



CITY PLANNING COMMISSION

October 8, 2003/Calendar No. 28

C 030491 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 55, 57-59, 61-63 and 65-69 East 110th Street, Site 25B within the Milbank Frawley Circle East Urban Renewal Area (Block 1616, Lots 24, 25, 26 and 28), 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 such property to a developer selected by HPD;

to facilitate development of a five-story building, tentatively known as Edwin Gould Residence, with approximately 52 units for homeless young adults aging out of foster care, to be developed through the New York State Homeless Housing Assistance Program, Borough of Manhattan, Community District 11.

Approval of three separate matters is required:

- 1) The designation of 55, 57-59, 61-63 and 65-69 East 110th Street, Site 25B within the Milbank Frawley Circle East Urban Renewal Area (Block 1616, Lots 24, 25, 26 and 28), as an Urban Development Action Area;
- 2) An Urban Development Action Area Project for such property; and
- 3) The disposition of such property to a developer to be selected by HPD.

The subject application was submitted by the Department of Housing Preservation and Development (HPD) on May 28, 2003 and revised on June 17, 2003. Approval of this application would facilitate the development of a five-story, 52-unit residential building for homeless young adults aging out of foster care.

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

The Disposition Area consists of underutilized vacant land 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 Disposition Area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

BACKGROUND

The Department of Housing Preservation and Development (HPD) seeks approval of an Urban Development Action Area designation and project, and the disposition of city-owned property to facilitate the construction of the Edwin Gould Residence, a proposed five-story elevator building having 52 units of permanent housing for young homeless adults that have aged out of foster care. The project site is located in the southern portion of East Harlem, Manhattan Community District 11.

The proposed residence would be built under the New York State Homeless Housing Assistance Program. Under the Homeless Housing Assistance Program, nonprofit sponsors selected by the New York State Office of Temporary and Disability Assistance (OTDA) purchase and rehabilitate vacant city-owned residential buildings or purchase vacant city-owned land and construct new residential buildings. OTDA provides construction permanent financing using funds provided by the New York State Homeless Housing Assistance Corporation. Upon completion, the rehabilitated or newly constructed buildings would provide rental housing for homeless families.

The project site is located on the north side of East 110th Street between Park and Madison avenues. Located in an R7-2/C1-5 zoning district, the proposed site comprises approximately 14,256 square feet of city-owned vacant land that is currently leased for parking, through a month-to-month lease.

The site comprises a portion of Site 25B in the Milbank Frawley Circle East Urban Renewal Area. Site 25B encompasses the entire block. Designated for residential use, Site 25B can accommodate the proposed project's build program, which is consistent with the urban renewal plan.

The proposed five-story Edwin Gould Residence would contain 52 units of permanent rental housing for homeless men and women, and single parents ranging in age from 18 to 25 years. Residences would be located on the second through fifth floors, while the first floor would have a pantry, office for the site manager and program rooms for social and support service providers. The project sponsor would provide a full range of support services such as life skills and job training, academic tutoring and mentoring. Employment and college placement services would also be provided. Accordingly, the project would have multi-purpose rooms to be used as venues for job recruiting fairs and various training and recreational activities. The cellar would contain a laundry and exercise room. Additionally, the project sponsor would provide van service to transport residents to off-site support services.

The project would also provide approximately 7,500 square feet of open space, comprising a landscaped garden, at the rear of the building. The garden would also be used as a toddler play area. The project would provide seven (7) off-street parking spaces for staff.

The block, on which the site is located, primarily consists of parking lots and community gardens. The proposed project is the first project to be developed on a portion of Site 25B. The remaining undeveloped parcels comprising Site 25B will be offered for future development through a competitive process. Additionally, several residential and commercial buildings are found along the block's avenue frontages. The surrounding area includes Central Park, Schomberg Plaza, and the upper portion of Fifth Avenue's Museum Mile, all which are located one block to the west.

Local convenience shopping can be found along most north-south avenues, and at East 116th Street. Subway service is provided at East 110th Street and Lexington Avenue by the IRT No. 6 line. Bus service is available along Lexington, Madison and Fifth avenues.

ENVIRONMENTAL REVIEW

This application (C 030491 HAM) 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 lead agency is the Department of Housing Preservation and Development.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 030491 HAM) was certified as complete by the Department of City Planning on June 30, 2003, and was duly referred to Community Board 11 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 11 held a public hearing on this application on August 19, 2003, and on that date, by a vote of 29 to 3 with 0 abstentions, adopted a resolution recommending approval of the application, with the following condition:

The Majority of Board Members chosen to oversee this project must be Manhattan Community Board 11 residents, as agreed by the project sponsor.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation on September 2, 2003, approving the application with the following condition:

The Borough President requests that the sponsor/developer make a concerted effort to employ MWBEs and local contractors in the construction and operation of the Edwin Gould Residence.

City Planning Commission Public Hearing

On September 10, 2003 (Calendar No. 2), the City Planning Commission scheduled September 24, 2003 for a public hearing on this application (C 030491 HAM). The hearing was duly held

on September 24, 2003 (Calendar No.10). There was one speaker in favor and no speakers in opposition.

Speaking in favor, was the project sponsor, who discussed the proposed project's build program, social services and programmatic framework.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for the proposed Urban Development Action Area designation and project, and disposition of city-owned property, is appropriate.

The proposed Edwin Gould Residence would be built on vacant city-owned property located on the north side of East 110th Street between Madison and Park avenues. The project site includes a portion of Site 25B within the Milbank Frawley Circle East Urban Renewal Area. Site 25B, which encompasses the full block, is designated for residential use. Accordingly, the proposed project is consistent with the urban renewal plan. The project site has an area of 14,256 square feet. Zoned R7-2/C1-5, the site is currently used for vehicle parking, through a month-to-month lease.

The Commission notes that the proposed action would facilitate the development of a five-story, 52-unit residence for homeless young adults, some with children, who are transitioning from

foster care. In addition to housing, the project sponsor would provide a wide variety of life skills training, education and mentoring services. Moreover, the project sponsor would provide van service to transport residents to off-site support services.

The proposed action would develop vacant city-owned property, bringing it into productive, active use, as well as address a significant unmet housing need for homeless young adults. The Commission, therefore, believes that the application for the proposed Urban Development Action Area designation and project, and disposition of city-owned property, is appropriate.

RESOLUTION

WHEREAS, The City Planning Commission finds that the proposed disposition of city-owned property located at 55, 57-59, 61-63 and 65-69 East 110th Street, Site 25B within the Milbank Frawley Circle East Urban Renewal Area (Block 1616, Lots 24, 25, 26 and 28), conforms to the objectives and provisions of the urban renewal plan for the Milbank Frawley Circle East Urban Renewal Area, as approved by the City Planning Commission on September 10, 2003 (C 030475 HUM); and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 55, 57-59, 61-63 and 65-69 East 110th Street, Site 25B within the Milbank Frawley Circle East Urban Renewal Area (Block 1616, Lots 24, 25, 26 and 28), in Community District 11, 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 55, 57-59, 61-63 and 65-69 East 110th Street, Site 25B within the Milbank Frawley Circle East Urban Renewal Area (Block 1616, Lots 24, 25, 26 and 28), as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and

the City Planning Commission recommends that the New York City Council find that:

- a) The present status of the area tends to impair or arrest the sound development of the municipality;
- b) The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c) The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act; 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 55, 57-59, 61-63 and 65-69 East 110th Street, Site 25B within the Milbank Frawley Circle East Urban Renewal Area

(Block 1616, Lots 24, 25, 26 and 28), in Community District 11, Borough of Manhattan, is approved (C 030491 HAM).

The above resolution (C 030491 HAM), duly adopted by the City Planning Commission on October 8, 2003 (Calendar No. 28), 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.

AMANDA M. BURDEN, AICP, **Chair**
KENNETH J. KNUCKLES, Esq., **Vice Chairman**
ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
ANGELA R. CAVALUZZI, R.A., JANE D. GOL,
CHRISTOPHER KUI, JOHN MEROLO,
KAREN B. PHILLIPS, DOLLY WILLIAMS, **Commissioners**

RICHARD W. EADDY, **Commissioner, Recused**