

May 23, 2017

**PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 17HPD083M)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (City Environmental Quality Review – “CEQR”) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of Housing Preservation and Development (“HPD”), as CEQR lead agency, has determined that a targeted Draft Environmental Impact Statement (“DEIS”) is to be prepared for the proposed actions related to the **“West 108th Street WSFSSH Development”** (CEQR No. 17HPD083M).

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a targeted DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended.

A public scoping meeting has been scheduled for Thursday, June 22, 2017 at 4:00 PM at the Edward A. Reynolds West Side High School, 140 W. 102nd Street, New York, NY. Written comments will be accepted by the lead agency until the close of business on July 3, 2017.

The proposal involves an application by HPD and the West Side Federation for Senior and Supportive Housing (“WSFSSH”), for approval of several discretionary actions subject to City Planning Commission (“CPC”) approval (collectively, the “Proposed Actions”) to facilitate the construction of two new buildings consisting of affordable and supportive housing and community facility uses on West 108th Street in the Manhattan Valley neighborhood of Manhattan, Community District 7 (the “Project Area”). The Proposed Actions include designation of an Urban Development Action Area, approval of an Urban Development Action Area Project (“UDAAP”), disposition of City-owned property, a zoning map amendment to change a portion of Manhattan Block 1863 from R8B to R8A, and a zoning text amendment to Appendix F of the NYC Zoning Resolution to map a Mandatory Inclusionary Housing (“MIH”) Area on the Project Area. The project sponsor would seek construction funding from HPD and other agencies at a later date.

The Project Area (aka “rezoning area”) includes Block 1863, Lots 5, 10, 13, 17 and 26, is generally bounded by Amsterdam Avenue to the west, Columbus Avenue to the east, and West 108th street to the south, and is currently part of a larger R8B zoning district. The Project Area has a total lot area of approximately 60,552 square feet (sf). Lots 5, 10, 13, and 26 constitute the Development Site upon which redevelopment would occur as a result of the Proposed Actions. Of the Development Site, Lots 5, 10, and 13 make up the site of proposed Building 1 (the “Western Development”), and Lot 26 is the site for proposed Building 2 (the “Eastern



Development”). Lots 5, 13, and 26 are currently owned by the City, whereas Lot 10 is owned by WSFSSH. Lot 17, which is located between Lots 13 and 26, is occupied by the Anibal Aviles Playground and zoned R8B according to Zoning Sectional Map 5d. Although Lot 17 is part of the rezoning area, it is a “public park” for zoning purposes and not subject to zoning regulation. It is also not proposed for any redevelopment under the Proposed Actions.

The site of the Western Development (Block 1863, Lots 5, 10, and 13) has a combined lot area of approximately 30,276 sf and is currently occupied by two City-owned four- and five-story parking garages (combined floor area of approximately 91,190 sf, with a total capacity of approximately 550 spaces), and the approximately 18,730 sf project sponsor-owned five-story Valley Lodge shelter, which provides transitional housing for homeless older adults. The site of the Eastern Development (Lot 26) has a lot area of approximately 7,569 sf and is currently occupied by a City-owned, approximately 21,800 sf three-story parking garage, with a capacity of approximately 125 spaces. All three garages within the Project Area are active pursuant to lease agreements between the garage operators and the City.

The Proposed Actions would facilitate the development of an estimated combined 277 affordable and supportive housing units, and approximately 37,400 gross-square-feet (gsf) of community facility space comprising two separate facilities: 1) an approximately 31,000 gsf transitional housing facility for older adults with approximately 110 shelter beds (replacing an existing 92-bed facility), and 2) an additional approximately 6,400 gsf community facility use (the “Proposed Project”). The Proposed Project would consist of two buildings: the approximately 193,000 gsf Western Development (maximum height of 11 stories) to be located on Lots 5, 10, and 13, and the approximately 45,000 gsf Eastern Development (maximum height of 11 stories) to be located on Lot 26. The Proposed Actions would provide much needed affordable housing (including supportive senior housing) and transitional housing for older adults in this area of Manhattan and optimize the use of large City-owned sites suitable for housing which are located in close proximity to public transportation.

The Western Development would have multiple setbacks, ranging from 6 stories to 11 stories (approximately 118 feet) at its tallest. The Western Development would measure approximately 193,000 gsf and contain a total of approximately 195 units, including 115 studio units set aside as supportive housing for older adults, and 80 affordable units that would accommodate singles and families, consisting of a mix of studio, one-, two-, and three-bedroom units. The building would also contain approximately 37,400 gsf of community facility space comprising two separate facilities: 1) an approximately 31,000 gsf transitional housing facility for older adults with approximately 110 shelter beds (replacing an existing 92-bed facility), and 2) an additional approximately 6,400 gsf community facility use. The rear yard of the Western Development would be developed with a courtyard for use by building tenants. The main residential entrance to the building, as well as entrances to the community facility uses would be located on West 108th Street. Construction of the Western Development is anticipated to begin in 2018 and the building is expected to be completed and fully operational by the end of 2020.

Although complete designs are not yet available at this time, the Eastern Development is expected to have a maximum floor area of approximately 45,000 gsf, and would rise up to 11 stories (approximately 102 feet). It is planned that the building would be comprised entirely of either supportive housing for older adults or affordable senior housing, with approximately 82 units.



The Proposed Project has a build year of 2025 and would be constructed in two phases. Construction of the Western Development is anticipated to begin in 2018 and the building is expected to be completed and fully operational by the end of 2020. Construction of the Eastern Development is anticipated to begin in 2023, and the building is expected to be completed and fully operational by the end of 2025.

Public comments are requested with respect to issues to be addressed in the targeted DEIS.

Copies of the Environmental Assessment Statement and Draft Scope of Work may be obtained from HPD's Division of Building and Land Development Services – Environmental Planning Unit, 100 Gold Street, 7th Floor, New York, New York 10038, Aaron Werner, AICP, Director (212) 863-5953; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10007, Hilary Semel, Director (212) 676-3290. The Draft Scope of Work and scoping protocol will also be made available for download at: <http://www1.nyc.gov/site/hpd/developers/environmental-review.page>.

