



Legislation Details (With Text)

**File #:** Res 0484-2018    **Version:** \*    **Name:** LU 139 - Zoning, Special Inwood District Rezoning, Manhattan (N 180208 HAM)  
**Type:** Resolution    **Status:** Adopted  
**In control:** Committee on Land Use

**On agenda:** 8/8/2018

**Enactment date:**    **Enactment #:**

**Title:** 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. C 180208 HAM, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 4780 Broadway (Block 2233, Lot 13) and 630 Academy Street (Block 2233, p/o Lot 20), Community District 12, Borough of Manhattan to a developer selected by HPD (L.U. No. 139; C 180208 HAM).

**Sponsors:** Rafael Salamanca, Jr., Francisco P. Moya

**Indexes:**

**Attachments:** 1. Resolution, 2. Land Use Calendar - July 10, 2018, 3. Hearing Testimony - Zoning 7-10-18, 4. Hearing Transcript - Zoning 7-10-18, 5. Hearing Transcript - Stated Meeting 6-28-18, 6. Land Use Calendar - August 2, 2018, 7. August 8, 2018 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 8-8-18, 9. Minutes of the Stated Meeting - August 8, 2018, 10. Committee Report

Date	Ver.	Action By	Action	Result
8/2/2018	*	Committee on Land Use	Approved by Committee	
8/8/2018	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 484**

**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. C 180208 HAM, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 4780 Broadway (Block 2233, Lot 13) and 630 Academy Street (Block 2233, p/o Lot 20), Community District 12, Borough of Manhattan to a developer selected by HPD (L.U. No. 139; C 180208 HAM).**

**By Council Members Salamanca and Moya**

WHEREAS, the City Planning Commission filed with the Council on June 25, 2018 its decision dated June 25, 2018 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) regarding city-owned property located at 4780 Broadway (Block 2233, Lot 13) and 630 Academy Street (Block 2233, p/o Lot 20), (the “Disposition Area”), approving:

- a) pursuant to Article 16 of the General Municipal Law of New York State the designation of Disposition Area as an Urban Development Action Area;
- b) pursuant to Article 16 of the General Municipal Law of New York State an Urban Development

Action Area Project for the Disposition Area (the "Project"); and

- c) pursuant to Section 197-c of the New York City Charter the disposition of the Disposition Area to a developer to be selected by the New York City Department of Housing Preservation and Development;

to facilitate a mixed-use affordable housing development with both a new library, a Universal Pre-Kindergarten facility, a social services delivery center, and 175 units of affordable housing, which in conjunction with the related actions would 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 Community District 12, Borough of Manhattan, (ULURP No. C 180208 HAM) (the "Application");

WHEREAS, the Application is related to applications C 180204(A) ZMM (L.U. No. 135), a zoning map amendment; N 180205(A) ZRM (L.U. No. 136), a zoning text amendment, as modified; C 180206 PPM (L.U. No. 137), a disposition of City-owned property; C 180207 PQM (L.U. No. 138), an acquisition of a condominium unit in a future development and of property for public access easements and to rationalize lot boundaries; C 180073 MMM (L.U. No. 140), a city map amendment to eliminate portions of streets in the Sherman Creek subarea;

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 June 18, 2018 and submitted to the Council on June 25, 2018, and such letter having been superseded by letter dated August 1, 2018 and submitted to the Council on August 1, 2018, to facilitate the inclusion of a robotics center into the aforesaid mixed-use affordable housing development, 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 July 10, 2018;

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

WHEREAS, the Council has considered the relevant environmental issues, including the positive declaration (CEQR No. 17DME007M) issued on August 11, 2017 and a Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on June 14, 2018 which included an (E) designation to avoid the potential significant adverse impacts related to hazardous materials, air quality and noise (E-459) and the Technical Memoranda dated June 22, 2018 and August 3, 2018 (the "Technical Memoranda").

RESOLVED:

Having considered the FEIS and the Technical Memoranda, with respect to the Decision and

Application, the Council finds that:

- (1) The FEIS meets the requirements of 6 N.Y.C.R.R. Part 617;
- (2) 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;
- (3) 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; and
- (4) The Decision, together with the FEIS and the Technical Memoranda constitute the written statement of facts, and of social, economic and other factors and standards that form the basis of this determination, pursuant to 6 N.Y.C.R.R. §617.11(d).

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report (C 180208 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 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 August 8, 2018, on file in this office.

.....  
City Clerk, Clerk of The Council

**PROJECT SUMMARY**

1. **PROGRAM:** EXTREMELY LOW AND LOW INCOME AFFORDABILITY PROGRAM
2. **PROJECT:** The Inwood Library - Eliza
3. **LOCATION:**
  - a. **BOROUGH:** Manhattan
  - b. **COMMUNITY DISTRICT:** 12
  - c. **COUNCIL DISTRICT:** 10
  - d. **DISPOSITION AREA:**

<u>LOT(S)</u>	<u>BLOCK</u>	<u>ADDRESS(ES)</u>
13	4780 Broadway	2233
part of Lot 20	630 Academy Street	2233
4. **BASIS OF DISPOSITION PRICE:** Nominal.  
Sponsor will pay one dollar per lot and deliver a note and mortgage for the remainder of the appraised value ("Land Debt"). For a period of at least thirty (30) years following completion of construction, the Land Debt will be repayable out of resale or refinancing profits. The remaining balance, if any, may be forgiven at the end of the term.
5. **TYPE OF PROJECT:** New Construction
6. **APPROXIMATE NUMBER OF BUILDINGS:** 1
7. **APPROXIMATE NUMBER OF UNITS:** 175 dwelling units (including one superintendent's unit)
8. **HOUSING TYPE:** Rental
9. **ESTIMATE OF INITIAL RENTS** Rents will be affordable to families earning up to 30% - 60% of the area median income ("AMI").
10. **INCOME TARGETS** Up to 30% to 60% of AMI.
11. **PROPOSED FACILITIES:** Approximately 36,342 square feet of community facility space, including a public library
12. **PROPOSED CODES/ORDINANCES:** None
13. **ENVIRONMENTAL STATUS:** Environmental Impact Statement

**14.**

**PROPOSED TIME SCHEDULE:** Approximately 24  
months from closing to completion of construction