



CITY PLANNING COMMISSION

April 25, 2007 / Calendar No. 6

C 070256 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 1434 and 1438 Morris Avenue (Block 2786, Lots 12 and 13) 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 selected by HPD;

to facilitate development of a six-story building, tentatively known as POKO South Bronx Condominiums I, with approximately 21 residential units to be developed under the Department of Housing, Preservation and Development's New Foundations Homeownership Program. Community District 4, Borough of the Bronx.

Approval of three separate matters is required:

1. the designation of property located at 1434 and 1438 Morris Avenue (Block 2786, Lots 12 and 13) as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area; and
3. the disposition of such property to a developer selected by HPD.

The application for the Urban Development Action Area designation, project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on December 21, 2006.

Approval of this application would facilitate the development a six-story building with 21 units of affordable condominiums.

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

The Project Area consists of underutilized lots which tend 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.

BACKGROUND

The Department of Housing Preservation and Development (HPD) is seeking an Urban Development Action Area Project (UDAAP) designation, project approval and disposition for a vacant City owned site located on the east side of Morris Avenue between East 170th and East 171st streets.

The project site is located in the East Concourse neighborhood. It is within an R7-1 zoning district and has an area of 6,475 square feet. The uses on the block include a four-story residential building to the south of the site, a parking lot to the east behind the site and a three-story residential building to the north. Across East 171st Street is a homeless shelter run by HELP USA with Department of Homeless Services oversight. Across Morris Avenue is William Howard Taft High School. The surrounding area is primarily developed with two and three-family homes and four and five-story apartment buildings. East 170th Street has local retail.

The proposed project, tentatively known as POKO South Bronx I consists of a six-story building with 21 targeted income homeowner units to be developed using HPD's New Foundations Homeownership Program. The project would be developed under Quality Housing regulations. Open space accessible to all residents would be located in the rear yard and the sixth floor

terrace. Some of the ground floor and sixth floor units would also have private open space. In addition, building amenities will include a laundry room, recreation rooms and tenant storage.

The area is well served by public transportation, including the B and D trains, two blocks away on the Grand Concourse at East 170th Street and the Bx18 and Bx11 buses, which run on East 170th; the Bx1 and Bx2, which run on the Grand Concourse; and the Bx32, which runs on Morris Avenue.

ENVIRONMENTAL REVIEW

This application (C 070256 HAX) 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 Department of Housing Preservation and Development.

This application was determined to be a Type II action, which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 070256 HAX) was certified as complete by the Department of City Planning on January 22, 2007, and was duly referred to Bronx Community Board 4 and the Bronx Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 4 held a public hearing on this application on February 27, 2007, and on that date, by a vote of 18 to 1 with 1 abstention, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Bronx Borough who issued a recommendation approving the application on April 2, 2007

City Planning Commission Public Hearing

On March 28, 2007 (Calendar No. 1), the City Planning Commission scheduled April 11, 2007 for a public hearing on this application (C 070256 HAX). The hearing was duly held on April 11, 2007 (Calendar No. 23).

There were three speakers in favor of the application and none in opposition. Those speaking in favor included a representative from HPD, the architect and the project's sponsor. The representative from the Department of Housing Preservation and Development gave a brief description of the project. The representative of the architectural firm described the proposed building's design and representative of the sponsor organization provided an overview of the organization.

There were no other speakers on the application and the hearing was closed.

CONSIDERATION

The Commission believes that the application for UDAAP designation and project approval and, the disposition of city-owned property are appropriate.

This application would facilitate the development of a six-story building with 21 units of affordable condominiums. The Commission notes that this further expands the number of new opportunities for affordable home ownership in this part of the Bronx.

The Commission believes the proposed project will provide affordable housing for the East Concourse neighborhood. The return of these properties to productive use would also eliminate their blighting influence on the neighborhood. Furthermore, the project complements ongoing public and private development efforts on neighboring blocks. The Commission therefore believes that the proposed Urban Development Action Area designation and project approval and disposition of City-owned property are appropriate.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 1434 and 1438 Morris Avenue (Block 2786, Lots 12 and 13) 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 property located at 1434 and 1438 Morris Avenue (Block 2786, Lots 12 and 13) 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 if any, to be provided by the municipality pursuant to Section 696 of Article 16 of the General Municipal Law is necessary to enable the project to be undertaken; and
- c. The policy is consistent with the policy and purposes stated in Section 691 the Urban Development Action Area Act; and.

BE IT FURTHER RESOLVED, 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 1434 and 1438 Morris Avenue (Block 2786, Lots 12 and 13), Community District 4, Borough of the Bronx, to a developer selected by HPD, is approved.

The above resolution (C 070256 HAX), duly adopted by the City Planning Commission on April 25, 2007 (Calendar No. 6), 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 Chairman

ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A

BETTY CHEN, ALFRED C. CERULLO, III, RICHARD W. EADDY, LISA A. GOMEZ,

NATHAN LEVENTHAL, JOHN MEROLO, KAREN A. PHILLIPS,

DOLLY WILLIAMS, Commissioners