



IN THE MATTER OF an application submitted by 1675 JV Associates LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 3d:

1. changing from an R6 District to an R8A District property bounded by a line 200 feet northerly of Westchester Avenue, a line midway between Fteley Avenue and Metcalf Avenue, a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue;

Borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-425.

This application for a zoning map amendment was filed by the 1675 JV Associates, LLC (the applicant) on April 24, 2017. The applicant is proposing to change an R6 zoning district to an R8A/C2-4 zoning district at the end of a block bound by Metcalf, Westchester, and Fteley Avenues (Block 3780, Lots 51 and a portion of Lot 1). This application, in conjunction with the application for the related action (N 170378 ZRX), would facilitate the development of a new 13-story mixed-use building containing approximately 220 affordable dwelling units in the Bronx River neighborhood of Community District 9 in the Bronx.

RELATED ACTION

In addition to the zoning map amendment (C 170377 ZMX) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 170378 ZRX Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

The applicant, 1675 JV Associates LLC, proposes a zoning map amendment and a zoning text amendment to facilitate the development of approximately 220 units of affordable housing on a property located at 1675 Westchester Avenue in the Bronx River neighborhood of the Bronx. The applicant requests that the project area be rezoned from R6 to R8A, with a C2-4 commercial overlay within 100 feet of Westchester Avenue. The applicant also requests a zoning text amendment to establish a MIH area coterminous with the project area.

The project area for the zoning map amendment is located on the north side of Westchester Avenue between Metcalf and Fteley Avenues (Block 3780, Lot 51 and a portion of Lot 1). The western corner of the project area fronts on two wide streets, Westchester and Metcalf Avenues. The Bronx River Parkway runs adjacent to Metcalf Avenue. To the south, the project area is bordered by the elevated tracks of the No. 6 subway line.

The development site, which is owned by the applicant, consists of Block 3780, Lot 1. The applicant, 1675 JV Associates, LLC, is a joint venture of Phipps Houses and the Acacia Network. The Acacia Network acquired the development site in 2014 and the applicant has since acquired it. The site formerly operated as a health clinic and has been vacant since the clinic closed in 2012. The existing R6 zoning district has been in place since 1961 and there have been no recent land use actions affecting the project area.

The blocks north and east of the project area are mostly residential with a mix of housing types including attached and semi-detached one- and two-family buildings as well as larger apartment buildings. Multi-family buildings in the area include six-story apartment complexes on East 172nd Street, a 20-story apartment building two blocks east of the project area on the south side of Westchester Avenue, and a 12-story apartment building to the west across the Bronx River Parkway. There is an active retail corridor two blocks west of the project area across the Bronx River Parkway, adjacent to the Morrison Avenue/Sound View subway station. Retail and services on the blocks directly south and southeast of the project area, across Westchester Avenue, include a shopping center with a supermarket, a drug store, and a post office.

Parks and playgrounds in the surrounding area include Watson Gleason Playground and a portion of the Bronx River Parkway open space. The area is well served by transit. The No. 6 elevated subway line runs along Westchester Avenue, with a stop at the Morrison Avenue/Sound View station. The area is also served by bus lines including the Bx4 and 4A, 36, and 27.

The project area is zoned R6, a residential district that permits a floor area ratio (FAR) up to 2.43 for residential uses under height factor zoning (or 3.0 FAR for a Quality Housing building on a wide street) and up to 4.8 FAR for community facility uses. There is a C1-2 commercial overlay on the south side of Westchester Avenue across from the project area that permits commercial uses up to 2.0 FAR.

In addition to the development site, the project area includes the adjacent Lot 51 at the corner of Westchester and Fteley Avenues, which houses a one-story commercial building with two active businesses operating in it, a wine and liquor store and a dry cleaner. Commercial uses are not permitted in R6 districts and therefore, these existing retail uses within the project area are considered legal nonconforming uses.

