

NEXT STEPS

The following are additional sites in East Harlem that will benefit from community input and leadership in creating development recommendations that reflect community needs and priorities.

- **2017 Rezoned Public Sites**
 - **Urban Assembly School**
 - **123rd St. Sanitation Parking Lot**
- **District 11's 99th St. Sanitation Lot**
- **126th St. African Burial Ground**

The City must continue its commitment to East Harlem residents and involve residents, local stakeholders and mission-driven developers – including NMC members and beyond– in the process of building new affordable housing developments. Local input should be included in all steps of the process from developer selection, determination of appropriate use, to project completion.

GET INVOLVED

Join the conversation! Attend Manhattan Community Board 11 and related meetings to contribute your opinion about these sites and how they should be developed. Contact the members of the NMC to share your recommendations and feedback:

116th Street Block Association
www.116blockassociation.com
c.vives-vasquez@116blockassociation.com
(212) 860 4100

Ascendant Neighborhood Development
www.ascendant.nyc
info@ascendant.nyc
(212) 410 3153

El Barrio's Operation Fightback
www.ebofb.org
info@ebofb.org
(212) 410 7900

Hope Community, Inc.
www.hopeci.org
(212) 860 8821

Youth Action Youth Build
www.youthaction.nyc
info@yayb.org
(212) 860 8170

REFERENCES

East Harlem Neighborhood Plan. (2016).
Manhattan CB 11. (2018). CB 11 Public Sites Project.
NYC Department of City Planning. (2018). mapPLUTO 18v1.1.
NYC Small Business Services. East Harlem Manhattan Commercial District Needs Assessment.
Regional Plan Association. (2016) Preserving Affordable Housing in East Harlem.
US DOT Federal Transit Administration, & Metropolitan Transportation Authority. (2018). Supplemental Environmental Assessment to the Second Avenue Subway Final Environmental Impact Statement: Phase 2.

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HESTER ST

APR 2019

PUBLIC SITES FOR PUBLIC GOOD





WHO WE ARE

Founded in 2013, the **Northern Manhattan Collaborative (NMC)** is an alliance of five non-profit organizations active in affordable housing and community development in Northern Manhattan.



The 116th St. Block Association develops tenants' potential through challenging and meaningful workshops, leadership, tenant/landlord relations, and housing advocacy while providing affordable housing management and assistance services.



Ascendant Neighborhood Development Corporation builds homes, engages community members, and partners with allies to raise up neighborhoods that provide stability and access to opportunity for all.



El Barrio's Operation Fight back, Inc. is a community development corporation dedicated to preserving and strengthening families and more recent, immigrant groups of East Harlem.



Hope Community, Inc. is an affordable housing organization that enriches the lives of East Harlem residents and workers through culture, economic development, and social service alliances.



Youth Action Programs and Homes builds a community of young people and adults committed to taking responsibility for their own lives and improving the larger community.

OVERVIEW

With the November 2017 approval of the East Harlem rezoning plan, New York City committed an unprecedented \$222 million towards future neighborhood investments. A portion of this commitment will fund strategies to develop new affordable housing on four City-owned properties. Concurrently, the Metropolitan Transportation Authority (MTA) selected 14 groups of properties in East Harlem slated for redevelopment as support facilities for the second phase of the Second Avenue Subway. The MTA properties will displace nearly 300 residents and 24,000 SF of active commercial space. In the context of the city commitments and MTA plans, we (NMC) have developed a locally-informed comprehensive framework for affordable housing. With 50 years of on-the-ground experience and our collective portfolio of affordable housing and community facilities that is spread across a third of East Harlem's blocks, we have developed a vision for leveraging the neighborhood's affordable housing opportunities to address community-identified needs.

