

Office of the Manhattan Borough President
Proposed Opportunities for Affordable Housing in Manhattan
Community Board Recommendations

4/8/14

CB	Address	Block/Lot	Stories	Existing Use	Zoning	Notes
1	60 Hudson	144; 40	23	Commercial & office	C6-2A	Former Western Union building; individually landmarked
1	5 World Trade Center					We recently learned from PANYNJ that residential use is possible at this site; we'd like to further explore the feasibility of affordable housing
CB	Address	Block/Lot	Stories	Existing Use	Zoning	Notes
2	305 West Street	596/1	4	Private office	M2-4; M1-5	Anticipated receiving site for Hudson River Park air rights.
2	180 Centre St.	207/8	0	Private lot	M1-5	Multiple lots comprising Edison Parking open commercial parking lot.
2	Canal & Centre Street blocks	Blocks 207 & 208	Various	Private - Various	M1-5	Considered as part of Chinatown Working Group study, these blocks may be suitable for rezoning with inclusionary housing.
2	2 Howard Street	234/1	7	USA DHS Parking	M1-5	Would require relocation of Homeland Security Parking (to Pier 40?)
2	Hudson Square Special District	Multiple - See ULURP Projected Site List Below	Various	Private - Various	M1-6; HSQ	21 or more sites with potential inclusionary housing with bonus FAR. Full utilization of potential would create over 700 new units of affordable housing. CPC should consider review to secure AH use esp. with respect to possible conflict between FAR bonus for commercial use versus inclusionary housing.
2	261 Hudson Street	594/87	0	Private Lot	C6-2A	Inclusionary Housing Application in progress
2	Trinity Duarte Site	227/all			HSQ	Hudson Square special district site
2	114 Varick Street	491/3			HSQ	Hudson Square special district site
2	Varick/Vandam&Spring	579/mult			HSQ	Hudson Square special district site
2	551-561 Greenwich Street	598/42,48			HSQ	Hudson Square special district site
2	Varick/Watts&Broome	477/mult			HSQ	Hudson Square special district site
2	82 King Street	580/52			HSQ	Hudson Square special district site
2	163 Varick Street	580/19			HSQ	Hudson Square special district site
2	92 Vandam Street	597/10			HSQ	Hudson Square special district site
2	515-523 Greenwich Street	597/1,5			HSQ	Hudson Square special district site
2	Hudson/Dominick	579/mult.			HSQ	Hudson Square special district site
2	Spring Street	579/35			HSQ	Hudson Square special district site
2	Sixth Ave/Watts Street	477/mult.			HSQ	Hudson Square special district site
2	74 Charlton Street	580/11			HSQ	Hudson Square special district site. Inclusionary Housing Application in process
2	568 Broome Street	597/45			HSQ	Hudson Square special district site

