

An aerial photograph of a dense urban neighborhood, likely Harlem, showing a mix of brick and modern buildings. A large blue rectangular overlay is centered on the image, containing white text. The text is arranged in three lines: the first two lines are large and stylized, and the third line is smaller and more standard. A thin white horizontal line is positioned below the second line of text.

LENOX TERRACE UPDATED PLAN

BUILDING ON 60 YEARS OF HARLEM HISTORY

CB10 Land Use Committee Presentation, October 17, 2019

DRAFT ENVIRONMENTAL IMPACT STATEMENT



TECHNICAL AREAS OF ANALYSIS

Land Use, Zoning & Public Policy

Socioeconomic Conditions

Community Facilities and Services

Open Space

Shadows

Historic and Cultural Resources

Urban Design and Visual Resources

Hazardous Materials

Water and Sewer Infrastructure

Solid Waste and Sanitation Services

Energy

Transportation

Air Quality

Greenhouse Gas Emissions
and Climate Change

Noise

Public Health

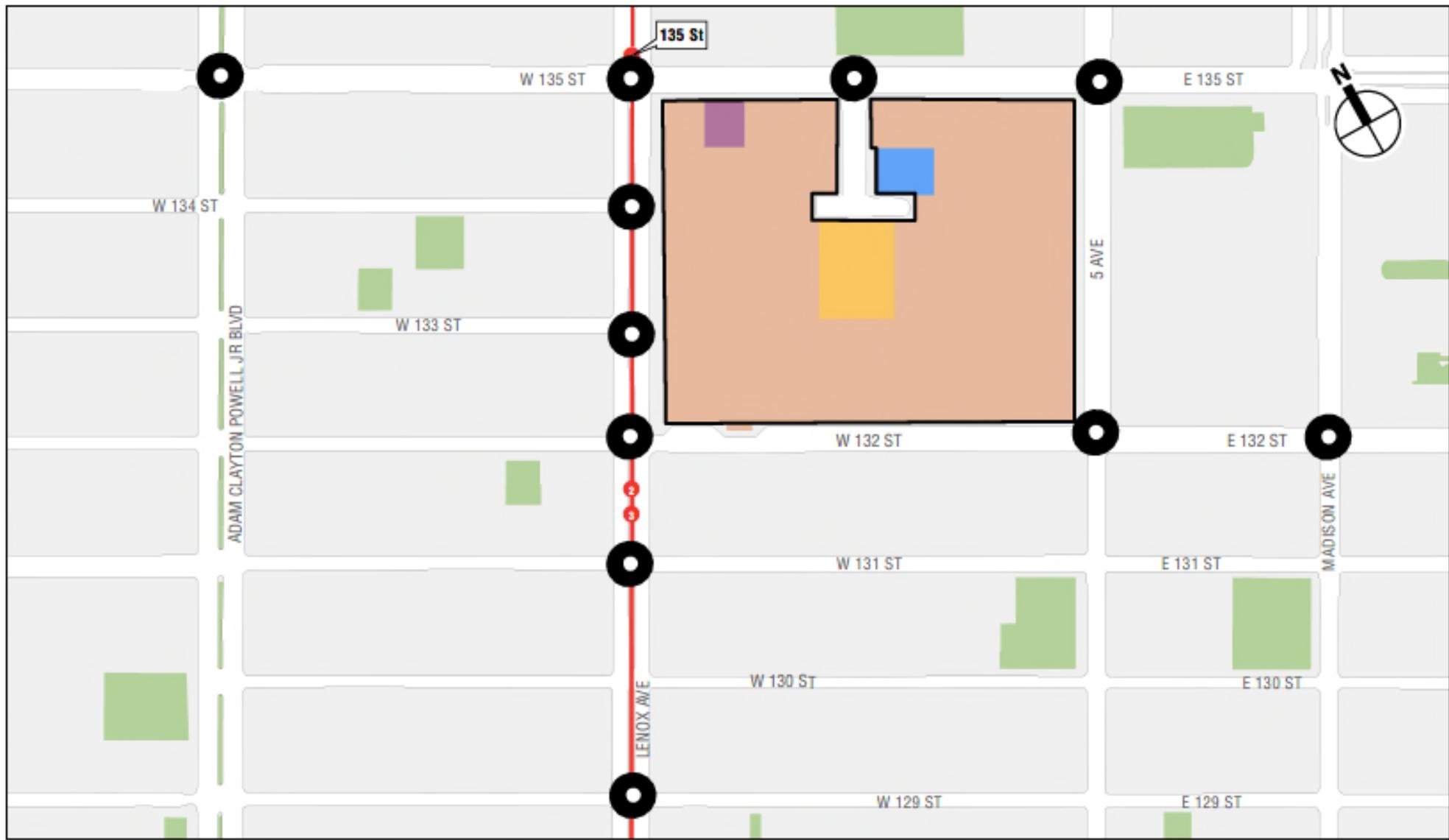
Neighborhood Character

Construction

Alternatives

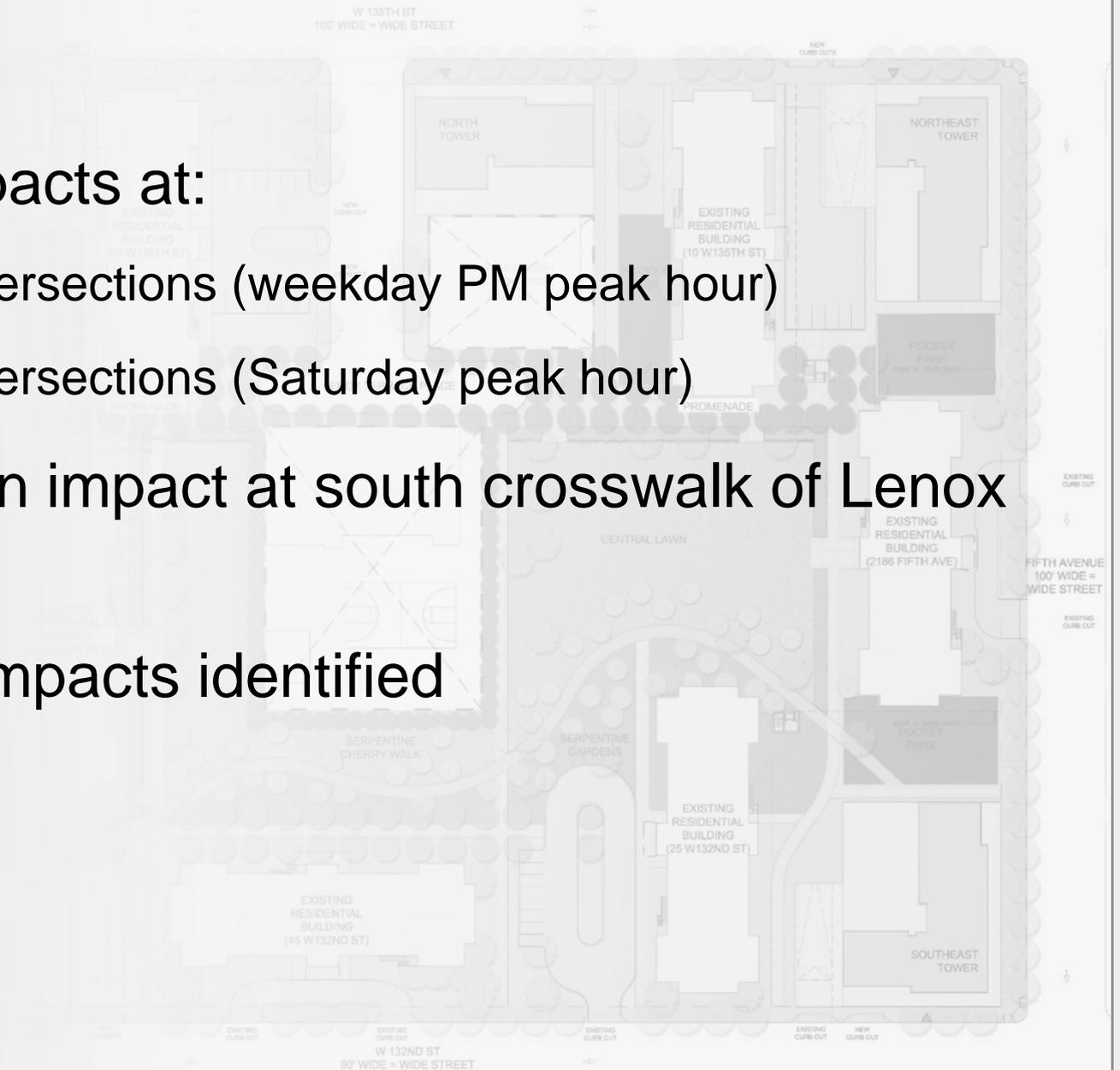
Mitigation

TRANSPORTATION ANALYSIS: STUDY AREAS



TRANSPORTATION ANALYSIS: TRAFFIC & PEDESTRIAN IMPACTS

- Potential for significant adverse traffic impacts at:
 - 5 intersections (weekday AM peak hour)
 - 5 intersections (weekday PM peak hour)
 - 4 intersections (weekday MD peak hour)
 - 6 intersections (Saturday peak hour)
- Potential for significant adverse pedestrian impact at south crosswalk of Lenox Avenue and West 135th Street
- No significant adverse transit or parking impacts identified



