



CITY PLANNING COMMISSION

November 17, 2004/Calendar No. 27

C 050032 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 2081, 2083, 2085, 2087, 2089 and 2091 Madison Avenue, 43, 45/47, and 49 E. 131 Street and 46 E. 132 Street (Block 1756, Lots 21-26, 28, 45, 51, and 52), 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 the above properties, except 2081 Madison Avenue (Block 1756, Lot 24), to a developer to be selected by HPD;

to facilitate development of a ten-story building tentatively known as The Nave, with approximately 118 units of housing, retail space and a day care center, to be developed under the New York State Homes For Working Families Program, Borough of Manhattan, Community District 11.

Approval of three separate matters is required:

- 1) The designation of 2081, 2083, 2085, 2087, 2089 and 2091 Madison Avenue, 43, 45/47, and 49 E. 131 Street and 46 E. 132 Street (Block 1756, Lots 21-26, 28, 45, 51, and 52), as an Urban Development Action Area;
- 2) An Urban Development Action Area Project for such area; and
- 3) The disposition of such property, except 2081 Madison Avenue (Block 1756, Lot 24) to a developer to be selected by HPD.

The application for the Urban Development Action Area designation and project, and the disposition of city-owned property was submitted by the Department of Housing Preservation and Development on July 19, 2004.

Approval of this application would facilitate the development of a ten-story mixed-use building comprising approximately 118 rental units, ground floor retail space and a 24-hour daycare center. The proposed project is tentatively known as The Nave.

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

The Disposition Area consists of underutilized vacant properties which tends to impair or arrest the sound development of the surrounding community, with or with out tangible physical blight. Incentives are needed in order to induce the correction of these substandard, unsanitary and blighting conditions. The project activities would protect and promote health and safety and would protect and promote sound growth and development. The Disposition Action Area and the proposed project 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 development of a mixed-use, ten-story building tentatively known as The Nave.

The project site is located on the north side of East 131st Street and the south side of East 132nd Street between Madison and Park avenues in East Harlem, Manhattan, Community District 11.

The subject site is located within an R7-2 and in an R7-2/C1-4 zoning district which allows residential development up to a 3.44 FAR and community facility uses up to 6.5 FAR. The block also has a C1-4 commercial overlay along Madison Avenue which extends 100 feet into the block.

The project site is comprised of nine (9) city-owned properties and one privately owned vacant lot (Block 1756, Lots 21, 22, 23, 25, 26, 28, 45, 51 and 52) and total approximately 27,846 square feet. The sponsor will acquire Lot 24, which is a vacant lot, from the private owner. The site currently has five vacant city-owned buildings, four vacant city-owned lots and one privately-owned lot (Lot 24). The site is located on a block that has several vacant properties. The Nave would occupy approximately half of the block, while the remaining vacant properties, located on the eastern portion of the block are to be proposed, in the future, as another Urban Development Action Area Project.

The surrounding area is primarily residential with the New York City Housing Authority's Abraham Lincoln Houses to the north; to the east are the A.K.A. and Lexington Avenue Houses. To the south is Marcus Garvey Park, Maple Plaza and Maple Court and the newly constructed North General Hospital. Five blocks south of the proposed project site is East 125th Street which has undergone significant economic development.

The requested actions would facilitate the development of The Nave, which would be built under the New York State's Homes for Working Families Program. Homes for Working Families (HWF) is a housing development program which provides Housing Trust Fund Corporation (HTFC) financing assistance of up to \$25,000 - \$35,000 per unit. Under this program, more than 50% of the project cost must be financed with tax exempt bonds which are issued by a public authority and allocated from the State's Private Activity Bond Volume Cap.

The proposed project consists of one ten-story building that would provide 118 units of low-income housing, a 24-hour daycare center and ground floor retail space along Madison Avenue.