2	537 Greenwich Street	597/39			HSQ	Hudson Square special district site
2	278 Spring Street	579/11			HSQ	Hudson Square special district site(Enlargement site)
2	572-576 Broome Street	578/mult.			HSQ	Hudson Square special district site
CB	Address	Block/Lot	Stories	Existing Use	Zoning	Notes
3	No Identified Sites					
CB	Address	Block/Lot	Stories	Existing Use	Zoning	Notes
4	500 West 52nd Street	1080/28				RM Bent Piano Factory
4	552 West 52nd Street	1080/103				Duncan PAL
4	201 7th Avenue	797/80-83				HPD owned
4	460 West 37th Street	734/66				
4	535 West 55th Street	1084/9R				Harborview
4	136 West 20th Street	795/66				Sanitation Site
4	48th and 10th Avenue	1077/29				DEP Site
4	806 9th Avenue	1044/3				MTA Site
4	493 11th Avenue	685/38				39th Street Slaughterhouse Site. 150 units will replace Site M units. 1 Floor to serve as police parking.
4	424 West 18th Street	715/10				Fulton Site 1. Develop overall plan in consultation with Fulton Tenant Association, RFP for developer. Unit distribution matches Artimus project.
4	428 West 16th Street	713/1R				Fulton Site 2. Develop overall plan in consultation with Fulton Tenant Association, RFP for developer. Unit distribution matches Artimus project.
4	433 West 19th Street	717/19				Fulton Site 3. Develop overall plan in consultation with Fulton Tenant Association, RFP for developer. Unit distribution matches Artimus project.
4	317 9th Avenue	726/1R				Morgan Post Office Annex. Eastern portion of building has existing steel structure to support a tower.
4	201-207 7th Avenue	797/80-83, 92	5			Vacant City-owned building
CB	Address	Block/Lot	Stories	Existing Use	Zoning	Notes
5	No Identified Sites					
CB	Address	Block/Lot	Stories	Existing Use	Zoning	Notes
6	No Identified Sites					
CB	Address	Block/Lot	Stories	Existing Use	Zoning	Notes
7	264-266 West 96th Street	1243/57				HPD owned
7	814 Amsterdam Avenue	1871/35				
CB	Address	Block/Lot	Stories	Existing Use	Zoning	Notes
8	No Identified Sites					
CB	Address	Block/Lot	Stories	Existing Use	Zoning	Notes

9	1195 Amsterdam Avenue	1962/35		Transportation-Utility		DCAS owned
9	1381 Amsterdam Avenue	1968/1		Transportation-Utility		DOT owned
9	West 126 Street	1984/50		Vacant		DCAS owned
CB	Address	Block/Lot	Stories	Existing Use	Zoning	Notes
10	188 Lenox Ave	01718-0072	3	Vacant Building		Dilapidated
10	190 Lenox Ave	01718-0171		Vacant Building		Dilapidated
10	130th Street and Lenox Ave – SE Corner			Vacant Lot		Large lot owned by a Church
10	62-64 132nd Street off of Lenox Ave towards 5th Ave			Vacant Lots		Private lot owned by Olnick
10	135th Street and Lenox Ave – SE Corner			Vacant Lots		Private lot owned by Olnick
10	133rd Street and Lenox Ave – SW Corner			Vacant Lot		Private lot
10	2157-59 ACP Blvd & 166 W 128th St	1912 / 60,61 & 62		Vacant	R7-2/C1-4	Very large lot
10	443 Lenox Ave	01917-0029		Vacant Building		
10	445 Lenox Ave	01917-0030	4	Vacant Building		
10	447 Lenox Ave	01917-0031	3	Vacant Building		
10	2207-2209 ACP Blvd	01915-0064	5	Vacant Building		Appears like construction was never completed
10	2341-2355 7th Ave			Vacant Building		Building spans entire length of block
10	2472 ACP Blvd	02029-0035		Vacant Building		Mixed Use: 8 Res. // 2 Comm.
10	2468-2470 ACP Blvd	2468-2470		Vacant Building		Mixed Use: 16 Res. // 2 Comm.
10	2902 FDB	02039-0063		Vacant Lot		Small lot
10	149th St and FDB – NW Corner			2 vacant lots		One lot is owned by HPD
10	146th St and FDB – SW Corner			2 vacant lots		One lot is owned by HPD
10	2797 FDB	02045-0074	5	Vacant Building		Owned by HPD
10	140th St and FDB – NE Corner			Vacant Lot		Large lot
10	2401-2403 FDB	01955-0014		Vacant Building		Dilapidated privately owned building
10	2405 FDB	01955-0016		Vacant Lot		Small City owned lot
10	2369 FDB	01954-0029		Possibly vacant building		Mixed Use: 28 Res. // 2 Comm.