The proposed R8A zoning district would permit construction of the proposed building, at a height and density not permitted on the site today. The R8A zoning district permits a maximum residential FAR of 7.2 for Inclusionary Housing buildings and a maximum community facility FAR of 6.5. The proposed C2-4 commercial overlay would allow commercial uses up to a maximum commercial FAR of 2.0 and allow for a broad range of commercial and retail uses. In addition, the commercial overlay would bring the legal nonconforming uses on the site today into conformance.

The requested actions would facilitate a 13-story, approximately 132-foot tall mixed-use building with approximately 203,000 gross square feet of floor area for a total FAR of 7.06. The ground floor would include approximately 7,570 square feet of retail space along Westchester Avenue and up to 6,845 square feet of community facility space along Metcalf Avenue, while the remainder of the building would comprise approximately 188,585 square feet of residential floor area with up to 220 units. The entrance to the residential portion of the building would be along Metcalf Avenue.

Amenities for residents are expected to include a roof terrace, a community room opening onto the terrace, a laundry room, a fitness room, a children's playroom, and a computer/study room. A landscaped rear yard would provide recreational space for residents.

The applicant team intends to design the project to meet Passive House standards for maximum energy efficiency through building design and to seek Passive House certification by the Passive House Institute US. The team also intends to participate in the Enterprise Green Communities Initiative as well as the New York State Energy Research and Development Authority's Commercial New Construction Program. The roofs above the 13th floor would support photovoltaic solar arrays. The building would also have a combined heat and power cogeneration system.

The project would also require funding actions on the part of the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation. As proposed, all of the building's approximately 220 housing units would be affordable to low- and moderate-income households at a range of affordability from 30 percent of area median income (AMI) up to 80 percent of AMI. A small portion may be made available to households earning up to 100 percent of AMI.

There would not be any parking spaces provided with this project. The applicant anticipates that any units affordable to tenants earning more than 80 percent of AMI would be few enough that the parking requirement would be below the maximum of 15 spaces, which could be waived.

The applicant also proposes a zoning text amendment to Appendix F of the Zoning Resolution to establish an MIH area coterminous with the rezoning area that applies the requirements of Option 2. Option 2 requires that at least 30 percent of the residential floor area be reserved for tenants with incomes averaging up to 80 percent of AMI. The approximately 220-unit proposed development would be 100 percent income-restricted, but the proposed text amendment would ensure that up to 66 units remain permanently affordable.

ENVIRONMENTAL REVIEW

This application (C 170377 ZMX), in conjunction with the application for the related action (N 170378 ZRX), 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 lead is the City Planning Commission. The designated CEQR number is 17DCP154X.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 22, 2017. The Negative Declaration included an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials, air quality, and noise (E-425), as described below:

The (E) designation requirements related to hazardous materials would apply to the project site:

- **Block 3780, Lots 1 and 51**

The (E) designation text related to hazardous materials is as follows:

Task I-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting

sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

The (E) designation requirements related to air quality would apply to the Project Site:

- **Block 3780, Lots 1 and 51**

The (E) designation text related to air quality is as follows:

Block 3780, Lot 1: Any new residential, commercial and/or community facility development on Block 3780 Lot 1 must use natural gas for HV AC systems and ensure that the heating, ventilating, air conditioning stack is located at 159 feet above grade and at least 68 feet from Metcalf Avenue and 27 feet from Westchester Avenue to

avoid any potential significant adverse air quality impacts.

Block 3780, Lot 51: Any new residential, commercial and/or community facility development on Block 3780 Lot 51 must use natural gas for HV AC systems and ensure that the heating, ventilating, air conditioning stack is located at 159 feet above grade and at least 26 feet from Fteley Avenue and 56 feet from Westchester Avenue to avoid any potential significant adverse air quality impacts.

The (E) designation requirements related to noise would apply to the Project Site:

- **Block 3780, Lots 1 and 51**

The (E) designation text related to noise is as follows:

Block 3780, Lot 1: To ensure an acceptable interior noise environment, future residential, commercial and/or community facility uses on Block 3780, Lot 1 must provide a closed window condition with a minimum 38 dBA window/wall attenuation on all southern façades facing Westchester Avenue and western and eastern façades within 100 feet from Westchester Avenue and 31 dBA of attenuation on all other façades to maintain an interior noise level of 45 dBA. 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, air conditioning. The minimum required composite building façade attenuation for future commercial uses would be 5 dBA lower than that for residential and community facility uses.

