



IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 335-349 St. Ann's Avenue and 542-544 East 142 Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29, 30, 32, 48 and 50) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property located at 335-349 St. Ann's Avenue and 542-544 East 142 Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29, 30, and 32) to a developer to be selected by HPD

to facilitate a multi-story building containing residential, community facility and commercial space, Borough of the Bronx, Community District 1.

Approval of three separate matters is required:

1. The designation of property located at 335-349 St. Ann's Avenue and 542-544 East 142 Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29, 30, 32, 48 and 50) as an Urban Development Action Area; and
2. An Urban Development Action Area Project for such area; and
3. The disposition of such property located at 335-349 St. Ann's Avenue and 542-544 East 142nd Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29, 30, 32, 48 and 50) to a developer selected by the HPD.

This application for an Urban Development Action Area designation, project approval and disposition of City-owned property (UDAAP) was filed by the New York City Department of Housing Preservation and Development (HPD) on October 25, 2017. Approval of this application and the related actions would facilitate the construction of an approximately 147,700-square-foot mixed-use building with affordable residential units, ground floor retail space, and community

facility space.

HPD states in its application that:

“The project area consists of underutilized property which tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The project area is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.”

RELATED ACTIONS

In addition to the UDAAP designation, project approval, and disposition of City-owned property that is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 180131 ZMX Zoning map amendment to change an R6 zoning district to an R7D/C1-4 district.

N 180132 ZRX Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

HPD is seeking UDAAP designation, project approval, and disposition of City-owned property located at 335-349 St. Ann's Avenue and 542-544 East 142nd Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29, 30, and 32) in the Mott Haven neighborhood of the Bronx, Community District 1, to facilitate the construction of an approximately 142,720-square-foot, 11-story mixed- use building. The proposed building would contain approximately 170 affordable rental units, an approximately 7,500-square-foot commercial space, and 3,100 square feet of community facility space. The sponsor intends to apply for the FRESH certification at a later date.

The project area is located in the Mott Haven neighborhood of the Bronx. It is predominantly zoned R6, which is a medium-density district with a maximum residential floor area ratio (FAR) of 3.0 and a maximum community facility FAR of 4.8. Residential developments in R6 districts have a 50 percent parking requirement. A wide array of local retail and service businesses serving Mott

Haven are located along the East 138th Street and Willis Avenue, which are mapped with C1-4 and C2-4 commercial overlay districts, respectively. The area is served by the Brook Avenue station of the 6 subway train, and by the BX17 bus, which runs along St. Ann's Avenue, adjacent to the project area. St. Mary's Park is located three blocks to the north of the project area, which has a pool, recreation center, indoor basketball courts, and is the area's most visited open space.

The Mott Haven neighborhood has one of the highest concentrations of New York City Housing authority (NYCHA) developments in the Bronx. NYCHA's Patterson, Millbrook, Betances, Mott Haven, and Mitchell Houses are within a half mile of the project site. Most of the mid-blocks in the area are developed with four- to five-story row houses.

The project area was the subject of a previous application for unrestricted disposition approved by the City Planning Commission on September 2, 1987 (C 870697 PPX, Cal. No. 59). Subsequent to the approved disposition, HPD leased the property to the Thessalonica Christian Church, which is adjacent to the site. The Church used the property for parking while making a number of unsuccessful attempts to facilitate its development. In 2015, HPD issued an RFP, and the current applicant was selected based on architectural design, programming, community benefits and financial feasibility.

The project area is a 25,151-square-foot, L-shaped site used for parking. The "People's Park," a 56,833-square-foot Department of Parks and Recreation (DPR) facility, occupies much of the East 141st Street blockfront. The Church (Lot 48), a two-story, 11,000-square-foot house of worship, is located immediately south of the project area. Lot 50, at the northwest corner of East 141st Street and St. Ann's Avenue, is developed as a five-story mixed use building with approximately 15 dwelling units and two storefronts both of which are vacant. This property has been vacant for more than a decade, making the commercial spaces non-conforming uses in a residential zone.

