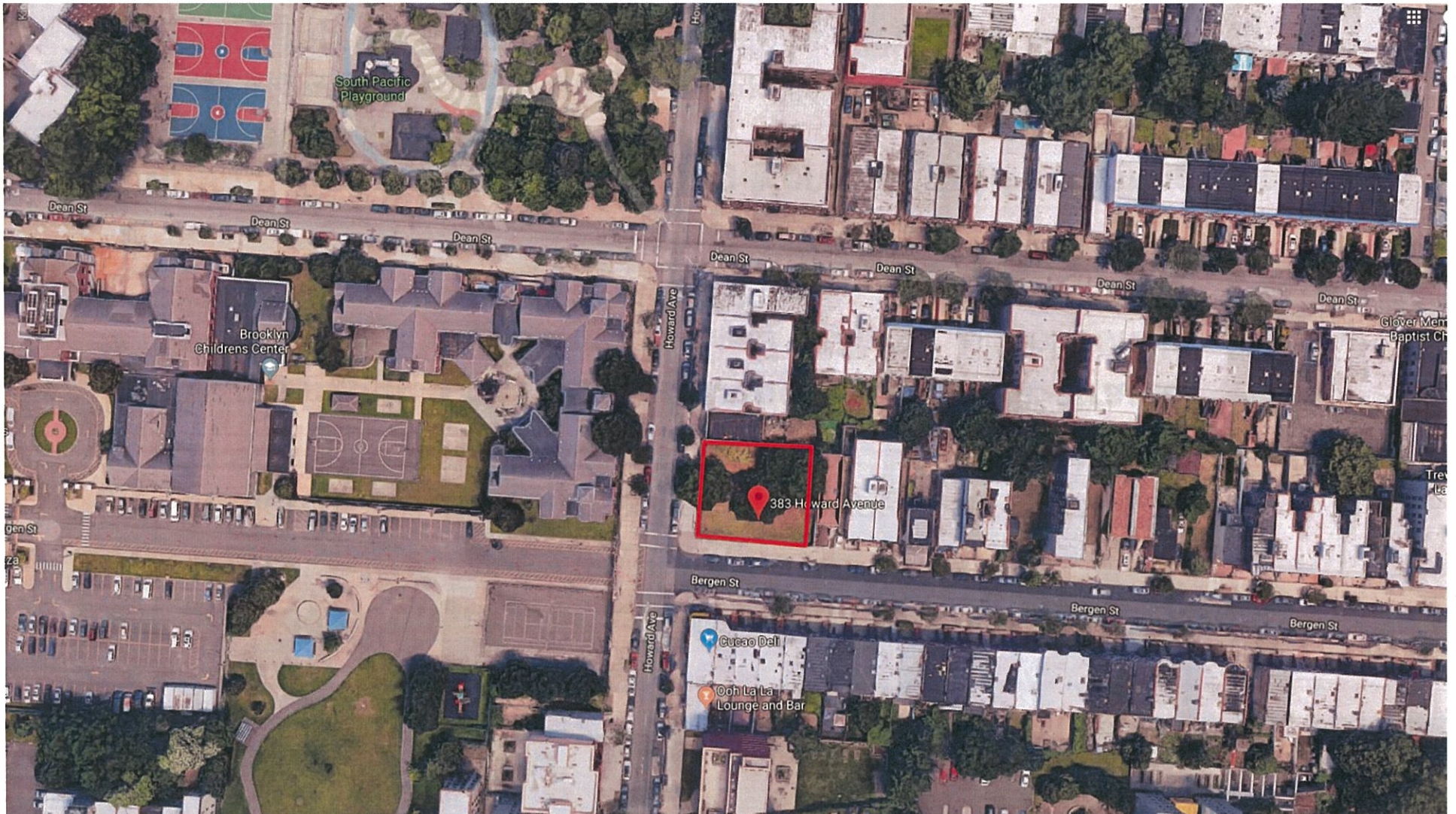
- Designation of an Urban Development Action Area (“UDAA”)
- Urban Development Acton Area Project (“UDAAP”) approval
- Disposition of the City-owned property



# Introductions

- **East Brooklyn Congregations – Managing Member, community outreach**
  - Coalition of 40+ Brooklyn-based congregations, schools and homeowner associations
- **The Marcal Group – Managing Member, General Contractor**
  - Developer, General Contractor with 1 MM SF under construction and 5 MM SF of space under management
- **MLappin & Associates – Managing Member, project management during predevelopment**
  - Principals oversaw financing and redevelopment of over 147,000 homes representing \$8 billion while at CPC
- **DeLaCour, Ferrara and Church – Architects**
  - Firm has over 31 years of experience designing creative, attractive, energy-efficient and cost-effective buildings for non-profit and community-based developers

