



CITY PLANNING COMMISSION

May 7, 2008/Calendar No. 16

C 080261 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 168, 162, 176, and 180 East 122nd Street (Block 1770, Lots 47, 48, 42, and 141); 127 East 119th Street (Block 1768, Lot 111); 1816, 1818, and 1822 Madison Avenue (Block 1745, Lots 15-17, and 54), part of Site 37C within the Milbank Frawley Circle East Urban Renewal Area; 1642 Park Avenue (Block 1622, Lot 34), part of Site 35B within the Milbank Frawley Circle East Urban Renewal Area; 1887, 1881, 1879A, 1879, and 1885 Lexington Avenue (Block 1645, Lots 52, 120, 121, 20 and 155); and 145 East 117th Street (Block 1645, Lot 21), as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for property; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of property located at 168, 162, 176, and 180 East 122nd Street (Block 1770, Lots 47, 48, 42, and 141); 127 East 119th Street (Block 1768, Lot 111) 1816, 1818, and 1822 Madison Avenue (Block 1745, Lots 15, 16, and 54) 1642 Park Avenue (Block 1622, Lot 34); and 1887, 1881, 1879A and 1879 Lexington Avenue (Block 1645, Lots 52, 120, 121, and 20); to a developer selected by HPD;

to facilitate development of six mixed-use buildings, tentatively known as Calvert Lancaster East Harlem Cluster, with 79 residential units, commercial and community facility spaces, to be developed under the New York City Housing Preservation and Development's Cornerstone Program, Borough of Manhattan, Community District 11.

Approval of three separate matters is required:

1. The designation of properties located at 168, 162, 176, and 180 East 122nd Street (Block 1770, Lots 47, 48, 42, and 141); 127 East 119th Street (Block 1768, Lot 111); 1816, 1818, and 1822 Madison Avenue (Block 1745, Lots 15-17, and 54), part of Site 37C within the Milbank Frawley Circle East Urban Renewal Area; 1642 Park Avenue (Block 1622, Lot 34), part of Site 35B within the Milbank Frawley Circle East Urban Renewal Area; 1887, 1881, 1879A, 1879, and 1885 Lexington Avenue (Block 1645, Lots 52, 120, 121, 20 and 155); and 145 East 117th Street (Block 1645, Lot 21) as an Urban Development Action Area;
2. An Urban Development Action Area Project for such area; and
3. The disposition of properties located at 168, 162, 176, and 180 East 122nd Street (Block 1770, Lots 47, 48, 42, and 141); 127 East 119th Street (Block 1768, Lot 111) 1816, 1818,

and 1822 Madison Avenue (Block 1745, Lots 15, 16, and 54) 1642 Park Avenue (Block 1622, Lot 34); and 1887, 1881, 1879A and 1879 Lexington Avenue (Block 1645, Lots 52, 120, 121, and 20); 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 January 16, 2008.

Approval of this application would facilitate the development of six scattered sites mixed-use buildings, tentatively known as Calvert Lancaster East Harlem Cluster, with approximately 79 residential units. The project will also provide approximately 105,288 square feet of residential, commercial and community facility space throughout several buildings built pursuant to the Quality Housing program.

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 health and safety and would promote sound growth and development. The Project 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 Project (UDAAP) designation, project approval, and disposition of thirteen city-owned properties for sites located at 168, 162, 176, and 180 East 122nd Street (Block

1770, Lots 47, 48, 42, and 141); 127 East 119th Street (Block 1768, Lot 111); 1816, 1818, and 1822 Madison Avenue (Block 1745, Lots 15-17, and 54), part of Site 37C within the Milbank Frawley Circle East Urban Renewal Area; 1642 Park Avenue (Block 1622, Lot 34), part of Site 35B within the Milbank Frawley Circle East Urban Renewal Area; 1887, 1881, 1879A, 1879, and 1885 Lexington Avenue (Block 1645, Lots 52, 120, 121, 20 and 155); and 145 East 117th Street (Block 1645, Lot 21). Block 1745, Lot 17 and Block 1645, Lots 155 and 21 are private lots and are not a part of the disposition associated with this application. All of the lots are vacant except one and are located within East Harlem Community District 11.

The proposed project, tentatively known as the Calvert Lancaster East Harlem Cluster, consists of six scattered sites with mixed-use buildings that would have approximately 79 residential units.

Site A is located at 162-168 East 122nd Street (Block 1770, Lots 47 and 48) between Lexington and Third avenues. The subject site, which consists of two city-owned lots, has approximately 4,636 square feet of lot area and is zoned R7B. The proposed project site is flanked by a six-story building and a privately-owned vacant lot. The proposed project will provide approximately 11 rental units in a six-story building. The project will include approximately 13,882 square feet of residential floor area and approximately 2,800 square feet of outdoor and rooftop recreation space. The subject site was part of the East Harlem Rezoning (C 030234A ZMM) which was approved by the City Council on June 24, 2003.