OUR GOALS

- **Position Northern Manhattan Collaborative (NMC) as the East Harlem expert on affordable housing development**
- **Advance overarching development principles for East Harlem grounded in NMC priorities and community input gathered through the East Harlem Neighborhood Plan (EHNP)**
- **Propose site specific and community-driven recommendations on priority development sites identified by the EHNP, City, or State**

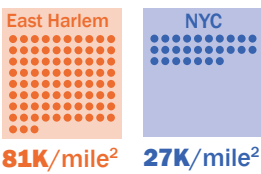
NEIGHBORHOOD CONTEXT

EAST HARLEM

East Harlem is home to 127,300 New Yorkers living in 1.6 square miles of land (not including Randall's Island). That's 81,000 people per square mile – three times as dense as the city average. Often referred to by locals as "El Barrio," East Harlem is one of New York City's largest Latinx communities: 46% of residents are Latinx, nearly double the rate citywide. One in four East Harlem residents is foreign-born, continuing the neighborhood's legacy as a rich immigrant community with residents from Puerto Rico, Latin America, Africa and China.

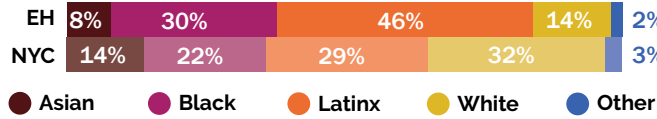
Sources: U.S. Census Bureau, 2016 and New York City Department of Homeless Services, unpublished data (fiscal years 2005-2015, 2017)

127.3K East Harlem Total Population



East Harlem is **3x** as dense as the NYC average

RACE AND ETHNICITY



25% of East Harlem is foreign-born
15% have limited English proficiency

DEVELOPMENT PRESSURES

East Harlem has historically been a working-class community with a high concentration of affordable housing. According to a 2016 report by the Regional Plan Association, more than 80% of residential units in the neighborhood were subsidized in some way. Nearly 30% of the housing stock is public housing. The same study also highlighted a looming risk, estimating that 4,000-6,000 housing units will fall out of subsidy within the next 20-25 years, creating an affordability crisis in an already changing neighborhood. Between 2010 and 2017, the average rent in East Harlem rose by 28%, while median household income lagged at 20% below NYC average. Almost half of households in East Harlem are rent-burdened households (those which pay more than 30% of their income toward rent). In 2016, 333 East Harlem families entered homeless shelters – the 14th highest rate of 59 community districts in New York City.

\$39,775 East Harlem Average Median Income

10.4% East Harlem Unemployment Rate
7.6% New York City Unemployment Rate

333 East Harlem families entered homeless shelters in 2016

61% of East Harlem households earn **<\$50K**



30% of these households spend **50%** or more of their income on rent

DEVELOPMENT PRINCIPLES

As long-standing local community developers vested in preserving East Harlem's affordability, safety and unique characters, we have prioritized three issues areas and development principles informed by NMC's collective vision as well as community input received in the East Harlem Neighborhood Plan.



Affordable Housing

Prioritize development and preservation of affordable housing.

East Harlem may lose 4,000-6,000 affordable housing units within the next 20-25 years. At the same time, average rents are rising quicker than the rate of the median household income. In a neighborhood where homelessness is already prevalent, it is imperative that any major development in East Harlem include permanently affordable housing.



Resilient Development

Integrate resiliency and sustainability in all new developments – especially in East Harlem's affordable housing stock.

While East Harlem was spared much of the impact of superstorm Sandy, it is still vulnerable to sea level rise. 2050 500 year flood plain maps project that up to 65% of East Harlem may be affected by climate change and sea level rise.



Culture and Resources

New development must preserve and protect East Harlem's culture and expand its economic development resources.

East Harlem is one New York City's largest Latinx communities. As stated in the East Harlem Neighborhood Plan, it is imperative that new housing created as result of the rezoning be paired with investments in the neighborhood's physical and social infrastructure.

