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**THE COUNCIL
OF
THE CITY OF NEW YORK**

CHAIR
LAND USE SUB-COMMITTEE OF
PLANNING, DISPOSITIONS & CONCESSIONS

COMMITTEES
LAND USE
OVERSIGHT & INVESTIGATIONS
RULES, PRIVILEGES & ELECTIONS
SMALL BUSINESS
STATE & FEDERAL LEGISLATION

Testimony to the City Council's Subcommittee on Zoning & Franchises
RE: West 117th Street Rezoning (ULURP No. 140070 ZMM)
June 16, 2014

Good Morning,

I would like to thank Council Member Mark Weprin, Chair of the Zoning and Franchises Subcommittee and the other distinguished Members of the Subcommittee for allowing me to provide testimony on the West 117th Street Rezoning Project which is located in my district and seeks a rezoning from R7A to R8A district for the eastern portion of the block bounded by West 117th Street and West 118th Street, between Frederick Douglass Blvd and St. Nicholas Avenue.

This rezoning will facilitate a mixed-use development containing approximately 151 dwelling units and over 12,000 square feet of space for local community users in the restored and repurposed St. Thomas the Apostle Church building located on West 118th Street.

The 151 dwelling units will be provided principally in two buildings: a newly constructed residential building on West 117th Street, and through the conversion and expansion of an existing school building fronting on St. Nicholas Avenue.

After several meetings with the project's developer, Artimus Construction, to address the concerns that are important to me and my community and having considered all of the issues and the commitments that have been made to me by the developer, I am supportive of this project.

First, Artimus has committed to the preservation of the former St. Thomas the Apostle Church building, which is over 100 hundred years old, was completed in 1907 and is known for its unique and historic architectural design. It is not, however, designated by the City as a landmark and therefore at risk of destruction. They will completely restore the Church façade and restore the building. My community was completely against the alternative which was to have the church demolished. Artimus will be able preserve and restore this historic cultural institution and local community groups will be able to occupy it at a significantly reduced cost. The developer has assured me that the restored Church building will be used as community facility space dedicated to serving local community art and cultural groups, as well as allowing affordable rental rates for non-profit groups.

With regard to affordable housing that this project will provide, and which is very much needed in my district, Artimus has agreed to increase the amount of affordable housing from 20% to 30% of the dwelling units that will be constructed in the West 117th Street building. This new commitment which we were able to secure will provide that 20% of these units will be affordable to low- income households making no more 60 percent AMI and an additional 10% of these units will be affordable to middle-income households making no more than 165 percent of AMI.

In addition, Artimus has agreed to explore potential further increases to the affordable housing opportunities within the development by committing to make every effort to explore affordable housing programs that may be available for conversion of existing buildings, including options for affordable homeownership, prior to the conversion and expansion of the existing school building to residential use.

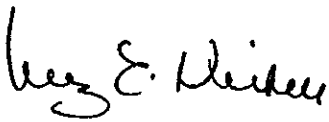
Artimus has also agreed to work with my office to ensure that the Harlem Hebrew Charter School, which now occupies the existing school building, will remain in my beloved Village of Harlem. Artimus will work with Harlem Hebrew Charter Center and my office to identify and evaluate relocation options to another property within the Harlem community or potentially returning to its current location.

Artimus has provided me with a letter which outlines the above commitments which were secured through our thoughtful discussions and I ask that it be made part of the record.

I would like to thank Artimus for working with me to address my concerns and am pleased that they share my strong commitment to keeping my community affordable. I am confident that we can continue to work together to create affordable housing for not only Harlemites but all New Yorkers.

I respectfully ask that my colleagues on the Subcommittee vote to approve this application.

Sincerely,

A handwritten signature in black ink that reads "Inez E. Dickens". The signature is written in a cursive style with a large initial 'I' and a long, sweeping underline.

Inez E. Dickens
Council Member
9th Council District



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

**TESTIMONY
BY BROOKLYN BOROUGH PRESIDENT ERIC ADAMS
TO THE CITY COUNCIL
REGARDING THE EMPIRE BOULEVARD REZONING
JUNE 17, 2014**

I WANT TO THANK CHAIRPERSON WEPRIN AND MEMBERS OF THE CITY COUNCIL LAND USE SUBCOMMITTEE FOR ZONING AND FRANCHISES FOR THE OPPORTUNITY TO TESTIFY TODAY ON THE EMPIRE BOULEVARD REZONING.

IN MY LAND USE RECOMMENDATION TO THE CITY PLANNING COMMISSION AND CITY COUNCIL, I SUPPORTED THIS PROPOSED REZONING AS IT IS COMPATIBLE WITH SURROUNDING LAND USES AND WAS REPRESENTED TO BENEFIT THE NEIGHBORHOOD BY PROVIDING A SUPERMARKET, COMMUNITY FACILITY SERVICES, A SUBSTANTIAL NUMBER OF NEW JOBS, AND THE INCLUSION OF AFFORDABLE HOUSING UNITS.

WHILE THE PROPOSED REZONING WOULD ALLOW WHAT THE APPLICANT HAS EXPRESSED INTEREST IN DEVELOPING, MERELY ADOPTING REZONING IS NOT A SUFFICIENT GUARANTEE OF WHAT WOULD BE DEVELOPED. BEFORE THE CITY COUNCIL TAKES ACTION, IT IS IMPORTANT TO RECEIVE A COMMITMENT THAT MY RECOMMENDATIONS WILL BE ACTUALLY REALIZED IN THE FUTURE DEVELOPMENT OF THIS SITE.

I AM CONCERNED THAT THERE IS LIMITED ACCESS TO FRESH FOOD STORES IN MANY NEIGHBORHOODS. IT IS A PRIORITY OF MINE TO CREATE AND/OR MAINTAIN ACCESS TO HEALTHY FOOD OPTIONS THROUGHOUT ALL OF BROOKLYN. FRESH AND AFFORDABLE FOOD CURRENTLY EXISTS ON THIS SITE, AND THE COUNCIL SHOULD RECEIVE ASSURANCES THAT A SUPERMARKET REMAINS AT THE SITE AS PART OF THE NEW PROPOSED DEVELOPMENT.

NOT ENOUGH BROOKLYN NEIGHBORHOODS HAVE ADEQUATE ACCESS TO HEALTH CARE SERVICES. THEREFORE, WE SHOULD UTILIZE DEVELOPMENT OPPORTUNITIES TO RESULT IN AFFORDABLE AND STATE-OF-THE ART MEDICAL SERVICES. ACCORDING TO THE REZONING THERE IS NO OBLIGATION ON THE DEVELOPMENT TO ACTUALLY PROVIDE COMMUNITY FACILITY SPACE AS SUGGESTED BY THE APPLICANT. I AM SEEKING CERTAINTY THAT THE REPRESENTED COMMUNITY FACILITY SPACE IS ACTUALLY PART OF THE FILED BUILDING PLANS.

I AM COMMITTED TO PROVIDING OPPORTUNITIES FOR BROOKLYN'S WORKING FAMILIES TO HAVE ACCESS TO AFFORDABLE HOUSING. IF THE BUILDING WERE DEVELOPED PURSUANT TO THE ZONING RESOLUTION'S FRESH FLOOR AREA PROVISION, IT IS VERY REASONABLE TO EXPECT THIS BUILDING TO HAVE AT LEAST TWENTY PERCENT OF ITS RESIDENTIAL FLOOR AREA EARMARKED AS AFFORDABLE HOUSING – INCLUDING AT LEAST A FIFTY PERCENT PREFERENCE FOR RESIDENTS OF COMMUNITY DISTRICT 9.

TO BE CERTAIN THAT WHAT IS PROMISED BECOMES REALITY, THE COUNCIL SHOULD SEEK A GUARANTEE THAT DEVELOPMENT PROCEEDS ACCORDING TO THE FILING OF A LEGAL INSTRUMENT THAT ASSURES A SPECIFIC MINIMUM AMOUNT OF FLOOR AREA WOULD BE SET-ASIDE FOR: 1) SUPERMARKET USE AND THAT SUCH USE BE CONSISTENT WITH THE ZONING RESOLUTION'S FRESH REQUIREMENTS FOR THE TYPE AND FOOD PRODUCTS MADE AVAILABLE; 2) COMMUNITY FACILITY SPACE AND AFFORDABLE HOUSING.

FINALLY, THE EXPECTED DEVELOPMENT FROM THIS PROPOSED REZONING PROVIDES AN OPPORTUNITY TO RETAIN BROOKLYN-BASED CONTRACTORS AND SUBCONTRACTORS, ESPECIALLY AT LEAST TWENTY PERCENT PARTICIPATION FOR THOSE THAT ARE DESIGNATED M-W-B-E ESTABLISHMENTS, AS WELL AS LOCAL HIRING AND THE HIRING OF RETURNING MILITARY VETERANS FOR THE RETAIL AND COMMUNITY FACILITY TENANTS. I EXPECT THAT THE DEVELOPER WOULD TAKE STEPS TO COORDINATE WITH AN APPROPRIATE MONITORING AGENCY SO THAT WE ARE ABLE TO MEASURE SUCCESS.

THANK YOU.

FOR THE RECORD



OFFICE OF THE PRESIDENT
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Gale A. Brewer, Borough President

March 25, 2014

**Recommendation on
ULURP Application No. C 130208 ZMM
West 106 Street Rezoning
By PWV Owner LLC**

PROPOSED ACTION

PWV Owner LLC¹ (the "Applicant") seeks a **zoning map amendment** to Zoning Map Section No. 5d to contextually rezone lots 20 and 57, of Block 1860 (the "Site"), located along West 106th and West 105th Street between Amsterdam Avenue and Columbus Avenue from an R7-2 zoning district to an R8A zoning district for Lot 20 and an R8B zoning district for Lot 57.

