



CITY PLANNING COMMISSION

February 16, 2011/ Calendar No. 8

C110116HAX

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 912 Courtlandt Avenue (Block 2408, Lots 35, 41, 43, 44, 45, 46, 49, 51, 52 and 53) 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 to a developer to be selected by HPD;

to facilitate development of a 10-story building with approximately 217 dwelling units and approximately 10,135 square feet of community facility space.

Approval of three separate items is required:

- a) the designation of property located at 912 Courtlandt Avenue (Block 2408, Lots 35, 41, 43, 44, 45, 46, 49, 51, 52 and 53) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and
- c) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

The application was submitted by the Department of Housing Preservation and Development (HPD) on October 12 2010.

Approval of this action will facilitate the development of approximately 217 dwelling units, 10,135 square feet of ground floor community facility space and an underground parking garage with approximately 29 accessory parking spaces.

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

The Project Area consists of underutilized property that 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 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 UDAAP designation, project approval, and disposition of city-owned property, which is the subject of this report (C 110116 HAX), implementation of the proposal also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

1. C110115ZMX Zoning Map Amendment for a portion of a block bound by 162nd Street, Melrose Avenue, 163rd Street and Courtlandt Avenue from R7-2 to R7A and R8/C1-4.
2. C110114HUX Second amendment to the Melrose Commons Urban Renewal Plan

BACKGROUND

The proposed actions would facilitate a proposal by the applicant to construct a new mixed-use development, to be known as Courtlandt Crescent, within the Melrose Commons Urban Renewal Area. The Melrose Commons Urban Renewal Plan (MCURP) was adopted by the City in May, 1994. The plan governs development in the approximately 34-block Melrose Commons Urban Renewal Area (MCURA), which is generally bounded by E. 163rd Street on the north, Brook, St. Anns, and Third Avenues on the east, E. 156th, E. 157th, and E. 158th and E. 159th Streets on the south, and Melrose, Courtlandt, and Park Avenues on the west. In May 2007 the First Amendment to the MCURP facilitated the development of Boricua Village, a mixed use development consisting of seven buildings with 679 residential units, 36,511 square feet of retail space, 120,000 square foot college building, 174 below-grade parking spaces, 65,264 square feet of publicly-accessible open space.

The New York City Department of Housing Preservation and Development is seeking approval of a change in zoning affecting a portion of the block bounded by East 162nd Street, Melrose Avenue, East 163rd Street, and Courtlandt Avenue (C 110115 ZMX), the Second Amendment to the Melrose Commons Urban Renewal Plan (C 110114 HUX), and UDAAP designation, project approval, and disposition of city-owned properties (C 110116 HAX) to developers to be selected by HPD, in Community District 3, Melrose, Bronx.

The rezoning area (Block 2408 Lots 33, 34, 35, 41, 43, 44, 45, 46, 49, 51, 52, 53) is bound by 162nd Street in the south, Melrose Avenue to the east, East 163rd Street to the north and Courtlandt Avenue to the west and covers the entire northern portion of Block 2408 which is segmented into two parts by East 162nd Street. The site for the Courtlandt Crescent project (Block 2408 Lots 35, 41, 43, 44, 45, 46, 49, 51, 52 and 53) is designated as Melrose Commons Urban Renewal Site 64 and covers all but two lots (Lots 33 and 34) in the rezoning area. Eight of the 12 lots in the rezoning area are City-owned (Block 2408 Lots 35, 41, 45, 46, 49, 51, 52 and 53). The remaining four lots (Lots 43, 44, 33, 34) are privately owned of which two lots (Lots 43 and 44) are owned by the developer of the proposed project and two lots (Lots 33 and 34) are owned by other private owners.

The existing uses within the rezoning area and project site include vacant land, two vacant former manufacturing buildings, a vacant three story residential building and a former parking garage. Also within the rezoning area but outside the project site is a privately-owned five story residential building (Lot 33) located along Courtlandt Avenue and a privately-owned three story house being used as a religious establishment (Lot 34) located on the corner of Courtlandt Avenue and 162nd Street.

