



IN THE MATTER OF an application submitted by NYC Economic Development Corporation and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c:

1. changing from an R6 District to an M1-2/R7-2 District property bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street; and
2. establishing a Special Mixed Use District (MX-17) bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street;

Borough of the Bronx, Community District 2, as shown on a diagram (for illustrative purposes only) dated October 30, 2017.

This application for a zoning map amendment was filed by the New York City Economic Development Corporation (NYCEDC) and The Peninsula JV, LLC (the applicant) on October 23, 2017, in conjunction with several related actions. The applicant is proposing to change an R6 zoning district to an M1-2/R7-2 district on property located at the southern end of the block bound by Tiffany Street, Spofford Avenue, and Manida Street (Block 2738, Lot 29, and portions of Block 2763, Lots 2 and 29). The applicant would also establish a Special Mixed Use District (MX-17) contiguous with the rezoning area.

This application, in conjunction with the applications for the related actions (C 180126 PPX, N 180122 ZRX, C 180123 ZSX, C 180124 ZSX, and N 180125 ZAX), would facilitate the development of five buildings containing approximately 740 affordable dwelling units in the Hunts Point neighborhood of Community District 2 in the Bronx.

RELATED ACTIONS

In addition to the zoning map amendment (C 180121 ZMX) that is the subject of this report, implementation of the proposed development also requires action by the City Planning

Commission on the following applications, which are being considered concurrently with this application:

- | | |
|---------------------|---|
| C 180126 PPX | Disposition of City-owned property |
| N 180122 ZRX | Zoning text amendment to establish a Special Mixed Use District; designate a Mandatory Inclusionary Housing (MIH) area; and create a special permit to waive loading berth requirements in large-scale general developments (LSGDs) |
| C 180123 ZSX | Special permit to modify bulk regulations within an LSGD |
| C 180124 ZSX | Special permit to modify loading berth requirements within an LSGD |
| N 180125 ZAX | Zoning authorization to modify curb cut requirements |

BACKGROUND

A full background discussion and description of this application appears in the report for the related disposition action. (C 180126 PPX).

ENVIRONMENTAL REVIEW

This application (C 180121 ZMX), in conjunction with the applications for the related actions (C 180126 PPX, N 180122 ZRX, C 180123 ZSX, C 180124 ZSX, and N 180125 ZAX), 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 Office of the Deputy Mayor for Housing and Economic Development (DME). The designated CEQR number is 17DME001X.

A summary of the environmental review appears in the report for the related disposition of city-owned property (C 180126 PPX).

UNIFORM LAND USE REVIEW

This application (C 180121 ZMX), along with the applications for the related actions (C 180126 PPX, C 180123 ZSX, and C 180124 ZSX), was certified as complete by the Department of City Planning October 30, 2017 and was duly referred to Bronx Community Board 2 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 related applications for a zoning map amendment (N 180122 ZRX) and authorization and (N 180125 ZAX), which were duly referred in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Bronx Community Board 2 held a public hearing on this application (C 180121 ZMX) on November 13, 2017. On November 15, 2017, by a vote of 23 in favor, three opposed, and three abstaining, the Community Board adopted a recommendation to approve the application with conditions. A summary of the Community Board's vote and recommendation appears in the report for the related disposition action (C 180126 PPX).

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (C 180121 ZMX) on December 12, 2017, and on December 19, 2017 issued a recommendation approving the application.

City Planning Commission Public Hearing

On December 13, 2017 (Calendar No. 7), the CPC scheduled January 3, 2018 for a public hearing on this application (C 180121 ZMX), and the related applications (C 180126 PPX, N 180122 ZRX, C 180123 ZSX, C 180124 ZSX, and N 180125 ZAX). The hearing was duly held on January 3, 2018 (Calendar No. 20). Eleven speakers testified in support of the application, as described in the report for the related disposition action (C 180126 PPX), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 180121 ZMX), in conjunction with the related applications (C 180126 PPX, N 180122 ZRX, C 180123 ZSX, C 180124 ZSX, and N 180125 ZAX), is appropriate.

A full consideration and analysis of issues and the reasons for approving this application appear in the related report for the disposition of City-owned property (C 180126 PPX).