Background

In 2007, the City Planning Commission (The "Commission") approved the Department of City Planning's (DCP) application for the Upper West Side Rezoning (Application No. C 070427 ZMM), a comprehensive rezoning of the Upper West Side of Manhattan. The rezoning's borders were West 97th Street to the south, West 110th Street to the north, midblock between Central Park West and Manhattan Avenue to the east, and midblock between Riverside Drive and West End Avenue to the east.

DCP's application was in response to the recommendations made by Community Board 7's (CB7) 97-110 Street Rezoning Task Force. After thorough community outreach and an extensive collaborative process with all stakeholders, DCP found that the existing zoning districts of R8 and R7-2 were not consistent with the area's built character of low-scale 4 to 7 story buildings along the midblock and larger 12 to 17 story buildings along the avenues. These districts promoted out-of-scale development. The Upper West Side Rezoning focused on rezoning a number of Avenues and midblocks between West 97th Street and West 110th Street from R8 and R7-2 districts to contextual R9A, R8A, and R8B districts. The Site was within one of the proposed split R8A and R8B rezoning areas. However, it was not included in the final approval since at the time an existing nursing home facility operated by Jewish Home Lifecare (JHL) was planning the redevelopment of a new long-term care facility and residential tower on the site. This proposed development would have been incompatible with the height and setback restrictions in the R8A and R8B zoning districts proposed under the 2007 rezoning.

JHL and CB7 signed a Memorandum of Understanding (MOU) in which JHL agreed not to construct any building on the site other than the new long-term care facility. In the event that JHL did not build the long-term care facility, any new development would be limited to R8A zoning district on the northern portion of the site and R8B zoning district on the southern portion of the site. The MOU would run with the land and be binding on all future owners.

¹ PWV Owner LLC is owned by Joseph Chetrit of the Chetrit Group

After the Upper West Side Rezoning was completed JHL decided to construct the new long-term care facility on West 97th Street between Columbus Avenue and Amsterdam Avenue. JHL entered into an agreement with the applicant to sell the entirety of the site to the applicant and the applicant would subsequently apply to the commission for the site to be included in the existing R8A and R8B zoning district under the conditions of the MOU. No redevelopment of the site would commence until JHL's new building is completed and JHL's clients are moved to the new location, which is not expected to take place before 2017.

Area Description

The site is located in the Manhattan Valley neighborhood of Community District 7. Its neighborhood character is principally residential and community facility uses with commercial retail primarily located on the ground floor along Broadway, Amsterdam Avenue, and Columbus Avenue. The built residential character is a mix of rowhouses and four to six story apartment buildings on the side streets and 12 to 17 story apartment buildings along the avenues.

Nearby community facilities include PS 145 directly across from the Site at West 105th Street, MS 54, the Booker T. Washington Middle School, a YMCA facility, the Cluster House, a single adult living facility for the formally homeless living with mental illness, Veritas, a residential facility for persons recovering from substance abuse, and a number of religious institutions.

There is an abundance of open space with Central Park two blocks to the East, Riverside Park three blocks to the West, and Morningside Park four blocks to the North. There are two playgrounds in the area, Bloomingdale Playground, two blocks to the South, and Booker T. Washington Playground, two blocks to the North.

Transit in the area consists of the B and C subway lines along Central Park West with stops at West 103rd Street as well as the 1 train line running along Broadway with stops at West 103rd Street. The area is also served by multiple bus lines, in particular the M7, M11, and M116 which travel along West 106th Street.

Site Description

The Site consists of 88,731 square feet on Lots 20 and 57 within Block 1860. It is located in the midblock portion bordered by Amsterdam Avenue to the west, Columbus Avenue to the east, West 105th Street to the north and West 106th Street to the south. The Lot 20 portion is currently owned by JHL, while Lot 57 is owned by a related entity. JHL currently operates a 514-bed nursing home on the Site consisting of five interconnected buildings ranging in height between two and nine stories.

Project Description

Pursuant to the MOU the Applicant is requesting a contextual rezoning of the Site from an R7-2 zoning district to an R8A zoning district for Lot 20, fronting West 106th Street, and an R8B zoning district, fronting West 105th Street. The applicant proposes a future redevelopment scenario of a three building mixed-use residential and community facility development.

The R7-2 zoning district is a medium density residential district that allows for either a height factor or quality housing building envelope. Height factor regulations encourage taller buildings and smaller lot coverage on large lots with the building height controlled by the sky exposure plane. The proposed R8A and R8B are contextual zoning districts with mandatory quality housing regulations requiring new development to be consistent with the character of the neighborhood, with defined maximum street wall

heights and maximum height limitations of 120 feet in R8A zoning districts and 75 Feet in R8B zoning districts.

As reported in the Environmental Assessment Statement's (EAS) "future with action" Reasonable Worst-Case Development Scenario (RWCDS), the Site will be three mixed-use residential buildings with community facility space. This would include two 11-story buildings connected by an 8-story central core along West 106th Street and a 7-story building along West 105th Street. The three buildings will contain approximately 628,886 gross square feet (gsf) of floor area, including 597 market rate dwelling units, 31,006 gsf of Community Facility Space, and 208 accessory parking spaces below grade.

COMMUNITY BOARD RECOMMENDATION

At a Full Board meeting on February 4, 2013 Community Board 7 voted to **approve** the application with a vote of 32 in favor, 2 opposed, 2 abstentions, and 1 present. In addition to its approval Community Board 7 prepared a companion letter to further explain its decision to approve. The letter summarized the well-attended January 15, 2014 meeting of Community Board 7's Land Use Committee where a number of Neighborhood and Block Associations voiced support for the contextual rezoning of the Site but had significant concerns with the appropriateness of JHL's proposed move to West 97th Street. Community Board 7's companion letter went on to clarify that the Community Board's support of the contextual rezoning of the Site in no way demonstrated support of JHL's West 97 Street proposal and does not preclude JHL from remaining at the West 106th Street location.

BOROUGH PRESIDENT'S COMMENTS

Now that JHL's redevelop plans have changed, the reason to retain the current R7-2 zoning district no longer exists. The zoning for this portion of Block 1860 should be restored to the R8A and R8B contextual zoning districts similar to the rest of the block and as originally proposed in the 2007 rezoning. The existing R7-2 zoning district potentially allows for height factor development with excessive heights and low street walls, which are inconsistent with the existing character of the neighborhood. The rezoning to R8A and R8B zoning districts allows for appropriate growth, while at the same time protecting the upper West Side low-density midblocks.

Similar to CB7, the office of the Manhattan Borough President is not endorsing a move by JHL from its present location. The concerns raised by Community Board 7's companion letter regarding JHL's proposed new development on West 97th Street are valid and deserve to be responded to by the overseeing agency, the New York State Department of Health. The Office of the Manhattan Borough President has been monitoring the JHL West 97th Street proposal as it goes through the environmental review process and is looking forward to reviewing and commenting on the Draft Environmental Impact Statement when it becomes available to the public.

The application is a zoning map change with no site plan for the Site. The EAS analyzed only two scenarios with residential development and community facilities. The possibilities of JHL remaining at the site or redeveloping the site for its use were not considered. In the absence of JHL remaining at the site, there is no consideration in either the rezoning application or the EAS of affordable housing at the site. The EAS's "Future no action" and "Future with action" RWCDS assumed all future residential units would be market rate units (380 units with a "future no-action" and 597 units with a "future with action"). Both of these scenarios are based on the assumption of a minimum unit size of 850 gsf, which far exceeds the gross square foot minimums set forth in the City of New York's Zoning Resolution § 23-22. The R8A section of the proposed rezoning allows for greater density and a higher maximum building height than the current building or the "Future no action" Quality Housing scenario described

in the EAS. A recalculation of minimum unit size along with the increase in density and height from the R8A zoning district should allow for more units to be developed at this site.

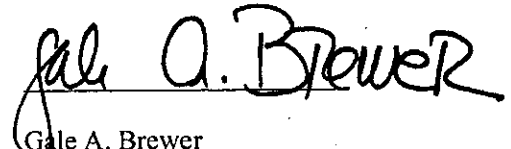
If JHL sells the site for development pursuant to the agreement it has with the Applicant, the redevelopment of the site is anticipated to occur not earlier than 2017. There is sufficient time to develop an affordable housing component as well as the possibility of programs that could provide for affordable housing in sites such as these. There is a city-wide need for affordable housing and the Office of the Manhattan Borough President strongly recommends that this location be reviewed by the Commission and the New York City Department of Housing and Preservation as an appropriate location for the inclusion of affordable housing. The Commission and HPD are further strongly encouraged to work with the applicant to include an affordable housing component in any future residential development on this site.

In conclusion, the proposed contextual rezoning will help reunite the Site with the surrounding R8A and R8B zoning districts and the intent of the original 2007 Upper West Side Rezoning. The current R7-2 zoning could allow possible future out-of-scale development under the Height Factor option and given the Community Board's strong opinions on this matter, a rezoning to contextual districts is appropriate. The proposed R8A and R8B District limit the height of any future development and reflect the existing built character of the neighborhood.

BOROUGH PRESIDENT'S RECOMMENDATION

The application by PWV Owner LLC for a **zoning map amendment** to Zoning Map Section No. 5d to rezone property along West 106th Street from an R7-2 District to an R8A District and to rezone property along West 105th Street from an R7-2 District to an R8B District is appropriate.

Therefore, the Manhattan Borough President recommends approval of ULURP Application No. C 130208 ZMM.