194 Blocks in East Harlem

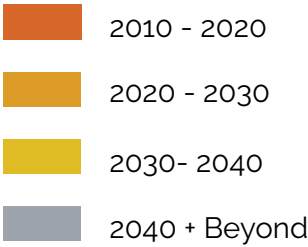
124 Blocks are in the floodzone

34 Blocks in East Harlem have NYCHA Properties

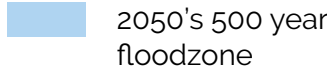
26 Blocks are in the floodzone

MAP LEGEND

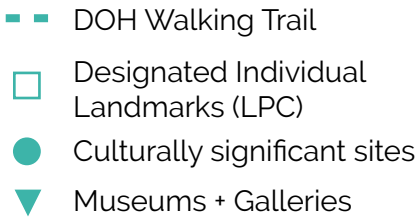
Expiring Affordability



Storm Surge Vulnerability

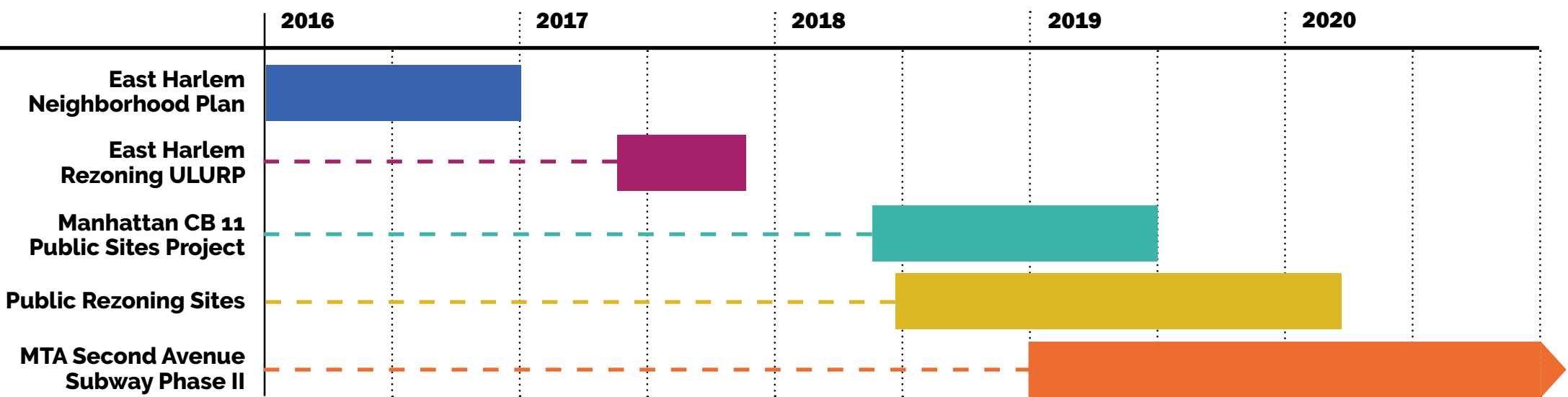


Cultural Sites + Resources



Source: East Harlem Neighborhood Plan (2016)

PLANNING INITIATIVES



TIMELINES TO BE DETERMINED:

Rezoned Public Sites

- 123rd St. Sanitation Parking Lot
- Urban Assembly School

EHNP Public Sites

- District 11's 99th St. Sanitation Lot
- 126th St. African Burial Ground

NextGen NYCHA

- RAD RFP released in early 2019 for two East Harlem sites

Existing Conditions

of select development sites



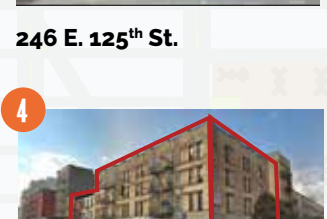
413 E. 120th Street



Park Ave btw 118 + 119



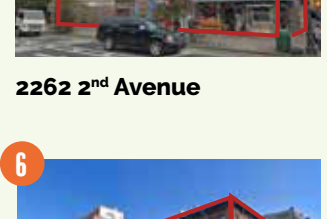
246 E. 125th St.



