



## **CITY PLANNING COMMISSION**

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November 19, 2003/Calendar No. 8

C 030528 HDM

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**IN THE MATTER OF** an application, submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, located at 434, 436, 440 and 446 Manhattan Avenue (Block 1945, Lots 18, 20, 21 and 45), within the Harlem Gateway Urban Renewal Area (p/o Site 102), to a developer to be selected by HPD, Borough of Manhattan, Community District 10.

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The application for the disposition of city-owned property was filed by Department of Housing Preservation and Development on June 12, 2003, to dispose of city-owned property comprising a portion of Site 102 within the Harlem Gateway Urban Renewal Area. The proposed disposition would facilitate the development, through HPD's Cornerstone Program, of approximately 125 units of units of housing.

### **BACKGROUND**

The Department of Housing Preservation and Development (HPD) seeks disposition approval to facilitate the development of a new eight-story residential building, under the city's Cornerstone Program. The properties to be disposed are located in Central Harlem, Manhattan Community District 10.

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 in Central Harlem and along First and Fifth avenues in East Harlem. The site to be disposed is located on the east side of Manhattan Avenue between West 118<sup>th</sup> and West 119<sup>th</sup> streets.

The proposed action would facilitate the Manhattan Avenue Cornerstone Project, a new eight-story residential building. The building would have 125 moderate and middle-income rental units, and 32 on-site accessory parking spaces to be placed below grade. The project would also provide landscaped areas for passive open space, and include new street trees that will enhance and improve the surrounding streetscape.

The project site has an area of 20,000 square feet comprising four city-owned vacant lots (Block 1945, Lots 18, 20, 21 and 45, i.e., the disposition area) and three private-owned lots (Block 1945, Lots 19, 46 and 47) that are owned by the developer for this project.

Formerly zoned R7-2 (3.44 FAR), the disposition area was recently rezoned to R7A (4.0 F.A.R.), as part of the Frederick Douglass Boulevard Rezoning ( C 030436 ZMM), a Department of City Planning rezoning initiative. It is also situated on a portion of Site 102 in the Harlem Gateway Urban Renewal Area. Site 102 encompasses Block 1945, which is bounded by West 118<sup>th</sup> and West 119<sup>th</sup> streets, Frederick Douglass Boulevard and Manhattan Avenue. Designated for residential use, the proposed project is consistent with the urban renewal plan.

The disposition area is adjoined by a formerly city-owned site (Block 1945, Lots 22-28, 37-43), on which 48, four-story townhouses are currently under construction by the same developer for this project. The remaining vacant land on this block, located along Frederick Douglass Boulevard, will be offered through future Cornerstone Request for Proposals (RFP).

The surrounding neighborhood has a mix of three, four, five-and six-story residential buildings, community facilities and vacant lots. Many vacant properties in the area have been recently included in City-sponsored development programs, such as Cornerstone. Neighboring schools include Wadleigh Intermediate and High School, on West 114<sup>th</sup> Street between Adam Clayton Powell Jr and Frederick Douglass boulevards, and Public School 113, at West 113<sup>th</sup> Street between Adam Clayton Powell Jr and Frederick Douglass boulevards. The project site is served by the IND Eighth Avenue subway line, which stops at West 116<sup>th</sup> Street and Frederick Douglass Boulevard, and by several bus lines, which also run along Frederick Douglass Boulevard and West 116<sup>th</sup> Street. Local shopping is available at West 116<sup>th</sup> Street, between Frederick Douglass and Malcolm X boulevards.

## **ENVIRONMENTAL REVIEW**

This application (C 030528 HDM) 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 03HPD009M. The lead agency is Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on May 20, 2003.

## **UNIFORM LAND USE REVIEW**

This application (C 030528 HDM) was certified as complete by the Department of City Planning on June 30, 2003, 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 3, 2003, and on that date, by a vote of 34 to 0 with 1 abstention, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on October 1, 2003.

### **City Planning Commission Public Hearing**

On October 8, 2003 (Calendar No. 3), the City Planning Commission scheduled October 22, 2003 for a public hearing on this application (C 030528 HDM). The hearing was duly held on October 22, 2003 (Calendar No. 10).

One speaker, a representative from HPD, testified in favor.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the application for the proposed disposition of city-owned property, located at 434, 436, 440 and 446 Manhattan Avenue (Block 1945, Lots 18, 20, 21 and 45), is appropriate.

The requested action would facilitate the development of the Manhattan Avenue Cornerstone Project, a new eight-story residential building. The building would have 125 moderate and middle-income rental units, and 32 on-site accessory parking spaces to be placed below grade. The project would also provide landscaped areas for passive open space, and include new street trees that will enhance and improve the surrounding streetscape.

The area to be disposed is located on the east side of Manhattan Avenue between West 118<sup>th</sup> and West 119<sup>th</sup> streets (Block 1945, Lots 18, 20, 21 and 45). The proposed disposition area adjoins three private-owned lots (Block 1945, Lots 19, 46 and 47) that are owned by the developer for this project.

The Commission notes that the disposition area comprises a portion of Site 102 in the Harlem Gateway Urban Renewal Area. Site 102 is designated for residential use and the proposed Cornerstone project is consistent with the urban renewal plan.

The requested action is part of an ongoing city effort to redevelop vacant city-owned property and return it to productive use, while expanding affordable housing opportunities for Harlem

residents. The Commission, therefore, believes that the proposed disposition of city-owned property is appropriate.

## **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the proposed disposition of city-owned property, located at 434, 436, 440 and 446 Manhattan Avenue (Block 1945, Lots 18, 20, 21 and 45) conforms to the objectives and provisions of the Harlem Gateway Urban Renewal Plan, ( C 000546 HUM), approved by the City Planning Commission on December 27, 2000, 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 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 434, 436, 440 and 446 Manhattan Avenue (Block 1945, Lots 18, 20, 21 and 45), within the Harlem Gateway Urban Renewal Area (p/o Site 102), to a developer to be selected by HPD, Borough of Manhattan, Community District 10, is approved.

The above resolution (C 030528 HDM), duly adopted by the City Planning Commission on November 19, 2003 (Calendar No. 8), 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,  
JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO,  
KAREN B. PHILLIPS, DOLLY WILLIAMS, **Commissioners**