



CITY PLANNING COMMISSION

August 22, 2012 / Calendar No. 3

C 120173 ZMX

IN THE MATTER OF an application submitted by New York City Housing Authority pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6c and 7a, by changing from an R5 District to an R6 District property bounded by Randall Avenue (southerly portion) and its easterly centerline prolongation, Rosedale Avenue, Lacombe Avenue, Bronx River Avenue, and a line passing through a point at an angle 70 degrees southerly to the southerly street line of Randall Avenue (southerly portion) distant 180 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of the southerly portion of Randall Avenue and the easterly street line of Bronx River Avenue, Borough of the Bronx, Community District 9.

This application for an amendment of the Zoning Map was filed by the New York City Housing Authority (NYCHA) on January 19, 2012, to facilitate the construction of housing in the Soundview section of Bronx Community District 9.

RELATED ACTIONS

In addition to the proposed zoning map amendment, which is the subject of this report (C 120173 ZMX), implementation of the proposed project also requires action by the Chairperson of the City Planning Commission on the following application, which is being considered concurrently with this application:

N 120174 ZCX: Chairperson's certification pursuant to Z.R. Section 62-811 that no waterfront public access area or visual corridors are required.

BACKGROUND

The New York City Housing Authority (NYCHA) is requesting a zoning map amendment to change from an R5 zoning district to an R6 district, to facilitate the construction of 18 new residential buildings, including one building to contain senior citizen housing and 16 two-family houses. The area to be rezoned is currently part of the Soundview Houses, a New York City Housing Authority (NYCHA) development, and is developed with an underutilized parking lot containing 120 spaces, a BBQ-pit area, and a trash compactor and landscaping. The site is entirely within an existing R5 zoning district.

NYCHA's Soundview Houses consists of 13 seven-story buildings located on two superblocks (Blocks 3515 and 3551) in the Soundview section of Bronx Community District 9. It contains 1,258 dwelling units, housing approximately 3,291 residents, and 200 accessory parking spaces. The northern superblock (Block 3551) is located on the north side of Randall Avenue. It is developed with 8, seven-story buildings containing 769 apartments housing approximately 2,043 residents and an accessory parking lot with 80 spaces. The southern superblock (Block 3515), located on the north side of Randall Avenue, contains the area to be rezoned. It is developed with 5, seven-story buildings containing 489 dwelling units housing approximately 1,248 residents and has an accessory parking lot with 120 accessory parking spaces.

The areas immediately north and east of the Soundview Houses consist of low and medium density residential neighborhoods zoned R5, which are generally characterized by two and three-story, detached and semi-detached one and two-family homes and multiple dwellings. Small retail uses that serve the surrounding residential blocks, such as grocery stores and supermarkets, are located along Randall Avenue to the east of the Soundview Houses. Immediately south and west of the NYCHA property is the 205-acre Soundview Park. Facilities at Soundview Park include basketball courts, cricket field, baseball fields, handball courts, soccer fields, playgrounds, running track, football field, kayak/canoe launch, bicycle and jogging paths and a NYC Department of Sanitation compost facility.

NYCHA requests the approval of a zoning map amendment to establish an R6 district for a the portion of the southern superblock (Block 3515, Lot 1) bounded by Randall Avenue, Rosedale Avenue, Lacombe Avenue and an unimproved portion of the mapped Bronx River Avenue, and the eastern boundary line of a privately-owned vacant lot. The remainder of the block (Block 3515, Lot 65) will retain its R5 zoning designation. The existing R5 zoning district is a medium density district that produces attached and semi-detached homes as well as attached and detached multiple dwellings. It has a maximum FAR of 1.25. The maximum height is 40 feet and the height of the perimeter wall is 30 feet.

The proposed R6 zoning district is a mid-density residential zoning district that allows all housing types with a maximum FAR of 2.43. There is no height limit, but height is regulated by

a sky exposure plane and setback regulations. Generally, R6 zoning results in apartment buildings between three and twelve stories in height.

The proposed zoning change is expected to result in the development three residential developments containing approximately 238 units of new housing, about 79 parking spaces and approximately 68 bicycle spaces. The development site is approximately 155,537 square feet.

The first component of the development will be an eight-story residential building containing 120 dwelling units, including one apartment for the superintendent. Forty two parking spaces will be provided as well as 60 spaces for bicycles. A portion of this building will front along the extension of Bronx River Avenue and will be rented to persons earning 60% AMI.

