



## **CITY PLANNING COMMISSION**

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April 5, 2006/Calendar No. 13

C 060240 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 257-259 West 112<sup>th</sup> Street (Block 1828, Lots 8 and 9) and 2100-2102 Frederick Douglass Blvd. (Block 1829, Lots 62 and 63), 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 two buildings, tentatively known as The Gateway and Lore Condominiums, with approximately 125 residential units and commercial space, Borough of Manhattan, Community District 10.

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Approval of three separate matters is required:

1. The designation of property located at 257-259 West 112<sup>th</sup> Street (Block 1828, Lots 8 and 9) and 2100-2102 Frederick Douglass Blvd. (Block 1829, Lots 62 and 63), 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 November 30, 2005.

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

The Disposition Area consists of four 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 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 New York City Department of Housing Preservation and Development (HPD) requests approval of an Urban Development Action Area designation and project, and disposition of city-owned property to facilitate the development of the Lore and Gateway Condominiums with a total of 125 condominium units on two sites located in south Central Harlem, Manhattan Community District 10.

The proposed Lore and Gateway condominium project complements ongoing efforts by HPD to comprehensively redevelop the Frederick Douglass Boulevard corridor between West 110<sup>th</sup> and West 124<sup>th</sup> streets. In addition to 125 condominium units, the proposed project would include approximately 4,300 square feet of commercial space and approximately 2,700 square feet of community facility space.

### ***Lore Condominium***

The Lore Condominium is proposed for two city-owned vacant lots (Block 1828, Lots 8 and 9), and one adjacent privately owned lot (Lot 7) that is not part of this application. Zoned R7A, the

site is located on the north side of West 112th Street between Frederick Douglass and Adam Clayton Powell Jr. Boulevards and has 9,460 square feet of lot area, 6,200 square feet of which are city-owned and subject to the proposed UDAAP and disposition action. A new six-story building would be constructed with 36 condominium units, of which ten units would be sold to families having annual incomes no greater than 80 percent of AMI (approximately \$56,000 per year). The Lore Condominium would also have 3,341 square feet of landscaped open space and provide on-site amenities such as a doorman-attended lobby, a community room and laundry room.

### ***Gateway Condominium***

The Gateway Condominium would be located on two city-owned vacant lots (Block 1829, Lots 62 and 63) and four privately owned, five-story buildings (Block 1829, Lots 3, 4, 61 and 64) that have been recently rehabilitated and are not part of the requested UDAAP and disposition action. Zoned R8A/C1-4, the Gateway Condominium site is located on the east side of Frederick Douglass Boulevard between West 113th and West 114th streets.

The project involves combining the recently rehabilitated five-story buildings with new construction on the city-owned vacant lots to form one single eleven-story building with a total of 88 condominium units, of which 12 units would be sold to families having annual incomes no greater than 80 percent AMI (approximately \$56,000 per year). The project would also provide one unit for a superintendent. The Gateway Condominium would have 4,323 square feet of ground floor commercial space, 3,601 square feet of open space, and 2,665 square feet of

community facility space to be leased to a day care provider. On-site amenities include a doorman-attended lobby, an accessory exercise room, a community room and laundry room. The open space will include seating areas, planting and paved areas of brick and stone. Further, approximately 5,100 square feet of rooftop open space would be provided for Gateway Condominium residents.

### ***Area Description***

The surrounding neighborhood is predominantly residential in character, typified by three-four story row houses and four-five story multiple dwellings. Moreover, the area has several churches, schools and community facilities. Ground floor retail activity can be found along West 116<sup>th</sup> Street and, most recently, along portions of Frederick Douglass Boulevard. Over the past five years, more than \$100 million in public and private funds have been invested in the area to redevelop city-owned vacant property. Recent development efforts include Brownstone Lane, with 48 condominium units in two, four-story townhouse buildings located on West 118<sup>th</sup> and West 119<sup>th</sup> streets between Manhattan Avenue and Frederick Douglass Boulevard, and 444 Manhattan Avenue, a new eight-story, 123-unit building currently under construction. The neighborhood is well served by mass transit, with subway access provided at West 110<sup>th</sup>/West 116<sup>th</sup> Street and Frederick Douglass Boulevard by the IND Sixth and Eighth Avenue lines. Bus service is also available on all major streets.

## **ENVIRONMENTAL REVIEW**

This application (C 060240 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 05HPD011M. 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 January 26, 2005.

