

The Beacon

East Harlem, Community District 11

C 240387 HAM; C 240386 ZMM; N 240388 ZRM;
C 240385 MMM*

Review Session | September 9, 2024

Project Summary

Development Site:
413 East 120th Street
East Harlem, Manhattan, Community District 11

Applicant:
NYC Department of Housing Preservation & Development

Actions:
HA – Urban Development Action Areas (UDAAP)
ZM – Zoning Map Amendment
ZR – Zoning Text Amendment
MM – Change in the City Map

Proposed Development:
A 21-story infill mixed-use development with approximately 281(100% affordable) income-restricted housing units. The proposed development will also include the rehabilitation and expansion of the existing East Harlem Multi-Service Center



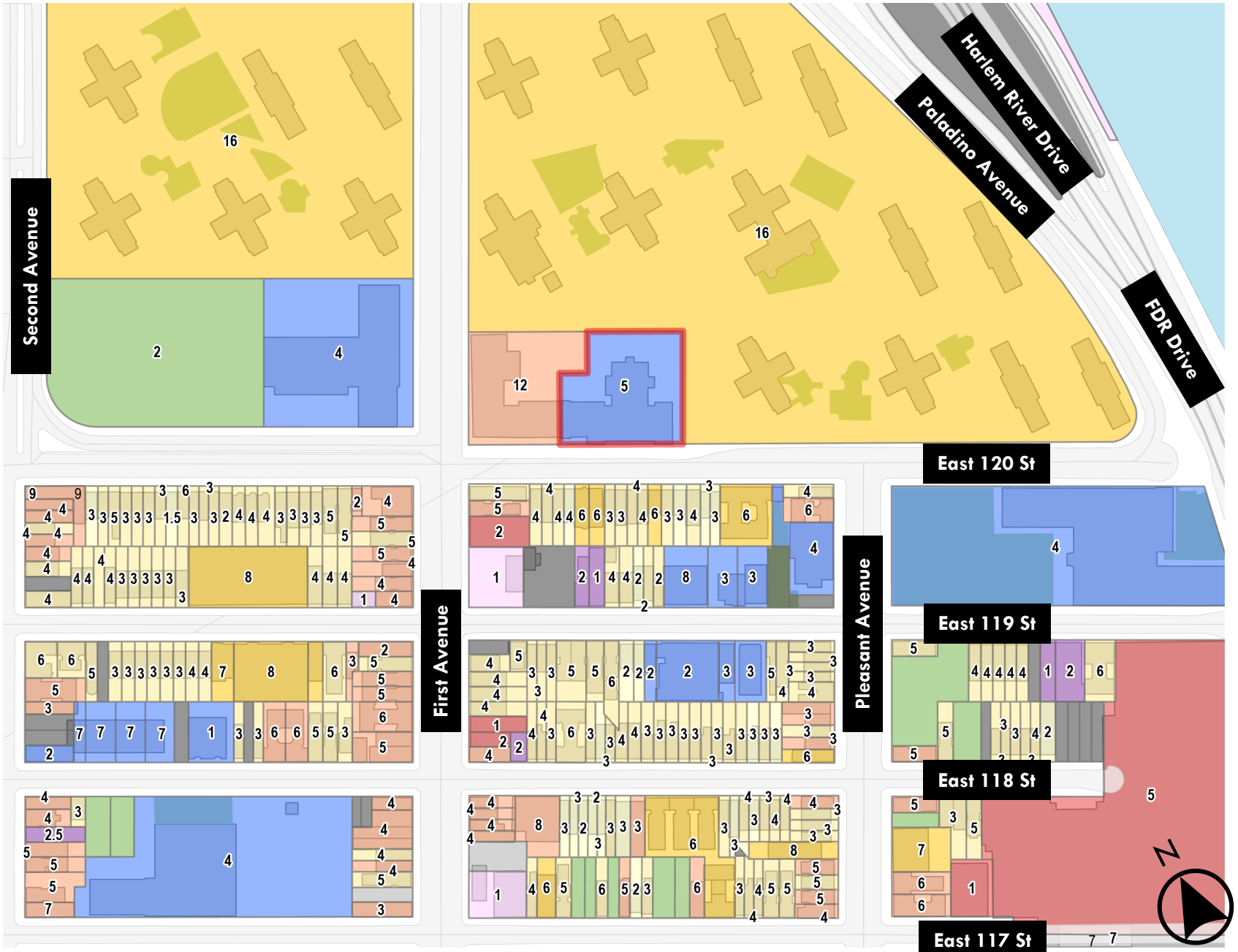


Area Map – Land Use

Development site:
Block 1808 | Lot 8

Land Use

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



Area Map – Zoning

Development site:
Block 1808 | Lot 8

Land Use

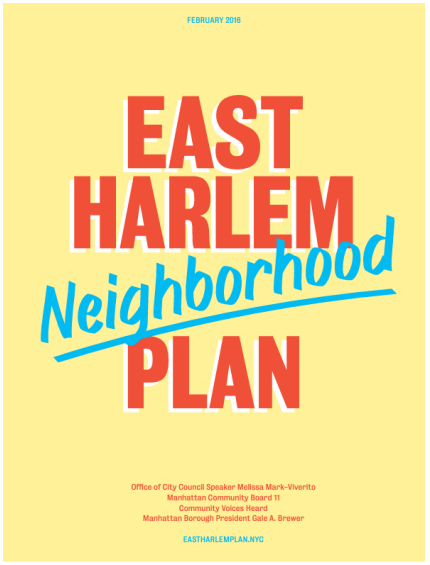
Existing Commercial Overlays & Zoning Districts

