



Legislation Text

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File #: Res 1388-2017, Version: \*

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**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1388**

**Resolution approving the application submitted by the New York City Department of Housing Preservation and Development and the decision of the City Planning Commission, ULURP No. C 170085 HAM, approving the designation of property located at 2405 Frederick Douglass Boulevard (Block 1955, Lot 16), Borough of Manhattan, as an Urban Development Action Area, approving an Urban Development Action Area Project, and approving the disposition of city-owned property located at 2405 Frederick Douglass Boulevard (Block 1955, Lot 16), to a developer selected by HPD (L.U. No. 566; C 170085 HAM).**

**By Council Members Greenfield and Cohen**

WHEREAS, the City Planning Commission filed with the Council on February 1, 2017 its decision dated February 1, 2017 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development ("HPD") pursuant to Section 197-c of the New York City Charter and Article 16 of the General Municipal Law of New York State regarding:

- a) the designation of property located at 2405 Frederick Douglass Boulevard (Block 1955, Lot 16), as an Urban Development Action Area (the "Disposition Area");
- b) an Urban Development Action Area Project for the Area (the "Project"); and

pursuant to Section 197-c of the New York City Charter for the disposition of city-owned property located at 2405 Frederick Douglass Boulevard (Block 1955, Lot 16), to a developer to be selected by HPD. This action, in conjunction with the related actions, would facilitate the development of a 15-story mixed-use building containing approximately 74 affordable dwelling units, approximately 8,189 square feet of commercial space and approximately 290 square feet of community facility space in the Central Harlem neighborhood of Manhattan, Community District 10, Borough of Manhattan (ULURP No. C 170085 HAM) (the "Application");

WHEREAS, the Application is related to applications C 170081 ZMM (L.U. No. 564), a zoning map amendment to change an existing R7-2/C1-4 district to an R8A/C2-4 district; and N 170082 ZRM (L.U. No. 565), a zoning text amendment to designate a Mandatory Inclusionary Housing area;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, the Application and Decision are subject to review and action by the Council pursuant to Article 16 of the General Municipal Law of New York State;

WHEREAS, by letter dated January 23, 2017 and submitted to the Council on February 1, 2017, HPD submitted its requests (the “HPD Requests”) respecting the Application including a project summary (the “Project Summary”);

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on February 7, 2017;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application;

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration issued September 15, 2016 (CEQR No. 16HPD152M) (the “Negative Declaration”);

RESOLVED:

The Council finds that the action described herein will have no significant effect on the environment as set forth in the Negative Declaration.

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report (C 170085 HAM) and incorporated by reference herein, the Council approves the Decision of the City Planning Commission and the HPD Requests.

The Council finds that the present status of the Disposition Area tends to impair or arrest the sound growth and development of the City of New York and that a designation of the Project as an urban development action area project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law.

The Council approves the designation of the Disposition Area as an urban development action area pursuant to Section 693 of the General Municipal Law.

The Council approves the Project as an urban development action area project pursuant to Section 694 of the General Municipal Law.

The Project shall be developed in a manner consistent with the Project Summary submitted by HPD on February 1, 2017, a copy of which is attached hereto and made a part hereof.

The Council approves the disposition of City-owned property located at 2405 Frederick Douglass Boulevard (Block 1955, Lot 16), to a developer selected by the New York City Department of Housing Preservation and Development.

Adopted.

Office of the City Clerk, }  
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on February 15, 2017, on file in this office.

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City Clerk, Clerk of The Council