



February 6, 2017

Councilmember Andrew Cohen
New York City Council
250 Broadway
New York, NY 10007

Dear Councilmember Cohen:

Lemor Development Group (Lemor) currently has a rezoning application seeking City Council approval for the proposed mixed-use development called The Robeson, a 79 unit affordable housing development at 407 Lenox Ave. As part of the application, The Robeson will be designated a Mandatory Inclusionary Housing Area (MIHA). Under Option 2 of the MIHA, the Robeson will provide 22 of the proposed units as permanently affordable throughout the life of the project.

Through continued consultation with HPD regarding the financing of the project, Lemor has agreed to provide an additional 12 units as permanently affordable within the project. In combination with the MIHA mandated units, this brings the project to a total of 34 permanently affordable housing units. The mechanism by which these units will remain affordable in perpetuity is subject to further negotiations with HPD.

Thank you for your considerations regarding this project and we look forward to working with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Harrison Rayford", written in a cursive style.

Harrison Rayford
Principal
Lemor Development Group

The Robeson & The Leroy

407-415 Lenox Avenue & 225 West 140th Street, New York NY

Community Board 10

Council District 9

Applicant

Lemor Development Group, a Harlem-based Affordable Housing Development Company

- Formed by Lemor Realty Corporation President Kenneth Morrison and Acquisition Specialist Harrison Rayford in 2015
 - Lemor Realty Corporation is a MWBE certified entity focused on property management and real estate brokerage
 - Founded in the mid 1990s by Leroy Morrison, the patriarch
 - Kenneth Morrison has been President for 10+ years
 - Owns and manages over 750 residential, commercial and retail units

MWBE Utilization Plan

The Project will seek a minimum 25% utilization goal of NYC certified MWBE construction firms. In order to accomplish this, Lemor Development Group will do the following:

- Utilize the NYC MWBE database to identify firms for all contracted construction work as well as construction suppliers.
- Firms will be sorted by location in order to put special emphasis on companies located within two miles of the Project.
- Once bid invitations go out, best faith efforts will be made by follow up calls to insure that qualified MWBE firms ask questions and submit bids.
- Simultaneously, firms will be notified of technical assistance from NYC Small Business Services and NYC Economic Development Corp. available to certified firms. Such assistance includes assistance with estimation and access to bridge loan financing.
- Bids received by MWBE firms will be closely vetted so that during price leveling MWBE firms have every opportunity to amend their bid to come within each trade's budget.
- All contractors, regardless of whether they are certified or not, will be strongly encouraged to use MWBE suppliers and will be given lists of certified suppliers as part of their contract.
- A detailed Best Faith Effort log will be maintained to track progress of MWBE contracting.

Local Hiring

Local hiring will be defined as hiring of persons from the greater Harlem area. To accomplish this, the Project will:

- Work with existing local workforce development programs including NYC Workforce1, East Harlem Talent Network (a program of the Upper Manhattan Empowerment Zone), and others.
- Positions will be advertised through these service providers to ensure a good screening and prep for interviews.
- Contractors will be required to utilize the local workforce programs and this will be contractually mandated through an exhibit in their contracts.
- Retention of local residents is as important as providing employment opportunities; the Project will take steps to make sure that all persons hired from the greater Harlem area are contacted regularly to ensure good attendance, punctuality, and work ethic.
- An employment log will be maintained of all persons hired for tracking.

The Leroy

225 West 140th Street, New York NY
Manhattan Community Board 10
Council District 9

Application

The City acquisition of privately-owned property, UDAAP Designation and project approval, and disposition of City-owned property to facilitate the development of a new 7-story mixed use development inclusive of 20 affordable housing units and community facility space.

Description of Site

- Development site is located on the northern side of West 140th Street between Adam Clayton Powell Jr., Boulevard and Frederick Douglass Boulevard
- Block 2026, Lots 15
- Lot Area: 5,563 square feet
- Frontage along West 140th Street: 55 feet



Existing Site Conditions

- Lot 15 is a vacant privately-owned parcel

Proposed Building

- 7-story mixed use development with a total of approximately 26,666 square feet
- 20 affordable housing units
- Unit Distribution: 3 Studios, 12 1-Bedrooms, 2 2-Bedrooms, and 3 3-Bedrooms
- Affordability Program: M² – Mixed-Middle Income Program
 - 5 units @ 57% of AMI, 12 units @ 80% of AMI & 3 units @ 130% of AMI
- Approximately 2,500 square feet of community facility space
 - To be utilized rent-free by Street Corner Resources

Proposed ULURP Actions

- City acquisition of a privately-owned lot (C 170049 PQM); and
- UDAAP Designation and Project Approval for the City-owned portion of the Development Site by HPD and a Disposition of City-owned property (Lot 15) by HPD (C170048 HAM)

The Robeson

407-415 Lenox Avenue, New York NY
Manhattan Community Board 10
Council District 9

Application

Rezoning of the western side of Lenox Avenue between West 130th Street and West 131st Street from an R7-2 / C2-4 to an R8A / C2-4 with the mapping of a Mandatory Inclusionary Housing designation area to facilitate the development of a new 10-story mixed use development inclusive of 79 affordable housing units, ground floor retail and community facility space.



