

Lease of City-owned property at 260-262 West 125th Street in Harlem to the Harlem Urban Development Corporation, pursuant to Section 197-c of the New York City Charter for the operation of an enclosed public market for Harlem Street merchants.

An application by the Office of Economic Development for the lease of this site was received on March 22, 1979 and certified by the City Planning Commission on April 16, 1979.

BACKGROUND INFORMATION

The Harlem Public Market was conceived at a meeting of political, civic and community leaders in 1972. The project is intended to provide interior selling space for approximately one hundred street merchants presently operating in Harlem. The vacant City-owned building on the proposed site will be demolished to make room for the public market. The Office of Economic Development intends to enter into a contract with the Harlem Urban Development Corporation (HUDC) whereby HUDC will construct and lease the public market from the City. The new market will consist of approximately 18,000 square feet of space, with a mezzanine and cellar. The term of the lease will be for 30 years and will include two fifteen year renewal options. HUDC will manage the facility and intends to implement a business training program for the merchants, which will sub-lease booths from HUDC. The project is expected to increase sales revenue for the City as well as eliminate street peddlers from the sidewalks of 125th Street. The City and the 125th Street Merchants Association have committed themselves to enforce the City's existing ordinance prohibiting street peddlers on designated streets in the City, including 125th Street, once the public market opens.

COMMUNITY BOARD PUBLIC HEARING

Manhattan Community Board No. 10 held a public hearing on this matter on June 12, 1979 and submitted a favorable recommendation to the City Planning Commission on June 25, 1979.

CITY PLANNING COMMISSION PUBLIC HEARING

Pursuant to Section 197-c of the New York City Charter, on June 27, 1979 the City Planning Commission scheduled a PUBLIC HEARING on this matter for July 11, 1979. The hearing was duly held as scheduled. There were no opposing speakers and the hearing was closed.

FINDINGS AND RECOMMENDATION

The City Planning Commission finds that the proposed site is suitable and appropriate for the construction and operation of an enclosed public market and makes a favorable recommendation on the proposal to lease this property to HUDC for this purpose.

CITY PLANNING COMMISSION RESOLUTION

RESOLVED, the City Planning Commission, pursuant to Section 197-c of the New York City Charter, hereby approves the lease of property located on Block 1930, Lot 55, at 260-262 West 125th Street in the Borough of Manhattan, for the operation of an enclosed public market.

The above resolution, duly adopted by the City Planning Commission on August 8, 1979 (Calendar No.89), is hereby filed with the Secretary of the Board of Estimate.

ROBERT F. WAGNER, JR., Chairman
MARTIN GALLENT, Vice-Chairman;
SYLVIA DEUTSCH. JOHN P. GULINO,
THEODORE E. TEAH, Commissioners.