



CITY PLANNING COMMISSION

May 26, 2004/Calendar No. 32

C 040269 HUM

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the 1ST amendment to the Bradhurst Urban Renewal Plan for the Bradhurst Urban Renewal Area, Borough of Manhattan, Community District 10.

The application for the proposed amendment to the Bradhurst Urban Renewal Plan was filed by the Department of Housing Preservation and Development (HPD) on February 3, 2004. The requested action, in conjunction with the related actions, would facilitate the development of a new residential/commercial project within the Bradhurst Urban Renewal Area.

RELATED ACTIONS

In addition to the proposed amendment to the Bradhurst Urban Renewal Plan, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. **C 040270 ZMM:** Zoning Map Amendment from R8 and R7-2/C1-4, to C4-4D; and
2. **C 040271 HAM:** Urban Development Action Area designation and project approval, and disposition of city-owned property.

The proposed plan:

1. Changes the land use designation of Site 21A from Residential to Residential/ Commercial;
2. Imposes supplementary controls on Sites 21A, 21B and 21C that limit commercial development to no more than two stories and an FAR of 2;
3. Has been modified to conform to the current HPD language, terminology and methodology for urban renewal plans; and
4. Updates the timetable for the implementation of the Plan.

These changes would facilitate the development of an eleven-story, mixed-use building with 185 units of cooperative housing and retail space to be developed through HPD's Cornerstone Program.

BACKGROUND

The Department of Housing Preservation and Development (HPD) is seeking approval of an amendment to the Bradhurst Urban Renewal Plan, in conjunction with the related actions, to facilitate the development of a new mixed residential/commercial building in north Central Harlem's Bradhurst Urban Renewal Area.

HPD's Cornerstone Program is a new construction initiative that facilitates the development of new middle-income and market-rate housing, new local retail uses and provides space for new community facilities. The sites are primarily located along Frederick Douglass Boulevard and Manhattan Avenue in Central Harlem and along First and Fifth avenues in East Harlem. The site

to be developed is located on the north side of West 145th Street, between Frederick Douglass Boulevard and Bradhurst Avenue.

In order to achieve the overall development objective for this project, HPD seeks approval of three (3) actions: an amendment to the Bradhurst Urban Renewal Plan, a zoning map amendment to rezone Block 2045 from R8 and R7-2/C1-4 to C4-4D, and the approval of an Urban Development Action Area designation and project (UDAAP) and related disposition of city-owned property.

Approved by the City Council in April 1997, the Bradhurst Urban Renewal Plan (C 960467 HUM) 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 streets, Adam Clayton Powell Jr. Boulevard and Bradhurst/Edgecombe Avenue. Of the thirty-four (34) sites, twenty-nine (29) are designated for residential and/or commercial/residential uses, three are designated for community facility use and two are designated for open space.

The requested urban renewal action, in conjunction with the related actions, would facilitate the development of an eleven-story, mixed residential/commercial building with 185 co-op units targeted to middle-income families; 37,538 square feet of new commercial space to serve current and future Harlem residents and 73 parking spaces.

Area and Project Description

The project site is located on Block 2045, which is bounded by West 145th and West 146th streets, Frederick Douglass Boulevard and Bradhurst Avenue. Located in the Bradhurst Urban Renewal Area, the site comprises three urban renewal sites (Sites 21A, 21B and 21C) and several adjoining vacant properties (Block 2045, Lots 1- 4, 7-10, 18, 21 and 110) that total approximately 34,294 square feet.

The 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 linear 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) and can typically produce a 18 -21 story building with low lot coverage that is set back from the street. 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. R7-2 districts can typically produce 14 - 16 story buildings with low lot coverage that are set back from the street.

The project proposes an eleven-story contextual building that would provide 185 co-op units targeted to middle-income families and 37,538 square feet of commercial space to be placed on two levels. Open space would be provided in a common terrace area that serves as a rear yard, with some units having private terraces. The project would also provide 73 accessory parking

spaces, to be placed below-grade, and new street trees that will enhance and improve the surrounding streetscape.

The site is abutted by a five-story residential/commercial building (Block 2045, Lot 11) and two vacant city-owned lots (Block 2045, Lots 13 and 14) to be offered in a future Cornerstone Request for Proposals (RFP).