Gale A. Brewer
Manhattan Borough President

West 106th Street Rezoning
Testimony of Michael T. Sillerman
To the City Council Subcommittee on Zoning and Franchises
June 17, 2014

This is an application by our client, an affiliate of the Chetrit Group, for an amendment of the Zoning Map to rezone two midblock parcels on the Upper West Side block surrounded by West 106th Street, West 105th Street, Amsterdam Ave. and Columbus Ave. from their current R7-2 classification to R8A and R8B designations. This action would bring the zoning of these two parcels into conformity with the comprehensive contextual zoning of the surrounding 51 block area that was adopted in 2007, from which these two parcels had originally been “carved out.” As the City Planning Commission noted in its resolution in this matter, the proposed rezoning “would result in zoning districts envisioned in the 2007 Commission approved rezoning for the Upper West Side that prescribed predictable streetwalls, building heights and densities.”

Our client is the prospective purchaser from Jewish Home Lifecare, which operates a nursing home on the site. Jewish Home is developing a new nursing home facility elsewhere on the Upper West Side and our client has entered into a contract to purchase this property with the intention of redeveloping the site some time in the future with residential and community facility uses.

As noted, the area surrounding the subject property underwent a comprehensive contextual rezoning in 2007. This rezoning was based on a Department of City Planning study which found that the R7-2 and R8 zoning that was then prevalent in the area, which encouraged the construction of tall towers set back from the street line, was not consistent with the area’s built character, which consists mainly of street wall buildings, with taller structures along the wide avenues and shorter buildings in the midblocks. Accordingly, in 2007, the Commission

approved a Department of City Planning application to rezone all or part of 51 blocks in this area, including the subject property, to contextual designations. Under the rezoning that was approved by the Commission, the portion of the subject property that runs along West 106th Street, which is a wide street, would have been rezoned to R8A, which sets a maximum FAR of 6.5 and a maximum building height of 120 feet. The part of the property that runs along West 105th Street, a narrow street, would have been rezoned to R8B, which allows an FAR of 4.0 and a maximum building height of 75 feet.



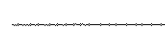


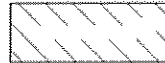

However, at the time that this rezoning was undergoing public review, Jewish Home officials were planning to redevelop the subject property with a new nursing home and one or more residential buildings based on the existing R7-2 zoning, which would not have been compatible with the R8A and R8B zoning that was proposed for this site. In deference to Jewish Home's redevelopment plan, the City Council approved the Planning Commission's contextual rezoning of the surrounding area, but modified that determination to exclude the subject property and thereby retain its R7-2 designation. Sometime after these zoning actions by the Commission and the City Council occurred, Jewish Home officials decided not to proceed with a redevelopment of the subject property and to instead construct a new nursing home facility on another site on the Upper West Side. Our client thereafter entered into a contract with Jewish Home to acquire the subject property after this new nursing home facility has been constructed and occupied.

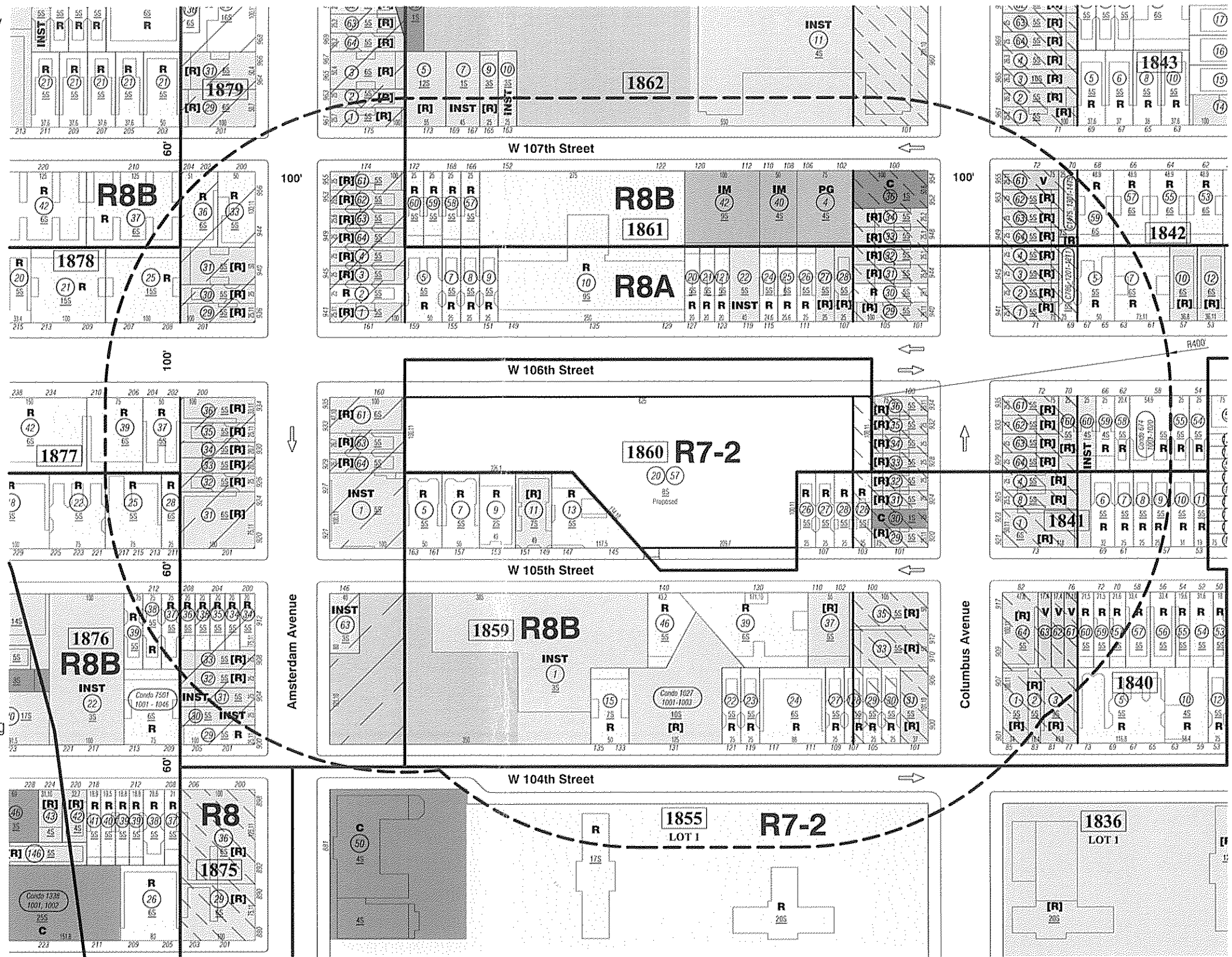
Since Jewish Home has terminated its plan to redevelop the subject property, there is no longer a rationale for excluding this property from the contextual zoning that was adopted for the surrounding area in 2007. Therefore, at the request of Jewish Home officials, interested community groups and a number of elected officials, our client has applied to rezone

the subject property to the R8A/R8B designations that the Commission approved in 2007 and thereby harmonize the zoning of this property with that of the surrounding neighborhood.

Community groups and elected officials have strongly endorsed this rezoning application. Community Board 7 adopted a resolution in support of the rezoning by a vote of 31 to 2 and Borough President Brewer also recommended its approval. The rezoning was thereafter unanimously approved by the Planning Commission.

As noted, under the applicable purchase agreement, our client will not acquire ownership or control of the subject property until Jewish Home has completed the construction of its new nursing home and has relocated residents and staff to that new facility, which is not expected to occur until 2018 or later. Therefore, our client does not yet have a specific redevelopment plan for this site. Nevertheless, the rezoning proposed by the applicant will ensure that any future redevelopment of the subject property is compatible with and reinforces the existing character of this neighborhood, as was intended by the Commission when it approved a rezoning of this area in 2007. We therefore urge the Council to approve this application.

-  Applicant Property (Project Site)
-  400' Radius Area
-  Tax Lot Boundary
- 149** Tax Block Number
-  Tax Lot Number
- 20S** Stories in Existing Building
- 8** House Number
- Zoning**
-  Zoning Boundary
- R7-2** Zoning District
-  C1-5 Overlay
-  C2-5 Overlay
- Land Use**
- R** Residential
- [R]** Residential (with Commercial Below)
- C** Commercial
- PG** Parking Garage
- INST** Institutional
- TU** Transportation & Utility
- IM** Industrial & Manufacturing
- UC** Under Construction
- V** Vacant Parcel

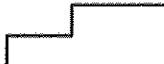




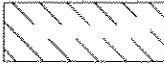
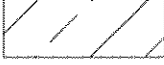


