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Gale A. Brewer, Borough President

March 24, 2015

**Recommendation on ULURP Application No. 140363 PQM - Early Life Center 13
by Administration for Children's Services and
the Department of Citywide Administrative Services**

PROPOSED ACTION

The Administration for Children's Services and the Department of Citywide Administrative Services ("the applicants") seek the acquisition of property located at 218 West 147th Street in order to secure privately owned space for an operating day care center currently located within an existing building. The programs are currently housed on three floors within a privately-owned commercial building on Block 2032, Lot 17, in an R7-2 zoning district in Community District 10, Manhattan.

PROJECT DESCRIPTION

The NYC Department of Citywide Administrative Services (DCAS) and the NYC Administration for Children's Services (ACS) are proposing to continue to occupy 28,878 square feet of space in a privately owned building located at 218 West 147th Street for the use of a child care center. The facility is the sole tenant of the building and the space calculation combines interior facility space with multiple rooftop play areas.

The building is privately owned, and was built in the early 1970's. It was occupied in 1972 by the NYC Human Resource Administration (HRA) and used in the provision of child care services. The lease start date coincides with, at the time, a sudden citywide demand for space that would accommodate many new Head Start facilities in response to newly available federal funding. In 1992, after the first two decades in operation, the city sought to renew the day care and senior center lease for another 20 year term to continue the existing services. Ruth Messinger, the Manhattan Borough President at the time advised that the lease be limited to 10 years. Community Board 10 voted unanimously to recommend approval of the application to extend the lease on the condition that the term be limited to 10 years. The current proposal would allow the City of New York to enter into a new legal agreement with the land owner to allow a facility to occupy the space for another three years.

Area Context

The area is dominated by multi-family residential buildings and major transportation infrastructure. The surrounding blocks to the north and south are R7-2 with a C1-4 commercial overlay on the avenues. Generally, the narrow streets are lined by multifamily buildings that are five and six stories in height. The Avenues are denser in comparison with nearby buildings reaching 14 stories. The 218 West 147th Street

facility is less than two blocks away from the Harlem Rail Yard, which is also the terminal station for the number 3 subway line. The facility's close proximity to the bus depot and major avenues provides excellent connections to the east and west sides of Manhattan via the M1, M2, M7, M10 and M102 buses. In addition, the Bx19 runs along West 145th Street to the Botanical Garden in the Bronx via West 145th Street and Southern Boulevard. The newly renovated Robert L. Clinkscapes Playground and Community Garden can be access by exiting the facility on the south side and crossing West 146th Street.

Proposed Site and Project

The Early Life Center 13 program that operates out of 218 West 147th Street serves a well-defined need in the Harlem Community. The onsite play areas located on the terraces and roof provide the children open space in addition what can be found in neighborhood parks. The previous 20 year lease agreement is no longer in effect and the facility operates on a month-to-month basis. The new license agreement is for five years, and retroactively covers the past two years, where the facility operated on a month-to-month basis. Approval of this ULURP application would allow the City of New York to execute a lease that would terminate on December 12, 2018.

BOROUGH PRESIDENT'S COMMENTS

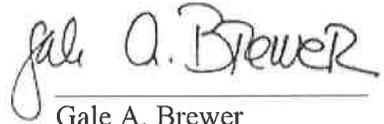
DCAS is currently negotiating a significant number of renewals because the wave of senior citizen and child care center leases negotiated in the mid-1990s are up for renewal again. Their efforts along with those of ACS and the Department for the Aging (DFTA) should be applauded as these facilities are crucially important to our communities. The end-users of these efforts are the seniors and children. It is our responsibility to ensure, when reviewing these applications, because these centers are so critical for the communities they serve, that the facilities are in the best of conditions and are maintained that way throughout the lease cycle.

Like a similar facility on 110 West 146th Street, the City must confront the specter of future development replacing aging, purpose-built structures from the 1970's. At the City Planning Commission (CPC) Public Hearing on March 18th, 2015 in Spector Hall, Chair Weisbrod signaled that the Department of City Planning (DCP) would take into account the need to provide new community facility space for displaced programs. Such considerations are especially important for communities such as the one in Central Harlem that depend on the resources provided. Any public facility that is currently housed in non-city owned space or a space that constrains its ability to provide the amount of service that the neighborhood requires needs to be re-examined. Such is the case with the Macomb's Bridge Library, which is housed in a one-bedroom apartment unit in the Harlem River Houses less than five blocks away and could benefit from co-location with either a daycare or senior center.

We must work together to establish a community development framework to plan for needed community facilities. These must include any other facilities that are similarly threatened or constrained. Our office looks forward to working with the community stakeholders and city agencies so that community resources might benefit as a result of the same development pressure that puts the longevity of their current leases into question.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, the Manhattan Borough President recommends approval of ULURP Application No. 140363 PQM.

A handwritten signature in black ink that reads "Gale A. Brewer". The signature is written in a cursive style with a large, looping initial "G".

Gale A. Brewer
Manhattan Borough President