2325 2nd Avenue



2262 2nd Avenue



2122 2nd Avenue

LEGEND

Types of Development Sites

Public Rezoned Sites

MTA Second Avenue Subway Entrance Site

MTA Second Avenue Subway Ancillary Site

Types of Second Avenue Subway Sites Displacement

Majority of Blockfront

Small Local Business

Open Space + Parking

PUBLIC REZONING SITES

In response to the East Harlem Neighborhood Plan in 2017, the de Blasio administration committed four publicly-owned sites to be developed as affordable housing, maximizing depths of affordability, namely:

- NYPD 25th Precinct Parking Lot (Site 1)
- HRA Multi-Service Center (Site 2)
- 123rd St. Sanitation Parking Lot
- Urban Assembly School

The administration projects that Requests for Proposals for development of Sites

1 and 2 will be released in the second quarter of 2019, while RFPs for the two other sites will be released upon confirmation of feasibility.

The zoning and program recommendations outlined here represent efforts by the Public Sites Project of Manhattan Community Board 11 and the NMC to proactively recommend appropriate development scenarios that maximize community benefit based on the East Harlem Neighborhood Plan and Development Principles.

MTA SECOND AVENUE SUBWAY SITES

Expected to be completed by 2029, the second phase of the MTA Second Avenue Subway will extend to 125th st. in East Harlem. The MTA announced that it will acquire and develop 14 groups of properties along Second Avenue and 125th st. as ancillary and entrance facilities for the operation of the subway line. Acquisition of these sites, however, will result in the displacement of 300 residents and 24,000 SF of commercial space.

NMC proposes thoughtful development of these sites to maximizes benefit to the East Harlem community. As community developers, we believe that development on scarce land in the neighborhood by a public entity can and should ensure that transit runs smoothly, while also providing affordable housing, space for local businesses, and support for local community-based organizations.

TYPES OF SECOND AVENUE SUBWAY SITE DISPLACEMENT

MAJORITY OF BLOCK FRONT



SMALL LOCAL BUSINESS



PARKING + OPEN SPACE



1

NYPD PARKING LOT

Park Ave. between E. 118th and E 119th St.

Development Potential

Zoning: **R7B, R10**
FAR: **3.44, 12.00**
Overall height: **295 ft.**

Residential area: **231,300 SF / 257 units**
Commercial area: **27,250 SF**
Total Area: **231,266 SF**

Parking spaces requirement:
Below grade and ~40 spaces
above grade for NYPD

Design and Program Recommendations



① Diversion Center

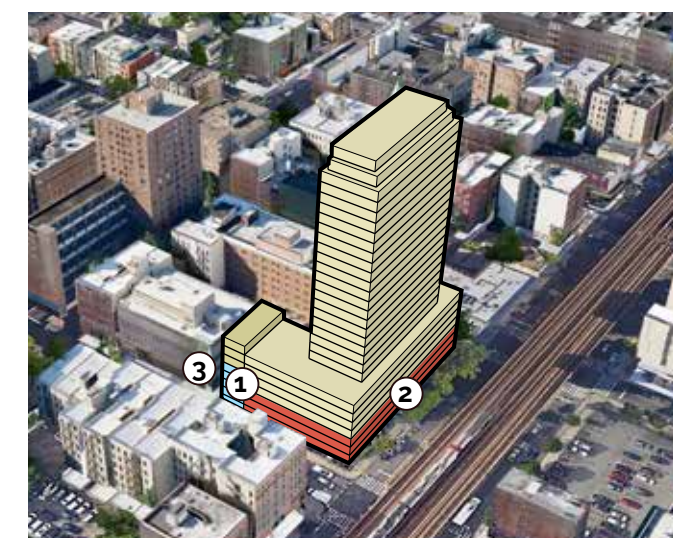
- Connects individuals with low-level offenses to mental health, shelter, and other social services
- Locate adjacent to NYPD 25th Precinct to facilitate coordination