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on February 2, 2018, with respect to this application (CEQR No. 17DME001X) and the Technical Memorandum, the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and
2. The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those project components related to the environment and mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; 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. 6c:

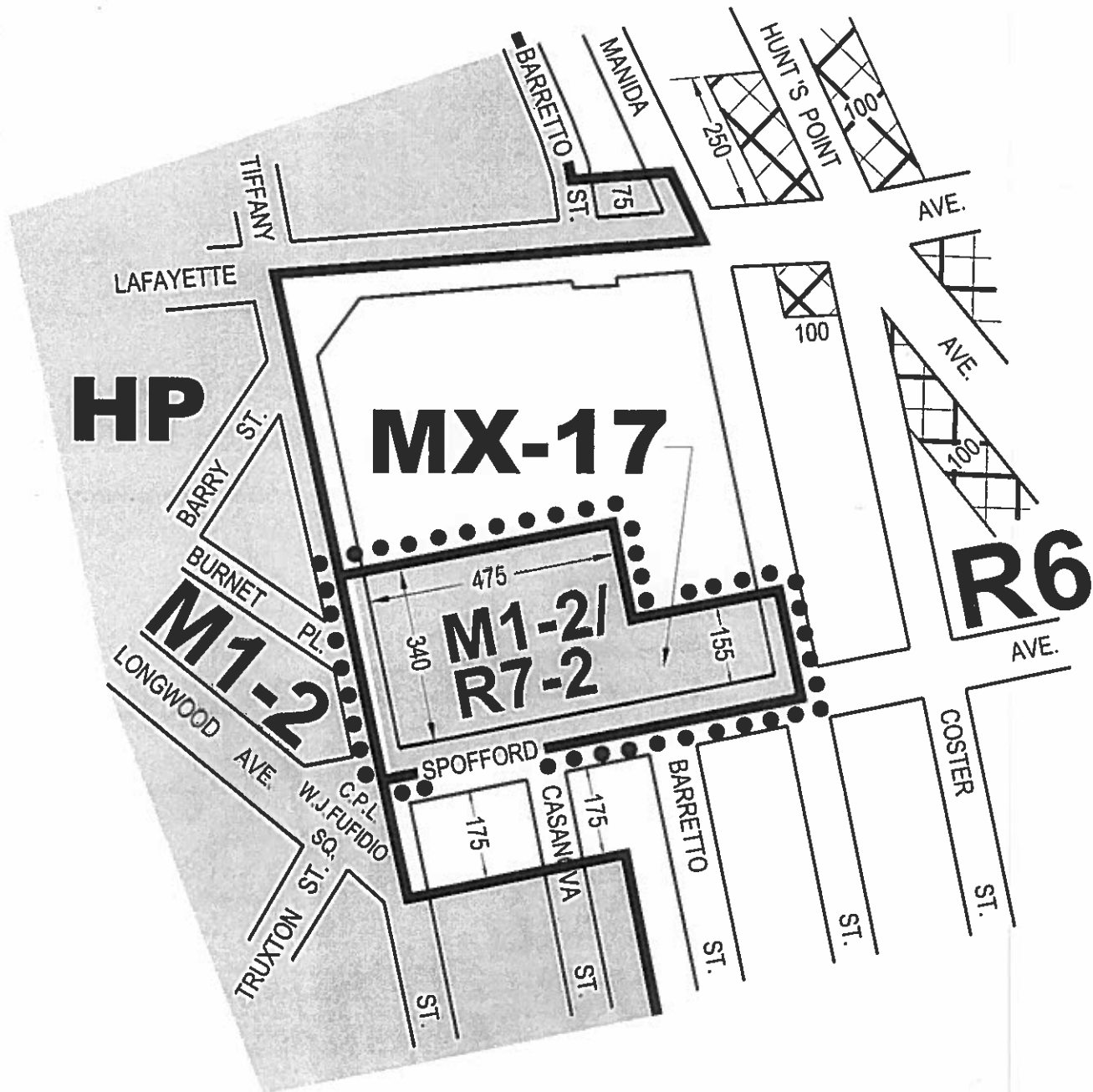
1. changing from an R6 District to an M1-2/R7-2 District property bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street; and
2. establishing a Special Mixed Use District (MX-17) bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street;

Borough of the Bronx, Community District 2, as shown on a diagram (for illustrative purposes only) dated October 30, 2017.

