



## **CITY PLANNING COMMISSION**

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September 24, 2008/Calendar No. 11

C 080365 HAQ

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**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 2nd Street (Block 1, Lots 1 and 10), 54-02 2nd Street (Block 5, Lot 1), 51-24, 51-20, and 52-50 2nd Street (Block 6, Lots 1, 2, and 14), and de-mapped portions of 54th and 55th Avenues, 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 Hunter's Point South, a mixed-use development, Community District 2, Borough of Queens .

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Approval of three separate matters is required:

1. The designation of properties located at 2d Street (Block 1, Lots 1 and 10), 54-02 2nd Street (Block 5, Lot 1), 51-24, 51-20, and 52-50 2nd Street (Block 6, Lots 1, 2, and 14), and de-mapped portions of 54th and 55th Avenues, as an Urban Development Action Area;
2. An Urban Development Action Area Project for such area; and
3. The disposition of such properties to a developer selected by HPD.

The application for the Urban Development Action Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on April 2, 2008.

Approval of this application would facilitate the development of an approximately 30-acre parcel known as the Hunter's Point South site with 5,000 housing units (up to 3,000 units affordable to middle income families), a new public school, local shops and community facilities, and a new

public street and park network in Hunter's Point, Queens.

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

The Project Area consists of underutilized vacant property that 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 public 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 application for UDAAP designation, project approval and disposition of city property that is the subject of this report (C 080365 HAQ), implementation of the proposed developments also requires action by the City Planning Commission on the following applications that are being considered concurrently with this application:

**C 080276 MMQ:** Amendment to the City Map involving the elimination of mapped but unbuilt streets and parkland and the establishment of new streets, public place, and parkland.

**C 080362 ZMQ:** Amendment of the Zoning Map.

**N 080363 ZRQ:** Amendment of the Zoning Resolution to establish the Special Southern Hunters Point District and Newtown Creek Waterfront Access Plan; apply Inclusionary Housing provisions; 4) modify certain other applicable provisions of the Zoning Resolution, including Article I, Chapter 3.

**C 080364 PQQ:** Acquisition of the Hunter's Point South site, as well as portions of land under water owned by the State of New York.

## **BACKGROUND**

The Department of Housing, Preservation and Development seeks approval of an Urban Development Actions Area Project (UDAAP) designation, project approval, and disposition of eight

properties to be acquired by the city located at Second Street (Block 1, Lots 1 and 10), 54-02 2nd Street (Block 5, Lot 1), 51-24, 51-20, and 52-50 2nd Street (Block 6, Lots 1, 2, and 14), and de-mapped portions of 54th and 55th Avenues.

A full background discussion and project description appears in the report on the related application for zoning text amendments (N 080363 ZRQ).

### **ENVIRONMENTAL REVIEW**

This application (C 080365 HAQ), in conjunction with the related actions (C 080276 MMQ, C 080362 ZMQ, C 080363 ZRQ, and C 080364 PQQ) 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 08DME006Q. The lead is the Office of the Deputy Mayor for Economic Development.

A summary of the environmental review and the Final Environmental Impact Statement appears in the report on the related application for zoning text amendments (N 080363 ZRQ).

### **UNIFORM LAND USE REVIEW**

This application (C 080365 HAQ), in conjunction with the applications for the related actions (C 080362 ZMQ, C 080364 PQQ, and C 080276 MMQ), was certified as complete by the Department of City Planning on April 21, 2008, and was duly referred to Community Board 2 and the 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 application (N 080363 ZRQ), which was sent to the Community Board 2 and the Borough President for information and review.

### **Community Board Public Hearing**

Community Board 2 held three public hearings on this application (C 080365 HAQ) on April 24,

2008, May 28, 2008, and June 23, 2008. On June 23, 2008, by a vote of 20 in favor, 0 opposed, and 0 abstentions recommended approval of the application with conditions.

A full discussion of the Community Board 2 resolution appears in the report on the related application for zoning text amendments (N 080363 ZRQ).

### **Borough President Recommendation**

This application was considered by the Borough President. A full discussion of the Borough President resolution appears in the report on the related application for zoning text amendments (N 080363 ZRQ).

### **City Planning Commission Public Hearing**

On July 23, 2008 (Calendar No. 9), the City Planning Commission scheduled August 13, 2008, for a public hearing on this application (C 080365 HAQ). The hearing was duly held on August 13, 2008 (Calendar No. 9), in conjunction with the hearing for the related actions (C 080276 MMQ, C 080362 ZMQ, N 080363 ZRQ, and C 080364 PQQ).

There were a number of appearances as described in the report on the related application for zoning text amendments (N 080363 ZRQ), and the hearing was closed.

### **Waterfront Revitalization Program Consistency Review**

This application (C 080365 HAQ), in conjunction with those for the related actions (C 080276 MMQ, C 080362 ZMQ, N 080363 ZRQ, and C 080364 PQQ), was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 08-037.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

### **CONSIDERATION**

The Commission believes that the application for UDAAP designation and project approval and disposition of eight city-owned properties is appropriate.

A full consideration of the issues, and the reasons for approving this application, appear in the report on the related application for zoning text amendments (N 080363 ZMQ).

### **RESOLUTION**

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on September 12, 2008, with respect to this application, the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that

1. Consistent with social, economic, and other essential considerations, 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 disclosed in the FEIS will be minimized or avoided to the minimum 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, constitute 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**, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is

consistent with WRP policies; and

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of properties located at 2nd Street (Block 1, Lots 1 and 10), 54-02 2nd Street (Block 5, Lot 1), 51-24, 51-20, and 52-50 2nd Street (Block 6, Lots 1, 2, and 14), and de-mapped portions of 54th and 55th Avenues in Community District 2, Borough of Queens, 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 properties;

**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 properties located at 2nd Street (Block 1, Lots 1 and 10), 54-02 2nd Street (Block 5, Lot 1), 51-24, 51-20, and 52-50 2nd Street (Block 6, Lots 1, 2, and 14), and de-mapped portions of 54th and 55th Avenues as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and

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

- a) The present status of the area tends to impair or arrest 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

**RESOLVED**, by the City Planning Commission, pursuant to Section 200 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 property located at 2nd Street (Block 1, Lots 1 and 10), 54-02 2nd Street (Block 5, Lot 1), 51-24, 51-20, and 52-50 2nd Street (Block 6, Lots 1, 2, and 14), and de-mapped portions of 54th and 55th Avenues in Community District 2, Borough of Queens, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 080365 HAQ).

The above resolution (C 080365 HAQ), duly adopted by the City Planning Commission on September 24, 2008 (Calendar No. 11), is filed with the Office of the Speaker, City Council, and the Borough President together with a copy of the plans of the development, in accordance with the requirements of Section 197-d of the New York City Charter.

**AMANDA M. BURDEN**, *FAICP, Chair*

**KENNETH J. KNUCKLES**, *Esq., Vice Chairman*

**IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, AIA, ALFRED C. CERULLO, III,**

**BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY, NATHAN LEVENTHAL,**

**SHIRLEY A. MCRAE, JOHN MEROLO, KAREN A. PHILLIPS**, *Commissioners*