

February 9, 2009

Gail Benjamin, Director
Land Use Division
New York City Council
250 Broadway – 16th Floor
New York, New York 10038

RE: L.U. # 896 – 20095108 HAQ
142-05 Rockaway Blvd.
Queens, CD 28

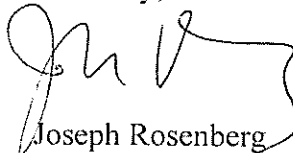
Dear Ms. Benjamin:

The above referenced project consists of the proposed disposition of a vacant, City-owned, two-family home for development under the Asset Sales Program.

On behalf of the New York City Department of Housing Preservation and Development, I request that this Land Use item be withdrawn from consideration before the Council's Subcommittee on Planning Dispositions and Concessions.

Thank you.

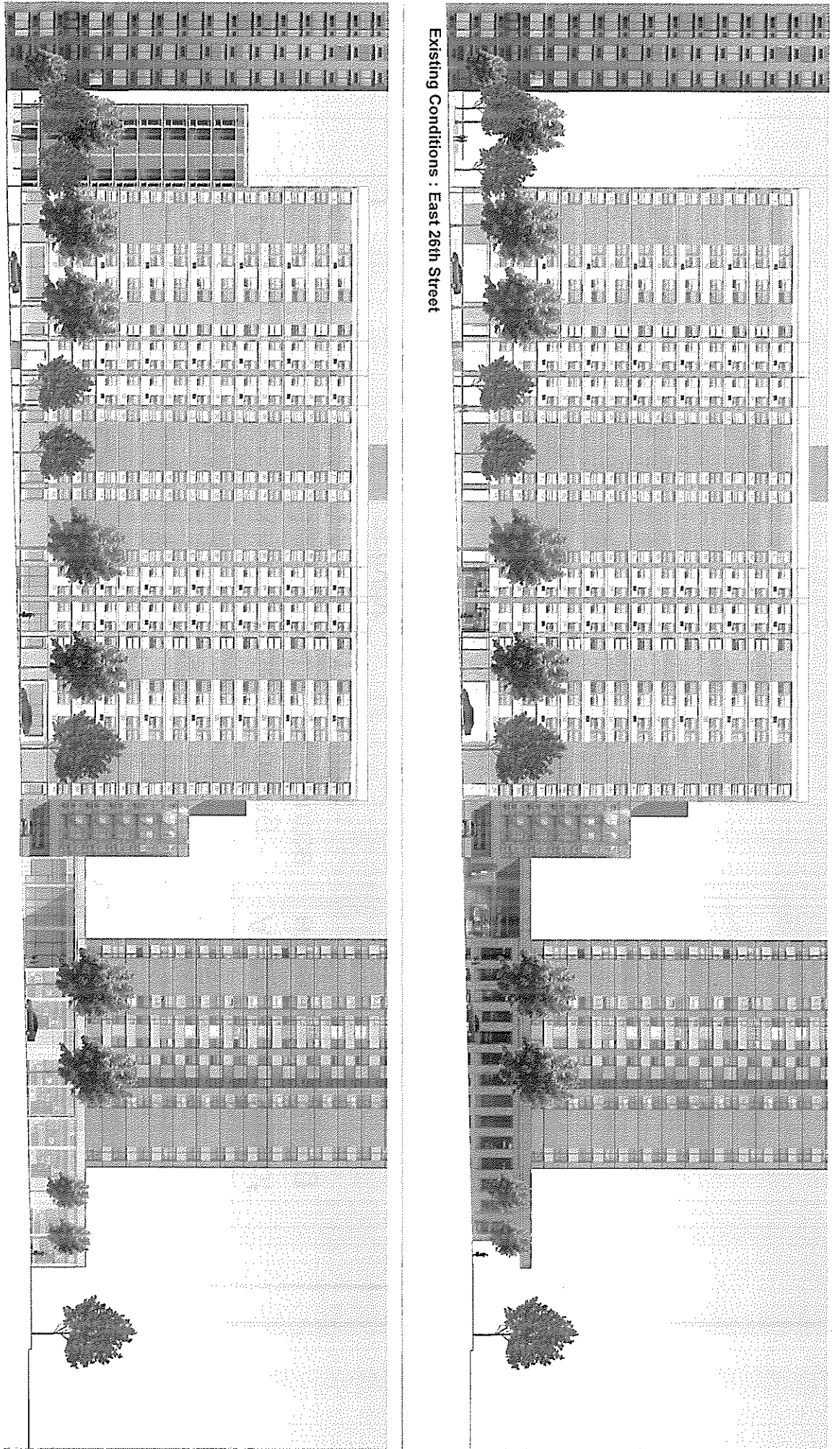
Sincerely,


Joseph Rosenberg

C: Hon. Melinda Katz
Hon. Daniel Garodnick
Hon. Thomas White
Carol Shine



Existing Conditions : East 26th Street



Proposed Conditions : East 26th Street

<p>Michael Kvarter and Associates Architecture Planning Urban Design 116 West 29th St NY, NY 10001 (212) 564-9601</p>	<p>Philips Houses 902 Broadway New York, NY 10010</p>	<p>Philips Plaza South 414 Second Ave & 330 E 26th St New York, NY 10010</p>	<p>Existing Development with Infill Residential Buildings, Expanded Retail, Relocated Parking and New Common Entry</p>	<p>Record: 05 November 2007</p>	<p>Z-7</p>
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Proposed Future Development Sites

