



CITY PLANNING COMMISSION

July 27, 2005/Calendar No. 16

C 050377 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 53, 55 and 57 East 131st Street (Block 1756, Lots 30-32); 1948-52 Park Avenue (Block 1756, Lot 37); and 50, 52-54, 56 and 58 East 132nd Street (Block 1756, Lots 39-41 and 43) 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 to be selected by HPD;

to facilitate development of three buildings, tentatively known as All Saints Housing, with approximately 99 residential units for low income families, to be developed under HPD's Cornerstone Program, Borough of Manhattan, Community District 11.

Approval of three separate matters is required:

1. The designation of 53, 55 and 57 East 131st Street(Block 1756, Lots 30-32); 1948-52 Park Avenue (Block 1756, Lot 37); and 50, 52,-54, 56 and 58 East 132nd Street (Block 1756, Lots 39-41and 43), as an Urban Development Action Area; and
2. An Urban Development Action Area Project for such property; and
3. The disposition of such property to a developer to be selected by HPD.

The application for Urban Development Action Area designation and project approval, and the disposition of city-owned property was submitted by the Department of Housing Preservation and Development on March 17, 2005.

Approval of this application would facilitate the development of three separate buildings containing 99 dwelling units for low income families. The proposed project is tentatively known as All Saints Housing.

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

The Disposition Area consists of eight 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, unsanitary 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 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.

RELATED ACTIONS

In addition to the UDAAP designation and project approval and the disposition which is the subject of this report (C 050377 HAM), implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 050376 ZMM: Zoning map amendment from a C8-3 to an R7-2/C2-4 zoning district.

BACKGROUND

The Department of Housing Preservation and Development (HPD) requests approval of an Urban Development Action Area designation and project, the disposition of city-owned property, and a related zoning map amendment, to facilitate the development of three separate buildings, under the Cornerstone Program. The project site is located in East Harlem, Manhattan, Community District 11.

The project site comprises eight city-owned properties, four of which are vacant lots and four with vacant buildings on the north side of East 131st Street and along the south side of East 132nd Street between Park and Madison avenues. Three of the city-owned buildings would be demolished, the one remaining on Lot 37 would be rehabilitated. Lots 30, 31, 32, 41 and 43 are zoned R7-2; Lots 37, 39 and 40 are zoned C8-3. The project would require a zoning map amendment action to enable Lots 37, 39 and 40 to be developed for a residential use.

The block is primarily residential with the proposed project taking up almost half of the block and the The Nave (C 050032 HAM), which was approved, by the City Planning Commission, on November 17, 2004 (Calendar No. 27), taking up almost the other half. The remaining properties include; Lot 33 a privately-owned lot used for parking; Lot 38 a one-story privately-owned building occupied by a church. Lots 29 and 44 are vacant privately-owned lots.

The surrounding area is primarily residential with the New York City Housing Authority's (NYCHA) Lincoln and Lexington Houses to the north, along with the Alice Kornegay Houses, also located north of the proposed project site. To the south are Marcus Garvey Park, Maple Plaza and Maple Court and the newly constructed North General Hospital. Five blocks south of the site is East 125th Street which has undergone significant economic redevelopment.

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

The requested UDAAP and disposition action would facilitate the development of three separate buildings on one site and would provide approximately 99 rental units for low-income and homeless families to be built under the Department of Housing Preservation and Development's Cornerstone Program. Construction financing is provided through loans from private institutional lenders and in some instances, loans from public sources, including HPD, the New York State Housing Finance Agency.

The proposed project consists of one seven story building on Lots 39, 40, 41 and 43. This building would have a main entrance on East 132nd Street and will provide approximately 61 units. A six-story building would be constructed on lots 30, 31 and 32 and would provide approximately 28 units and have an entrance on East 131st Street. The existing third building would undergo rehabilitation and provide approximately 10 rental units.

Amenities would include two laundry rooms and a community room for tenant use. The two new buildings will be connected by an underground corridor and share a heating and hot water system. They would also share approximately 1,887 square feet of landscaped open space which would consist of shrubs, trees, play equipment, benches and tables and a passive seating area. There would be one superintendent who would oversee the new buildings and he would have a two bedroom apartment in the building to be constructed on East 132nd Street.

The proposed project would provide off-site supportive services for its residents. Services that would be provided include; assistance in securing and maintaining entitlement benefits, establishing and maintaining linkages to medical services for pediatric and adult care, assistance in registering school age children for school, securing home care/home attendant services, ensuring that clients have ADL skills to maintain independent living, and developing employment/vocational training linkages.

Zoning Map Amendment (C 050376 ZMM)

The proposed project also requires a zoning map amendment to permit the rehabilitation of Lot 37 and the new residential development. The zoning change also includes the parking lot on East 131st Street and Park Avenue and the church on East 132nd Street, both properties are not part of the development site.