# Location & Context – Howard Avenue Building

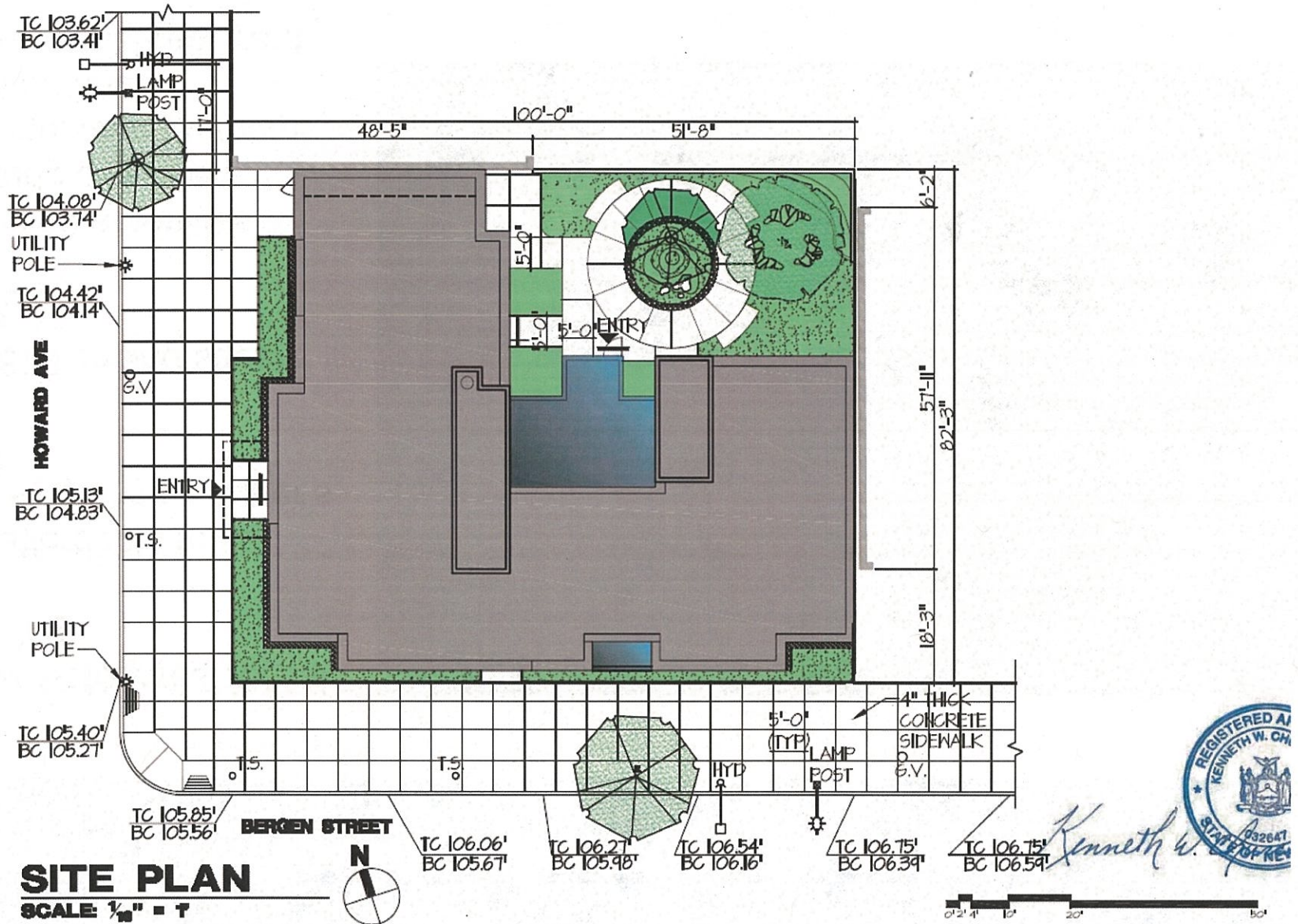


# Summary – Howard Avenue Building

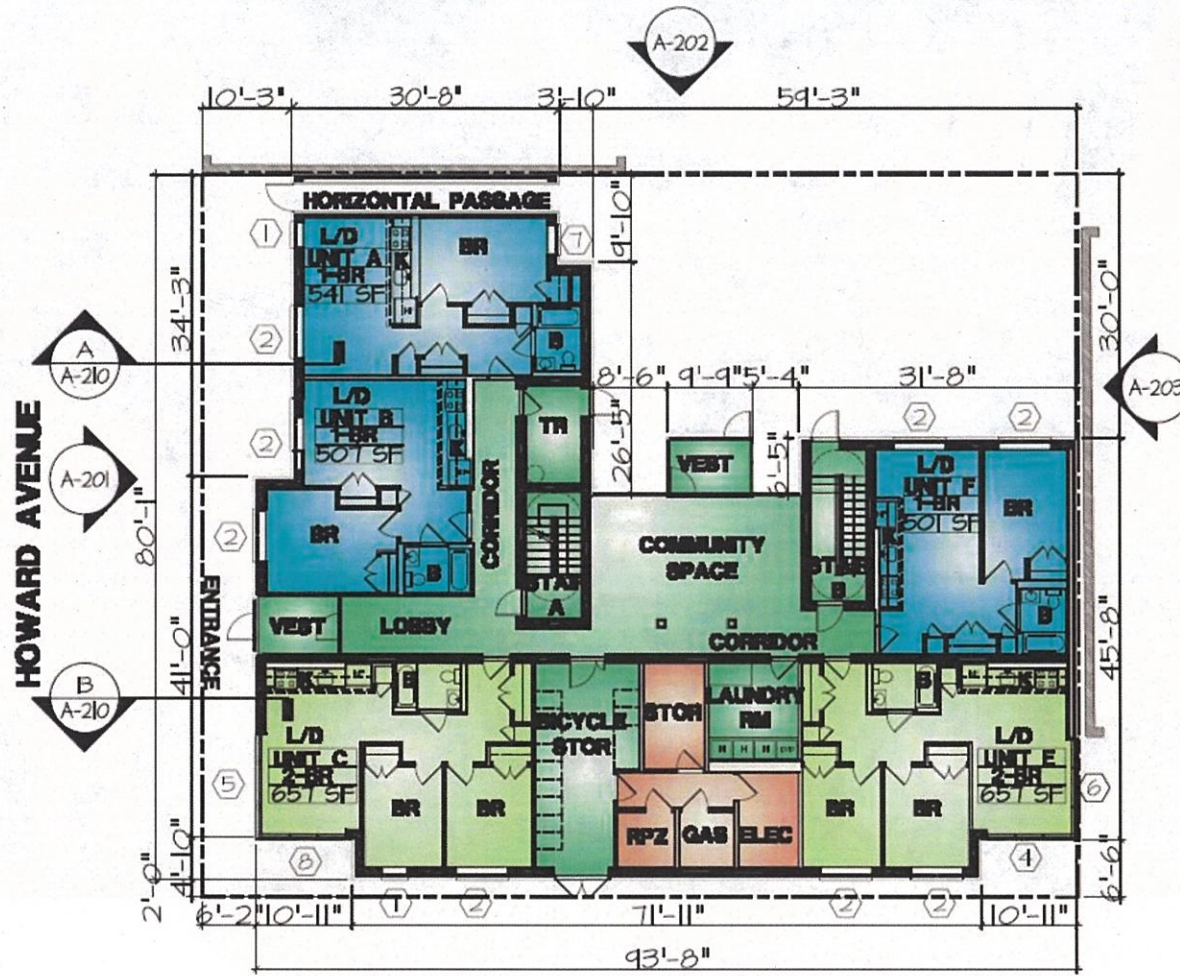
- New 4-story residential building
- 22 affordable rental housing units + super's unit
- 17,879 zoning square feet
- Building amenities include a resident lounge, laundry room, and outdoor recreational rear yard