The second component is an eight-story building for the elderly with 86 dwelling units, also including one apartment for the superintendent. Nineteen parking spaces and eight bicycle spaces will be reserved for the residents. The project is expected to be funded through HPD's and HDC's low-income new construction program and will be restricted to persons aged 55 and older. It will be rented to persons earning less than 60% AMI. Residents of the senior housing will receive a project based Section 8 voucher allowing them to pay 30% of their income for rent.

The third component of the development consists of sixteen attached two-family homes with 18 parking spaces. The first and second floor is a duplex unit for the owner occupant and contains three bedrooms. The third floor contains a separate two bedroom unit. The developer is seeking a program which will provide 100% AMI.

As a result of the proposed construction, an existing BBQ pit area will be relocated within the southern and northern blocks of the Soundview Houses. In addition, an existing trash compactor will be relocated to the northern block of the NYCHA Houses, displacing five parking spaces from the northern parking lot.

A mayoral override was granted to allow the modification of the minimum parking requirements for public housing as set forth in Section 25-25 of the Zoning Resolution and Section 25-21 that limit removal of parking spaces in developments built between July 20, 1950 and December 15, 1961; and street tree requirements as set forth in Section 26-41 of the Zoning Resolution and

made applicable by Section 23-03 of the Zoning Resolution. As a result, the applicant is exempt from providing the minimum parking for the existing Soundview Houses. They are also exempt from providing new street trees for the Soundview Houses. Without the mayoral override, the applicant would not have been able to reduce the accessory parking for the Soundview Houses from 200 spaces to 100 spaces. NYCHA states that there are less than 55 spaces on record for permits to park in the two lots and they are confident that they can meet the present and future parking needs with only 100 spaces, which includes the proposed new 25- space accessory parking lot for the existing Soundview Houses just north of the site, with ingress/egress on Rosedale Avenue.

The applicant is also requesting a Chairperson's Certification that no public waterfront access area or visual corridors are required. The project site is located one block upland from the East River and is not coincident with the river. It is therefore not a waterfront block and is not required to provide a public waterfront access area or visual corridors.

ENVIRONMENTAL REVIEW

This application (C 120173 ZMX), in conjunction with the related application (N 120174 ZMX), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et. seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 12CHA001X. The lead is the New York City Housing Authority.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on March 2, 2012.

UNIFORM LAND USE REVIEW

This application (C 120173 ZMX), was certified as complete by the Department of City Planning on April 23, 2012, and was duly referred to Community Board 9 and the Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 9 held a public hearing on this application on June 11, 2012 and on June 21, 2012 by a vote of 20 in favor to 0 opposed with 5 abstentions, adopted a resolution recommending approval.

Borough President Recommendation

This application (C 120173 ZMX) was considered by the Office of the President of the Borough of the Bronx, who issued a recommendation on July 16, 2012 approving the application.

City Planning Commission Public Hearing

On July 11, 2012 (Calendar No. 1), the City Planning Commission scheduled July 25, 2012 for a public hearing on this application (C 120173 ZMX). The hearing was duly held on July 25, 2012 (Calendar No. 20). There were four speakers in favor of the application and none opposed.

A representative from NYCHA spoke in favor of the application. He described the proposal and informed the Commission that the mayoral override was needed because there are less than 65 parking permits on file for parking at the Soundview Houses. He also informed the Commission that the proposed 25 space parking lot along Rosedale Avenue will replace some of the lost some parking and that NYCHA will attempt to retain existing trees at the perimeter of the site of the proposed 25 space parking lot. The applicant's representative said that residents of the Soundview Houses will have preference to the housing units and that the residents of other nearby NYCHA buildings will share in this preference which extends citywide. He also mentioned that residents of the Soundview Houses had been consulted as the project evolved and are in support of the proposed development.

A representative from HPD spoke in favor of the application highlighting the fact that extra land at NYCHA developments is a new opportunity for the construction of affordable housing. He mentioned that there have been a few rounds of requests for proposals and that approximately 2,000 units have been completed and approximately 6,000 units are in the pipeline. Soundview Partners Apartments is the fourth development in the Bronx. He also stated that affordability will last for 30 years.

