

244 East 106th Street

Technical Memorandum

I. INTRODUCTION

Ascendant Neighborhood Development Corporation (the “Applicant”) is proposing to redevelop a portion of Lot 29 on Block 1655 (244 East 106th Street), in Manhattan, New York. The proposed development would involve the construction of a 10-story shared supportive housing building with four shared dwelling units (SDUs), comprising 32 rooming units for formerly homeless individuals plus one unit for a superintendent, and accessory uses comprising supportive social services (“Proposed Project”). The four duplex SDUs with 8 bedrooms per unit would occupy floors three through ten. Amenities within the Proposed Project would include five shared kitchens and 18 Americans with Disabilities Act- (ADA-) compliant bathrooms. The Proposed Project would be developed on the currently vacant portion of Lot 29 (“Project Site”). Development on the Project Site was analyzed in the East Harlem Rezoning EIS (CEQR No.17DCP048M); Lot 29 was analyzed as part of the Projected Development Site 26 (Block 1655, Lots 24 and 29).

Based on the assessment provided in this technical memorandum, the Proposed Project would not result in new significant adverse environmental impacts that were not previously disclosed in the East Harlem Rezoning EIS. A Construction Health and Safety Plan (CHASP) and Remedial Action Plan (RAP) will be prepared and implemented prior to construction, based on the results of a Phase II Environmental Site Investigation (ESI). With implementation of the CHASP and RAP, no significant adverse impact related to hazardous materials would occur.

II. PROPOSED PROJECT ANALYZED IN THE EIS

As summarized in **Table 1**, the development scenario for Projected Development Site 26 in East Harlem Rezoning EIS assumed a 145' high building, comprising 62,220 sf of residential floor area generating 69 DUs and 5,603 sf of commercial space. The total With-Action floor area for Projected Development Site 26 in the EIS was 67,283 sf. The residential population generated by the development was derived by applying the average household size of 2.41¹ persons to the number of residential units.

Table 1: Development Scenario for Projected Development Site 26 Analyzed in the East Harlem Rezoning EIS

Projected Development Site 26	Total floor area (sf)	Building Height (feet)	With-Action Condition			
			Residential (sf)	Residential DUs	Local Retail (sf)	Residential Population (persons)
Block 1655, Lots: 24 and 29	67,283	145	62,220	69	5,063	166

¹ The estimated number of incremental residents is based on the U.S. Census Bureau's 2010–2014 ACS estimates of the average household size of renter-occupied homes within the Manhattan Community District 11 (2.41 people per DU); East Harlem Rezoning EIS.

III. ASSESSMENT OF IMPACTS OF THE PROPOSED PROJECT

As shown in **Figure 1: Proposed Site Plan**, the Proposed Project would include a 10-story, approximately 21,827 gsf building including 19,102 gsf of SDU space and 2,725 gsf of accessory uses. **Table 2** shows existing and proposed uses on parcel comprising Projected Development Site 26. The Proposed Project would add 33² residents while the existing buildings on p/o lot 29 have an estimated total of 14 residents. The combined total of approximately 47 residents would be less than the 166 residents assumed for Projected Development Site 26 in the East Harlem Rezoning EIS. The Proposed Project would have a floor area of 21,827 sf while the existing buildings on lot 24 and p/o lot 29 have a total of 15,547 sf. The combined floor area of 37,374 sf for lots 24 and 29 would be lesser than the combined floor area of 67,283 sf for Projected Development Site 26. **Figure 2** shows the massing for the Proposed Project.

