



CITY PLANNING COMMISSION

November 19, 2008/Calendar No.8

C 080501 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 148 West 143rd Street (Block 2011; Lot 57) 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 development of a six-story residential building, tentatively known as West 143rd Street Apartments, with approximately 34 residential units, Community District 10, Borough of Manhattan.

Approval of three separate matters is required:

1. The designation of property located at 148 West 143rd Street (Block 2011; Lot 57) as an Urban Development Action Area;
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 approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on June 16, 2008.

Approval of this application would facilitate the development of a 6-story building with approximately 34 residential units. The project would also provide approximately 31,115 square feet of residential use, and approximately 3,140 square feet of recreational open 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.

RELATED ACTION:

In addition to the proposed UDAAP designation, project approval and disposition of city-owned property, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 080502 PQM: Acquisition of privately-owned property.

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 privately-owned property located at 148 West 143rd Street (Block 2011; Lot 57). The property is located in Central Harlem within Community District 10 and is zoned R7-2. The subject property was a part of a previous UDAAP approved by the Board of Estimate in 1984 for accessory open space for a residential rehabilitation project for temporary emergency housing but the open space was never improved.

The project site is comprised of two privately-owned properties (Block 2011; Lots 57 and 59)

located on the south side of West 143rd Street between Adam Clayton Powell Jr. Boulevard and Lenox Avenue. Lot 59 is not subject to any of the actions associated with this application. Lot 57 is currently vacant and Lot 59 is comprised of a vacant building.

The proposed project would include a new six-story building on Lot 57 and rehabilitation of the vacant building on Lot 59 which would be combined to create one building. The proposed project consists of 34 residential units and approximately 4,000 square feet of open space and community and meeting rooms. Additionally, the proposed units would be affordable to occupants at 30% and 50% of the Area Median Income (AMI) and 16 units would set aside for previously homeless families. Their project would also provide on-site supportive services for the previously homeless families which would include job training, adult education, health and nutritional counseling, employment counseling, and computer training. The proposed building would be developed under the Quality Housing Program.

The subject property was previously disposed of as open space for a temporary emergency housing center as part of a UDAAP application in 1984 approved by the Board of Estimate. Because the subject property is currently privately-owned, a related concurrent acquisition action (C080502 PQM) is required to be eligible for tax incentives pursuant to its designation as an Urban Development Action Area Project. This application (C080501 HAM) and the related action (C080502 PQM) will facilitate the development of permanent housing on the subject lot.

The remainder of the block consists of two HPD rehabilitated, low-moderate income rental buildings and other five-six story residential buildings. The predominant use in the area is residential with some ground floor commercial uses along Adam Clayton Powell Jr. Boulevard and Lenox Avenue. The project site is served by the Lenox Avenue subway lines, the number 2

and 3 trains, which stops at West 148th Street and Lenox Ave and by several bus lines, which traverse 145th Street.

ENVIRONMENTAL REVIEW

This application (C 080501 HAM), in conjunction with the application for the related action (C 080502 PQM) 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 080501 HAM), in conjunction with the application for the related action (C 080502 PQM) was certified as complete by the Department of City Planning on June 30, 2008, 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 (C 080501 HAM) along with the related application (C 080502 PQM) on September 3, 2008, and on that date, by a vote of 28 to 0 with 1 abstention, adopted a resolution recommending approval of this application.

Borough President Recommendation

This application (C 080501 HAM) along with the related application (C 080502 PQM) was considered by the Manhattan Borough President who issued a recommendation approving the application on September 22, 2008.

City Planning Commission Public Hearing

On October 7, 2008 (Calendar No.2), the Commission scheduled October 29, 2008 for a public hearing on this application (C 080501 HAM). The hearing was duly held on October 29, 2008 (Calendar No.15) in conjunction with the hearing for the related action (C 080502 PQM). There were three speakers in favor and none in opposition.

A representative from HPD spoke in favor of the proposed project. She described the history of the selection of the developer, and affordability associated with the project.

The project's sponsor architect and a representative from the Borough President's Office also spoke in favor of the proposed project. The sponsor briefing described the type of work they have done in Harlem and evolution of this current project from temporary housing to permanent housing. The representative from the Borough President's office restated the Borough President's recommendation.

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

CONSIDERATION

The Commission believes that the application for UDAAP designation, project approval and

disposition of privately-owned property and the related acquisition application(C 080502PQM), are appropriate.

The Commission notes that the proposed project will provide needed housing opportunities within Community District 10, transitioning residents from temporary to permanent housing which would contribute to the on-going revitalization that has been occurring in this district.

This application would facilitate the development of a six-story building with approximately 34 residential units and provide permanent housing options that are affordable to low-moderate income families. The acquisition of the privately-owned property would facilitate this development and in addition to providing affordable housing options for families at 30% and 50% of the AMI, will provide permanent housing for previously homeless families.

The Commission believes the proposed project would return these properties to productive use and eliminate the blighting influence in the neighborhood. Furthermore, the project would complement ongoing public and private development on neighboring blocks and secure affordable housing options for residents of this community.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 148 West 143rd Street (Block 2011; Lot 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 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 148 West 143rd Street (Block 2011; Lot 57) 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 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 148 West 143rd Street (Block 2011; Lot 57) in Community District 10, Borough of Manhattan, to a developer to be

selected by the Department of Housing Preservation and Development, is approved (C 080501HAM).

The above resolution (C 080501 HAM), duly adopted by the City Planning Commission on November 19, 2008 (Calendar No. 8), 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, FAICP, Chair
KENNETH J. KNUCKLES, ESQ., Vice-Chairman

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SHIRLEY A. MCRAE, JOHN MEROLO, Commissioners