



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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HENRIETTA LYLE
Chairperson

ANDREW LASSALLE
Assistant District Manager

February 5, 2014

RESOLUTION: approval for a zoning change at an area along St. Nicholas Avenue/West 117th /West 118th Streets ULURP number 140070ZMM

Committee: 11 yes; 2 no; 2 abstention

Board: 21 yes; 8 no; 2 abstention

WHEREAS, 117th Street Equities, LLC (“Artimus”) is requesting approval from Manhattan Borough Community Board 10 (“CB10”) for a zoning map amendment regarding the block formed by St. Nicholas Avenue, West 118th Street, Frederick Douglass Boulevard and West 117th Street, ULURP number 140070ZMM (the “Block”);

WHEREAS, the western most portion of the Block has been designated zone R8A and the remainder of the block has been designated zone R7A;

WHEREAS, Artimus is requesting that the Block be designated R8A in its entirety;

WHEREAS, R7A districts have a maximum Floor Area Ratio (“FAR”) of 4.0 that allows for approximately seven to eight story buildings and R8A districts have a maximum Floor Area Ratio (“FAR”) of 6.02 that allows for approximately 10 to 12 story buildings;

WHEREAS, Artimus’ project consists of the following three (3) components:

1. Artimus will convert a vacant de-sanctified church building on West 118th Street into a community space while preserving its façade and some of the remaining interior.
2. Artimus will add floors to the St. Thomas school on Saint Nicholas Avenue resulting in approximately 73 total units of apartment housing.
3. Artimus will develop a vacant lot on West 117th Street into approximately 74 units of apartment housing.

WHEREAS, on April 18, 2013, Artimus made an informal presentation to CB10’s Land Use Committee announcing their intention to include affordable housing in the Project;

WHEREAS, on January 16, 2014, Artimus appeared before CB10’s Land Use Committee and presented the following information:

1. Artimus plans to construct approximately 147 housing units, of which approximately 74 will be in a newly constructed 12-story building located on the West 117th Street lot and approximately 73 will be in a 10-story converted and expanded St. Thomas School structure

with a planned 5-story addition on top. The addition to the St. Thomas School and the new construction will have a setback as required under R8A zoning.

2. 20% of the new construction housing units will be affordable at 60% of AMI, in compliance with the requirements for receiving tax-exempt bond financing.
3. Artimus will also add new parking spaces to be constructed underneath the new residential building as required by R8A zoning.
4. Artimus will convert a vacant church on West 118th Street into a community space while preserving its façade and some of the remaining interior. The community space will be provided to local community based organizations at affordable rental rates.

WHEREAS, on January 20, 2014, Artimus made certain agreements with CB10 as outlined in a letter addressed to CB10;

THEREFORE, BE IT RESOLVED, that on February 5, 2014, the Manhattan Borough Community Board 10 supports the zoning change at an area along St. Nicholas Avenue/West 117th /West 118th Streets ULURP number 140070ZMM from R7A to R8A with a vote of 21 in favor, 8 opposed with 2 abstentions.