10	2351 FDB	01953-0029		Community Garden		Small lot
10	117th St and FDB – NW Corner			Vacant Lot		Large private owned lot
10	264 West 118th Street	1923/53				City-owned, underbuilt building
CB	Address	Block/Lot	Stories	Existing Use	Zoning	Notes
11	1650 Madison Avenue	1615/59			R7-2	City-owned, but legal dispute regarding title needs to be cleared
11	East 112 Street	1617/40		Vacant	R7-2	HPD owned mostly vacant block
11	1673 Madison Avenue	1617/22		Vacant	R7-2	HPD owned mostly vacant block
11	87 East 111 Street	1617/33		Vacant	R7-2	HPD owned mostly vacant block
11	1546 Park Avenue	1617/37		Vacant	R7-2	HPD owned mostly vacant block
11	East 112 Street	1617/45		Vacant	R7-2	HPD owned mostly vacant block
11	1677 Madison Avenue	1617/121		Vacant	R7-2	HPD owned mostly vacant block
11	1691 Madison Avenue	1617/51		Vacant	R7-2	HPD owned mostly vacant block
11	Esst 112 Street	1617/39		Vacant	R7-2	HPD owned mostly vacant block
11	East 112 Street	1617/42		Vacant	R7-2	HPD owned mostly vacant block
11	75 East 111 Street	1617/29		Vacant	R7-2	HPD owned mostly vacant block
11	57 East 111 Street	1617/23		Vacant	R7-2	HPD owned mostly vacant block
11	63 East 111 Street	1617/25		Vacant	R7-2	HPD owned mostly vacant block
11	East 112 Street	1617/43		Vacant	R7-2	HPD owned mostly vacant block
11	93 East 111 Street	1617/35		Vacant	R7-2	HPD owned mostly vacant block
11	69 East 111 Street	1617/28		Vacant	R7-2	HPD owned mostly vacant block
11	46 East 112 Street	1617/48		Vacant	R7-2	HPD owned mostly vacant block
11	50 East 112 Street	1617/46		Vacant	R7-2	HPD owned mostly vacant block
11	83 East 111 Street	1617/31		Vacant	R7-2	HPD owned mostly vacant block
11	1689 Madison Avenue	1617/52		Vacant	R7-2	HPD owned mostly vacant block
11	1683 Madison Avenue	1617/54		Vacant	R7-2	HPD owned mostly vacant block
11	East 112 Street	1617/41		Vacant	R7-2	HPD owned mostly vacant block
11	40 East 112 Street	1617/50		Vacant	R7-2	HPD owned mostly vacant block
11	East 112 Street	1617/38		Vacant	R7-2	HPD owned mostly vacant block
11	1685 Madison Avenue	1617/53		Vacant	R7-2	HPD owned mostly vacant block
11	1681 Madison Avenue	1617/20		Vacant	R7-2	HPD owned mostly vacant block
11	1675 Madison Avenue	1617/122		Vacant	R7-2	HPD owned mostly vacant block
11	1612 Lexington Avenue	1629/59			R7-2	Lexington Commons - adjacent property owners interested in housing
11	174 East 108 Street	1635/43			R7A	HPD owned small lot
11	329 East 109 Street	1681/15			R7A	DOH owned

