



CITY PLANNING COMMISSION

April 11, 2007/Calendar No. 16

C 070258 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 2735 Frederick Douglass Boulevard (Block 2045; Lot 13) 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 such property to a developer selected by HPD;

to facilitate development of a building, with 7 and 9 story elements, tentatively known as West 146th Condominiums, with approximately 34 residential units, and commercial uses, Borough of Manhattan, Community District 10.

Approval of three separate matters is required:

1. The designation of property located at 2735 Frederick Douglass Boulevard (Block 2045; Lot 13) in the Borough of Manhattan as an Urban Development Action Area;
2. An Urban Development Action Area Project for such area; and
3. The disposition of property located at 2735 Frederick Douglass Boulevard (Block 2045, Lot 13) to a developer selected by HPD.

The application for the Urban Development Action Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on December 21, 2006.

Approval of this application would facilitate the development of a multi-story building, tentatively known as 146th Street Condominiums, with approximately 34 condominium units, approximately 4,357 square feet of commercial use, and approximately 1,215 square feet of landscaped open space located on the second floor above the commercial space. The Department

of Housing Preservation and Development states in its application that:

The Project Area consists of underutilized vacant property that 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 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) seeks approval of an Urban Development Action Area Project (UDAAP) designation, project approval, and disposition of one city-owned property for a site located at 2735 Frederick Douglass Boulevard. The project site is located in Central Harlem within Community District 10 and is zoned C4-4D.

The project site has a lot area of approximately 6,300 square feet. The proposed project, tentatively known as 146th Street Condominiums, consists of a multi-story building with 34 condominium housing units. The 34 units are composed of approximately eighteen (18) one-bedroom units (including a superintendent's) and sixteen (16) two-bedroom units. The project will also include approximately 4,357 square feet of commercial space, and approximately 1,215 square feet of landscaped open space. This project will be developed pursuant to the Quality Housing Program.

The project site is comprised of one city-owned property (Block 2045; Lot 13) and one adjacent private property (Block 2045; Lot 14), which is not subjected to the actions related to this application. Both lots are currently vacant. Other uses on the block include the Langston, an

HPD sponsored, new construction residential condominium project of 180 units and a five story residential building. The predominant use in the area is residential with commercial uses along Frederick Douglass Boulevard. The project site is served by the IND Eight Avenue subway lines, which stop at West 145th Street and there is the Bx19 that runs along Frederick Douglass Boulevard and West 145th Street.

ENVIRONMENTAL REVIEW

This application (C 070258 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 05HPD020M. 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 October 12, 2006.

UNIFORM LAND USE REVIEW

This application (C 070258 HAM) was certified as complete by the Department of City Planning on January 8, 2007, and was duly referred to Manhattan 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 March 7, 2007, and on that date, by a vote of 17 to 15 with 0 abstentions, adopted a resolution recommending disapproval of the application.

Borough President Recommendation

This application was considered by the Manhattan Borough President who issued a recommendation approving the application on March 21, 2007.

City Planning Commission Public Hearing

On March 14, 2007 (Calendar No. 9), the City Planning Commission scheduled March 28, 2007 for a public hearing on this application (C 070258 HAM). The hearing was duly held on March 28, 2007 (Calendar No. 36). There were four speakers in favor and one in opposition.

A representative from HPD spoke in favor of the proposed project. She described the history of the selection of the developer, and explained that the proposed project would not include any HPD or HDC subsidies and that the proposed project would be privately financed. She also mentioned that a lottery process will be used to select the tenants for the affordable units and that there are HPD programs available for mortgage down-payment assistance.

The developer and the architect for the proposed project also spoke. The developer described the proposed project and stated the proposed pricing for the respective condominium units. The architect described the project and the building materials that they are proposing to use.

Additionally, the Director of Land Use for the Borough President's Office also spoke in favor and restated the Borough President's recommendation.

There was one speaker from the Harlem Platform Committee who spoke in opposition of the proposed project. She stated that the proposed project did not meet the direct needs of the community and that the sale prices of the condominiums would not be affordable to the residents of Central Harlem.

There were no other speakers on the application and the hearing was closed.

CONSIDERATION

The Commission believes that the application for disposition of one city-owned property located at 2735 Frederick Douglass Boulevard (Block 2045, Lot13) to facilitate the development of residential condominiums, with commercial space, is appropriate.

The Commission notes that the proposed project will provide housing opportunities within Community District 10 that will allow the residents to become owners rather than renters. Additionally, the proposed project contributes in the on-going revitalization occurring in this area providing additional affordable housing options for a total of 390 units of affordable housing in this neighborhood.

This application would facilitate the development of a multi-story building with approximately 34 condominium units. Approval of this application would return this lot to private ownership and eliminate the blighting influence of vacant lots on the block.

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 2735 Frederick Douglass Boulevard (Block 2045; Lot 13) 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 2735 Frederick Douglass Boulevard (Block 2045; Lot 13) 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 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 the 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 2735 Frederick Douglass Boulevard (Block 2045, Lot 13) in Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 070258HAM).

The above resolution (C 070258 HAM), duly adopted by the City Planning Commission on April 11 , 2007 (Calendar No. 16), 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, ANGELA R.CAVALUZZI,R.A., IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO,III, BETTY Y. CHEN, RICHARD W. EADDY,

LISA A. GOMEZ, NATHAN LEVENTHAL , JOHN MEROLO, KAREN A. PHILLIPS,

DOLLY WILLIAMS, Commissioners