② Commercial Spaces

- Prioritize commercial spaces on first three floors to keep residential units above viaduct
- Support local entrepreneurs by providing a space for mission-driven business incubator

③ NYPD Parking Entrance

- Connecting new parking garage for NYPD vehicles with existing vehicle entrance
- Study feasibility for an underground parking facility



NYPD PARKING INTEGRATION CASE STUDY: 12TH AVENUE ARTS



Formerly a parking lot of the Seattle Police Department, 12th Avenue Arts has 88 apartments affordable to working individuals and families, office spaces for local nonprofits, two rentable theaters and retail spaces. The police department also regains parking spaces with 115 lots reserved for their vehicles.

2

HRA MULTI-SERVICE CENTER

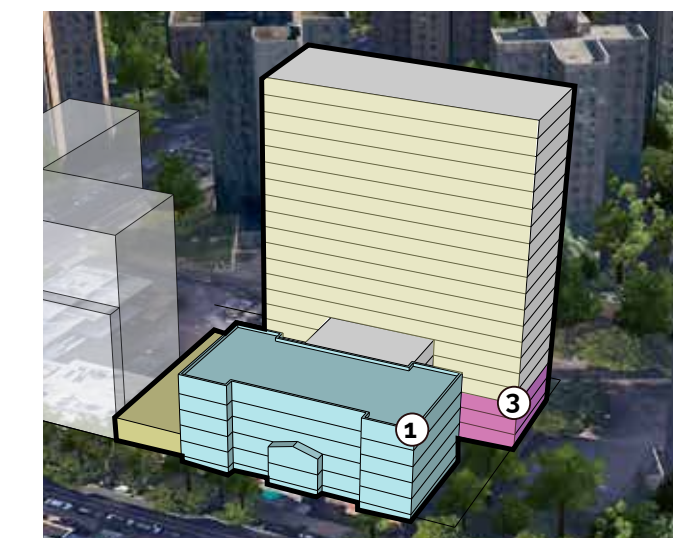
413 E. 120th St.

Development Potential

Zoning: **R7-2, R7X**
FAR: **7.2**
Overall height: **185 ft.**

Residential area: **203,553 SF / 226 units**
Multi-Service Center area: **47,080 SF**
Total Area: **250,633 SF**

Design and Program Recommendations



① Adaptive Reuse of MSC

- Preserve the area's architectural heritage
- Renovate building interior to fit existing tenants' needs by involving them in the design process

② Shared and Inclusive Open Space

- Through an inclusive process with NYCHA residents, redesign surrounding area as shared open space for all
- Provide additional entrance facing NYCHA to encourage social cohesion

③ Shared Community Facilities

- Provide community facilities on first two floors that are open to new development tenants and NYCHA residents
- Facilities can also serve as a temporary refuge during emergencies

SHARED SPACE CASE STUDY: WALD HOUSES



Together with the Wald Houses tenants, the Design Trust for Public Space reimagined open space through a series of community meetings from 2016-2018. Tenants redesigned the underutilized space with additional seating areas and platforms for community gatherings and events. This effort is aligned with Connected Communities, a new NYCHA initiative to connect NYCHA residents to the surrounding community.

3

125TH ST STATION ANCILLARY SITE

246 E. 125th St.

Existing Conditions

Bldg Type
2-story mixed-use residential

Lot Details
Lot Area: 9,587 SF
Zoning: C4-4D (R8A equivalent)

Displacement
Residential: **8 units / 21 residents**
Commercial: **8550 SF / 21 employees**