TRANSPORTATION ANALYSIS: TRAFFIC & PEDESTRIAN MITIGATION

- Projected traffic impacts could be mitigated through standard DOT-approved measures: signal timing changes and lane restriping.
- Projected pedestrian crosswalk impact could not be mitigated.



THE REZONING VS NO REZONING

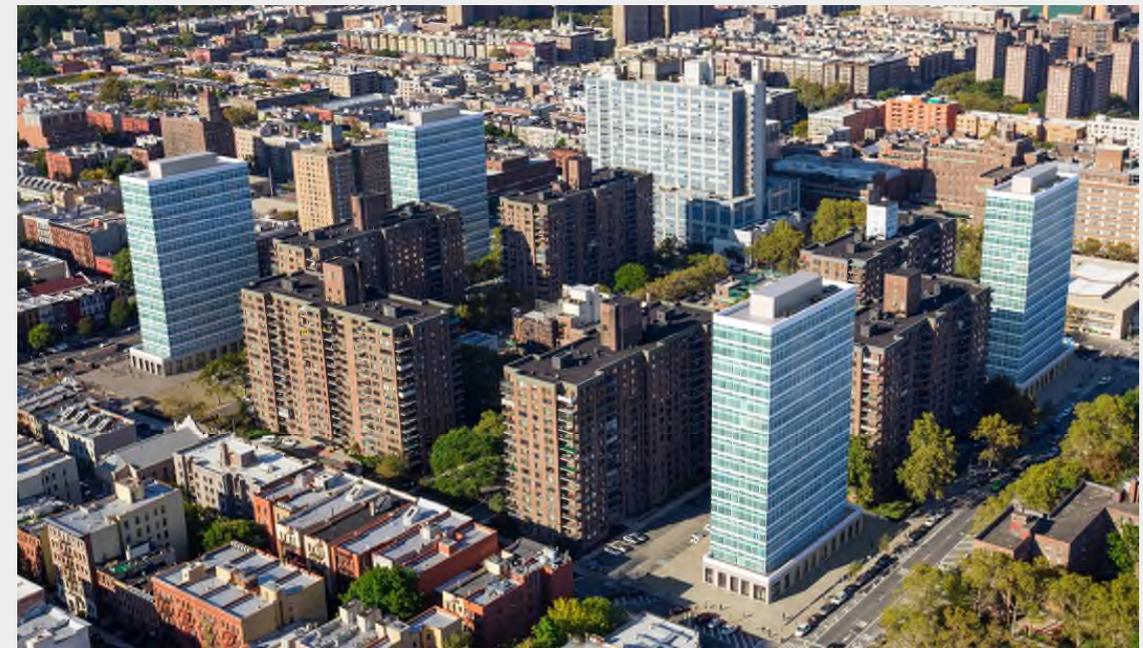
With the proposed rezoning:

- Five new towers, max height of 284'
- 400-500 new affordable housing units
- Affordable units for households earning as little as \$30,000/year



Without the proposed rezoning:

- Four new towers, all higher than 200'
- All market rate, no affordable housing
- Units for household incomes starting at \$90,000/year



All project renderings for illustrative purposes only and subject to change

THE REZONING VS NO REZONING

What is the same with or without this rezoning?