# Site Plan – Howard Avenue Building



# Ground Floor – Howard Avenue Building





# Location & Context – East New York Avenue Building

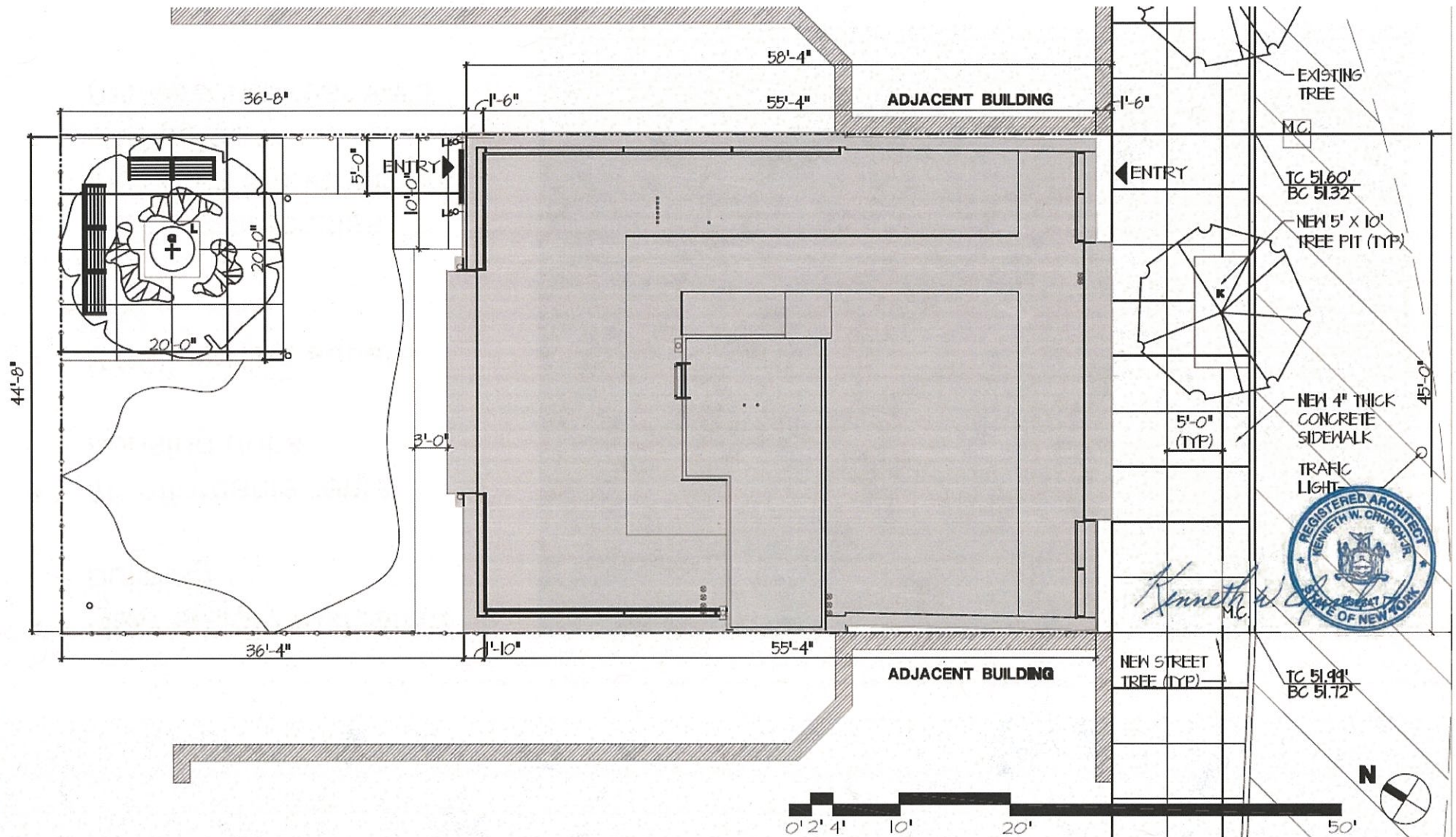


# Summary – East New York Avenue Building

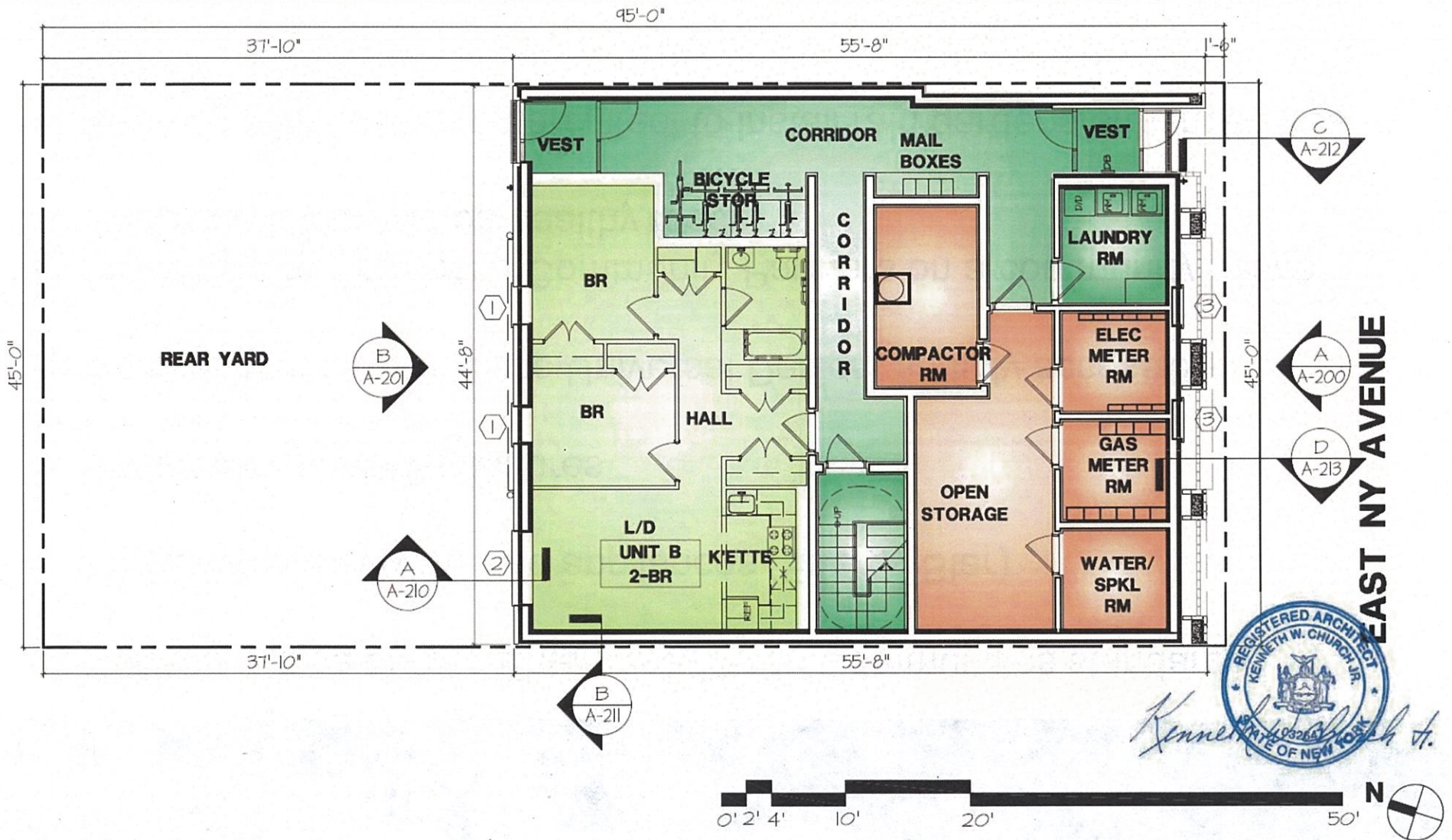
- New 4-story residential building
- 10 affordable rental housing units
- 8,897 zoning square feet
- Building amenities include a laundry room and outdoor recreational rear yard



# Site Plan – East New York Avenue Building



# Ground Floor – East New York Avenue Building



# Sustainability

- Building will be built to Enterprise Green Communities standards
- Highly efficient HVAC and appliances (Energy Star)
- Water Sense labeled fixtures
- Ground floor units will use Universal Design, so fully accessible
- Working with Enterprise Community Partners on a community health Action plan focused on healthy foods
- Working with landscape architect to install rain gardens/enhanced tree pits