Development Potential*

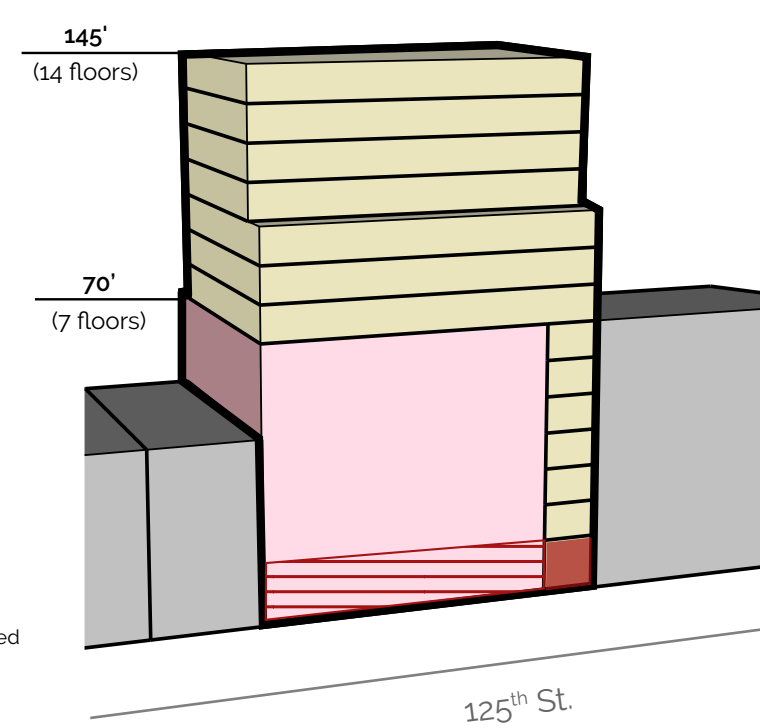
Total Buildable Area: 69,029 SF w/o MTA Use

Residential Area:
69,029 SF / 69-86 units**

Commercial Area:
32,597 SF

Community Facility Area:
62,318 SF

MTA Use Non-MTA Use Commercial



*Area calculations for all MTA sites are of maximum allowable SF based on property FAR. The mix of residential, commercial, and community facility SF will depend on the developer.
**All unit counts are based on an 800-1,000 SF unit.
***MIH units will depend on which MIH option the developer chooses (option 1 or 3 as determined by City Council).

4

116TH ST STATION ANCILLARY SITE

2325-2337 2nd Ave.

Existing Conditions

Bldg Type
mostly abandoned
3-4 story, mixed-use residential

Lot Details
Lot Area: 19,771 SF
Zoning: R9A - C2-5 EHC/TA

Displacement
Residential: **4 units / 10 residents**
Commercial: **2852 SF / 6 employees**



Development Potential*

Total Buildable Area: 168,053 SF w/o MTA Use

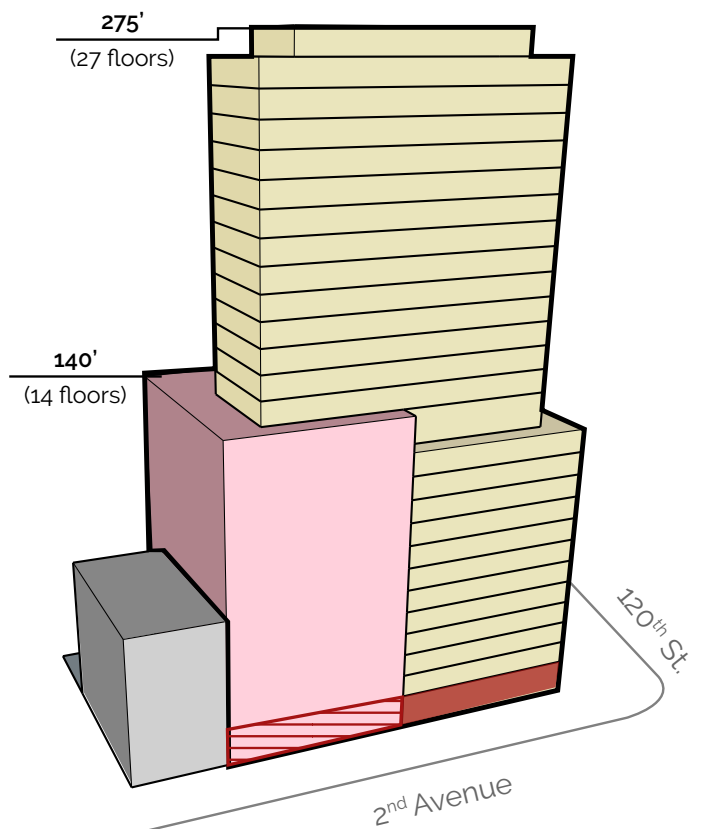
Residential Area:
168,053 SF / 168-210 units**

