Appendix A

Environmental Review Letter Received from NYCLPC

Review Letter Received from NYS OPRHP

Letter Submitted by SLCE Architects to NYS OPRHP (with Seinuk structural evaluation attached)

THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION
1 Centre Street, 9N, New York, NY 10007 (212) 669-7700 www.nyc.gov/landmarks

ENVIRONMENTAL REVIEW

DEPARTMENT OF CITY PLANNING/LA-CEQR-M 3/20/2009

Project number **Date received**

Project: SUGAR HILL REZONING

Properties with no archaeological significance:

414 WEST 155 STREET, BBL 1020690021
89 ST NICHOLAS PLACE, BBL 1020690020
416 WEST 155 STREET, BBL 1020690026
416 WEST 155 STREET, BBL 1020690026
87 ST NICHOLAS PLACE, BBL 1020690014
89 ST NICHOLAS PLACE, BBL 1020690028

The following properties possess architectural significance:

Comments: AS AMENDED SECOND TIME. The project site is located in block 2069 of the State/National Register listed Sugar Hill Historic District. Lot 20 of the project site is a non-contributing building. Lot 21 of the project site is a contributing building. Lot 28 and the northern portion of lot 26 contain a contributing building. Lot 26, southern portion, is a non-contributing building. Lot 14 north in part, at the edge of the project site, is within LPC and S/NR listed Hamilton Heights/Sugar Hill Northeast HD.

The NR nomination and map for Sugar Hill have been sent separately to the consultant.

In the radius: Hamilton Heights/Sugar Hill Northwest HD, and the Colonial Parkway Apartments, Jackie Robinson Pool and Park, and the 155th St. Viaduct, all LPC and S/NR listed.

4/3/2009

SIGNATURE DATE

Gina Santucci

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New York State Office of Parks, Recreation and Historic Preservation

Historic Preservation Field Services • Peebles Island, PO Box 189, Waterford, New York 12188-0189

518-237-8643

www.nysparks.com

David A. Paterson
Governor

Carol Ash
Commissioner

February 10, 2010

Valerie Campbell
Special Counsel
Kramer Levin Naftalis & Frankel LLP
1177 Avenue of the Americas
New York, NY 10036

Re: Information Request
Sugar Hill Project
404-414 West 155th Street
New York County
09PR034131

Dear Ms. Campbell,

Thank you for continuing to consult with the New York State Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). In cases where a state agency is involved in an undertaking, it is appropriate for that agency to determine whether consultation should take place under Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law. In addition, if there is any federal agency involvement, then review would take place in accordance with Section 106 of the National Historic Preservation Act of 1966 and the relevant implementing regulations. In this case we understand that State funding is likely thus, at this time, our review will proceed in accordance with the Section 14.09. These comments are those of the Field Services Bureau and relate only to Historic/Cultural resources. They do not include other environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

We have reviewed the alternatives analysis dated December 17, 2009 from SLCE Architect, LLP and concur that there are no prudent and feasible alternatives to demolition of the 404-414 West 155th Street that will meet the project requirements. In particular, we understand that the existing building cannot carry the loads of a large addition that would be needed to meet the required number of housing units. At this point it is reasonable to begin discussion of a formal Letter of Resolution (LOR) that would identify proper mitigation measure to be incorporated into the work.

On February 2, 2010, we received a draft LOR from you and have reviewed this draft. I've e-mailed you a few changes to the draft but otherwise our office would be willing to sign this agreement as long as it is acceptable to the involved State Agency identified for the project. Until such an Agency is identified, we will not be able to sign this document.

If anyone has any questions, or if I can be of any assistance, please call me at (518) 237-8643, ext. 3282.

Sincerely,

Beth A. Cumming
Historic Site Restoration Coordinator
e-mail: beth.cumming@oprhp.state.ny.us

An Equal Opportunity Employer/Affirmative Action Agency

SLCE*Architects*, LLP

December 17, 2009

Ms. Beth Cummings
State Historic Preservation Office
Peebles Island, Field Service Bureau
Delaware Avenue
Cohoes, New York 12047

RE: Sugar Hill Development
414 West 155th Street
New York, New York

Dear Ms. Cummings:

841 Broadway
New York, NY 10003
212 979 8400 telephone
212 979 8387 telefax
info@slcearch.com

Peter Claman, AIA
Enzo Depol, AIA
Saky Yakas, AIA
James Davidson, AIA
Luigi Russo, AIA
Robert Laudenschlager, AIA
Gloria B. Glas, AIA

The proposed development site, located on the South side of West 155th Street between St Nicholas Avenue and St. Nicholas Place, is currently occupied by an existing two story parking garage with cellar. This garage facility was built in 1929 and has been used exclusively as a garage up to today. The structure is a steel frame structure with brick and terra cotta exterior. The exterior has had several modifications to the entries and window bays over the years.

The proposed development program includes the requirement of 124 units of low income housing, a children's museum, day care center and an accessory parking facility.

To meet the program needs the development program requires a total floor area of 169,333 sq. ft. This program cannot be accommodated within the existing garage which contains only 65,055 sq. ft. of floor area. To meet the need for additional floor area, we have investigated the feasibility of enlarging the existing two story parking garage to accommodate the proposed development program. This scheme would accommodate the required floor area in a new structure above the garage. Our conclusion based on the attached Engineering Report is that the existing structure will not support the new loads that will be imposed by an addition.

The existing garage structure cannot be reused based on the attached structural report by Ysrael A. Seinuk, P.C. Consulting Engineers due to the following:

- Neither the existing garage columns, nor their respective footings can be used to carry a structure above them. If the existing columns are utilized, the safe load carrying capacities of the columns and corresponding footings will be exceeded. They were not designed for the excessive loads coming from a large addition above.
- The new structure would require a distribution of columns that deny the utilization of the parking structure. Preliminary studies indicate that at least 35 columns and 3 shear walls would be needed to support the large addition above.
- Additionally, at the southern portion of the site, the DEP requires a 28ft. easement. The current structure extends to the rear lot line. The required 28 ft. easement dedicated to DEP must carry not only DEP trucks and other vehicular traffic, but also fire engines. The existing structure cannot meet the vehicular loading requirements. This part of the existing structure would have to be removed up to the first column line, which is approximately 45 ft. north of the south property line, and substituted with a bona fide elevated road design.

SLCE*Architects*, LLP

In conclusion, to accommodate the proposed development, we would need to demolish the rear portion of the existing building, remove the roof and floor plates, remove a large portion of the modified exterior, and remove and replace the existing structure. It is not feasible to incorporate the existing parking garage into the proposed new development. We conclude that the parking garage structure needs to be demolished to allow for the program needs to be met.

Please call me if you need any additional information or you have any questions.
Yours sincerely,

Saky Yakas, AIA
Partner

Encl. Structural Report
Photographs of existing structure

cc: Mary Ann Villari — Broadway Housing
Ellen Baxter — Broadway Housing
Valarie Campbell — Kramer Levin Naftalis & Frankel
Elizabeth F. Larsen — Kramer Levin Naftalis & Frankel

841 Broadway
New York, NY 10003
212 979 8400 telephone
212 979 8387 telefax
info@slcearch.com

Peter Claman, AIA
Enzo Depol, AIA
Saky Yakas, AIA
James Davidson, AIA
L[illegible] Russo, AIA
R[illegible] Laudenschlager, AIA
Gloria B. Glas, AIA

YSRAEL A. SEINUK, P.C.
Consulting Engineers

New York Office:
228 E. 45th St.- 2nd Fl.
New York, NY 10017
T: 212/687-2233
F: 646/487-5555

New Jersey Office:
One Woodbridge Center, #510
Woodbridge, NJ 07095
T: 732/636-3700
F: 732/636-3645

Miami Office:
245 N.E. 37th St. – Ste. 101
Miami, FL 33137
T: 305/573-8005
F: 305/573-8860

October 20, 2009

Mr. Saky Yakas
SLCE Architects
841 Broadway Ave
New York, NY 10003

Re: **Sugarhill Residential Project**
414 West 155th Street, New York, N.Y.

Dear Saky,

A visual inspection was performed by our personnel on the existing parking structure. As can be seen in the attached photographs, portions of the structural slabs of the building are in a state of disrepair. Exposed reinforcement shows different states of deterioration due to rusting. This is not uncommon in structures where water and deicing salts, brought in by the cars penetrate the slabs' concrete. It was also observed that some exposed portions of the structural steel beams exhibit rusting.

The existing building could not accommodate the above proposed residential and community facility building for the following reasons:

- Neither the existing garage columns, nor their respective footings can be used to carry a structure above them. If existing columns are to be utilized, the safe load carrying capacities of the columns and corresponding footings will be exceeded. They were not designed for the excessive loads coming from a 12-story structure above.

- The new residential structure requires a distribution of columns that deny the utilization of the rest of the parking structure. Preliminary studies indicated at least 35 columns coming from the upper typical floors, with 3 shear walls that are developed around the stairs and elevator shafts.

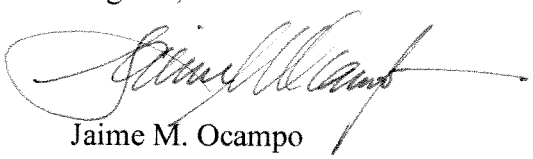
- At the southern portion of the site, the current structure extends to the rear. The required 28 ft. easement dedicated to DEP must carry not only DEP trucks and other vehicular traffic, but also fire engines. The loading requirement cannot be accommodated by the present structure. This part of the existing structure has to

PROF. YSRAEL A. SEINUK, P.E., CEng, FACI, FICE, FASCE, *Chief Executive Officer* • ESTANISLAO T. SALCEDO, P.E., *President*
SUSAN C. BACAS, P.E., *Senior Vice President* • JAIME OCAMPO, *Senior Vice President* • GEORGE OZGA, P.E., *Senior Vice President*
SHENG SHI, P.E., LEED AP, *Senior Vice President* • WAI-LAM LI, P.E., *Senior Vice President* • HÜSEYIN KOPKALLI, P.E., *Senior Vice President*
ROBERTO SALGADO, P.E., *Vice President* • BEATRIZ SEINUK-ACKERMAN, *Vice President - Marketing & Business Development*

be removed up to the first column line, which is approximately 45 ft. north of the south property line, and substituted with a bona fide elevated road design.

In summary, we find no logical economical alternative to removing the existing structure in order to provide for the requirements of the proposed 12-story building.

Regards,



Jaime M. Ocampo
Senior Vice President