The surrounding neighborhood is residentially zoned (R8 and R7-2) and 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 public 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. The neighborhood is well served by mass transit, with subway access provided at West 145th Street and St. Nicholas Avenue. Bus service is also available on all major streets.

Over the past seven years, more than \$100 million in public and private funds have been invested in the area to redevelop city-owned property on neighboring blocks. Recent capital investment in the area includes the Hamilton, a 77-unit co-op building with ground floor retail space at the southwest corner of West 145th Street and Bradhurst Avenue and Bradhurst Court (a.k.a., Bradhurst URA, Site 17), a 126-unit co-op building with 52,000 square feet of ground

floor retail space including a 45,000 square-foot Pathmark supermarket, at West 145th Street and Frederick Douglass Boulevard.

Requested Actions

Urban Renewal Plan Amendment (C 040269 HUM)

HPD seeks approval of an urban renewal plan amendment to amend the Bradhurst Urban Renewal Plan (C 040269 HUM). The proposed project includes three urban renewal sites, Sites 21A, 21B and 21C. Sites 21B and 21C are designated for residential/commercial use; Site 21A is designated for residential use. The proposed amendment would redesignate Site 21A to residential/commercial use to enable the proposed project to achieve its overall commercial development objectives. In addition, the proposed urban renewal plan amendment would limit retail development on Sites 21A, 21B and 21C to no more than 2.0 FAR and two stories, to ensure that future commercial development on the entire project site is compatible with the area's local retail character. The proposed amendment would also update the Bradhurst Urban Renewal Plan development time line and the proposed amended plan conforms to the most recently approved HPD language, terminology and methodology.

Zoning Map Amendment (C 040270 ZMM)

In a concurrent action, HPD also seeks approval of a zoning map amendment to rezone Block 2045 from R8 and R7-2/C1-4 to C4-4D (C 040270 ZMM). The proposed rezoning area is

bounded by Frederick Douglass Boulevard, Bradhurst Avenue, and West 145th and West 146th streets. The area to be rezoned includes the project site, a five-story residential/commercial building and two vacant city-owned lots (Block 2045, Lots 13 and 14) to be offered in a future Cornerstone Request for Proposals (RFP).

The site is primarily located within an R8 district that extends 125 feet into the site from Bradhurst Avenue; the remaining 100 linear feet of the site are located within an R7-2/C1-4 zoning district. The rezoning area's current zoning allows residential, community facility and ground floor retail uses. Within the area to be rezoned, the R8-zoned area has a maximum residential FAR of 6.02 and a maximum community facility FAR of 6.5; the R7-2-zoned area has a maximum residential FAR of 3.44 and a maximum community facility FAR of 6.5. Along Frederick Douglass Boulevard, commercial uses are allowed up to 2.0 FAR.

The proposed rezoning to a C4-4D district would increase the maximum residential FAR to 6.02, the commercial FAR to 3.4, and allow commercial development on a portion of the site zoned for residential use. Community facilities would be allowed up to 6.5 FAR. The street wall could rise 60 - 85 feet before setback, with a maximum building height of 120 feet (approximately 9 - 11 stories). The proposed rezoning would enhance the residential and commercial development potential of the site by increasing the allowable residential density and allow a wider range of commercial uses than that which is currently allowed. The proposed rezoning would also allow two levels of retail use, a critical element of the proposed build program for this project.

Under C4-4D zoning regulations, the project would have to meet the requirements of the city's Quality Housing Program. The program regulations, which govern bulk and density, allowable lot coverage and required street wall height, promote development that would be consistent with the existing neighborhood context.

Proposed UDAAP and Disposition of City-owned Property (C 040271 HAM)

Additionally, HPD seeks approval of an Urban Development Action Area designation and project, and disposition of city-owned property (C 040271 HAM). The project site comprises eleven lots; ten lots are city-owned (Block 2045, Lots 1-4, 7, 9, 10, 18, 21 and 110) and one lot (Block 2045, Lot 8) is privately owned. City-owned Lots 1, 7 and 9, which received prior ULURP disposition approval, and private owned Lot 8 are subject to the proposed UDAAP action; the remaining lots, which are city-owned, are subject to the proposed UDAAP and related disposition action.