- MIH units:
33-52 at 40% - 60% AMI***

Commercial Area:
39,542 SF

Community Facility Area:
148,282 SF

MTA Use Non-MTA Use Commercial



5

116TH ST STATION ENTRANCE SITE

2262 2nd Ave.

Existing Conditions

Bldg Type
1-story retail, vacant
building, partial NYCHA

Lot Details
Lot Area: 10,092 SF
Zoning: R9A, C2-5, EHC/TA

Displacement
Residential: **6 units / 18 residents**
Commercial: **2392 SF / 6 employees**



Development Potential*

Total Buildable Area: 85,782 SF w/o MTA Use

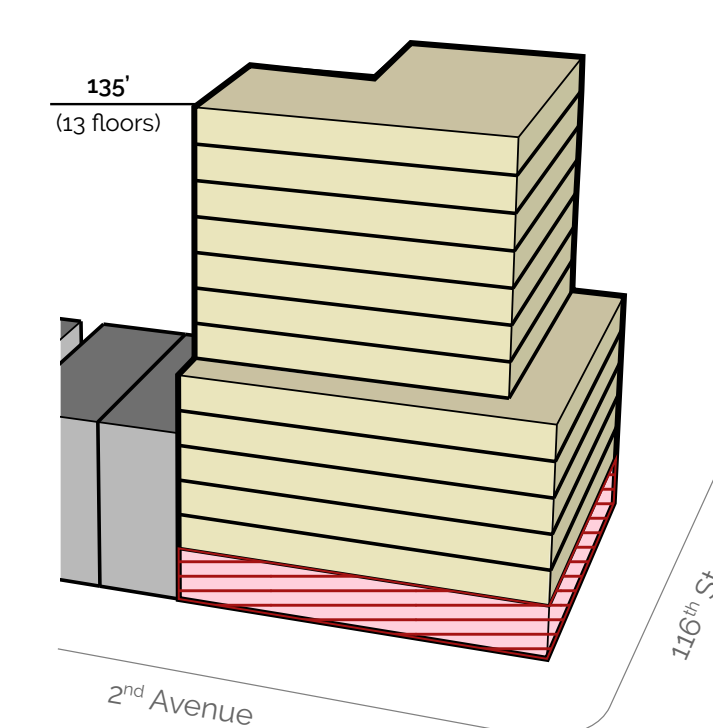
Residential Area:
85,782 SF / 85-107 units**

- MIH units:
17-26 at 40% - 60% AMI***

Commercial Area:
20,184 SF

Community Facility Area:
75,690 SF

MTA Use Non-MTA Use Commercial



6

106TH ST STATION ANCILLARY SITE

2122-2130 2nd Ave.

Existing Conditions

Bldg. Type
3-4 story mixed-use residential

Lot Details
Lot Area: 12,554 SF
Zoning: R9A, C2-5, EHC/TA

Displacement
Residential: **30 units / 85 residents**
Commercial: **6309 SF / 15 employees**



Development Potential*

Total Buildable Area: 106,709 SF w/o MTA Use

Residential Area:
106,709 SF / 106-133 units**

- MIH units:
21-33 at 40% - 60% AMI***

Commercial Area:
25,108 SF

Community Facility Area:
94,155 SF

MTA Use Non-MTA Use Commercial