# Proposed Program

Unit Type	Home-less	40% AMI	50% AMI	70% AMI	Total	%
*1 BDRM	1	2	2	3	8	25%
*2 BDRM	2	6	9	7	24	75%
<b>Total</b>	<b>3</b>	<b>8</b>	<b>11</b>	<b>10</b>	<b>32</b>	<b>100%</b>
%	10%	25%	34%	31%	100%	

**\*Typical unit sizes:**

One Bedrooms – 507 SF

Two Bedrooms - 639 SF

Income	Rent
\$28,943- \$37,548	\$681 - \$828
\$36,766 - \$46,935	\$881 - \$1,069
\$54,758- \$75,096	\$1,281 - \$1,549

# Economic Development

- **EBC and the Marcal Group will work with local workforce development partners** to refer candidates to the GC and subcontractors for hiring
- **Will post open positions with NYCHA's Resident Economic Empowerment and Sustainability Department**, to recruit local residents
- **EBC currently hires locally for superintendents positions** for the rental buildings it owns
- **EBC will conduct community outreach during rent-up** to meet community board preference units
- **M/WBEs:**
  - HPD sets goal for contracting
  - Marcal Group has used M/WBEs for expediting, security in current projects
  - Marcal will solicit bids from M/WBEs for trades including framing, plumbing, electric, insulation, sheetrock, painting and finished flooring

# Timeline

- **December 3, 2018** ULURP Certification
- **January 8, 2019** CB16 Housing & Land Use Committee
- **January 22, 2019** CB16 Full Board Hearing
- **January 23, 2019** Borough President
- **March 13, 2019** City Planning Commission
- **May 14, 2019** **City Council**
- **Summer 2019** Anticipated ULURP approval
- **Fall 2019** Project Closing
- **Winter 2019** Construction Commencing
- **2021 - 2022** Rent up the Property



# Questions



167-43 148th Ave. Second Floor, Suite 203 Jamaica, NY 11434

May 13, 2019

Re: Letter of support by GatewayJFK on behalf of Bartlett Dairy & Food Service  
BOROUGH OF QUEENS - JFK NORTH SITE - CD 13 C 180517 MMQ

The Greater JFK District Management Association, Inc. (DBA GatewayJFK) is pleased to express our support in favor of the proposed development of the undeveloped 7.3-acre parcel at the intersection of Nassau Expressway and Rockaway Boulevard by Bartlett Dairy & Food Service.

GatewayJFK is an Industrial Business Improvement District adjacent to the proposed development site. We are dedicated to making the area a clean and safe space to live in, work in, and invest in. We partner with the local business community to provide effective advocacy and supplemental services in coordination with government agencies and we partner with the residential community to mitigate the impacts of industry on their quality of life.

We believe that Bartlett's core business of running a warehouse for the distribution of milk and other products to groceries, schools and hotels fits well within the context of the neighborhood, which is currently populated with over 600 businesses providing logistical support to the tons of goods that flow through JFK airport and major ports of call.

We believe that the development will have minimal impact on the existing traffic patterns in the neighborhood as the proposed development includes ample parking on site for employees and trucks and has clear entrances and exits directly onto Nassau Expressway and Rockaway Boulevard. We believe that the design and aesthetics of the development which include a modern facility, ample parking and an attractive fence with landscaping will act as a prominent example to inspire future investment, and revitalization in the area.

And finally, we believe that the jobs provided by this development will help to making sure that Southeast Queens remains a vital employment resource for the surrounding residential community. Southeast Queens is a community in need of both investment and jobs. The Bartlett Dairy project will manage to provide both while fitting within the context of the existing neighborhood and do so in a way that has little impact on existing traffic. We encourage the City Planning Commission to enthusiastically approve of this development.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Grimm-Lyon".

Scott Grimm-Lyon, AICP  
Executive Director  
GatewayJFK





**Queens Community Board 13**

219-41 Jamaica Avenue  
Queens Village, NY 11428  
718.464.9700  
Fax: 718.254.2739  
qcb13.org



**Melinda Katz**  
Borough President

**Clive Williams**  
Chair

**Vicky Morales-Casella**  
Director of  
Community Boards

**Mark McMillan**  
District Manager

**TESTIMONY OF QUEENS COMMUNITY BOARD 13**  
**SUBCOMMITTEE ON LANDMARKS, PUBLIC SITING AND MARITIME USES**  
**May 14, 2019**

Re: C 180517 MMQ – Demapping of JFK North/Nassau Expressway  
CEQR # 17DME006Q; PHA #1732A –  
Changes to Nassau Expressway & Rockaway Boulevard

Good afternoon Chair Adams and Council members Koo, Miller, Barron and Treyger,

I am here today to testify in support of a dynamic project that is targeted to be built in Springfield Gardens. After all of the letters and numbers cited in the "re: line" above, what Queens Community Board 13 is supporting is the construction of a Bartlett Dairy warehouse on undeveloped land adjacent to JFK Airport in a largely industrial area.

NYC Economic Development Corporation presented to our Board members twice; once at our Land Use Committee meeting and a second time at a public hearing held at our January 2019 General Board Meeting. The EDC Team along with the owners of Bartlett Dairy showed the vision through a PowerPoint presentation and were thoroughly questioned by Board members and some members of the public. The Community Board, once at the Land Use Committee and at the General Board Meeting, voted unanimously to support this project.

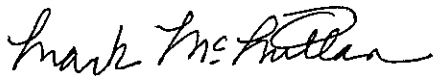
The benefits of this warehouse being built at this location are employment opportunities for local residents; economic development for the immediate surrounding areas; new roads and increased city services.

This new warehouse will also be within the catchment area of the new Gateway JFK, the recently created Industrial Business Improvement District (IBID) comprised of the many air freight businesses in the area. Gateway JFK wholeheartedly supports the Bartlett Dairy warehouse being built at this location.

There is a residential community nearby that is organized through Spring Jam Civic Association. They, too, are enthusiastic in their support for this project.

Finally, there were concerns expressed about truck parking and traffic - this is a huge problem in the community of Springfield Gardens and surrounding areas. EDC and the ownership stated that all trucks could be parked onsite and that ingress and egress would be directly on to Nassau Expressway, which goes directly to the expressway and truck routes they will be using for their deliveries. At no time would they need to use the local streets.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark McMillan". The signature is fluid and cursive, with a prominent loop at the end.

