



DEPARTMENT OF HOUSING PRESERVATION
AND DEVELOPMENT

DEBORAH C. WRIGHT, Commissioner

Office of Development
100 ROCKAWAY STREET, NEW YORK, N.Y. 10011

LAURI MILLER MICHEL, Deputy Commissioner

(A)

Taylor
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+ Return

May 5, 1995

Ms. Beryl Niewood
Director of Multifamily Housing
U.S. Department of Housing &
Urban Development
26 Federal Plaza, Room 32-118
New York, NY 10278-0068

Dear Ms. Niewood:

This letter is in reference to my previous request of February 15, 1995 that your Department apply the Section 220 rules to an application you are reviewing for mortgage insurance on Phase 1 of the Riverside South development, as well as subsequent conversations with HUD representatives. I would like to request that the Lincoln West Area be designated for the purposes of delineating where HUD 220 mortgage insurance would be applicable. Encompassed within this area is the Phase 1 portion of Riverside South as well as a variety of projects that have benefited from a series of related government actions. I believe that the existence of these activities within the area qualify it under the 220 eligibility criteria contained in 24CFR 220.502(e).

Below are listed some of these local efforts which were used to determine the boundaries of the Lincoln West Area. A map and boundary description of the proposed Lincoln West Area are attached for your reference.

The Lincoln West Area is dominated by large-scale residential developments and institutional uses built in the past 45 years. The initial phase of neighborhood redevelopment, part of the post-World War II urban renewal program, resulted in the residential Amsterdam Houses (1949) and Lincoln Towers (1963), as well as the New York Coliseum (1956), Fordham University (1962), and Lincoln Center for the Performing Arts (1962-1969). A second period of growth, from the mid 1970's to the present, has reinforced the residential character of the neighborhood within the large-scale context, with the addition of more than 8,000 residential units, including hospital and college dormitories which were financed using Federal Tax Exempt bonds issued by the New York State Dormitory Authority. (See Attachment B to February 15th letter)

Ms. Beryl Niewood
U. S. Department of Housing &
Urban Development
Pg. 2

Lincoln Towers, located in the northern portion of the Lincoln West Area, is composed of nearly 4,000 middle-income residential units in six high-rise structures between West 66th and West 70th Streets from Amsterdam Avenue to Freedom Place. The Amsterdam Houses, centrally located within the Lincoln West Area, contains more than 1,000 low-income residential units in thirteen mid-rise structures between West 61st and West 64th Streets from Amsterdam Avenue to West End Avenue. Both Lincoln Towers and Amsterdam Houses received substantial Federal, State, and Local governmental assistance during their development processes.

Located within the western portion of the Lincoln West Area is the Miller Highway Reconstruction project. This project consists of the rebuilding of the present viaduct between West 72nd and West 59th Streets, and has as its final purpose, the relocating of the Miller Highway so that it can be fully integrated into the planned adjacent development, street system and 23-acre extension of Riverside Park, all within the Riverside South site. This project is presently finishing its first phase which consisted of a full repair of the existing structure. The second phase, which calls for the relocation of the highway to a below grade "inboard" location, is the subject of an Environmental Impact Statement being prepared by the New York State Urban Development Corporation and funded by Federal highway funds. The current schedule calls for the relocation of the Miller Highway to begin construction in 1998. The City, the State, and the Federal government have allocated construction funds for the relocation of the Miller Highway which, when complete, will be connected with the Route 9A Reconstruction Project, which is being advanced through the New York State Department of Transportation. (See Attachment C to February 15th letter)

Also located along the western boundary of the Lincoln West Area is the Hudson Waterfront Park, considered to be the most important open space and park initiative to be undertaken in the City over the past half century. It will connect Battery Park at the southern tip of the island to Riverside Park to the north with pedestrian paths and bicycle paths along the water side of the West Side highway. The Hudson River Park Conservancy is a unique limited-purpose subsidiary of the New York State Urban Development Corporation. It was created jointly by New York State and New York City for the sole purpose of designing and building the park. (See Attachment D to February 15th letter)

Ms. Beryl Niewood
U. S. Department of Housing &
Urban Development
Pg. 3

Also contained within the Lincoln West Area is the West End Towers apartment project, located on West End Avenue between 61st and 64th Streets. When completed, this project will be composed of two buildings consisting of 1,000 units. Tenants have begun moving in to one of the buildings and the other is currently in the final stages of construction. This 80/20 project received the benefits of HUD mortgage insurance, tax exempt bond financing from the New York City Housing Development Corporation and Real Estate Tax Abatement pursuant to Section 421-a of the New York State Real Property Tax Law. The West End Towers project also includes a one acre park which will be open to the public.