Block 3780, Lot 51: To ensure an acceptable interior noise environment, future residential, commercial and/or community facility uses on Block 3780, Lot 51 must provide a closed window condition with a minimum 38 dBA window/wall attenuation on all southern façades facing Westchester Avenue and western and eastern façades within 100 feet from Westchester Avenue and 31 dBA of attenuation on all other façades to maintain an interior noise level of 45 dBA. 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, air conditioning. The minimum required composite building façade attenuation for future commercial uses would be 5 dBA lower than that for residential and community facility uses.

With the measures specified above, the Proposed Actions would not result in any significant adverse impacts related to hazardous materials, air quality or noise.

The City Planning Commission has determined that the proposed actions will have no significant effect on the environment.

UNIFORM LAND USE REVIEW

This application (C 170377 ZMX) was certified as complete by the Department of City Planning on May 22, 2017, and was duly referred to Bronx 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), along with the application for the related action (N 170378 ZRX), which was duly referred to Bronx Community Board 9 and the Bronx Borough President in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Bronx Community Board 9 held a public hearing on this application (C 170377 ZMX) on June 14, 2017. On June 15, 2017, by a vote of 13 in favor, one opposed, and with three abstentions, the Community Board adopted a recommendation to approve the application with conditions.

Those conditions included: adding a senior and veteran preference for housing units; ensuring up to 25 percent of construction workers hired for the project are residents in Community District 9 and/or the Bronx; committing to creating high quality service jobs that pay union standard wages and benefits; contributing funds yearly to a local park, school, and youth community-policing initiative for 60 years; and setting aside up to 6,000 square feet for community programming in the proposed development for Youth Ministries for Peace and Justice.

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (C 170377 ZMX) on July 6, 2017, and on July 18, 2017 issued a recommendation approving the application.

City Planning Commission Public Hearing

On July 12, 2017 (Calendar No. 1), the CPC scheduled July 26, 2017 for a public hearing on this application (C 170377 ZMX), in conjunction with the related application (N 170378 ZRX). The hearing was duly held on July 26, 2017 (Calendar No. 33). There were three speakers from the applicant team that spoke in favor of the application and two speakers in opposition.

A representative from the applicant team spoke about the details of the proposed project. Other representatives described the building's planned design and programming. A representative stated that the applicant would continue working with the community on programming the community facility space and would consider working with the Administration for Children's Services to provide childcare services in the proposed building. The applicant team stated that the building would be wired for internet and include a computer room for residents' use. The applicant team stated that the unit mix would include 10 percent studio, 35 percent one-bedroom, 40 percent two-bedroom, and 15 percent three-bedroom units. The affordability breakdown would follow the Department of HPD's Extremely Low and Low Affordability program. The applicant team acknowledged the Borough President's concern about unit size and stated that they would explore creating larger units, explaining that they were pursuing the lot at the corner of Westchester and Fteley Avenues for purchase and would be considering redesigning the building to include that lot.

The applicant team also described the development site as at the corner of two wide streets, including Bronx River Parkway, and stated that the size and scale of the project would be appropriate, similar to the way taller buildings are typically located along wider avenues while lower-scale buildings are often located along narrower side streets. They described how the proposed building would sit 30 feet from the adjacent lot line on Metcalf Avenue and have a 60-foot rear yard to serve as a buffer from the adjacent residential buildings, along with a 10-foot

wall. The applicant team also stated that the façade at the rear of the building would be of the same quality and use the same materials as the one at the front of the building.

The applicant team also stated that they would pay the building service workers created by the proposed development union standard wages and benefits.

Two representatives from 32BJ SEIU spoke in opposition to the application, expressing concerns about wages and benefits for future full-time employees.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 170377 ZMX) is appropriate.

The proposed R8A/C2-4 district is of an appropriate scale and density for this location at the intersection of two wide streets, Westchester and Metcalf Avenues. With the Bronx River Parkway running parallel to Metcalf Avenue, the project area fronts on a prominent corner. The project area has good access to transit, including the No. 6 subway line and multiple bus stops. The C2-4 district will allow for ground floor commercial and retail uses that will extend the commercial activity across Westchester Avenue from the existing shopping center, as well as extend the active retail district east of the Bronx River Parkway to the site.

The proposed zoning text amendment (N 170378 ZRX) is appropriate. It will designate an MIH area coterminous with the rezoning area, requiring permanent affordability for a portion of the units on the site. While the development that the requested actions would facilitate is proposed to be 100 percent income-restricted with units ranging between 30 and 100 percent of AMI, mapping an MIH area on the site would require approximately 66 units of permanently affordable housing. The project will help address the need for more affordable housing in the Bronx and in the City overall and would be consistent with the City's objectives for housing production and affordability.

The Commission acknowledges recommendations by Community Board 9, including adding a senior and veteran preference, hiring local workers, creating high-quality service jobs, and providing community benefits. While these requests extend beyond the ambit of this application for a zoning map amendment, the Commission notes nonetheless that at the public hearing and in the letter addressed to the Commission dated July 25, 2017, the applicant indicated a willingness to work with the community to address many of the Community Board's requests.

The applicant team has stated that they will design the proposed building with the bulk toward the corner of two wide streets, Westchester and Metcalf Avenues, away from the lower-density residential buildings located north of the site, with a landscaped rear yard acting as a buffer. The team also stated that they are committed to ensuring that all sides of the building are of the same quality, using the same quality of building materials on all sides. The Commission believes that there is a strong planning and design rationale for this proposed building configuration, but recognizes that it is not a condition of the requested actions.

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 consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 3d:

1. changing from an R6 District to an R8A District property bounded by a line 200 feet northerly of Westchester Avenue, a line midway between Fteley Avenue and Metcalf Avenue, a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue; and

2. establishing within the proposed R8A District a C2-4 District bounded by a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue;

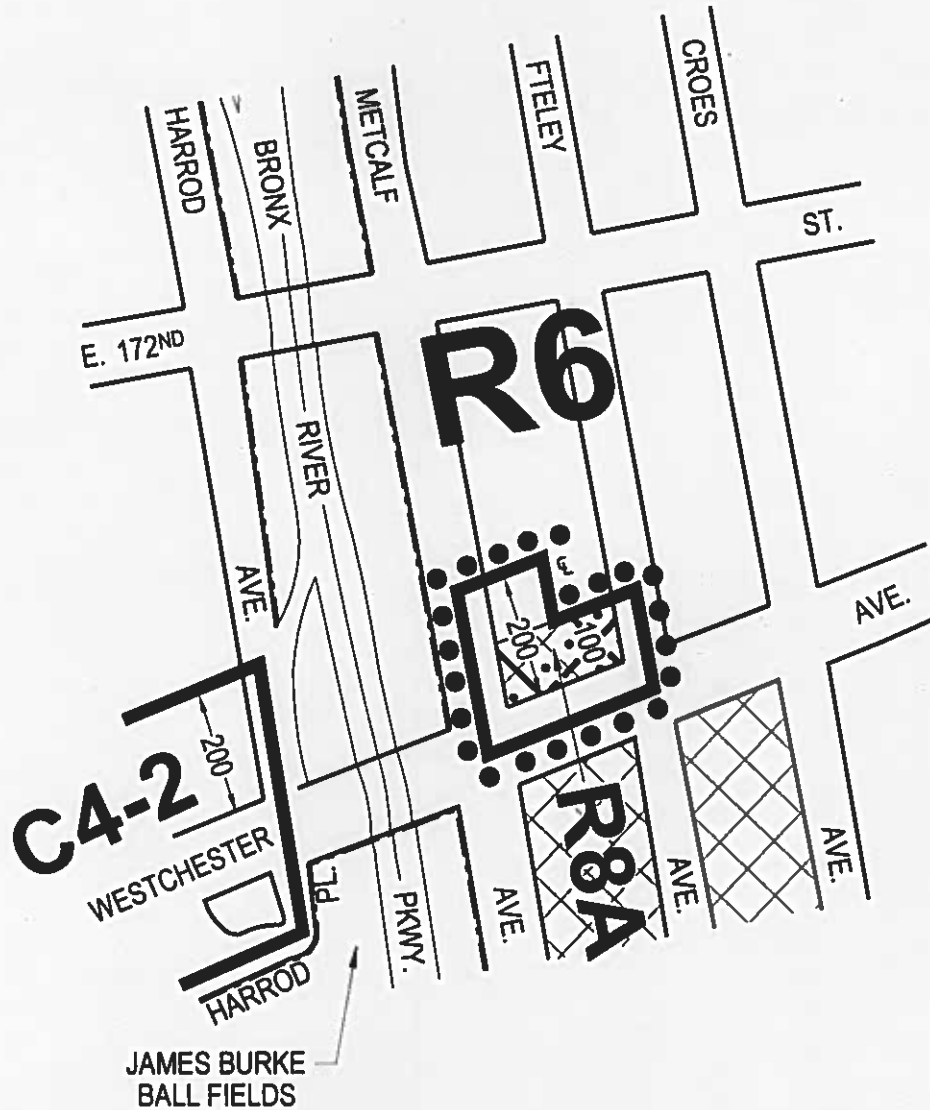
Borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-425.

The above resolution (C 170377 ZMX), duly adopted by the City Planning Commission on August 23, 2017 (Calendar No. 10), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice Chair*

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,
MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, CHERYL COHEN EFFRON,
HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN**, *Commissioners*



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

3d

BOROUGH OF
BRONX

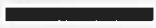





New York, Certification Date
MAY 22, 2017

S. Lenard
 S. Lenard, Director
 Technical Review Division



NOTE:

-  Indicates Zoning District Boundary.
-  The area enclosed by the dotted line is proposed to be rezoned by changing an existing R6 District to an R8A District and by establishing a C2-4 District within the proposed R8A District.
-  Indicates a C1-2 District.
-  Indicates a C2-4 District.

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



COMMUNITY BOARD NUMBER 9

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RUBEN DIAZ JR.
BRONX BOROUGH PRESIDENT

NICHOLAS HIMIDIAN JR.
CHAIRPERSON

WILLIAM RIVERA
DISTRICT MANAGER



June 19, 2017

New York City Department of Planning
Calendar Office
120 Broadway, 31st Floor
New York NY 10271

EXECUTIVE OFFICERS

Nicholas Himidian Jr.
Chairperson

Mohammad Mujumder
1st Vice Chairperson

Brandon Ganaishlal
2nd Vice Chairperson

Benigno Cuevas
Secretary

Nicole Washington
Treasurer

REF: CB Recommendation #C 170377 ZMX (1675 Westchester Ave, Bronx NY)

To whom it may concern:

I am writing to notify your office, that on June 15, 2017, Bronx Community Board 9 voted to approve the of above mentioned recommendation with the modifications and conditions listed below, in pursuant to the Uniform Land use Review Procedure.

Modifications/Conditions: The applicant, 1675 JV Associates, LLC to:

- COMMITTEES**
- Executive & Operations
 - Land, Zoning, Planning, & Economic Development
 - Parks & Recreation
 - Public Safety & Transportation
 - Social Services & Housing
 - Youth & Education

- NEIGHBORHOODS**
- Bronx River
 - Bruckner
 - Castle Hill
 - Clason Point
 - Harding Park
 - Parkchester
 - Soundview
 - Unionport
 - Shorehaven
 - Zerega

To add a senior/veteran preference to this project with a dedicated facility for senior center & community programming.
Collaborate with the independent non-profit, United Hispanic Construction Workers (UHCW) to facilitate and ensure that up to 25% of the construction work forces, for these developments are residents in our Community Board's zip codes and/or The Bronx. (Zip codes: 10473, 10472, 10462, 10460)
Commit to creating high quality building service jobs that pay all building service workers the union standard wages and benefits.
<ul style="list-style-type: none"> a. Contribute \$3,500 to local park, <i>Parque de los Niño's & Morrison Plaza's</i> community group, for community programing, counseled with the New York City Parks Department, Partnership for Parks - City Parks Foundation and Bronx Community Board 9 for 60 years. b. Contribute \$2000.00 yearly to the closest neighboring school for 60 years, to assist with a specific program or need, in council w/ the NYC Department of Education & Bronx Community Board 9 for 60 years. c. \$2,000.00 yearly to a local youth community-policing initiative, in council w/ the local NYPD Community Council & Bronx Community Board 9 for 60 years.
Commit to set aside up to 6,000 square feet for local CBO-Youth Ministries for Peace and Justice (YMPJ), for community programing.

If you have any questions please feel free to contact our office.

Thank You,

William Rivera
District Manager

CC: Chairman Nicholas Himidian, Bronx Community Board 9
Land, Zoning, Planning, & Economic Development Committee, Bronx Community Board 9
Manny Lagares, NYC Department of City Planning.
Local Elected Officials

**BOROUGH PRESIDENT
RECOMMENDATION**

**CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
Fax # (212)720-3356**

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION # C 170377 ZMX-1675 Westchester Avenue Rezoning

DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

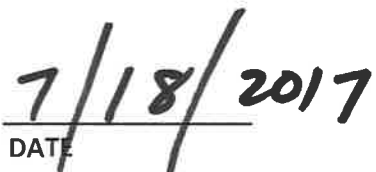
COMMUNITY BOARD NO. 9 BOROUGH: BRONX

RECOMMENDATION

- APPROVE**
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- DISAPPROVE**

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary): PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION


BOROUGH PRESIDENT


DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 170377 ZMX
1675 Westchester Avenue

DOCKET DESCRIPTION

IN THE MATTER OF AN application submitted by 1675 JV Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4d:

1. Changing from an R6 District to and R8A District property bounded by a line 200 feet northerly of Westchester Avenue, a line midway between Fteley Avenue and Metcalf Avenue, a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue, and Metcalf Avenue; and
2. Establishing within the proposed R8A District a C2-4 District bounded by a line 100 feet northerly of Westchester Avenue, Fteley Avenue, Westchester Avenue and Metcalf Avenue;

Borough of The Bronx, Community District #9, as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-425

BACKGROUND

The Zoning Map Amendment approving this application will facilitate is applicable to property located on the north side of Westchester Avenue, (Block 3780, Lots 1 and 51), between Metcalf Avenue on the west and Fteley Avenue on the east. It is proposed that an existing R6 District be eliminated and an R8A District be established. Within the R8A District, a C2-4 commercial overlay be established on the north side of Westchester Avenue, between Metcalf Avenue and Fteley Avenue, 100 feet north of Westchester Avenue. A zoning text change is required to include a Mandatory Inclusionary Housing Area (MICHA) at this location.

Existing development on this site (Block 3870, Lot 1) includes a vacant one-story building which formally accommodated a health clinic. Also included within the boundaries of this proposed rezoning is an occupied one-story commercial building which currently accommodates a wine/liquor store and a dry cleaners. This occupied commercial building is on Block 2870, Lot 51, and while subject to the proposed zoning changes, need not be vacated. Taken together, Block 2870, Lots 1 and 51, consists 33,737 square feet of property.