ENVIRONMENTAL REVIEW

This application (C 040269 HUM), in conjunction with the applications for the related actions (C 040270 ZMM and C 040271 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 04HPD007M. 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 30, 2004.

UNIFORM LAND USE REVIEW

This application (C 040269 HUM), in conjunction with the applications for the related actions (C 040270 ZMM and C 040271 HAM), was certified as complete by the Department of City Planning on February 9, 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 held a public hearing on this application on April 7, 2004, and on that date, by a vote of 31 to 0 with 0 abstentions, adopted a resolution recommending approval of the application, with the following conditions:

- Gotham/ Richman use locally based marketing groups
- Gotham/ Richman conduct marketing seminars within CB 10
- Gotham/ Richman utilize locally based professionals (engineers, landscape architects, construction managers, general contractors, subcontractors, other buildings trade professionals)
- Gotham/ Richman be responsible for sanitation / health concerns of the site (snow/ ice removal, weekly lot cleaning, rodent baiting, fence repairing)
- The buildings must be 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
- That parking facilities be expanded from the proposed maximum

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on April 21, 2004.

City Planning Commission Public Hearing

On April 28, 2004, (Calendar No. 5), the City Planning Commission scheduled May 12, 2004, for a public hearing on this application (C 040269 HUM) in conjunction with the related applications (C 040270 ZMM and C 040271 HAM). The hearing was duly held on May 12, 2004 (Calendar No. 17), in conjunction with the public hearings on the applications for the related actions. There were three speakers in favor and no speakers in opposition.

Those speaking in favor included a representative from the Department of Housing Preservation and Development (HPD), the selected developer and the project's architect.

The representative from HPD gave a brief overview of the Cornerstone Program and introduced the project team. The developer provided information on the proposed build program, apartment distribution and retail space. Further, the developer informed the Commission that they are aware of the community board's concerns regarding employment, housing affordability, project marketing, building design and site maintenance. Accordingly, the developer reiterated his commitment to work with the community board to address these issues. The architect presented the project in more detail, describing the project's programmatic requirements, proposed massing and site plans.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed amendment to the Bradhurst Urban Renewal Plan, in conjunction with the related actions, is appropriate.

The proposed amendment to the Bradhurst Urban Renewal Plan (C 040269 HUM), in conjunction with the related actions would facilitate the development of the proposed West 145th Street Cornerstone Project, a new eleven-story, mixed residential/ commercial building to be developed under the city's Cornerstone Program.

In addition to the requested urban renewal action, HPD seeks approval of a zoning map amendment to rezone Block 2045 from R8 and R7-2/C1-4 to C4-4D (C 040270 ZMM), the approval of an Urban Development Action Area designation and project, and related disposition of city-owned property (C 040271 HAM).

The Cornerstone project site is located on Block 2045, which is bounded by West 145th and West 146th streets, Frederick Douglass Boulevard and Bradhurst Avenue. Located in the Bradhurst Urban Renewal Area, the site comprises three urban renewal sites (Sites 21A, 21B and 21C) and several adjoining vacant properties (Block 2045, Lots 1- 4, 7-10, 18, 21 and 110) that total approximately 34,294 square feet. The site includes eleven tax lots, of which ten are city-owned. Upon completion, the proposed project would provide 185 co-op units to serve middle-income families; 37, 538 square feet of retail space to serve current and future residents, and 73 parking spaces.

The Commission believes that the proposed amendment to the Bradhurst Urban Renewal Plan is appropriate. At present, Site 21A is designated for residential use; Sites 21B and 21C are designated for residential/commercial use. The proposed amendment would redesignate Site 21A to residential/commercial use to enable the proposed project to achieve its overall commercial development objectives. In addition, the proposed urban renewal plan amendment would include supplementary controls to limit retail development on Sites 21A, 21B and 21C to no more than 2.0 FAR and two stories, to ensure that future commercial development on the entire project site is compatible with the area's local retail character. Further, the Plan has been

modified to conform to the current HPD language, terminology and methodology for urban renewal plans, and its development and implementation time line has been updated.

