



CITY PLANNING COMMISSION

April 28, 2004/Calendar No.17

C 040032 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 at 28 and 28A Bradhurst Avenue (Block 2044, Lots 4 and 122) as an Urban Development Action Area;
 - 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 28A Bradhurst Avenue (Block 2044, Lot 122) to a developer to be selected by HPD;

to facilitate the development of a playlot/garden accessory to an adjacent residential building located at Bradhurst Avenue, Borough of Manhattan, Community District 10.

Approval of three separate matters is required:

1. The designation of 28 and 28A Bradhurst Avenue (Block 2044, Lots 4 and 122 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 28A Bradhurst Avenue (Block 2044, Lot 122) to a developer to be selected by HPD.

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

and Development on November 19, 2003.

Approval of this application would facilitate the development of a playlot/garden accessory to an adjoining residential building on the site as described above. The proposed project is tentatively known as Bradhurst Open Space.

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

The project 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 protect and promote sound growth and development. The project site is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible as 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 playlot/garden accessory to an adjacent residential building. The project site comprises two city-owned vacant lots located on the east side of Bradhurst Avenue between West 143 and West 144th streets (Block 2044, Lots 4 and 122), in Central Harlem, Manhattan, Community Board 10.

The adjoining building (Lot 22), was rehabilitated under the city's Participation Loan Program to

provide 24 units of affordable housing. The proposed project would be accessory open space for the residential building.

The block is primarily residential with commercial and ground floor retail space along West 145th and along Frederick Douglass Boulevard. The block is characterized by mid-rise old tenements, and scattered commercial uses. Lots 10, 11 and 12 are located on the west side of Frederick Douglass Boulevard on the same block and are city-owned vacant lots under construction to provide 12 low to moderate income units under the Vacant Buildings 2000 Program.

The surrounding neighborhood is predominantly residential with commercial and ground floor retail uses along West 145th Street and Frederick Douglass Boulevard. Both sides of Bradhurst Avenue are primarily residential. HPD has programmed most of the vacant property in the immediate area through such programs as the Cornerstone Program, the City Homes Program and the Vacant Buildings 2000 Program.

Lot 4 was previously approved for disposition on March 5, 2000 (C 990008 PPM, Calendar No. 20). The lot requires UDAAP designation and project approval, only. Lot 122 requires UDAAP designation and project approval and the disposition of city-owned property.

The proposed project would provide accessory open space to the adjoining residential building at 30 Bradhurst Avenue.

The building was renovated under the city's Participation Loan Program to provide 24 units of affordable housing.

The requested action would facilitate the development of approximately 3,210 square feet of accessory open space, which would include a playground area, trees, shrubbery and passive seating areas. The open space would be open only to residents of the building. The newly created open space would be approximately seven feet below the grade of the street. It would be accessed through the cellar of 30 Bradhurst Avenue. The outdoor stairwell, on the western edge of the site, would serve as an emergency exit for the building and the open space.

ENVIRONMENTAL REVIEW

This application (C 040032 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 Environmental Quality Review (CEQR) Rules for procedure of 1991 and Executive Order No. 91 of 1977.

The designated CEQR number is 02HPD021M. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential impact of the proposed action, a Negative Declaration was issued on May 21, 2002.

UNIFORM LAND USE REVIEW

This application (C 040032 HAM) was certified as complete on December 1, 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 February 4, 2004 by a vote of 31 in favor, 0 opposed and 1 abstention adopted a resolution recommending the approval of the application subject to the following condition:

The playlot is for the usage of the residents of 30 Bradhurst Avenue (Block 2044, Lots 4 and 122). The playlot is for the usage of the residents of 30 Bradhurst Avenue and the support is conditional on the developers exploring the feasibility of improving the entrance level of the playlot (which is currently below grade).

Borough President Recommendations

This application was considered by the Borough President, who issued a recommendation on March 9, 2004 approving the application.

CITY PLANNING PUBLIC HEARING

On March 10, 2004 (Calendar No.21), the City Planning Commission scheduled March 24, 2004 for the public hearing on this application (C 040032 HAM). The hearing was duly held on March 24, 2004 (Calendar No. 6). There was one speaker in support of the project and none in

opposition. The developer spoke in support of the application and explained that the raising of the open space to street level, would be cost prohibitive.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for the proposed Urban Development Action Area designation and project, and the disposition of city-owned property, is appropriate.

The proposed project is located on the east side of Bradhurst Avenue between West 143rd and West 144th streets. Situated within an R7-2 zoning district, the site comprises two city-owned vacant lots, (Block 2044, Lots 4 and 122) having an area of approximately 3,210 square feet.

Lot 4 was previously approved for disposition on March 5, 2000 (C 990008 PPM, Calendar No. 20), with the recommendation that it should be disposed pursuant to zoning. The lot requires UDAAP designation and project approval, only. Lot 122 requires UDAAP designation and project approval and the disposition of city-owned property.

The Commission notes that the proposed playlot/garden would be accessory to 30 Bradhurst Avenue which was rehabilitated under the city's Participation Loan Program to provide 24 units of affordable housing. The Commission believes that the proposed project complements and enhances the adjoining building, which was recently rehabilitated and occupied.

The proposed project is part of an ongoing effort to redevelop vacant city-owned property and return it to productive use, while improving the quality of life for Harlem residents. The Commission, therefore, believes that the proposed project 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 property located at 28 and 28A Bradhurst Avenue (Block 2044, Lots 4 and 122), 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 RESOLVED, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies unqualified approval of the following matters

pursuant to the Urban Development Action Area Act:

- a. The designation of 28 and 28A Bradhurst Avenue (Block 2044, Lots 4 and 122), 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 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 28A Bradhurst Avenue

(Block 2044, Lot 122), Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 040032 HAM).

The above resolution (C 040032 HAM), duly adopted by the City Planning Commission on April 28, 2004 (Calendar No.17), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-c of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice Chairman
ANGELA BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
RICHARD W. EADDY, ALEXANDER GARVIN, JANE D. GOL.,
JOHN MEROLO, KAREN PHILLIPS, DOLLY WILLIAMS, Commissioners