



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
215 West 125th Street, 4th Floor—New York, NY 10027
T: 212-749-3105 F: 212-662-4215

CICELY HARRIS
Chairperson

SHATIC MITCHELL
District Manager

Resolution to Approve the 16th Amendment of the Harlem East Harlem Urban Renewal Plan

Whereas, New York City Housing Preservation & Development (*hereafter known as “HPD”*) Division of Planning and Predevelopment is seeking approval of a Uniform Land Use Review Procedure (*hereafter known as “ULURP”*) application, C210067-HUM, for the 16th Amendment of the Harlem East Harlem Urban Renewal Plan. The application is to amend the Harlem East Harlem Urban Renewal Plan to extend it for 40 years; and

Whereas, the Urban Renewal Law gives the City the ability to acquire and convey sites for redevelopment in accordance with an Urban Renewal Plan wherein the plan assigns sites for certain land uses and depending on the plan, may establish additional design controls; and

Whereas, the Harlem East Harlem Urban Renewal Plan was established in 1968 and expires December 2020 includes the Urban Renewal Area that is bounded by East 106th Street to the south, FDR Drive to the east, Madison, Park, Lexington, and Fifth Avenues to the west, and the Harlem River Drive at East 132nd Street to the north; and

Whereas, the Harlem East Harlem Urban Renewal Plan has been amended fifteen times, most recently in 2008 to include several site-specific design controls that affect certain parcels still under City ownership, and are listed in the HPD HEHURP application and presentation; and

Whereas, all other sites are located in Manhattan Community Board 11 (*hereafter known as “CB11”*) with the exception of one site that is located in Community Board 10 listed in Exhibit A of the HEHURP application, Site 108 that is located at 338 Lenox Avenue (at West 127th Street), Block 1724 Lot 69, which was acquired and conveyed by the City in 1981, and is the present home of Harlem Church of Christ; and

Whereas, as part of our due diligence, members of Community Board 10 also attended CB 11 Land Use Meeting on October 14, 2020, and their Public Hearing on October 27, 2020 to further understand the potential impact of the proposed amendment; and

Whereas, CB 11 engaged George M. Janes & Associates (*hereafter known at GMJ&A*), a specialty planning firm with expertise in zoning, simulation and visualization, and statistics and quantitative modeling, to review and analyze the HEHURP application; and

Whereas, during the October 14, 2020 CB 11 Land Use Committee Meeting, GMJ&A facilitated a presentation that outlined the pros and cons of Urban Renewal Plans that included potential examples of as-of-right developments with building heights of up to 1300', 10 FAR utilization, building bases that were not bulky, and/or open space on green roofs that were not publicly accessible; and

Whereas, Community Board 10 has 60 days to review the HEHURP application and render an opinion on same, which such time to review began on September 23, 2020; and

Whereas, Community Board 10 through its Land Use Committee held two public hearings on October 15, 2020 and November 4, 2020, respectively, affording HPD the opportunity to present its renewal plans to the board and the public, and affording the community at large to review said applications and comment; and

Whereas, on October 15, 2020, the Land Use Committee after hearing all of the views, including written submissions, for and against the project voted **6 Yes, 4 No** to approve the application with conditions to be developed after committee members attended the CB 11 Public Hearing on October 27, 2020; and

Whereas, on October 28, 2020, The Executive Committee voted **14 Yes, 0 No, 0 Abstention, and 0 Recusal** to approve the application.

NOW THEREFORE, BE IT RESOLVED

Community Board 10 **APPROVES** the C210067-HUM application for the 16th Amendment of the Harlem East Harlem Urban Renewal Plan. During the November 4, 2020 General Board Meeting, the board voted **31 Yes, 1 No, and 1 Recusal.**