Description of Site

- Development site is located on the western side of Lenox Avenue between West 130th Street and West 131st Street.
- Block 1915, Lots 33-36
- Lot Area: 11,454 square feet
- Frontage along Lenox Avenue: 127 feet

Existing Site Conditions

- Lot 32, 33 & 36 are vacant City-owned parcels
- Lot 34 is a privately-owned parcel improved with a vacant 3-story building
- Lot 35 is a privately-owned parcel improved with a 3-story building owned and used by New Hope Spring Grove Downtown Baptist Church of Christ

Proposed Building

- 10-story mixed use development with a total of approximately 99,300 square feet
- 79 affordable housing units
- 22 units will be permanently affordable pursuant to Option 2 of the Mandatory Inclusionary Housing Program
 - An additional 12 units will be permanently affordable pursuant to an agreement between HPD and the applicant
- Unit Distribution: 16 Studios, 25 1-Bedrooms, 31 2-Bedrooms, 6 3-Bedrooms and 1 2-Bedroom Super's Unit
- Affordability Program: M² – Mixed-Middle Income Program
 - 20 units @ 57% of AMI, 18 units @ 80% of AMI & 40 units @ 130% of AMI
- Approximately 7,500 square feet of ground floor commercial space
- Approximately 2,500 square feet of community facility space
 - 2,000 square feet to be owned by New Hope Spring Grove Downtown Baptist Church of Christ
 - 500 square feet to be utilized rent-free by Street Corner Resources

Proposed ULURP Actions

- Zoning Map Amendment to modify the depth of an existing R7-2 / C2-4 district and to change an existing R7-2 district to an R8A district (C 170050 ZMM);
- UDAAP Designation and Project Approval for the City-owned portion of the Development Site by HPD and a Disposition of City-owned property (Lots 32, 33 & 36) by HPD (C170051 HAM); and
- Zoning Text Amendment to designate a Mandatory Inclusionary Housing Area (N170052 ZRM)

The Frederick

2395 Frederick Douglass Boulevard, New York, NY

NYC Council Subcommittee on Planning, Dispositions and Concessions - February 7, 2017

Application

- Rezoning of the Frederick Douglass Boulevard blockfront between West 128th Street and West 129th Street from an R7-2/C1-4 to an R8A/C2-4 to facilitate the development of a new 15-story mixed use development inclusive of 75 affordable housing units, a FRESH food store and retail. The rezoning will also include a text amendment to Appendix F to designate the Project Area a Mandatory Inclusionary Housing Area (for other actions see below "Proposed ULURP Actions")



Description of Site

- Development Site is located on the western side of Frederick Douglass Boulevard between West 128th Street and West 129th Street
- Block 1955, Lots 12, 14 and 16
- Lot Area: 9,625 square feet
- Frontage on Frederick Douglass Boulevard: 125 feet

Existing Site Conditions

- Lot 12 is improved with an existing 2-story building with approximately 4,000 square feet devoted to the Bravo supermarket space with very low ceilings (less than 10 feet in height)
- Lot 14 is improved with a 1-story building built around 1915 for commercial use that is used by the supermarket
- Lot 16 has been historically vacant City-owned property that will be disposed of and designated a UDAAP area and receive UDAAP project approval from HPD

Proposed Building

- 15-story mixed use development with a total of 68,120 square feet
 - 74 Affordable Housing Units and 1 Super's Unit
- 19 affordable units will be **permanently** affordable pursuant to Option One of the Mandatory Inclusionary Housing Program
- Unit Distribution: 11 0BR; 25 1BR; 26 2BR; 12 3BR and 1 2BR Supers Unit
 - A new and improved Bravo FRESH food store that is almost double its current size (7,341 square feet of FRESH retail store) with a height of at least 14 feet and additional 2'-8" for street frontage signage
 - Additional 1,028 square feet of retail and community facility space

Proposed ULURP Actions

- Zoning map amendment to Zoning Map 6a, to rezone the Project Area from an R7-2/C1-4 to an R8A/C2-4;
- Zoning text amendment to Appendix F of the Zoning Resolution, designating the Project Area as a Mandatory Inclusionary Housing Designated Area;
- UDAAP designation and project approval for the City-owned portion of the Development Site by HPD and a disposition of City-owned property (Lot 16) by HPD;
- Certification from the Chairman of the New York City Planning Commission pursuant to Section 63-30 (Certification for a FRESH Food Store); and,
- Authorization from the New York City Planning Commission pursuant to Section 63-22 (Authorization to Modify Maximum Building Height).

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 564 Res. No. 565, 566
 in favor in opposition
Date: 2/7/17

(PLEASE PRINT)

Name: Veranda Simms
Address: 100 Gold Street
I represent: HPD
Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 554, 560 Res. No. _____
 in favor in opposition
Date: 2/17/2017

(PLEASE PRINT)

Name: Bevin Parris, Sr Planner / HPD
Address: 100 Gold St
I represent: HPD
Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 561, 562, 563 Res. No. _____
 in favor in opposition
Date: 2/7/17

(PLEASE PRINT)

Name: Kevin Parris, SR Planner
Address: 100 Gold St
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: 2/7/16

Name: Jordan Press (PLEASE PRINT)

Address: _____

I represent: HPD

Address: 100 Gold Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 559-563 Res. No. _____

in favor in opposition

Date: 2/8/17

Name: Harrison Rayford (PLEASE PRINT)

Address: 167 W 145 NY 10039

I represent: Lemon Development

Address: 167 W 145 NY 10039

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 54-566 Res. No. _____

in favor in opposition

Date: 2/7/17

Name: RICHARD BASS (PLEASE PRINT)

Address: 666 5th Ave

I represent: ICAL

Address: _____

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