



Legislation Text

File #: Res 1086-2019, Version: \*

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 1086**

**Resolution approving the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) and the decision of the City Planning Commission, ULURP No. N 190501 HAX, approving the designation of property located at 65 East 149<sup>th</sup> Street (Block 2356, Lot 2), Harlem River, south of former East 150<sup>th</sup> Street (Block 2356, Lot 72), demapped portion of East 150<sup>th</sup> Street (Block and Lot TBD), Land under water/Harlem River, north of former East 150<sup>th</sup> Street, Area west of Exterior Street/ north of former East 150<sup>th</sup> Street and p/o of Mill Pond Park and Land under water/ Harlem River, north of former East 150<sup>th</sup> Street (Block 2539, Lot 1, p/o Lot 2 and p/o Lot 3) as an Urban Development Action Area (the “Area”), and approving an Urban Development Action Area Project for the Area, Community District 4, Borough of the Bronx (Preconsidered L.U. No. 510; N 190501 HAX).**

**By Council Members Salamanca and Adams**

WHEREAS, the City Planning Commission filed with the Council on August 16, 2019 its decision dated August 14, 2019 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) pursuant to Article 16 of the General Municipal Law of New York State regarding:

- a) the designation of property located at 65 East 149<sup>th</sup> Street (Block 2356, Lot 2), Harlem River, south of former East 150<sup>th</sup> Street (Block 2356, Lot 72), demapped portion of East 150<sup>th</sup> Street (Block and Lot TBD), Land under water/Harlem River, north of former East 150<sup>th</sup> Street, Area west of Exterior Street/ north of former East 150<sup>th</sup> Street and p/o of Mill Pond Park and Land under water/ Harlem River, north of former East 150<sup>th</sup> Street (Block 2539, Lot 1, p/o Lot 2 and p/o Lot 3), as an Urban Development Action Area (the “Area”); and
- b) an Urban Development Action Area Project for such area (the “Project”);

to facilitate new publicly-accessible open space along the Harlem River waterfront as part of a new mixed-use development that would include approximately 1,044 units of affordable housing, ground-floor retail space, a cinema, office space, and community facility space in Community District 4, Borough of the Bronx (ULURP No. N 190501 HAX) (the “Application”);

WHEREAS, the City Planning Commission has certified its unqualified approval of UDAAP pursuant to Article 16 of the General Municipal Law;

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 August 21, 2019 and submitted to the Council on August 22, 2019, HPD submitted its requests (the “HPD Requests”) respecting the Application including the submission of the project summary for the Project (the “Project Summary”);

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision and the HPD Requests on September 4, 2019;

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

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration issued June 12<sup>th</sup>, 2019 (CEQR No. 16DME012X, TM002) (the “Negative Declaration”).

RESOLVED:

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

Pursuant to Article 16 of the General Municipal Law of the New York State, based on the environmental determination and the consideration described in the report (N 190501 HAX) 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 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 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 and subject to the terms and conditions of the Project Summary.

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

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 September 25, 2019, on file in this office.

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**PROJECT SUMMARY**

- 1. **PROJECT:** Bronx Point -  
Lower Concourse North (EDC)
- 2. **PROGRAM:** New Construction  
Finance Program
- 3. **LOCATION:**
  - a. **BOROUGH:** Bronx
  - b. **COMMUNITY DISTRICT:** 4
  - c. **COUNCIL DISTRICT:** 8
  - d. **PROJECT AREA:**

<u>BLOCK</u>	<u>LOT(S)</u>
2356 65 East 149 <sup>th</sup> St.	02
2356 Harlem River, south of Former E. 150 <sup>th</sup> St.	72
2539 Land under water/ Harlem River north of Former E. 150 <sup>th</sup> St.	01

2539 p/o 02  
Area west of Exterior

St. and north of

Former E. 150<sup>th</sup> St.

Part of Mill Pond Park

2539 p/o 03  
Land under water/

Harlem River north of

Former E. 150<sup>th</sup> St.

TBD  
TBD Demapped  
portion of

E. 150<sup>th</sup> Street

4. **BASIS OF DISPOSITION PRICE:** N/A
5. **TYPE OF PROJECT:** New Construction
6. **APPROXIMATE NUMBER OF BUILDINGS:** 2
7. **APPROXIMATE NUMBER OF UNITS:** 1,045 dwelling units  
(including two superintendents' units)
8. **HOUSING TYPE:** Rental
9. **ESTIMATE OF INITIAL RENTS** Rents will be affordable to families with incomes between 30% and 130% of AMI. Formerly homeless tenants referred by DHS and other City

agencies will pay up to 30% of their income as rent. All units will be subject to rent stabilization.

10. **INCOME TARGETS** Between 30% and 165% of AMI.
11. **PROPOSED FACILITIES:** Up to approx.  
79,377 square feet of commercial space  
Up to approx. 105,273 square feet of community facility space  
Publicly accessible open space including shore public walkway, public plaza and improvements to portions of Mill Pond Park and the revetment along the shoreline
12. **PROPOSED CODES/ORDINANCES:** None
13. **ENVIRONMENTAL STATUS:** Environmental  
Impact Statement
14. **PROPOSED TIME SCHEDULE:** Project will be developed in two phases with construction completion occurring approximately five years from the initial closing.