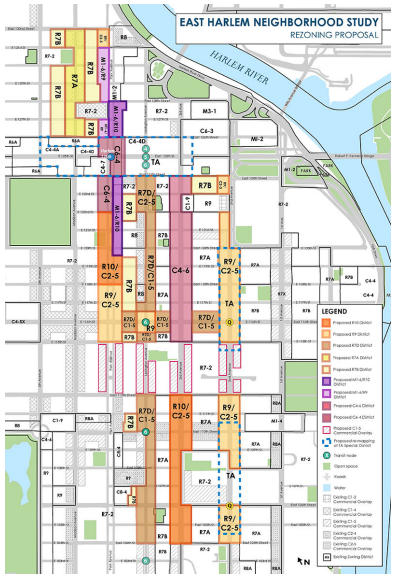
C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

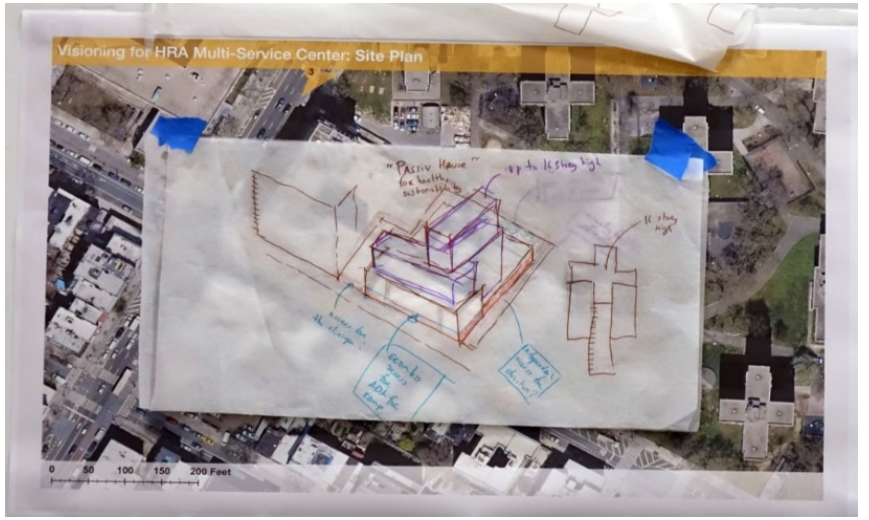


Background & Timeline

- 1923-1976: The site operated as NYC public school P.S. 80
- 1976: The site is transferred to the NYC Human Resources Administration and is converted into the East Harlem Multi-Service Center
- 2016: The community-based East Harlem Neighborhood Plan, ultimately identified the project area as an opportunity for housing development
- 2017: DCP lead East Harlem Neighborhood Rezoning. The MSC site was identified in POA as sites for affordable housing development
- 2019: HPD released a Request for Proposals seeking plans to redevelop two city-owned sites aimed to bring approximately 600 new affordable homes to East Harlem
- 2021: HPD selected Ascendant Neighborhood Development and The Community Builders as the development team for the redevelopment of the MSC site







Surrounding Context



Existing Conditions – East 120th Street





View of Project Area facing north on East 120th Street





View of Project Area facing west from NYCHA Path.

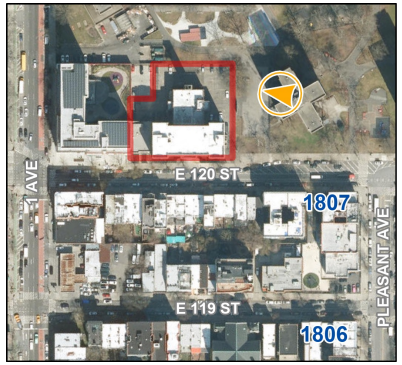
Existing Conditions – East 120th Street & First Avenue





View of East 120th Street looking east from First Avenue





View across from Project Area facing south on East 120th Street

Existing Conditions – Development Site

The East Harlem Multi-Service Center is currently operated by the New York City Human Resources Administration in an existing five-story building with 80,095 square feet of community facility space, housing 12 not-for-profit community organizations ranging from organization offices, social services, to clinical health care

During the construction period, existing tenants will be relocated to nearby East Harlem sites and will be able to return to the Multi-Service Center in spaces they helped design

The Center's original architecture will be preserved. A small two-story annex building on the western side and a two-story building in the rear of the development site will be demolished to facilitate the infill residential development



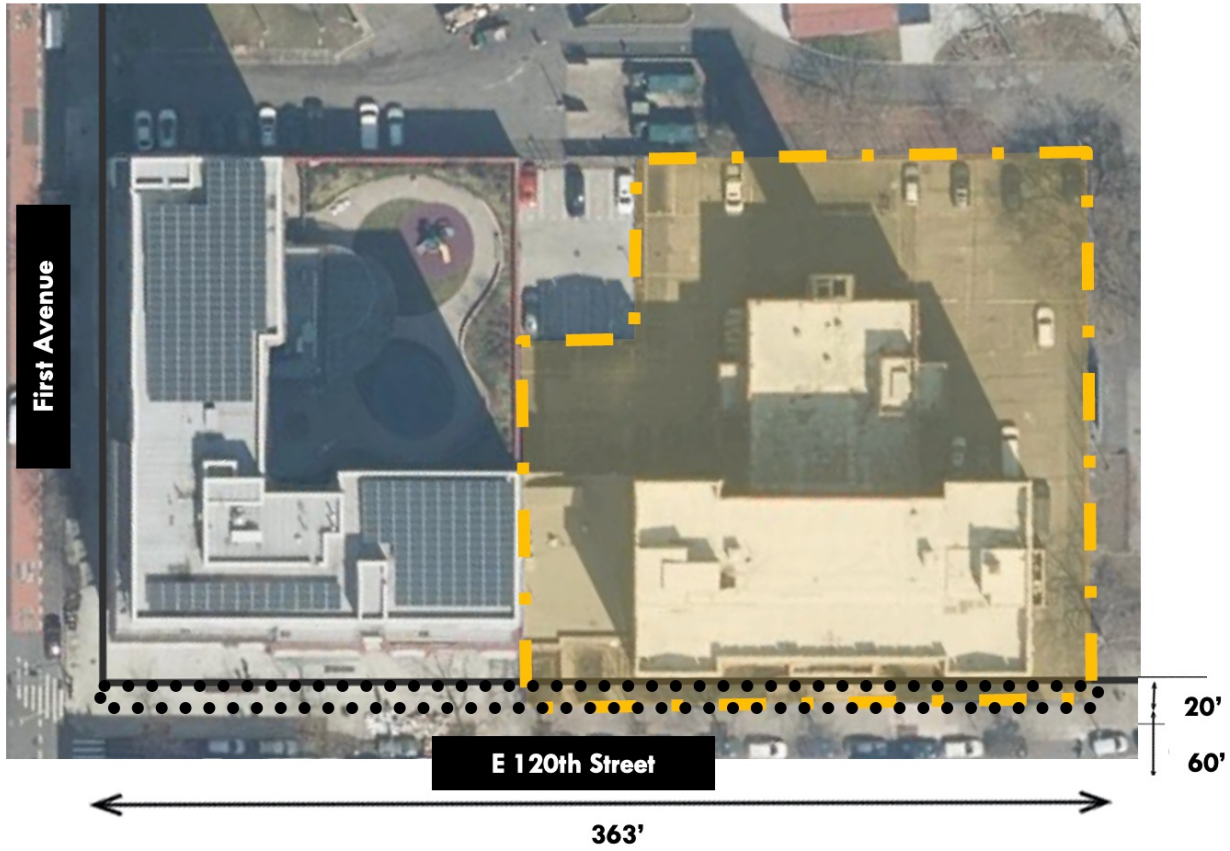
Change in the City Map

In July 1953, a City Map amendment modified the street system in connection with the NYCHA Wagner Houses, East 120th Street was increased from 60’ to 80’ from First Avenue to Paladino Avenue. (CP-8956)

The MSC building, encroaches approximately 11’ into the mapped street with a sidewalk mapped at approximately 13’

The action will demapped approximately 20’ of the northern portion of the mapped street for a length of approximately 363’ running east from First Avenue

Enabling the Proposed Development to proceed with constructing new entrances that include ADA-compliant ramp access and create uniformity with the adjacent property. The new street width would be 60’ and the sidewalk maintain a width of approximately 13’

