

CITY PLANNING COMMISSION

October 22, 2003/Calendar No. 25

C 030535 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 121-123, 125-127, 129 and 133 East 115th Street (Block 1643, Lots 10, 12-14), 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 a five-story building, tentatively known as XXXX XXXX, with approximately 44 units for women and children who are mobility, visually or hearing impaired. Borough of Manhattan, Community District 11.

Approval of three separate matters is required:

1. The designation of property located at 121-123, 125-127, 129 and 133, Block 1643, Lots 10, 12-14 in the Borough of Manhattan, as an Urban Development Action Area;
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 UDAAP designation and project approval, and the disposition of city-owned

property was submitted by the Department of Housing, Preservation and Development on June 19, 2003.

Approval of this application would facilitate construction of one five-story building containing 44 dwelling units for women and children who are mobility, visually or hearing impaired. The proposed project is tentatively known as XXXX XXXX.

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

The Disposition Area consists of underutilized vacant land 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, insanitary and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Disposition 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 seeks approval of an Urban Development Action Area designation and project, and the disposition of city-owned property to facilitate the development of a five-story building tentatively known as XXXX XXXX.

The project site is located on the north side of East 115th Street between Park and Lexington avenues in East Harlem, Manhattan, Community District 11.

The subject site is located within an R7-2 zoning district which allows residential development up to a 3.44 FAR and community facility uses up to 6.5 FAR. The block also has C1-4 commercial overlays mapped on Park and Lexington avenues, and East 116th Street. The project site is comprised of four (4) city-owned vacant lots that total approximately 13,236 square feet and is located on a block that is primarily residential in character. Additionally, residential buildings with ground floor retail uses are located along East 116th Street, Park and Lexington avenues. The surrounding area is also primarily residential with the New York City Housing Authority's (NYCHA) James Weldon Johnson and Thomas Jefferson Houses to the south, and with the Wagner Houses to the north.

The requested actions would facilitate the development of XXXX XXXX which will be built under the State's Homeless Housing Assistance Program. The proposed project consists of one five-story building which would provide approximately 44 units for women and children who are mobility, visually or hearing impaired, who have been made homeless and are in need of emergency shelter. The proposed development is located within the midblock of East 115th Street between Park and Lexington avenues. Proposed amenities would include common and special use rooms, a child care room, a laundry room and a private recreation space for both adults and children.

The site is well served by public transportation, with bus service along major avenues. Subway service is provided at East 116th Street and Lexington Avenue by the IRT # 6 train. Convenience

shopping is located along East 116th Street, and along Lexington Avenue.

ENVIRONMENTAL REVIEW

This application (C 030535 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 030535 HAM) was certified as complete by the Department of City Planning on June 30, 2003, and was duly referred to Community Board 11 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 August 19, 2003, and on that

date, by a vote of 27 to 2 with 3 abstentions, adopted a resolution recommending approval of the application with the following condition:

Manhattan Community Board 11 residents must occupy 30% of the residential units.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on September 2, 2003.

City Planning Commission Public Hearing

On September 10, 2003 (Calendar No. 3), the City Planning Commission scheduled September 24, 2003, for a public hearing on this application (C 030535 HAM). The hearing was duly held on September 24, 2003 (Calendar No. 11). There was one speaker in favor of the application, and no speakers in opposition to the project.

The project sponsor spoke in favor of the project and described the proposed project as a residential facility that would have 44 units of transitional housing for 86 individuals. He explained that thirty percent of the tenants would come from Community Board 11 and that they intend to make every effort to get people from a variety of programs. None of the future residents would come from shelters and that the typical stay would last for three to four months. He further explained that the proposed site is ideal for the proposed project because it provides the necessary community building blocks for the proposed program. More specifically,

shopping is located around the corner, which lets residents learn and practice independent living.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for the UDAAP area designation and project approval and the disposition of city-owned property, is appropriate.

The proposed project, XXXX XXXX, would be located on the north side of East 115th Street between Park and Lexington avenues. Situated within an R7-2 zoning district, the project site consists of four (4) vacant city-owned lots (Block 1643, Lot 10, 12-14) totaling approximately 13,236 square feet.

The proposed project would include one five-story building which would be built under the State's Homeless Housing Assistance Program and would provide 44 units of transitional housing for women and children who are mobility, visually or hearing impaired, deaf or blind and who have been made homeless and are in need of emergency housing. With regard to the issue raised by Community Board 11, the sponsor mentioned that they would make every effort to accommodate the concerns of the Board.

The Commission believes that the proposed project would provide necessary temporary housing for homeless women and children with special needs. Further, the project would develop vacant

city-owned property, returning it 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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 121-123, 125-127, 129 and 133 East 115th Street (Block 1643, Lots 10, 12-14), 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 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 121-123, 125-127, 129 and 133 East 115th Street (Block 1643, Lots 10, 12-14), as an Urban Development Action Area, and

- b) an Urban Development Action Area Project for such property;

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; 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 121-123, 125-127, 129 and 133 East 115th Street (Block 1643, Lots 10, 12-14), Community District 11, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved. (C 030535 HAM).

The above resolution (C 030535 HAM), duly adopted by the City Planning Commission on October 22, 2003 (Calendar No.25), 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, JANE D. GOL., CHRISTOPHER KUI,
JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS,
Commissioners