



CITY PLANNING COMMISSION

November 16, 2005/Calendar No. 14

C 060034 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 301-303 West 118th Street; 300-304 West 119th Street; and 2187-2201 Eighth Avenue (Block 1945; Lots 29, 31-36 and 136), p/o Site 102 within the Harlem Gateway Urban Renewal Area, 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 lots to a developer to be selected by HPD;

to facilitate development of a 12-story mixed-use building, tentatively known as Cornerstone Site 10, with approximately 93 dwelling units 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 301-303 West 118th Street; 300-304 West 119th Street; and 2187-2201 Eighth Avenue (Block 1945; Lots 29, 31-36 and 136), p/o Site 102 within the Harlem Gateway Urban Renewal Area, as an Urban Development Action Area; and
- 2) An Urban Development Action Area Project for such area; and
- 3) The disposition of such lots 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 July 20, 2005. The requested actions, in conjunction with the related action, would facilitate the development of 93 affordable housing units under HPD's Cornerstone Program.

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

The Project Site consists of underutilized vacant lots which tend 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 those 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 Project pursuant to Article 16 of the General Municipal Law.

RELATED ACTION

In addition to the proposed UDAAP designation, project approval and disposition of city-owned property, which is the subject of this report (C 060034 HAM), implementation of the proposed development also requires action by the City Planning Commission on the following application which are being considered concurrently with this application:

C 060033 ZMM: Zoning Map Amendment from R7A to R8A/C1-4

BACKGROUND

The Department of Housing Preservation and Development (HPD) seeks approval of a Zoning Map Amendment, an Urban Development Action Area designation and project, and related disposition of city-owned property to facilitate the development of 93 new residential units under the HPD's Cornerstone Program. The project site is located in the southern portion of Central Harlem, Manhattan Community District 10.

The proposed project complements ongoing efforts by HPD to comprehensively redevelop blocks located along Frederick Douglass Boulevard, St. Nicholas Avenue and Manhattan Avenue, between West 116th and West 124th streets.

The site is located on the west side of Frederick Douglass Boulevard between West 118th and West 119th streets. It contains eight city-owned vacant lots (Block 1945, Lots 29, 31, 32, 33, 34,

35, 36 and 136) that total approximately 20,183 square feet. The site comprises a portion of Site 102 within the Harlem Gateway Urban Renewal Plan. Site 102 is designated for mixed residential/commercial use; accordingly, the proposed project complies with the urban renewal plan.

In 1998, the City Planning Commission approved an application for an Urban Development Action Area designation and project, and disposition of city-owned property (C 980237 HAM) to facilitate the development of Madison Place, a 287-unit project that would include the subject site. The project was never built.

In 2003, the site was rezoned from R7-2 (3.44 FAR) to R8A/C1-4 (6.02 FAR), as part of the Frederick Douglass Boulevard Rezoning (C 030436 ZMM). R8A districts allow residential uses up to 6.02 FAR and community facility uses up to 6.5 FAR. The street wall could rise to 85 feet before setback, with a maximum building height of 120 feet.

Immediately west of the project site is Brownstone Lane, which comprises 48 condominium units in two, four-story townhouse buildings on the midblock. 444 Manhattan Avenue, a new eight-story, 123-unit building currently under construction, is also located on the block. The City Planning Commission approved this project in November 2003 (C 030528 HDM). Brownstone Lane and 444 Manhattan Avenue are being built by the same developer as the proposed Cornerstone 10 project. Moreover, the proposed project, in conjunction with Brownstone Lane and 444 Manhattan Avenue, would comprise one zoning lot.

The proposed project is a 12-story mixed-use building with 93 affordable units and 19,122 square feet of ground floor commercial space. The project would also provide 11,815 square feet of community facility space on the first and second floors. Further, the project would provide private terraces and a landscaped rear courtyard. Twenty-three (23) accessory residential parking spaces would be provided in an existing, below-grade, 88-space parking facility that also

serves Brownstone Lane and 444 Manhattan Avenue. Access to the parking facility is provided at West 119th Street.

The surrounding neighborhood is predominantly residential in character, typified by 3-4 story row houses and 4-5 story multiple dwellings. Moreover, the area has several churches, schools and community facilities. Ground floor retail activity can be found along West 116th Street and, most recently, along portions of Frederick Douglass Boulevard. The neighborhood is well served by mass transit, with subway access provided at West 116th Street and Frederick Douglass Boulevard and at West 125th Street and St. Nicholas Avenue by the IND Sixth and Eighth Avenue lines. Bus service is also available on all major streets.

