



**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 4780 Broadway (Block 2233, Lot 13) and 630 Academy Street (Block 2233, p/o Lot 20), 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 to be selected by HPD;

to facilitate affordable housing and community facility space, Borough of Manhattan, Community District 12.

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Approval of three separate matters is required:

1. The designation of property located at 4780 Broadway (Block 2233, Lot 13) and 630 Academy Street (Block 2233, p/o Lot 20), 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.

This application for Urban Development Action Area Project (UDAAP) designation and project approval and disposition of City-owned property was filed by HPD for UDAAP designation and project approval and disposition of City-owned property at 4790 Broadway and a portion of the adjacent City-owned parking lot at I.S. 52 junior high school (Block 2233, Lot 13 and part of Lot 20) to facilitate a mixed-use affordable housing development with both a new library that would replace the existing library and a Universal Pre-Kindergarten facility, to facilitate a series of land use actions, including a comprehensive rezoning plan, to advance the goals of the Mayor's *Housing New York: A Five-Borough, Ten-year Plan* and to begin implementation of the Inwood NYC Action Plan, a comprehensive planning effort aimed at supporting growth and vitality by fostering a vibrant mix of uses, public access to the waterfront and the preservation of areas with an existing strong built context in the Inwood neighborhood of Manhattan, Community District 12.

## **RELATED ACTIONS**

In addition to the UDAAP designation, project approval and disposition of City-owned property (C 180208 HAM) that is the subject of this report, 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:

C 180204(A) ZMM Zoning map amendments.

N 180205(A) ZRM Zoning text amendments, as modified.

C 180206 PPM Disposition of City-owned property.

C 180207 PQM Acquisition of a condominium unit in a future development and of property for public access easements and to rationalize lot boundaries.

C 180073 MMM City Map amendment to eliminate portions of streets in the Sherman Creek subarea.

## **BACKGROUND**

A full background discussion and description of this application appear in the report for the related zoning map amendment (C 180204(A) ZMM).

## **ENVIRONMENTAL REVIEW**

This application (C 180208 HAM), in conjunction with the related application(s) (C180204

ZMM, N 180205 ZRM, C 180206 PPM, C 180207 PQM and C 180073 MMM), and modified applications (C 180204(A) ZMM and N 180205(A) ZRM) 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 Office of the Deputy Mayor for Housing and Economic Development. The designated CEQR number is 17DME007M.

A summary of the environmental review, including the Final Environmental Impact Statement (FEIS) dated June 14, 2018, appears in the report on the related application for a zoning map amendment (C 180204(A) ZMM).

### **UNIFORM LAND USE REVIEW**

This application (C 180208 HAM), in conjunction with the related actions (the original map amendment application C 180204 ZMM, C 180206 PPM, C180207 PQM and C 180073 MMM), was certified as complete by the Department of City Planning on January 16, 2018 and duly referred to Manhattan Community Board 12 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the original related application for a zoning text amendment (N 180205 ZRM) which was referred for information and review in accordance with the procedures for non-ULURP matters.

On April 26, 2018, the modified application for a zoning text amendment (N 180205(A) ZRM) was referred for information and review in accordance with the procedures for non-ULURP actions, along with the modified application for a zoning map amendment (C 180204(A) ZMM), pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, to Manhattan Community Board 12 and the Manhattan Borough President.

### **Community Board Public Hearing**

Community Board 12 held a public hearing on this application (C 180208 HAM), in conjunction

with the related actions, February 22, 2018 and on March 20, 2018, by a vote of 37 in favor, zero opposed, and one abstention, adopted a resolution recommending disapproval of this application for a UDAAP designation, project approval and disposition of City-owned property.

A summary of the Community Board's recommendations appears in the report for the related zoning map amendment (C 180204(A) ZMM).

### **Borough President Recommendation**

This application (C 180208 HAM), in conjunction with the related applications, was considered by the Manhattan Borough President, who held a public hearing on this application on April 10, 2018 and issued a recommendation on April 26, 2018 disapproving the application with conditions.

A summary of the Borough President's recommendation appears in the report for the related zoning map amendment (C 180204(A) ZMM).

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

On April 23, 2018 (Calendar No. 7), the City Planning Commission scheduled May 9, 2018 for a public hearing on this application (C 180208 HAM). The hearing was duly held on May 9, 2018 (Calendar No. 29).

There were 29 speakers in favor and 33 in opposition, as described in the report for the related zoning map amendment (C 180204(A) ZMM).

### **WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW**

This application (C 180208 HAM) was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 *et seq.*). The designated WRP number is 16-017.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

## **CONSIDERATION**

The Commission believes that the proposed application for UDAAP designation, project approval and disposition of City-owned property (C 180208 HAM), in conjunction with the related applications, is appropriate.

A full description of the Commission's consideration appear in the report for the related zoning map amendment (C 180204(A) ZMM).

## **RESOLUTION**

**RESOLVED**, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on June 14, 2018, with respect to this application (CEQR No. 17DME007M), and the Technical Memorandum, dated June 22, 2018, the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating, as conditions to the approval, those project components related to the environmental and mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS and the Technical Memorandum dated June 22, 2018, constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

**RESOLVED**, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action will not substantially hinder the achievement of and Waterfront Revitalization Program (WRP) policy and hereby determines that this proposed action is consistent with WRP polices; and

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of properties located at 4780 Broadway (Block 2233, Lot 13) and 630 Academy Street (Block 2233, p/o Lot 20), in Community District 12, Borough of Manhattan, as an Urban Development Action Area; and

**WHEREAS**, the Department of Housing Preservation and Development have 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 considerations 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 properties located at 4780 Broadway (Block 2233, Lot 13) and 630 Academy Street (Block 2233, p/o Lot 20), as an Urban Development Action Area; and
- b) an Urban development Action Area Project for such area; 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 4780 Broadway (Block 2233, Lot 13) and 630 Academy Street (Block 2233, p/o Lot 20), in Community District 12, Borough of Manhattan, to a developer to be selected by the Department of Housing Preservation and development, is approved (C 180208 HAM).

The above resolution (C 180208 HAM), duly adopted by the City Planning Commission on June 25, 2018 (Calendar No. 10), 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.

**MARISA LAGO**, *Chair*

**KENNETH J. KNUCKLES, ESQ.**, *Vice Chairman*

**ALFRED C. CERULLO, III, ALLEN P. CAPPELLI, ESQ.,**

**MICHELLE R. DE LA UZ, JOSEPH DOUEK, RICHARD W. EADDY,**

**CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,**

**ORLANDO MARIN** *Commissioners*