



CITY PLANNING COMMISSION

September 13, 2006/Calendar No. 7

C 060474 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 120-128 Bradhurst Avenue, 305-307 W.148th Street, 2789 and 2791 Frederick Douglass Boulevard, part of Site 33 (Block 2045; Lots 67-68, 70, 71 and 82), within the Bradhurst Urban Renewal Area; (Block 2045; Lots 64-68, 70-71, 82 and 166) 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 property located at 120-126 Bradhurst Avenue (Block 2045, Lots 64-66 and 166) to a developer to be selected by HPD;

to facilitate development of one, eight to twelve-story mixed-use building, tentatively known as Ellington on the Park, with approximately 134 cooperative units with retail and community facility space to be developed under the Department of Housing Preservation and Development's Cornerstone Program, Borough of Manhattan, Community District 10.

Approval of three separate matters is required:

- 1) The designation of property located at 120-128 Bradhurst Avenue, 305-307 W.148th Street, 2789 and 2791 Frederick Douglass Boulevard, part of Site 33 (Block 2045; Lots 67-68, 70, 71 and 82), within the Bradhurst Urban Renewal Area; (Block 2045; Lots 64-68, 70-71, 82 and 166) as an Urban Development Action Area; and
- 2) An Urban Development Action Area Project for such area; and
- 3) The disposition of property located at 120-126 Bradhurst Avenue (Block 2045, Lots 64-66 and 166) to a developer to be selected by HPD.

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

and Development (HPD) on May 3, 2006. The requested actions would facilitate the development of 134 cooperative units under HPD's Cornerstone 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 designation and project, and related disposition of city-owned property to facilitate the development of a new 134-unit, mixed-use building under the HPD's Cornerstone Program. The project site is located in the northern portion of Central Harlem, Manhattan Community District 10.

On March 5 and May 14, 1997, the City Planning Commission and the City Council, respectively, approved the Bradhurst Urban Renewal Plan (C 960467 HUM). The Plan facilitates the development of new residential, commercial, community facility and open space uses on thirty-four (34) designated sites within an area generally bounded by West 138th and West 155th Street, Adam Clayton Powell Jr. Boulevard and Bradhurst/Edgecombe Avenue. Of the thirty-four sites, twenty-nine (29) are designated for residential and/or commercial/residential use; three sites are designated for community facility land use and two sites are designated for open space.

The subject site is located on a block generally bounded by Bradhurst Avenue, West 149th Street, Frederick Douglass Boulevard and West 148th Street. It has 22,486 square feet of lot area and includes a portion of Site 33 within the Bradhurst Urban Renewal Area. The site comprises five city-owned vacant lots and four city-owned vacant buildings that would be demolished (Block 2045, Lots 64, 65, 66, 67, 68, 70, 71, 82 and 166). Five lots (Lots 67, 68, 70, 71 and 82) are part of Site 33, which has a land use designation of residential/commercial. Accordingly, the proposed project is consistent with the urban renewal plan. In a previous action (C 960469 HDM), Block 2045, Lots 67, 68, 70, 71 and 82 received prior disposition approval on May 14, 1997. Accordingly, these lots are only subject to the requested UDAAP action. The remaining lots (Lots 64, 65, 66, and 166) are subject to the requested UDAAP and related disposition action.

The project site is zoned R8 and R7-2/C1-4. The R8 district extends from Bradhurst Avenue to a point 125 feet east of Bradhurst Avenue. The remaining 100 feet of the site are within an R7-2/C1-4 zoning district. Both zoning districts allow medium density residential and community facility uses. R8 districts allow residential development up to 6.02 FAR (7.2 FAR with the Quality Housing option). R8 districts also allow community facilities up to 6.5 FAR. R7-2/C1-4 districts allow residential development up to 3.44 FAR (4.0 with the Quality Housing option), community facilities up to 6.5 FAR and commercial uses up to 2.0 FAR.

The proposed project is an eight to twelve-story mixed-use building to be developed under Quality Housing, with 134 co-op units. Many units have views of Jackie Robinson Park, which faces the project on Bradhurst Avenue. All but two of the ground floor units will have both street and building entrances. Twenty-one units would have private outdoor terraces or balconies situated in the back of the building. Other building amenities include a twenty-four hour attended lobby, fitness area, community room, and common storage space in the cellar. Also included are 3,131 square feet of landscaped open space, an underground accessory self-parking facility for 33 cars and approximately 553 square feet of community facility space. Street trees would be planted to improve the streetscape along the project's periphery. Along Frederick Douglass

Boulevard, the project would provide approximately 3,419 square feet of ground floor retail space.