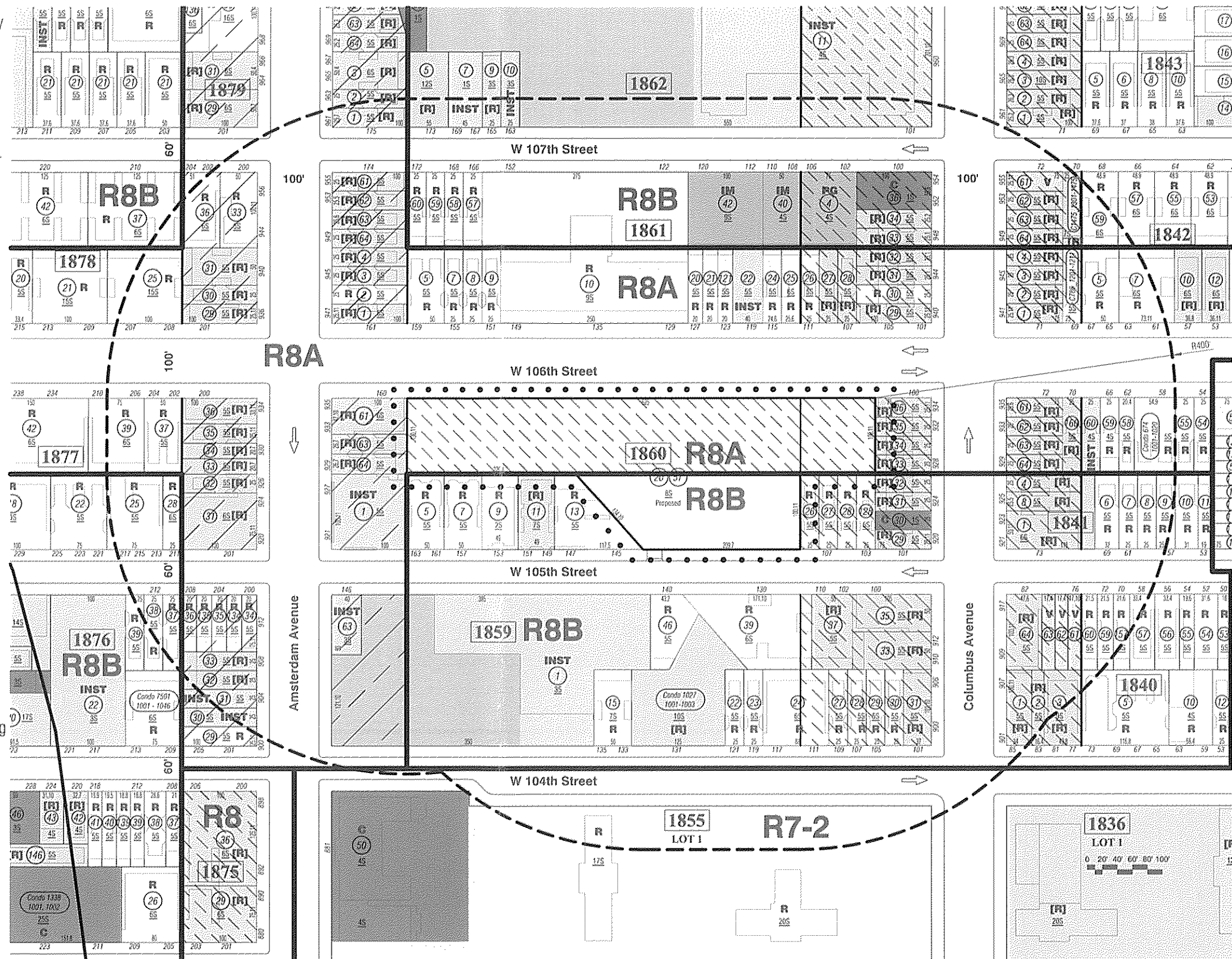
NOTE: ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION.

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

WEST 106TH STREET REZONING CURRENT ZONING AREA MAP

Community Board Meeting
15 JANUARY 2014

-  Applicant Property (Project Site)
-  400' Radius Area
-  Rezoning Area
-  Tax Lot Boundary
- 149** Tax Block Number
- 7** Tax Lot Number
- 20S** Stories in Existing Building
- 8** House Number
- Zoning**
-  Zoning Boundary
- R7-2** Zoning District
-  C1-5 Overlay
-  C2-5 Overlay
- Land Use**
- R** Residential
- [R]** Residential (with Commercial Below)
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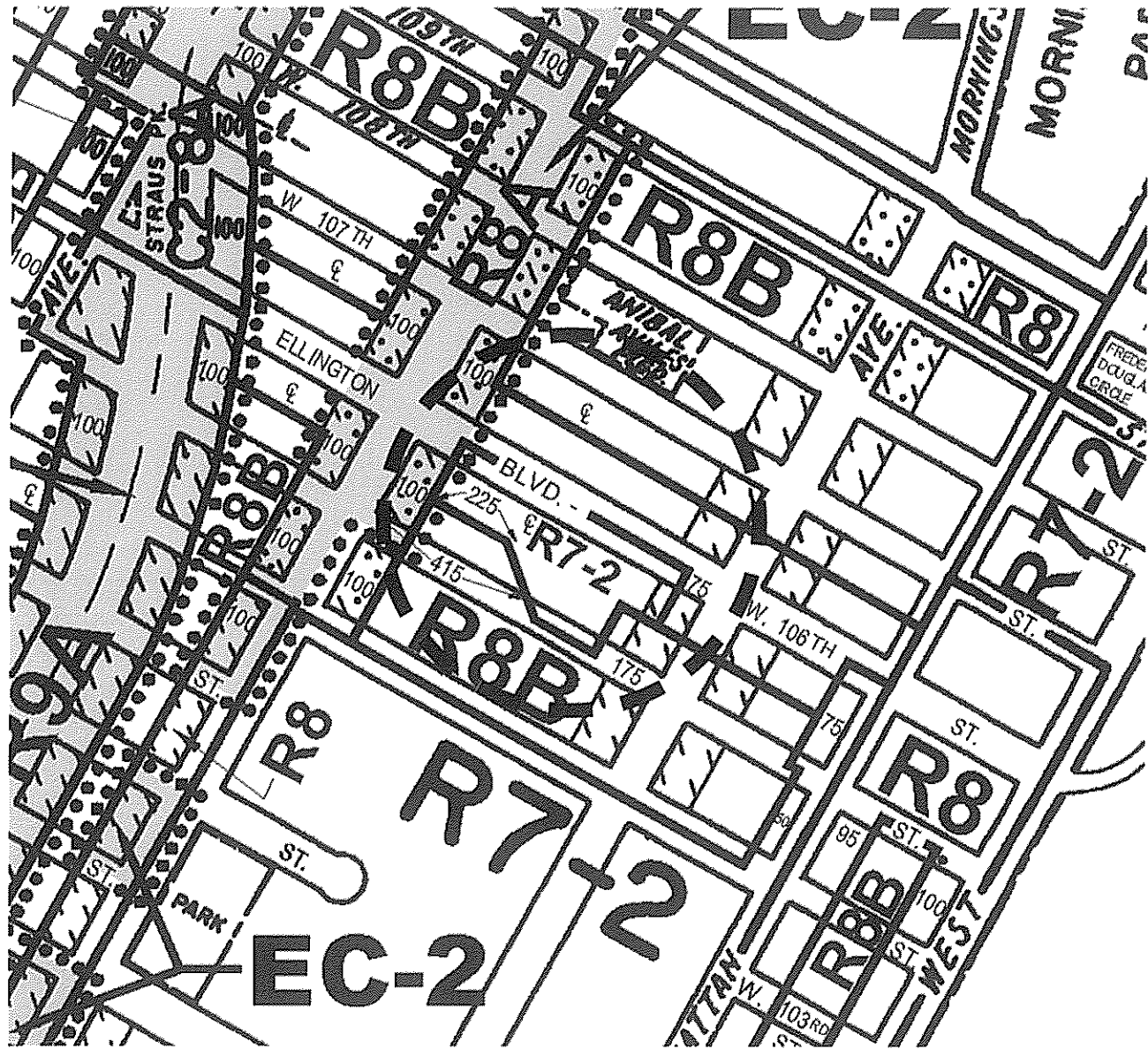


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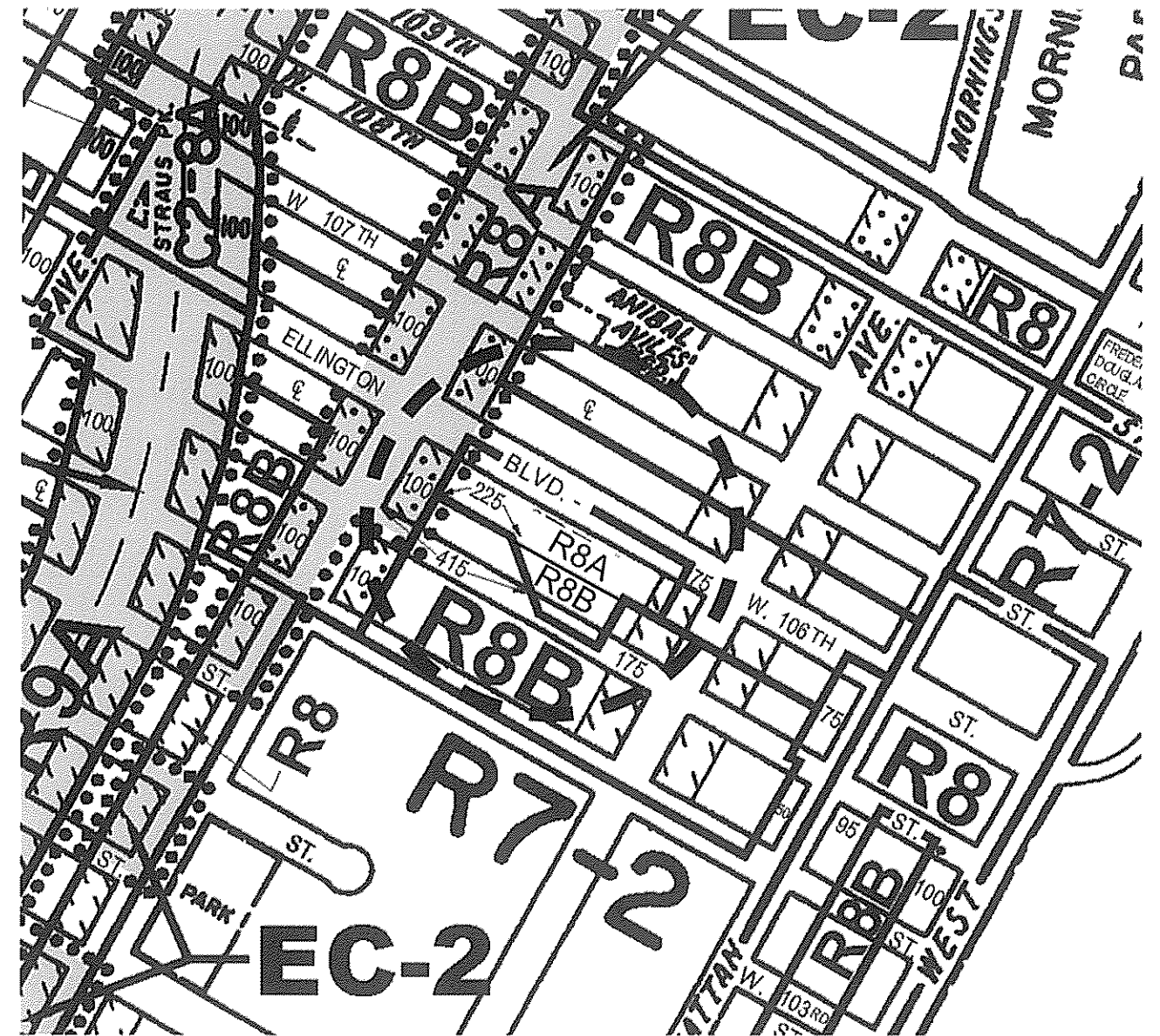
PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