Mark McMillan  
District Manager  
Queens Community Board 13

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# JFK North RFEI: Bartlett Dairy & Food Service

New York City Council

May 2019

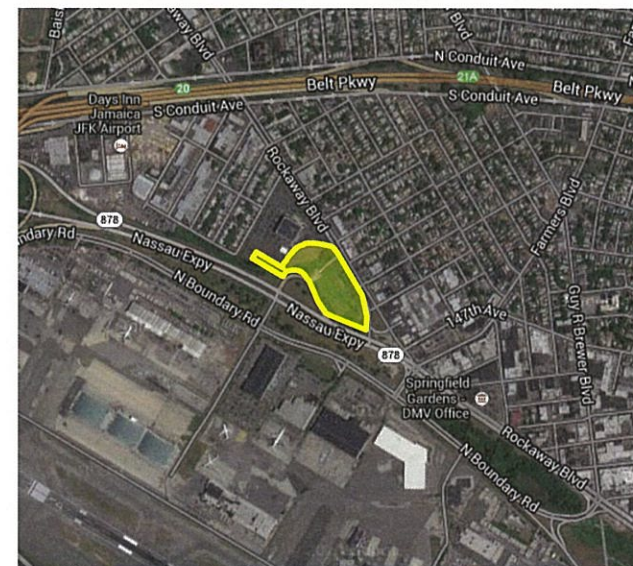
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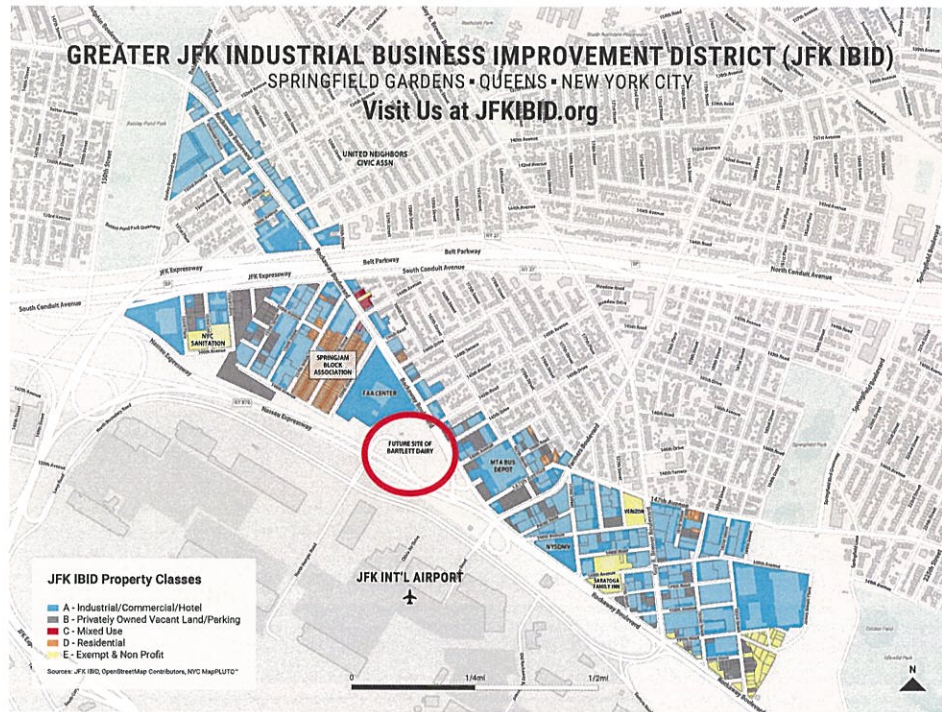
**CONFIDENTIAL - NOT FOR DISTRIBUTION**

# Site Overview

- **Location:** North of JFK Airport Between Nassau Expressway & Rockaway Blvd
- **Size:** Approx. 8.7 acres
  - 6.1 acres to Bartlett
  - 2.6 acres to remain under City ownership
- **Zoning:** M1-1; Within an IBZ; adjacent to Gateway IBID
- **Context:** Industrial, airport and air cargo related commercial uses
- **Surrounding Market:**
  - Limited public transportation
  - Predominantly commercial uses on Rockaway Blvd
- **Site Control:**
  - Property currently mapped as unbuilt portion of Naussau Expressway
  - ULURP required for de-mapping/disposition

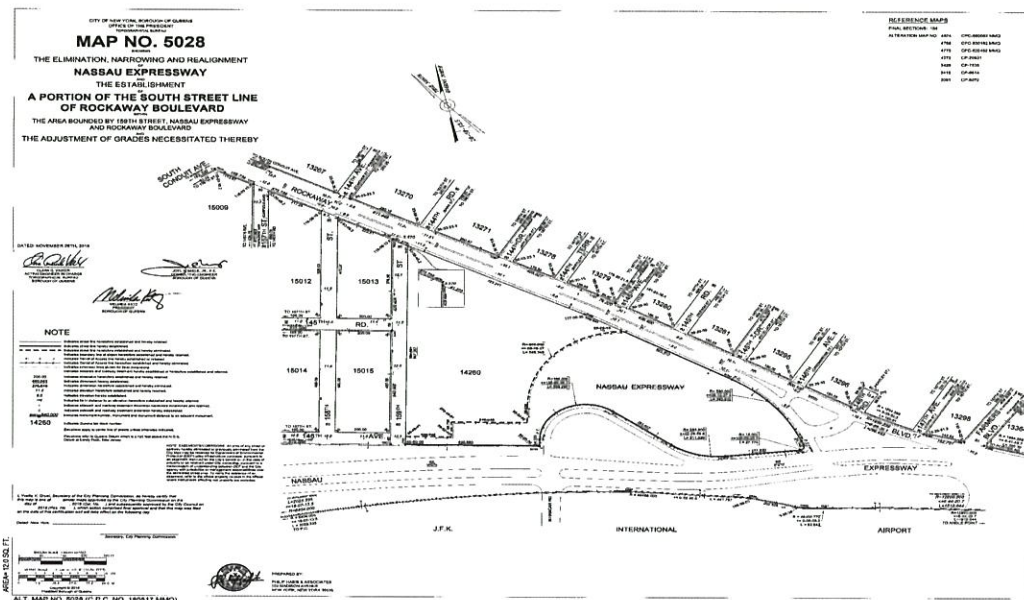
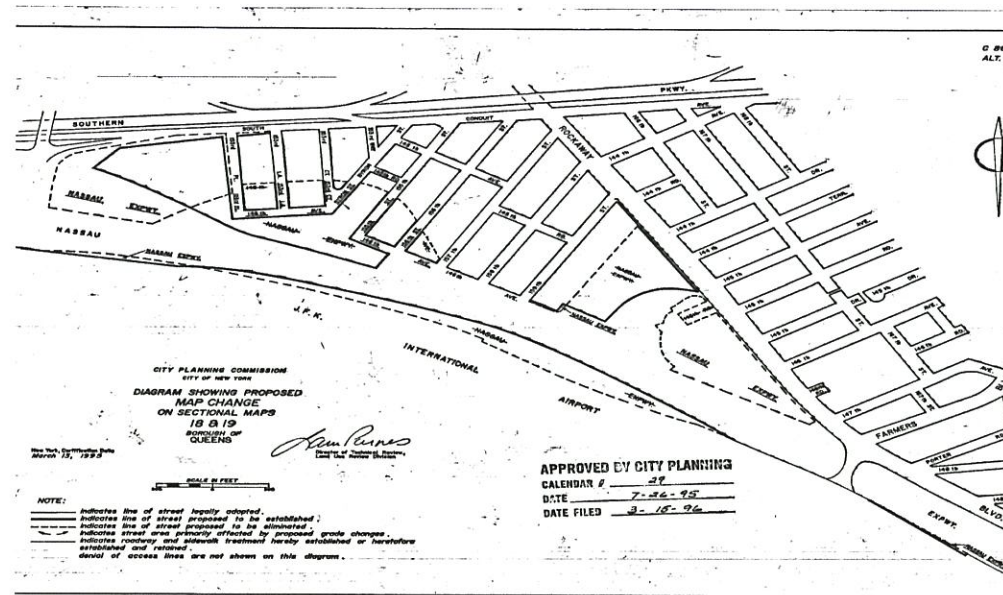


