HILL TOP APARTMENTS

1727 AMSTERDAM AVENUE

September 10th 2025

LAND USE APPLICATION – ID 2025M0424

LR FORM ITEM 3: DESCRIPTION OF PROPOSAL

I. INTRODUCTION

The New York City Department of Housing Preservation and Development ("HPD" or "Applicant") proposes the designation of an Urban Development Action Area ("UDAA"), approval of an Urban Development Action Area Project ("UDAAP"), and disposition of the City-owned lot located at 1727 Amsterdam Avenue (Block 2060, Lot 1, the "Development Site") in Hamilton Heights, Manhattan Community District 9 ("Proposed Actions"). Approval of the Proposed Actions will facilitate the construction of a new nine-story (95 foot) mixed-use building ("Proposed Development") containing approximately 199 units, including senior, supportive, and low-income units, as well as one superintendent's unit, plus a new community facility space intended for the Emma L. Bowen Community Service Center, a nonprofit healthcare provider.

II. BACKGROUND

The Development Site was rezoned as part of the 2012 West Harlem Rezoning (C 120309 ZMM, N 120310 ZRM). The 90-block West Harlem Rezoning built upon land use and zoning goals established in 2008 by the New York City Department of City Planning in coordination with local stakeholders. These goals sought to preserve the strongly-established residential neighborhoods, consider opportunities for mixed-use development in the existing manufacturing district, make the Inclusionary Housing Program (IHP) zoning regulations applicable in the C6-3X zoning district (R9X residential zoning district equivalent) and the R8A district along West 145th Street between Broadway and Amsterdam Avenue and utilize the community's east-west corridors to allow for development opportunities. Consequently, the rezoning sought to update zoning regulations to support contextual development, reinforce existing residential character, promote affordable housing, and foster commercial vitality along key corridors such as 145th Street and Broadway.

The rezoning replaced portions of existing R7-2 and R8 zoning districts with contextual districts including R6A, R7A, R8, and R8A to better reflect the built character of the neighborhood, which includes low-rise brownstones, rowhouses and mid-rise apartment buildings. C1-4 and C2-4 commercial overlays were modified along key corridors, including portions of Broadway, Amsterdam Avenue, St. Nicholas Avenue, Hamilton Place, West 145th Street, and West 155th Street, to support ground-floor retail. In a related and concurrent zoning text amendment (N 120310 ZRM), approximately a block of the neighborhood along West 145th Street between Broadway and Amsterdam Avenue, including a portion of the Development Site, was also mapped with the Inclusionary Housing Program to encourage the development of affordable housing through density bonuses in exchange for permanently affordable housing units.

The Development Site was rezoned from an R7-2 district with a C1-4 overlay mapped within 100 feet of Amsterdam Avenue to an R7A district mapped on the northern portion of the lot fronting on West 146th Street and Amsterdam Avenue, an R6A district mapped on the eastern portion of the lot along West 145th Street, and an R7D district with a C1-4 overlay mapped on the portion

facing the intersection of Amsterdam Avenue and West 145th Street and mapped within a newly established Inclusionary Housing Designated Area.

In May 2014, HPD issued a Request for Qualifications ("RFQ") that sought to establish a list of qualified supportive housing developers to develop and construct high-quality supportive housing on sites that would be available for disposition by HPD or other City agencies. From this list in August 2019, HPD selected the proposed developer to provide much-needed affordable and supportive housing through new residential development and upgraded community facility space for one of the existing community facility tenants, the Emma L. Bowen Community Service Center.

In 2024, NYC Health + Hospitals ("H+H"), which had been overseeing the management of 1727 Amsterdam Avenue, began the process to amend their operating agreement from 1970 to include nine health care properties that were not included in their original operating agreement, including 1727 Amsterdam Avenue. In spring 2025, the City Council (G 250066 HHY, L.U. 826) amended the operating agreement to include eight of the nine properties, excluding 1727 Amsterdam Avenue. As a result, HPD is pursuing disposition approval through ULURP to facilitate the Proposed Development.

III. DESCRIPTION OF THE SURROUNDING AREA

The Development Site is located within the Hamilton Heights neighborhood in Community District 9 of Manhattan. The area within 600 feet of the Development Site ("Surrounding Area") is generally characterized by low- to mid-rise multifamily residential buildings, public institutions, community facilities, and a mix of ground floor commercial uses along major corridors, such as along Amsterdam Avenue and West 145th Street. Zoning districts mapped within the Surrounding Area include R6A, R7A, R7D, as well as C1-4 and C2-4 commercial overlays.

R6A and R7A districts are contextual medium-density residential districts. In R6A districts, buildings have a minimum and maximum base height of 40 feet and 65 feet, respectively, a maximum height of 75 feet for standard residences and 95 feet for qualifying affordable or senior housing, and a maximum residential floor area ratio ("FAR") of 3.0 for standard residences and FAR of 3.9 for qualifying affordable or senior housing. The maximum community facility FAR is 3.0. In R7A districts, buildings have a maximum height of 85 feet for standard residences and 115 feet for qualifying affordable or senior housing. The minimum base height is 40 feet, and the maximum base height for standard residences and qualifying affordable and senior housing is 75 and 85 feet, respectively. There is a maximum residential FAR of 4.0 for standard residences, and 5.01 for qualifying affordable or senior housing, as well as a maximum community facility FAR of 4.0.

R7D districts allow for slightly higher-density contextual development, with buildings having a maximum height of 105 feet for standard residences and 125 feet for qualifying affordable or senior housing. The minimum base height is 60 feet, and the maximum base height for standard residences and qualifying affordable and senior housing is 85 and 95 feet, respectively. R7D districts can accommodate a maximum residential FAR of 4.66 for standard residences, or 5.60 for qualifying affordable or senior housing, and a community facility FAR of 4.66.

In the Inner Transit Zone, where the Proposed Development is located, there is no minimum parking requirement for new housing construction.

Commercial overlays are mapped within the Surrounding Area. A C1-4 commercial overlay is mapped along Amsterdam Avenue and along West 145th Street, east of Amsterdam Avenue, permitting typical neighborhood retail uses such as grocery stores, barber shops, pharmacies, and restaurants, with a maximum commercial FAR of 2.0 when mapped in R6 to R10 districts. A

C2-4 commercial overlay is mapped along West 145th Street from Amsterdam Avenue west to Broadway, supporting a broader range of neighborhood-serving uses such as repair services and gyms, also with a maximum commercial FAR of 2.0. The minimum off-street parking requirement for general retail uses in C1-4 and C2-4 overlays is typically 1 space per 1,000 square feet of floor area. The C2-4 overlay transitions into a C6-3X district at Broadway, where higher-density commercial development such as large mixed-use buildings or department stores are permitted.

The Surrounding Area is located in a Food Retail Expansion to Support Health Program ("FRESH") zone, which enables property owners to take advantage of the zoning incentives in the FRESH program.

Within a ½ mile radius of the Development Site, there are four historic districts designated by the Landmarks Preservation Commission, including the 1974 designated Hamilton Heights Historic District, which is generally bounded by West 140th and West 145th streets, Amsterdam and St. Nicholas avenues, and was extended in 2000 to the Hamilton Heights Historic District Extension (N 000518 HKM). The Surrounding Area also includes the 2000 designated Hamilton Heights /Sugar Hill Historic District (N 010010 HKM), generally bounded by West 145th and West 149th streets, Convent, St. Nicholas and Edgecombe avenues, which was extended in 2001 to the Hamilton Heights/Sugar Hill Historic District Extension (N 020182 HKM). Additionally, the 2001 designated Hamilton Heights/Sugar Hill Northeast Historic District (N 020183 HKM), generally bounded by Edgecombe Avenue, St. Nicholas Place and West 150th Street and the 2001 designated Hamilton Heights/Sugar Hill Northwest Historic District (N 030006 HKM), generally bounded by West 151 and West 155th streets, St. Nicholas Avenue, St. Nicholas Place and Amsterdam Avenue. The aforementioned historical districts sought to preserve historic row houses and apartment buildings representative of the neighborhood's small-scale residential character. The Surrounding Area also includes the West Harlem Historic District, which is listed on the National Register of Historic Places and spans several blocks from West 135th Street to West 153rd Street between Amsterdam Ave and Riverside Drive containing three-story rowhouses, four-story tenements, and six-story apartment buildings constructed in pairs, trios, or rows between 1890 and 1915.

