



CITY PLANNING COMMISSION

May 7, 2014 / Calendar No. 5

C 140185 HAM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 530-548 West 53rd Street (Block 1081, Part of Lot 1), 543-551 West 52nd Street (Block 1081, Part of Lot 1) and 556-560 West 52nd Street (Block 1080, Part of Lot 103) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of property located at 530-548 West 53rd Street (Block 1081, Part of Lot 1), unused development rights at 543-551 West 52nd Street (Block 1081, Part of Lot 1) and property located at 556-560 West 52nd Street (Block 1080, Part of Lot 103) to a developer to be selected by HPD;

to facilitate development of development of two new buildings with a total of approximately 530 dwelling units, including approximately 206 affordable units, approximately 58,709 gross square feet of commercial floor area, and three community gardens on portions of two blocks bounded by West 51st Street and West 53rd Street between Tenth and Eleventh avenues in Manhattan Community District 4.

Approval of three separate matters is required:

1. the designation of property located at 530-548 West 53rd Street (Block 1081, Part of Lot 1), 543-551 West 52nd Street (Block 1081, Part of Lot 1) and 556-560 West 52nd Street (Block 1080, Part of Lot 103) as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area; and
3. the disposition of property located at 530-548 West 53rd Street (Block 1081, Part of Lot 1), unused development rights at 543-551 West 52nd Street (Block 1081, Part of Lot 1) and property located at 556-560 West 52nd Street (Block 1080, Part of Lot 103) to a developer selected by HPD.

This application for the designation of an Urban Development Action Area and Project and for the disposition of city-owned property was filed by the Department of Housing, Preservation and

Development (HPD) on November 25, 2013; a revised application was filed on May 1, 2014 to correct address information. This application, along with its related actions, would facilitate the development of two new buildings and rehabilitation of one building to provide approximately 530 residential units (of which 206 would be affordable to low-, moderate- and middle-income residents), 57,000 square feet of commercial floor area and approximately 7,500 SF of community gardens on portions of two blocks bounded by West 51st Street and West 53rd Street between Tenth and Eleventh avenues in Manhattan Community District 4.

The Department of Housing Preservation and Development states in its application that:

The project area consists of underutilized property which tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The project area is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

RELATED ACTIONS

In addition to the Urban Development Action Area and Project and for the disposition of city-owned property (C 140185 HAM), which is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 140181 ZMM: Amendment of the Zoning Map, Section No. 8c to change M1-5 (CL) and R8A (CL) districts to R9/C2-5 (CL), and R8 (CL) to R8A (CL) districts

N 140182 ZRM: Amendment to Zoning Resolution Section 96-00 Appendix A to include portions of the Project area in the Other Area - Western Subarea C2; Appendix F to include portions of the Project area in the Inclusionary Housing designated area; Section 96-31 to amend IH program to include low-, moderate and middle-income bands within R8A districts in the CL; Section 96-32 to amend IH program to include low-, moderate- and middle-income bands within R9 districts in the CL, and permit certain commercial and manufacturing uses in the Project area

C 140183 ZSM: Special Permit pursuant to Section 74-74, Large-Scale General Development, to permit the transfer of floor area and height and setback waivers in a new Large-Scale General Development

N 140184 ZCM: Commission certification pursuant to Section 26-15 to allow more than one curb cut along a narrow street

BACKGROUND

A full background discussion and description of this application appears in the report of the related action for a zoning map amendment (C 140181 ZMM).

ENVIRONMENTAL REVIEW

This application (C 140185 HAM), in conjunction with the application for the related actions, was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 13HPD106M. The lead agency is the New York City Department of Housing Preservation and Development.

A summary of the environmental review and the Final Environmental Impact Statement appears in the report of the related action for a zoning map amendment (C 140181 ZMM).

UNIFORM LAND USE REVIEW

This application (C 140185 HAM), in conjunction with the related ULURP applications (C 140181 ZMM and C 140183 ZSM), was certified as complete by the Department of City Planning on December 2, 2013, and was duly referred to Manhattan Community Board 4 and the Manhattan Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b); along with the related non-ULURP actions (N 140182 ZRM and N 140184 ZCM), which were referred for information and review, in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 4 held a public hearing on this application (C 140185 HAM), on January 6, 2014, and by a vote of 35 in favor, 1 opposed and 1 present but not eligible, recommended approval of the application.

A summary of the Community Board's conditions and recommendations appears in the report on the related application for a zoning map amendment (C 140181 ZMM).

Borough President Recommendation

This application (C 140185 HAM) was considered by the President of the Borough of Manhattan who issued a recommendation approving this application with conditions on March 12, 2014.

City Planning Commission Public Hearing

On March 5, 2014 (Calendar No. 4), the City Planning Commission scheduled March 19, 2014, for a public hearing on this application (C 140185 HAM). The hearing was duly held on March 19, 2014 (Calendar No. 19) in conjunction with the public hearing on the applications for related actions. There were 23 speakers in favor of the application and no speakers in opposition as described in the report on the related application for a zoning map amendment (C 140181 ZMM), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for an Urban Development Action Area and Project and for the disposition of city-owned property (C 140185 HAM) in conjunction with the application for related actions, is appropriate. A full consideration and analysis of the issues, and the reasons for approving this application appear in the report on the related application for a zoning map amendment (C 140181 ZMM).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 530-548 West 53rd Street (Block 1081, Part of Lot 1), 543-551 West 52nd Street (Block 1081, Part of Lot 1) and 556-560 West 52nd Street (Block 1080, Part of Lot 103), located in Community District 4, Borough of Manhattan as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, be it further RESOLVED, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of property located at 530-548 West 53rd Street (Block 1081, Part of Lot 1), 543-551 West 52nd Street (Block 1081, Part of Lot 1) and 556-560 West 52nd Street (Block 1080, Part of Lot 103) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development, for the disposition of city-owned property located at 530-548 West 53rd Street (Block 1081, Part of Lot 1), unused development rights at 543-551 West 52nd Street (Block 1081, Part of Lot 1) and property located at 556-560 West 52nd Street (Block 1080, Part of Lot 103) in Community District 4, Borough of Manhattan, to a developer to be selected by the

Department of Housing Preservation and Development, is approved.

The above resolution (C 140185 HAM), duly adopted by the City Planning Commission on May 7, 2014 (Calendar No. 5), is filed with the Office of the Speaker, City Council and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

CARL WEISBROD, Chairman

KENNETH J. KNUCKLES, ESQ., Vice Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, MICHELLE R. DE LA UZ,

MARIA DEL TORO, JOSEPH DOUEK, ANNA HAYES LEVIN,

ORLANDO MARIN, Commissioners

IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, Commissioners, Recused