The rezoning area is surrounded by commercial and industrial uses to the north, residential and mixed use developments to the west, south and east. The properties to the north are occupied by industrial and warehouse uses. To the south of the block are the HPD funded developments Courtlandt Corners I (71 units) and Courtlandt Corners II (252 units) which were developed as part of Melrose Commons Urban Renewal Plan. To

the west of the block is vacant land which is the site for a supportive housing development with funding from HPD. Located southwest of the rezoning area across Courtlandt Avenue is a public park named Railroad Park. Further west of this park is the 841 unit New York City Housing Authority (NYCHA) development named Morrisania Air-Rights houses. The area to the east of the rezoning area comprises of vacant buildings and vacant land which is slated for future mapping as a public park and as future sites for affordable housing development as part of the Melrose Commons Urban Renewal Plan.

The proposed Courtlandt Crescent development will include approximately 217 dwelling units, 10,135 square feet of ground floor community facility space and an underground parking garage with approximately 29 accessory car parking spaces and 110 bicycle parking spaces. The ground floor community facility space is proposed to be occupied by an Early Childhood Center. The development would consist of two buildings, Building A and Building B which would be constructed around a central courtyard and would follow the Quality Housing requirements of the Zoning Resolution. The central courtyard would serve as the open space for the residential units and the Early Childhood Center. Building A will be a ten story “L” shaped structure located along Melrose Avenue extending west on East 162nd Street and stepping down to nine and seven stories as it extends along East 162nd Street away from Melrose Avenue. Building B will be a seven story curved structure on East 163rd Street and Courtlandt Avenue with its entrance located on Courtlandt Avenue.

The implementation of the project requires three actions: UDAAP designation, project approval, a zoning map amendment and an Urban Renewal Plan amendment; disposition of city-owned property.

UDAA/Project Designation, disposition of City owned property (110116 HAX)

The UDAAP designation and project approval is requested for ten lots (Block 2408 Lots 35, 41, 43, 44, 45, 46, 49, 51, 52 and 53). Eight of the aforementioned lots (Block 2408 Lots 35, 41, 45, 46, 49, 51, 52 and 53) are city-owned and are proposed for disposition to

a developer selected by HPD. These actions will collectively facilitate the proposed development, Courtlandt Crescent.

Zoning Map Amendment (110115 ZMX)

The existing zoning in the subject area is R7-2. The R7-2 district allows for medium density residential uses with maximum residential F.A.R. of 3.44 and community facility F.A.R. of 6.5. The building envelope in the R7-2 district is governed by the sky exposure plane under Height Factor regulations. A maximum of 4.00 F.A.R. is allowed under Quality Housing regulations. Parking is required for 25% of the units in government assisted housing and for 12% of the units in low income housing

The applicant is proposing to establish an R8 district for the area bounded by East 163rd Street, Melrose Avenue, East 162nd Street and a line 100 feet northwesterly of Melrose Avenue. A C1-4 commercial overlay district is also proposed to be mapped within the R8 district along Melrose Avenue . The R8 district allows for medium density residential development with a maximum residential F.A.R. of 6.20. The height and setback for buildings in R8 district is governed by sky-exposure plane under Height Factor regulations. Under Quality Housing regulations, a maximum F.A.R. of 4.00 is permitted. The proposed R8 district is appropriate for Melrose Avenue which is a wide street. The R8 district will allow for greater floor area than the current R7-1 district thus facilitating this project. The proposed C1-4 commercial overlay in the R8 zoning district along Melrose Avenue will allow the ground floor space to be converted to commercial uses in the event that the proposed community facility use ends its operation in the future.