WEST 106TH STREET REZONING PROPOSED REZONING AREA MAP

Community Board Meeting
15 JANUARY 2014



EXISTING



PROPOSED

NOTE: ALL FIGURES ARE PRELIMINARY AND APPROXIMATE. LOT AREAS AND EXISTING FLOOR AREAS ARE SUBJECT TO SURVEY CONFIRMATION.

PRELIMINARY: Subject to review and final approval by the NYC Department of Buildings.

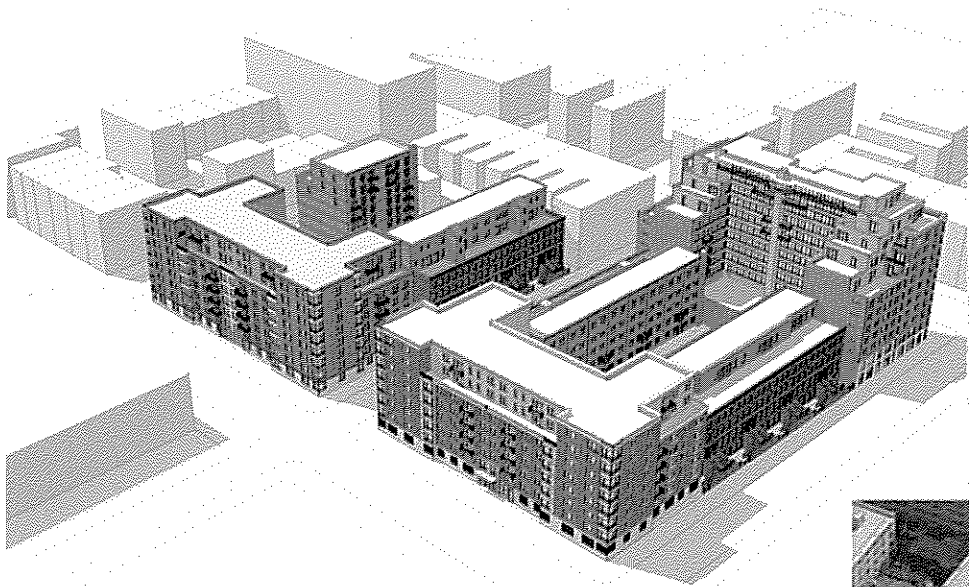
WEST 106TH STREET REZONING
EXISTING VS. PROPOSED REZONING MAP

Community Board Meeting
15 JANUARY 2014

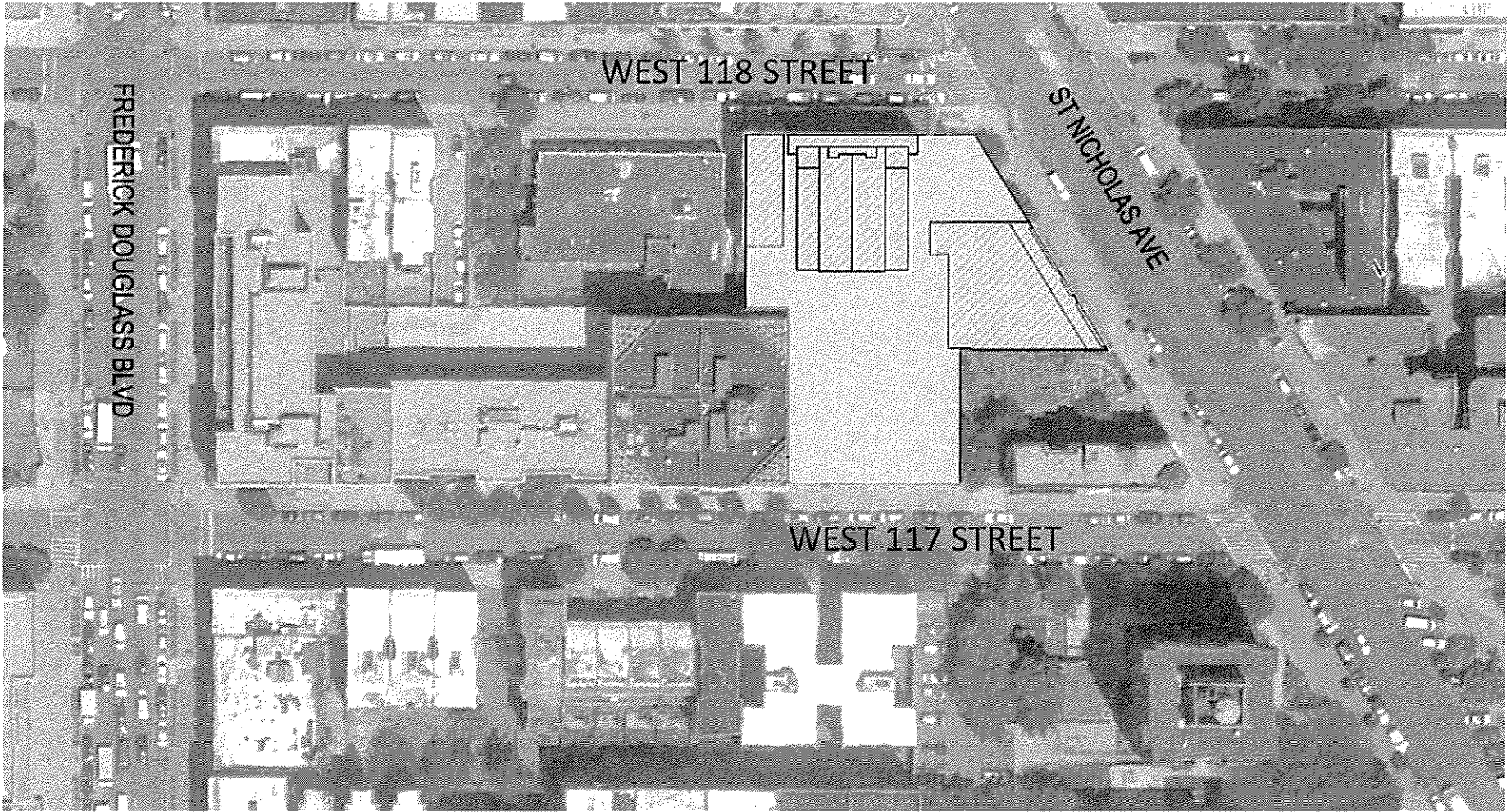
West 117th Street Rezoning

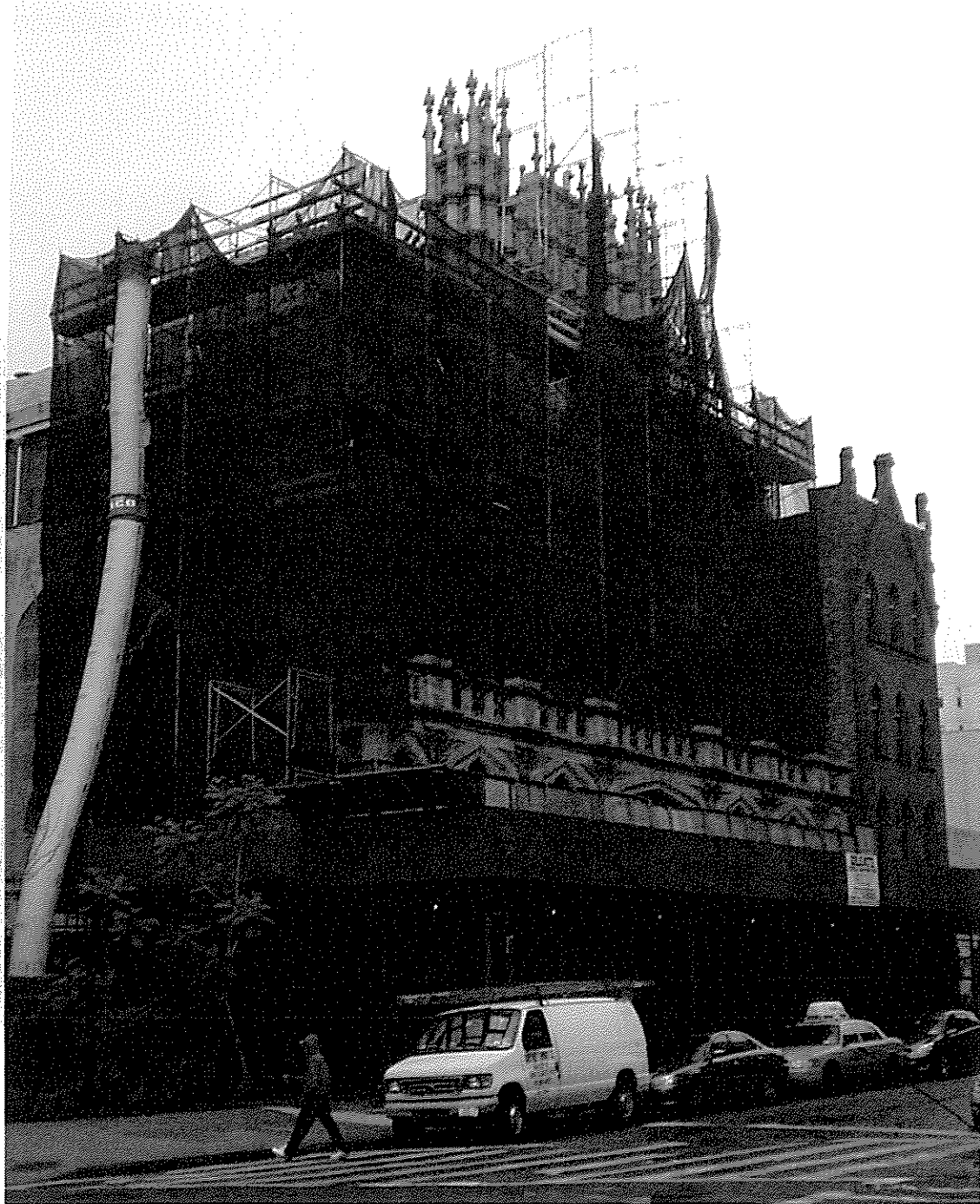


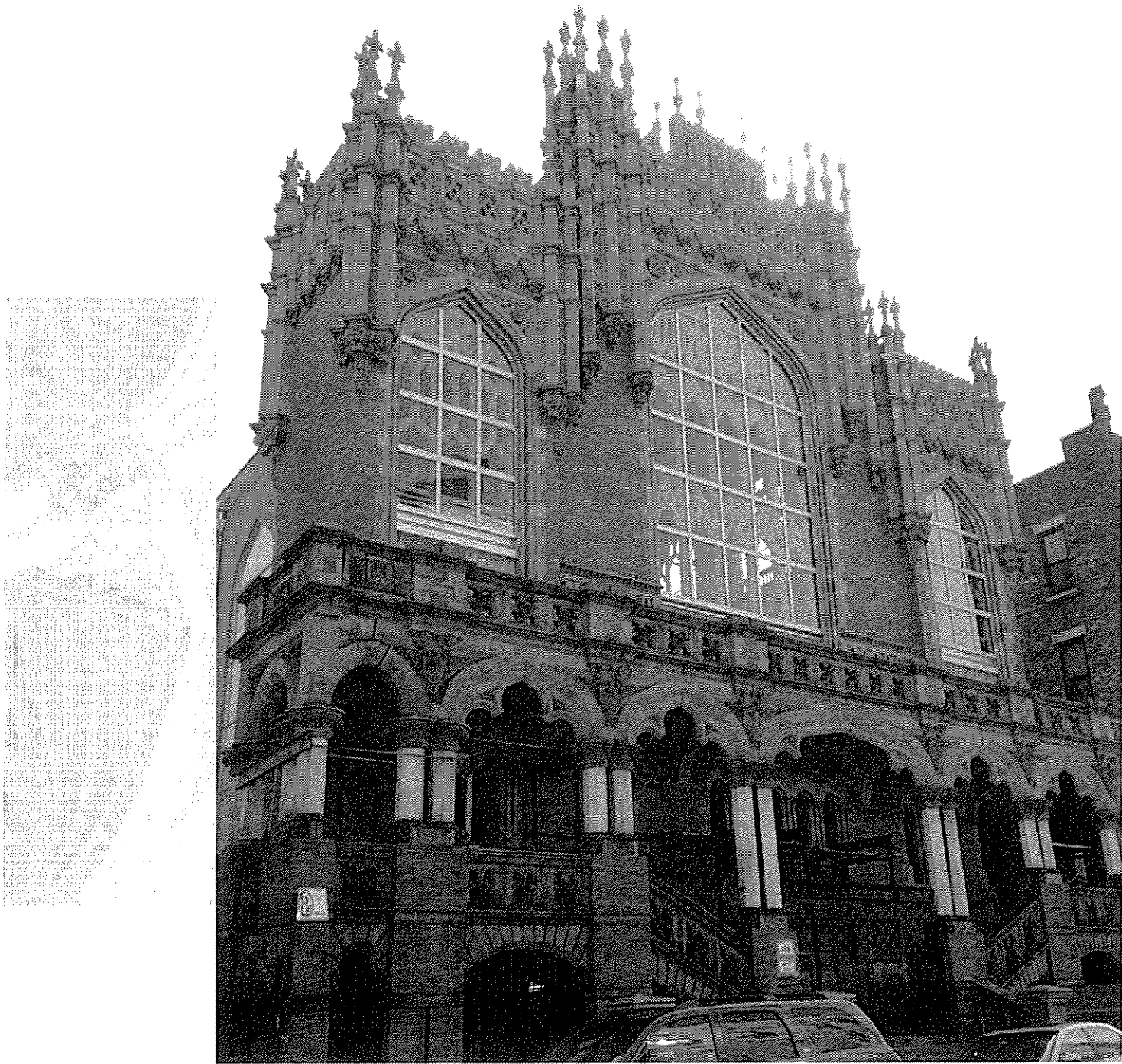
Community Builders: Master Plan