- Similar impacts to views from most existing apartments
- Similar construction impacts and duration: approximately 7 years in both scenarios



All project renderings for illustrative purposes only and subject to change

THE REZONING VS NO REZONING

Without the rezoning, what becomes infeasible?

- No upgrades to existing kitchens, bathrooms or common areas (maintenance continues)
- No affordable housing requirement in the new development
- Creation and maintenance of 6+ acres of new open space would not be feasible
- Not viable to provide new amenity rooms for existing residents
- Little-to-no new retail, and much of the existing retail would be replaced w/residential
- No opportunity for financial compensation to residents during construction
- No additional negotiated benefits, as there would be no binding Tenant Benefit Agreement between the landlord and the residents
- No opportunity for tenants to guide/shape the new development

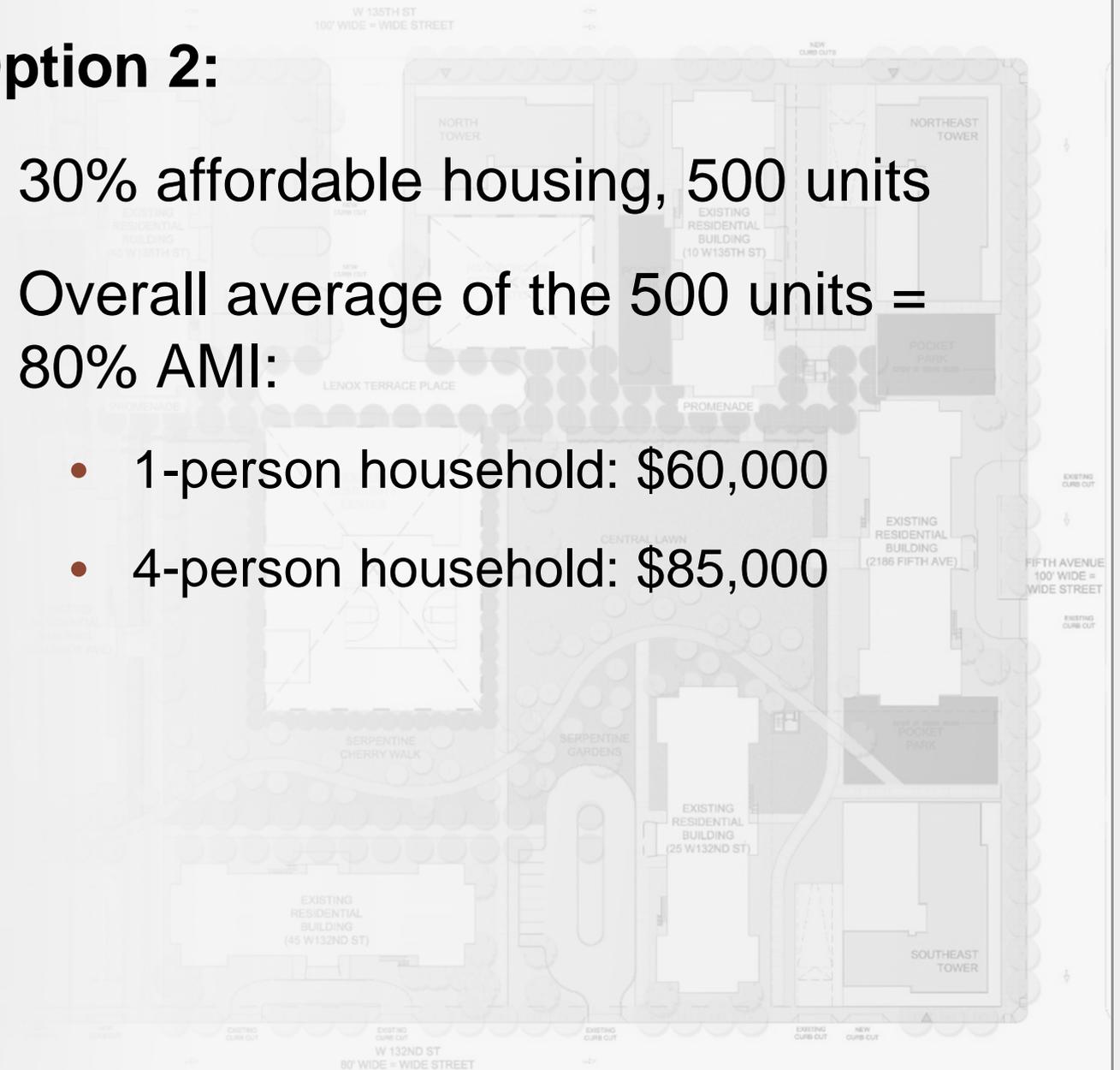
WITH THE REZONING: 400-500 AFFORDABLE UNITS

