



## CITY PLANNING COMMISSION

May 26, 2004/Calendar No. 34

C 040271 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 301, 303, 305, 307-311, 313, 315 and 317 West 145<sup>th</sup> Street, 2731 Frederick Douglass Boulevard, 304-306 West 146<sup>th</sup> Street and 68 Bradhurst Avenue (Block 2045, Lots 1-4, 7-10, 18, 21 and 110), 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 307-311, 313, 315 West 145<sup>th</sup> Street, 2731 Frederick Douglass Boulevard, 304-306 West 146<sup>th</sup> Street and 68 Bradhurst Avenue (Block 2045, Lots 110, 21, 18, 10, 2-4) to a developer to be selected by HPD;

to facilitate development of an eleven-story mixed-use building with 185 units of cooperative housing and retail space to be developed through HPD's Cornerstone Program, Borough of Manhattan, Community District 10.

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Approval of three separate matters is required:

- 1) The designation of 301, 303, 305, 307-311, 313, 315 and 317 West 145<sup>th</sup> Street, 2731 Frederick Douglass Boulevard, 304-306 West 146<sup>th</sup> Street and 68 Bradhurst Avenue (Block 2045, Lots 1-4, 7-10, 18, 21 and 110), as an Urban Development Action Area; and
- 2) An Urban Development Action Area Project for such area; and
- 3) The disposition of 307-311, 313, 315 West 145<sup>th</sup> Street, 2731 Frederick Douglass Boulevard, 304-306 West 146<sup>th</sup> Street and 68 Bradhurst Avenue (Block 2045, Lots 110, 21, 18, 10, 2-4) to a developer to be selected by HPD.

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

Development (HPD) on February 3, 2004. The requested action, in conjunction with the related actions, would facilitate the development of a new residential/commercial project within the Bradhurst Urban Renewal Area.

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

The project site consists of eleven underutilized properties which 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 those 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 eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

## **RELATED ACTIONS**

In addition to the proposed UDAAP designation, project approval and disposition of city-owned property, which is the subject of this report (C 040271 HAM), implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. **C 040269 HUM:** First Amendment to the Bradhurst Urban Renewal Plan; and
2. **C 040270 ZMM:** Zoning Map Amendment from R8 and R7-2/C1-4, to C4-4D.

## **BACKGROUND**

The New York City Department of Housing Preservation and Development (HPD) requests approval of an Urban Development Action Area designation and project, the disposition of city-owned property, with related zoning map and urban renewal plan amendments, to facilitate the development of a new residential/commercial project under the city's Cornerstone Program. The project site is located in north Central Harlem's Bradhurst Urban Renewal Area.

A more detailed description of this application, the surrounding area, proposed project and rezoning application, is included in the report on the related application for the proposed amendment to the Bradhurst Urban Renewal Plan, ( C 040269 HUM).

## **ENVIRONMENTAL REVIEW**

This application (C 040271 HAM), in conjunction with the applications for the related actions ( C 040269 HUM and C 040270 ZMM), 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 04HPD007M. 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 30, 2004.

## **UNIFORM LAND USE REVIEW**

This application (C 040271 HAM), in conjunction with the applications for the related actions

( C 040269 HUM and C 040270 ZMM), was certified as complete by the Department of City Planning on February 9, 2004, 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 April 7, 2004, and on that date, by a vote of 31 to 0 with 0 abstentions, adopted a resolution recommending approval of the application. A summary of the vote and recommendation of Community Board 10 appears in the report on the related application for the proposed amendment to the Bradhurst Urban Renewal Plan, ( C 040269 HUM).

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on April 21, 2004.

A summary of the Borough President's recommendation appears in the report on the related application for the proposed amendment to the Bradhurst Urban Renewal Plan,( C 040269 HUM).

### **City Planning Commission Public Hearing**

On April 28, 2004 (Calendar No. 7), the City Planning Commission scheduled May 12, 2004, for a public hearing on this application (C 040271 HAM). The hearing was duly held on May 12, 2004 (Calendar No. 19), in conjunction with the public hearings on the applications for the related actions (C 040269 HUM and C 040270 ZMM).

There were a number of speakers, as described in the report on the related application for the proposed amendment to the Bradhurst Urban Renewal Plan ( C 040269 HAM), 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, in conjunction with the related actions, are appropriate.

A full consideration and analysis of the issues, and reasons for approving this application, appears in the related application for the proposed amendment to the Bradhurst Urban Plan, ( C 040269 HUM).

### **RESOLUTION**

**RESOLVED**, that the City Planning Commission finds that the proposed disposition of city-owned property located at 307-311, 313, 315 West 145<sup>th</sup> Street, 2731 Frederick Douglass Boulevard, 304-306 West 146<sup>th</sup> Street and 68 Bradhurst Avenue (Block 2045, Lots 110, 21, 18, 10, 2-4) conforms to the objectives and provisions of the First Amended Bradhurst Urban Renewal Plan ( C 040269 HUM), which is being considered concurrently with this action; and be it

**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 301, 303, 305, 307-311, 313, 315 and 317 West 145<sup>th</sup> Street, 2731 Frederick Douglass Boulevard, 304-306 West 146<sup>th</sup> Street and 68 Bradhurst Avenue (Block 2045, Lots 1-4, 7-10, 18, 21 and 110), 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 301, 303, 305, 307-311, 313, 315 and 317 West 145<sup>th</sup> Street, 2731 Frederick Douglass Boulevard, 304-306 West 146<sup>th</sup> Street and 68 Bradhurst Avenue (Block 2045, Lots 1-4, 7-10, 18, 21 and 110), 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; and
- c) The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act;

**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 within the Bradhurst Urban Renewal Area, at 307-311, 313, 315 West 145<sup>th</sup> Street, 2731 Frederick Douglass Boulevard, 304-306 West 146<sup>th</sup> Street and 68 Bradhurst Avenue (Block 2045, Lots 110, 21, 18, 10, 2-4), in Community District 10, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 040271 HAM).

The above resolution (C 040271 HAM), duly adopted by the City Planning Commission on May 26, 2004 (Calendar No. 34), 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., RICHARD W. EADDY,  
ALEXANDER GARVIN, CHRISTOPHER KUI, JOHN MEROLO,  
KAREN A. PHILLIPS, DOLLY WILLIAMS, **Commissioners**