The surrounding neighborhood is zoned R8 and R7-2 and is predominantly residential in character, typified with 4-6 story multiple dwellings. Ground floor retail activity can be found along West 145th Street and along portions of Frederick Douglass Boulevard. On Bradhurst Avenue, the project faces Jackie Robinson Park, a 12.77 acre city park. Convent Avenue Baptist Church, a city-designated landmark and Harlem cultural anchor, is located two blocks west at West 145th Street and Convent Avenue. The Hamilton Heights and Sugar Hill Historic districts are also located within a short walking distance of the project site. Moreover, the area has several churches, schools and community facilities. The neighborhood is well served by mass transit, with subway access provided at West 145th Street and St. Nicholas Avenue by the IND A, B, C and D lines. Bus service is also available on all major streets.

ENVIRONMENTAL REVIEW

This application (C 060474 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 06HPD018M. 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 March 24, 2006.

UNIFORM LAND USE REVIEW

This application (C 060474 HAM) was certified as complete by the Department of City Planning on May 8, 2006, 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 held a public hearing on this application on June 20, 2006, and on that date, by a vote of 22 to 2 with 2 abstentions, adopted a resolution recommending approval of the application with the following conditions:

The developer use locally based marketing groups

The developer conduct marketing seminars within CB 10

The developer utilize locally based professionals (engineers, landscape architects, construction managers, general contractors, subcontractors & other buildings trade professionals)

The developer be responsible for sanitation / health concerns of the site (snow/ ice removal, weekly lot cleaning, rodent baiting, fence repairing)

The buildings must be of uniformed signage

The roof top mechanicals be enclosed within an esthetically pleasing structure

The commercial spaces be sized and priced to accommodate small local entrepreneurs

The gating inside the commercial spaces be “see through”

The owners have a meaningful collective voice in the commercial tenant selection

That external, esthetically-pleasing lighting be installed on the perimeter

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on August 9, 2006.

City Planning Commission Public Hearing

On August 9, 2006 (Calendar No. 1), the City Planning Commission scheduled August 23, 2006 for a public hearing on this application (C 060474 HAM). The hearing was duly held on August

23, 2006 (Calendar No. 15). There were six speakers in favor of this application and none in opposition.

Those speaking in favor included a representative from HPD, who apprised the Commission of HPD's housing affordability policy, programmatic framework and income mix for this project. In response to concerns raised by Community Board 10, the HPD representative and two persons representing the development team described the developer/contractor selection process, and outlined the framework for community involvement and participation in the project. Two additional members of the development team, including the project architect, also appeared in favor. The Director of Land Use from the Borough President's office also spoke in support.

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 site is located on a block bounded by West 148th and West 149th streets, Frederick Douglass Boulevard and Bradhurst Avenue. It comprises five city-owned vacant lots and four city-owned vacant buildings that would be demolished (Block 2045, Lots 64, 65, 66, 67, 68, 70, 71, 82 and 166). Five lots (Lots 67, 68, 70, 71 and 82) are part of Site 33 within the Bradhurst Urban Renewal Area.

This application would facilitate the development of an eight to twelve-story mixed-use building, with 134 co-op units. Also included are 3,131 square feet of landscaped open space, an underground accessory self-parking facility for 33 cars and approximately 553 square feet of community facility space. Street trees would be planted to improve the streetscape along the project's periphery. Along Frederick Douglass Boulevard, the project would provide approximately 3,419 square feet of ground floor retail space.

The Commission believes that this application would facilitate the development of 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 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 120-126 Bradhurst Avenue, part of Site 33 within the Bradhurst Urban Renewal Area (Block 2045, Lots 67-68, 70, 71 and 82) conforms to the objectives and provisions of the First Amended Bradhurst Urban Renewal Plan (C 040269 HUM), approved by the City Planning Commission on May 26, 2004, and be it further

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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 120-128 Bradhurst Avenue, 305-307 W.148th Street, 2789 and 2791 Frederick Douglass Boulevard, part of Site 33 (Block 2045; Lots 67-68, 70, 71 and 82), within the Bradhurst Urban Renewal Area; (Block 2045; Lots 64-68, 70-71, 82 and 166) 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 120-128 Bradhurst Avenue, 305-307 W.148th Street, 2789 and 2791 Frederick Douglass Boulevard, part of Site 33 (Block 2045; Lots 67-68, 70, 71 and 82), within the Bradhurst Urban Renewal Area; (Block 2045; Lots 64-68, 70-71, 82 and 166) 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;

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, at 120-126 Bradhurst Avenue (Block 2045; Lots 64-66 and 166), in Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 060474 HAM).

The above resolution (C 060474 HAM), duly adopted by the City Planning Commission on September 13, 2006 (Calendar No. 7), 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, ANGELA R. CAVALUZZI, R.A.,
ALFRED C. CERULLO, III, RICHARD W. EADDY, JANE D. GOL,
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KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners