# Legislation Details (With Text)

| | | | | | |
|---|---|---|---|---|---|
| **File #:** | Res 1121-2019 | **Version:** | * | **Name:** | LU 516 - Landmarks, Borough-Based Jail System, Bronx (C 190338 HAX) |
| **Type:** | Resolution | | | **Status:** | Adopted |
| | | | | **In control:** | Committee on Land Use |
| **On agenda:** | 10/17/2019 | | | | |
| **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 190338 HAX, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 320 Concord Avenue and 745 E. 141st Street (Block 2574, p/o Lot 1), Borough of the Bronx, Community District 1, to a developer selected by HPD (Preconsidered L.U. No. 516; C 190338 HAX).

**Sponsors:**

**Indexes:**

**Attachments:** 1. Res. No. 1121, 2. Land Use Calendar - Week of September 2, 2019 - September 6, 2019, 3. Hearing Testimony - Landmarks 9-5-19, 4. Landmarks Appearance Cards 9-5-19, 5. Hearing Transcript - Landmarks 9-5-19, 6. September 12, 2019 - Stated Meeting Agenda with Links to Files, 7. Hearing Transcript - Stated Meeting 9-12-19, 8. Land Use Calendar - Week of October 14, 2019 - October 18, 2019, 9. Land Use Calendar - October 16, 2019, 10. October 17, 2019 - Stated Meeting Agenda with Links to Files, 11. Hearing Transcript - Stated Meeting 10-17-19, 12. Minutes of the Stated Meeting - October 17, 2019, 13. Committee Report

| Date | Ver. | Action By | Action | Result |
|---|---|---|---|---|
| 10/16/2019 | * | Committee on Land Use | Approved by Committee with Modifications and Referred to CPC | |
| 10/17/2019 | * | City Council | Approved, by Council | Pass |

**THE COUNCIL OF THE CITY OF NEW YORK**
**RESOLUTION NO. 1121**

**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 190338 HAX, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 320 Concord Avenue and 745 E. 141st Street (Block 2574, p/o Lot 1), Borough of the Bronx, Community District 1, to a developer selected by HPD (Preconsidered L.U. No. 516; C 190338 HAX).**

**By Council Members Salamanca and Adams**

WHEREAS, the City Planning Commission filed with the Council on September 3, 2019 its decision dated September 3, 2019 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development ("HPD") regarding city-owned property located at 320 Concord Avenue and 745 E. 141st Street (Block 2574, p/o Lot 1), (the "Disposition Area"), approving:

a) pursuant to Article 16 of the General Municipal Law of New York State, the designation of the 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;

which in conjunction with the related actions would facilitate the development of four detention facilities that comprise the NYC borough-based jail system in Bronx Community District 1, Brooklyn Community District 2, Manhattan Community District 1 and Queens Community District 9 (ULURP No. C 190338 HAX) (the "Application");

WHEREAS, the Application is related to applications C 190333 PSY (L.U. No. 518), a site selection for four new borough-based jail facilities; N 190334 ZRY (Pre. L.U. No. 513), a text amendment to create a new Special Permit in Zoning Resolution (ZR) Section 74-832 to allow for modifications to ground floor uses, bulk, floor area ratio, parking and loading for a borough-based jail system; C 190335 ZSX (L.U. No. 519), a special permit pursuant to ZR Section 74-832; C 190336 ZMX (Pre. L.U. No. 514), a zoning map amendment to rezone the western portion of Block 2574 from M1-3 to M1-4/R7-X; N 190337 ZRX (Pre. L.U. No. 515), a zoning text amendment to Appendix F to establish a new Mandatory Inclusionary Housing (MIH) area; C 190339 ZSK (L.U. No. 520), a special permit pursuant to ZR Section 74-832; C 190116 MMK (L.U. No. 521), a city map amendment to establish upper and lower limiting planes to State Street between Boerum Place and Smith Street; C 190340 ZSM (L.U. No. 522), a special permit pursuant to ZR Section 74-832; C 190341 PQM (L.U. No. 523), an acquisition of a leasehold interest of retail space in Manhattan Detention Center (MDC) North held by Walker Street-Chung Pak Local Development Corporation (LDC), an area of approximately 6,300 square feet; C 190252 MMM (L.U. No. 524), a city map amendment to demap White Street between Centre Street and Baxter Street and reestablish White Street with upper and lower limiting planes as well as narrow and realign the right-of-way; C 190342 ZSQ (L.U. No. 525), a special permit pursuant to ZR Section 74-832; and C 190117 MMQ (L.U. No. 526), a city map amendment to demap 82nd Avenue between 126th Street and 132nd Street;

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 and Section 197-d of the City Charter;

WHEREAS, by letter dated August 16, 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 5, 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 positive declaration issued on August 14, 2018 (CEQR No. 18DOC001Y) and a Final Environmental Impact Statement (FEIS) for which a Notice of Completion was issued on August 23, 2019, in which the proposed development as analyzed in the FEIS identified significant adverse impacts for the selected Bronx site with respect to transportation (traffic) and construction (traffic, pedestrians and noise); for the selected Brooklyn site with respect to transportation (traffic), construction (traffic, pedestrians and noise), and historic and cultural resources; for the selected Manhattan site with respect to transportation (traffic), construction (pedestrians), and historic and cultural resources; and for the selected Queens site with respect to transportation (traffic) and construction (traffic, pedestrians and noise).

RESOLVED:

Having considered the FEIS 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



powered by Legistar™

action is one that avoids or minimizes adverse environmental impacts to the maximum extent practicable; and

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 environment and mitigation measures that were identified as practicable.

The Decision, together with the FEIS, constitutes 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 190338 HAX, and incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission and the HPD Requests.

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 (C 190338 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 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 Council approves the disposition of the Disposition Area under Section 197-d of the New York City Charter, to a developer to be selected by the New York City Department of Housing Preservation and Development for the development of the Project consistent with the Project Summary.

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 17, 2019, on file in this office.

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


powered by Legistar™

## PROJECT SUMMARY

**1.** **PROJECT:** Borough-Based Jail - Bronx Site

**2.** **PROGRAM:** New Construction Finance Program

**3.** **LOCATION:**

**a.** **BOROUGH:** Bronx

**b.** **COMMUNITY DISTRICT:** 1

**c.** **COUNCIL DISTRICT:** 8

**d.** **PROJECT AREA:**

| BLOCK | LOT(S) | ADDRESS(ES) |
|---|---|---|
| 2574 | p/o 01 | 320 Concord Avenue |

**4.** **BASIS OF DISPOSITION PRICE:** Nominal. Sponsor will pay one dollar ($1.00) 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:** 234

**8.** **HOUSING TYPE:** Rental

**9.** **ESTIMATE OF INITIAL RENTS** Rents will be affordable to families with incomes between up to 30% and up to 100% 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 up to 30% and up to 130% of AMI.

**11.** **PROPOSED FACILITIES:** Up to approx. 20,000 square feet of commercial/community facility space



powered by Legistar™

| | | |
|---|---|---|
| **12.** | **PROPOSED CODES/ORDINANCES:** | None |
| **13.** | **ENVIRONMENTAL STATUS:** | Environmental Impact Statement |
| **14.** | **PROPOSED TIME SCHEDULE:** | Approximately 24 months from closing to completion of construction. |



powered by Legistar™