



**IN THE MATTER OF** an application submitted by the West Side Federation for Senior and Supportive Housing pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. changing from an R6 to an R7-2 District property bounded by East 139<sup>th</sup> Street and its northwesterly prolongation, a line 150 feet northwesterly of Alexander Avenue, a line midway between East 139<sup>th</sup> Street and East 138<sup>th</sup> Street, a line 100 feet northwesterly of Alexander Avenue, East 138<sup>th</sup> Street, Morris Avenue, Third Avenue, and Morris Avenue;
2. establishing within an existing R6 District a C1-4 District bounded by a line midway between East 139<sup>th</sup> Street and East 138<sup>th</sup> Street, Alexander Avenue, East 138<sup>th</sup> Street, and a line 100 feet northwesterly of Alexander Avenue;
3. establishing within a proposed R7-2 District a C1-4 District bounded by a line midway between East 139<sup>th</sup> Street and East 138<sup>th</sup> Street, a line 100 feet northwesterly of Alexander Avenue, East 138<sup>th</sup> Street, and a line 100 feet southeasterly of Third Avenue; and
4. establishing within a proposed R7-2 District a C2-4 District bounded by East 139<sup>th</sup> Street and its northwesterly prolongation, a line 100 feet southeasterly of Third Avenue, East 138<sup>th</sup> Street, Morris Avenue, Third Avenue, and Morris Avenue;

Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only), dated April 20, 2015.

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This application for a zoning map amendment to change from R6 to R7-2, R7-2/C1-4, R7-2/C2-4 and R6/C1-4 districts was filed by the West Side Federation for Senior and Supportive Housing on February 27, 2015 for a zoning map amendment. The zoning map change, in conjunction with the related actions, would facilitate the development of two, new low-income residential senior housing buildings with ground floor retail, community facility space, parking and open space, in Community District 1 of the Bronx.

## **RELATED ACTIONS**

In addition to the zoning map amendment (C 150288 ZMX) which is the subject for 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.

N 150287 ZRX	Zoning text amendment to create a new special permit to waive or reduce parking requirements for large-scale developments.
C 150289 ZSX	Special Permit pursuant to 74-743 (a) (2) to permit location of buildings without regard to applicable yard, court, distance between buildings and height and setback regulations.
N 150290 ZAX	Authorization to permit a reduction of bicycle parking spaces.
C 150344 ZSX	Special permit pursuant to 74-745 (c) to waive or reduce the number of required off-street accessory parking spaces.

## **BACKGROUND**

The West Side Federation for Senior and Supportive Housing is proposing the development of two, new low-income residential senior housing buildings with ground floor retail, community facility space, parking and open space to be constructed at 285 East 138 Street (Block 2314, Lot 1) in the Bronx. This site is currently developed with Borinquen Court, a 145-unit HUD-assisted housing project for elderly and/or physically handicapped persons with very low incomes. Borinquen Court which opened in 1981 was the subject of a number of previous City Planning actions, including a zoning map change (C 770657 ZMX), a minor change to the South Bronx Model Cities Urban Renewal Plan (N770655 HCX), the disposition of City-owned property (C 770656 HDX) and a related Restrictive Declaration (D-34). These actions were approved by the City Planning Commission on June 28, 1978 and by the Board of estimate on August 17, 1978.

The West Side Federation for Senior and Supportive Housing (WSFSSH) acquired Borinquen Court through a foreclosure action in February, 2011. WSFSSH arranged for financing to fund a \$10 million renovation of the project. The renovation includes new windows, a new roof, refurbished hallways, new kitchens in every unit, stabilization of the foundation, new heating plant, renovated community space, and energy efficiency measures.

The development site (Block 2314, Lot 1), is located within an R6 zoning district. R6 districts are height factor districts which permit residential and community facility uses with no fixed height limits. Building envelopes are regulated by the sky exposure plane. The maximum permitted FAR for residential uses is 2.43. The maximum permitted FAR for community facility uses is 4.8. Development typically ranges from three to twelve stories. A C1-4 overlay is mapped along East 138<sup>th</sup> Street and along Willis Avenue east of the rezoning area. A C2-4 overlay is mapped along Third Avenue one block to the north of the rezoning area.

Currently, the site is developed with a six- and seven-story T-shaped building (Borinquen Court), which will be renovated, and 58,000 square feet of open space. There are currently thirty-three accessory at-grade parking spaces on site. In addition to Borinquen Court, the applicant proposes to build a 8-story, maximum 85' tall structure at the eastern side edge of the site and a 12-story, maximum 125' tall structure at the western edge. The new structures, to be known as Tres Puentes, and the existing Borinquen Court would function as a single campus, physically connected by both indoor and outdoor walkways. The "Third Avenue Building" would contain 122 units (33 studios and 89 one-bedroom) ground floor commercial as well as a health center. The "East Building" would contain 56 units (8 studios and 48 one-bedroom) 4,220 square feet ground floor commercial and 2,830 square feet (of community facility space). The community facility would be part of the Senior Center in the existing Borinquen Court Building. The new buildings would add a total of 178 affordable units for senior and disabled individuals, anchored by ground floor commercial and community facility space. The units would

serve tenants under 60% AMI (\$35,820 for one person household and \$40,320 for a two-person household 2014).

All tenants would have access to the same suite of services, including social work offices and community rooms on the first floor of Borinquen Court and the second floor of the Third Avenue Building. They would also all have access to the two outdoor roof gardens, one between the Third Avenue Building and Borinquen Court, and one between the East Building and Borinquen Court. The Senior Center, located in Borinquen Court, would be expanded to part of the East building, and all tenants would have access to this amenity.

In total, the campus will have 323 low-income residential units sharing building security, staff, and programs. The ground floor commercial space in the Third Avenue Building and East Building would serve project occupants, local residents and workers and would activate the intersection of Third Avenue and East 138 Street, a key intersection in Mott Haven. A total of ten accessory at-grade parking spaces would be provided.

To facilitate the proposed development, the applicant is proposing to rezone the site (Block 2314, Lot 1) from an R6 zoning district to R7-2 with C1-4 and C2-4 commercial overlays. Two other properties (Block 2341, Lots 29, 30) which are not part of the development site are also within the proposed rezoning area and will be rezoned with the addition of a C1-4 commercial overlay. These properties are located within the Mott Haven Historic District. Lot 29 is occupied by a five-story, walk-up apartment building with 10 dwelling units and Lot 30 is occupied by the 40<sup>th</sup> Precinct Police Station, a three-story building.

The R6 zoning district would allow a maximum permitted FAR of 4.8. The R7-2 zoning district would permit a maximum permitted FAR of 6.5. The FAR for the development site (including new and existing buildings) is 3.96. The FAR for the existing Borinquen Court is 1.69.

The proposed C1-4 and C2-4 commercial overlay districts would activate the street and allow a more consistent street wall to frame both East 138<sup>th</sup> Street and Third Avenue. The C1-4 commercial overlay would extend an existing C1-4 district from Alexander Avenue, beyond the development site, to the corner of East 138<sup>th</sup> Street and Alexander Avenue, and would include the 40<sup>th</sup> Precinct Police Station (Lot 30) and the multi-family walk-up apartment building on Lot 29. The extension of the C1-4 overlay would result in a continuous C1-4 overlay on the six block fronts on the north side of East 138<sup>th</sup> Street east of Third Avenue.

The proposed C2-4 would extend an existing C2-4 on Third Avenue to East 138<sup>th</sup> Street along the frontage of the Third Avenue Building. This would also allow a consistent street wall, retail continuity and serve local residents.

The surrounding area is characterized by a mix of residential, commercial and community facility uses. The block on which the project site is located is predominately developed with 3- and 4-story residences fronting on East 139<sup>th</sup> Street. The NYCHA Mitchel Houses, comprised of several 20-story residential buildings, are located immediately to the south of the site. The NYCHA Paterson Houses, comprised of 14-story residential towers, are located to the north. East of the project site, along East 138<sup>th</sup> Street, are five-story residential buildings with ground floor retail along Alexander Avenue. East 139 Street is a mix of four- and five-story residential apartment buildings, two-story residences and open parking. The Mott Haven Historic District adjoins the eastern boundary of the Project Site.

The area is well served by mass transit. The 3<sup>rd</sup> Avenue/138 Street stop of the IRT #6 subway is immediately adjacent to the Project Site to the south. Nearby bus lines include the Bx15, Bx32, and Bx33, as well as stops on Morris Avenue (one block to the southwest of the site) for the Bx1, Bx2, Bx21, and Bx32.

## **REQUIRED ACTIONS**

### **Zoning Text Amendment (N 150287 ZRX)**

The proposed actions include an amendment to Section 74-74 of the Zoning Resolution that would facilitate the proposed project by allowing the City Planning Commission to waive or reduce parking requirements for large-scale developments within R7-2 Districts in Community District 1 in the Borough of the Bronx. Pursuant to zoning, the applicant would be required to provide 40 spaces, but is proposing to provide 10 at-grade spaces along the eastern edge of the development site.

### **Special Permit (C 150289 ZSX)**

To facilitate the proposed development, the applicant is also seeking the approval of special permits pursuant to Section 74-743 (Special provisions for bulk modifications) that would permit the following waivers:

Under 743(a)(2)

Modification to the requirements of ZR Section 24-33 (b)(3)(iii) (Permitted Obstructions in Required Yards in Rear Yard Equivalents) to place a portion of the ground floor of the East Building along the zoning lot's east property line, within the existing 30-foot wide Rear Yard Equivalent (RYE). Within 100 feet of a wide street, ZR Section 24-33 (b)(3)(iii) permits a one-story ground floor community facility use as a permitted obstruction in the RYE, however beyond 100 feet the permitted obstruction is limited to schools, houses of worship, colleges and universities or hospitals and related facilities. A special permit is therefore needed to permit a one-story portion of the building's community facility to obstruct the 30-foot RYE beyond 100 ft of a wide street.

Modification to the requirements of ZR Section 23-632 (Required front setbacks in districts where front yards are not required) to modify the Initial Setback Distance is also requested. Within the proposed R7-2 district, a building can rise to approximately six-stories before it is required to set back from the street. For both the Third Avenue Building and East Buildings, a special permit is sought to allow the building to rise to eight stories without a setback in order to be able to maximize the number of units on the

site. Also, for the 12-stories Third Avenue Building, the applicant requests a waiver of the initial setback distance to be six feet wide above the 8<sup>th</sup> story, instead of the required 15 feet. Without the waivers, the setback creates a floor plan with a single-loaded corridor on stories 7-12, which produces only four units per floor. Also, the East Building would only be large enough for only five units per floor.

For the Third Avenue Building, modifications are also sought to both ZR Section 23-711 (Standard minimum distance between buildings) regarding Window to Wall Condition and ZR Section 23-842 (Wide Outer Court) to waive the requirement for the outer court. The waivers would allow the Third Avenue building to extend fully along the entire length of Third Avenue from East 138 Street to East 139 Street and allow for the project to maximize the number of dwelling units that can be provided. The courtyard between this section of the building and the existing Borinquen court building would be 40' wide, rather than the required 50 feet for Window to Wall Condition, or 60 feet depth for an outer courtyard.

#### **Special Permit (C 150344 ZSX)**

The applicant seeks approval of a special permit pursuant to section 74-745(c) of the Zoning Resolution, to waive the number of required accessory off-street parking spaces, including a reduction of required accessory off-street parking spaces previously required for an existing building, in connection with a proposed mixed-use development. Pursuant to zoning the applicant is required to provide 40 spaces in total. The proposal is to provide ten at-grade spaces along East 138<sup>th</sup> Street.

#### **Zoning Authorizations (C 150290 ZAX)**

Pursuant to Section 36-72 (Authorization for Reduction of Spaces) the applicant seeks an authorization to waive the bicycle requirements of ZR Section 36-711 (Enclosed bicycle parking spaces). Sixteen spaces generated by the commercial and/or community facility use would be required pursuant to zoning.

**Modification of the existing Restrictive Declaration D-34 (C 770657 ZMX):**

The Restrictive Declaration (D-34) (the ‘Amended Declaration’), limits the property to housing for the elderly with no more than 145 dwelling units, open landscaped recreation area, lighting and parking for 33 automobiles. Modification of the Restrictive Declaration would permit the applicant to more than double the number of units on site, reduce underutilized but currently required parking spaces and facilitate the development of retail space.

**ENVIRONMENTAL REVIEW**

This application (C 150288 ZMX) 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 City Planning Commission. The designated CEQR number is 15DCP119X. After a study of the potential impacts of the proposed action, a Negative Declaration was issued on April 20, 2015.

**UNIFORM LAND USE REVIEW PROCEDURE**

This application (C 150288 ZMX), in conjunction with the related applications (C 150289 ZSX and C 150344 ZSX) was certified as complete by the Department of City Planning on April 20, 2015 and was duly referred to Bronx Community Board 1 and the Bronx Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b), along with the non-ULURP related actions (N 150287 ZRX and N 150290 ZAX) which was duly referred in accordance with the procedures for non-ULURP matters.

**Community Board Public Hearing**

Community Board 1 held a public hearing on this application (C 150288 ZMX) on April 30, 2015, and on that day, by a vote of 29 in favor, 0 opposed and 0 abstaining, adopted a resolution recommending approval of the application.



### **Borough President Recommendations**

This application (C 150288 ZMX) was considered by the Bronx Borough President, who issued a recommendation approving the application on May 29, 2015.

### **City Planning Commission Public Hearing**

On June, 2015 (Calendar No. 2), the City Planning Commission scheduled June 17, 2015 for a public hearing on this application (C 150288 ZMX). The hearing was duly held on June 17, 2015 (Calendar No. 16) in conjunction with the related applications (N 150287 ZRX, C 150289 ZSX and C 150344 ZSX).

There was one speaker in favor and none opposed.

The applicant spoke in favor of the project, describing the history of Boriquen Court, the proposed development, including the affordability levels for the residents. She also stated that the Department for the Aging (DFTA) will be providing funding for the Senior Center, they are exploring a federally-funded health center as part of the development and that they are working with a broker to find retail uses that would complement the surrounding commercial uses. She also discussed the rationale regarding building on a portion of the existing parking lot, which addressed a need to balance the number of affordable units and outdoor space for the residents.

There were no other speakers and the hearing was closed.

### **CONSIDERATION**

The Commission believes that the application for the proposed zoning map amendment (C 150288 ZMX), in conjunction with the related applications to amend the Zoning Resolution (N 150287 ZRX), special permits (C 150289 ZSX and C 150344 ZSX) and authorization (N 150290 ZAX), are appropriate.

The proposed actions will facilitate a mixed-use development with 178 low-income senior housing units, ground floor retail and community facility space. This development in combination with the existing Borinquen Court would provide a total of 323 low-income units for seniors and the disabled and amenities. The Commission believes the proposed zoning map change from R6 to R7-2 is appropriate. The surrounding area is predominantly characterized by tower-in the park, residential development, specifically the Mitchel Houses, a 20-story residential building immediately south of the projects site and Paterson Houses a 14-story residential development located to the north. The R7-2 zoning district would permit new development with heights and densities similar to these buildings. The Commission notes that the existing R6 zoning district would produce less units of low-income affordable senior housing and would increase the overall project costs. In addition both East 138th Street and Third Avenue are wide streets which can accommodate additional growth and density.

The C2-4 commercial overlays proposed at the corner of the East 138<sup>th</sup> Street and Third Avenue will activate this important intersection. East 138<sup>th</sup> Street is a vital commercial corridor lined with residential buildings with ground floor retail. The active uses on the ground floor will provide a consistent streetscape with more eyes and ears on the street. The Commission acknowledges that the proposed C1-4 commercial overlay would extend an existing C1-4 district from Alexander Avenue, beyond the development site, to the corner of East 138 Street and Alexander Avenue, and would include the 40<sup>th</sup> Precinct Police Station (Lot 30) and the multi-family apartment building (Lot 29). The Commission is pleased to note that the applicant is responding to community requests and working diligently to find retail tenants that will complement the existing retail mix in the area.

The Commission notes that the proposed development would be an expansion of an existing senior housing facility. The applicant acquired the property through foreclosure proceedings in 2011. The Commission notes that a portion of the site was previously a brownfield site and that the applicant invested significant funding to have the site remediated, in addition to funding renovations to the interior and exteriors of the existing

structures. The Commission believes that the requested special permits will allow the applicant to fully integrate the proposed development with the two existing buildings, maximizing the number of low-income units for seniors, providing landscaped open space at grade as well as rooftop recreation spaces within the buildings. The buildings would be physically connected by both indoor and outdoor walkways. All tenants would have access to the same suite of services, including social work offices and community rooms on the first floor of Borinquen Court and the second floor of the Third Avenue Building. The Commission is pleased that the development includes an expansion of the existing senior center that will be available to tenants and the community at-large.

The Commission acknowledges that as- of- right development under the proposed R7-2 zoning district without the proposed waivers is not financially feasible. The unit count would decrease by more than 30% to 128 units, increasing the overall cost of construction by more than \$500,000. This scenario would create significant issues and would likely jeopardize private financing resources for the project. The Commission is pleased to note that all units will be affordable for seniors and the disabled at 60% AMI and below and that all residents will have access to the open space and the expanded Senior Center which will be open to the community as well as residents.

The Commission notes that of the existing thirty-three parking spaces only twenty-five percent are used by current residents. The Commission believes that the requested reduction in parking is appropriate given that it allows the applicant to provide more units of low-income affordable senior housing. The Commission also notes that the site has excellent access to mass transit with a subway stop located directly across the street and connections to several bus lines. The applicant will still be providing 10 at-grade parking spaces as well as landscaped open space for the residents.

The Commission notes that the applicant would be required to provide sixteen bicycle parking spaces pursuant to zoning. The Commission acknowledges that the site has constraints, including a high water table that would make providing bicycle parking on

the site extremely difficult. Furthermore the required bicycle parking would decrease the amount of buildable floor area available for affordable residential development.

The Commission believes that the proposed zoning map change and the related actions supports the Mayor's Housing New York Plan to create and preserve affordable housing. The actions proposed facilitate the expansion of an existing senior facility, allowing the applicant to more than double the number of affordable low-income units on site, reduce underutilized but currently required parking spaces and facilitate the development of new retail and community facility space.

**Zoning Text Amendment (C 150287 ZRX)**

The Commission believes that the proposal to amend the Zoning Resolution to waive or reduce the required accessory parking is appropriate. The existing site has 33 at-grade parking spaces of which twenty-five percent are currently utilized. Under the proposal the applicant would be required to provide 40 spaces total at grade. The Commission notes that a portion of the existing parking lot is planned to be developed where the East building is proposed, which would contain 56 units of affordable low-income senior housing. The East building would not be developed without the waiver, significantly decreasing the number of affordable units that could be developed.

The text amendment would allow the Commission to waive or reduce the parking requirements for general large-scale developments for non-profit residences for the elderly in Community District 1, Borough of the Bronx. The site has excellent mass transit access and utilization of the existing parking is very low. The proposed amendment would permit the Commission to modify the parking requirement to both meet any demand for parking from the residents of the development and permit feasible development of non-profit residences for the elderly. The Commission notes that the applicant will be providing 10 at-grade spaces and landscaped open space for residents.

**Special Permit (C 150289 ZSX)**

The Commission believes that the special permit to modify the height and setback requirements of Section 23-632 (Front setbacks in districts where front yards are not required), the yard requirements of Section 24-33 (Permitted Obstructions in required Yards in Rear yard Equivalent), distance between building requirements of Section 23-711 (Standard minimum distance between buildings) and court requirements of Section 23-842 (Wide outer courts), is appropriate.

The first finding associated with this special permit ensures that the distribution of floor area, open space, dwelling units and the location of buildings will result in a better site plan and a better relationship among buildings, and open areas to adjacent streets, surrounding development, adjacent open areas than would be possible without such an action and that this will benefit both the occupants of the large scale development, the neighborhood and the City as a whole. The second finding ensures that the distribution of floor area and the location of buildings will not unduly increase the bulk of buildings on any one block or unduly obstruct access to light and air to the detriment of the occupants or user of buildings in the block or of people using the public streets. The third finding requires that the streets that provide access to the large-scale development are adequate to handle traffic from the proposed development. The fourth finding requires that a declaration with regard to ownership of the large-scale development be filed with the Commission.

The Commission believes that these proposed changes will result in an improved and more efficient site plan, allowing the applicant to seamlessly integrate the two new buildings with the existing Boriquen Court structure, facilitating the maximum number of affordable housing, ground floor retail space, landscaped open space and accessory parking. The Commission notes that the proposed waiver for the permitted obstructions in the rear yard will facilitate the expansion of the existing Senior Center in the East Building that will be accessible to both residents of Tres Puentes and members of the community. The waiver sought for both the Third Avenue Building and East Building

will allow the building to rise to eight stories within the initial setback distance without a setback above six stories in order to be able to maximize units on the site.

The Commission also believes that these requested bulk modifications will result in buildings that relate well to the character of existing Boriquen Court structures and surrounding development. The Third Avenue building will have a maximum height of 125 feet and the East building will have a maximum building height of 85 feet, both shorter than The Mitchel and Paterson Houses located north and south of the project site, respectively.

The Commission believes that the proposed modifications to the Window- to -Wall conditions and the outer court provisions of the Zoning Resolution allow the Third Avenue Building to maximize the number of units on site, provide ground floor retail and community facility space that will activate a prominent intersection to serve the community residents, facilitate a landscaped outer court for residents and provides the appropriate amount of light and air between buildings.

The Commission notes that the special permit requires several findings to modify the height and setback requirements of Section 23-632 (Front setbacks in districts where front yards are not required), the yard requirements of Section 24-33 (Permitted Obstructions in required Yards in Rear yard Equivalent), distance between building requirements of Section 23-711 (Standard minimum distance between buildings) and court requirements of Section 23-842 (Wide outer courts).

The Commission believes that the site plan effectively integrates the existing Boriquen Court with the two new buildings. The proposed development would benefit the community by framing all three frontages of the zoning lot, providing “eyes on the street” and generally creating a more consistent streetscape. The Third Avenue Building has a base height of 85’ and a maximum building height of 125’. This is the taller of the two new buildings and is located at the intersection of East 138<sup>th</sup> Street and Third Avenue, both wide streets. It is actually shorter than Mitchel Houses to the south and similar scale to the Paterson Houses to the north. The East building has a maximum height of 85’

which is similar in scale to the existing Boriqueun Court buildings which are six and seven stories respectively and shorter than the Mitchel Houses to the south. The site plan creates three landscaped open space areas for residents: the outer court located between the Third Avenue building and the existing Boriquen court building and two open areas along east 138<sup>th</sup> Street and East 139<sup>th</sup> Street. In addition both new buildings will have green roofs. It is important to note that the new structures and the existing Borinquen Court would function as a single campus, physically connected by both indoor and outdoor walkways. In addition, the new Senior Center will receive funding from the Department for the Aging (DFTA) and will be available to the residents as well as the entire community.

The Commission believes that the site plan carefully considered of the surrounding neighborhood and the existing buildings. The FAR for the site is evenly distributed with thirty-five percent attributed to the Third Avenue Building the tallest of all the structures on the site and the building with the most units. It is important to note that the Third Avenue Building is situated at the intersection of two wide streets, East 138<sup>th</sup> Street and Third Avenue. The building massings are located along East 138<sup>th</sup> Street and Third Avenue as not to infringe upon the shorter multi-family structures on East 139<sup>th</sup> Street.

The Commission believes that the streets provide sufficient access to the site. Both East 138<sup>th</sup> Street and Third Avenue are wide streets that are adequate to handle both the existing traffic and the small addition to traffic that may be generated by the project. The site is well-served by mass transit with the 3<sup>rd</sup> Avenue/138<sup>th</sup> Street Station on the #6 subway line and the BX15 and BX33 bus lines on East 138<sup>th</sup> Street and the BX2, BX21 and BX32 bus lines on Third Avenue. The existing parking remains largely unused as the site generates very few car trips and the larger facility under the proposed project would similarly result in a limited demand for automobile use. The EAS indicated that the vehicular and transit trip generated by the proposed development would be below the relevant thresholds and no impacts are anticipated.

The existing Boriquen Court included a Restrictive Declaration (D-34) (the ‘Amended Declaration’), which limited the property to housing for the elderly with no more than 145 dwelling units, open landscaped recreation area, lighting and parking for 33 automobiles. The proposed project will include a Modification of the Restrictive Declaration (C 770657 ZMX). which will permit the applicant to more than double the number of units on site, reduce underutilized but currently required parking spaces and facilitate the development of retail space.

**Special Permit (C 150344 ZSX)**

The Commission believes that the special permit pursuant to Section 74-745(c) of the Zoning Resolution to waive the number of required accessory off-street parking spaces including a reduction of required accessory off-street parking spaces previously required for an existing building within a large scale development is appropriate.

The Commission notes that the proposed zoning text amendment created a new special permit that requires several findings for the waiver or reduction of parking. The first finding, related to automobile ownership rates, ensures that anticipated car ownership rates are minimal and that the waiver or reduction is warranted. The second finding ensures that the proposed waiver or reduction does not negatively impact the residents, businesses, or community facilities in the surrounding area. The third finding ensures that the waiver or reduction results in a better site plan with better quality open space.

The Commission believes that the proposed special permit to reduce the required parking will allow the applicant to fully utilize the site for low-income senior housing and amenities while providing improved landscaped open space for residents. The Commission notes that most residents do not have cars and that of the thirty three spaces that were required as part of the original approvals in 1978 only twenty five percent of those spaces are utilized. Under the existing proposal, the applicant would be required to provide forty spaces pursuant to zoning. These spaces would be underutilized as well and could better serve the community by providing low-income housing for seniors and landscaped open space.



The Commission is pleased to note that while a portion of the existing parking lot will be used for the East building which will have 56 units of low-income senior housing, the applicant will still provide ten at-grade spaces in addition to the open space. The creation of additional affordable housing is important to the City's continued growth and supports the Mayor's Housing Plan. The parking provided is consistent with utilization rates for the existing spaces. Furthermore, this space is being enhanced with landscaping and canopies, providing an important amenity to the residents.

**Authorization (N 150290 ZAX)**

The Commission believes the requested authorization pursuant to Section 36-72 of the Zoning Resolution to waive the requirements of Section 36-711 (Enclosed bicycle parking spaces) within a large-scale general development is appropriate.

The Commission notes that pursuant to zoning, the development would be required to provide sixteen bicycle parking spaces. The Commission notes that the development includes the footprint of an existing Boriquen Court building. The Commission notes that this is a large site that will provide a total of 323 low-income affordable housing units for seniors, support services and neighborhood retail. In order to achieve those goals full utilization of the ground floor space both in the existing building and in the two new structures is required. In addition, the lot has a high water table, is part of the NYC DEC Brownfield Program and is adjacent to the #6 subway line all of which precludes locating parking or other building services below grade.

**RESOLUTION**

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

**RESOLVED**, by the City Planning Commission, pursuant to Section 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, is further amended by changing the Zoning Map, Section No. 6a:

1. changing from an R6 to an R7-2 District property bounded by East 139<sup>th</sup> Street and its northwesterly prolongation, a line 150 feet northwesterly of Alexander Avenue, a line midway between East 139<sup>th</sup> Street and East 138<sup>th</sup> Street, a line 100 feet northwesterly of Alexander Avenue, East 138<sup>th</sup> Street, Morris Avenue, Third Avenue, and Morris Avenue;
2. establishing within an existing R6 District a C1-4 District bounded by a line midway between East 139<sup>th</sup> Street and East 138<sup>th</sup> Street, Alexander Avenue, East 138<sup>th</sup> Street, and a line 100 feet northwesterly of Alexander Avenue;
3. establishing within a proposed R7-2 District a C1-4 District bounded by a line midway between East 139<sup>th</sup> Street and East 138<sup>th</sup> Street, a line 100 feet northwesterly of Alexander Avenue, East 138<sup>th</sup> Street, and a line 100 feet southeasterly of Third Avenue; and
4. establishing within a proposed R7-2 District a C2-4 District bounded by East 139<sup>th</sup> Street and its northwesterly prolongation, a line 100 feet southeasterly of Third Avenue, East 138<sup>th</sup> Street, Morris Avenue, Third Avenue, and Morris Avenue;

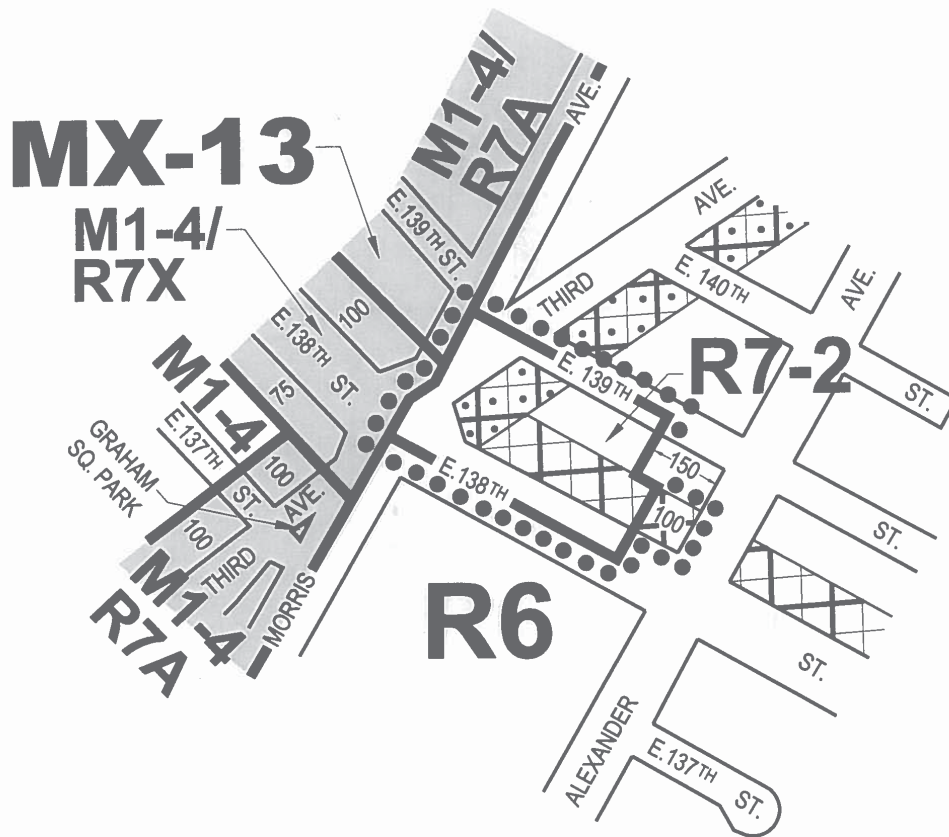
Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only), dated April 20, 2015.

The above resolution (C 150288 ZMX), duly adopted by the City Planning Commission on July 1, 2015 (Calendar No. 7), 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.

**CARL WEISBROD**, *Chairman*

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

**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,  
JOSEPH I. DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,  
BOMEI JUNG, ANNA HAYES LEVIN, ORLANDO MARIN,  
LARISA ORTIZ** *Commissioners*



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

**6a**

BOROUGH OF  
**BRONX**

New York, Certification Date  
APRIL 20, 2015





*J. Miraglia*

J. Miraglia, Director  
Technical Review Division

SCALE IN FEET



**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 R7-2 District, by establishing C1-4 and C2-4 Districts within the proposed R7-2 District, and by establishing a C1-4 District within an existing R6 District.
-  Indicates a C1-4 District.
-  Indicates a C2-4 District.
-  Indicates a Special Mixed Use District (MX-13).



# Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 150344 ZSX**

Project Name: **285 East 138th Street**

CEQR Number: 15DCP119X

Borough(s): Bronx

Community District Number(s): 1

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

## SUBMISSION INSTRUCTIONS

- 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](mailto: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, Room 2E, 22 Reade Street, New York, NY 10007
  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- 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 the West Side Federation for Senior and Supportive Housing pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-745(c)\*\* of the Zoning Resolution to waive the number of required accessory off-street parking spaces, including a reduction of required accessory off-street parking spaces previously required for an existing building, in connection with a proposed mixed-use development on property located at 285 East 138<sup>th</sup> Street (Block 2314, Lot 1), in R7-2\*, R7-2/C1-4\* and R7-2/C2-4\* Districts, within a large-scale general development, Borough of the Bronx, Community District 1.

\* Note: The site is proposed to be rezoned by changing an existing R-6 to R7-2, R7-2/C1-4 and R7-2/C2-4 Districts under a concurrent related application (C 150288 ZMX).

\*\* Note: A zoning text amendment is proposed to create a new Section 74-745(c) under a concurrent related application (C 150287 ZRX).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007

<b>Applicant(s):</b> West Side Federation for Senior & Supportive Housing 2345 Broadway New York, NY 10024		<b>Applicant's Representative:</b> Richard Lobel, Esq. Sheldon Lobel, P.C. 18 East 41st Street, 5th Floor New York, NY 10017
<b>Recommendation submitted by:</b> BRONX COMMUNITY BOARD ONE		
<b>Date of public hearing:</b> APRIL 30, 2015	<b>Location:</b> 3024 THIRD AVENUE BRONX, N.Y. 10455	
<b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
<small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>		
<b>Date of Vote:</b> APRIL 30, 2015	<b>Location:</b> 3024 THIRD AVE BRONX, N.Y. 10455	
<b>RECOMMENDATION</b> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Disapprove <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove With Modifications/Conditions		
<b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>		
<b>Voting</b> # In Favor: 29 # Against: 0 # Abstaining: 0 Total members appointed to the board: 42		
<b>Name of CB/BB officer completing this form</b> Pedro L. Lofter	<b>Title</b> DISTRICT MANAGER	<b>Date</b> APRIL 30, 2015



## Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 150288 ZMX**Project Name: **285 East 138th Street**

CEQR Number: 15DCP119X

Borough(s): Bronx

Community District Number(s): 1

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

### SUBMISSION INSTRUCTIONS

- 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](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
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  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- 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 the West Side Federation for Senior and Supportive Housing pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

- changing from an R6 to an R7-2 District property bounded by East 139<sup>th</sup> Street and its northwesterly prolongation, a line 150 feet northwesterly of Alexander Avenue, a line midway between East 139<sup>th</sup> Street and East 138<sup>th</sup> Street, a line 100 feet northwesterly of Alexander Avenue, East 138<sup>th</sup> Street, Morris Avenue, Third Avenue, and Morris Avenue;
- establishing within an existing R6 District a C1-4 District bounded by a line midway between East 139<sup>th</sup> Street and East 138<sup>th</sup> Street, Alexander Avenue, East 138<sup>th</sup> Street, and a line 100 feet northwesterly of Alexander Avenue;
- establishing within a proposed R7-2 District a C1-4 District bounded by a line midway between East 139<sup>th</sup> Street and East 138<sup>th</sup> Street, a line 100 feet northwesterly of Alexander Avenue, East 138<sup>th</sup> Street, and a line 100 feet southeasterly of Third Avenue; and
- establishing within a proposed R7-2 District a C2-4 District bounded by East 139<sup>th</sup> Street and its northwesterly prolongation, a line 100 feet southeasterly of Third Avenue, East 138<sup>th</sup> Street, Morris Avenue, Third Avenue, and Morris Avenue;

Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only), dated April 20, 2015.

<b>Applicant(s):</b> West Side Federation for Senior & Supportive Housing 2345 Broadway New York, NY 10024		<b>Applicant's Representative:</b> Richard Lobel, Esq. Sheldon Lobel, P.C. 18 East 41st Street, 5th Floor New York, NY 10017
<b>Recommendation submitted by:</b> BRONX COMMUNITY BOARD ONE		
<b>Date of public hearing:</b> APRIL 30, 2015	<b>Location:</b> 3024 THIRD AVENUE, BRONX, N.Y. 10455	
<b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> <p><small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small></p>		
<b>Date of Vote:</b> APRIL 30, 2015	<b>Location:</b> 3024 THIRD AVENUE BRONX, N.Y. 10455	
<b>RECOMMENDATION</b> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Disapprove <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove With Modifications/Conditions		
<b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>		
<b>Voting</b> # In Favor: 29    # Against: 0    # Abstaining: 0    Total members appointed to the board: 42		
<b>Name of CB/BB officer completing this form</b> Pedro L. Lopez	<b>Title</b> DISTRICT MANAGER	<b>Date</b> APRIL 30, 2015



## Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 150289 ZSX**Project Name: **285 East 138th Street**

CEQR Number: 15DCP119X

Borough(s): Bronx

Community District Number(s): 1

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

### SUBMISSION INSTRUCTIONS

- 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](mailto:CalendarOffice@planning.nyc.gov) and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
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  - FAX:** (212) 720-3356 and note "Attention of the Calendar Office"
- 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 the West Side Federation for Senior and Supportive Housing pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 (Front setbacks in districts where front yards are not required), the yard requirements of Section 24-33 (Permitted Obstructions in required Yards in Rear yard Equivalent), distance between building requirements of Section 23-711 (Standard minimum distance between buildings) and court requirements of Section 23-842 (Wide outer courts), in connection with a proposed mixed-use development on property located at 285 East 138<sup>th</sup> Street (Block 2314, Lot 1), in R7-2\*, R7-2/C1-4\* and R7-2/C2-4\* Districts, within a large-scale general development, Borough of the Bronx, Community District 1.

\* Note: The site is proposed to be rezoned by changing an existing R-6 to R7-2, R7-2/C1-4 and R7-2/C2-4 Districts under a concurrent related application (C 150288 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

<b>Applicant(s):</b> West Side Federation for Senior & Supportive Housing 2345 Broadway New York, NY 10024		<b>Applicant's Representative:</b> Richard Lobel, Esq. Sheldon Lobel, P.C. 18 East 41st Street, 5th Floor New York, NY 10017
<b>Recommendation submitted by:</b> BRONX COMMUNITY BOARD ONE		
<b>Date of public hearing:</b> APRIL 30 2015		<b>Location:</b> 3024 THIRD AVENUE BRONX, N.Y. 10455
<b>Was a quorum present?</b> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>
<b>Date of Vote:</b> APRIL 30, 2015		<b>Location:</b> 3024 THIRD AVENUE BRONX, N.Y. 10455
<b>RECOMMENDATION</b> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions		
<b>Please attach any further explanation of the recommendation on additional sheets, as necessary.</b>		
<b>Voting</b> # In Favor: 29    # Against: 0    # Abstaining: 0    Total members appointed to the board: 42		
<b>Name of CB/BB officer completing this form</b> Cedra L. Loftis	<b>Title</b> DISTRICT MANAGER	<b>Date</b> APRIL 30, 2015

**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 150288 ZMX, C 150289 ZSX, C 150344 ZSX, N 150287 ZRX, N 150290 ZAX****DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION****COMMUNITY BOARD NO. 1****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**  
**DATE**



**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**  
**ULURP APPLICATION NOS:**  
**C 150288 ZMX, N 150287 ZRX,**  
**C 150289 ZSX, N 150290 ZAX**  
**C 150344 ZSX,**

**June 1, 2015**

**DOCKET DESCRIPTION**

**C 150288 ZMX**

**IN THE MATTER OF** an application submitted by the West Side Federation for Senior and Supportive Housing pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

1. Changing from an R6 to an R7-2 District property bounded by East 139<sup>th</sup> Street and its northwesterly prolongation, a line 150 feet northwesterly of Alexander Avenue, a line midway between East 139<sup>th</sup> Street and East 138<sup>th</sup> Street, a line 100 feet northwesterly of Alexander Avenue, East 138<sup>th</sup> Street, Morris Avenue, Third Avenue, and Morris Avenue;
2. Establishing within an existing R6 District a C1-4 District bounded by a line midway between East 139<sup>th</sup> Street and East 138<sup>th</sup> Street, Alexander Avenue, East 138<sup>th</sup> Street, and a line 100 feet northwesterly of Alexander Avenue;
3. Establishing within a proposed R7-2 District a C1-4 District bounded by a line midway between East 139<sup>th</sup> Street and East 138<sup>th</sup> Street, a line 100 feet northwesterly of Alexander Avenue, East 138<sup>th</sup> Street, and a line 100 feet southeasterly of Third Avenue; and
4. Establishing within a proposed R7-2 District a C2-4 District bounded by East 139<sup>th</sup> Street and its northwesterly prolongation, a line 100 feet southeasterly of Third Avenue, East 138<sup>th</sup> Street, Morris Avenue, Third Avenue, and Morris Avenue;

Borough of The Bronx, Community District #1, as shown on a diagram (for illustrative purposes only), dated April 20, 2015.



**C 150289 ZSX**

**IN THE MATTER OF** an application submitted by the West Side Federation for Senior and Supportive Housing pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-743 (a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 (Front Setbacks in districts where front yards are not required), the yard requirements of Section 24-33 (Permitted Obstructions in required Yards in Rear Yard Equivalent), distance between building requirements Section 23-711 (Standard minimum distance between buildings) and court requirements of Section 23-842 (Wider outer courts), in connection with a proposed mixed-use development on property located at 285 East 138<sup>th</sup> Street (Block 2314, Lot 1), in R7-2\*, R7-2/C1-4\* Districts, within a large-scale general development, Borough of The Bronx, Community District #1.

\*Note: The site is proposed to be rezoned by changing an existing R-6, to R7-2, R7-2/C1-4 and R7-2/C2-4 Districts under a concurrent related application (C 150288 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N. Y. 10007.

**C 150344 ZSX**

**IN THE MATTER OF** an application submitted by the West Side Federation for Senior and Supportive Housing 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 (c)\*\* of the Zoning Resolution to waive the number of required accessory off-street parking spaces, including a reduction of required accessory off-street parking spaces previously required for an existing building in connection with a proposed mixed-use development on property located at 285 East 138<sup>th</sup> Street (Block 2314, Lot 1), in R7-2\*, R7-2/c1-4\* and R7-2/C2-4\* Districts, within large-scale general development, Borough of The Bronx, Community District #1.

\*Note: The site is proposed to be rezoned by changing an existing R-6 to R7-2, R7-2/C1-4 and R7-2/C2-4 Districts under a concurrent related application (C 150288 ZMX).

\*\*Note: A zoning text amendment is proposed to create a new Section 74-745(c) under a concurrent related application (C 150287 ZRX).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

**BACKGROUND**

Applications subject to a full ULURP include:

**C 150288 ZMX**

This application will:

- Amend the Zoning Map from R6, to R7-2.
- Amend the Zoning Map to include R7-2/C1-4, R7-2/C2-4,
- Amend the Zoning Map to include R6/C1-4

**C 150289 ZSX**

This application will grant a special permit to:

- Modify height requirements
- Modify setback requirements
- Modify front yard and rear yard requirements

**C150344 ZSX**

This application will:

- Waive the number of required accessory off-street parking spaces for both the proposed new buildings and existing building.

Approval of these applications will facilitate construction of two new residential buildings for the elderly on a site currently owned by the West Side Federation for Senior and Supportive Housing (the applicant). These new buildings will be known as Tres Puentes, offering a total of 178 units of housing for senior citizens over the age of 62 and the disabled of any age.

This site is identified as 285 East 138<sup>th</sup> Street, (Block 2314, Lot 1). It is located on the north side of East 138<sup>th</sup> Street, between Third Avenue on the west and Alexander Avenue on the east. The total lot area for development is 79,400 square feet. In addition to the two proposed buildings, Borinquen Court which was opened in 1981 will remain. It offers 145 units of HUD-assisted housing for the elderly. The two proposed buildings will be situated to the west and east of Borinquen Court. This project is located in Bronx Community District #1.

As the applicant proposes, two residential buildings will be constructed. These include;

**Building I: Known as the "West Building"** will be composed of 116,400 gross square feet of residential floor area, rising 12 stories. It will be situated to the west of Borinquen Court, with Alexander Avenue on the east and East 138<sup>th</sup> Street on the south. Additional features of this facility include:

- 122 units
  - 20 studio units composed of 350 square feet
  - 80 one bedroom units composed of 550 square feet
- 12,000 square feet of commercial/community facility space
- 6,000 square foot roof garden
- 1,000 square foot community room including offices

**Building II: Known as the "East Building"** will be composed of 50,650 residential gross square feet, rising eight stories. It will be situated to the east of Borinquen Court parallel with Third Avenue on the west and East 138<sup>th</sup> Street on the south. Additional features of this facility include:

- 56 units
  - 8 studio units composed of 350 square feet
  - 48 one bedroom units composed of 550 square feet
- 2,500 square feet of community facility space
- 4,000 square foot roof garden

Direct access between the three buildings on this site will be available, functioning as a single facility composed of 321,900 square feet, with a total of 323 residential units.

**Additional Project Facts:**

- 53 units (30 percent) will be allocated to special needs/homeless
- Five percent of the total units will be allocated to veterans
- Total Development Cost is:
  - \$68 Million for the West Building
  - \$29 Million for the East Building
- Enterprise Green Community Standards
- Power generators will provide energy in case of electric service interruptions
- Water retention features (Blue Roof)
- Additional full time staff to be hired, eight, plus maintaining an existing payroll of 10
- Pursuant to ULURP Application C150344 ZSX, the total number of off-street parking spaces will be reduced from 33, to 10. As noted by the applicant only eight spaces are currently used by residents of Borinquen Court.
- Total Development Cost will approximate \$100 million. Construction labor will be compensated pursuant to the "prevailing wage" policy.

- Project completion date: December, 2017.

Development in surrounding community is dominated by high rise buildings operated by the New York City Housing Authority (NYCHA) which are located on the south side of East 138<sup>th</sup> Street. Low rise residential buildings are located west of Third Avenue, as are one-story industrial buildings. The area is well served by mass transportation. Access to the #6 Train is available on Third Avenue at East 138<sup>th</sup> Street. Numerous bus routes serving The Bronx and Manhattan operate on Third Avenue and on East 138<sup>th</sup> Street. Retail access is provided on East 138<sup>th</sup> Street, east of Alexander Avenue.

#### **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

These applications have been reviewed pursuant to SEQRA and CEQR and received a Negative Declaration. The City Planning Commission certified these applications as complete on April 20, 2015.

#### **BRONX COMMUNITY DISTRICT PUBLIC HEARING**

Bronx Community Board #1 held a public hearing on April 30, 2015. A unanimous vote recommending approval of these applications was 29 in favor, zero opposed and zero abstaining.

#### **BOROUGH PRESIDENT'S PUBLIC HEARING**

The Bronx Borough President convened a public hearing on these applications on May 15, 2015. Representatives of the applicant were present and spoke in favor of these applications. No other members of the public were in attendance and the hearing was closed.

#### **BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

Caring for our senior citizens is a vital function that all communities must satisfy. I am proud that we in The Bronx lead the way in providing innovative and affordable residences for our elderly residents throughout our borough. Borinquen Court, which is managed and operated by The West Side Federation for Senior and Supportive Housing, (the applicant) has a proven record of offering seniors a comfortable and well maintained place to call home. Approving these applications will facilitate the construction of Tres Puentes, which as an addition to Borinquen Court, will expand the services being provided to seniors since 1981.

Given the ever-increasing demand for superior elder-care facilities our city must satisfy, I am pleased to endorse the comprehensive plan approving these ULURP applications will facilitate. Features that warrant a special mention include an expansion of the existing senior citizen center at Borinquen Court, with additional space within the proposed East Building. Together with the West Building, this complex of three buildings will be connected with breezeways, thereby providing easy access to all proposed improvements, including 10,000 square feet devoted to roof gardens. I especially appreciate the storm water retention system that is to be installed. This will serve to minimize storm water run-off. A prevailing wage to all construction workers will be offered.

As this site is well served by mass transit, I see no reason to object to the reducing the number of on-site parking spaces presented here for consideration

Finally, this development will activate the northeast corner of East 138<sup>th</sup> Street at Third Avenue. As a gateway to The Bronx, I look forward to the construction of these new facilities and the visual improvement they will offer those who enter and depart our borough.

I recommend approval of these applications.