There are also two vacant parcels on the block. The balance of the block is developed with nine residential, four mixed use residential/commercial buildings, and one industrial building of varying bulk and ranging in height from one to five stories

HPD is proposing to develop the project area with an 11-story, 115-foot high mixed-use building containing approximately 142,720 square feet of total floor area. The ground floor of the proposed building would contain approximately 3,162 square feet of community facility space and

approximately 7,512 square feet of commercial space. The sponsor intends to apply for a FRESH certification at a later date. The community facility space would provide onsite social services such as a children's after school program, voluntary medical monitoring, and job referral counseling. It would be staffed by case managers and a clinical social worker. The upper floors would have approximately 132,046 square feet of residential space.

The proposed development would have a glazed lobby/entrance near East 142nd Street. Next to the lobby entrance would be a covered courtyard leading to a terraced open space at the rear of the building. To the south of the site would be a commercial space intended for use as a supermarket. The development would also provide several outdoor recreation spaces for the residents, including approximately 3,120 square feet on the ground floor rear inner court, approximately 2,110 square feet on the second floor, an approximately 1,050-square-foot terrace on the 10th floor, and approximately 2,540 square feet on the roof for a total of approximately 8,820 square feet of open space. While private spaces designed for resident use, the street level open areas may be programed with activities such as an occasional farmer's market, public meeting space, or other events that invite the public to participate in recreational or cultural activities.

In addition to the UDAAP designation, project approval, and disposition of City-owned property that is the subject of this report, the proposed development would require a zoning map amendment and a zoning text amendment.

Zoning Map Amendment (C 180131 ZMX)

The project area is currently zoned R6, a medium-density district with a maximum residential FAR of 3.0, a 50 percent parking requirement, and a maximum community facility FAR of 4.8. The proposed zoning map amendment would change the zoning in the project area to a R7D/C1-4 commercial district, which would permit a commercial FAR of up to 2.0, a residential FAR of up to 5.6, and a community facility FAR of up to 4.2.

The project site is fronting on St. Ann's Avenue, a wide street developed with a number of institutional and residential buildings. Across East 142nd Street, 370 Brook Avenue is a 17 story, 173 unit rental building that is zoned R7-2. Numerous tower-in-the-park NYCHA developments are nearby.

Zoning Text Amendment (N 180132 ZRX)

The proposed development would provide a total of 170 affordable residential units, including 51 permanently affordable units. The applicant proposes to map MIH Option 2, which requires that 30 percent of residential floor area be devoted to housing units affordable to residents with household incomes at an average of 80 percent of the area median income (AMI). No more than three income bands can be used to average out to the 80 percent, and no income band can exceed 130 percent of AMI.

ENVIRONMENTAL REVIEW

This application (C 180130 HAX), in conjunction with the related applications (C 180131 ZMX) and (N 180132 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 agency is the HPD. The designated CEQR number is 17HPD039X.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on October 27, 2017.

UNIFORM LAND USE REVIEW

This application (C 180130 HAX), in conjunction with the application for the related zoning map amendment action (C 180131 ZMX), was certified as complete by the Department of City Planning on October 30, 2017, and was duly referred to Bronx Community Board 1 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 zoning text amendment action (N 180132 ZRX), which was duly referred in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Bronx Community Board 1 held a public hearing on this application (C 180130 HAX) on December 21, 2017, and on that date, by a vote of 15 in favor, five opposed, and with one abstention, recommended disapproval of the application with the following conditions:

1. “The Developer, Community Builders, should work with, Thessalonica Christian Church

together on the Park Haven Project.

2. The Developer, Community Builders, should not use Wavecrest Management on the Park Haven Project and seek to contract with a more qualified Property Manager. The Board believes Wavecrest Management has not demonstrated an ability to manage its properties appropriately in the best interest of its tenants. These include insufficient site management of their properties, lax methods of cleanliness in their buildings, weak security structures, and inattentiveness to quickly fixing and repairing broken building fixtures throughout their buildings and within apartments of their tenants.”

Borough President Recommendation

This application (C 180130 HAX) was considered by the Bronx Borough President, who on February 7, 2018 issued a recommendation to approve the application with the condition that “the reasons noted by CB 1 must be satisfied.”

City Planning Commission Public Hearing

On January 31, 2018 (Calendar No. 1), the CPC scheduled February 14, 2018 for a public hearing on this application (C 180130 HAX). The hearing was duly held on February 14, 2018 (Calendar No.15). There were four speakers in favor of the application, and two in opposition.

