



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #:	Project Name:
CEQR Number:	Borough(s):
	Community District Number(s):

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10000ZSQ" ~~XXXXXXXXXX~~
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

Applicant(s):		Applicant's Representative:	
Recommendation submitted by:			
Date of public hearing:		Location:	
Was a quorum present? YES <input type="checkbox"/> NO <input type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote:		Location:	
RECOMMENDATION			
<input type="checkbox"/> Approve		<input type="checkbox"/> Approve With Modifications/Conditions	
<input type="checkbox"/> Disapprove		<input type="checkbox"/> Disapprove With Modifications/Conditions	
<u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u>			
Voting			
# In Favor:	# Against:	# Abstaining:	Total members appointed to the board:
Name of CB/BB officer completing this form		Title	Date



THE CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 3

59 East 4th Street - New York, NY 10003

Phone (212) 533-5300

www.cb3manhattan.org – info@cb3manhattan.org

Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Manhattan Community Board 3 recommends this application be approved with the following conditions:

1. An additional floor of workforce development and digital training for a total of 4 floors with this additional floor coming from the proposed allocation for flexible step-up office space floor
2. The basement level--formerly PC Richard space that currently has no assigned use, be programmed for use for one by one or more local nonprofit arts/cultural/theatre groups
3. Housing Preservation and Development (HPD) conduct an outreach campaign with funding for local providers, to educate local residents in the Third, Fourth Avenues area on tenant rights, and dedicate itself to monitor the area for displacement impacts
4. Consistent with previous board support for rezoning the 3rd and 4th avenue corridors, including the December 2017 board resolution, CB3 urges the City to commence the process of rezoning this area as well as incentivize affordable housing and exclude certain use groups such as hotels and big box stores
5. Additional scholarships be made available and scholarship programs be reported to EDC and Community Board 3 for monitoring. With the understanding that approximately 80% of the digital workforce development providers will already be providing completely free services, CB 3 requests that the remaining 20% of providers that are private companies offer at minimum 20% of tuition income as scholarships, broken down as follows: 10% at 50% of tuition rate and 10% at 100% tuition rate. Scholarships must be need based, and exclusively for CB 3 residents, and prioritize women and minorities.
6. Rooftop space have no amplified sound or use after 10 PM
7. The event space should be free for local nonprofit and community groups 52 times per year for the duration of the lease
8. Market hall vendor restriction to a maximum of *three* locations rather than *five*, with a preference for local merchants within CB3
9. A community advisory committee shall be formed with the membership being appointed by the following: 3 Members from the Community board; 1 appointed by the City Council Member; and 1 appointed by the Manhattan Borough President. This advisory board shall be in effect throughout the construction and operation of the facility.
10. The project developers must work with LESEN to ensure that construction and other jobs on the site are prioritized for local residents, as well as explore opportunities for continued collaboration around future workforce needs. The percentage and number of local hires should be reported to CB3 through the Community Advisory Committee. Expectations of both parties should be set in a Memorandum of Understanding.



Alysha Lewis-Coleman, Chair
Community Board 3



MyPhuong Chung, Chair
Land Use, Zoning, Public and Private Housing Committee



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Alysha Lewis-Coleman, Board Chair

Susan Stetzer, District Manager

Marisa Lago, Director
Department of City Planning
120 Broadway, 31st Floor
New York, New York 10271

Dear Director Lago,

At its February 2018 monthly meeting, Community Board 3 passed the following resolution:

VOTE: Approval of ULURP 180201ZMM, 180202ZRM, and 180203ZSM: East 14th Street & Irving Place

Resolution in support of ULURP 180201ZMM, 180202ZRM, and 180203ZSM: East 14th Street & Irving Place - approval of a zoning map amendment, zoning text amendments, and a special permit to facilitate the redevelopment of a City-owned site for a 21-story, mixed-use commercial building located at 124 East 14th Street

WHEREAS, The New York City Economic Development Corporation (NYCEDC) on behalf of the Deputy Mayor for Housing and Economic Development (DMHED) and the Applicant, are proposing an application requesting two zoning text amendments, a zoning map amendment, and a special permit; and

WHEREAS, the development site is located at 124 East 14th Street and is proposed to include a 21-story mixed use office and retail commercial building including retail use on the ground and cellar levels and educational and job training space; and

WHEREAS, CB3 is aware that in 1992 this site was identified by the NYS Housing Finance Agency as a site slated for permanent housing for the homeless; and

WHEREAS, CB3 is also aware that the property was never developed for the homeless but instead was developed for commercial use and leased to PC Richards; and

WHEREAS, the four (4) actions are requested: (1) zoning map amendment to rezone portions of the site from C6-2A, C6-3X, and C6-1 to C64, (2) zoning text amendment to map the project area as a Mandatory Inclusionary Housing (MIH) area, (3) zoning text amendment to allow the project area to benefit from bulk waivers, and (4) a special permit to waive the development site from initial setback and sky exposure plane requirements and rear yard regulations; and

WHEREAS, the specific uses within the proposed development will break down as retail including market space in the cellar and ground floors, community event space on the 2nd floor, collaborative work center and digital skills training on the 3rd to 7th floors, step-up office space on the 8th-12th floors, and established office space on the 13th-20th floors, with 21st floor/rooftop space for tenant use; and

WHEREAS, the following programming requirements have been promised:

- 25% of market space booths shall be reserved for new businesses and entrepreneurs
- No retail space can be leased to tenants who have another location within *0.5 miles* of the property or who operate more than *five* locations in Manhattan with a 25-year use restriction
- Community event space will be made available to the public at reduced rates eight times per quarter for a total of 32 events annually with a 25-year use restriction
- Three floors of the building shall be permanently dedicated to workforce development focused on under-served communities such as public school students, teachers, immigrants, people with disabilities, and the elderly
- For-profit partners must offer scholarships or discounts for 20% of students equal to 50% of tuition
- Digital skills training space is rent restricted to \$50 per square foot, escalated at 2% annually with a 99-year use restriction
- Five floors will be dedicated to step-up office space for companies with five to 15 employees that are seeking to expand into larger spaces at flexible terms that include lease terms no shorter than six months and no longer than five years, reduced security deposit requirements, and guaranties limited to 12 months' rent and the landlords contribution to the tenant build-out with a 25-year use restriction; so

THEREFORE BE IT RESOLVED, that Manhattan Community Board 3 recommends this application be approved with the following conditions:

1. An additional floor of workforce development and digital training for a total of 4 floors with this additional floor coming from the proposed allocation for flexible step-up office space floor
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Please contact the community board office with any questions.

Sincerely,



Alysha Lewis-Coleman, Chair
Community Board 3



MyPhuong Chung, Chair
Land Use, Zoning, Public and Private Housing Committee

Cc: Erica Baptiste, Office of Manhattan Borough President Gale Brewer
Xinyu Liang, Office of New York City Department of City Planning
Pedro Carillo, Office of New York City Council Member Carlina Rivera