# Local Context



# De-Mapping

- Official City map includes site as part of an unbuilt portion of the Nassau Expressway
- De-mapping action will correct this map to reflect existing conditions
- Once approved we will be able to create a development parcel out of the existing City owned land





## Selection: Bartlett Dairy & Food Service

- New York based minority-owned family-run dairy and dry goods distribution company
- Located in Queens since 1968
- Employing ~ 500 people across three locations in Jamaica, Newark, and Rochester
- Delivers dry and perishable goods to schools, hotels, grocery, and restaurants amongst others, their largest contracts include the NYC DOE, the Archdiocese, and Starbucks
- Formerly located at Elmhurst Dairy in Jamaica Queens
- Distributes milk, bread, butter, cheese, yogurt, eggs, and other products



**Bartlett**

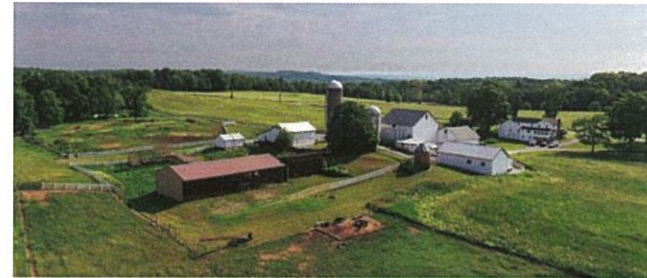
## Project Goals

- Create industrial and/or commercial space near the GatewayJFK IBID
- Support job-intensive uses
- Responsibly deliver on a comprehensive hiring and wage program
- Contribute to local and regional economy



## Alignment of Goals

- Local Hiring
- Strengthens NYC's food economy and connectivity between upstate and downstate New York
  - Bartlett buys 50% of milk from 6 upstate vendors
- 25% MWBE goal for design and construction



Hudson Valley Coop Farm



Byrne Dairy – Waltz Farm

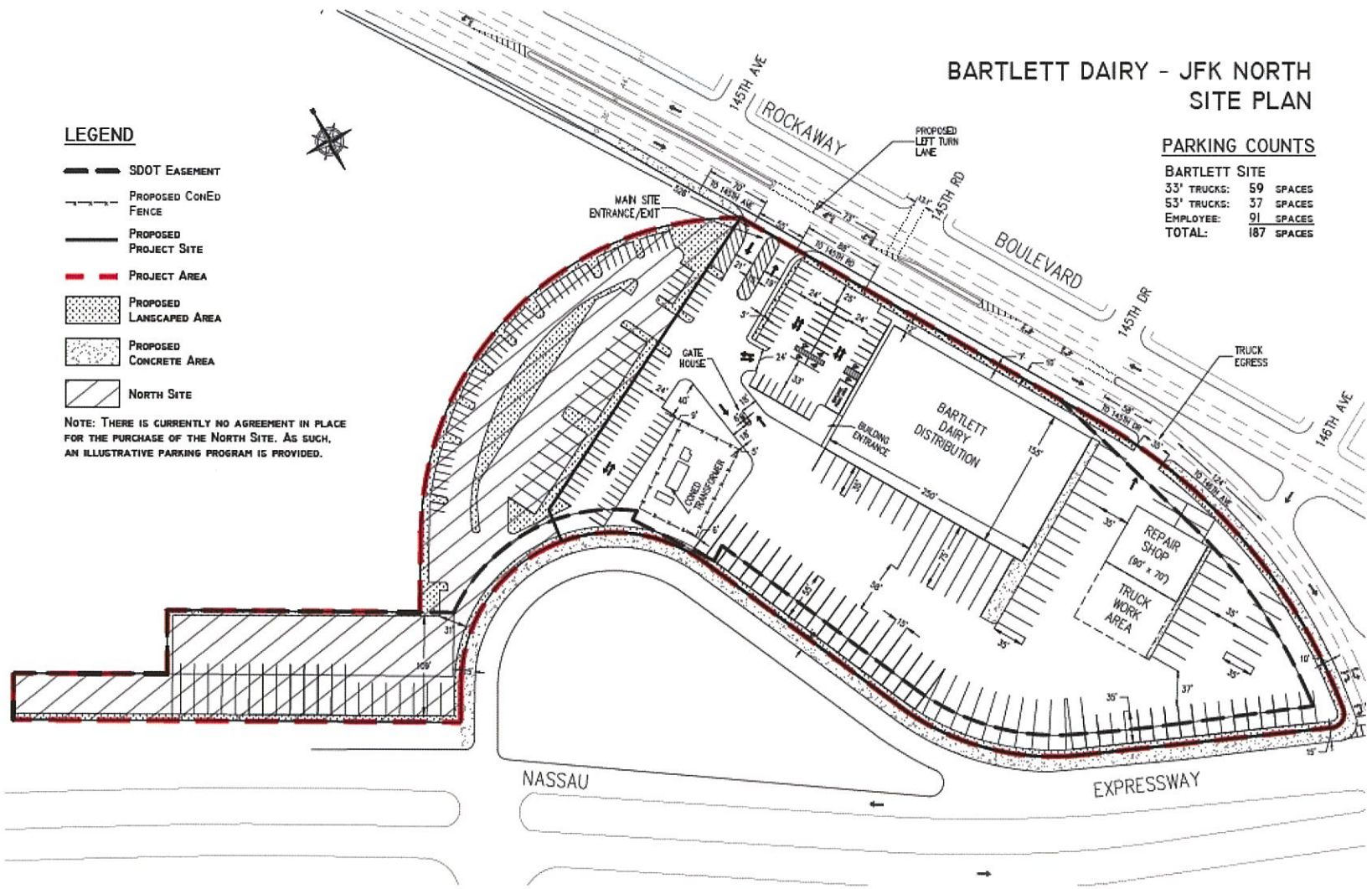


Bartlett Facility

# Workforce Development & Community Engagement

- Employs locally: 50% Queens residents and 86% NYC residents.
- Retention of ~165 existing jobs with average wages of approximately \$70,000
- Creation ~ 70-90 construction jobs
- Union jobs through Local 553 Teamsters
- Provides extensive training and a career ladder for their employees
- Living wage & HireNYC
- Opportunity for CDL training
- Apprenticeship programs
  
- Job postings to be shared with community board, council member, and local workforce development organizations.