The applicant team, consisting of the prospective developer, an HPD representative, and the project architect described elements of the project’s design and programming, including its resiliency and energy efficiency features. They stated that the development would meet or exceed the Enterprise Green Communities standard required of all HPD projects.

In response to the Community Board’s recommendation, the developer expressed a willingness to hire a new building management firm and to meet with the Church’s representatives to explore opportunities to work together. The team stated that it had been unsuccessful in its attempts to meet with the representatives of the Church. HPD explained the RFP process, which started in 2015, stating that it received 15 submissions. HPD said that the Church submitted a proposal, but it was not selected.

The applicant’s architect also stated that unit sizes met the minimum requirements and that the chosen exterior treatments would provide an attractive building face to users of the adjacent People’s Park

playground, but that no physical connection between the park and the development was possible. The team also stated that although the supermarket proposal wasn't specifically mentioned in the RFP, it responded to a need in the community for better food choices.

A representative of the adjacent Church, its pastor, speaking in opposition, described the history of the church's interest in developing the site beginning in 1994. He stated that the Church had met with HPD on multiple occasions and submitted several development proposals, most recently in response to the 2015 RFP. The pastor indicated that the current applicant team had reached out to the Church to discuss opportunities to partner, but that they had not yet been able to meet. He stated that he was still willing to meet with the applicant team.

A representative of a labor union whose members work as building managers also spoke in opposition, stating that the developer should agree to using union maintenance workers and paying the prevailing wage.

There were no others speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for UDAAP designation, project approval, and the disposition of City-owned property (C 180130 HAX), in conjunction with the related actions (C 180131 ZMX and N 180132 ZRX), is appropriate.

The project would provide approximately 170 units of affordable housing, including 51 permanently affordable units pursuant to the MIH program. The project would facilitate the development of vacant, underutilized, City-owned land.

This City-owned property sat underutilized for 15 years without a viable development proposal. The applicant team was selected through a competitive RFP process in 2015. The proposed actions would facilitate the development of much-needed affordable housing with amenities for tenants and an active ground floor with commercial and community facility space. The proposed land uses on the ground floor include a supermarket, programmed open spaces, and a community facility. The development site is also close to mass transit, ensuring accessibility for residents.

The proposed zoning map amendment is appropriate. The proposed R7D district would permit the

mix of residential and community facility uses that currently characterize the neighborhood. The increase in the maximum permitted bulk would facilitate the development of the proposed 170 dwelling unit project. The proposed C1-4 commercial overlay would provide two immediate benefits, first by facilitating the development of a much-needed supermarket. In addition, the change would permit the re-use of the vacant, currently nonconforming storefronts at the south end of the rezoning area.

The designation of an MIH area would further the goals of the City's housing development program by insuring that 51 of the newly-developed rental units would be permanently affordable.

The Commission acknowledges the recommendations of Bronx Community Board 1 to involve local stakeholders in the redevelopment process, specifically the church, the pastor of which testified at the public hearing. The Commission acknowledges the history of the site and understands the continued interest of the Church in its development. The Commission recognizes that the current developer was chosen through a competitive RFP process and that the applicant's proposal met the criteria of the RFP with respect to design, programming, community benefits, and financial feasibility. The Commission recommends that the church and the applicant team meet to discuss opportunities to work together.

The Commission acknowledges the Community Board condition to seek the retention of a new development property manager, and appreciates the responsiveness of the applicant team to this request. The Commission also notes that representatives of the Church have canceled meetings scheduled to discuss future cooperation.

The Commission also acknowledges the ongoing concern of the Borough President regarding unit sizes and his support for the Community Board's conditions. HPD and the sponsor stated during the public hearing that the proposed unit sizes meet HPD's requirements and the fiscal constraints of the project.

RESOLUTION

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

WHEREAS, the Department of Housing Preservation and Development has also recommended the

designation of property located at located at 335-349 St. Ann's Avenue and 542-544 East 142 Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29, 30, 32, 48 and 50) as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, be it further **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a the designation of property located at 335-349 St. Ann's Avenue and 542-544 East 142 Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29, 30, 32, 48 and 50) as an Urban Development Action Area; and
- b an Urban Development Action Area Project for such area;

and the City Planning Commission recommends that the New York City Council find that:

- a the present status of the area tends to impair or arrest the sound development of the municipality;
- b financial aid, in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act, is necessary to enable the project to be undertaken; and
- c the project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act; and

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 335-349 St. Ann's Avenue and 542-544 East 142 Street (Block 2268, Lots 23, 24, 25, 26, 27, 28, 29, 30, and 32) in Community District 1, Borough of Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 180130 HAX).

The above resolution (C 180130 HAX), duly adopted by the City Planning Commission on March 14, 2018 (Calendar No. 3), 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 Chairman*

RAYANN BESSER, ALFRED C. CERULLO, III, RICHARD W. EADDY,

CHERYL COHEN EFFRON, HOPE KNIGHT,

ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ,

Commissioners



BRONX COMMUNITY BOARD #1

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RUBEN DIAZ, JR.
BOROUGH PRESIDENT

GEORGE L. RODRIQUEZ
CHAIRPERSON

CEDRIC L. LOFTIN
DISTRICT MANAGER

December 21, 1017

Conditions/Modifications as to the Park Haven Rezoning Development

- Bronx Community Board One Recommendation pursuant to the Uniform Land Use Review Procedure Project Name: Park Haven

Applicant #	: C180130 HAX C180131ZMX
CEQR Number	: 17HPD039X 17HPD039X
Recommendation	: Disapprove with Modifications/Conditions to the Park Haven Rezoning Development

Modifications :

- (1) For the Developer The Community Builders to work with the Church, Thessalonica Christian Church together on the Park Haven Project.
- (2) That the Developer The Community Builders not use Wavecrest Management on the Park Haven Project and seek to contract with a more qualified Property Manager. This condition is based on the Board's dealing with adverse issues and knowledge thereof Wavecrest Management's non-performance. This is in the management of several projects by the firm that it manages in Bronx Community Board One. The Board believes Wavecrest Management has not demonstrated an ability to manage its properties appropriately in the best interest of its tenants. These include insufficient site management of their properties, lax methods of cleanliness in their buildings. Weak security structures, and inattentiveness to quickly fixing and repairing broken building fixtures throughout their buildings and within apartments of their tenants.

**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.

**APPLICATIONS NOS: C 180130 HAX, C 180131 ZMX-Park Haven
Spofford Campus Redevelopment**

DOCKET DESCRIPTION-PLEASE SEE ATACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. #1

BOROUGH: BRONX

RECOMMENDATION

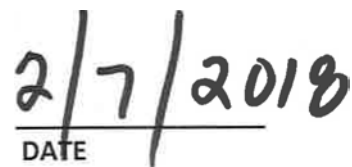
D APPROVE

PPROVE WITH MODIFICATIONS/CONDITIONS (List below)

D DISAPPROVE

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


B **BOROUGH PRESIDENT**


DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NOS: C180130 HAX, C 180131 ZMX
PARKHAVEN**

DOCKET DESCRIPTION

CD #1: ULURP APPLICATION NO: C 180130 HAX: IN THE MATTER OF AN application submitted by the New York City Department of Housing Preservation and Development (HPD):

- 1) Pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) The designation of property located at 335-349 St. Ann's Avenue and 542-544 East 142nd Street (Block 2268 Lots 23-32, 48 and 50) as an Urban Development Action Area; and
 - b) An Urban Development Action Area Project for such area; and
- 2) Pursuant to Section 197-c of the New York City Charter for the disposition of such property located at 225-349 St. Ann's Avenue and 542-544 East 142nd Street (Block 2268, Lots 23-32) to a developer to be selected by HPD;

To facilitate construction of a multi-story building containing residential, community facility and commercial space in Borough of The Bronx, Community District #1.

CD #1: ULURP APPLICATION NO: C 180131 ZMX: IN THE MATTER OF AN application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

- 1) Changing from an R6 District to an R7D District property bounded by East 142nd Street; St. Ann's Avenue; East 141st Street; the southeasterly, southwesterly, and northeasterly boundary lines of a playground; and a line 140 feet northwesterly of St. Ann's Avenue; and
- 2) Establishing within the proposed R7D District, a CI-4 District bounded by East 142nd Street; St. Ann's Avenue; East 141st Street, the southwesterly boundary lines of a playground; and a line 140 feet northwesterly of St. Ann's Avenue;

Borough of The Bronx, Community District #1, as shown on a diagram (for illustrative purposes only) dated October 30, 2017.

