



CITY PLANNING COMMISSION

July 11, 2007/Calendar No. 26

C 070322 HDQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property comprising the sites within the Jamaica Gateway Urban Renewal Area, Borough of Queens, Community District 12.

The properties are to be disposed to a developer to be selected by HPD for redevelopment in accordance with the Jamaica Gateway Urban Renewal Plan and consists of the following: Block 9999 (Lots 1,9,10,11,13,15), Block 9998 South (Lots 1,2,16,19,22,25,42,43,47,48,144), Block 9998 North (Lots 83,86,87,88,89,90,91,93,94,95,101,109,110,119,124,127), Block 9993 (Lots 1,3,18,20,22,23,24,25,27,28,29); 148th Street between 94th and 95th Avenues and all mapped and/or built streets within the Project Boundary.

Borough of Queens, Community District 12.

The application for the disposition of city-owned property comprising sites within the Jamaica Gateway Urban Renewal Area was filed by the Department of Housing Preservation and Development on February 5, 2007 as part of the Jamaica Plan, a comprehensive planning and zoning strategy for an approximately 368 block area intended to support Jamaica's downtown business district, expand housing opportunities along the area's major thoroughfares and preserve intact blocks in neighboring low-rise residential communities.

RELATED ACTIONS

In addition to the approval of the Jamaica Gateway Urban Renewal Plan which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C 070158 MMQ An amendment to the City Map for the elimination, discontinuance and

closing of a portion of 148th Street between 94th Avenue and Atlantic Avenue (95th Avenue)

2. C 070314(A)ZMQ Amendment of the Zoning Map
3. N 070315(A)ZRQ Amendment of the Zoning Resolution concerning Article XI, Chapter 5 (Special Downtown Jamaica District), establishing a special district and modifying related regulations
4. C 070316 HUQ Approval of the Jamaica Gateway Urban Renewal Area
5. N 070317 HGQ Designation of the Jamaica Gateway Urban Renewal Area
6. C 070318 PPQ Disposition of one (1) city-owned property

BACKGROUND

A full background discussion and description of this project appears in the report on the related application for an amendment of the Zoning Map (C 070314 (A) ZMQ).

ENVIRONMENTAL REVIEW

This application (C 070322 HDQ), in conjunction with the applications for the related actions (C 070158 MMQ), (C 070314 ZMQ), (C 070314 (A) ZMQ), (N 070315 ZRQ), (N 070315 (A) ZRQ), (C 070316 HUQ), (N 070317 HGQ) and (C 070318 PPQ), 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 05DCP081Q. The lead agency is the City Planning Commission.

A summary of the environmental review and the Final Environmental Impact Statement appears in the report on the related application for an amendment of the Zoning Map (C 070314 (A) ZMQ).

UNIFORM LAND USE REVIEW

This application (C 070322 HDQ), in conjunction with the applications for the related actions (C 070158 MMQ), (C 070314 ZMQ), (C 070316 HUQ), and (C 070318 PPQ), was certified as complete by the Department of City Planning on February 5, 2007, and was duly referred to Community Board 12 and the Queens Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 12 held public hearings on this application on March 28, 2007, and on April 11, 2007, and on April 11, 2007 by a vote of 20 to 12 with 3 abstentions, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application with conditions on May 14, 2007.

A summary of the Borough President's recommendation appears in the report on the related application for an amendment of the Zoning Map (C 070314 (A)ZMQ).

City Planning Commission Public Hearing

On May 9, 2007 (Calendar No. 7), the City Planning Commission scheduled May 23, 2007, for a public hearing on this application (C 070322 HDQ). The hearing was duly held on May 23, 2007 (Calendar No. 34), in conjunction with the public hearings on the applications for the related actions.

There were a number of speakers, as described in the report on the related application for an amendment of the Zoning Map (C 070314 (A) ZMQ), and the hearing was closed.

CONSIDERATION

The Commission believes that the application for disposition of city-owned property consisting of Block 9999 (Lots 1,9,10,11,13,15), Block 9998 South (Lots 1,2,16,19,22,25,42,43,47,48,144), Block 9998 North (Lots 83,86,87,88,89,90,91,93,94,95,101,109,110,119,124,127), Block 9993 (Lots 1,3,18,20,22,23,24,25,27,28,29); 148th Street between 94th and 95th Avenues and all mapped and/or built streets within the Project Boundary 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 an amendment of the Zoning Map (C 070314 (A)ZMQ).

RESOLUTION

The City Planning Commission finds that the proposed disposition of city-owned property consisting of the following: Block 9999 (Lots 1,9,10,11,13,15), Block 9998 South (Lots 1,2,16,19,22,25,42,43,47,48,144), Block 9998 North (Lots 83,86,87,88,89,90,91,93,94,95,101, 109,110,119,124,127), Block 9993 (Lots 1,3,18,20,22,23,24,25,27,28,29); 148th Street between 94th and 95th Avenues and all mapped and/or built streets within the Project Boundary conform to the objectives and provisions of the Jamaica Gateway Urban Renewal Plan (C 070316 HUQ)

which is being considered concurrently with this application.

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on June 29, 2007, with respect to this application (CEQR NO. 05DCP081Q), the City Planning Commission finds that the requirements of Part 617 of the New York State Environmental Quality Review Act, have been met and that, consistent with social, economic and other essential considerations:

1. From among the reasonable alternatives thereto, the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts revealed in the environmental impact statement will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; 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 determinations 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 with the Jamaica Gateway Urban Renewal Area and consisting of the following: Block 9999 (Lots 1,9,10,11,13,15), Block 9998 South (Lots 1,2,16,19,22,25,42,43,47,48,144), Block 9998 North (Lots

83,86,87,88,89,90,91,93,94,95,101,109,110,119,124,127), Block 9993 (Lots 1,3,18,20,22,23,24,25,27,28,29); 148th Street between 94th and 95th Avenues and all mapped and/or built streets within the Project Boundary, Community District 12, Borough of Queens, is approved (C 070322 HDQ).

The above resolution, duly adopted by the City Planning Commission on July 11, 2007 (Calendar No. 26), is filed with the Office of the Speaker, City Council and the Queens Borough President, pursuant to Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, Esq., Vice-Chairman
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