# Bartlett's New York City Facility



# Bartlett Dairy & Food Service: Rendering

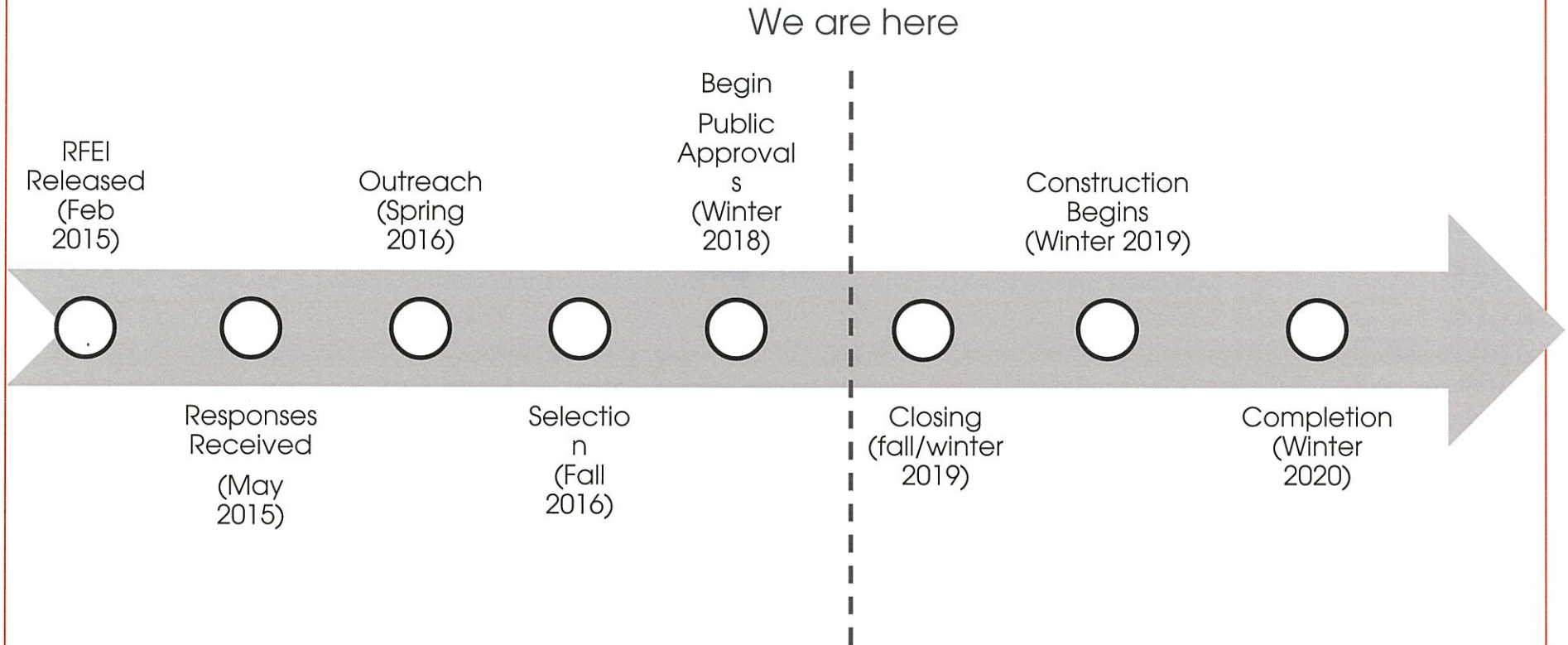


*Illustrative rendering of Bartlett's JFK North facility*

# Community Engagement

- Gateway JFK IBID (July 2018)
- Spring-Jam Civic Association (August 2018)
- Springfield Gardens Civic Association (April 2019)

# Next Steps/Timeline





THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 399

Lenox Avenue ANCP

May 14, 2019

(Perkins) L. U. No. 399 consists of the proposed disposition of seven (7) City-owned buildings and the approval of Article XI tax benefits for the buildings located at **135 West 132<sup>nd</sup> Street**, (Block 1917, Lot 16), **406 Lenox**, (Block 1728, Lot 2), **422 Lenox Avenue**, (Block 1729, Lot 101), **424 Lenox Avenue**, (Block 1729, Lot 2), **426 Lenox Avenue** (Block 1729, Lot 3), **428 Lenox Avenue**, (Block 1729, Lot 103) and **432 Lenox Avenue**, (Block 1729, Lot 172) in Manhattan Council Districts 9.

Known as the **Lenox Avenue ANCP Cluster**, the buildings will be developed through HPD's ANCP program. Under the ANCP program guidelines, city-owned multiple dwellings are conveyed to Restoring Communities HDFC for \$1.00 per tax lot and then rehabilitated by private developers selected through a competitive process. The developer will sign a Site Development and Management Agreement with Restoring Communities that will be in effect until co-op conversion occurs and title transfers from Restoring Communities HDFC to the individual Cooperative. From the time of the cooperative conversion, the developer will remain the property manager for at least one year. After the first year, the Co-op will have the choice of keeping the developer as property manager or hire a new company (approved by HPD).

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 399

Lenox Avenue ANCP

May 14, 2019

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The buildings in the Lenox Avenue cluster were taken into City ownership between 1978 and 1985. By 2001, all the buildings have been participating in the Tenant Interim Lease Program (TIL) which required the tenants to form Tenant Associations to self-manage their buildings and collect rents under a Net Lease agreement with the HPD.

The cluster has a total of 53 residential units, of which twenty one (21) are occupied and thirty two (32) are vacant. The cluster also contains five (5) commercial spaces: four (4) at 422-432 Lenox Avenue and one (1) at 406 Lenox Avenue. The household incomes for the existing the tenants ranges between 5% to 60% of AMI and the cooperative interests attributable to occupied apartments will be sold to the existing tenants for \$2,500. Additionally, maintenance is anticipated to be approximately 40% AMI for existing tenants, which is roughly \$746 for a studio unit, \$820 for a one-bedroom unit, \$992 for a two bedroom unit, and \$1,139 for a three bedroom unit. The cooperative interests attributable to vacant apartments will be sold for a price affordable to families earning approximately 100% of the area median income.

The designated developer for the Lenox Avenue Cluster (ANCP) is Hope Community Inc., a not-for-profit organization, which was selected through a

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 399

Lenox Avenue ANCP

May 14, 2019

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competitive process. The developer will be responsible for managing the temporary relocation of tenants and rehabilitation activities. The work will consist of structural joist replacement work, electrical upgrades, and replacement of building systems including new windows, a new roof, plumbing upgrades and installation of a new boiler. Apartments in all buildings will require layout changes to ensure that layouts conform to the 2014 DOB Building Code and are handicap accessible. Post rehabilitation, the mixture of unit types will be: 5 Studios, 7 One-bedroom, 30 Two-Bedrooms and 11 Three-Bedrooms apartments. The estimated total development cost is \$12,356,396, which is subject to change.

