



CITY PLANNING COMMISSION

May 11, 2005/Calendar No. 9

C 050212 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 116 and 118 West 116th Street, p/o Site 30, within the Milbank-Frawley Circle West Urban Renewal Area (Block 1825, Lots 43 and 44), 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 an eight-story building tentatively known as Cornerstone Site 2, with approximately 21 residential units, to be developed under HPD's Cornerstone Program, Borough of Manhattan, Community District 10.

Approval of three separate matters is required:

1. The designation of property located at 116 and 118 West 116th Street, p/o Site 30, within the Milbank Frawley Circle West Urban Renewal Area (Block 1825, Lots 43 and 44), as an Urban Development Action Area;
2. An Urban Development Action Area Project for such area; and
3. The disposition of such property to a developer selected by HPD.

The application for the Urban Development Action Area designation and project, and disposition of city-owned property was submitted by the Department of Housing Preservation and Development on December 8, 2004.

Approval of this application would facilitate construction of an eight-story residential building containing 21 residential units.

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

The project area consists of two underutilized vacant properties 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 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) is seeking approval of an Urban Development Action Area designation and project, and related disposition of city-owned property to facilitate the development of a new eight-story, mixed residential/commercial building under HPD's Cornerstone Program. The proposed housing site is located on West 116th Street between Malcolm X Boulevard (a.k.a., Lenox Avenue) and St. Nicholas Avenue in south Central Harlem, Manhattan Community District 10.

The proposed housing site, 116 and 118 West 116th Street (Block 1825, Lots 43 and 44), comprises two city-owned lots located on the south side of West 116th Street between Malcolm X Boulevard and St. Nicholas Avenue. The project site has been used by Canaan Baptist Church for accessory parking. The Church is located at 132 West 116th Street, within paces of the project site. The Church currently has a month-to-month lease from the city to utilize the parking lot.

The site has 5,046 square feet of lot area and comprises part of Site 30 within the Milbank Frawley Circle-West Urban Renewal Area. Site 30 is designated for mixed residential/commercial use; accordingly, the proposed project is consistent with the urban renewal plan.

The site is located in an R7-2/C1-4 zoning district, which allows residential, community facility and local retail use (3.44 FAR, 6.5 FAR and 2.0 FAR, respectively). The requested actions would facilitate the development of an eight-story building with 21 rental units targeted to moderate-income families. The project would also have 1,200 square feet of ground floor retail space and 2,145 square feet of landscaped open space to be placed in the rear of the building. Further, street trees would be planted to improve the adjoining streetscape. The project would be developed under the Quality Housing Program. It would have 20,147 square feet of floor area and be built at 3.99 FAR.

Along West 116th Street, the proposed housing site is adjoined by occupied five and six-story mixed use buildings. The block and surrounding neighborhood have a mix of five and six-story buildings, community facilities and scattered vacant lots. The project site is served by several local bus routes that run along West 116th Street, St. Nicholas Avenue and Malcolm X Boulevard. Subway service is provided at West 116th Street and Malcolm X Boulevard by the IRT Seventh Avenue (i.e., Nos. 2 and 3) line. Local convenience shopping is primarily available along West 116th Street.

ENVIRONMENTAL REVIEW

This application (C 050212 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 for 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 050212 HAM) was certified as complete on December 20, 2004, and was duly referred to Community Board 10 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 10 did not submit a recommendation.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation on March 16, 2005 approving the application with the following comments:

The Borough President supports the development of affordable housing. She agrees with the recommendation of the Community Board in regard to certain

design criteria and also recommends that the developer make a concerted effort to employ MWBEs both during the design and the construction phases.

CITY PLANNING PUBLIC HEARING

On March 30, 2005, (Calendar No. 12), the City Planning Commission scheduled April 13, 2005 for the public hearing on this application (C 050212 HAM). The hearing was duly held on April 13, 2005 (Calendar No. 32). There were two speakers in favor of this application and none in opposition.

Speaking in favor was a representative from HPD, who gave a brief description of the Cornerstone Program. The developer, who also spoke in favor, presented the project in detail, describing the project's overall build program.

There were no other speakers and the hearing was closed.

CONSIDERATION

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

The proposed housing site, 116 and 118 West 116th Street (Block 1825, Lots 43 and 44), comprises two city-owned lots located on the south side of West 116th Street between Malcolm X Boulevard and St. Nicholas Avenue.

The site has 5,046 square feet of lot area and comprises part of Site 30 within the Milbank Frawley Circle-West Urban Renewal Area. Site 30 is designated for mixed residential/commercial use; accordingly, the proposed project is consistent with the urban renewal plan.

The requested actions would facilitate the development of an eight-story building with 21 rental units targeted to moderate-income families. The project would also have 1,200 square feet of ground floor retail space and 2,145 square feet of landscaped open space to be placed in the rear of the building. Further, street trees would be planted to improve the adjoining streetscape.

The Commission believes the proposed project would provide new affordable housing for Harlem residents. The project complements ongoing public and private redevelopment efforts on neighboring blocks and underscores the city's commitment to redevelop Harlem. The Commission, therefore, believes that the proposed Urban Development Action Area designation and project (UDAAP), and related disposition of city-owned property are appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the proposed disposition of city-owned property located at 116 and 118 West 116th Street, p/o Site 30 within the Milbank Frawley Circle West Urban Renewal Area (Block 1825, Lots 43 and 44) conforms to the objectives and provisions of the Second Amended Milbank Frawley Circle West Urban Renewal Plan (C 030243 HUM), approved by the City Planning Commission on April 23, 2003, and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 116 and 118 West 116th Street, p/o Site 30, within the Milbank Frawley Circle West Urban Renewal Area (Block 1825, Lots 43 and 44) 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 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 property located at 116 and 118 West 116th Street, p/o Site 30 within the Milbank Frawley Circle West Urban Renewal Area (Block 1825, Lots 43 and 44), 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 116 and 118 West 116th Street, p/o Site 30, within the Milbank Frawley Circle West Urban Renewal Area (Block 1825, Lots 43 and 44), Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 050212 HAM).

The above resolution (C 050212 HAM), duly adopted by the City Planning Commission on May 11, 2005 (Calendar No. 9) 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., ALFRED C. CERULLO, III,
RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,
CHRISTOPHER KUI, JOHN MEROLO,
KAREN A. PHILLIPS, DOLLY WILLIAMS, **Commissioners**