Table 2: Project Development Site 26 with the Proposed Project

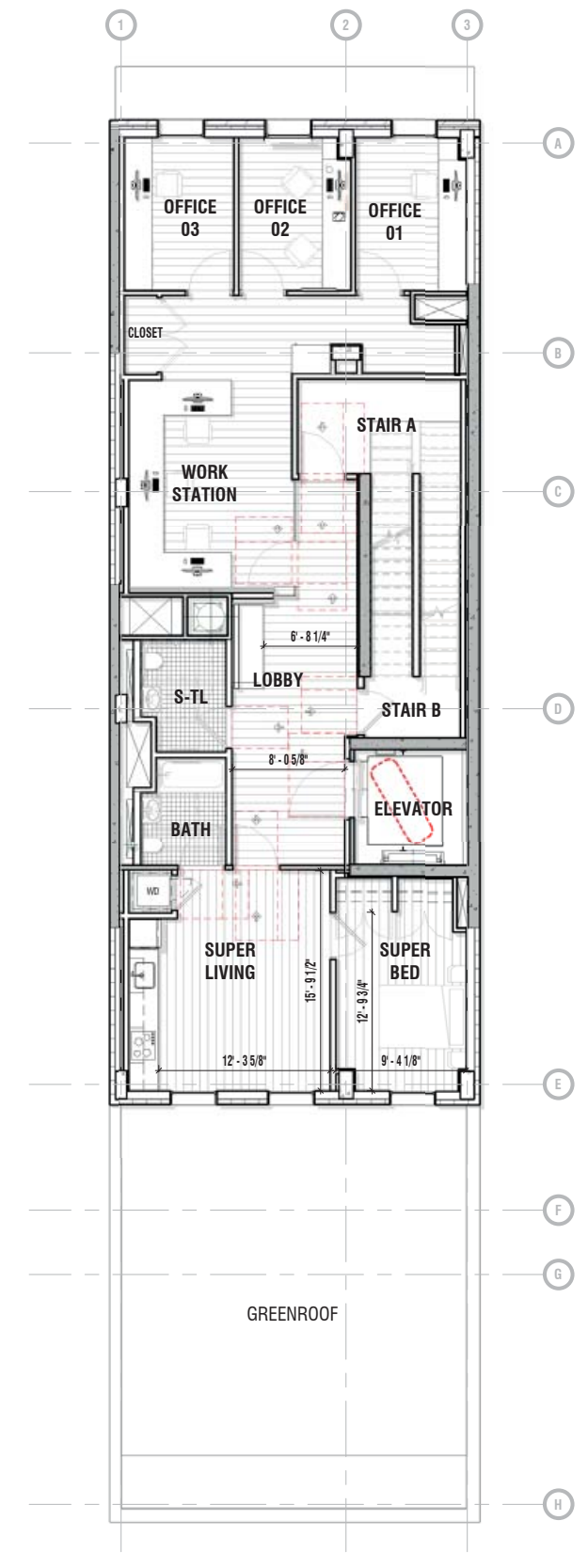
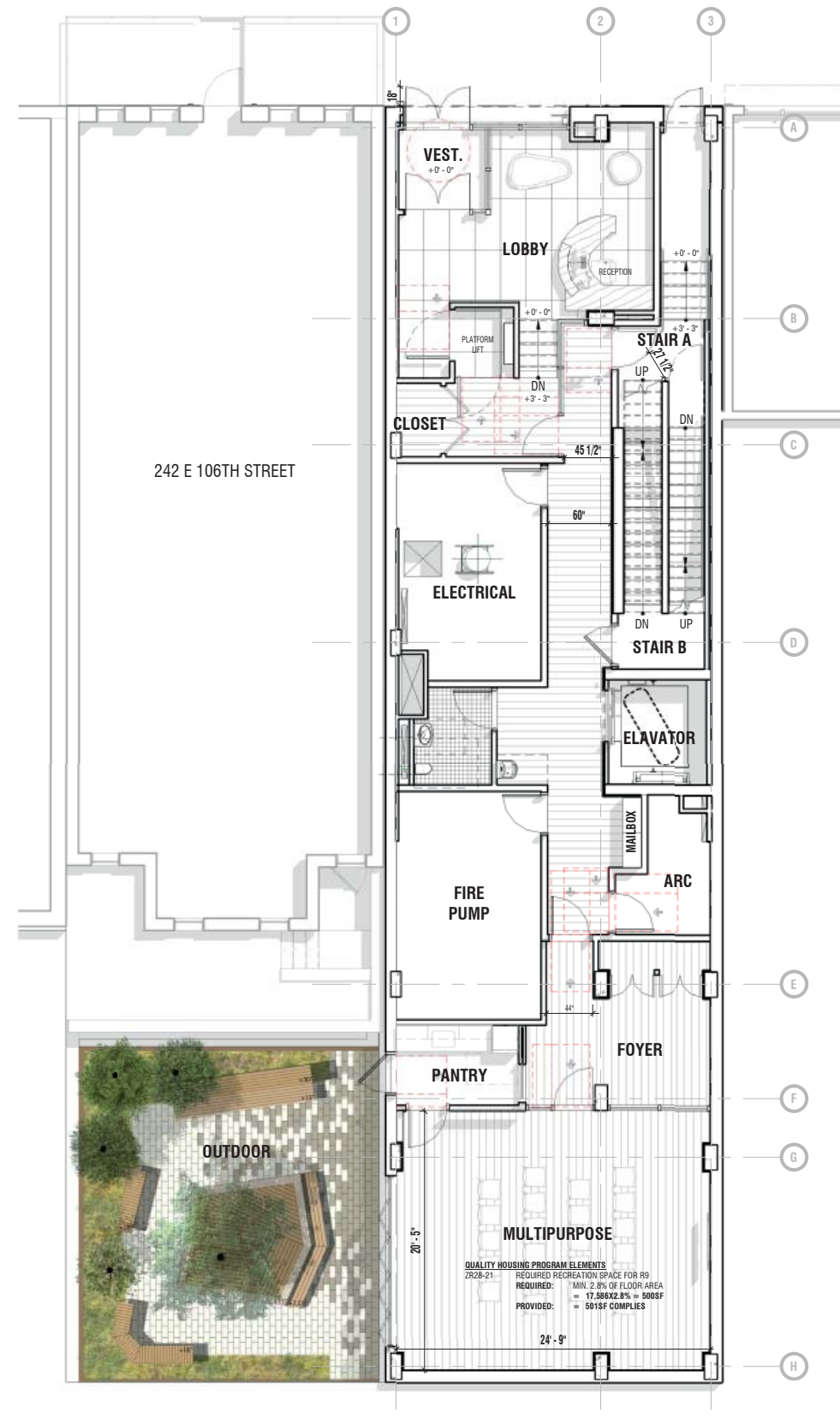
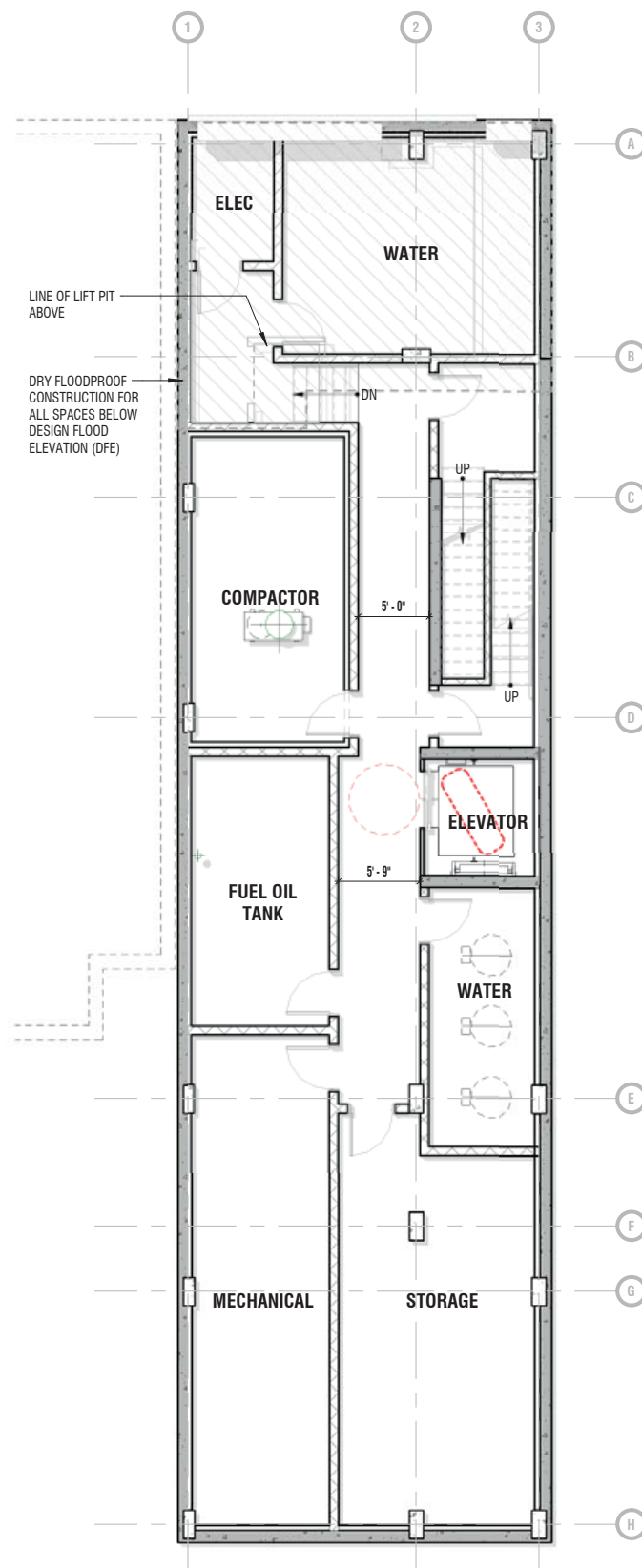
Projected Development Site 26	Total floor area (sf)	Building Height (feet)	Residential (sf)	Community Facility (sf)	Commercial Use (sf)	Residential DUs	Residential Population (persons)
Lot 24	7,560	20	0	0	7,560	0	0
Lot 29 (p/o)	7,987	50	7,987	0	0	7	14 ³
Project Site	21,827	100	0	21,827	0	5	33
Total	37,374		7,987	21,827	7,560	12	47