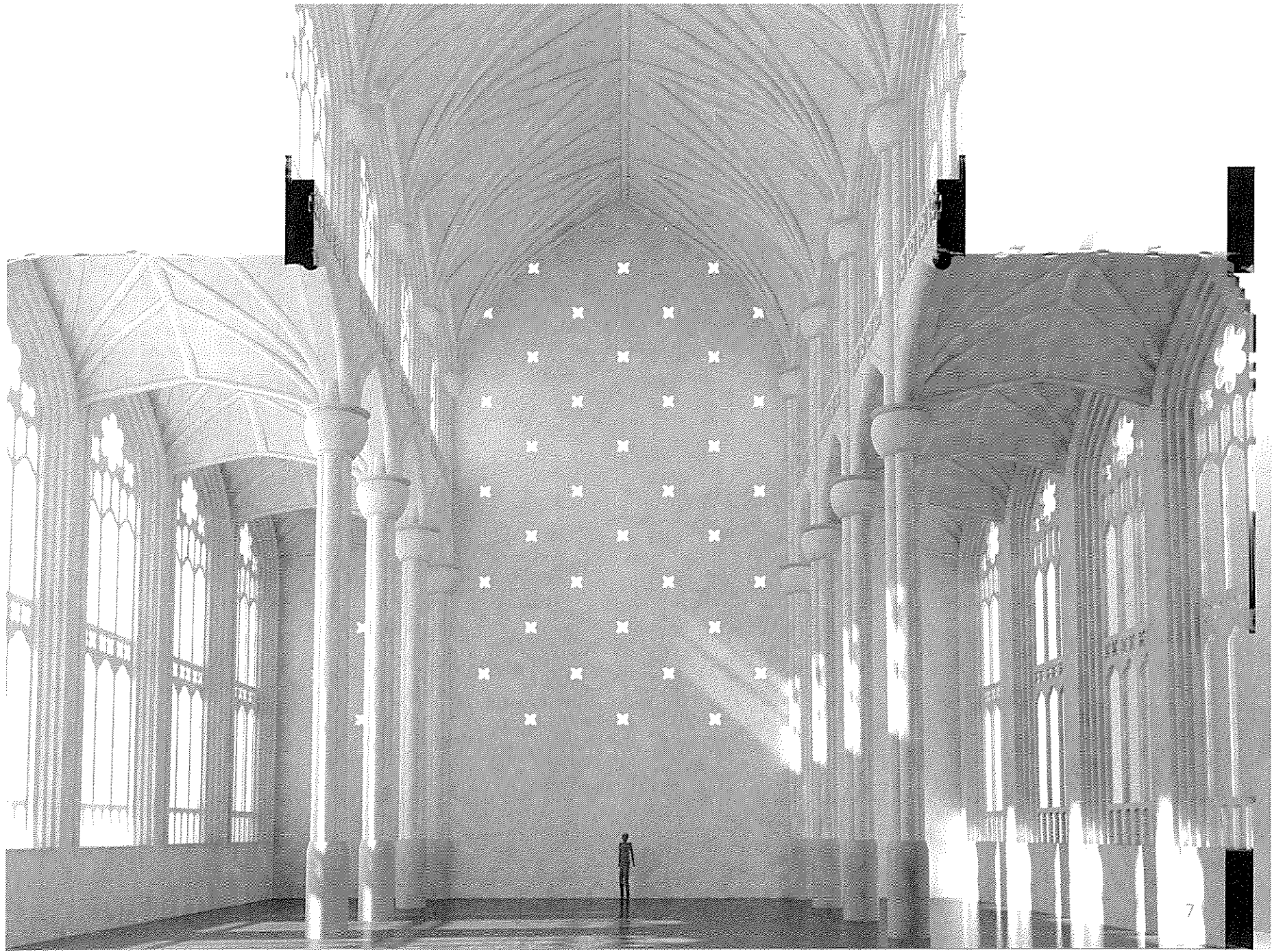
Development Site

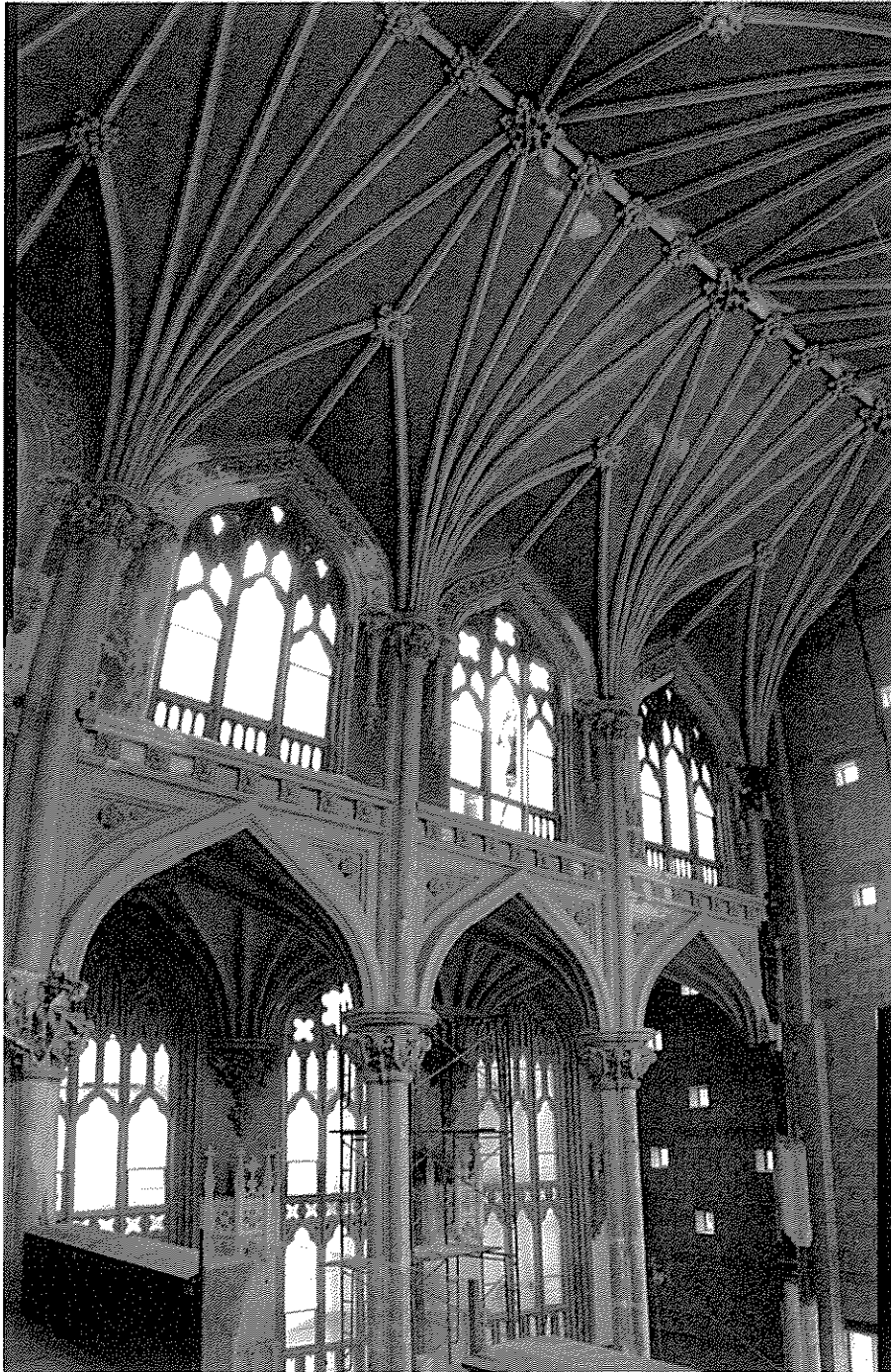




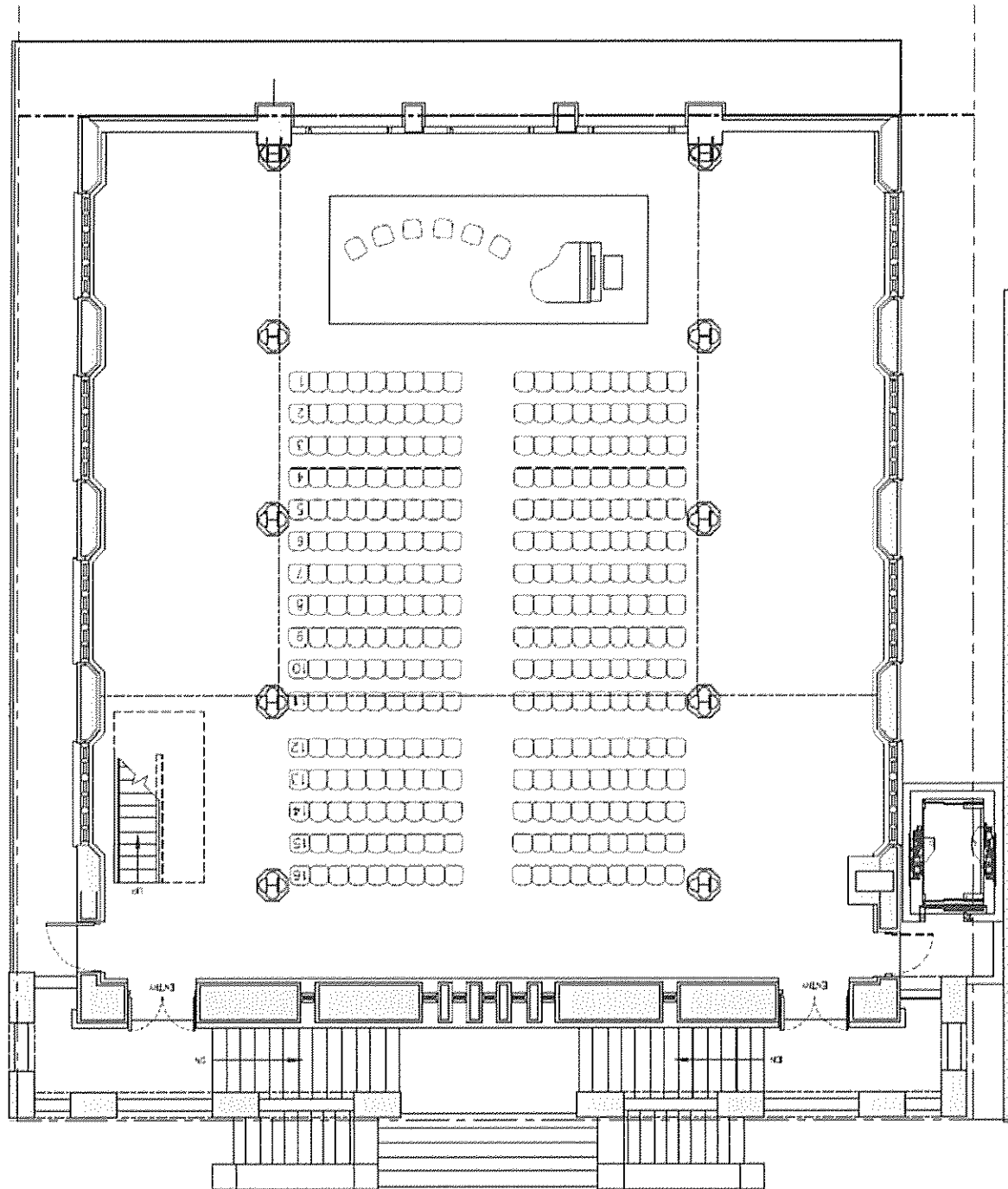








- Install elevator
- Repair marble
- New mechanical systems
- Install HVAC system
- Install gas lines
- ADA compliance
- Stairs
- Sprinkler system
- New windows
- Plaster and detailing work