In addition, the R7A district is proposed to be mapped on the area bounded by East 163rd Street, a line 100 feet northwesterly of Melrose Avenue, East 162nd Street, and Courtlandt Avenue. The proposed R7A district is a contextual zoning district which allow for multi-family residential development with a maximum residential F.A.R. of 4.0 and community facility F.A.R. of 6.2. The maximum base height permitted in this district is 65' and the maximum building height permitted is 85'. Parking is required for 25% of the units in government assisted housing and for 12% of the units in low income housing in both R7A and R8 district. The proposed R7A zoning district will allow for development which

will match the context of the buildings on the same block and the recently completed development on the blocks immediately south of the rezoning area.

Second Amendment to Melrose Commons Urban Renewal Plan (110114 HUX)

The proposed Second Amendment to the Melrose Commons Urban Renewal Plan will include three substantive changes. Firstly, the minimum required setback of the street wall along E 163rd Street between Courtlandt Avenue and Melrose Avenue is proposed to be changed from 5' to 3'6". This amendment will allow for adequate building floor plate size in the proposed development. Secondly, the height restrictions for buildings on Melrose Commons Urban Site 64 are proposed to be changed to allow buildings to exceed 45' in R7A district and 85' in the R8/C1-4 district. This change will allow the development to achieve buildings heights permitted by the respective zoning designation and to match the heights of the surrounding development. Thirdly, the restriction on curb cuts on E 163rd St between Courtlandt Avenue and Melrose Avenue is proposed to be lifted. This change will allow for a curb cut on East 163rd St at the lowest ground elevation thus minimizing the ramp leading to the proposed underground parking garage. A curb cut on East 163rd Street will also allow for segregation of pedestrian and vehicular entrances to the buildings.

In addition, time schedule for the effectuation of the plan is proposed to be updated and the zoning map will be modified to reflect the changed zoning.

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ENVIRONMENTAL REVIEW

The Technical Memorandum dated October 7, 2010 regarding this application (N 110115ZRX) determined that the proposed project would not result in any new or different impacts than those identified in the Melrose Commons Urban Renewal Amendments Final Environmental Impact Statement (FEIS) – CEQR No. 06HPD008X. The Final Environmental Impact Statement issued on April 27, 2007 was reviewed pursuant to Article 8 of the New York State Environmental Conservation Law and Volume 6 of NYCRR Part 617, City Environmental Quality Review (CEQR) Rules of

Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 06HPD008X. The lead is the Department of Housing Preservation and Development.

UNIFORM LAND USE REVIEW PROCEDURE

This application (C110116HAX), in conjunction with the related applications (C110114 HUX and C110115 ZMX), was certified as complete by the Department of City Planning on October 25, 2010 and was duly referred to Bronx Community Board 3 and the Bronx Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 3 held a public hearing on this application on December 14, 2010, and on that date, by a vote of 25 in favor, 0 opposed with 0 abstentions, adopted a resolution recommending approval.

Borough President Recommendation

The Borough President held a public hearing on this application on December 21st, 2010, and issued a recommendation on January 11, 2011, approving the application.

City Planning Commission Public Hearing

On January 24, 2011 (Calendar No. 7), the City Planning Commission scheduled January 26, 2011 for a public hearing on this application (C 110116 HAX). The hearing was duly held on January 26, 2011 (Calendar No. 20), in conjunction with the related applications (C110114 HUX and C110115 ZMX). There were 4 speakers in favor of the application.

The developer of the project spoke in favor of the project, stating that the project will provide much needed housing for low income households in South Bronx and will incorporate a child-care facility. There were two speakers representing the Department of Housing Preservation and Development (HPD). The first speaker from HPD described the project and the actions requested as part of this application. The second speaker from HPD stated that the project is an important step towards completion of the Melrose

Commons Urban Renewal Plan. He stated that although the project comprises entirely of low income housing unit, the surrounding developments include opportunities for middle income and market rate housing.

The project architect described the design of the project and stated that he believed that the project complemented the recently completed Courtlandt Corners development located immediately south of the proposed Courtlandt Crescent development.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for UDAAP designation, project approval and disposition of city owned property (C 110116 HAX) along with the related Zoning Map Amendment (C 110115 ZMX) and Second Amendment to the Melrose Commons Urban Renewal Plan (C 110114 HUX) are appropriate.