The Commission believes that the proposed rezoning of Block 2045, which includes the proposed Cornerstone project site, from R8 and R7-2/C1-4 to C4-4D is appropriate. The proposed project site is located in R8 and R7-2/C1-4 districts. The area to be rezoned includes the project site, a five-story residential/commercial building and two vacant city-owned lots.

The proposed rezoning to a C4-4D district would increase the maximum residential FAR to 6.02, the commercial FAR to 3.4, and allow commercial development on a portion of the site zoned for residential use. Community facilities would be allowed up to 6.5 FAR. The street wall could rise 60 - 85 feet before setback, with a maximum building height of 120 feet (approximately 9 - 11 stories). The proposed rezoning would enhance the residential and commercial development potential of the site by increasing the allowable residential density and allow a wider range of commercial uses than that which is currently allowed. The proposed rezoning would also allow two levels of retail use, a critical element to the economic viability of this project.

With regards to commercial development, the Commission notes that the proposed urban renewal plan amendment would limit retail development on Sites 21A, 21B and 21C to no more than 2.0 FAR and two stories, which is lower than the 3.4 commercial FAR permitted under the proposed C4-4D zoning district regulations. However, the Commission believes, given the area's predominant low to mid-rise residential character, that the proposed supplementary

controls are necessary to ensure that future commercial development on the entire project site is compatible with the area's local retail character.

HPD also seeks approval of an Urban Development Action Area designation and project, and disposition of city-owned property (C 040271 HAM). The project site comprises eleven lots; ten lots are city-owned (Block 2045, Lots 1-4, 7, 9, 10, 18, 21 and 110) and one lot (Block 2045, Lot 8) is privately owned. City-owned Lots 1, 7 and 9, which received prior ULURP disposition approval, and private owned Lot 8 are subject to the proposed UDAAP action; the remaining lots, which are city-owned, are subject to the proposed UDAAP and related disposition action. The Commission notes the concerns of the Community Board regarding other issues related to this project such as construction jobs, project marketing, site maintenance, building design and community participation as the project proceeds toward completion. While these issues are not within the purview of the actions before the Commission, the Commission strongly encourages HPD and the selected developer to keep the Community Board, Borough President and community residents apprised of, and to the extent practicable, involved in the project as it proceeds.

The Commission believes the West 145th Street Cornerstone project would provide new affordable housing and retail development in north Central Harlem. The project complements ongoing public and private redevelopment efforts on neighboring blocks and underscores the city's commitment to redevelop the Bradhurst Urban Renewal Area and the West 145th Street

commercial corridor. The Commission, therefore, believes that the proposed amendment to the Bradhurst Urban Renewal Plan, in conjunction with the related actions, is appropriate.

RESOLUTION

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

RESOLVED, that the City Planning Commission finds that the Amended Urban Renewal Plan for the Bradhurst Urban Renewal Area is an appropriate plan for the area involved; and

The City Planning Commission certifies that the Amended Urban Renewal Plan for the Bradhurst Urban Renewal Area complies with provisions of Section 502, Article 15 of the General Municipal Law of New York State, conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives; and

The Commission further certifies that the Amended Urban Renewal Plan for the Bradhurst Urban Renewal Area is in conformity with the findings and designation of the Bradhurst Urban Renewal Area as adopted by the City Planning Commission on March 5, 1997. The Commission certifies its unqualified approval of the Amended Urban Renewal Plan for the Bradhurst Urban Renewal Area, pursuant to Section 505, Article 15 of the General Municipal Law of New York State; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, the Uniform Land Use Review Procedure, and Section 505, Article 15 of the General Municipal Law of New York State, and after due consideration of the appropriateness of this action, that the Amended Urban Renewal Plan for the Bradhurst Urban Renewal Area, Community District 10, Borough of Manhattan, submitted by the Department of Housing, Preservation and Development on February 3, 2004, is approved.

The above resolution (C 040269 HUM), duly adopted by the City Planning Commission on May 26, 2004 (Calendar No. 32), 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., RICHARD W. EADDY,
ALEXANDER GARVIN, CHRISTOPHER KUI, JOHN MEROLO,
KAREN A. PHILLIPS, DOLLY WILLIAMS, **Commissioners**