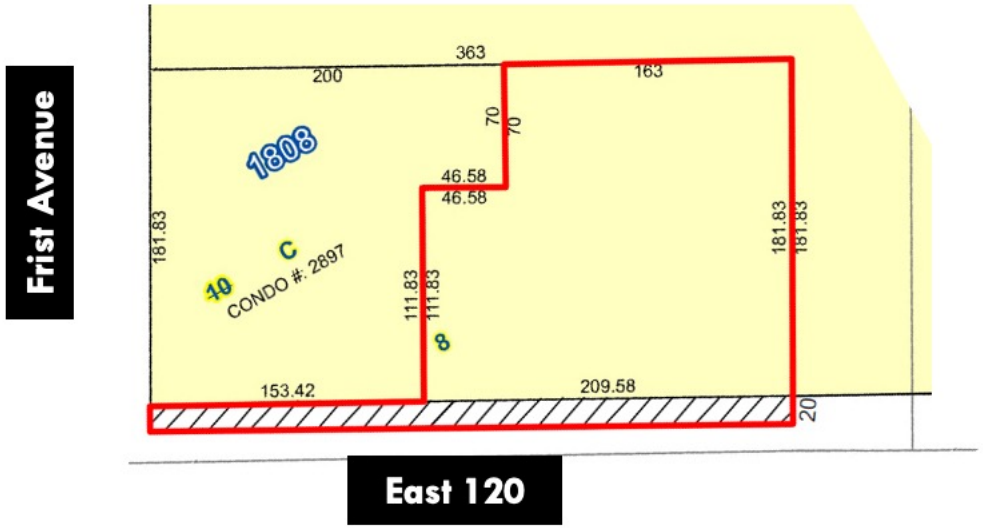


UDAA & UDAAP

HPD seeks the designation of an Urban Development Action Area and subsequent approval of an Urban Development Action Area Project to turn the existing East Harlem MSC parking lot into 281 income restricted housing units.

HPD will then convey the project area to the selected 2021 RFP's awardees for redevelopment *(Ascendant Neighborhood Development and The Community Builders for the redevelopment of the MSC site)*

The UDAAP consists of City-owned Block 1808, Lot 8 and an approximately 7,260 square foot area from the proposed demapping action

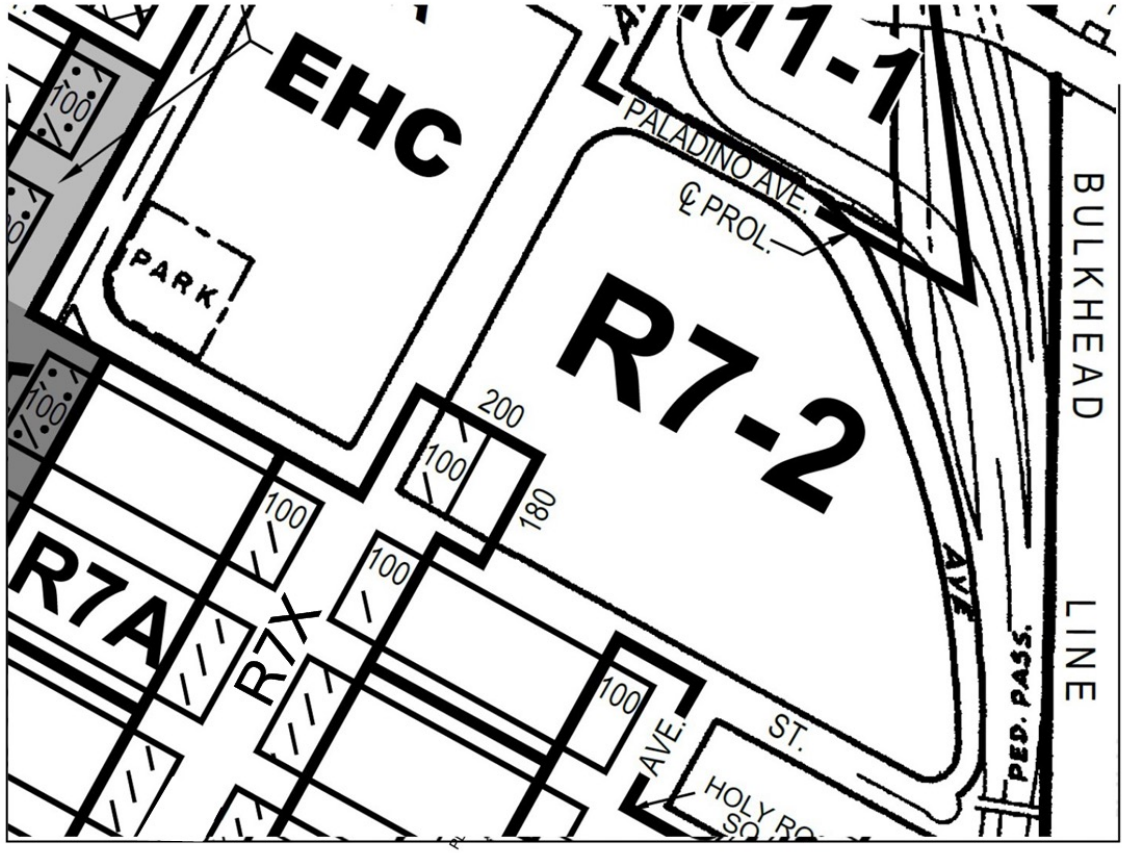




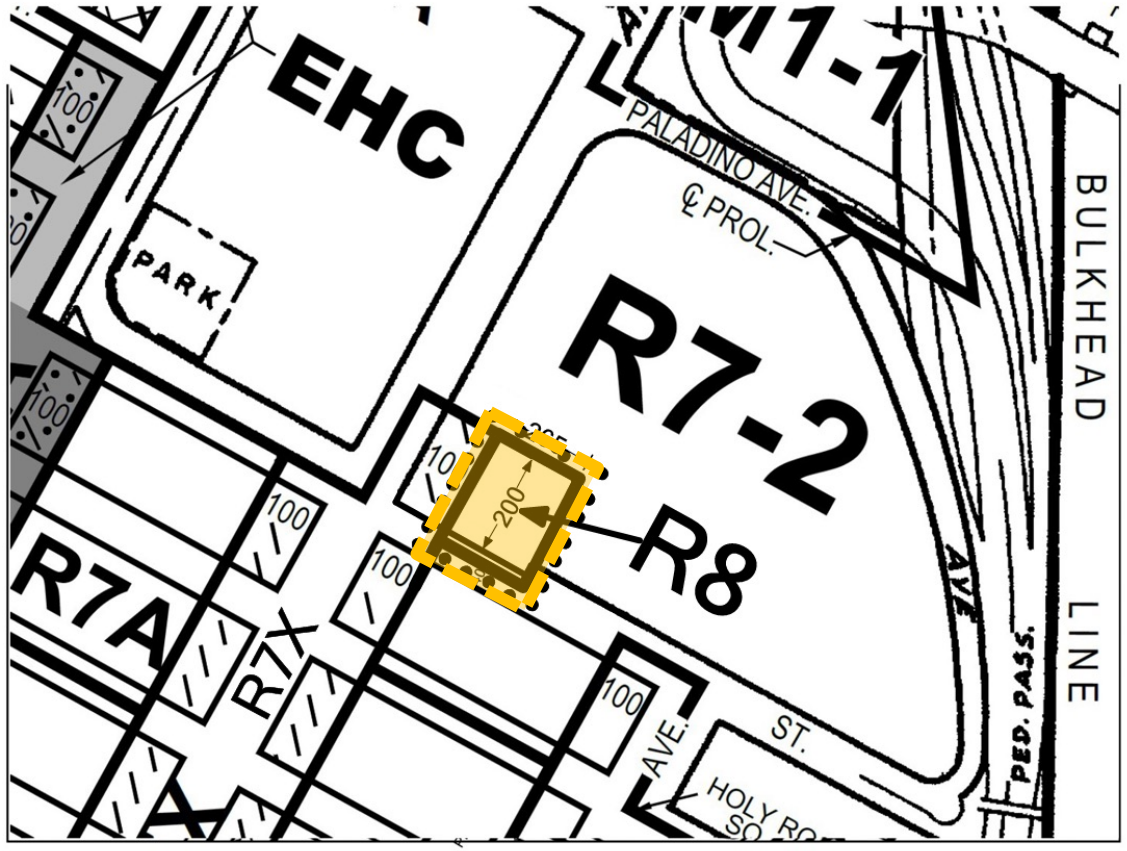
UDAAP Area:

Development Site:

Zoning Map Amendment



CURRENT ZONING MAP (6B)



