



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
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**W. FRANC PERRY**  
*Chairman*

**PAIMAAN LODHI**  
*District Manager*

June 17, 2011

**Resolution on  
ULURP Application No. C 110243 ZMM- West 116<sup>th</sup>/117<sup>th</sup> Streets Rezoning  
by West 116 Residential LLC**

**Whereas**, the West 116 Residential LLC has submitted an application (C 110243 ZMM) pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 6b involving: eliminating from within an existing R7-2 District a C1-4 District bounded by West 117<sup>th</sup> Street, Fifth Avenue, West 116<sup>th</sup> Street, a line 450 feet easterly of Lenox Avenue—Malcolm X Boulevard, a line midway between West 116<sup>th</sup> Street and West 117<sup>th</sup> Street, and a line 100 feet westerly of Fifth Avenue; and changing from an R7-2 District to a C4-5X District property bounded by West 117<sup>th</sup> Street, Fifth Avenue, West 116<sup>th</sup> Street, and a line 450 feet easterly of Lenox Avenue—Malcolm X Boulevard;

**Whereas**, the proposed rezoning would affect Block 1600, Lots: 20, 21, 26, 27 and 30, but that an increase in bulk or change of use is likely only to occur on Lots 20 and 21, as Lots 26, 27 and 30 consist of two newly constructed or renovated residential buildings and a church;

**Whereas**, the proposed C4-5X zoning district provides contextual controls, such as height limits, in an area where the existing zoning of R7-2 is currently governed by height factor zoning;

**Whereas**, the proposed C4-5X zoning district is an extension of an existing zoning designation on Block 1600 and matches the zoning of the block located immediately to the south;

**Whereas**, the proposed C4-5X zoning district would provide greater commercial flexibility along an already active commercial strip by allowing: more types of commercial uses, retail to exist deeper into the center of the block and the ability to add commercial space on the second floor;

**Whereas**, the proposed C4-5X zoning district would increase the amount of affordable housing permitted on the site by increasing the residential FAR from 3.44 (4.0 with Quality Housing on a wide street) to 5.0 FAR;

**Whereas**, the proposed rezoning will facilitate the development, on Lots 20 and 21, of a 12-story, market rate residential building with 95 residential units and 20,000 sq ft of retail space on West 116<sup>th</sup> Street, and a 9-story, 100-unit affordable housing building on West 117<sup>th</sup> Street, with 9,000 sq ft of community facility space and a 100-space sub-grade accessory parking garage with curb cuts on 117<sup>th</sup> Street;

**Whereas**, the proposed development will replace mostly underutilized land that includes a privately-owned basketball court, vacant land and a 32-space parking lot;

**Whereas**, the proposed development will relocate the basketball court to the exterior common area adjacent to the senior citizen activity room at 1428 5<sup>th</sup> Avenue;

**Whereas**, Manhattan Community Board 10 understands that the developer intends to develop approximately 1,500-2,000 sq ft of the 9,000 sq ft community facility space as a senior center for the community;

**Whereas**, Manhattan Community Board 10 understands that the developer intends to attain LEED certified status for the proposed development;

**Whereas**, Manhattan Community Board 10 believes that the proposed rezoning and related development proposal are consistent with surrounding land uses and constitutes sound zoning;

**Whereas**, Manhattan Community Board 10 believes the proposed development represents a superior use of land compared to existing conditions by not only eliminating blight but by providing a substantial amount of affordable housing and new commercial space along the 116<sup>th</sup> Street corridor;

**Whereas**, Manhattan Community Board 10 believes that the development of affordable housing is a highly appropriate use of City funds and that the income targeted ranges associated with the proposed development are within the range of many lower-income Harlem households;

**Whereas**, the development of 100 units of affordable housing fulfills a portion of the affordable housing commitment agreed upon in the 125<sup>th</sup> Street Rezoning Points of Agreement;

**Whereas**, Manhattan Community Board 10 requests that the developer hold regularly scheduled meetings with the tenants of 1428 5<sup>th</sup> Avenue, by retaining a third party liaison, to facilitate community dialogue; update the tenants on the status of the proposed development; and to address any concerns the tenants have with the conditions in their building;

**Whereas**, Manhattan Community Board 10 requests that the developer adhere to all NYC regulations regarding the provision of parking spaces for tenants of 1428 5<sup>th</sup> Avenue;

**Whereas**, Manhattan Community Board 10 requests that the developer first notify all stake holders on 116<sup>th</sup> and 117<sup>th</sup> Street of the proposed development and construction timeline;

**Whereas**, Manhattan Community Board 10 requests that the developer holds quarterly meetings with the stake holders to provide updates on the status of the development for the duration of the project, as well as provide updates to Community Board 10;

**Whereas**, Manhattan Community Board 10 requests that the developer must ensure that the pre-construction survey identifies and addresses all conditions that may impact the integrity of all surrounding properties;

**Therefore, be it resolved** that Manhattan Community Board 10 votes to **approve** ULURP No. C 110243 ZMM.

**At a special Land Use Committee Meeting on June 16, 2011, Manhattan Community Board 10 voted to adopt this resolution by a vote of 11 in favor, 2 opposed and no abstentions.**