Option 1:

- 25% affordable housing, 400+ units
- Overall average of the 400+ units = 60% AMI:
 - 1-person household: \$45,000
 - 4-person household: \$64,000
- Min 160 units at 40% AMI:
 - 1-person household: \$30,000
 - 4-person household: \$43,000

Option 2:

- 30% affordable housing, 500 units
- Overall average of the 500 units = 80% AMI:
 - 1-person household: \$60,000
 - 4-person household: \$85,000



WITH THE REZONING: ECONOMIC BENEFITS & MWLBE

- \$700+ million in construction spending
- 4,700+ total direct and generated construction jobs (2,700+ on-site)
- \$450+ million in direct and generated construction wages



OPPORTUNITIES FOR MWLBE ENGAGEMENT

- As a private project, City & State MWBE goals are not mandated
- However, we will nonetheless commit to targeting a 30% MWBE participation goal
- Specific target goals:
 - M/WBE Subcontractor Awards: 25-30% (\$145 million+)
 - Local Subcontractor Awards: 5% (\$29 million)
 - M/WBE Labor Participation: 30% (\$174 million)
 - Local Labor Participation: 8-10% (\$46 million+)

CREATING & IMPLEMENTING AN MWLBE PLAN

- Open house sessions within the community to meet potential subcontractor/vendor partners
- Communicate procurement opportunities and introduce prequalification process
- Create database of local labor candidates
- Introduce training/apprenticeship opportunities for individuals without specific skills in construction trades
- Identify prequalified subcontractors
- Ensure all awarded subcontract partners have plan for local labor/supplies
- Monthly monitoring of M/W/LBE participation



BUILDING THE NEW LENOX TERRACE

Air Quality Controls:

- Limited demolition (1-story buildings) and excavation (one cellar level)
- Electric powered equipment
- Use of low-sulfur-fuel diesel generators
- Use of equipment that meets or exceeds EPA emissions standards
- Restricting/reducing idle time on trucks
- Continuous watering of structure, excavations materials to minimize dust
- Wash-down of trucks leaving the site
- Covering of truck loads prior to leaving site

BUILDING THE NEW LENOX TERRACE

Noise Controls:

- Noisiest period associated with pile installation (approx. 3 months)
- Noise control measures of NYC Noise Control Code
- Work ends at 6:00pm each day, no weekend work w/o DOB approval
- Mufflers / Sound reducing mufflers on trucks and equipment
- Use of current technologies and equipment
- Use of construction barriers to enclose equipment and trucks
- Pile Driving Rigs with Shrouds / Noise Barriers at hammers

A “C6” REZONING

What does a “C6” zone let us do?