A representative from the development team informed the Commission that the project will have two phases and that the first phase will consist of the construction of the family and senior buildings and improvements to the mapped but unimproved Bronx River Avenue. The two-family houses will be in the second phase of construction. He also stated that the Bronx Borough President and Councilmember Annabel Palma provided \$2,650,000 in funding for the project. He said that social services will be provided for the senior residence and that it is likely that there will be a homeowner's association for the townhouses but that the price for the townhouses is currently unknown. He said that the development team will be working with HPD, HDC and the Division of Housing and Community Renewal (HCR) for a program aiming at persons earning between 70% to 130% AMI.

The applicant's architect also spoke in favor of the application. She stated that the design of the two eight-story buildings preserved existing views and mentioned that the three story base of these two buildings maintained a continuous street wall with the three story townhouses. She informed the Commission that mature trees would be preserved and that umbrellas will be provided in order to provide shading to the outdoor sitting areas for the elderly. In addition, the units would be energy efficient and will have good ventilation. The elevator lobbies will have natural lighting. In response to a question from the Commission, she said that the non-visual facades will have the same treatment as the visual facades.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for an amendment of the Zoning Map is appropriate.

The Commission notes that the proposed zoning amendment will facilitate the construction of two eight-story residential buildings and a row of 16 two-family townhouses for a total of 238 dwelling units of affordable housing. The Commission believes that the proposed development is consistent in scale and land use with the adjacent Soundview Houses, which rise to a height of seven-stories, as well as the existing row of six-story multiple dwellings located across the Rosedale Avenue from the proposed development. The Commission also believes that the

proposed development will provide much needed affordable housing for families, senior citizens and homeowners.

The Commission notes that the applicant received a mayoral override, which allows them to provide less than the required minimum parking for the existing federally subsidized housing. Thereby, allowing the Soundview Houses to reduce their existing accessory parking from 200 spaces to 100 spaces. It also exempts NYCHA from having to provide street trees throughout their existing Soundview Houses development.

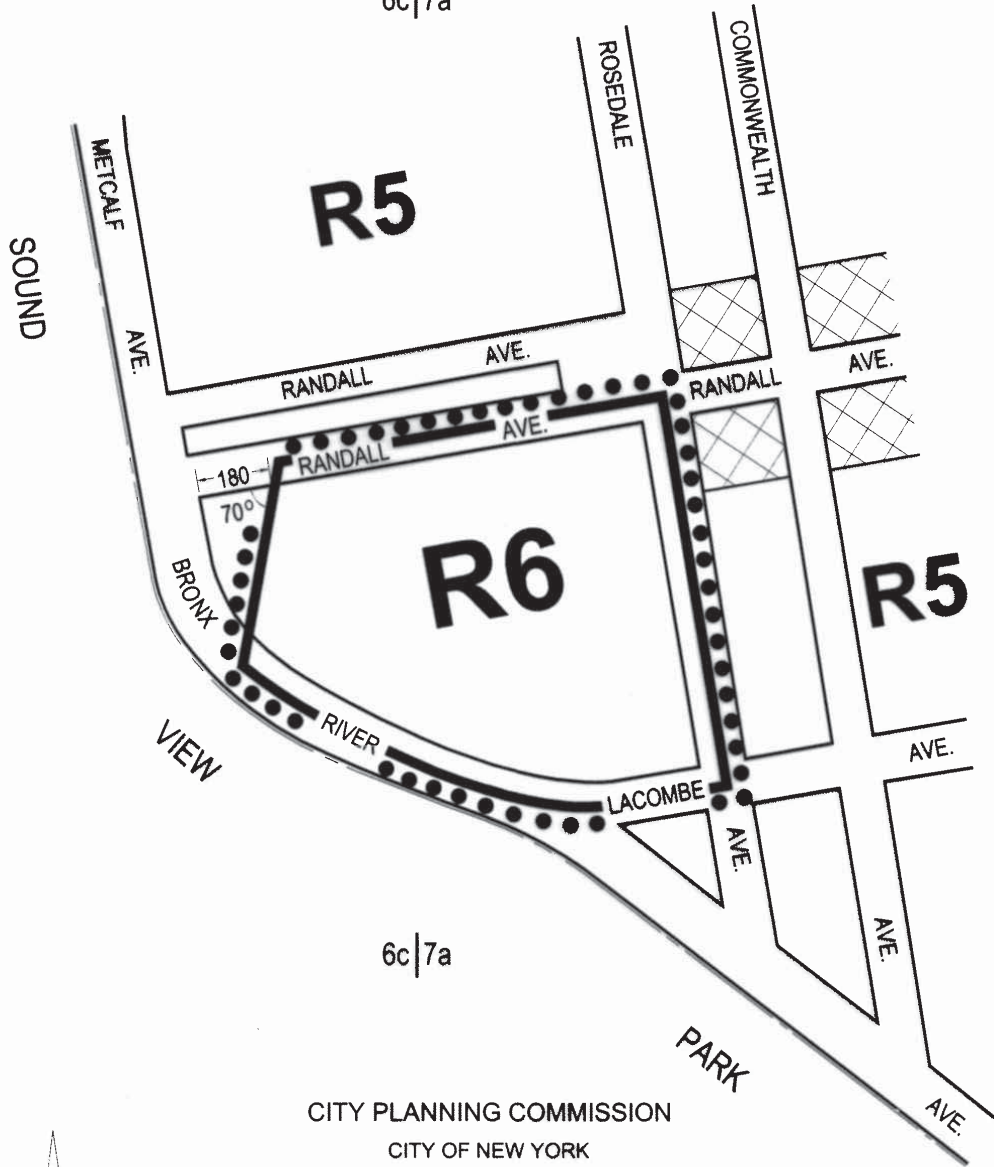
RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination, and the consideration and findings described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, is further amended by changing from an R5 District to an R6 District property bounded by Randall Avenue (southerly portion) and its easterly centerline prolongation, Rosedale Avenue, Lacombe Avenue, Bronx River Avenue, and a line passing through a point at an angle 70 degrees southerly to the southerly street line of Randall Avenue (southerly portion) distant 180 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of the southerly portion of Randall Avenue and the easterly street line of Bronx River Avenue, Borough of the Bronx, Community District 9, The above resolution (C 120173 ZMX), duly adopted by the City Planning Commission on August 22, 2012 (Calendar No. 3), is filed with the Office of the Speaker, City Council, and the Bronx Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, MARIA M. DEL TORO, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, SHIRLEY A. McRAE, Commissioners.
MICHELLE R. DE LA UZ, Commissioner RECUSED

