



Legislation Details (With Text)

File #: Res 0590-2018 **Version:** * **Name:** LU 222 - Planning, Hunters Point South, Queens (20195046 HAQ)
Type: Resolution **Status:** Adopted
In control: Committee on Land Use

On agenda: 10/31/2018

Enactment date: **Enactment #:**

Title: Resolution approving an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law for property located at Block 6, Lots 20, 30, 40, 50, 60, 130, 160, 165 (formerly Block 1, p/o Lots 1 and 10, Block 5, p/o Lot 1, Block 6, p/o Lots 2 and 14), Borough of Queens; and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure, Community District 2, Borough of Queens (L.U. No. 222; 20195046 HAQ).

Sponsors: Rafael Salamanca, Jr., Ben Kallos

Indexes:

Attachments: 1. Resolution, 2. September 12, 2018 - Stated Meeting Agenda with Links to Files, 3. Land Use Calendar - Week of October 1, 2018 - October 5, 2018, 4. Hearing Testimony - Planning 10-03-18, 5. Land Use Calendar - Week of October 22, 2018 - October 26, 2018, 6. Land Use Calendar - October 24, 2018, 7. October 31, 2018 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 10-31-18, 9. Minutes of the Stated Meeting - October 31, 2018, 10. Committee Report

Date	Ver.	Action By	Action	Result
10/24/2018	*	Committee on Land Use	Approved by Committee	
10/31/2018	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 590**

Resolution approving an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law for property located at Block 6, Lots 20, 30, 40, 50, 60, 130, 160, 165 (formerly Block 1, p/o Lots 1 and 10, Block 5, p/o Lot 1, Block 6, p/o Lots 2 and 14), Borough of Queens; and waiving the urban development action area designation requirement and the Uniform Land Use Review Procedure, Community District 2, Borough of Queens (L.U. No. 222; 20195046 HAQ).

By Council Members Salamanca and Kallos

WHEREAS, the New York City Department of Housing Preservation and Development ("HPD") submitted to the Council on October 2, 2018 its request dated October 1, 2018 that the Council take the following actions regarding the proposed Urban Development Action Area Project (the "Project") located at Block 6, Lots 20, 30, 40, 50, 60, 130, 160, 165 (formerly Block 1, p/o Lots 1 and 10, Block 5, p/o Lot 1, Block 6, p/o Lots 2 and 14, Community District 2, Council District No. 26, Borough of Queens (the "Disposition Area")):

1. Find that the present status of the Disposition Area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;

2. Approve the designation of the Disposition Area as an Urban Development Action Area pursuant to Section 693 of the General Municipal Law; and
- 3 Approve the project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law.

WHEREAS, the Project is to be developed on land that is an eligible area as defined in Section 692 of the General Municipal Law, consists solely of the rehabilitation or conservation of existing private or multiple dwellings or the construction of one to four unit dwellings, and does not require any change in land use permitted under the New York City Zoning Resolution;

WHEREAS, the application is related to previously approved City Council Resolution No. 1695; L.U. No. 908 of November 13, 2008;

WHEREAS, upon due notice, the Council held a public hearing on the Project on October 3, 2018;

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

RESOLVED:

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 that HPD has submitted to the Council on October 2, 2018, a copy of which is attached hereto.

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 October 31, 2018, on file in this office.

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City Clerk, Clerk of The Council

PROJECT SUMMARY

1. **PROJECT:** **Hunters Point**
South

2. **LOCATION:**

a. **BOROUGH:** Queens

b. **COMMUNITY DISTRICT:** 2

c. **COUNCIL DISTRICT:** 26

d. **DISPOSITION AREA:**

BLOCK

LOT(S)

6 (formerly 1)
20 (formerly p/o 1, 10)

6 (formerly 1)
30 (formerly p/o 1)

6 (formerly 1)
40 (formerly p/o 1, 10)

6 (formerly 5)
50 (formerly p/o 1)

6
60 (formerly p/o 2)

6
130 (formerly p/o 1, 10)

6
165 (formerly p/o 2, 14)

6
160 (formerly p/o 2, 14)

3. **BASIS OF DISPOSITION PRICE:** Negotiated

4. **TYPE OF PROJECT:** New Construction

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5. **APPROXIMATE NUMBER OF BUILDINGS:** 16
6. **APPROXIMATE NUMBER OF UNITS:** 4,076
7. **HOUSING TYPE:** Rental and Homeownership
8. **ESTIMATE OF INITIAL RENTS** Approximately 1,630 units will be rented or sold in accordance with lenders' requirements or at market-rate rents or prices. Approximately 2,446 units will be rented or sold at rent prices affordable to the targeted income group. All affordable units will be subject to rent stabilization.
9. **INCOME TARGETS** The affordable units will be rented or sold to households with annual household incomes from up to 30% to up to 165% of Area Median Income. All other units will be subject to income targets, if any, in compliance with lenders' requirements.
10. **PROPOSED FACILITIES:** Approximately 109,824 square feet of retail space, approximately 45,000 square feet of community facility space, two approximately 80,000-square foot schools, public and private open spaces, and accessory parking spaces.
11. **PROPOSED CODES/ORDINANCES:** None
12. **ENVIRONMENTAL STATUS:** Environmental Impact Statement
13. **PROPOSED TIME SCHEDULE:** Approximately 7 years from initial closing to construction completion