The Commission believes that the proposed actions will facilitate the redevelopment of vacant and unutilized properties in the Melrose Commons neighborhood. The project will strengthen the residential character of the area and introduce much needed community facility space into the neighborhood. The Commission also believes that the proposed project is an important part of the Melrose Commons Urban Renewal Plan and its completion will help in achieving the goals of the MCURP.

The Commission believes that the proposed project will enhance the built character of the neighborhood and complement the recent developments in the surrounding area. The Commission also believes that the project would activate the street-life by in this area by replacing vacant land and vacant buildings with mixed use development.

The Commission believes that the proposed zoning R8/C1-4 zoning district is appropriate along Melrose Avenue which is a wide street. The proposed R8 zoning district is appropriate in the context of the R8 zoning district which exists along Melrose Avenue

on the blocks south of the rezoning area. The C1-4 commercial overlay will facilitate an alternative active use for the ground floor space if the community facility use ends its operation in the future. The proposed R7A zoning district is appropriate since it will allow for development which will match the context of the buildings on the same block and the recently completed development on the blocks immediately south of the rezoning area.

The Commission notes that the amendment to the Melrose Commons Urban Renewal Plan will facilitate the development of 217 units of affordable housing, 10,135 sq.ft of community facility space, 29 car parking spaces and 110 bicycle parking spaces.

The Commission believes that the reduction in the setback requirement will facilitate a functional building layout without a reduction in the courtyard space. The Commission also believes that the removal of curb cut restriction on East 163rd Street will allow for an efficient parking garage ramp configuration and will facilitate the separation of pedestrian and vehicular entrances to the building. The Commission also believes that removal of restriction of heights on this site will result in buildings which are in character with the surrounding development.

The Commission believes that approval of the UDAAP for the development site would facilitate the development of vacant city-owned land thereby eliminating a blighting influence on the neighborhood. The Commission also believes that the project will address the need for affordable housing for low income households.

RESOLUTION

RESOLVED, that the City Planning Commission, after consideration of the proposed action, and the sufficiency of information in the 2007 FEIS, finds that the application will not result in environmental impacts substantially different from or greater than those described in the 2007 FEIS and would not alter the conclusions of the 2007 FEIS, and that having considered such materials and the 2007 FEIS for which a Notice of Completion was issued on April 27, 2007, the City Planning Commission certifies that

the requirements of the New York State Environmental Quality Review Act and regulations promulgated pursuant thereto have been met, and finds that the action to be approved is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable, by incorporating as conditions to the decision those mitigation measures that were identified as practicable; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 912 Courtlandt Avenue (Block 2408, Lots 35, 41, 43, 44, 45, 46, 49, 51, 52 and 53) 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 area;

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 matters pursuant to the Urban Development Action Area Act:

- a) the designation of property located at 912 Courtlandt Avenue (Block 2408, Lots 35, 41, 43, 44, 45, 46, 49, 51, 52 and 53) as an Urban Development Action Area; and
- a) an Urban Development Action Area Project for such area; 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 912 Courtlandt Avenue (Block 2408 Lots 35, 41, 45, 46, 49, 51, 52 and 53) in Community District 3, Borough of the Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 110116 HAX), duly adopted by the City Planning Commission on February 16, 2011 (Calendar No. 8), 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, *FAICP*, Chair

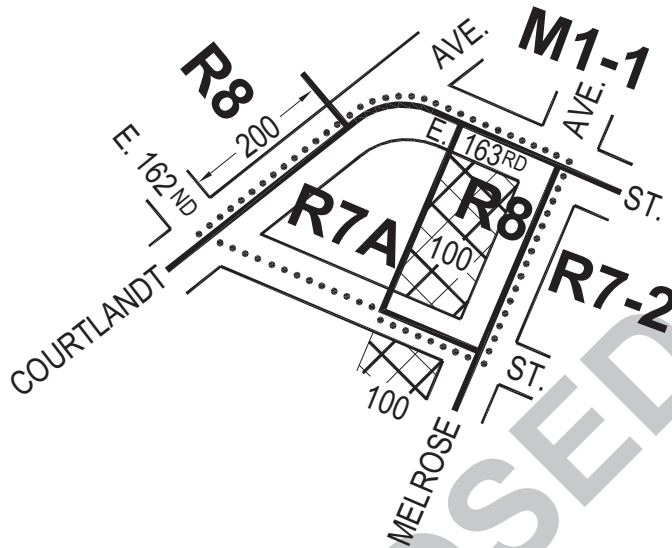
KENNETH J. KNUCKLES, *ESQ.*, Vice Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, ALFRED C. CERULLO, *III*,

BETTY Y. CHEN, MARIA M. DEL TORO, RICHARD W. EADDY,

NATHAN LEVENTHAL, ANNA HAYES LEVIN, SHIRLEY A. MCRAE,

KAREN A. PHILLIPS, Commissioners






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

BOROUGH OF
THE BRONX

New York, Certification Date
 OCTOBER 25, 2010

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



- NOTE:**
-  Indicates Zoning District Boundary.
 -  The area enclosed by the dotted line is proposed to be rezoned by changing from an R7-2 District to R7A and R8 Districts, and establishing a C1-4 District within a proposed R8 District.
 -  Indicates a C1-4 District.

Community/Borough Board Recommendation

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

Application # C110114HUX
CEQR # 06HPD008X
Community District No. 03 Borough: The Bronx
Project Name: Courtlandt Crescent

INSTRUCTIONS:

1. Complete this form and return one copy date to the Calendar Information Office City Planning Commission, Room 2E, at the above address.

2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed above, 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 the Department of Housing Preservation and Development pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the second amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area, Borough of the Bronx, Community District 3.

Related Applications: 110115 ZMX 110116 HAX

Applicant(s):

NYC Dept. of Housing Preservation & Development
100 Gold Street
New York, NY 10038

Applicant's Representative:

Winifred Campbell
NYC Dept. of Housing Preservation & Development
100 Gold Street
New York, NY 10038

Community Board No. 03 Borough: The Bronx

Borough Board of Bronx

Date of public hearing: 12/14/10

Location: 1426 BOSTON RD.

Was a quorum present? YES NO

A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.

Vote adopting recommendation taken: 12/14/10

Location: 1426 BOSTON RD

RECOMMENDATION

Approve
 Disapprove

Approve With Modifications/Conditions
 Disapprove With Modifications/Conditions

Explanation of Recommendation-Modification/Conditions (Attach additional sheets if necessary)

Voting

In Favor: 25 Against: 0 Abstaining: 0

Total members appointed to the board:

John A. Dudley
Community/Borough Board Officer

DIST. Mgr
Title

1/6/11
Date

v.012006w

**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 110114 HUX, C 110115 ZMX, C 110116 HAX

DOCKET DESCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NOS. 3

BOROUGH: THE BRONX

RECOMMENDATION

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

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION

Ruben D. J.

 BOROUGH PRESIDENT

1/26/11

 DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NOS: C 110114 HUX, C 110115 ZMX, C 110116 HAX
Courtlandt Crescent
January 12, 2011

DOCKET DESCRIPTIONS

C 110114 HUX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for an amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area, Borough of the Bronx, Community District #3.

C 110115 ZMX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) 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 R7-2 District to an R7A District property bounded by East 163rd Street, a line 100 feet northwesterly of Melrose Avenue, East 162nd Street, and Courtlandt Avenue;
2. changing from an R72 District to an R8 District property bounded by East 163rd Street, Melrose Avenue, East 162nd Street, and a line 100 feet northwesterly of Melrose Avenue; and
3. establishing within the proposed R8 District a C1-4 District bounded by East 163rd Street, Melrose Avenue, East 162nd Street, and a line 100 feet northwesterly of Melrose Avenue;

Borough of the Bronx, Community District 3, as shown on a diagram (for illustrative purposes only) dated October 26, 2010.

C 110116 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 912 Courtlandt Avenue (Block 2408, Lots 35, 41, 43, 44, 45, 46, 49, 51, 52 and 53) 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 property to a developer to be selected by HPD;

To facilitate development of a 10-story building with approximately 217 dwelling units and approximately 10,135 square feet of community facility space.

BACKGROUND

These applications include:

- C 110116 HAX-Disposition of City owned property
- C 110116 HAX-Designation of an Urban Development Action Area
- C 110115 ZMX-An amendment of the Zoning Map
- C 110114 HUX-An amendment of the Melrose Commons Urban Renewal Plan

C 110116 HAX-Approving this application would facilitate disposition of city-owned property by the Department of Housing Preservation and Development (HPD) to Phipps Houses. It also designates the area as an Urban Development Action Area.

C 110115 ZMX- Approving this application would amend the Zoning Map by removing the existing R7-2 designation on Block 2408 and rezoning the northern portion of Block 2408 R8/C1-4, and R7A. The portion of the Block that extends 100 feet west of Melrose Avenue would be zoned R8/C1-4. The proposed C1-4 overlay on Melrose Avenue would allow for retail development fronting on Melrose Avenue. The rezoning from the existing R7-2 to R7A would permit an increase on building height from a maximum base height of 60 feet/building height of 75 feet, to a maximum base height of 65 feet/building height of 80. The FAR maximums also increase from 3.44 to 4.00. The following table identifies the proposed zoning changes.

Block	Lot	Existing Zone	Proposed Zone 1	Proposed Zone 2	Commercial Overlay
2408	43	R7-2	R8		C1-4
2408	44	R7-2	R8		C1-4
2408	45	R7-2	R8		C1-4
2408	46	R7-2	R8		C1-4
2408	49	R7-2	R8		C1-4
2408	51	R7-2	R8		C1-4
2408	52	R7-2	R8		C1-4
2408	33	R7-2	R7A		
2408	34	R7-2	R7A		
2408	35	R7-2	R7A	R8	C1-4
2408	41	R7-2	R7A	R8	C1-4
2408	53	R7-2	R7A	R8	C1-4

C 110114 HUX- Approving this application would modify the Melrose Commons Urban Renewal Plan to allow curb cuts on East 163rd Street and remove height restrictions on Site 64.

These modifications facilities construction of two residential buildings on Site 64 (Block 2408, Lots 35, 41, 45, 46, 49 and 51-53) as identified in the Melrose Commons Urban Renewal Plan. This site consists of 34,690 of property. An additional 5,000 square feet of privately owned property (Block 2408 Lots 43 and 44) are to be included in the building site, yielding a total development-parcel of 39,690 square feet. The boundaries of the site include East 163rd Street on the north, East 162nd Street on the south, Courtlandt Avenue on the west and Melrose Avenue on the east. The site is located in Bronx Community District 3.

Highlights of the proposed development of this site include construction to two residential buildings.

Building A: Would consist of a ten story, "L" shaped structure fronting on Melrose Avenue, extending west on East 162nd Street. The building's height would be a maximum of 10 stories on Melrose Avenue (91.17 feet) to a minimum of 7 stories (64.92 feet) on East 162nd Street. Building A will offer 133 residential units with access provided on East 162nd Street. Also featured will be a daycare center facility consisting of 10,342 square feet with access available on Melrose Avenue. Pursuant to the C1-4 overlay on Melrose Avenue, if the anticipated daycare center is not installed, this space could accommodate retail development.

Unit Count includes:

133 Residential Units

Studios	9 units	Size ranges from 480-482 Square Feet
1-Bedroom	36 units	Size ranges from 572-587 Square Feet
2-Bedrooms	74 units	Size ranges from 775-808-906 Square Feet
3-Bedrooms	14 units	Size ranges, 1,060 Square Feet

Building B: Would consist of seven stories fronting on Courtlandt Avenue and on East 163rd Street. The building's maximum height would be 63.92 feet, with its main entrance located on Courtlandt Avenue.

Unit count includes:
84 Residential Units

Studios	7 units	Size ranges from 480-482 Square Feet
1-Bedroom	26 units	Size ranges from 572-587 Square Feet
2-Bedrooms	45 units	Size ranges from 775-808-906 Square Feet
3-Bedroom	6 units	Size ranges, 1,060 Square Feet

Total Unit Count:

Building A: 133 Units

Building B: 84 Units

Grand Total: 217 Units

Unit affordability will range from 40% of AMI to 60% of AMI:

5 Studios @ 40% = \$475 per month
17 Studios @ 60% = \$752 per month

12-1 Bedrooms @ 40% = \$511 per month
47-1 Bedrooms @ 60% = \$808 per month

23-2 Bedrooms @ 40% = \$623 per month
91-2 Bedrooms @ 60% = \$980 per month
1-2 Bedroom unit for superintendent

4-3 Bedrooms @ 40% = \$715 per month
17-3 Bedrooms @ 60% = \$1,127 per month

Amenities to be featured include:

Exterior landscaped garden area for passive recreation consisting of: 5,900 square feet
Exterior garden area exclusively for the child daycare center consisting of: 3,800 square feet

Underground parking accommodating 29 spaces and 110 bicycle spaces with access via ramp at East 163rd Street, thus requiring the curb-cut amendment to the Melrose Commons URP.

On site laundry facilities in both buildings plus a community room are to be included.
Sustainable design features include:

- Compliance with Enterprise Green Communities Criteria
- Energy efficient boilers and heating systems
- Energy efficient lighting and dim-down lighting in common areas
- Low-flow plumbing fixtures
- High performance windows and insulation
- Energy Star appliances

Development in the surrounding community ranges from high recently constructed high rise residential buildings fronting on East 161st Street, to low and mid-rise residential buildings found throughout the area. Railroad Park, a modest size public park offering areas for passive and active recreation is located approximately two blocks south of the site. Commercial activity and bus transportation is found within a two block radius of the site on East 161st Street. Subway access is located approximately six blocks west of the site. Metro North Commuter Railroad offers service at its Melrose Station within one block of the site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to CEQR and SEQRA and given a Negative Declaration meaning that the proposed project will have no impact on the surrounding environment. The City Planning Commission certified these applications as complete on October 25, 2010.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #3 held a public hearing on these applications on December 14, 2010. A unanimous vote recommending approval was 25 in favor, zero opposed and zero abstaining.

BRONX BOROUGH PRESIDENT PUBLIC HEARING

The Bronx Borough President convened a public hearing on these applications on December 21, 2010. Representatives of the applicant were present and spoke in favor of these applications. No other members of the public spoke to these matters and the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

Courtlandt Crescent represents yet another significant milestone towards the full build-out of Melrose Commons. A decade ago much of this community consisted of neglected properties and vacant lots. Today new state-of-the-art construction is yielding development that provides both affordable rentals and ownership options for families, in addition to attractive retail locations.

Reviewing the details of these applications I am especially pleased that a child care center is to be made part of the proposed development. This community boasts one of the city's youngest populations, with approximately 30 percent of its residents below the age of eighteen. Therefore I am certain such a center is sorely needed. I am also pleased that Courtlandt Corner offer affordable rentals and made available to working families. If Melrose Commons is to remain an

appealing community capable of attracting residents over the long term, its reputation as a neighborhood comprised of citizens with divergent income is essential. Finally, I commend the developer for including ample bicycle parking on site, the inclusion of additional sustainable features and compliance with Enterprise Green Communities Criteria. These sustainable features include:

- Energy Efficient boilers and heating systems
- Efficient lighting
- Low-flow plumbing
- Energy Star appliances
- High performance windows

I concur with the unanimous endorsement these applications received by Bronx Community Board #3 and recommend approval of these applications.