Phipps Houses and the Acacia Network have collaborated to establish the 1675 JV Associates LLC, (the applicant). Pending approval of this application, the applicant will construct a 12-story residential building to be located on Block 2870 Lot 1, (the development site). This proposed building will be entirely located within the R8A zone which will allow an FAR of approximately 7.06. This site consists of 28,872 square feet. Highlights of this project include:

- 13-story mixed use building offering 203,000 gross square feet (gsf) of floor area
- 7,570 gsf retail space
- 6,800 gsf community facility space
- 204 residential units, including:
 - 21 studios, which is two percent of the total number of units, each unit approximating 360 square feet
 - 73-one bedroom units, which is 36 percent of the total number of units, each unit approximating 500 square feet
 - 79-two bedroom units, which is 39 percent of the total number of units, each unit approximating 670 square feet
 - 30-three bedroom units, which is 15 percent of the total number of units, each unit approximating 910 square feet
 - 1-three bedroom unit for the superintendent

Amenities to be accessible from the building's 11th floor includes;

- A fitness center-offering 783 square feet
- A community room-offering 874 square feet
- Computer room offering 378 square feet
- A play room offering 445 square feet to be located adjacent to the laundry room
- An exterior terrace area consisting of 2,015 square feet
- 24-hour doorman service will supplement security camera monitoring

A fully landscaped garden for passive recreation will be accessible on the first floor from the entry-lobby area. This area will offer 9,871 square feet. An additional "side yard measuring 1,960 square feet is also planned.

The building will be constructed pursuant to Passive Home Guidelines. In addition, due to the close proximity this new building will have to the existing elevated subway trestle serving the #6 train, specific sound and noise reduction requirements will be included. No on-site parking is planned.

The proposed project will be financed by HDC/HPD ELLA or Mix and Match Program. Percentage of unit count affordability includes:

- 10 percent of the units for formerly homeless
- 10 percent of the units for 30 percent of Area Median Income (AMI)
- 30-50 percent of the units for 40-60 percent of AMI
- 30-50 percent of the units for 80 percent of AMI

This proposed development will cost approximately \$85.9 million. The applicant is also committed to providing maintenance workers earning union scale wages and benefits.

Development of the surrounding community is typified by commercial venues located on Westchester Avenue. These include two shopping center complexes with off-street parking lots on the south side of Westchester Avenue. Residential development includes low-rise, one and two family homes. High-rise residences are also located within a one-mile radius of the development site. Access to the #6 Train is at either St. Lawrence Avenue or Morrison Avenue/Soundview stations. Bus service operates on Westchester Avenue.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQR and CEQR and was given a Type II Designation. The City Planning Commission certified this application as complete on May 22, 2017.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #9 held a public hearing on June 15, 2017. 13 voted in favor, one against, with three abstentions.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on July 6, 2017. Representatives of the applicant were present and spoke in favor of this application. A member of the public offered written comment expressing opposition to this application. A copy of this statement is included herein. As there were no other members of the public wishing to comment, the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENATION

Reviewing the details of this application I am pleased to see a large, vacant building that is today a community liability be demolished. In its place will be built a new residence offering desperately needed affordable housing. Although on its face, a R8A zoning district among R6/C4-2 and R5 districts may seem out of character, the unique location across from a park, the Bronx River Parkway, and a suburban-style shopping center, as well as its positioning along the IRT 6 train, make the R8A designation acceptable and will not negatively impact surrounding development. I especially appreciate the inclusion of a computer room, fitness center and terrace garden, all of which will be located on the building's top floor. The novelty of placing the building's laundry room and adjacent play room on this floor is also to be commended. Other amenities including 24-hour doorman services will certainly be most appreciated by both residents and their guests. The design is attractive and will visually add to the neighborhood. Finally, I am pleased to see that 54 percent of the 204 units to be constructed will offer two and three bedrooms.

Acknowledging the positive features 1675 Westchester Avenue will offer, I once again must note that I am opposed to the proposed current square foot size these units will provide. It is simply unacceptable that a family of four or even five people will be forced to share a three- bedroom unit offering only 910 square feet of living space. Units offering fewer bedrooms are equally unacceptably confining. It remains my contention that family members must have their own "private space." This is especially relevant, given that for those who will occupy these units, this will likely be their shared home for many years. I therefore insist that this applicant revisit their proposed plan and consider how unit size can be made larger. Perhaps by acknowledging that for the vast majority of Bronx residents, studio units are not nearly as important as are larger, and more accommodating two- and three-bedroom units. I therefore call upon this applicant to make the necessary changes reviewed and discussed at my public hearing.

With this modification included, I recommend approving this application