The above resolution (C 180121 ZMX), duly adopted by the City Planning Commission on February 14, 2018 (Calendar No. 5), 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*


**RAYANN BESSER, ALFRED C. CERULLO, III, MICHELLE R. DE LA UZ,
JOSEPH I. DOUEK, CHERYL COHEN EFFRON, RICHARD EADDY, HOPE KNIGHT,
ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ** *Commissioners*



CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
6c




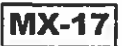

New York, Certification Date
OCTOBER 30, 2017

BOROUGH OF
BRONX


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 M1-2/R7-2 District, and by establishing a Special Mixed Use District (MX-17).
-  Indicates a C1-4 District.
-  Indicates a Special Mixed Use District (**MX-17**).
-  Indicates a Hunts Point Special District (**HP**).

NOTE: THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.



Community/Borough Board Recommendation
Pursuant to the Uniform Land Use Review Procedure

Application #: C 180121 ZMX	Project Name: Spofford Campus Redevelopment
CEQR Number: 17DME001X	Borough(s): Bronx Community District Number(s): 2

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- 1. Complete this form and return to the Department of City Planning by one of the following options:
 - **EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - **MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - **FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- 2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by NYC Economic Development Corporation and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c:

- 1. changing from an R6 District to an M1-2/R7-2 District property bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street; and
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Borough of Bronx, Community District 2, as shown on a diagram (for illustrative purposes only) dated October 30, 2017.

Applicant(s): NYC Economic Development Corporation 110 William Street, New York, NY, 10038 The Peninsula JV, LLC c/o The Hudson Companies, 826 Broadway, New York, NY 10003	Applicant's Representative: Robert Holbrook NYC Economic Development Corporation 110 William Street New York, NY, 10038
Recommendation submitted by: Bronx Community Board 2	
Date of public hearing: November 13, 2017 Location: 765 Manida Street Bronx NY 10474	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote: November 15, 2017 Location: 1054 Simpson Street Bronx NY 10459	
RECOMMENDATION <input type="checkbox"/> Approve <input checked="" type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions <u>Please attach any further explanation of the recommendation on additional sheets, as necessary.</u>	
Voting # In Favor: 23 # Against: 3 # Abstaining: 3 Total members appointed to the board: 37	
Name of CB/BB officer completing this form Rafael Acevedo	Title District Manager Date 11/20/2017

Bronx Community Board #2

Borough President Ruben Diaz, Jr.
1029 East 163rd St.
Bronx, NY 10459
718-328-9125 • 718-991-4974 Fax
[E-mail: brxcb2@optonline.net](mailto:brxcb2@optonline.net)



Roberto Crespo
Chairperson



Ralph Acevedo
District Manager

November 16th 2017

Marisa Lago, Chairwoman
City Planning Commission
22 Reade Street
New York NY 10007

RE: ULURP Applications C 180121ZMX, C180123ZSX, C180124ZSX, C180126PPX
The Peninsula Rezoning - CERQ#17DME001M

Dear Chair Lago:

On November 15th 2017, Bronx Community Board 2 (CB2) reviewed the Uniform Land Use Review Procedure (ULURP) applications C180121ZMX, C180123ZSX, C180124ZSX and C180126PPX for the rezoning of The Peninsula JV LLC on Spofford Avenue between Tiffany and Manida Streets, Bronx NY. The application relates to a proposal by The New York City Economic Development Corporation and The Peninsula JV, LLC (applicant) to construct a Housing Development with manufacture and commercial retail space (the proposed project). On November 13th 2017, CB2 held a public hearing on the application.

At its regularly scheduled Full Board Meeting on November 15th 2017, CB2, on the recommendation of its Board Members, and following a duly noticed public hearing, voted by roll call **23** for, **3** against, **1** abstaining, **2** recused and **8** not present eligible to approve with Modifications/Conditions. CB2 recommends the following stipulations and conditions enumerated below:

- The applicant will commit to the breakdown of apartments and the Area Medium Income (AMI), remain as proposed. We would also like to see the Set Aside units selection go to former residents of the Community Board District 2:

Total Units per Building

	Studio	1 BR	2 BR	3 BR	4 BR	Total
1A	0	0	0	0	0	0
1B	36	63	60	24	0	183
2A	53	84	43	43	0	223
2B	34	36	42	22	6	140
3	40	53	70	31	0	194
Site Total	163	236	215	120	6	740