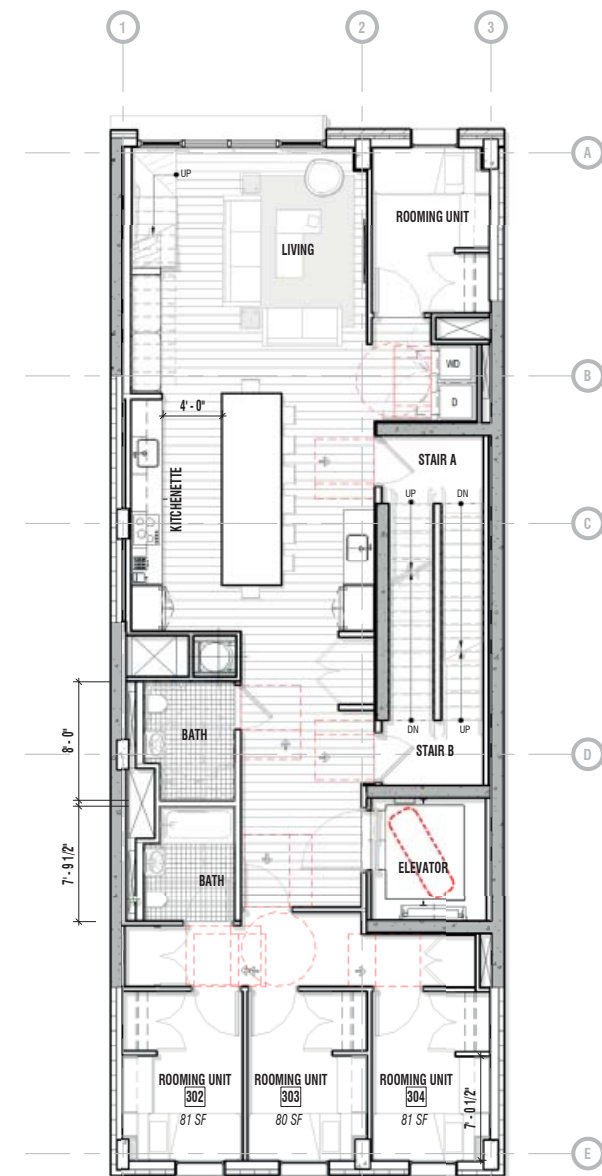
As shown in Table 1 and Table 2, the Proposed Project would be within the bulk and density of the development scenario assumed on Projected Development Site 26 for purposes of the analysis presented in the East Harlem Rezoning EIS. A Phase I Environmental Site Assessment prepared for the development site identified a Recognized Environmental Condition due to the presence of an adjacent historic dry-cleaning use. Therefore, Phase II ESI will be performed in conformance to a workplan currently under agency review. Based on results of the Phase II ESI, a CHASP and RAP will be prepared and implemented prior to construction. With implementation of the CHASP and RAP, no significant adverse impact related to hazardous materials would occur. Therefore, the Proposed Project would not result in significant adverse environmental impacts beyond those previously identified in the EIS, and the preparation of a supplemental EIS is not needed.

² One occupant per bedroom

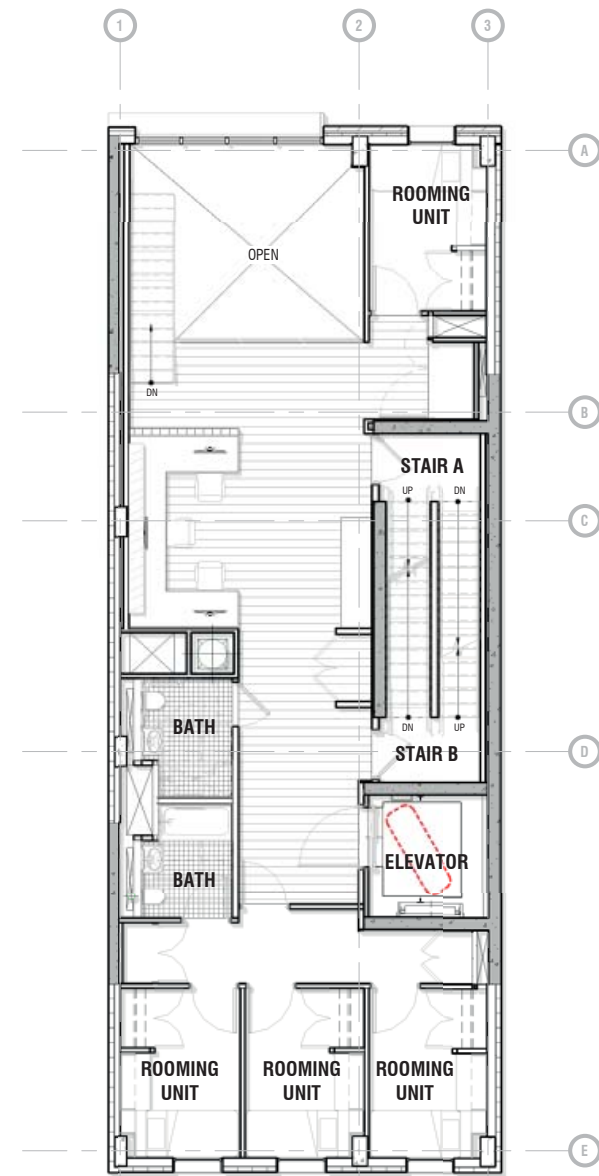
³ Data source: Ascendant Neighborhood Development Corporation

Figure 1: Proposed Site/Floor Plan

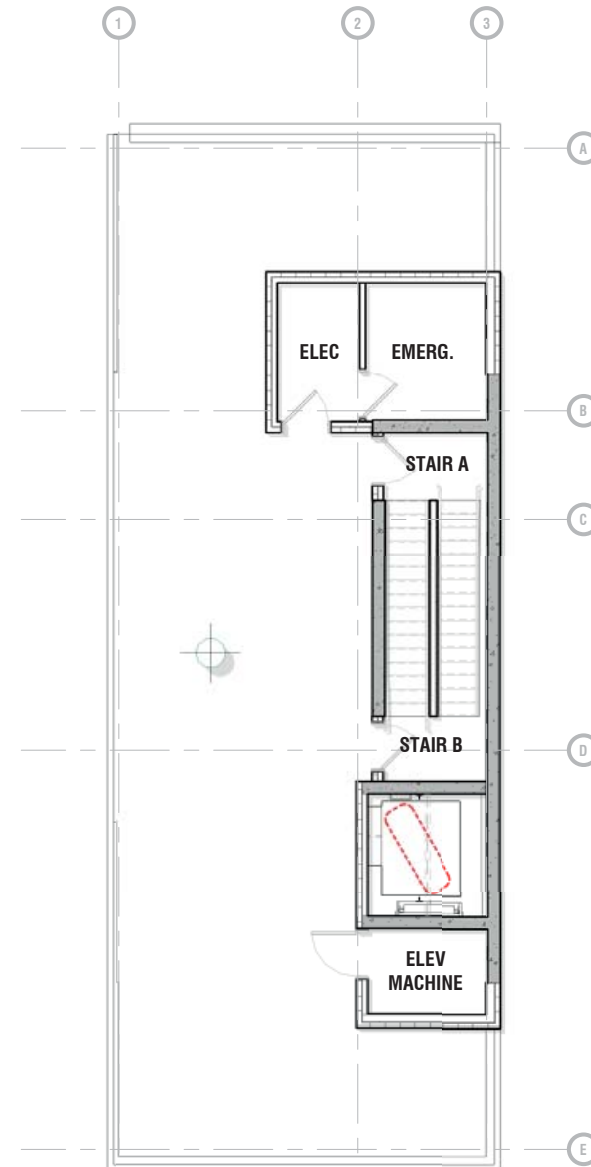




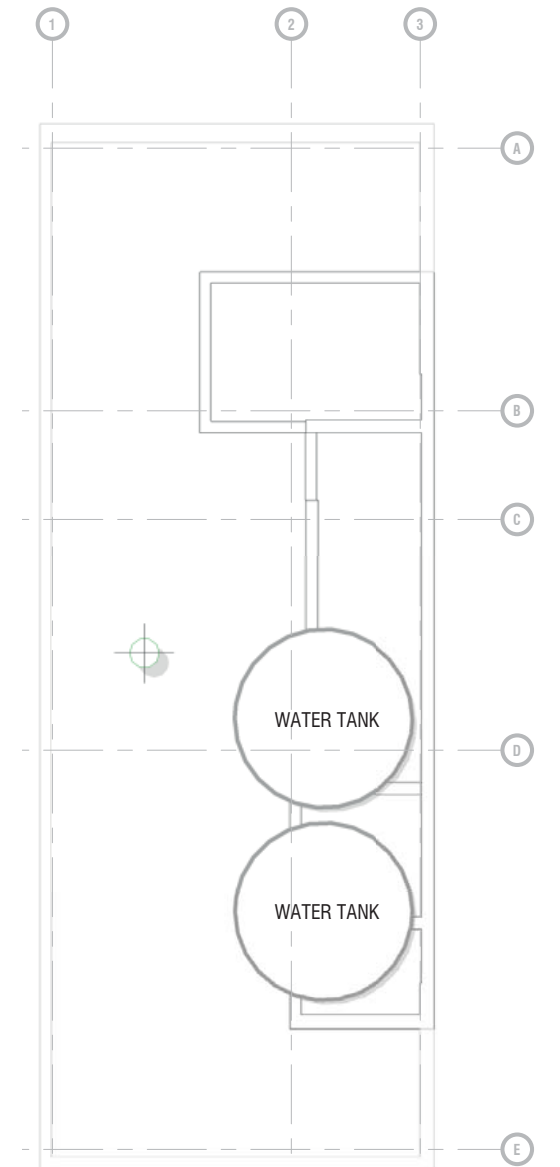
 LOWER LEVEL TYPICAL FLOOR
3RD, 5TH, 7TH AND 9TH FLOOR



 UPPER LEVEL TYPICAL FLOOR
4TH, 6TH, 8TH AND 10TH FLOOR



 MAIN ROOF



 BULKHEAD

Figure 2: Proposed Elevations