PROPOSED ZONING MAP (6B) -
AREA BEING REZONED IS OUTLINED WITH DOTTED LINES

REZONED FROM R7-2 AND R7X TO R8

Proposed Development

215’
tower height

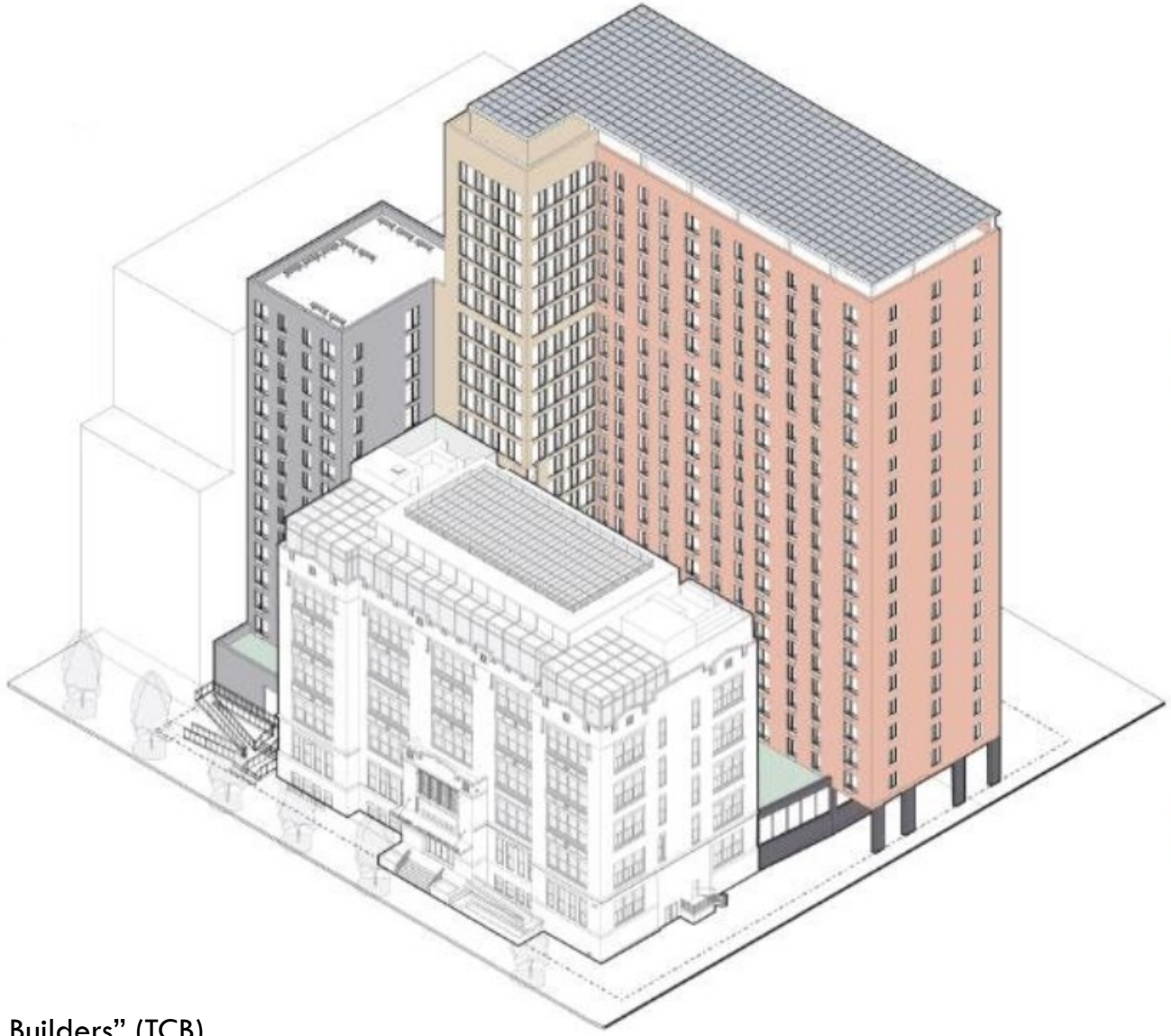
281
IRHUs

7.19
FAR

84
MIH option 2

280k
SF Development

50k
SF of renovated community facility space



Developer selected by HPD:

“Ascendant Neighborhood Development” and co-developers "The Community Builders” (TCB)

Proposed Site Plan

Open air outdoor court

Accessible terrace at 18th Floor

ADA-accessible ramp entrance on E120th Street

The Community facility and residential complex will connect with the NYCHA Wagner Houses campus through the “Wagner Walk” landscaped walking path adjacent to the community facility building on the east side of the Development Site