Total Units per AMI

	Formerly Homeless	30% AMI	40% AMI	50% AMI	60% AMI	80% AMI	90% AMI	Total
Studio	18	18	18	18	55	18	18	163
1 BR	22	21	22	21	108	21	21	236
2 BR	22	22	21	22	81	21	22	211
3 BR	12	12	12	12	48	12	12	120
4 BR	0	1	1	1	2	1	0	6
Total	74	74	74	74	294	73	73	736

Set Aside for Formerly Homeless

	Studio	1BR	2 BR	3 BR	Total
1A	0	0	0	0	0
1B	4	6	6	3	19
2A	6	8	5	4	23
2B	4	3	4	2	13
3	4	5	7	3	19
Total	18	22	22	12	74

- The applicant will commit to New York City Housing and Preservation Development (HPD) and Housing Development Corporation (HDC) lottery process transparency and will guarantee a minimum of 50% of the units reserved for CB2. A recommendation is to have the applicant report to CB2 once the lottery selection is completed.
- The applicant will notified CB2 once the lottery process begins and will provide a redacted report of residents of addresses in zip codes 10474, 10459 and 10455 being consider for the selection process. The Applicant will work with a Community Sponsor for the purpose of transparency in the Housing Connect process and to ensure a timely manner of the selection process through time of move in. The applicant will also create a housing forum and workshops to assist resident in navigating the Housing Connect website. Any community unit that becomes vacant will be filled back with a community resident.
- The applicant will conduct a traffic study along Spofford Avenue and Tiffany Street to minimize the amount of traffic congestion during construction phases. The study should include minimizing construction-related vehicle delay through the proposed project and enforcement of delay threshold on Spofford Avenue and Tiffany Street and developing and implementing traffic management plans for the overall of Spofford Avenue and Tiffany Street. It's extremely important for this study since the construction timeline will coincide with the redesign of the Sheridan Expressway, which is in the vicinity to the proposed project and will have a direct impact on the surrounding community.
- The applicant will have a 30 day recording history of its video surveillance system, which will include surveillance of its parking garage. The surveillance system will also be accessible to the local New York Police Department 41st Precinct. The Applicant will also install a Stop sign upon exiting the parking garage. The applicant will ensure lighting throughout their property.
- The applicant will create space along its exterior wall for a new mural created by the existing mural artists. The new mural(s) will capture the essence of the existing neighborhood while incorporating the proposed project.
- The applicant will explore hiring Unionize workers and/or will employ under the Fair Wages for New Yorkers Act. Also, the applicant will explore hiring local. This will ensure that tax dollars are invested back to the community, reduces the environmental impact of commuting, foster

more community involvement and preserves local employment opportunities in demolishing and construction. The applicant will utilize the District's local Workforce1 for recruitment.

- The applicant will address gentrification with the surrounding community, both business and residents. The proposed project will create benefits for the city in the form of additional tax revenue and the creation of temporary and permanent jobs, and for the applicant in the form of rent and an increase in property value. For the surrounding community, however, the proposed project will increase foot and vehicle congestion and a demand on public space; it will accelerate gentrification with its accompany effects on socioeconomic conditions, community character and indirect displacement of current businesses.
- The applicant will have quality on-site property management to ensure the buildings are maintained to preserve assets and protect the building tenants. This will assist in keeping tenants long-term and will invest in timely building maintenance and repairs. Periodic inspections and maintenance of the roof, walls, gutters, drains, and foundation is an investment in controlling interior conditions as well as in preserving the building itself. A regular schedule for maintenance of the exterior and interior of the buildings should be created and maintained with an ongoing log of issues and resolutions.
- The applicant will engage in a public Community Benefit Agreement (CBA) which came as a result of community participation and feedback. CB2 strongly encourages the applicant communicates with the Hunts Point Recreational Center and the Organization for the Preservation of the Hunts Point Slave Burial Ground, which is in close proximity to the proposed project and offer revitalization, workshops, resources and services for the community. This will be requested to our local elected officials to ensure that the community benefit commitments are in fact implemented. The ability to enforce legal commitments is especially important in this context since community support at time of approval is needed.
- The applicant will explore creating a shared-use and commercial kitchens food incubator for the proposed project. This accelerator will assist to nurture homegrown food ventures and fuel their growth.
- The applicant will honor the community by keeping the current Head Start program as part of the proposed project. The Peninsula Head Start has long been an institution in the community and understanding that the their current contract expiring has many residents in fear of losing this valuable service. The applicant will explore with both Administration of Children Services (ACS) and the Department of education (DOE) in creating a new long term contract for the Peninsula head start. Also, the applicant will explore expanding the head start program capacity. In creating new housing, this will certainly increase the number of families who can benefit from head start services and this influx of residents can possibly mean a burden on the current proposed project. The applicant will explore creating more seating in local schools to accommodate the increase of residents by the proposed project.
- The applicant will monitor the leases for the light manufacturing businesses. The community feels it's very important to include these businesses, but remains skeptical that they will be priced out once leases renewal take place. This will have an impact on the jobs created.
- The applicant will explore incorporating Senior housing and Senior services into the proposed project. The community can benefit from this as we are identifying an increase in the number of Seniors in the district.
- The applicant will explore hiring Veterans labor along with setting aside housing for Veterans.

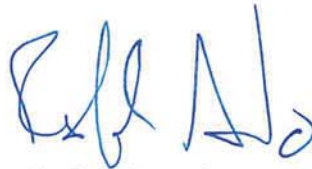
NOW, THEREFORE, BE IT RESOLVED that:

Bronx Community Board 2 recommends approval of ULURP applications C180121ZMX, C180123ZSX, C180124ZSX and C180126PPX if the proposed project adheres to the conditions set forth above.

Sincerely,



Roberto Crespo
Chairman



Rafael Acevedo
District Manager

cc: DCP Carol Samol
Bronx Borough President Ruben Diaz Jr.
NYC Councilmember Rafael Salamanca
Congressman Jose E. Serrano
NYS Senator Rev. Ruben Diaz Sr.
NYS Assembly Member Carmen E. Arroyo
Robert Holbrook – Applicant Representative

**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 180121 ZMX, C 180123 ZMX, C 180124 ZSX, C 180126 PPX
Spofford Campus Redevelopment

DOCKET DESRCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. #2

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

12/19/2017
DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NOS:
C 180123 ZSX, C 180124 ZSX, C 180126 PPX
Spofford Campus Redevelopment**

DOCKET DESCRIPTION

C 180121 ZMX

IN THE MATTER OF AN APPLICATION submitted by New York City Economic Development Corporation (EDC) and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c:

1. Changing from an R6 District to an M1-2/R7-2 District property bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street; and
2. Establishing a Special Mixed Use District (MX-17) bounded a line 340 feet northerly of Spofford Avenue, a line 475 feet northerly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street;

Borough of The Bronx, Community District #2, as shown on a diagram (for illustrative purposes only) dated October 30, 2017.

C 180123 ZSX

IN THE MATTER OF AN APPLICATION submitted by New York City Economic Development Corporation (EDC), Department of Citywide Administrative Services (DCAS) and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings) and the height and setback requirements of Section 123-66 (Height and Set back Regulations), in connection with a proposed mixed use development, within a large-scale general development, on property located at 1201-1241 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2* District, within a Special Mixed Use District, MX-17)*, Borough of The Bronx, Community District #2.

*Note: The site is proposed to be rezoned by changing an existing R6 District to an M1-2/R7-2 District and by establishing a Special Mixed Use District (MX-17) under a concurrent related application for Zoning Map change (C180121 ZMX).

C 180124 ZSX

IN THE MATTER OF AN APPLICATION submitted by New York City Economic Development Corporation, Department of Citywide Administrative Services (DCAS) and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745 (b)* of the Zoning Resolution to allow a reduction of loading berth requirements of Section 44-52 (Required Accessory Off-street Loading Berths), in connection with a proposed mixed use development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35 and Block 2763 and p/o Lots 1 and 2), in an M1-2/R7-2** District, within a Special Mixed Use District (MX-17) **, Borough of The Bronx, Community District #2.

*Note: A zoning text amendment is proposed to Section 74-745 (Modifications of Parking and Loading Regulations), under a concurrent related application N 180122 ZRX.

**Note: The site is proposed to be rezoned by changing an existing R6 District to an M1-2/R7-2 District and by establishing a Special Mixed Use District (MX17) under a concurrent related application for a Zoning Map change (C 180121 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

C 180126 PPX

IN THE MATTER OF AN APPLICATION submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition, by means of ground leases of four city-owned properties located at the former Spofford Juvenile Detention Center at 1201-1231 Spofford Avenue (Block 2738, Lot 35, Block 2763, Lots 29 and p/o Lots 1 and 2), pursuant to zoning.

BACKGROUND

Approving these applications will facilitate a “large scale development” on a site composed of 206,000 square feet of property, or approximately 4.73 acres. The development site is located at 1201-1231 Spofford Avenue, (Block 2738, Lot 35 and on Block 2763, p/o Lots 1 and 2). This site is bounded by Spofford Avenue on the south, Manida Street on the east and Tiffany Street on the west. The northern boundary of this site is defined by a retaining wall, beyond which is a multi-acre Corpus Christi Monastery, which fronts on Lafayette Avenue. The topography of this property rises approximately forty feet from Tiffany Street-Spofford Avenue intersection to the Manida Street, Spofford Avenue intersection. The site is currently zoned R6 and is located in Bronx Community District #2.

Existing development on this site includes a vacant juvenile detention center known as “Spofford.” This multi-building facility has not been in active use for over a decade and is in a deteriorated condition. Complete demolition of this facility will occur prior to completion of any new construction.

The Peninsula JV, LLC. (the applicant) is proposing a comprehensive, large scale development, on property offering frontage on the east side of Spofford Avenue approximating 720 feet. The scope of development includes:

- Construction of five buildings
 - Buildings 1A &1B
 - Buildings 2A &2B
 - Building 3
- A grand total of 740 residential units of affordable housing
- A below-grade, off-street parking facility offering 260 spaces
- A “light industrial” building composed of 50,000 square feet
- Publically accessible open space approximating 52,000 square feet (1.5 acres)
- Commercial/retail space approximating 15,000 square feet
- Community facility space offering 53,500 square feet
- A total development cost approximating \$300 million
- A target goal of 35% for MWBE

The full build-out of this project is composed of three phases, with demolition of the existing buildings on the site scheduled to commence in 2018. It is expected that the final phase will be completed in 2024, (6 years). The applicant also anticipates that when complete, this comprehensive project will prompt creation of approximately 200 full-time jobs.

This project’s complete buildout will offer 100 percent affordability, ranging from formally homeless, and from 30% of Area Median Income (AMI), to 90% AMI. This unit/AMI ratio includes:

163-Studios:	236-1 Bedroom
18 units: formally homeless,	22 units: formally homeless
18 units: 30% AMI	21 units: 30% AMI
18 units:.40% AMI	22 units: 40% AMI
18 units: 50% AMI	21 units: 50% AMI
55 units: 60% AMI	108 units 60%AMI
18 units: 80% AMI	21 units: 80% AMI
18 units: 90% AMI	21 units: 90% AMI
211-2 Bedrooms	120-3 Bedrooms
22 units: formally homeless	12 units: formally homeless
22 units: 30% AMI	12 units: 30% AMI
21 units: 40% AMI	12 units: 40% AMI
22 units: 50% AMI	12 units: 50% AMI
81 units: 60% AMI	48 units: 60% AMI
21 units: 80% AMI	12 units: 80% AMI
21 units: 90%AMI	12 units: 90%AMI
6-4 Bedrooms	
0 units: formally homeless	2 units: 60% AMI
1 unit: 30% AMI	1 unit: 80% AMI
1 unit: 40% AMI	0 units: 90% AMI
1 unit: 50% AMI	

Features to be included in all residential buildings include:

- Air conditioning/heating services controllable in each unit
- Wi-fi services in all common areas of each building
- Full service laundry facilities
- Access to an exterior terrace for passive recreation available in each building
- Solar panels to offset energy consumption in every building
- Bicycle storage in every building
- Refuse rooms
- A full service gym in each building

Phase 1: 183 Residential Units

Building 1A: A light industrial building composed of 50,000 square feet. This new facility will be located on southeast corner of the Spofford Avenue-Tiffany Street intersection. A loading dock area composed of two accessory docks will be provided via Tiffany Street. Rising approximately 53.6 feet, this building will accommodate:

- Food production/retail
 - LL Forno Bakery: 9,500 square feet
 - Bascom Catering: 5,700 square feet
 - To be determined: 4,100 square feet
- Beverage production/retail
 - Hunts Point Brewing: 8,600 square feet
- Media Production
 - Lightbox NY film studio; 17,000 square feet

Letters of intent have been signed by the above noted businesses. It is also anticipated that deliveries to this facility will occur throughout the day.

Building 1B: Rising 14-stories, (168.3 feet) this building will front onto Tiffany Street, at the northwest corner of the site. Building 1B will offer approximately 141,605 square feet of residential floor area and approximately 16,800 square feet of commercial floor area. It will include 183 residential units, including:

Studios:	36 units, approximating 396 square feet
1-Bedroom:	63 units, approximating 507 square feet
2-Bedrooms:	60 units, approximating 725 square feet
3-Bedrooms:	24 units, approximating 928 square feet

This building will also offer:

- Community/Artist workspace
 - Space Works: 7,000 square feet
 - Bronx Academy of Arts & Dance: 5,900 square feet
- Commercial
 - Spring Bank: 4,500 square feet

Construction of Phase 1 will be complete in 2020. Upon completion of Phase 1, Phase 2 construction will commence.

Phase 2: 363 Residential Units

Building 2A: Rising 13-stories (153.8 feet) this building will be situated on the northeast corner of the construction site, fronting on a 60-foot wide interior courtyard. Pedestrian/vehicular access are found on the north side of Spofford Avenue, directly across from the Spofford Avenue-Barretto Street intersection. Building 2A will include 201,160 square feet of residential floor area, plus 15,000 square feet allocated for a daycare facility (ACS-Headstart). This facility will also have access to an exterior garden/recreation area composed of 5,000 square feet. A total of 223 residential units are to be offered, including:

- Studios: 53 units, approximating 396 square feet
- 1-Bedroom: 84 units, approximating 507 square feet
- 2-Bedrooms: 43 units, approximating 725 square feet
- 3-Bedrooms: 43 units, approximating 928 square feet

Building 2B: Rising 16-stories (191.9 feet), this building will be situated on the north side of Spofford Avenue, offering pedestrian access from Spofford Avenue. Building 2B will include approximately 122,850 square feet of residential floor area. An underground parking facility will be situated in Building 2B offering 203 spaces. Access to this garage will be via a private driveway extending northward from Spofford Avenue, opposite the Barretto Street-Spofford Avenue intersection. Non-residential space includes 5,000 square feet for non-profit (The Point) institutional use, 5,000 square feet of flexible office space on the first and second floors of this building. A total of 140 residential units are to be offered, including:

- Studios: 34 units, approximating 396 square feet
- 1-Bedroom: 36 units, approximating 507 square feet
- 2-Bedrooms: 42 units, approximating 725 square feet
- 3-Bedrooms: 22 units, approximating 928 square feet

Construction of Phase 2 will be complete in 2021.

Phase 3: 194 Residential Units (+6 units offering 4 bedroom accommodation)*

Building 3: Rising 13-stories (157.9 feet on Spofford Avenue & 103.2 feet on Manida Street) this building will be situated on the northwest corner of the Spofford Avenue-Manida Street intersection. Building 3 will include approximately 172,285 square feet of residential floor area. It will also offer approximately 16,000 gross square feet of commercial floor area and 18,000 square feet of community facility space floor area. An underground parking facility offering 57 spaces is to be included in Building 3. Access to this garage will be via the private driveway extending northward from Spofford Avenue, opposite the Barretto Street-Spofford Avenue intersection. This is the same “drive” that provides vehicular access to Building 2B. Unique to this building will also be inclusion of 6-units offering 4-bedroom accommodations. Residential accommodations include:

Studios:	40 units, approximating 396 square feet
1-Bedroom:	53 units, approximating 507 square feet
2-Bedrooms:	70 units, approximating 725 square feet
3-Bedrooms:	31 units, approximating 928 square feet
4-Bedrooms:	6 units, approximating 1,400 square feet

*Note: The inclusion of 4-bedroom units is not finalized.

It is anticipated that Building 3 will include:

Super-Fi Grocery
Urban Health Plan

Construction of Phase 3 will commence in 2022 and conclude in 2024.