## **UNIFORM LAND USE REVIEW**

This application (C 060240 HAM) was certified as complete on December 5, 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 January 4, 2006 and on that date, by a vote of 33 in favor, one opposed and no abstentions adopted a resolution recommending the approval of the application with the following conditions:

- 1) The developer use locally based marketing groups;
- 2) The developer conduct marketing seminars within CB 10;
- 3) The developer utilize locally based professionals (engineers, construction managers, general contractors, subcontractors, other building trade professionals);
- 4) The developer be responsible for sanitation/health concerns of the site (snow/ice removal, weekly lot cleaning, rodent baiting, fence repairing);
- 5) The buildings must be of uniformed signage;
- 6) The rooftop mechanicals be enclosed within an esthetically pleasing structure;
- 7) The commercial spaces be sized and priced to accommodate small local based entrepreneurs;
- 8) The gating inside the commercial spaces be “see through”;
- 9) The owners have a meaningful collective voice in the commercial tenant selection;
- 10) That external, esthetically-pleasing lighting be installed on the perimeter.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation on February 24, 2006 approving the application.

### **CITY PLANNING PUBLIC HEARING**

On March 8, 2006, (Calendar No. 7), the City Planning Commission scheduled March 22, 2006 for the public hearing on this application (C 060240 HAM). The hearing was duly held on March 22, 2006 (Calendar No. 24). There were three speakers in favor of this application and none in opposition.

Those speaking in favor included a representative from HPD, who apprised the Commission of HPD's housing affordability policy. The project's architect presented the project in detail, describing the proposed design and income mix. In response to concerns raised by the Commission and Community Board 10, the architect also described the modified facade design for the Gateway Condominium building. A representative from the Borough President's office reiterated the need for permanent affordable housing.

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 requested actions would facilitate the development of the Lore and Gateway Condominiums, with a total of 125 mixed-income condominium units on two sites.

The Lore Condominium site is located on the north side of West 112th Street between Frederick Douglass and Adam Clayton Powell Jr. Boulevards. It contains two city-owned vacant lots (Block 1828, Lots 8 and 9), and one adjacent privately owned lot (Lot 7) that is not part of this application. The Lore Condominiums is a proposed six-story building with 36 condominium units and 3,341 square feet of landscaped open space.

The Gateway Condominium site is located on the east side of Frederick Douglass Boulevard between West 113th and West 114th streets. It contains two city-owned vacant lots (Block 1829, Lots 62 and 63) and four privately owned, five-story buildings (Block 1829, Lots 3, 4, 61 and 64) that have been recently rehabilitated and are not part of the requested UDAAP and disposition action. The project would combine the recently rehabilitated five-story buildings with new construction on the city-owned vacant lots to form one single eleven-story building with a total of 88 condominium units plus one unit for a superintendent. The Gateway Condominiums would have 4,323 square feet of ground floor commercial space, 3,601 square feet of open space, and 2,665 square feet of community facility space. Moreover, approximately 5,100 square feet of rooftop open space would be provided for Gateway Condominium residents.

In response to concerns raised by the Commission and Community Board 10, the developer modified several elements of the Gateway Condominiums' design. The modified design replaces the neutral color initially proposed for the facade's upper floors (i.e., floors six through eleven) with brick. The modified facade design would also have articulations, a precast cornice along the top of the building and other complementary architectural and fenestration elements that would break up the scale and provide generous access to natural light for condominium units located on the upper floors.

The Commission believes the proposed project would provide new affordable housing for Harlem residents. Further, the project complements ongoing public and private redevelopment efforts on Frederick Douglass Boulevard and 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 257-259 West 112<sup>th</sup> Street (Block 1828, Lots 8 and 9) and 2100-2102 Frederick Douglass Blvd. (Block 1829, Lots 62 and 63), 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 257-259 West 112<sup>th</sup> Street (Block 1828, Lots 8 and 9) and 2100-2102 Frederick Douglass Blvd. (Block 1829, Lots 62 and 63), 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;
- 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 257-259 West 112<sup>th</sup> Street (Block 1828, Lots 8 and 9) and 2100-2102 Frederick Douglass Blvd. (Block 1829, Lots 62 and 63), Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 060240 HAM).

The above resolution (C 060240 HAM), duly adopted by the City Planning Commission on April 5, 2006 (Calendar No. 13) 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,  
RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ,  
CHRISTOPHER KUI, JOHN MEROLO,  
KAREN A. PHILLIPS, DOLLY WILLIAMS, **Commissioners**