Both the new construction residential building and the retrofitted MSC of the Proposed Development are designed in pursuance of Passive House guidelines



Renovated Community Facility Space and Open Space

A greenhouse element on the new sixth floor of the community facility providing opportunities for supporting environmental education

Additional space for after-school programming, a new atrium, green space, new classrooms, offices, group therapy spaces, and other multipurpose rooms





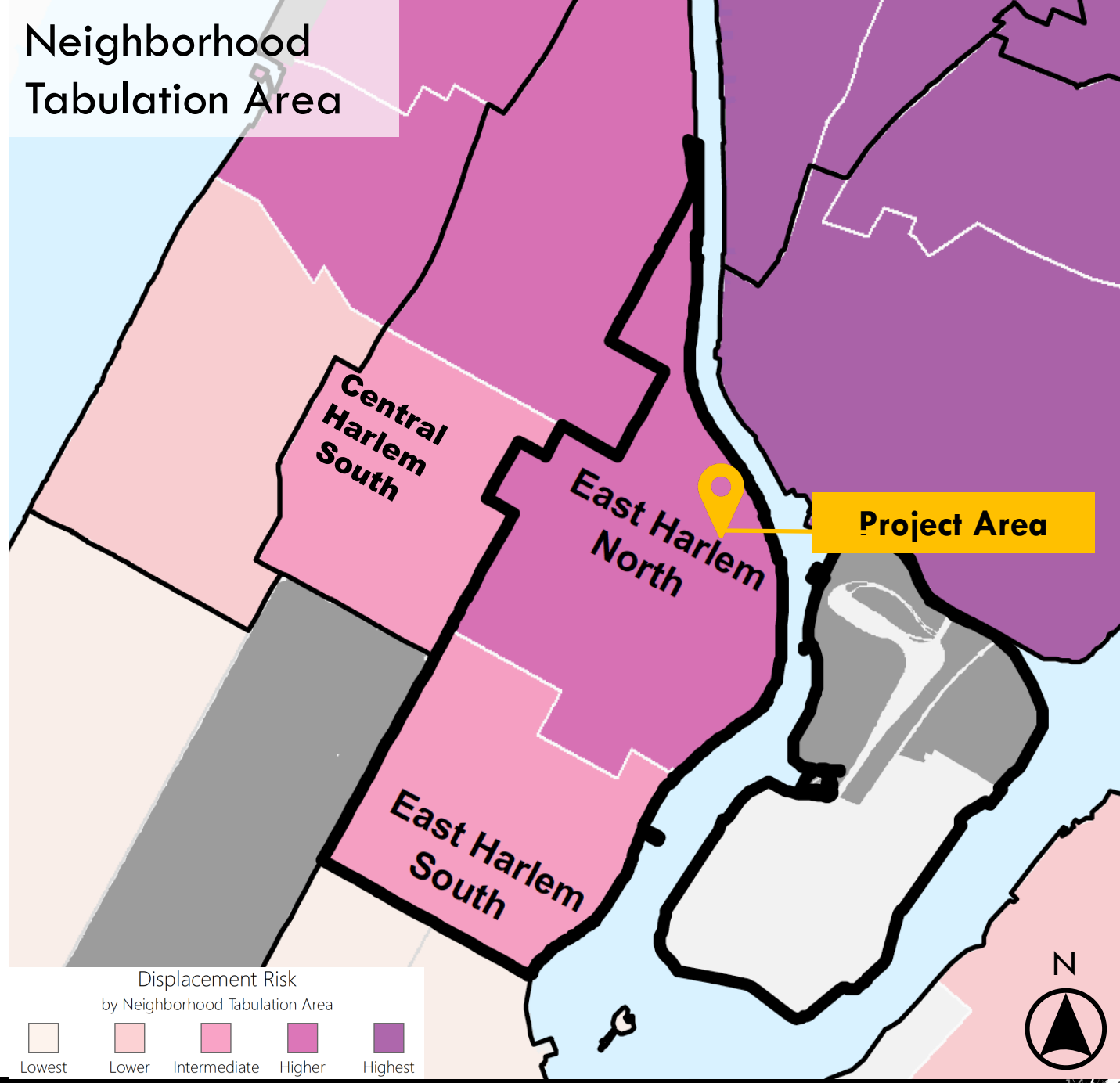
Racial Equity Report
Housing and Opportunity

