



CITY COUNCIL
LAND USE DIVISION

2016 NOV 29 P 12: 08

CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NYC COUNCIL

2016 NOV 29 A 11: 38

SPEAKER'S OFFICE

November 28, 2016,

City Council
City Hall
New York, NY 10007

Re: Lexington Gardens II
Application No.: N 160337 ZRM (LU 516)
Related Application Nos.: C 160336 ZMM (LU 515) C 160338 ZSM (LU 517)
C 160339 ZSM (LU 518), C 160340 HAM)

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated November 22, 2016, from the City Council regarding the proposed modification to the above referenced application submitted by Lexington Gardens Owners, LLC pursuant to Section 201 of the New York City Charter modifying Appendix F (Inclusionary Housing Designated Areas) to add a Mandatory Inclusionary Housing Area within Community District 11 in Manhattan.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on November 28, 2016, has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Sincerely,

Carl Weisbrod

c: Edith Hsu-Chen
A. Laremont

D. DeCerbo
J. Harris

C. Brown
J. Mangin

MEMORANDUM

TO: City Planning Commission; CEQR Project File (16HPD082M)

FROM: Aaron Werner, Director of Environmental Planning - HPD

DATE: November 25, 2016

RE: **Lexington Gardens II - Council Modification**
CEQR No. 16HPD082M
ULURP No. N 160337 ZRM
Related Application Nos. C 160366 ZMM
C 160388 ZSM
C 160399 ZSM
C 160340 HAM

The Lexington Gardens II proposal is the subject of a Uniform Land Use Review Procedure (ULURP) application currently under consideration by the New York City Council. On June 2, 2016, the Department of Housing Preservation and Development (HPD), as lead agency, issued a Revised Negative Declaration for the proposal's Environmental Assessment Statement (EAS). In addition, a Technical Memorandum was issued by HPD on October 13, 2016 to address minor changes to the development program. The EAS and subsequent Technical Memorandum considered a series of discretionary actions including the disposition of City-owned Property and designation/approval of an Urban Development Action Area Project (UDAAP), zoning map and text amendments, special permits to establish a Large Scale General Development (LSGD) and public facility site selection and acquisition. The Proposed Actions would allow the project sponsor, Lexington Gardens Owners LLC to develop a new mixed-use affordable housing building in the East Harlem neighborhood of Manhattan. The environmental review assumed that the project site (Block 1635, Lots 1, 7, 16) would be redeveloped with a mixed-use building ranging in height from eight to fifteen-stories and containing approximately 400 units of affordable housing, approximately 4,009 square feet (sf) of ground floor retail space, approximately 38,576 sf of community facility space, and 57 parking spaces.

On November 22, 2016 the Land Use Committee of the City Council, by a vote of 17-0-0, requested a modification to the zoning text amendment action to ZR Appendix F to designate the project site as a Mandatory Inclusionary Housing (MIH) Area (ULURP No. N 160337 ZRM). The requested modification would apply MIH Option 1 rather than the currently proposed MIH Option 2. MIH Option 2 requires 30% of housing to be affordable at an average of 80% of Area Median Income (AMI). MIH Option 1 requires 25% of housing to be affordable at an average of 60% of AMI, with 10% required at 40% of AMI.

The environmental review has conservatively assumed that all 400 units would be subject to future HPD financing and 100% affordable in terms of CEQR analysis methodology. Therefore, HPD has considered the City Council modification described above and has concluded that this modification would not result in any significant adverse impacts on the environment. Furthermore, this modification would result in no changes to the findings of the June 2016 EAS, Revised Negative Declaration, and October 13, 2016 Technical Memorandum with respect to any of the categories of environmental analysis already considered.



**THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
NEW YORK NEW YORK 10007**

**RAJU MANN
DIRECTOR**

**TEL.: 212-788-7335
RMann@council.nyc.gov**

November 22, 2016

BY HAND

Honorable Carl Weisbrod, Chairman
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

**RE: Lexington Gardens II
Application No.: N 160337 ZRM (LU 516)
Related Applications Nos.: C 160336 ZMM (LU 515), C 160338 ZSM (LU 517)
C 160339 ZSM (LU 518), C 160340 HAM)**

Dear Chairman Weisbrod:

On November 22, 2016, the Land Use Committee of the City Council, by a vote of 17-0-0 for N 160337 ZRM, recommended modifications of the City Planning Commission's decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter and Section 11.70 of the Rules of the Council, I hereby file the proposed modifications with the Commission:

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

Matter in ~~double-strikeout~~ is deleted by the City Council;

Matter in double-underline is added by the City Council

* * *

APPENDIX F

Honorable Carl Weisbrod

Application No.: N 160337 ZRM (LU 516)

Related Applications: C 160336 ZMM (LU 515), C 160338 ZSM (LU 517)

C 160339 ZSM (LU 518), C 160340 HAM (LU 519)

November 22, 2016

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Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

* * *

Manhattan Community Districts 9, 10 and 11

* * *

In the R9 District within the areas shown on the following Map 3:

Map 3. (date of adoption)

Honorable Carl Weisbrod

Application No.: N 160337 ZRM (LU 516)

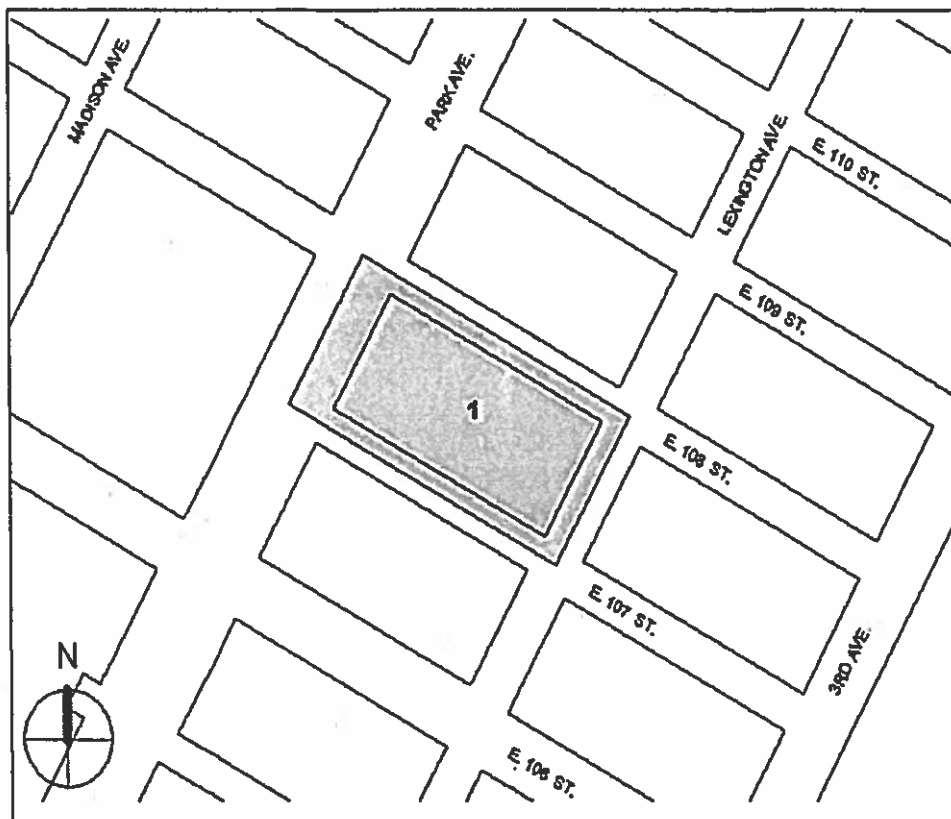
Related Applications: C 160336 ZMM (LU 515), C 160338 ZSM (LU 517)

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[PROPOSED MAP]



Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area 1 (date of adoption) — MIH Program ~~Option 2~~ Option 1

Portion of Community District 11, Manhattan

* * *

Honorable Carl Weisbrod

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C 160339 ZSM (LU 518), C 160340 HAM (LU 519)

November 22, 2016

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Please feel free to contact me at (212) 482-5185 if you or your staff has any questions in this regard.

Sincerely,



.....
Julie Lubin, Esq.
General Counsel

JL:mg

RECEIVED BY: _____

DATE: _____

TIME: _____

- c: Members, City Planning Commission
- Raju Mann, Director, Land Use Division
- Amy Levitan, Deputy Director, Land Use Division
- Anita Laremont, Esq., DCP
- Danielle J. DeCerbo, DCP
- File