In addition to seeking disposition approval, **L. U. No. 399** requests a 40 year Article XI tax exemption in order to help the HDFC maintain affordability. The term of the tax exemption will be coterminous with the Regulatory Agreement and the total tax benefit is approximately \$9,381,501 with a net present value of \$2,620,922.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. Nos. 400, 401, 402

MMN 1802 CLOTH Amsterdam  
2110, 2185 Amsterdam Av  
2488 Adam Clayton Powell, Jr. Blvd  
2794 Frederick Douglass Blvd

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May 14, 2018

(Levine, Perkins, Rodriguez) **L. U. Nos. 400, 401 and 402** consists of the proposed disposition of City owned property for a project known as **MMN 1802 CLOTH Amsterdam**. The disposition area includes **L.U. No. 400**, which is located at **2185 Amsterdam Avenue** (Block 2112, Lot 14), in Council District 10, **L. U. No. 401**, which is located at **2110 Amsterdam Avenue** (Block 2121, Lot 37) in Council District 7 and **L. U. No. 402** which is located at **2794 Frederick Douglass Blvd** and **2488 Adam Clayton Powell Jr. Blvd**, are both in Council District 9.

The properties were taken into City-ownership in 1978 and are currently managed by HPD's central management division. The buildings are proposed for redevelopment through HPD's Multifamily Preservation Loan Program (MPLP). Under, MPLP qualified developers are selected through a competitive process to rehabilitate distressed occupied and vacant multi-family buildings in order to create affordable rental housing units with a range of affordability.

The buildings require substantial rehabilitation and major system upgrades are needed. Each building will receive a new gas boiler, complete domestic plumbing upgrade with all new plumbing fixtures, upgraded electrical system to meet or

# THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. Nos. 400, 401, 402

MMN 1802 CLOTH Amsterdam  
2110, 2185 Amsterdam Av  
2488 Adam Clayton Powell, Jr. Blvd  
2794 Frederick Douglass Blvd

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May 14, 2018

exceed the building current code, new floors, new kitchen appliances and cabinets, roof repair or replacement, new windows , new apartment and public hallway doors, exterior masonry work and painting of all apartments and public hallways. The scope of work also includes Enterprise Green Community upgrades, which will make the buildings energy efficient and environmentally safe. The cluster currently comprises 74 residential units. However, post rehab the final unit count will be Fifty-eight (58) in view of the necessary layout changes. The construction will be done in two phases. The first phase will rehabilitate the property at 2110 Amsterdam Avenue, which currently is vacated, and 2185 Amsterdam Avenue where the tenants will be relocated within the neighborhood. Once the first phase has been completed, the second phase will be to move the tenants from the property at 2794 Frederick Douglass Boulevard and at 2488 Adam Clayton Powell, Jr. Boulevard into the completed units until their current building rehabilitation is finished. The estimated total development cost is \$22,430,863 which is subject to change.

When completed, the MMN 1802 Amsterdam CLOTH cluster will provide 58 residential units, including one superintendent's unit. The unit count will be Nine

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. Nos. 400, 401, 402

MMN 1802 CLOTH Amsterdam  
2110, 2185 Amsterdam Av  
2488 Adam Clayton Powell, Jr. Blvd  
2794 Frederick Douglass Blvd

May 14, 2018

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(9) Studios, Nine (9) One-Bedroom, Thirty-two (33) Two-Bedroom and Seven (7) Three- Bedroom apartments, to include one two bedroom superintendent unit. The targeted household incomes for existing tenants are 50% - 60% AMI and 10% of the units will be set aside for homeless households. The Tax Credit application limits all units to be no more than 60% AMI.

In addition to seeking disposition approval, HPD also seeks Article XI tax benefits for the cluster in order to help maintain long term affordability of the rental units. The exemption will be in place for a period of Forty (40) years coinciding with the Regulatory Agreement. The cumulative value of the tax exemptions is approximately \$8,415,472 with a net present value of \$2,545,497.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Sheela Bennett

Address: 551 Vandalia Ave

I represent: Brooklyn North

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/14/19

(PLEASE PRINT)

Name: Mark Mc Miller

Address: 170 William Street

I represent: NYSEA3

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

[ ]

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/14/19

(PLEASE PRINT)

Name: Scott Grimm-Cyon

Address: 167-43 148th Ave #203 Jamaica NY

I represent: Gateway JFK 1 BID

Address: \_\_\_\_\_

2019  
5/14/19

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 416-417 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5-14-19

(PLEASE PRINT)

Name: Jerry Salama

Address: \_\_\_\_\_

I represent: Tanus Property Owners

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 416/417 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/14/2019

(PLEASE PRINT)

Name: Kevin Parris

Address: 100 Gold

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 400 Res. No. \_\_\_\_\_

in favor  in opposition

Date: May-14-19

(PLEASE PRINT)

Name: Yvonne Stennett

Address: 500 W. 159th

I represent: Community League of the Heights (CLOTH)

Address: 500 West 159th St. NY NY 10032

Please complete this card and return to the Sergeant-at-Arms



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 398 Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Norman Williams

Address: Hope Community, Inc

I represent: \_\_\_\_\_

Address: 174 E 64th St, N.Y.C. 10029

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

398+

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 399  
 in favor  in opposition

Date: 5/14/2011

(PLEASE PRINT)

Name: Christine O'Connell

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

416,417

I intend to appear and speak on Int. No. 378, 398, 418 Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Lacey Tauber

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

398

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. 598

in favor  in opposition

Date: 5/14/2019

(PLEASE PRINT)

Name: Daniel Stadt

Address: 863 Prospect Ave Bronx, NY 10459

I represent: Banana Kelly Community Improvement Association Inc.

Address: 863 Prospect Ave

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 399 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Genevieve Michel

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 413 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Deborah Widokehr

Address: 150 W 22nd St, 4th fl, NYC 10011

I represent: MLappin + Associates

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 400-402 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Genevieve Chan

Address: Nelson Chan

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 400-402 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Genevieve Michel

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 399 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Christine Kefauver

Address: \_\_\_\_\_

I represent: HPD

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/14/19

(PLEASE PRINT)

Name: Mark McMillan

Address: 219-41 Jamaica Ave Queens Village

I represent: CB 133 - Queens

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Bartlett Dairy Res. No. \_\_\_\_\_

in favor  in opposition JFK North

Date: 5/14/19

(PLEASE PRINT)

Name: Jennifer Cohen

Address: 110 William Street

I represent: NYCEDC

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/14/19

(PLEASE PRINT)

Name: Naheera Marchant

Address: 110 William Street

I represent: CB 133 NYCEDC

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/14/19

(PLEASE PRINT)

Name: Diann Malave

Address: Bucklett Dairy

I represent: JFK Park

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

L.U. 400-  
402

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 5/14/19

(PLEASE PRINT)

Name: Ingrid Gomez - Faria

Address: 500 W 159th Street NY 10032

I represent: Community League of the Heights

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms