



CITY PLANNING COMMISSION

November 17, 2004/Calendar No. 17

C 050061 HAX

IN THE MATTER OF an application submitted by the 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 East 153rd Street, Park Avenue and 2996 Concourse Village East (Site C) within the Melrose Urban Renewal Area (Block 2442, Lots 34, 59 and 60), as an Urban Development Action Area;
 - 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 to a developer selected by HPD;

to facilitate development of an eight story mixed-use building, tentatively known as Nueva Era Apartments, with approximately 210 rental units and retail space, Borough of The Bronx, Community District 1.

The application for the disposition was filed by the Department of Housing, Preservation and Development on August 16, 2004.

Approval of three separate matters is required:

1. The designation of property located at East 153rd Street, Park Avenue and 2996 Concourse Village East (Site C) within the Melrose Urban Renewal Area (Block 2442, Lots 34, 59 and 60), as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and

3. The disposition of such property to a developer selected by the New York City Department of Housing Preservation and Development.

The requested action, in conjunction with the related actions would facilitate construction of a eight story mixed-use building containing 210 units for low income families and ground-floor retail space on the site as described above. The proposed project is tentatively known as Nueva Era Apartments.

The Department of Housing Preservation and Development states in its application that:

The Disposition Area consists of underutilized vacant lots 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 Disposition Area is therefore eligible to be an Urban Development Action Area and the proposed project 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 Urban Development Action Area Project (UDAAP) designation and approval which 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:

1. C 050062 HUX An amendment to the Melrose Urban Renewal Plan, for the Melrose Urban

Renewal Area.

2. C 050060 ZMX An amendment of the zoning map, changing from an C8-3 district and an R6 district with an C2-4 overlay along Morris Avenue to an R7-2 district with a C2-4 overlay for property bounded by bounded by East 153rd Street, Morris Avenue and Concourse Village East (Park Avenue)
3. N 050075 ZAX Non-ULURP modification to the previously approved Melrose Large Scale Residential Development Plan (CP-22253).

BACKGROUND

The Department of Housing Preservation and Development (HPD) is seeking UDAAP designation and project approval and disposition of city-owned property. Approval of these actions would facilitate the development of an eight story mixed-used development of 210 units of rental housing for low-income families with approximately 24,000 square feet of retail space on the first floor level facing Morris Avenue and an accessory parking garage with 63 spaces facing the Concourse Village East side. The project also includes approximately 22,000 square feet of landscaped courtyard and recreation area at the second floor level. The project would be financed by the NYC Housing Development Corporation's Low-Income Affordable Marketplace Program (LAMP).

A more detailed description of the site, surrounding area and proposed project is included in the report on the related application for the Fourth Amendment to the Melrose Urban Renewal Plan (C 050062 HUX).

ENVIRONMENTAL REVIEW

This application (C 050061 HAX), in conjunction with the applications for the related actions (C 0500062 HUX, C 050060 ZMX and N050075ZAX), 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 04HPD020X. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on August 20, 2004.

UNIFORM LAND USE REVIEW

This application (C 050061 HAX), in conjunction with the applications for the related actions (C 050062 HUX and C 050060 ZMX), was certified as complete by the Department of City Planning on September 7, 2004, and was duly referred to Community Board 1 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules along with the related non-ULURP application (N 050075 ZRX) which was referred for information and review.

Community Board Public Hearing

Community Board 1 held a public hearing on this application on September 30, 2004, and on that

day, by a vote of 22 to 0 with 1 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on October 29, 2004, subject to the following conditions:

1. Solid steel security gates will not block retail windows;
2. The glass block feature present on Concourse Village East will be incorporated into the design of the building's street wall on East 153rd Street;
3. Foundation planting will be installed on East 153rd Street;
4. Decorative streetlights will satisfy the standards of the Department of Transportation and the existing streetlights on the site will be removed;
5. There will be no chain link fencing in areas visible to the public;
6. Bronx residents will be offered employment opportunities through my "Bronx At Work" initiative.

City Planning Commission Public Hearing

On October 20, 2004 (Calendar No. 2), the City Planning Commission scheduled November 3, 2004 for a public hearing on this application (C 050062 HUX). The hearing was duly held on November 3, 2004 (Calendar No. 11), in conjunction with the public hearings on the applications for the related actions (C 050060 ZMX and C 050061 HAX).

There were two speakers, as described in the report on the related application for the Fourth Amendment to the Melrose Urban Renewal Plan (C 050062 HUX).

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for disposition of city-owned property located at East 153rd Street, Park Avenue and 2996 Concourse Village East (Site C) within the Melrose Urban Renewal Area (Block 2442, Lots 34, 59 and 60) is appropriate.

This application (C 050061 HAX) in conjunction with the related applications (C 050060 ZMX and C 050061 HAX) would facilitate the development of 210 units of housing for low income families and retail space in an eight story building on a vacant approximately 58,397 square feet property. The project is to be developed under the NYC Housing Development Corporation's Low-Income Affordable Marketplace Program.

A full consideration and analysis of the issues, and the reasons for approving the project appear in the report on the related application for the Fourth Amendment to the Melrose Urban Renewal Plan (C 050062 HUX).

RESOLUTION

The City Planning Commission finds that the proposed disposition of city-owned property located at East 153rd Street, Park Avenue and 2996 Concourse Village East, (Block 2442, Lots 34, 59 and 60) conforms to the objectives and provisions of the Amended Melrose Urban Renewal Plan (C 050062 HUX) which is considered concurrently with this application; and be it further

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 recommended the designation of property located at East 153rd Street, Park Avenue and 2996 Concourse Village East (Site C) within the Melrose Urban Renewal Area (Block 2442, Lots 34, 59 and 60)) in Community District 1, Borough of The Bronx, 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 **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 East 153rd Street, Park Avenue and 2996 Concourse Village East (Site C) within the Melrose Urban Renewal Area (Block 2442, Lots 34, 59 and 60), 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 finds that:
 - a. The present status of the area tends to impair or arrest the sound development of the municipality;
 - b. The 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;

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of

the New York City Charter, that based on the environment determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of East 153rd Street, Park Avenue and 2996 Concourse Village East (Site C) within the Melrose Urban Renewal Area (Block 2442, Lots 34, 59 and 60), Community District 1, Borough of The Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 050061 HAX)

The above resolution (C 050061 HAX), duly adopted by the City Planning Commission on November 17, 2004 (Calendar No. 17), 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.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice Chair

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