11	338 East 117 Street	1688/34			R7B	DCAS owned
11	2 East 130 Street	1754/68			R7-2	HPD owned
11	East 122 Street	1770/67			R7-2	DCAS owned small lot
11	Park Avenue	1771/2			M1-4	Between 122nd and 123rd; HPD owned
11	1761 Park Avenue	1771/1			M1-4	HPD owned
11	102 East 123 Street	1771/71			M1-4	DCAS owned; adjacent property owner interested in building hotel
11	107 East 123 Street	1772/4			R7-2	
11	109 East 123 Street	1772/7			R7-2	
11	111 East 123 Street	1772/8			R7-2	
11	151 East 123 Street	1772/22			R7-2	
11	163 East 123 Street	1772/28			R7-2	Sanitation trucks parked on lot
11	161 East 123 Street	1772/26			R7-2	Sanitation trucks parked on lot
11	1811 Park Avenue	1773/72			C6-3	Surrounding privately owned lots assembled recently by Waterbridge Capital
11	1807 Park Avenue	1773/4			C6-3	Surrounding privately owned lots assembled recently by Waterbridge Capital
11	204 East 124 Street	1788/46			R7-2	
11	507 East 118 Street	1815/6			R7B	HPD Assemblage
11	505 East 118 Street	1815/5			R7B	HPD Assemblage
CB	Address	Block/Lot	Stories	Existing Use	Zoning	Notes
12	West 157 Street bet. Amsterdam & St. Nicholas	2108/7	0	Vacant 50X100 lot	R7-2	Lot was improved by a wood-frame Victoria house, demolished circa 2004. Consider rezoning to R7A or R7X
12	West 159th Street bet. Broadway and Amsterdam	2118/52	0	Vacant 75x100 lot	R7-2	Lot was used as a case study for contextual zoning in CB12/CCNY Planning Study. Consider Rezoning to R7A or R7X
12	NW Corner, West 158th Street & Amsterdam	2117/41	3	Vacant Residential Building	R7-2	Former location of Wilson's Restaurant, vacant for years. Consider rezoning to R7A or R7X
12	West 163 Street bet. Amsterdam Ave & St. Nichols Ave	2121/1	0	Vacant Lot	R7-2	Vacant triangular lot, former tax-payer building, housed a Rite Aid, demolished due to structural problems. Consider rezoning to R7A or R7X
12	West 181 and Broadway	2180/97	2 or 3	Coliseum Theater		Consider a mixed-use development with retail, commercial and residential. Consider rezoning to C4-4D
12	West 180 to 181 Streets and Amsterdam Ave.	2152/77 and 83	1	Gas Station and related	C8-3	CB12 has asked DCP to rezone C8-3 districts. This is an excellent opportunity for a substantial mixed-use project with retail, commercial and residential uses.
12	West 184 Street and Overlook Terrace	2180/64	0	Vacant lot, rocky, sloping site	R7-2 or R8	Private developer started an out of scale tower. CCNY used this site as a case study in its Planning Study for CB12 which suggests a contextual rezoning can accommodate the same density as the proposed tower. Project is stalled; this is an opportunity to do the right thing.

12	Broadway and Sherman Ave.	2175/64	2	Commercial Building former location for DHS offices	R7-2	Site was proposed for mixed-use redevelopment including market rate residential, retail and office space for two NYC agencies. The site is irregularly shaped and at roughly 180x210 could be a significant mixed-use development.
12	202 to 204 Streets & 9 Ave.	2184/20 and 2185/1	0	ConEd Parking Lots		These sites were discussed a development sites in the context of the Sherman Creek Planning study. Absent development sites the Sherman Creek rezoning makes little sense.
12	Inwood Train Yard	2189/1	0	MTA Train Yard		In the course of engaging with DCP and EDC on the Sherman Creek study, CB12 recommended that the study option for decking over this train yard to create a multi-acre new development site, sort of a mini-Queens West of BPC. A new A-Train station could be added to serve this development; which could accommodate hundreds of units of new housing as well as open space and community facility buildings. This is a ambitious concept, but so was decking over train yards and tracks to create Park Avenue as a luxury residential address and the Grand Central Station section of mid-town. It is an excellent opportunity for a public/private partnership.
12	163 to 164 Streets & Edgecombe Ave.	2110/91	4	Correctional Facility	R7-2	The former Mother Cabrini hospital, now owned by NYS and used as an NYS correctional facility. Located in historic Sugar Hill, with park views, near school and the Morris Jumel Mansion. This site could be put to much better use to the broader community. A quick development exercise prepared years ago suggests the site can accommodate 200 housing units.
12	SE Corner of 182 Street & St. Nichols Ave.		5	Residential Building with ground floor retail	R7-2	Owner has kept residential floors vacant for years. This type of moth-balling of units should not be permitted.
12	East side of Broadway and 204 street		0	Vacant lot	R7-2 or R8	SCA proposed acquiring this site but the owner represented that they were going to develop for affordable home ownership. This development never happened. NYC should acquire and develop the site.