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**Gale A. Brewer, Borough President**

June 29, 2017

Marissa Lago, Chair  
City Planning Commission  
22 Reade Street  
New York, NY 10007

**Re: Application No. C 170066 PCM - NYPD 107th Street Parking Facility**

Dear Chair Lago:

I write in regard to the application submitted by the New York City Police Department (NYPD) and Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 127 East 107th Street (Block 1635, Lot 17) for use as a police parking facility.

This action is related to a previous application (C 160340 HAM) by the New York City Department of Housing Preservation and Development (“HPD” or “the Applicant”) and its proposed development partner Lexington Gardens Owners LLC (“the Owner”) to development a mixed-use affordable housing project (“Lexington Gardens II”) on the block bounded by Lexington Avenue, East 108<sup>th</sup> Street, Park Avenue, and East 107<sup>th</sup> Street (Block 1635, Lots 1, 7, 16, and 17) in the East Harlem neighborhood, Community Board 11 (CB 11) in the Borough of Manhattan. The New York City Council adopted the related application on November 29, 2016.

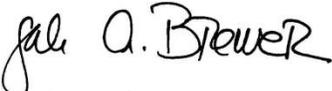
As part of the final building programming for Lexington Gardens II, one of two new parking facilities incorporated into the mixed-use affordable housing project would be constructed to replace an existing municipal surface parking lot. The existing surface parking area held 88 NYPD and HPD vehicles. In addition to normal fleet parking, the NYPD uses this space for authorized trucks, two sea storage containers, and two portable light towers.

After careful review, I believe the site selection and acquisition of this property is a practical solution to addressing both the needs of the city agencies and the development project. As stated in my September 16, 2016 recommendation of a conditional approval for Lexington Gardens II, this strategy allows the development of much need affordable housing in East Harlem while also ensuring the NYPD would be able to maintain its fleet in nearly the same location. The new garage would remain in close proximity to existing NYPD offices including the NYPD’s 23<sup>rd</sup> Precinct located at 162 East 102<sup>nd</sup> Street between Lexington Avenue and Third Avenue and the Manhattan North Traffic Enforcement Unit located at 104 East 107<sup>th</sup> Street between Park Avenue and Lexington Avenue.

The proposed garage would also improve mobility and accessibility of pedestrians along Park Avenue. Currently the NYPD uses the sidewalk for parking official vehicles and equipment, creating an unsafe environment both in terms of the perception of danger and by physical impediments which force pedestrians to enter the roadway to traverse the east side of Park Avenue. The proposed NYPD garage will eliminate the Department's need for parking on the sidewalk and create a safer experience for pedestrians along this section of the avenue.

Acquisition of this garage will also provide a solution with predictable costs for warehousing municipal vehicles that serve East Harlem. This makes long-term financial sense given the alternative of leasing a private garage. Therefore, I recommend approval of C 170066 PCM.

Sincerely,



Gale A. Brewer