

May 6, 2013

NEGATIVE DECLARATION

Project Identification

Location: 2135-2139 Adam Clayton Powell Jr. Boulevard (Seventh Avenue), Manhattan
(Block 1911, Lots 61 and 62)
CEQR No: 07HPD027M
ULURP No. Pending
SEQRA Classification: Unlisted

Name and Description of Proposed Action

Harlem Dowling:

The City of New York-Department of Housing Preservation & Development (HPD), on behalf of the project sponsor, Harlem Dowling Alembic LLC, is seeking a zoning map amendment, disposition of City-owned property and project approval and designation of a site as an Urban Development Action Area Project (UDAAP).

The requested actions would facilitate the development of a new residential building at the southeast corner of West 127th Street and Adam Clayton Powell Jr. Boulevard (Seventh Avenue) in the Central Harlem neighborhood of Manhattan, Community District 10. Under the requested actions, the existing R7-2/C1-4 zoning district would be changed to an R8A/C1-4 zoning district and the project site would be redeveloped with a 10-story residential building containing 60 dwelling units (48 affordable units and 12 supportive housing units) and 9,500 community facility space (the "proposed project"). The project site is located at 2135-2139 Adam Clayton Powell, Jr. Boulevard (Block 1911, Lots 61 & 62). The City-owned project site measures approximately 10,000 square feet in area and is currently vacant.

The requested actions include a zoning map amendment to change an existing R7-2/C1-4 zoning district to an R8A/C1-4 zoning district. The existing R7-2 zoning district is mapped over the entire block and a C1-4 commercial overlay is mapped along the western portion of the block along Adam Clayton Powell Boulevard between West 126th and West 127th streets. Both the existing R7-2 and proposed R8A zoning districts allow residential and community facility uses. The existing R7-2 has a maximum FAR of 4.0 and the proposed R8A district has a maximum FAR of 6.02. The C1-4 overlay allows neighborhood retail uses. Under the existing and proposed zoning, the C1-4 overlay would remain and would have an FAR of 2.0. In addition to the actions described above, the proposed project may utilize construction funding from HPD and/or the New York City Housing Development Corporation (HDC) at a future date.

In addition to the project site, the remaining portion of the Seventh Avenue block front would be rezoned. Based on a soft site analysis conducted by HPD, the zoning change could potentially



Harlem Dowling Negative Declaration

CEQR No. 07HPD027M

Page 2

result in the redevelopment of one potential development site on Block 1911, Lot 1, which is in private ownership (and not controlled by HPD or the project sponsor). The potential development site is currently occupied by a one-story retail building. Under the proposed action, the site could be redeveloped with a mixed-use building containing 19 dwelling units and approximately 2,122 square feet of retail space.

In order to avoid the potential for significant adverse impacts associated with boiler emissions and noise on the potential development site, E-designation E-313 will be placed on the zoning map in connection with the zoning map amendment.

- To avoid the potential for impacts associated with air quality on Block 1911, Lot 1, the proposed action includes an (E) designation as follows:

Any new residential development on the above-referenced property must use natural gas as the heating type of fuel for space heating and hot water systems.

- To avoid potential for impacts related to noise, the proposed action includes (E) designation on Block 1911, Lot 1. The text of the (E) designation for noise is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed window condition with a minimum of 29 dB(A) window/wall attenuation in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

The proposed project will be implemented in conformance with the following provision to be incorporated into the Land Disposition Agreement (LDA) in order to ensure that there are no significant adverse impacts associated with the disposition of City-owned property. The provision is as follows:

Noise Attenuation

The developer/sponsor will provide window-wall attenuation with an OITC rating of 29 dBA on the Seventh Avenue (west) façade, north facade (along West 127th Street) and the south façade of the building, along with an alternate means of ventilation to ensure a minimum interior noise environment (closed-window condition) of 45 dBA. Alternate means of ventilation include, but are not limited to: (a) provision of central air conditioning or (b) a provision of air conditioner sleeves containing air conditioners. The measures associated with window-wall attenuation and alternate means of ventilation would be required through provisions in the Land Disposition Agreement (LDA) between HPD and the project sponsor.



Harlem Dowling Negative Declaration

CEQR No. 07HPD027M

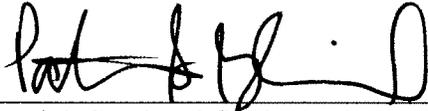
Page 3

Statement of No Significant Effect:

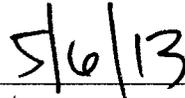
Pursuant to the CEQR rules adopted on June 6, 1991, Executive Order 91, HPD has completed its technical review of the Environmental Assessment Statement (EAS) dated May 2, 2013 and has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The EAS is on file with HPD and available for public review. With the above-described measures implemented in connection with the requested actions, no significant adverse impacts would occur. This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR Part 617.



Patrick S. Blanchfield, AICP
Director of Environmental Planning, HPD



Date