Site	Current Use	Proposed Use
Parcel 1	Unused, deteriorating basketball court; source of loitering and illicit activity	Approx. 55 units of affordable housing
Parcel 2	Concrete/hard surface 1970s-vintage seating area; source of loitering and illicit activity	Approx. 30 units of affordable housing

SLCE Architects
 841 BROADWAY NEW YORK, NEW YORK 10003

HENRY PHIPPS PLAZA - SOUTH PHASE 3
 NEW YORK, NEW YORK

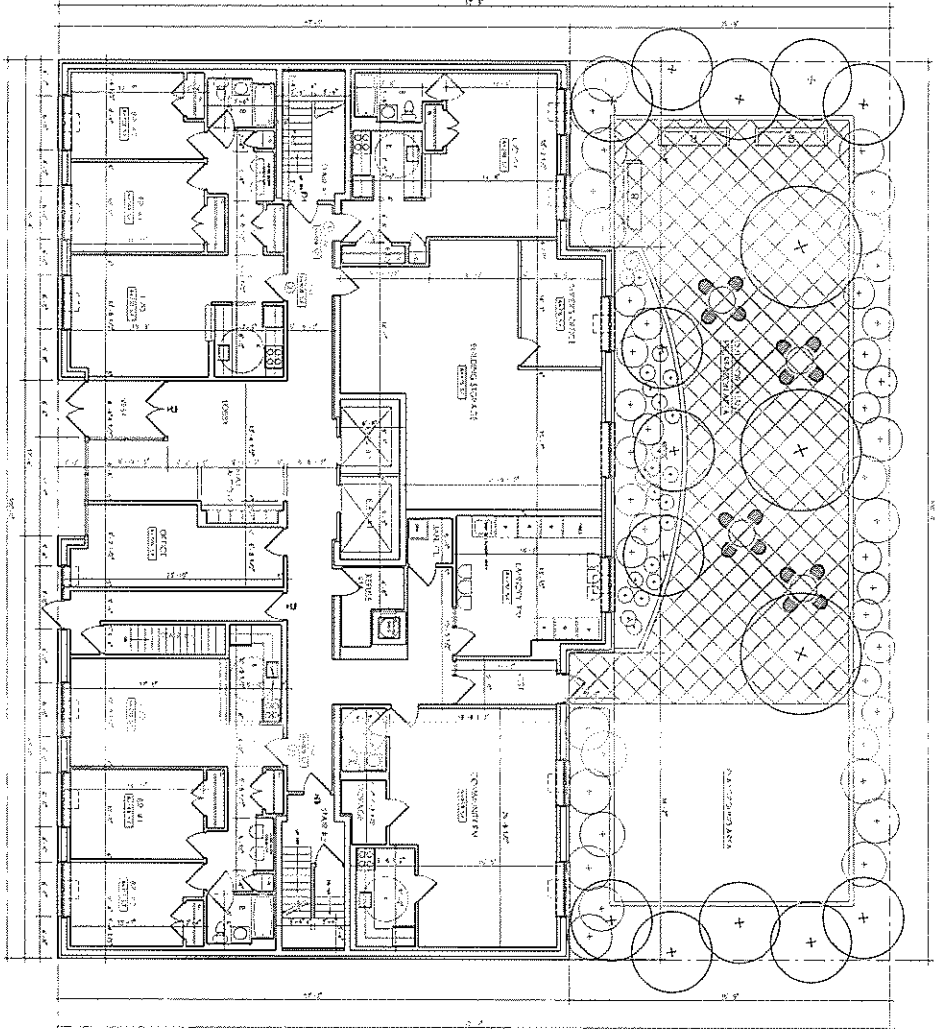
FIRST FLOOR PLAN
 SCALE AS SHOWN
 AUGUST 13, 2008

JOB # 2006-05

A-5

PARCEL 1

FIRST FLOOR PLAN
 SCALE AS SHOWN



BUILDING AREA

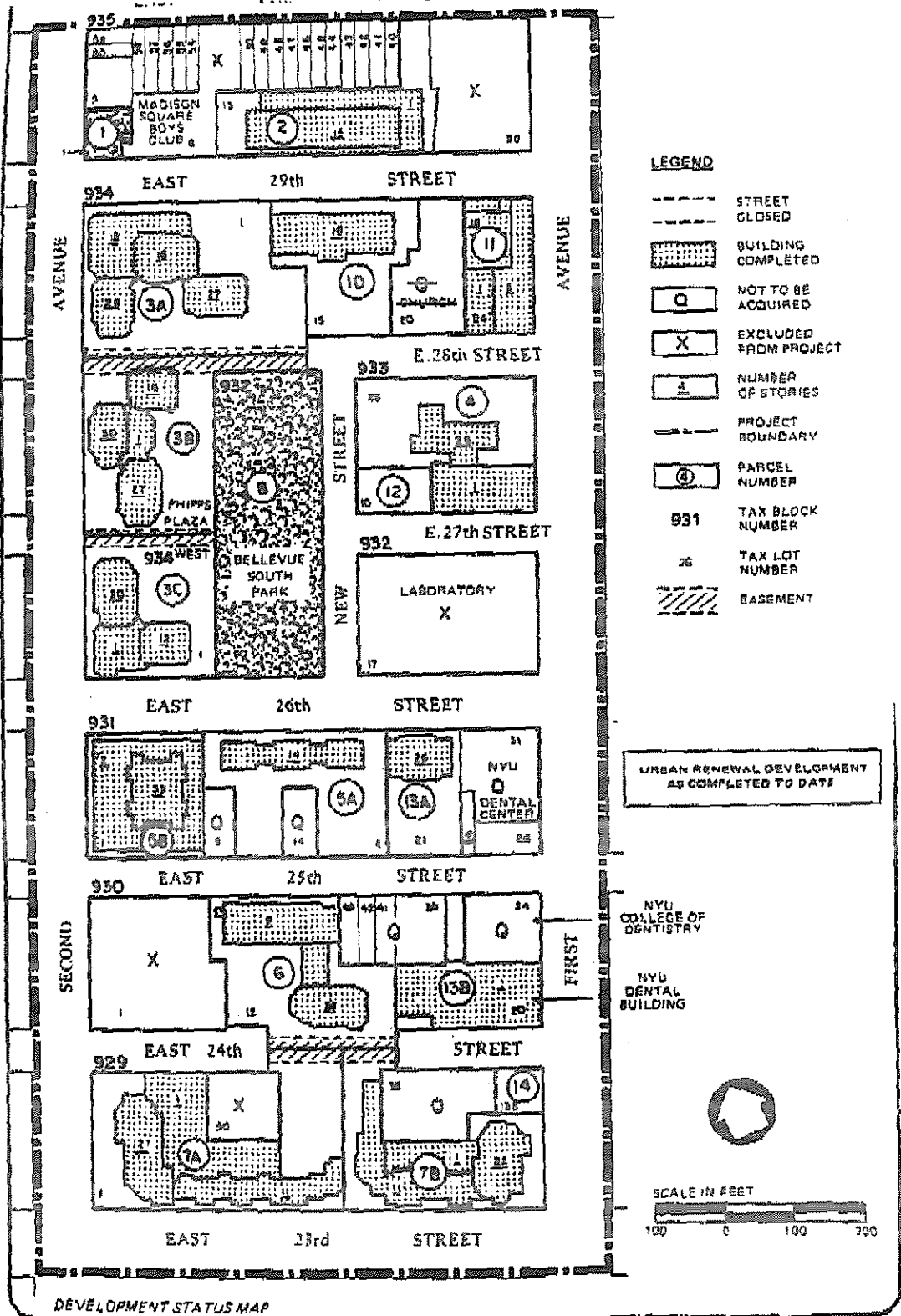
NO.	DESCRIPTION	AREA
1	OFFICE	10,000
2	RETAIL	5,000
3	MECHANICAL	2,000
4	STAIRS	1,000
5	ELEVATOR	500
6	MECHANICAL	1,000
7	STAIRS	500
8	ELEVATOR	500
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94	STAIRS	500
95	ELEVATOR	500
96	MECHANICAL	1,000
97	STAIRS	500
98	ELEVATOR	500
99	MECHANICAL	1,000
100	STAIRS	500

APARTMENT DISTRIBUTION CHART

NO.	DESCRIPTION	AREA
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100	APARTMENT	1,000

TEXT AMENDMENT OVERVIEW

- Actions: Zoning Text Amendment
- Applicant: Phipps Houses
- Lead Agency: NYC Dept. of City Planning
- Site Area: Former Bellevue South Urban Renewal Area
 - Between E. 23rd and E. 30th Streets, between First and Second Avenues
 - Included only six “Q” (not be to acquired) parcels



Urban Renewal Atlas, July 1995

BELLEVUE SOUTH

FOR ILLUSTRATIVE PURPOSES ONLY

TEXT AMENDMENT GOALS

- Allow the development of Phipps Plaza South Parcel 2 (Block 931, Tentative Lot 12)
- Allow light and air to reach the side wall windows of the adjacent tenement buildings from the inner courts, which will be at least 8' wide
- Allow the front portion of the Parcel 2 building to be placed on the side lot lines and to maintain the street wall continuity on E. 25th Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____

Jenny St in favor in opposition

Date: *2/9/09*

(PLEASE PRINT)

Name: *TED WENSTEN*

Address: _____

I represent: *Nyc HPD*

Address: *100 gold St*

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card



I intend to appear and speak on Int. No. _____ Res. No. _____

All HPD items in favor in opposition

Date: *2/9/09*

(PLEASE PRINT)

Name: *THERESA ARROYO*

Address: _____

I represent: *Nyc HPD*

Address: *100 gold St.*

▶ Please complete this card and return to the Sergeant-at-Arms ◀