Potential Community Users

Mama Foundation

Opus 118

Millennium Dance Company

Harlem Chamber Players

Opera Ebony

Chashama

Harlem School of the Arts

Harlem Arts Festival

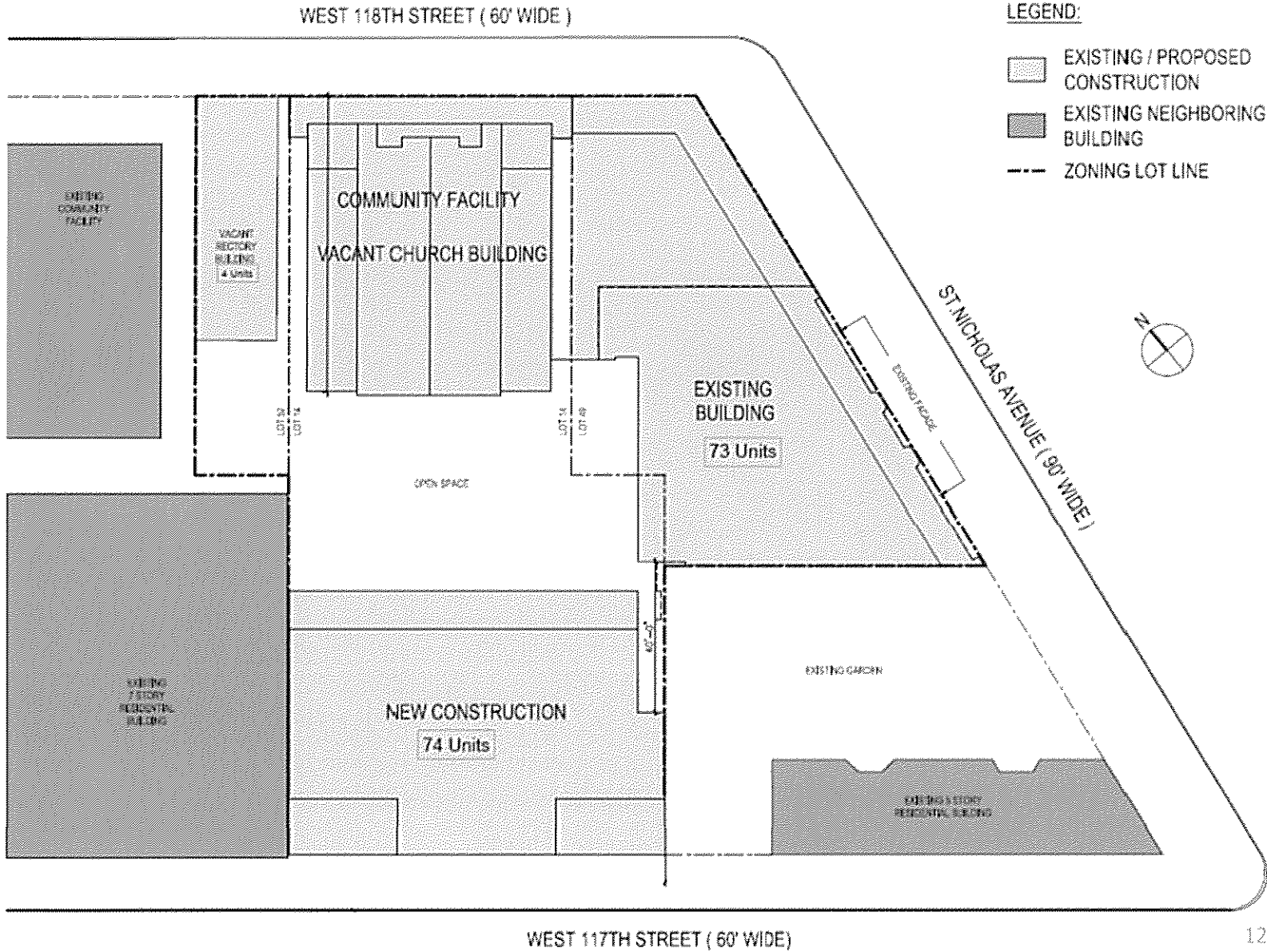
Boys Choir

Harlem Stage

Studio Museum of Harlem

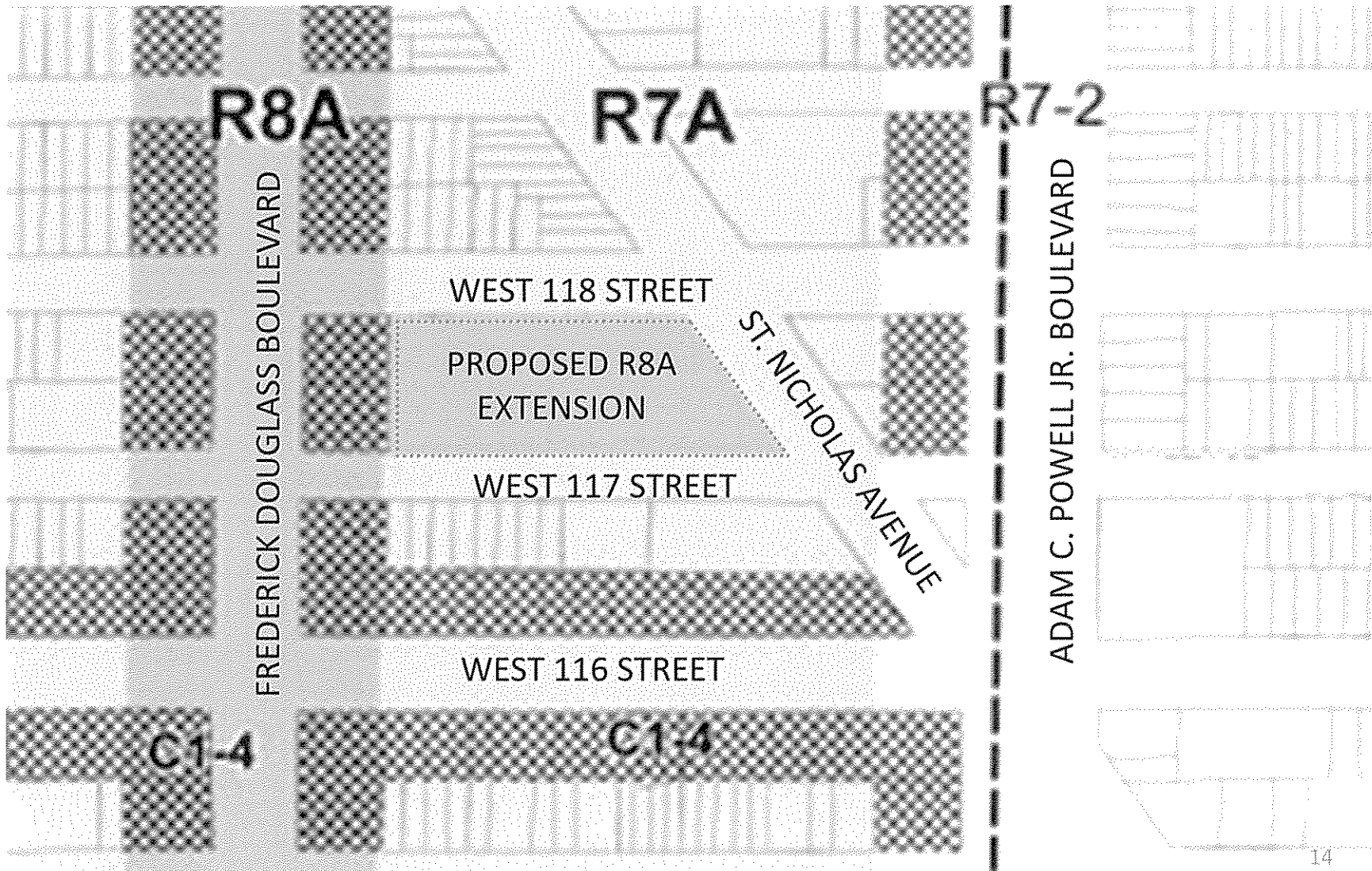


Proposed Project





Zoning



Opportunities and Community Benefit

Preservation of architecturally significant church, existing school building, and rectory

A new center for Harlem's performance and fine arts community

Multipurpose space in CB 10 for other events such as community meetings and not-for-profit fundraisers

New affordable housing in CB 10

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 87

in favor in opposition

Date: _____

Name: Jeff (PLEASE PRINT) DAVIS

Address: _____

I represent: Chetrit

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: 4/17/17

(PLEASE PRINT)

Name: _____

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 88 Res. No. _____

in favor in opposition

Date: 6/17/14

(PLEASE PRINT)

Name: Melanie Meyers

Address: Fried Frank - 1ny Plaza

I represent: Artimus (applicant)

Address: 311 W 118th St

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. 88 Res. No. _____

in favor in opposition

Date: 6/17/14

Name: Robert Escarano (PLEASE PRINT)

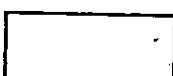
Address: 316 West 118th St, NY, NY

I represent: Artimus

Address: 316 West 118th St, NY, NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. 87

in favor in opposition

Date: _____

Name: MICHAEL SILVERMAN (PLEASE PRINT)

Address: 400 E 118th St

I represent: 100th St

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. 88 Res. No. _____

in favor in opposition

Date: 6/17/2014

Name: Evan Kashanian (PLEASE PRINT)

Address: 316 West 118th St, NY, NY

I represent: Artimus

Address: 316 West 118th St, NY, NY

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. 87 Res. No. C130208

in favor in opposition

Date: June 17, 2014

(PLEASE PRINT)

Name: GLORY ANN KERSTEIN

Address: 111 W 106 ST NYC 10025

I represent: DEBNA - DUKE Ellington Blvd. Neighborhood Assoc

Address: 8 MANHATTAN VALLEY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 86 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Brooklyn Borough President

Address: ERIC ADAMS

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 062-065 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: MARCE KESNER

Address: 111 " " "

I represent: Kramer Levin for Applicant

Address: 1177 Ave of Americas

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 062-065 Res. No. _____

in favor in opposition

Date: 6-17-14

(PLEASE PRINT)

Name: Thehbia Walters

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. 062-065 Res. No. _____

in favor in opposition

Date: 6/17/14

(PLEASE PRINT)

Name: AMAR SEN

Address: 150 VARICK ST.

I represent: HANWILL ARCHITECTS

Address: 150 VARICK ST.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 062-065 Res. No. _____

in favor in opposition

Date: 6/17/14

(PLEASE PRINT)

Name: Charles Beaudit

Address: 111 8th Ave

I represent: Taconic Investment Partners

Address: _____

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

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

04-65

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

in favor in opposition

Date: 6/17/14

(PLEASE PRINT)

Name: Chris Balaska

Address: 617 Manor Ave Jamaica

I represent: Finance Transact Assoc

Address: 118 E Ave Suite 1300 LLC

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. W26

in favor in opposition

Date: 6-17-14

(PLEASE PRINT)

Name: Jerald J. Johnson

Address: 100 PARK AVE

I represent: 529 EMPIRE HEALTH

Address: _____

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