The Nave would also have various types of community spaces including a computer lab, library and lounge. There would also be a laundry room on the ground floor, approximately 1,428 square feet of ground floor retail space, approximately 4,737 square feet of open space dedicated to the daycare center and approximately 6,709 square feet of open space to be dedicated to the residential portion of the building. The residential building would have an entrance on the corner of East 131st Street and Madison Avenue. The daycare center will have an entrance on East 131st Street. and the ground floor retail space will have an entrance on Madison Avenue.

The site is well served by public transportation, with bus service along major avenues. Subway service is provided at 135th Street and Lenox Avenue by the 2 and 3 trains. Convenience shopping is along East 125th Street and Lexington Avenue.

ENVIRONMENTAL REVIEW

This application (C 050032 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 04HPD010M. The lead agency is The Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on May 24, 2004.

UNIFORM LAND USE REVIEW

This application (C 050032 HAM) was certified as complete by the Department of City Planning on July 26, 2004, 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 September 21, 2004 and on that date by a vote of 27 to 7 with 1 abstention, adopted a resolution recommending approval of the application subject to the following condition:

The Emanuel A.M.E. Development Corporation must submit to Manhattan Community Board Eleven, in writing by October 5, 2004, a commitment to adhere to the income requirements and proposed rent schedule, as presented at the Manhattan Community Board Eleven ULURP Public Hearing on September 21, 2004, for the entire lifetime of the project. The Manhattan Borough's Office and the City Planning Commission should enforce Emanuel A.M.E. Development Corporation's income and rent commitments, as presented at the ULURP Public Hearing on September 21, 2004.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on October 6, 2004.

City Planning Commission Public Hearing

On October 20, 2004 (Calendar No.6), the City Planning Commission scheduled November 3, 2004, for a public hearing on this application (C 050032 HAM). The hearing was duly held on November 3, 2004 (Calendar No. 16). There were two speakers in favor of the application and none in opposition.

A representative of the Department of Housing Preservation and Development (HPD) described the financing structure for the proposed project. The project architect described the project from both a planning and architectural perspective. The intent of the project is to provide a distinct physical element to the neighborhood. The project's curved corner facade, in contrast to the area's predominantly rectilinear massing, is to make The Nave a new architectural landmark in the Harlem community.

There were no other speakers and the hearing was closed.

CONSIDERATION

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

The proposed project, The Nave, would be located on the north side of East 131st Street and on the south side of East 132nd Street between Madison and Park avenues. Situated within an R7-2 and a R7-2/C1-4 zoning district, the project site consists of nine (9) city-owned properties (Block

1756, Lots 21, 22, 23, 25, 26, 28, 45, 51 and 52) and one privately owned property (Block 1756, Lot 24).

The proposed project involves the development of a ten-story mixed-use building which would be built under the New York State Homes for Working Families Program and would provide 118 units of low-income housing, an approximate 3,540 square foot 24-hour daycare center and 1,428 square feet of ground floor retail space along Madison Avenue. The proposed project would provide two separate landscaped open space areas at the rear of the building. The daycare center would have approximately 4,737 square feet of open space that would be fenced, separating it from the open space designated for the building. The building would have approximately 6,709 square feet of landscaped open space.

The Commission believes that the proposed project would provide necessary affordable housing for persons in the area. Further, the project would develop vacant city-owned property, returning it to active, productive use. The Commission therefore believes that the proposed application, for the UDAAP designation and project approval, and the disposition of city-owned property, is appropriate.

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 2081, 2083, 2085, 2087, 2089 and 2091 Madison Avenue, 43, 45/47, and 49 E. 131st Street and 46 E. 132nd Street (Block 1756, Lots 21-26, 28, 45, 51, and 52), in Community District 11, Borough of Manhattan, as an Urban Development Action Area; and

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

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

- 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 2081, 2083, 2085, 2087, 2089, and 2091 Madison Avenue, 43, 45/47, and 49 E. 131st Street (Block 1756, Lots 21-23, 25-26, 28, 45, 51, and 52), Community District 11, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 050032 HAM).

The above resolution (C 050032 HAM), duly adopted by the City Planning Commission on November 17, 2004 (Calendar No. 27), 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 A.I.C.P., Chair
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