



CITY PLANNING COMMISSION

April 11, 2007/Calendar No.15

C 070259 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 2110, 2112, 2114, 2116, 2118 Frederick Douglass Boulevard (Block 1830; Lots 1, 2, 102, 3 and 4) 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 2112, 2116, and 2118 Frederick Douglass Boulevard (Block 1830, Lots 2, 3, and 4) to a developer selected by HPD;

to facilitate development of a nine-story mixed-use building, tentatively known as The Savannah, with approximately 38 residential units, retail and community facility uses, Borough of Manhattan, Community District 10.

Approval of three separate matters is required:

1. The designation of properties located at 2110, 2112, 2114, 2116, and 2118 Frederick Douglass Boulevard (Block 1830; Lots 1, 2, 102, 3 and 4) in the Borough of Manhattan as an Urban Development Action Area;
2. An Urban Development Action Area Project for such area; and
3. The disposition of properties located at 2112, 2116, and 2118 Frederick Douglass Boulevard (Block 1830, Lots 2, 3, and 4) 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 December 21, 2006.

Approval of this application would facilitate the development of a nine story building, tentatively known as The Savannah, with approximately 38 condominium units. The project will also provide approximately 5,273 square feet of commercial use, approximately 815 square feet of

community facility use and approximately 723 square feet of landscaped open space located on the second floor above the commercial space. Additionally, there will also be approximately 14 parking spaces in an underground garage.

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 three city-owned properties for a site located at 2110, 2112, 2114, 2116, and 2118 Frederick Douglass Boulevard. The project site is located in Central Harlem within Community District 10 and is zoned R8A/C1-4. The subject site was part of the Frederick Douglass Boulevard Rezoning (C 030436 ZMM) which was approved by the Commission on September 10, 2003.

The project site is approximately 8,074 square feet in area. The proposed project, tentatively known as the Savannah, consists of a nine-story building with 38 condominium housing units and approximately 5,273 square feet of commercial space. Additionally, there will also be approximately 815 square feet of community facility space and approximately 723 square feet of landscaped open space. The proposed building will also be developed under the Quality Housing

Program.

The project site is comprised of three city-owned properties (Block 1830; Lots 2, 3, and 4) and two adjacent private properties (Block 1830; Lots 1 and 102), which are only subjected to the UDAAP designation. All of the lots are vacant except Lot 102, which has a vacant building currently on site. The proposed building would be adjacent to the New York City Housing Authority's A. Phillip Randolph Houses, a group of 36 walk-up buildings on the east and west sides of West 114th Street between Frederick Douglass and Adam Clayton Powell boulevards. There are both residential and commercial uses along Frederick Douglass Boulevard. The project site is served by the IND Eight Avenue subway lines, which stop at West 116th Street and Frederick Douglass Boulevard. There are several bus lines, M116, M102, and the M18, that run along Frederick Douglass Boulevard and West 116th Street.

ENVIRONMENTAL REVIEW

This application (C 070259 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 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 070259 HAM) was certified as complete by the Department of City Planning

on January 8, 2007, and was duly referred to Manhattan 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 March 7, 2007, and on that date, by a vote of 25 to 4 with 3 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 ensures that the preponderance of persons hired for construction and related jobs reside in the zip codes that Community Board #10 covers (including the establishment of training programs for local residents if necessary);
- The developer be responsible for sanitation/health concerns of the site (snow/ice removal, weekly lot cleaning, rodent baiting, fence repairing);
- The building must be of uniform signage;
- The roof top mechanicals be enclosed within the esthetically pleasing structure;
- The commercial spaces be sized and priced to accommodate small and local based entrepreneurs;
- The gating inside the commercial spaces be “see through”;
- The owners have a meaningful collective voice in the commercial tenant selection; and
- That external, esthetically-pleasing lighting be installed on the perimeter.

Borough President Recommendation

This application was considered by the Manhattan Borough President who issued a recommendation approving the application on March 21, 2007.

City Planning Commission Public Hearing

On March 14, 2007 (Calendar No. 8), the City Planning Commission scheduled March 28, 2007 for a public hearing on this application (C 070259 HAM). The hearing was duly held on March 28, 2007 (Calendar No. 35). There were four speakers in favor and one in opposition.

The developer described the proposed project and stated the proposed pricing for the respective condominium units. He also stated how a locally based commercial space broker will be used to find tenants for the commercial and community facility space.

A representative from HPD spoke in favor of the proposed project. She described the history of the selection of the developer, and explained that the proposed project would not include any HPD or HDC subsidies and that the proposed project would be privately financed. She also mentioned that a lottery process will be used to select the tenants for the affordable units and that there are HPD programs available for mortgage down-payment assistance.

Additionally, the architect and the Director of Land Use for the Borough President's Office also spoke in favor of the proposed project. The architect described the project and the building materials that they are proposing to use. The Director of Land Use for the Borough President's office restated the Borough President's recommendation.

There was one speaker from the Harlem Platform Committee who spoke in opposition of the

proposed project. She stated that the proposed project did not meet the direct needs of the community and that the sale prices of the condominiums would not be affordable to the residents of Central Harlem.

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

CONSIDERATION

The Commission believes that the application for disposition of three city-owned property located at 2112, 2116, and 2118 Frederick Douglass Boulevard (Block 1830, Lots 2, 3 and 4) to facilitate the development of residential condominiums, with commercial and community facility space, is appropriate.

The Commission notes that the proposed project will provide housing opportunities within Community District 10 that will allow the residents to become owners rather than renters. Additionally, the proposed project contributes to the on-going revitalization that has been occurring along Frederick Douglass Boulevard by providing an opportunity for a mix-use development.

This application would facilitate the development of a nine-story building with approximately 38 condominium units. Approval of this application would return these lots to private ownership and eliminate the blighting influence of vacant lots on the block.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of properties located at 2110, 2112, 2114, 2116, 2118 Frederick Douglass Boulevard

(Block 1830; Lots 1, 2 , 102, 3 and 4) 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 2110, 2112,2114, 2116, 2118 Frederick Douglass Boulevard (Block 1830; Lots 1, 2 , 102, 3 and 4) 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 2112, 2116, and 2118 Frederick Douglass Boulevard (Block 1830, Lots 2, 3, and 4) in Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 070259HAM).

The above resolution (C 070259 HAM), duly adopted by the City Planning Commission on April 11, 2007 (Calendar No. 15), 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., IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, BETTY Y. CHEN, RICHARD W. EADDY,

NATHAN LEVENTHAL, JOHN MEROLO, KAREN A. PHILLIPS, Commissioners

LISA A. GOMEZ, Commissioner, Recused