Numerous public facilities are located within the Surrounding Area, including schools, religious institutions, and parks. P.S. 153 Adam Clayton Powell Jr. Elementary School and Hamilton Heights Middle School are located one block north at the corner of West 146th Street and Amsterdam Avenue. The Hamilton Grange Library is located one block west along West 145th Street between Amsterdam Avenue and Broadway. Religious institutions include the Baptist Ministers Conference, located one block east on Convent Avenue at West 145th Street, and the Church of Our Lady of Lourdes, located on West 142nd Street between Convent Avenue and Amsterdam Avenue. Open spaces include Johnny Hartman Plaza, an approximately 0.15-acre park located two blocks south at Amsterdam Avenue and West 143rd Street. While slightly outside the Surrounding Area, Jackie Robinson Park is a larger open space of approximately 12.75 acres located to the east along West 145th Street between Edgecombe and Bradhurst Avenues.

The Surrounding Area is well-served by public transit. The 145th Street subway station served by the 1 line is located approximately one block west of the Development Site at Broadway and West 145th Street. The 145th Street station serving the A, B, C, and D lines is located approximately two blocks east of the Development Site at St. Nicholas Avenue and West 145th Street. The M100 and M101 bus routes run along Amsterdam Avenue, providing service from Inwood to East Harlem and from the East Village to Harlem, respectively, and the Bx19

crosstown bus runs along West 145th Street providing service from East Tremont to Hamilton Heights.

IV. DESCRIPTION OF THE DEVELOPMENT SITE

The Development Site is located at the intersection of Amsterdam Avenue and West 145th Street in the Hamilton Heights neighborhood of Manhattan Community District 9, on Block 2060, Lot 1. The Development Site is a 30,808-square-foot L-shaped zoning lot that occupies the western portion of the block with frontages on West 146th Street to the north, which is a narrow street, Amsterdam Avenue to the west, which is a wide street, and West 145th Street to the south, which is a wide street.

The existing land use on the Development Site is Public Facilities and Institutions. The site is owned by the City of New York and H+H has been overseeing management of the site. The Development Site currently contains a four-story, approximately 59,209-gross-square-foot (1.92 FAR) building that was constructed in 1974 and supports two community facility tenants, including a private medical office and a nonprofit community-based community organization providing outpatient mental health and substance abuse services. Upon building completion, the Emma L. Bowen Community Service Center will be relocated back to the Proposed Development. The current building is beyond its useful life, in a state of disrepair, and in need of redevelopment.

There is also a 53-space public parking facility at the rear of the interior portion of the lot accessible via a curb cut located along West 145th Street and an additional curb cut along West 146th Street serving the building's loading dock. There is a paved plaza facing the northeastern corner of Amsterdam Avenue and West 145th Street, where the building is diagonally set back approximately 100 feet from the lot lines. The building entrance is at midblock along Amsterdam Avenue.

The Development Site is mapped in R6A, R7A, and R7D districts with a C1-4 commercial overlay. The R7A district is mapped on the northern portion of the lot fronting 100 feet on West 146th Street and 100 feet on Amsterdam Avenue; the R6A district is mapped on the eastern portion of the lot fronting 108 feet on West 145th Street; and the R7D district is mapped on the portion facing the intersection of Amsterdam Avenue and West 145th Street with 100 feet of frontage along Amsterdam Avenue and 100 feet along West 145th Street. The Development Site has an adjusted maximum FAR of 4.81 given the split zoning. Existing uses on the Development Site have a FAR of approximately 1.92, making the site is underbuilt pursuant to existing zoning.

V. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development is a new nine-story building containing approximately 200 affordable units, including a superintendent's unit. The Proposed Development will provide approximately 79 units for low-income households, including approximately 23 Affordable Independent Residences for Seniors ("AIRS") units and approximately 120 units designated for formerly homeless households, of which approximately 25 units will be for formerly homeless seniors. The as-of-right building will include a mix of studios, one-, two-, and three-bedroom units and will total approximately 142,744 zoning square feet ("zsf") of floor area (4.63 FAR), including approximately of 129,184 zsf of residential floor area (4.19 FAR) and 13,560 zsf of community facility floor area (0.43 FAR), the latter which will serve as a newly designed space for the Emma L. Bowen Community Service Center, a current tenant of the existing building. Pursuant to the split zoning rules, the height and setback requirements vary based on the location of the proposed building within the different zoning districts mapped on the site,

resulting in a range of building heights across the site. The portion of the building within the R7A district along Amsterdam Avenue rises 75 feet before a minimum 10-foot setback and reaches a maximum height of 95 feet. The portion of the building along 145th Street and within the R6A district rises 65 feet. The portion of the building near the intersection of Amsterdam Avenue and 146th Street and within the R7A district rises to 75 feet before a minimum 10-foot setback and reaches a maximum height of 95 feet. The existing building on the Development Site will be demolished.

The Proposed Development will replace the existing four-story building with much needed affordable housing and produce a mid-rise contextual development. The new nine-story building is consistent with the surrounding built environment along Amsterdam Avenue and West 145th Street, which includes a mix of mid-rise residential and mixed-use buildings ranging from five to six stories and is located in close proximity to the historic districts referenced above. The Proposed Development proposes building additional density, including affordable housing, along a wide commercial corridor in an area well-served by transit, which is consistent with the goals of the 2012 West Harlem Rezoning.

The Proposed Development's Street frontages would include approximately 100 feet of frontage on West 146th Street, approximately 200 feet of frontage on Amsterdam Avenue, and approximately 207 feet of frontage on West 145th Street. The existing curb cut at West 146th Street would be removed, whereas the existing curb cut on West 145th Street would remain. The Proposed Development is expected to feature residential entrances on Amsterdam Avenue and West 145th Street, and an entrance for the community facility tenant on Amsterdam Avenue. No accessory parking is expected to be provided, apart from a bay with two spaces for loading and unloading vehicles, which is expected to utilize the existing curb cut at 145th Street.

The Proposed Development's ground floor along Amsterdam Avenue will be activated by the proposed community facility use. The proposed space will include a three-story community facility space which would occupy the cellar, first, and second floors and be occupied by the Emma L. Bowen Community Service Center. The Center will include a therapeutic preschool, play and speech therapy programs, a clubhouse, community food pantry, clinical support spaces, and space for administrative and board offices.

Other amenities in the Proposed Development include multi-purpose community rooms, landscaped courtyard and terraces located on the first and sixth floors that will serve as private outdoor recreation space for building tenants, a bike storage room located in the cellar, laundry rooms on every floor, lounges on every other floor, and social service offices available for all affordable housing tenants. Sustainable elements in the building include purple roofs, outdoor recreation spaces, and an insulated building envelope to maintain interior temperature and air quality.

Pursuant to ZR 25-211, accessory off-street parking is not required for dwelling units or rooming units with a certificate of occupancy issued after December 5, 2024, in the Inner Transit Zone; as a result, off-street parking spaces will not be provided in the Proposed Development.

VI. ACTIONS NECESSARY TO FACILITATE THE PROJECT

HPD proposes the following actions:

a. Designation of an Urban Development Action Area and Approval of an Urban Development Action Area Project:

The Development Site is an underutilized site that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Development Site is therefore eligible to be an Urban Development Action Area, and the Proposed Development is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

Disposition of City-Owned Property: The Development Site located at 1727 Amsterdam Avenue (Block 2060, Lot 1) will be conveyed to a sponsor to be selected by HPD.

VII. CONCLUSION

In conclusion, HPD is seeking designation of an Urban Development Action Area, approval of an Urban Development Action Area Project, and disposition of City-owned property to facilitate the construction of a nine-story mixed-use building containing approximately 199 affordable units, including units for formerly homeless households and seniors, plus one superintendent's unit, and a new community facility space intended for the Emma L. Bowen Community Service Center in the Hamilton Heights neighborhood of Manhattan. The development of affordable rental housing will be carried out in accordance with the 2022 *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, that commits to addressing housing instability, promoting economic stability and mobility, improving health and safety, and increasing opportunities for equitable growth.