6c|7a



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE

ON SECTIONAL MAP

6c & 7a

BOROUGH OF

BRONX



New York, Certification Date
 APRIL 23, 2012

S. Voyages
 S. Voyages, R.A. Director
 Technical Review Division

SCALE IN FEET



- NOTE:**
- Indicates Zoning District Boundary.
 - The area enclosed by the dotted line is proposed to be rezoned by changing an R5 District to an R6 District.
 - Indicates a C1-2 District.

**BRONX BOROUGH PRESIDENT RUBEN DIAZ Jr.
MEMO**

To: Nicole Campo
James Merani
Manny Lagares

From: Sam Goodman 

Re: Revised ULURP Recommendation Material Re: Application No: C 120173 ZMX

Date: July 20, 2012

Pursuant to an e-mail I received from Ted Weinstein of HPD, attached to this cover memo is the Bronx Borough President's Recommendation with some modest changes in language to reflect a more precise description of the project this application describes. I am therefore asking that this revised material replace that which was FAXed to your offices on July 16, 2012

If you have any questions or concerns please reach out to me by telephone at 718-590-6124.

I thank you for your attention.


Sam Goodman

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 120173 ZMX
Soundview Partners Apartments
July 20, 2012

DOCKET DESCRIPTION

IN THE MATTER OF AN application submitted by the New York City Housing Authority (NYCHA) pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6c and 7a, by changing from an R5 District to an R6 District property bounded by Randall Avenue (southerly portion) and its easterly centerline prolongation, Rosedale Avenue, Lacombe Avenue, Bronx River Avenue, and a line passing through a point at an angle 70 degrees southerly to the southerly street line of Randall Avenue (southerly portion) distant 180 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of the southerly portion of Randall Avenue and the easterly street line of Bronx River Avenue, borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated April 23, 2012.

BACKGROUND

Approval of this application will facilitate an amendment of the Zoning Map Numbers 6c and 7a, changing from an R5 District to and R6 District. The property is located on Block 3515, Lot 1. It is bounded by Randall Avenue on the north, Rosedale Avenue on the east, Lacombe Avenue and Bronx River Avenue to the south. Soundview Park is located on the west. The entire site consists of 519,774 square feet, or 11.93 acres, is mostly vacant and undeveloped; the only exception being an under-utilized parking lot accessible via Bronx River Avenue. This property is located in Bronx Community District 9 and owned by the New York City Housing Authority (NYCHA), the applicant.