Zoning Map Amendment (C 060033 ZMM)

In addition to the proposed UDAAP and city-owned property disposition action, in order to maximize affordable housing units on the project site, the applicant seeks approval of a zoning map amendment to extend an existing R8A/C1-4 zoning district 25 linear feet into an existing R7A zoning district. The R8A district is located along the block's Frederick Douglass Boulevard frontage to a depth of 100 feet, beyond which the block is zoned R7A. R8A districts allow residential and community facility uses up to 6.02 and 6.5 FAR, respectively. R8A districts also allow streetwall heights of 60-85 feet and a maximum building height of 120 feet. R7A districts allow residential and community facility uses up to 4.0 FAR. R7A districts also allow streetwall heights of 40-65 feet and a maximum building height of 80 feet. The proposed rezoning would increase the allowable residential density from 4.0 to 6.02 FAR and enable the applicant to use approximately 20,000 square feet of unused floor area to develop more affordable housing units on the project site.

ENVIRONMENTAL REVIEW

This application (C 060034 HAM), in conjunction with the application for the related action

(C 060033 ZMM), 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 05HPD008M. 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 January 27, 2005.

UNIFORM LAND USE REVIEW

This application (C 060034 HAM), in conjunction with the application for the related action (C 060033 ZMM), was certified as complete by the Department of City Planning on July 25, 2005, 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 September 7, 2005, and on that date, by a vote of 25 to 1 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 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 based 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 September 19, 2005.

City Planning Commission Public Hearing

On October 19, 2005 (Calendar No. 16), the City Planning Commission scheduled November 2, 2005 for a public hearing on this application (C 060034 HAM). The hearing was duly held on November 2, 2005 (Calendar No. 15), in conjunction with the public hearing on the application

for the related action (C 060033 ZMM). There were three speakers in favor of this application and none in opposition.

A representative from HPD spoke in favor. The project's developer and architect presented the project in detail, describing the proposed income mix and 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, in conjunction with the related zoning map amendment, are appropriate.

The site is located on the west side of Frederick Douglass Boulevard between West 118th and West 119th streets. It contains eight city-owned vacant lots (Block 1945, Lots 29, 31, 32, 33, 34, 35, 36 and 136) that total approximately 20,183 square feet. The site comprises a portion of Site 102 within the Harlem Gateway Urban Renewal Plan. Site 102 is designated for mixed residential/commercial use; accordingly, the proposed project complies with the urban renewal plan.

The Commission believes that the proposed Urban Development Action Area designation and project, and disposition of city-owned property are appropriate. This application would facilitate

the development of a 12-story mixed-use building, with 93 affordable units, 19,122 square feet of ground floor commercial space and 11,815 square feet of community facility space. Twenty-three (23) accessory residential parking spaces would be provided in an existing, below-grade, 88-space parking facility that also serves Brownstone Lane and 444 Manhattan Avenue, which adjoin the project site. Access to the parking facility is provided at West 119th Street.

The Commission further believes that the proposed zoning map amendment is appropriate. The proposed rezoning would extend the existing R8A/C1-4 district to a point 125 feet west of Frederick Douglass Boulevard and rezone an area measuring approximately 25 feet x 201 feet, from R7A to R8A/C1-4. The proposed rezoning would increase the allowable residential density from 4.0 to 6.02 FAR and enable the applicant to use approximately 20,000 square feet of unused floor area to develop more affordable housing units on the project site.

The Commission believes that this application, in conjunction with the related rezoning action, 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), disposition of city-owned property and related zoning map amendment are appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the proposed disposition of city-owned property located at property located at 301-303 West 118th Street; 300-304 West 119th

Street; and 2187-2201 Eighth Avenue, p/o Site 102 within the Harlem Gateway Urban Renewal Area (Block 1945; Lots 29, 31-36 and 136) conforms to the objectives and provisions of the Harlem Gateway Urban Renewal Plan (C 000546 HUM), approved on February 27, 2001, 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 301-303 West 118th Street; 300-304 West 119th Street; and 2187-2201 Eighth Avenue (Block 1945; Lots 29, 31-36 and 136), p/o Site 102 within the Harlem Gateway Urban Renewal Area, 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 301-303 West 118th Street; 300-304 West 119th Street; and 2187-2201 Eighth Avenue (Block 1945; Lots 29, 31-36 and 136), p/o Site 102 within the Harlem Gateway Urban Renewal Area, 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 301-303 West 118th Street; 300-304 West 119th Street; and 2187-2201 Eighth Avenue (Block 1945; Lots 29, 31-36 and 136), p/o Site 102 within the Harlem Gateway Urban Renewal Area, in Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 060034 HAM).

The above resolution (C 060034 HAM), duly adopted by the City Planning Commission on November 16, 2005 (Calendar No. 14), 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,
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KAREN A. PHILLIPS, DOLLY WILLIAMS, **Commissioners**