East Harlem North

Median Household Income:

$52,932

Public Use Microdata Area (PUMA) 3803

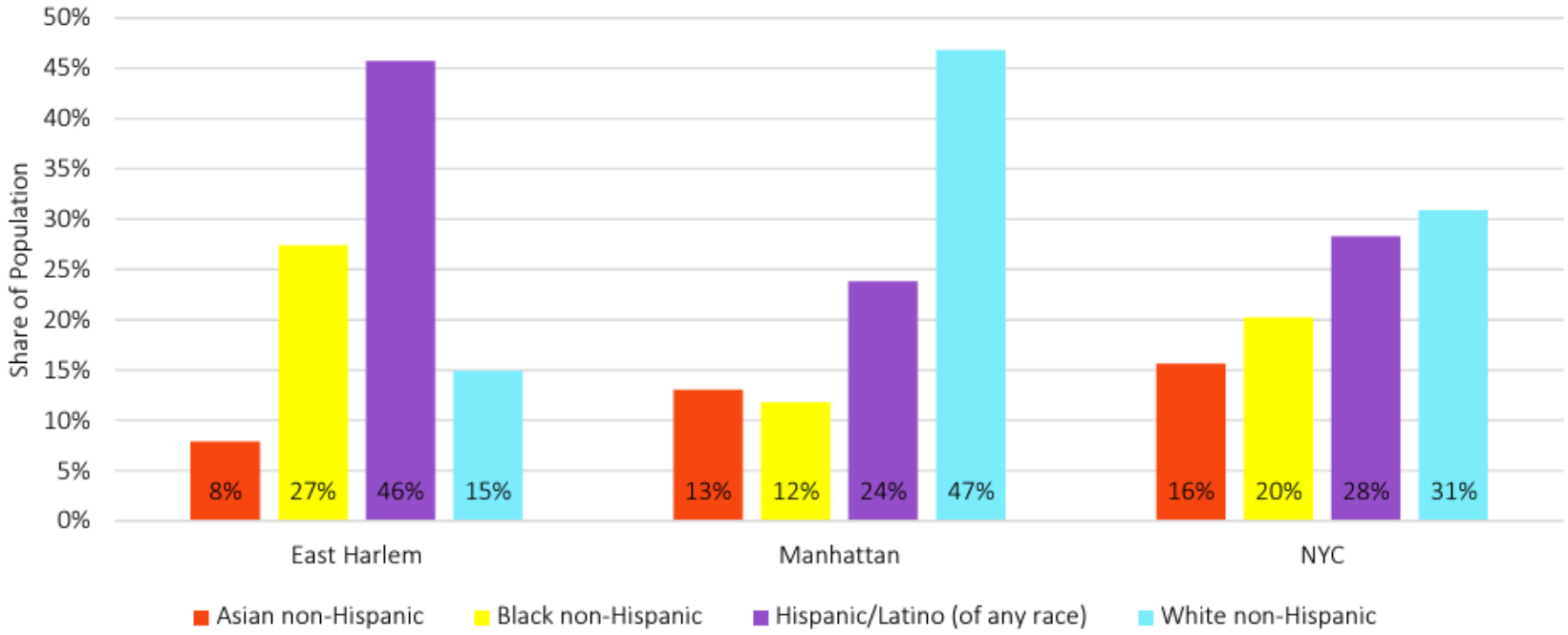


Racial Equity Report
Housing and Opportunity

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



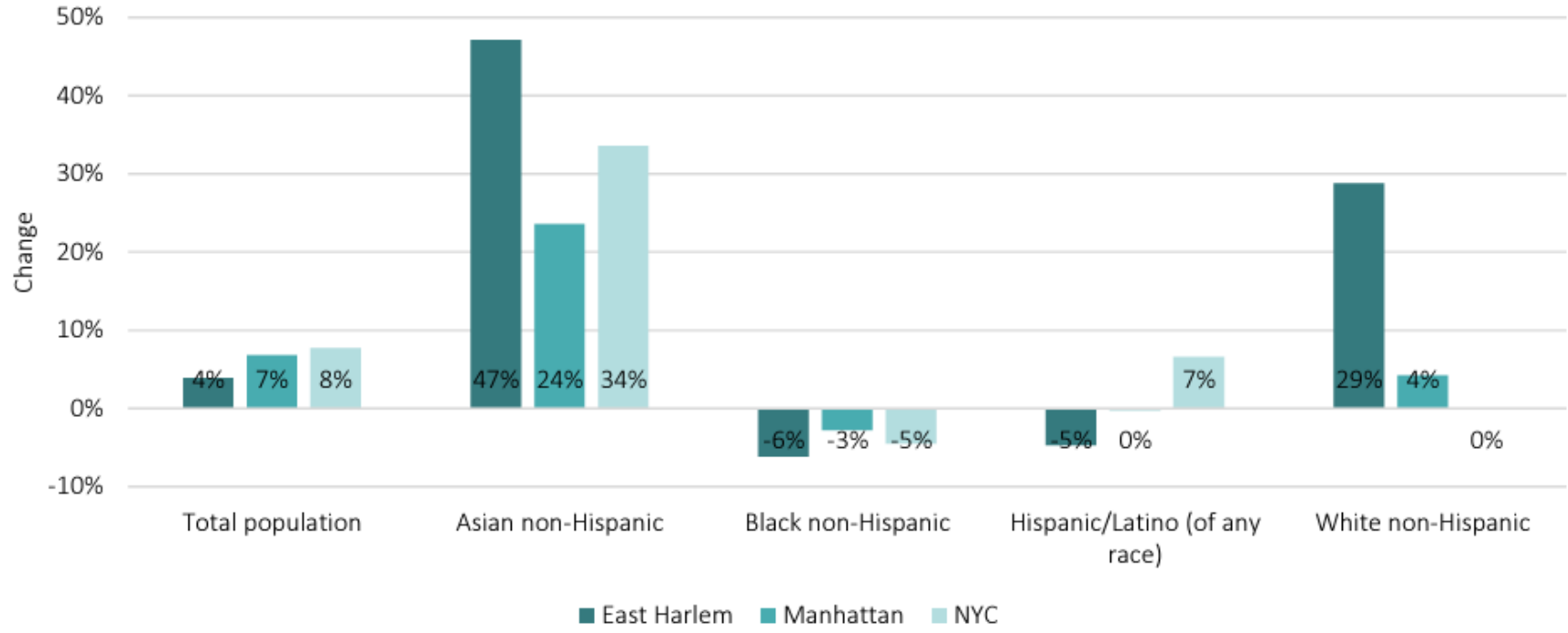
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report
Housing and Opportunity

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

HPD's Tentative Unit Mix and Affordability

The Beacon will be financed by HPD' s Extremely Low & Low-Income Affordability (ELLA) program

Unit Type	Formerly Homeless Households	30% AMI	50% AMI	70% AMI	80% AMI	Super's Unit	Total	% Units by Unit Type
Studio	16	10	14	14	17	-	71	25%
1 Bedroom	11	14	21	22	39	-	107	38%
2 Bedroom	8	6	10	10	17	1	52	18.5%
3 Bedroom	8	6	10	11	17	-	52	18.5%
Total Units	43	36	55	57	90	1	**281**	100%
% Units AMI	**15%**	**13%**	**20%**	**20%**	**32%**		**100%**	

**The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change*

2024 New York City Area Area Median Income

Income Band	Percent of AMI
Extremely Low Income	0 – 30%
Very Low Income	31- 50%
Low Income	51- 80%
Moderate Income	81 - 120%
Middle Income	121 – 165%

Family Size	30% AMI	50% AMI	80% AMI
1	$32,670	$54,350	$89,960
2	$37,290	$62,150	$99,440
3	$41,940	$69,900	$111,840

Family Size	30% AMI	50% AMI	80% AMI
Studio	$815	$1,358	$2,174
1	$873	$1,456	$2,330
2	$1048	$1,747	$2,796
3	$1,211	$2,018	$3,230

Summary

Actions:
HA – Urban Development Action Areas (UDAAP)
ZM – Zoning Map Amendment
ZR – Zoning Text Amendment
MM – Change in the City Map

Applicant:
NYC Department of Housing Preservation & Development

Proposed Development:
A 21-story infill mixed-use development with approximately 281(100% affordable) income-restricted housing units. The proposed development will also include the rehabilitation and expansion of the existing East Harlem Multi-Service Center



Thank you