BACKGROUND

Approving this application will amend the Zoning Map by eliminating an existing R6 zone and adopting the proposed R7D zone. This zoning map amendment will be applicable to property located on Block 2268, Lots 25-32, 48 and 50. This change-of-zone will increase the maximum FAR for residential use from 2.43 in an R6 zone, up to 4.2 FAR. With inclusionary housing FAR increases to 5.6 with inclusionary housing in the R7D/CI-4 zone. The CI-4 overlay, commercial FAR will be 2.0. FAR allowable for community use facilities will be 4.0. An additional key provision of this application is the inclusion of a FRESH food store which will be included as part of the commercial development for this site.

This proposed zoning change will facilitate construction of an 11-story residential building on the southwest corner of St. Ann's Avenue at East 142nd Street, (Block 2268, Lots 23-32). Lots 23 and 24 are vacant and front onto East 142nd Street. Lots 25-32 front onto St. Ann's Avenue and are used as an off-street parking lot. Together, this "L" shaped building site is composed of 24,150 square feet. The two remaining lots this zoning amendment will impact include 48 and 50. Currently, Lot 48 includes an active church, Thessalonica Christian Church (313 St. Ann's Avenue). It is located adjacent to the proposed development site, on the south. Lot 50 includes a vacant five-story privately owned building which is not abandoned. This site is bounded by East 142nd Street to the north St. Ann's Avenue to the east, East 141st Street to the south and Brook Avenue to the west.

The proposed development includes:

- 142,720 square feet of total floor area of which,
- 124,534 square feet residential space, plus
- 7,512 square feet for FRESH FOOD designation, equals
- 132,046 square feet of residential space, plus
- 3,162 square feet of community use facility, plus
- 7,512 square feet of commercial space (Fresh Food Supermarket).
- **Yields 142.720 square feet**

Features of this proposed development includes 169 units of affordable housing, including

- Studios: 43 units approximating 430 gross square feet
- 1 Bedroom: 54 units approximating 599 gross square feet
- 2 Bedrooms: 46 units approximating 820 gross square feet
- 3 Bedrooms: 26 units approximating 1,010 gross square feet

Area Median Income (AMI) allocations include:

30% of the units:	Formerly Homeless
5% of the units:	40% of AMI
5% of the units:	50% of AMI
40% of the units:	60% of AMI
20% of the units:	80% of AMI

Amenities to be provided include exterior courtyards and roof gardens specifically designed for passive recreational use as well as for the planting of vegetables. These areas are composed of:

- Ground floor court yard: 3,120 square feet
- 2nd floor terrace and terraced areas: 4,129 square feet
- 11th floor terrace farming garden: 1,011 square feet
- Roof: 2,463 square feet
- **TOTALS: 10,723 square feet**

As proposed, Park Haven will comply with Passive House Standards. Related features include:

- Triple-pane windows
- Rain water collection systems, for the purpose of irrigating garden areas
- Extensive installation of solar panels able to generate 58 kilowatts
- Climate control ventilation systems

A unique component of this development is the inclusion of a comprehensive array of social services specifically designed to assist those who require help in finding gainful employment. As now planned, Bronxworks will administer a Jobs-Plus program, the purpose of which is to offer participants earning and financial self-sufficiency, educational services, one-on-one financial counseling and job training opportunities. Additional highlights include:

- Comprehensive case management
- Parenting skills training
- Youth programming including after-school activities
- Life skills training
- Medical care management and referrals
- Mental health and substance abuse services
- Medication monitoring
- Domestic violence counseling
- Education and employment assistance
- Entitlements and benefits advocacy
- Housing stability support to prevent eviction

On-site professionals that will serve Park Haven include nine full time professionals;

- one program director
- one clinical coordinator
- two social workers
- two case managers
- one administrative assistant
- two advocacy coordinators

On-site offices will occupy the 3,162 square feet of community facility space.

Pursuant to Section 63-30, the Department of Housing Preservation and Development (the applicant) will be submitting a separate and related application for a FRESH food store composed of 7,512 square feet. Entrance to this fresh-food grocery store will be via St. Ann's Avenue. The staging of delivery vehicles will be provided on East 142nd Street.

