Department of
Housing Preservation
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ADOLFO CARRIÓN JR.
Commissioner

KIM DARGA
Deputy Commissioner

RONA REODICA
Assistant Commissioner

Office of Development
Division of Building & Land Development Services
100 Gold Street
New York, N.Y. 10038

MEMORANDUM

September 6, 2024

Project Identification:
Project Name: The Beacon Harlem
CEQR No.: 23HPD033M
ULURP Nos: 240386ZMM, 240387HAM, 240388ZRM
SEQRA Classification: Unlisted

Project Description

The New York Department of Housing and Preservation (HPD), on behalf of Ascendant Neighborhood Development and The Community Builders Inc., (collectively, the Project Sponsors), is requesting several discretionary actions including: a zoning map amendment, a zoning text amendment pursuant to MIH, the disposition of City-owned property, the designation of the Project Site (Manhattan Block 1808 Lot 8) along with a portion of the demapped area of East 120th Street as an Urban Development Action Area Project (UDAAP), and a change in the City Map (collectively, the "Proposed Actions").

The proposed zoning map amendment would rezone portions of Block 1808 Lots 1, 8, and 7501 (the "Project Area") from R7X and R7-2 to R8. The proposed zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) would establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area. The proposed change to the City Map would demap a portion of East 120th Street between 1st Avenue and 363 feet east of 1st Avenue, which would be facilitated through UDAAP designation and disposition. As a result of the change in the City Map, the existing R7X zoning district boundary mapped to the centerline of East 120th Street would be adjusted to the new centerline of East 120th Street. The Proposed Rezoning Area's eastern boundary would be located approximately 365 feet east of First Avenue, the western boundary approximately 100 feet east of First Avenue, the northern boundary approximately 185 feet north of Lot 8's southern property line, and the southern boundary would be the new street centerline of East 120th Street.

2023 Proposed Project

The proposed project analyzed in the EAS dated December 22, 2023 ("2023 Proposed Project") assumed the development of a new 21-story affordable housing building on the Project Site in the East Harlem neighborhood of Manhattan Community District 11. The proposed residential building was a 21-story (215-foot-tall not including mechanical equipment) 262,873 gross-square-foot (gsf) building containing approximately 274 affordable dwelling units. In addition, approval

of the Proposed Actions would have resulted in the renovation of the existing community facility building.

An Environmental Assessment Statement ("EAS") was prepared pursuant to City Environmental Quality Review ("CEQR") to consider the potential for the Proposed Actions to result in significant adverse impacts, with HPD as the lead agency coordinating with other involved City agencies. Under CEQR, the lead agency is responsible for conducting the environmental review that determines whether the action would have significant impacts on the environment.

Based on a review of information about the project contained in the EAS dated December 22, 2023, HPD as lead agency determined the 2023 Proposed Project would not have a significant adverse impact on the environment and issued a Negative Declaration on December 22, 2023.

2024 Proposed Project

Since the publication of the EAS dated December 22, 2023, there have been modifications to the Proposed Project and the Proposed Actions. The changes to the Proposed Project would result in a 282 dwelling unit building with 269,656 residential gsf and 66,510 community facility gsf; and a net decrease in building height by 4.5 feet. The planned renovation of the existing community facility building would remain as part of the 2024 Proposed Project. The changes to the Proposed Actions would include the portion of 120th Street between 1st Avenue and 363 feet east of 1st Avenue within the requested UDAAP-designated area to facilitate the disposition and demapping of that portion of 120th Street.

The increment between the 2023 Proposed Project and the 2024 Proposed Project is detailed in the chart below:

Increment between the 2023 Proposed Project and 2024 Proposed Project			
	2023 Proposed Project	**2024 Proposed Project**	**Increment**
Community Facility gsf	65,860	66,510	+650
Residential gsf	262,873	269,656	+6,783
Total	328,733	336,166	+7,433
Max Height	215'	210'5"	-4'7"
Total Units	274 units	282 units	+8 units

Additionally, it should be noted that the proposed citywide zoning text amendment, City of Yes for Housing Opportunity (CHO), which is currently under public review, would permit increases in maximum floor area for the provision of affordable housing. The Project Sponsors at the time do not intend to make use of this proposed text amendment should it be adopted. The project has already completed HPD's Request for Proposals process and review. Any changes to project scope beyond what is currently contemplated would require additional HPD review, including further environmental review.

Determination

After review of the 2024 Proposed Project, HPD, as lead agency, has determined the 2024 Proposed Project does not have the potential to result in environmental impacts not already considered in the EAS dated December 22, 2023. The 2024 changes would not meet any thresholds in the CEQR Technical Manual that would require any additional detailed analysis. Further environmental assessment under 6 NYCRR Part 617 and the CEQR Rules of Procedure of 1991 and Executive Order No. 91 of 1977 is not warranted.

Signed,

Anthony Howard
Director, Environmental Planning
Division of Building and Land Development Services
NYC Dept. of Housing Preservation and Development