



CITY PLANNING COMMISSION

March 10, 2004/Calendar No. 32

C 040164 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 260 - 262 West 153rd Street (Block 2038, Lots 55 and 57) 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 the development of a day care center., Borough of Manhattan, Community District 10.

Approval of three separate matters is required:

1. The designation of 260-262 West 153rd Street (Block 2038, Lots 55 and 57) 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 the disposition was submitted by the Department of Housing, Preservation and Development on October 14, 2003.

Approval of this application would facilitate construction of a three-story day care center. The proposed project is tentatively known as the Bradhurst Village Early Childhood Training Academy.

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 three-story day care center. The project site is located on the south side of West 153rd Street between Frederick Douglass Boulevard and Macombs Place in Central Harlem, Manhattan, Community District.

The project site comprises two city-owned lots located on West 153rd Street between Frederick Douglass Boulevard and Macombs Place (Block 2038, Lots 55 and 57). The site contains

approximately 9,991 square feet and is situated within an R7-2 zoning district that allows a maximum FAR of 6.5 for community facility uses. The proposed facility would serve approximately 154 children between the ages of two and five; it would also provide a staff of ten professionals. The proposed vacant site is abutted to the west by the Family Life Center, to the east is a transient Hotel.

The surrounding neighborhood has a mix of low and mid-rise four, five and six-story residential buildings community facilities and scattered vacant lots. In the past decade, the City has made significant capital investment on neighboring blocks which include residential and commercial redevelopment within the area.

The proposed building will have three stories with approximately 19,233 square feet of floor area. At the rear of the building will be approximately 3,580 square feet of open space which will include a play area with monkey bars, a sandbox and a basket ball hoop. The open space would be buffered from four parking spaces which would be accessible from the eastern edge of the adjoining Family Life Center, which is owned and operated by the project sponsor. The parking will be shared by both, the Family Life Center and the staff of the proposed day care center.

The neighborhood is well served by mass transit. Subway access is provided at West 145th Street and Saint Nicholas Avenue by the A, B, C and D trains and at West 145th and Lenox Avenue by the IRT, number 2 and 3 trains.

ENVIRONMENTAL REVIEW

This application (C 040164 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 designated CEQR number is 02HPD028M. 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 April 23, 2003.

UNIFORM LAND USE REVIEW

This application (C 040164 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 January 7, 2004, and on that date, by a vote of 31 in favor, 0 opposed and 1 abstention, adopted a resolution recommending approval of the application.

Borough President Recommendations

This application was considered by the Borough President, who issued a recommendation on February 5, 2004 approving the application.

City Planning Public Hearing

On February 11, 2004 (Calendar No. 7), the City Planning Commission scheduled February 25, 2004 for a public hearing on this application (C 040164 HAM). The hearing was duly held on February 25, 2004 (Calendar No.9). There were two speakers in favor of the project and none in opposition. The project architect and developer spoke in favor and described the project and program.

There were no other speakers and the hearing was closed.

CONSIDERATION

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

The proposed project, would occupy a site located on the south side of West 153rd Street between Frederick Douglass Boulevard and Macombs Place (Block 2038, Lots 55 and 57).

Situated within an R7-2 zoning district, the project site consists of two city-owned vacant lots

(Block 2038, Lots 57 and 58) totaling approximately 9,991 square feet.

The proposed project would facilitate the development of a three-story day care center with accessory open space, and four parking spaces to be shared with the adjoining Family Life Center. The facility would be used by children between the ages of two and five. They would also provide after school care for children between the ages of six and twelve.

The Commission believes that the proposed project would provide much needed day care for children within the upper Manhattan area. Further, the Commission is aware that the project would be funded by the New York State Office of Children Services, and has received approximately \$500,000 from the Manhattan Borough President , in support of the proposed project. The Commission is also aware that the Manhattan Borough President recognizes the great need for more day care services throughout New York City.

The Commission notes that the proposed 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

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 260 - 262 West 153rd Street (Block 2038, Lots 55 and 57), 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 its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of 260 and 262 West 153rd Street (Block 2038, Lots 55 and 57), 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 260 and 262 West 153rd Street (Block 2038, Lots 55 and 57), Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 040164 HAM).

The above resolution (C 040164 HAM), duly adopted by the City Planning Commission on March 10, 2004 (Calendar No.32), 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 M. BATTAGLIA, ANGELA R. CAVALUZZI, R.A.,
RICHARD W. EADDY, JANE D. GOL., CHRISTOPHER KUI, JOHN MEROLO,
KAREN PHILLIPS, DOLLY WILLIAMS, Commissioners