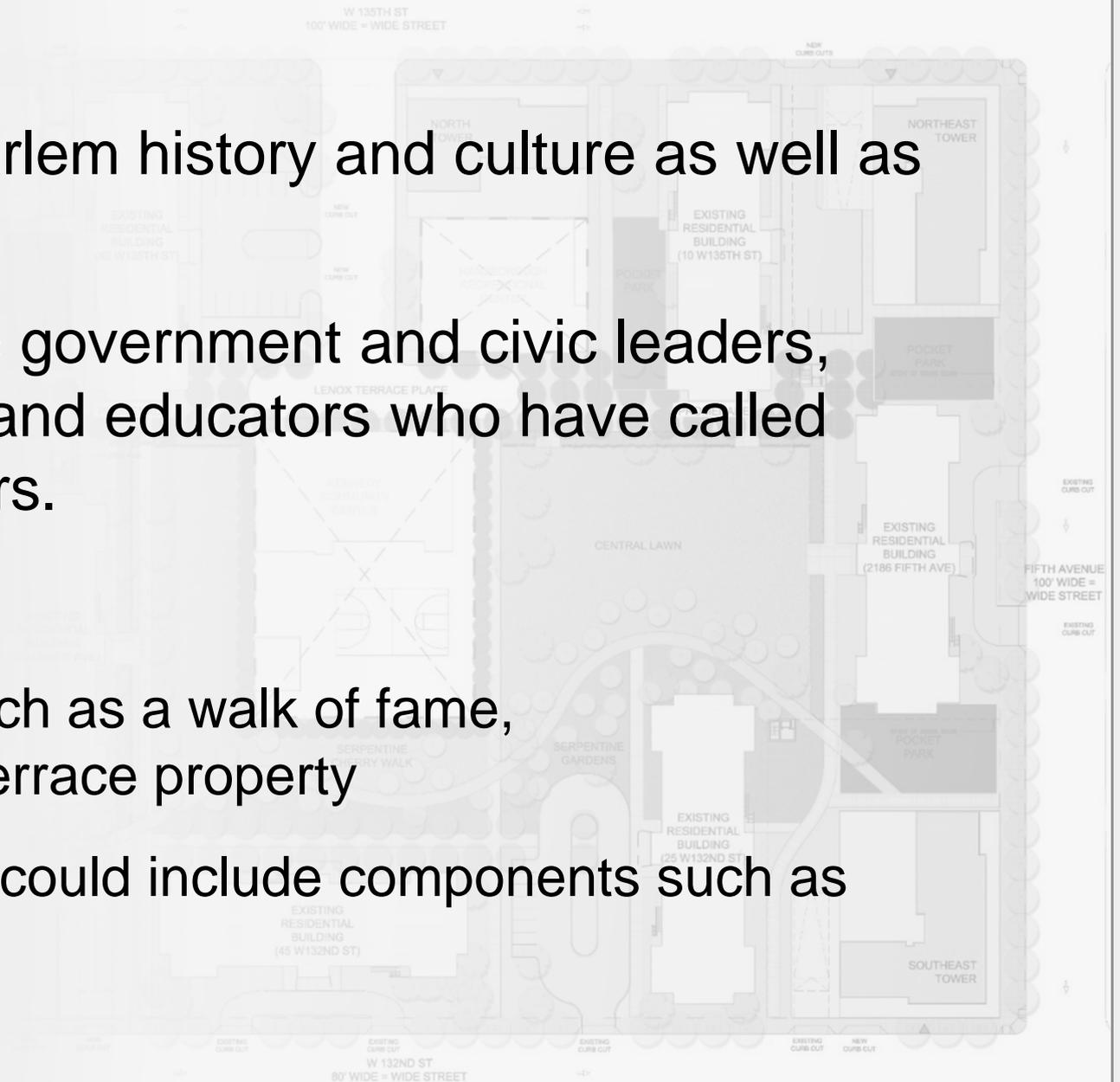
What is allowed under our proposed plan?

1. A C6 provides greater residential density (increases from R7 to R8)
2. A C6 allows for certain retail establishments (clothing stores, variety stores, dry goods) to be larger than 10,000 sf
3. A C6 allows for 2nd floor retail
4. Our building footprints prevent big box retail



PRESERVING THE HISTORY OF LENOX TERRACE

- “The Lenox Legacy Initiative”
- Will convene a committee of experts on Harlem history and culture as well as Lenox Terrace residents
- Intended to pay tribute to the many notable government and civic leaders, cultural icons, entertainers, entrepreneurs and educators who have called Lenox Terrace home over the last 60+ years.
- Will make recommendations for:
 - A permanent physical commemoration, such as a walk of fame, to be located on the redeveloped Lenox Terrace property
 - A curated permanent digital exhibit, which could include components such as an oral history or historical archive



REZONING SITE PLAN



An aerial photograph of a dense urban neighborhood, likely Harlem, showing a mix of brick and modern high-rise buildings. A large blue rectangular overlay is centered on the image, containing white text. The text is arranged in three lines: the first two lines are the main title, and the third line is a subtitle. The background shows a grid of streets, trees, and various building styles, including a prominent modern glass skyscraper on the right side.

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