



**CITY PLANNING COMMISSION**

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January 25, 2006/Calendar No. 6

C 060140 HAM

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**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 2183-2193 Adam Clayton Powell Boulevard, (Block 1914, Lots 2-4, 63, 64 and 163), 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 selected by HPD;

to facilitate the development of a 7-story mixed-use building, tentatively known as Salem House, with approximately 48 residential units, to be developed under the Department of Housing Preservation and Development’s Mixed Income Rental Program, Borough of Manhattan, Community District 10.

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Approval of three separate matters is required:

- 1. The designation of property located at 2183-2193 Adam Clayton Powell Boulevard, (Block 1914, Lots 2-4, 63, 64 and 163), as an Urban Development Action Area; and
- 2. An Urban Development Action Area Project for such area; and
- 3. The disposition of such property to a developer selected by HPD.

The application for the Urban Development Action Area designation and project, and disposition of city-owned property was submitted by the Department of Housing Preservation and Development on September 19, 2005.

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

The Project Area consists of underutilized vacant lots that 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 these 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 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 (HPD) is seeking approval of an Urban Development Action Area designation and project, and related disposition of city-owned property to facilitate the development of a new seven-story, mixed-use building under HPD's Mixed Income Rental Program (MIRP). The proposed housing site is located on Adam Clayton Powell Jr Boulevard between West 129<sup>th</sup> and West 130<sup>th</sup> streets in Central Harlem, Manhattan Community District 10.

The proposed site, 2183-2193 Adam Clayton Powell Jr. Boulevard (Block 1914, Lots 2, 3, 4, 63, 64 and 163), comprises six city-owned vacant lots located on the east side of Adam Clayton Powell Jr. Boulevard between West 129<sup>th</sup> and West 130<sup>th</sup> streets. Zoned R7-2/C1-4, the site has an area of 11,411 square feet.

Under HPD's Mixed Income Rental Program (MIRP), sponsors purchase land or vacant buildings and construct or rehabilitate multi-family units in order to create affordable rentals, with a set aside of up to 30% of the units for formerly homeless families. HPD will provide a

direct subsidy of up to \$50,000 per unit to leverage construction and permanent financing from sources such as private institutional lenders, tax-exempt bond financing, and the syndication of low-income housing tax credits. The sponsor must be a not-for-profit organization or the project must include one as one of the principals.

The requested actions would facilitate the development of Salem House, a seven-story mixed-use building, to be built under the Quality Housing Program. Salem House would have 48 rental units targeted to low/moderate-income families, with 14 units set aside for formerly homeless families; 5,345 square feet of ground floor retail space and 520 square feet of community facility space. Salem House would also provide 3,472 square feet of landscaped, rear yard open space and new street trees to improve the adjoining streetscape.

The site abuts four and five-story residential buildings. The block and surrounding neighborhood have a mix of three-story brownstones, four to six-story multi-family buildings, community facilities and scattered vacant lots. The St. Nicholas Houses, a NYCHA development comprising thirteen 14-story buildings, faces the project site on the west side of Adam Clayton Powell Jr. Boulevard between West 127<sup>th</sup> and West 131<sup>st</sup> streets. The project site is served by several local bus routes that run along Adam Clayton Powell Jr. Boulevard, and West 125<sup>th</sup> and West 135<sup>th</sup> streets. Subway service is provided by the IRT Seventh Avenue (Nos. 2 and 3) line, which runs along Malcolm X Boulevard and stops at West 125<sup>th</sup> and West 135<sup>th</sup> streets. Local convenience shopping is primarily available along portions of Adam Clayton Powell Jr. Boulevard, and West 125<sup>th</sup> Street and West 135<sup>th</sup> streets.

## **ENVIRONMENTAL REVIEW**

This application ( C 060140 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 for 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 060140 HAM) was certified as complete on September 26, 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 November 2, 2005 and on that date, by a vote of 22 in favor, 10 opposed and one abstention adopted a resolution recommending the approval of the application with the following conditions:

The developer use locally based marketing groups and conduct marketing seminars within CB 10

The developer utilize locally based professionals (engineers, landscape architects, construction managers, general contractors, subcontractors, other building trade professionals, realtors, banks, etc.)

The commercial spaces be sized and priced to accommodate small local-based entrepreneurs

The community have a meaningful collective voice in the commercial tenant selection and that the process favor local owned small businesses

A working group be established and meet regularly to address the unresolved signage, rooftop mechanicals, esthetics, gating, lighting, design (particularly the cornice) and facade issues

The 50% community preference include the Tier 2 homeless set-asides in the project and reasonable efforts be made to find homeless families from Central Harlem

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation on November 28, 2005 approving the application.

### **CITY PLANNING PUBLIC HEARING**

On December 19, 2005, (Calendar No. 29), the City Planning Commission scheduled January 11, 2006 for the public hearing on this application (C 060140 HAM). The hearing was duly held on January 11, 2006 (Calendar No. 28). There were four speakers in favor of this application and none in opposition.

Those speaking in favor included a representative from HPD, who described the proposed income mix. The project's developer, sponsor and architect presented the project in detail, describing the proposed design and programmatic framework.

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, are appropriate.

The proposed site, 2183-2193 Adam Clayton Powell Jr. Boulevard (Block 1914, Lots 2, 3, 4, 63, 64 and 163), comprises six city-owned vacant lots located on the east side of Adam Clayton Powell Jr. Boulevard between West 129<sup>th</sup> and West 130<sup>th</sup> streets. Zoned R7-2/C1-4, the site has an area of 11,411 square feet.

The requested actions would facilitate the development of Salem House, a new seven-story mixed-use building. Salem House would have 48 rental units targeted to low/moderate-income families, with 14 units set aside for formerly homeless families; 5,345 square feet of ground floor retail space and 520 square feet of community facility space. Salem House would also provide 3,472 square feet of landscaped, rear yard open space and new street trees to improve the adjoining streetscape.

In response to concerns raised by Community Board 10 regarding the inclusion of Tier II homeless set-asides in the project, the Department of Housing Preservation and Development, in a letter dated January 18, 2006, stated that units set aside for homeless families are rented in coordination with HPD's Homeless Rental Unit and the Department of Homeless Services (DHS). The letter further stated that "At this time, it is the policy of DHS to select qualified applicants from all five boroughs. Therefore, we expect that the fourteen (14) units in this project that are being set aside for formerly homeless families will be selected on a city-wide basis."

The Commission believes the proposed project would provide new housing for low and moderate-income Harlem residents, as well as provide permanent housing for formerly homeless families. Further, the project complements ongoing public and private redevelopment efforts on neighboring blocks. The Commission, therefore, believes that the proposed Urban Development Action Area designation and project (UDAAP), and related disposition of city-owned property are appropriate.

## **RESOLUTION**

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of property located at 2183-2193 Adam Clayton Powell Boulevard, (Block 1914, Lots 2-4, 63, 64 and 163), 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 2183-2193 Adam Clayton Powell Boulevard, (Block 1914, Lots 2-4, 63, 64 and 163), 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; 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 2183-2193 Adam Clayton Powell Boulevard, (Block 1914, Lots 2-4, 63, 64 and 163), Community District 10, Borough of



Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 060140 HAM).

The above resolution (C 060140 HAM), duly adopted by the City Planning Commission on January 25, 2006 (Calendar No. 6) 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,  
JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI,  
JOHN MEROLO, DOLLY WILLIAMS, **Commissioners**

KAREN A. PHILLIPS, **Commissioner Abstaining**