Located within the northeast portion of the Lincoln West Area is the 46-story Lincoln Square building, bounded by Broadway and Columbus Avenue and 67th and 68th Streets. Currently, the Lincoln Square Building is almost fully occupied and is waiting for several retail tenants to move in. The residential portion of this mixed-use building contains 83 condominiums and 110 rental units. The Lincoln Square project was carried out through a series of coordinated public and private development efforts that resulted in a combination of physical improvements and necessary public facilities and services. By providing affordable housing units at two off-site locations at 104th and 107th Streets the Lincoln Square project was eligible for tax exemption pursuant to Section 421-a of the Real Property Tax Law and Section 11-245 of the Administrative Code of the City of New York. This program allowed the Lincoln Square project to fund low-income housing units through private investment and ensure substantial long-term improvements through physical development and an increase in the affordable housing inventory.

The southeastern portion of the Lincoln West Area is composed of Lincoln Center, Fordham University, St. Luke's/Roosevelt Hospital Center, and The Coliseum. During the late 1940s this portion of the Lincoln West Area was considered a slum, fostered by its proximity to the New York Central railroad yards which is now the location of the Riverside South site. The area was initially the subject of low-rent subsidized housing and then of a 12-block government sponsored urban renewal project that cleared the

Ms. Beryl Niewood
U.S. Department of Housing &
Urban Development
Pg. 4

tenements and is now the location of Lincoln Center, Lincoln Towers apartments, and Fordham University's campus, as well as many other public and institutional buildings.

In addition to being located within the Lincoln West Area and being surrounded by projects that have benefited from substantial government assistance, Riverside South itself has been planned and coordinated through a collaborative effort of the private and public sectors. Because of this, there are numerous requirements and public service benefits, both on and off site, which must be satisfied throughout the course of developing this project and are determining factors in defining the boundaries of the Lincoln West Area.

As a requirement agreed upon between the Developer of the Riverside South site and New York City, a site or facility must be provided within the project, for sale or lease at fair market value to the Board of Education, sufficient to accommodate 60,000 sf of floor area and six hundred public elementary school students. This requirement further emphasizes the level of coordination which is occurring between public and private entities in order to improve the quality of life for the citizens of the area.

The Developer of Riverside South has agreed to provide a minimum of 50,000 sf of gross floor area for community facility and cultural uses to be distributed throughout the project. Although these Local/Neighborhood Facilities will be located within the Riverside South project, they will be a benefit to the entire Lincoln West Area. In addition, the Developer of Riverside South shall develop an appropriate marketing program to advertise availability for lease or sale of these facilities to suitable agencies, entities and potential users and shall report annually with respect to these efforts to the Chair, the Manhattan Borough President, Manhattan Community Boards Nos. 4 and 7, and the City Council. By coordinating their efforts in this manner, the Developer and local government entities are expanding upon the previous examples within the Lincoln West Area of providing concentrated housing, physical development, and public service activities.

The Developer of Riverside South recognizes that the project, due to the additional population it will bring to the area and other factors, may result in the need for additional programs for senior citizens, youth or job training, and has therefore agreed to provide a fund in the total amount of \$500,000. These funds are to be paid

Ms. Beryl Niewood
U. S. Department of Housing &
Urban Development
Pg. 5

directly to a trust in agency account held by the Department of Business Services, for distribution exclusively to not-for-profit organizations, qualified under Section 501(c)(3) of the Internal Revenue Code exclusively for programs offered within Manhattan Community Board 7 that assist senior citizens, youths, or that provide job training. Awards of the above funds shall be made only at the direction of a committee comprised of one representative of each of the three Council Members who represent Manhattan Community Board 7 and two representatives to be designated by the Chair of Manhattan Community Board 7. These development efforts are providing a means for the citizens of the surrounding community to increase the potential for future economic expansion in the Lincoln West Area and improve the quality of life due to requirements set forth by local government entities and the Developer.

In order to mitigate the impact of the development of Riverside South on the 72nd Street-Broadway IRT Station, the Developer will deposit \$10 million into a trust and agency account administered by the New York City Department of City Planning to be used for the construction of a new station entrance on the north side of 72nd Street. The 72nd Street Subway improvements are currently in the planning stages within the New York City MTA. The \$10 million contribution of the Riverside South Development will supplement the capital projects funding to be utilized for these improvements. In addition, the impact of the project on the 66th Street-Broadway IRT Station has also been considered, and an agreement between New York City and the Developer stipulates that an improved method of access must be constructed in the 66th Street-Broadway IRT Station. The improvements to both the 72nd Street and 66th Street subway stations are located along the eastern boundaries of the Lincoln West Area.

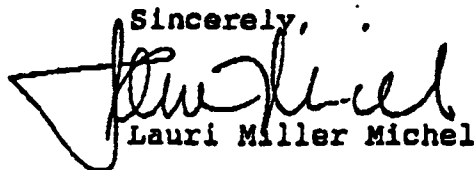
In addition to providing substantial improvements to the New York City subway system, agreements between public and private entities require the funding of various traffic mitigation measures in order to implement the "West End Avenue Improvement Plan". Furthermore, the project itself will provide significant additions to New York City's infrastructure through the construction of public streets and utilities which will serve as an extension and continuation of the existing grid system. These efforts between the public and private sectors will substantially improve the public transportation system of New York City and benefit all citizens of the Lincoln West Area.

Ms. Beryl Niewood
U. S. Department of Housing &
Urban Development
Pg. 6

I believe that the coordinated public and private development activities described above qualify the Lincoln West Area under the 220 rules. Accordingly, this Department hereby requests that HUD make Section 220 mortgage insurance available to housing projects in this area. If you have any questions or concerns please feel free to contact me.

Thank you very much for your consideration on this matter.

Sincerely,



Lauri Miller Michel

c: D. Wright
B. Udell
A. Wiener

Lincoln West Area

The Riverside South HUD 220 Area is approximately defined as follows:

Beginning at the corner formed by the Hudson River and the northern side of West 59th Street;

Thence, easterly along the northerly side of West 59th Street to the northeast corner of the intersection of West 59th Street and West End Avenue;

Thence southerly along the easterly side of West End Avenue to the northeast corner of the intersection of West End Avenue and West 58th Street;

Thence easterly along the northerly side West 58th Street to the northwest corner of the intersection of West 58th Street and Broadway;

Thence northerly along the western side of Broadway to the southwest corner of the intersection of Broadway and West 60th Street;

Thence westerly along the southerly side of West 60th Street to the southwest corner of the intersection of West 60th Street and Columbus Avenue;

Thence northerly along the westerly side of Columbus Avenue to the southwest corner of the intersection of Columbus Avenue and Broadway;

Thence northerly along the western side of Broadway to the northwest corner of the intersection of Broadway and West 65th Street;

Thence easterly along the northerly side of West 65th Street to the northeast corner of the intersection of West 65th Street and Columbus Avenue;

Thence northerly along the easterly side of Columbus Avenue to the southeast corner of the intersection of Columbus Avenue and West 68th Street;

Thence westerly along the southerly side of West 68th Street to the southwest corner of the intersection of West 68th Street and Broadway;

Thence southerly along the westerly side of Broadway to the northwest corner of the intersection of Broadway and West 66th Street;

Thence westerly along the northerly side of West 66th Street to the northwest corner of the intersection of West 66th Street and Amsterdam Avenue;

Thence northerly along the westerly side of Amsterdam Avenue to the northwest corner of the intersection of Amsterdam Avenue and West 71st Street;

Thence easterly along the northerly side of West 71st Street to the northeast corner of the intersection of West 71st Street and Broadway;

Thence northerly along the easterly side of Broadway to the northeast corner of the intersection of Broadway and West 72nd Street;

Thence westerly along the northerly side of West 72nd Street to the northwest corner of the intersection of West 72nd Street and Broadway;

Thence southerly along the westerly side of Broadway to the southwest corner of the intersection of Broadway and West 72nd Street;

Thence westerly along the southerly side of West 72nd Street to the southeast corner of the intersection of West 72nd Street and West End Avenue;

Thence southerly along the easterly side of West End Avenue to the southeast corner of the intersection of West End Avenue and West 70th Street;

Thence westerly along the southerly side of West 70th Street to the southwest corner of the intersection of West 70th Street and Freedom Place;

Thence northwesterly to the southerly side of West 72nd Street;

Thence westerly to the Hudson River;

Thence southerly to the point or place of beginning.