This action would facilitate the rehabilitation of the existing building, currently situated within a C8-3 zoning district on the south-west corner of Park avenue and East 132nd Street. The zoning

change, from C8-3 to R7-2/C2-4 would also ensure that any future development of Lot 33 would be compatible with the proposed residential project.

C8-3 zoning districts permit a wide range of commercial uses such as automotive services and other heavy commercial services. Residential uses are not permitted. The proposed R7-2 allows medium density residential development (4.0 with the Quality Housing option) and community facility uses up to a 6.5.

The proposed C2-4 overlay permits local retail and service establishments and are intended to serve Use Groups 6 through 9 and 14 with a maximum commercial FAR of 2.0. Permitted uses include funeral homes, small lumber stores, business and trade schools and small bowling alleys.

ENVIRONMENTAL REVIEW

This application (C 050377 HAM), in conjunction with the application for the related action (C 050376 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 (CEQRA) Rules for procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQRA number is 05HPD003M. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on January 13, 2005.

UNIFORM LAND USE REVIEW

This application (C 050377 HAM), in conjunction with the application for the related action (C 050376 ZMM), was certified as complete by the Department of City Planning on April 25, 2005, and was duly referred to Community Board 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 May 17, 2005, and on that date, by a vote of 29 in favor, 3 opposed and 1 abstention approved the application with the following condition:

The development should include more two bedroom apartments than one bedroom apartments to accommodate East Harlem families.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application with the following condition:

The borough president supports the development of affordable housing especially in communities where a great deal of the housing developed has been out of the incomes ranges for the current residents. In supporting the All Saints Housing project, I must reiterate a concern of the Community Board that the housing unit sizes reflect the present community's needs. The most recent Census for CB 11 shows that 40.5% of the households are comprised of three or more persons; 24.8% are two-person households; and 34.5% are one person households. Considering this Census data I strongly recommend that HPD look to having more two and definitely three-bedroom units developed as part of these ULURP applications.

City Planning Commission Public Hearing

On June 8, 2005 (Calendar No. 6), the City Planning Commission scheduled June 22, 2005, for a public hearing on this application. The hearing was duly held on June 22, 2005 (Calendar No. 24), in conjunction with the public hearing on the application for the related action (C 050376 ZMM). There were two speakers who spoke in favor of the application and no speakers in opposition.

The sponsor of the project explained the proposed project. He described the proposed mix of tenants as sixty percent middle income and thirty percent formerly homeless families.

The project architect explained the site plan of the proposed project. He mentioned that the buildings would have a granite base and that offices, a community room and a laundry room would be on the first floor. He mentioned that there would be a passageway between the two new buildings. He also mentioned that the air conditioner grilles would match the color of the brick of the building.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed Urban Development Action Area designation and the project (UDAAP), and the disposition of city-owned property, in conjunction with the related action (C 050376 ZMM), are appropriate.

The requested UDAAP and disposition action, in conjunction with the related action would facilitate the development of three buildings containing 99 rental units for low-income and formerly homeless families. The proposed project would include the construction of two buildings and the rehabilitation of one existing building under the Department of Housing Preservation and Development's Cornerstone Program. Amenities would include two laundry rooms and a community room for tenant use. The two new building would share 1,887 square feet of landscaped open space which would consist of shrubs, trees, play equipment, benches, with tables and a seating area.

In addition to the requested UDAAP and disposition action, HPD seeks approval of a zoning map amendment from a C8-3 to an R7-2/C2-4 zoning district to permit lots 37, 40 and 49 to be developed for residential use. The creation of the C2-4 commercial overlay would allow convenience shopping and would not allow uses that are not compatible with residential uses.

The Commission believes that the proposed project would provide necessary affordable housing for persons in the area. Further, the project changed vacant city-owned property, 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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 53, 55 and 57 East 131st Street (Block 1756, Lots 30-32); 1948-52 Park Avenue (Block 1756, Lot 37); and 50, 52-54, 56 and 58 East 132nd Street (Block 1756, Lots 39-41 and 43), in Community District 11, 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 53, 55 and 57 East 131st Street (Block 1756, Lots 30-32); 1948-52 Park Avenue (Block 1756, Lot 37); and 50, 52-54, 56 and 58 East 132nd Street (Block 1756, Lots 39-41 and 43), 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 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 located at 53, 55 and 57 East 131st Street (Block 1756, Lots 30-32); 1948-52 Park Avenue (Block 1756, Lot 37); and 50, 52-54, 56 and 58 East 132nd Street (Block 1756, Lots 39-41 and 43), in Community District 11, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 050377 HAM).

The above resolution (C 050377 HAM), duly adopted by the City Planning Commission on July 27, 2005 (Calendar No.16), 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, Chairperson
KENNETH J. KNUCKLES, ESQ, Vice-Chair
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ANGELA R. CAVALUZZI, R.A., ALFRED C. CERULLO, III, RICHARD W. EADDY,
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KAREN A. PHILLIPS, DOLLY WILLIAMS, Commissioners