Pursuant to this proposed zoning change the applicant will subdivide the property located on Block 3515, Lot 1 and sell this site to a developer. Subsequently, the developer proposes to construct 238 units of new housing, consisting of a residential development featuring three components. This development will front on a mapped, but yet-to-be-built (paper street) portion of Bronx River Avenue. This addition will approximate 1,360 linear feet and will include new sewers, fire hydrants, street lights, street trees and sidewalks. An additional twenty two on-street public parking spaces will result from this extension of Bronx River Avenue which will terminate as a cul-de-sac.

The primary objective sought by the developer pursuant to changing the existing R5 zone to an R6 zone is to allow for an increase in building height from a maximum of forty feet allowed under an R5 designation, to approximately 75 feet permitted in an R6 zone. This additional height allowance will permit a taller building with a less intrusive footprint. This in turn will allow for an increase amount of open space acreage, preserve the visual corridors for the residents of the public housing complexes immediately to the east and require less site preparation and tree removal.

The first component of this project is referred to as "the senior building." It will offer 85 units of housing specifically designed to accommodate senior citizens over the age of fifty five. One additional residence will be reserved for the superintendent. The proposed building will offer:

- 85-1 bedroom units each consisting of 600 square feet
- 1-3 bedroom superintendent unit consisting of 1,340 square feet

The "senior building" will offer a community room exclusively for residence of this facility. This room will offer 400 square feet of space. A larger, more versatile room for larger gatherings will be constructed. This space, consisting of 1,100 square feet will be available to both residents of "the family building" and "senior building." The "senior building" will offer surface parking for nineteen vehicles and eight bicycle spaces. A lounge areas on each floor will include 150 square feet of space.

The second component of this project includes 120 units, of which one unit will be provided to the superintendent. Referred to by the developer as "the family building" this structure will offer:

- 24-1 bedroom units each consisting of 600 square feet
- 78-2 bedroom units each consisting of 785 square feet
- 19-3 bedroom units each consisting of 1,065 square feet

A lounge area and mail box room consisting of 750 square feet plus laundry room are planned on-site amenities. An exterior terrace area for passive recreation consisting of 1,650 square feet is also envisioned. The "family building" includes forty two parking spaces on street level, plus sixty bicycle spaces.

The third component termed by the developer as "the town houses" will include sixteen buildings. Each structure will consist of three stories and include two residential units, yielding a total of thirty two residences.

- Unit A is a duplex, offering a total of 2,000 square feet (1,000 square feet on each level) and includes 3 bedrooms.
- Unit B offers 1,000 square feet and includes 2 bedrooms

Development of the surrounding community is dominated by the New York City Housing Authority complex known as Soundview Houses. This development includes thirteen, seven story buildings offering a total of 1,258 residential units. Soundview houses are located on Randall Avenue, north of the project site. Additional residential development includes mid-rise and high rise accommodations. Soundview Park, consisting of 205 acres of property, is located adjacent to the development site's southern and western property line. Soundview Park offers a comprehensive array of recreational venues including, playgrounds for youngsters, running tracks, handball and basketball courts, baseball and recently inaugurated multipurpose fields. Also available at Soundview Park are launches for recreational water craft onto the Bronx River. There is no subway access within a four block radius of the proposed development site. Bus

transportation via the BX 27 is available at Rosedale and Randall Avenues. Retail access is available on Seward Avenue.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQRA and received an Unlisted Designation. The City Planning Commission certified this application as complete on April 23, 2012.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board 9 held a public hearing on this matter on June 21, 2012. A vote recommending approval of this application was 20 in favor, zero opposed, five abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on this application on July 3, 2012. Representatives of the applicant were present and spoke in favor of this application. No members of the public offered comment on this matter and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

I am pleased to endorse the proposed amendment of the Zoning Map this application is considering. Based on the existing contextual profile of the surrounding community, coupled with the specific plans the developer is proposing for this location, I agree that development pursuant to an R6 zone will have minimal visual impact on the surrounding community, while allowing for less intrusive construction on undeveloped property.

At my public hearing the developer of Soundview Partners Apartments presented a comprehensive three phase plan of development. The first two phases include affordable rental units; one being for families the second for senior citizens. The third phase will include owner occupied town houses. It is the eventual inclusion of this third phase that makes this project all the more critical and reflective of my mixed-income community development policy.

I recommend approval of this application.