A major component of this project includes a shared landscaped garden and outdoor recreational space for both passive and active use. This area, composed of a minimum of 52,000 square feet (1.5 acres) will be open to the public, but will be fully maintained by the applicant. Features include garden areas that separate the various buildings, a running track and a water feature for summer time “cool-downs.” While this open space will accommodate “a game of catch,” no softball or basketball facilities are designed or designated.

Development of the surrounding community includes mid-rise and high-rise residential buildings. The Corpus Christi Monastery is located beyond the site’s northern property line. The Julio Carballo Fields offers softball venues and is situated on Manida Street, sharing the same northern boundary as does the monastery. Commercial activity is located on Longwood Avenue approximately two blocks from the site. Much of the non-residential development in this area is also defined by low-rise industrial buildings that cater to auto-related functions. The Southern Boulevard shopping district is approximately ½ mile from this proposed development. Here too is access via the Hunts Point Avenue station to the #6 Lexington Avenue subway. Access to the #6 train is also available at Longwood Avenue on Southern Boulevard. Bus

transportation via the BX 6, SBS6 and the BX 46 are available within a four block radius of this site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified these applications as complete on October 3, 2017.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #2 held public hearing on these applications on November 15, 2017. A vote recommending approval of these applications with modifications was 23 in favor, three against, one abstaining and two recused.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Borough President convened a public hearing on these applications on December 12, 2017. Representatives of the applicant were present and spoke in favor of this application. Two members of the public spoke in favor of these applications. No other attendees offered testimony and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Since the 1950's the name "Spofford" has been associated with youth who find themselves "on the wrong side of the law." The Spofford Juvenile detention Center, or simply "Spofford," symbolized all that is failing our young men; our schools, our neighborhoods, our religious institutions, perhaps even our families. Now, however, a profound change for this location is envisioned, one that will celebrate all that is good, hopeful and productive. Indeed, I believe the major development approving these applications will facilitate is emblematic of a new approach to affordable housing. I am therefore most enthusiastic as to what the potential for this development means, not only for the Hunts Point Community, but for the future of affordable housing development.

I am especially enthusiastic about the on-site "light manufacturing" building that is a key component of this entire project. I look forward to this becoming a destination for those seeking employment, but also for the products to be sold to all who wish to buy. I am pleased to understand that both a bakery and catering service are likely tenants. So too, as the applicant has indicated, this "new Spofford" will offer employment opportunities in the fields of film, arts and dance, beverage production, and banking.

Highlighting other features of this project is the promise made to the community that the existing daycare facility and Head Start program will not be interrupted during construction and will ultimately relocate to a state-of-the-art facility within this development. Also, The Point CDC, which has been a leader in the Hunts Point community for decades, will have a new venue for the many functions this group offers, while maintaining their presence on Garrison Avenue.

As for the 740 units of affordable housing that this project envisions, my support for such housing is clear, but once again, tempered by the fact that the unit-sizes presented at my public hearing fail to satisfy my square-foot minimums. As I have noted in previous recommendations, an average size of 950 square feet for a 3-bedroom apartment offers virtually no opportunity for either privacy or space for family gatherings. More specifically, for an apartment to be a home, young people require space for socializing. Absent this space, they will opt for locations elsewhere. I look forward to working with the applicant as the feasibility of larger units can be considered and included in the final design.

Of comparable importance to me is the impact a project of this magnitude will have on the public schools serving the Hunts Point community. The finding that a capacity-review pursuant to the Environmental Impact Statement (EIS) shows no shortage of seats district-wide is not sufficient. The more relevant unanswered question is the impact this new development will have on the specific schools that will serve the Spofford Avenue Campus. I call upon the School Construction Authority (SCA) and the Department of Education (DOE) to join me and Bronx Community Board #2, as potential sites can be identified.

At my public hearing the applicant noted that deliveries via truck, both to and from this site, may have to occur 24/7. If this is necessary, I recommend that every effort by the applicant be made to encourage this activity when it will have minimal impact on the broader neighborhood. I would propose that within the new light industrial building, recharging accommodations for electric powered vehicles be provided. By so including this option, it is conceivable that electric trucks could become the “standard” for those leasing industrial space at this new complex.

I conclude by thanking all those associated with this proposal and for their vision that will make the Spofford Campus Redevelopment a reality in Hunts Point. I am confident that the observations I offer and the numerous recommendations made by Bronx Community Board #2 will serve to make this project even better.

I recommend approval of these applications.