Development of the surrounding community is typified by mid-rise residential buildings. People's Park, composed of 1.35 acres, abuts the southern boundary line of the proposed development. This park is specifically designed to accommodate active recreation, most notably basketball. St. Mary's Park offers 35 acres and a comprehensive array of recreational venues including a recreation center in which a swimming pool is located. This pool is available throughout the year. St. Mary's Park is within a five-block radius of the site. Commercial activity is available at the HUB, a major Bronx retail community. Located here too is access to the #2 and #5 trains. Bus transportation operates on St. Ann's Avenue.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to CEQR and SEQR and received a Negative Declaration. The City Planning Commission certified these applications as complete on October 30, 2017.

COMMUNITY BOARD PUBLIC HEARING

Community Board #1 held a public hearing on these applications on December 21, 2017. A vote on these applications was five recommending approval, 15 recommending disapproval with modifications, one abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on this application on January 11, 2018. Representatives of the applicant were present and spoke in favor of this application. There being no other members of the public offering testimony, the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

My overall review of the proposed Park Haven project is a favorable one. I am pleased to note that the ratio of unit sizes proposed for this development recognizes how essential it is that families with children are accommodated. Of the project's 169 units, 72 of these will be two and three-bedroom units reflecting the family makeup of the surrounding neighborhood. I appreciate the commitment being made to have a FRESH food store located in project. I do believe that as fresh produce and the availability of better quality grocery options become more available throughout The Bronx, an improvement in the health and quality of life is inevitable. Commendable as well is that a portion of the exterior "green" areas will be set aside for the planting of vegetables with over 10,000 square feet of exterior garden spaces and convenient access to the neighboring People's Park.

What makes this project especially unique is the inclusion of a comprehensive array of social services to be provided on site and administered by Bronx Works. I firmly believe that this collaboration has the potential of going well beyond providing folks with a place to reside. More so than that, the partnership presented here has the potential of providing people with a genuine opportunity to achieve success.

There is a history to the site these applications are considering. It originates in 1990 during the Ferrer administration when the congregation of Thessalonica Christian Church initially sought to advance development plans for a this property. This development site lies adjacent to the church. At that time, given the proliferation of vacant sites in this community, the church successfully negotiated a month-to-month lease with the city pursuant to the city's Adjacent Home Owners Program (AHOP). This agreement ultimately facilitated the installation of an off-street parking facility administered by the church.

During the intervening years the Thessalonica Christian Church sought to develop the adjacent site. Pursuant to this goal two key objectives were sought: first, construction of a residential building on the site, and second, construction of a new house of worship for the congregation. To this end, and with the assistance of the Department of Housing Preservation and Development, numerous developers were identified and two were subsequently selected by the church. Ultimately however, these efforts proved unsuccessful. More recently, it is my understanding the current developer for this project sought to reach out to the congregation without success.

There were concerns addressed by Bronx Community Board #1 regarding the property management firm for the development. My office has also been assured by the developer that the property management firm initially identified for Park Haven will be changed.

One of my primary concerns pertains to the exterior facade the developers propose using on their building. As noted at my public hearing, the stucco-type EFIS facade when installed offers a bold array of color that distinguishes the building. We also, however, having seen this treatment applied to older buildings in The Bronx, over time this colorful treatment fades. So too, as the building is exposed to air pollution mixed with humidity and rain, this combination of grime will adhere to the building's facade. I am gratified to know that alternatives to this facade treatment are being evaluated by the developer.

I am also not pleased with the anticipated unit sizes. I remain concerned that two- and three-bedroom units that are 820 and 1,010 gross square feet respectively do not afford the privacy necessary for families as youngsters grow into adulthood.

I am mindful of the recommendation to deny approving these applications as taken by Bronx Community Board #1. I give the utmost attention to the Community Board's decision. I also must consider the proposed development approval of these applications will facilitate. To that end, for reasons I have stated, I believe this project will be of benefit the neighboring community and therefore warrants my endorsement. Nonetheless, given the ongoing history of this site and

the expressed position as taken by Bronx Community Board #1, I must be assured that the developer and representatives of Thessalonica Christian Church meet.

Therefore, as a condition for my approval, the reasons noted by Bronx Community Board #1 must be satisfied.