Site B is located at 176-180 East 122nd Street (Block 1770, Lots 42 and 141) between Lexington and Third avenues. The subject site, which consists of two city-owned lots, has approximately

2,094 square feet of lot area and is zoned R7B. The site is flanked by a privately-owned vacant lot and a four-story building. The proposed project will provide approximately 4 rental units in a four-story building. The project will include approximately 4,950 square feet of residential floor area and 800 square feet of private open space in the rear yard. The subject sites were part of the East Harlem Rezoning (C 030234A ZMM) which was approved by the City Council on June 24, 2003.

Site C is located at 127 East 119th Street (Block 1768, Lot 111) between Park and Lexington avenues. The subject site, which consists of one city-owned lot, has approximately 2,018 square feet of lot area and is zoned R7-2. The site was previously used as a community garden. The site is flanked by a four-story building and a ten-story NYCHA development. The proposed project will provide approximately 4 rental units in a four-story building. The project will include approximately 3,882 square feet of residential floor area and 800 square feet of private open space in the rear yard.

Site D is located at 1816-1822 Madison Avenue (Block 1745, Lots 15, 16, 17, and 54) between East 118th and East 119th streets. The subject site, which consists of three city-owned lots and one privately-owned lot, has approximately 7,909 square feet of lot area and is zoned R7-2/C1-4. The three city-owned lots were previously community gardens. The privately-owned lot is a five-story residential building with ground floor commercial space. There are currently seven occupied units. The existing building will be demolished for the project and all of the current residents will be relocated into alternative housing within the community. The proposed project will provide approximately 27 co-operative units in an eight-story building. The site is flanked by five-story

residential buildings with ground floor retail and North General Hospital. The project will include approximately 31,554 square feet of residential floor area, approximately 5,838 square feet of ground floor commercial space, 1,224 square feet of community facility floor area and 2,607 square feet of open space. The site is part of Site 37C of the Milbank Frawley Circle East Urban Renewal Plan. This development is consistent with the land use designation of residential in the urban renewal plan.

Site F is located along Lexington Ave and East 117th Street on Block 1645 and is zoned R7-2/C1-4. The zoning lot is approximately 21,815 square feet and is comprised of seven city-owned lots and six privately-owned lots. The UDAAP site consists of four city-owned lots (Lots 52, 120, 121, and 20) comprised of a former community garden and a vacant lot; and two privately-owned lots (Lots 155 and 21) comprised of vacant buildings. The privately-owned properties are not the subject of the disposition action. The proposed project will provide approximately 29 cooperative units in a seven-story building. The project will include approximately 34,107 square feet of residential floor area, approximately 5,300 square feet of commercial space and 1,200 square feet of open space.

Site J is located at 1642 Park Avenue (Block 1622, Lot 34) between East 116th and East 117th streets. The subject site, which consists of one city-owned lot, has approximately 2,288 square feet of lot area and is zoned R7-2/C1-4. The proposed project will provide approximately 4 rental units in four-story building. The site is adjacent to a five-story residential building and a one-story commercial building. The project will include approximately 4,821 square feet of residential floor area and 800 square feet of private open space. The site is part of Site 35B of

the Milbank Frawley Circle East Urban Renewal Plan. This development is consistent with the land use designation of residential in the urban renewal plan.

There will be a total of 23 proposed rental units on Sites A, B, C, and J. The units will be affordable between 40% and 60% of the Area Median Income (AMI). There will be a total of 56 proposed cooperative units on Sites D and F. Of this total, 43 units are proposed to be affordable between 80% and 175% of the AMI and the remaining 13 units will be market rate.

There will be no onsite parking provided on any of the sites pursuant to zoning.

ENVIRONMENTAL REVIEW

This application (C 080261 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 designated CEQR number is 08HPD005M. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impacts of the proposed action, a negative declaration was issued on January 22, 2008.

UNIFORM LAND USE REVIEW

This application (C 0080261 HAM) was certified as complete by the Department of City Planning on January 28, 2008, and was duly referred to Manhattan Community Board 11 and the 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 11 held a public hearing on this application on March 18, 2008, and on that date, by a vote of 27 to 0 with 6 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Manhattan Borough President who issued a recommendation approving the application on April 22, 2008.

City Planning Commission Public Hearing

On April 9, 2008 (Supplemental Calendar No. 1), the City Planning Commission scheduled April 23, 2008 for a public hearing on this application (C 080261 HAM). The hearing was duly held on April 23, 2008 (Calendar No. 21). There were four speakers in favor.

The Director of Land Use for the Borough President restated the Borough President's favorable recommendation.

The developer described the design of the proposed project and the efforts that would be undertaken to create sustainable architectures on all of the sites associated with the project. He also stated the proposed built program and schedule for all the sites. The project's architect also

appeared in favor.

A representative from HPD spoke in favor of the proposed project. She described the project's history and its financing.

There were no other speakers on the application and the hearing was closed.

CONSIDERATION

The Commission believes that the application for UDAAP designation, project approval, and disposition of thirteen city-owned properties located at 168, 162, 176, and 180 East 122nd Street (Block 1770, Lots 47, 48, 42, and 141); 127 East 119th Street (Block 1768, Lot 111); 1816, 1818, and 1822 Madison Avenue (Block 1745, Lots 15-17, and 54), part of Site 37C within the Milbank Frawley Circle East Urban Renewal Area; 1642 Park Avenue (Block 1622, Lot 34), part of Site 35B within the Milbank Frawley Circle East Urban Renewal Area; 1887, 1881, 1879A, 1879, and 1885 Lexington Avenue (Block 1645, Lots 52, 120, 121, 20 and 155); and 145 East 117th Street (Block 1645, Lot 21) to facilitate the development of six mixed-use buildings with residential, commercial and community facility space, is appropriate.

The Commission notes, in addition to the affordable rental units proposed, the project would also provide housing opportunities within Community District 11, giving residents the ability to become owners. Additionally, the proposed rental and cooperative units provide affordable housing opportunities and the proposed project contributes to the on-going revitalization that has been occurring throughout Community District 11.

This application would facilitate the development of a six buildings with approximately 79 rental and cooperative units. Approval of this application would return these lots to private

ownership and eliminate the blighting influence of vacant lots on the block. Additionally, the approval of this application would provide additional community and retail services, enhancing the overall quality of life of the community.

RESOLUTION

The City Planning Commission finds that the proposed designation of City-owned property located at 168, 162, 176, and 180 East 122nd Street (Block 1770, Lots 47, 48, 42, and 141); 127 East 119th Street (Block 1768, Lot 111); 1816, 1818, and 1822 Madison Avenue (Block 1745, Lots 15-17, and 54), part of Site 37C within the Milbank Frawley Circle East Urban Renewal Area; 1642 Park Avenue (Block 1622, Lot 34), part of Site 35B within the Milbank Frawley Circle East Urban Renewal Area; 1887, 1881, 1879A, 1879, and 1885 Lexington Avenue (Block 1645, Lots 52, 120, 121, 20 and 155); and 145 East 117th Street (Block 1645, Lot 21), conforms to the objectives and provisions of the Milbank Frawley Circle East Urban Renewal Area (C 030475 HUM) approved October 15, 2003 by the City Council; and be it further

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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of properties located at 168, 162, 176, and 180 East 122nd (Block 1770, Lots 47, 48, 42, and 141); 127 East 119th Street (Block 1768, Lot 111); 1816, 1818, and 1822 Madison Avenue (Block 1745, Lots 15-17, and 54), part of Site 37C within the Milbank Frawley Circle East Urban Renewal Area; 1642 park Avenue (Block 1622, Lot 34), part of Site 35B within the Milbank Frawley Circle East Urban Renewal Area; 1887, 1881, 1879A, 1879, and 1885 Lexington Avenue (Block 1645, Lots 52, 120, 121, 20 and 155); and 145 East 117th (Block 1645,

Lot 21) in Community District 10, 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 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 168, 162, 176, and 180 East 122nd (Block 1770, Lots 47, 48, 42, and 141); 127 East 119th Street (Block 1768, Lot 111); 1816, 1818, and 1822 Madison Avenue (Block 1745, Lots 15-17, and 54), part of Site 37C within the Milbank Frawley Circle East Urban Renewal Area; 1642 park Avenue (Block 1622, Lot 34), part of Site 35B within the Milbank Frawley Circle East Urban Renewal Area; 1887, 1881, 1879A, 1879, and 1885 Lexington Avenue (Block 1645, Lots 52, 120, 121, 20 and 155); and 145 East 117th (Block 1645, Lot 21) as an Urban Development Action Area; and
- b) an Urban development Action Area Project for such areas; 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 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 the 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 properties located at 168, 162, 176, and 180 East 122nd Street (Block 1770, Lots 47, 48, 42, and 141); 127 East 119th Street (Block 1768, Lot 111); 1816, 1818, and 1822 Madison Avenue (Block 1745, Lots 15, 16 and 54), part of Site 37C within the Milbank Frawley Circle East Urban Renewal Area; 1642 Park Avenue (Block 1622, Lot 34), part of Site 35B within the Milbank Frawley Circle East Urban Renewal Area; 1887, 1881, 1879A, 1879, and 1885 Lexington Avenue (Block 1645, Lots 52, 120, 121, and 20); in Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 080261 HAM).

The above resolution (C 080261 HAM), duly adopted by the City Planning Commission on May 7, 2008 (Calendar No. 16), 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, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA M. BATTAGLIA, ANGELA R.CAVALUZZI,R.A., IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL, SHIRLEY A. MCRAE,
JOHN MEROLO, KAREN PHILIPS, Commissioners