



CITY PLANNING COMMISSION

September 14, 2005 / Calendar No. 6

C 050527 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 871 and 875 East 179th Street (Block 3123, Lots 77 and 76) 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 the development of a seven-story building, tentatively known as Burke Plaza, with approximately 40 dwelling units to be developed under the New York State Division of Housing and Community Renewal's Housing Trust Fund Program, Community District 6, Borough of the Bronx.

Approval of three separate matters is required:

1. the designation of property located at 871 and 875 East 179th Street (Block 3123, Lots 77 and 76) as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area; and
3. the disposition of 871 and 875 East 179th Street (Block 3123, Lots 77 and 76), to a developer selected by HPD.

The application for the Urban Development Actions Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on June 29, 2005.

Approval of this application would facilitate the development of a seven-story building with approximately 40 units of housing for low income families.

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

The Disposition Area consists of underutilized vacant properties which tend to impair or arrest the sound development of the surrounding community, with or without tangible 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 of city property for the site located at 871 and 875 East 179th Street (Block 3123, Lots 77 and 76). The project site is located in the Bronx Park South neighborhood within Community District 6 and is zoned R7-1.

The project site is currently vacant city-owned land and located between a community garden and a five-story apartment building. Other uses on the block include multifamily, attached, and detached homes, a library, two houses of worship, and retail uses on East 180th Street. Land uses in the surrounding area consist primarily of attached homes and four to seven-story apartment buildings. Local retail uses line East 180th Street, Southern Boulevard, and Tremont Avenue.

The proposed project, tentatively known as Burke Plaza, consists of approximately 40 units of housing in a seven-story building. This building will receive funding from the New York State Division of Housing and Community Renewal's Housing Trust Fund Program, and all of the apartments will be affordable to families making 40-60% of the Area Median Income. Building amenities include a 743 square foot community room and a 3,249 square foot landscaped open

space for residents. Parking requirements are waved under provisions of the Zoning Resolution for low-income housing and for projects requiring fewer than 15 spaces. The building will be developed pursuant to Quality Housing regulations. This project's zoning lot will include two adjacent city-owned lots which will continue to be used as community gardens. These two lots containing the community gardens, are not the subject of this application.

The area is served by several bus lines, including the Bx 9, 19, 36, 40, and 42 (located on East 180th Street, Southern Boulevard, and Tremont Avenue). The West Farms Square stop on the 2 and 5 trains is located about five blocks from the project site. Local shopping is located along East 180th Street, Southern Boulevard, and Tremont Avenue.

ENVIRONMENTAL REVIEW

This application (C 050527 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 (C 050527 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 050527 HAX) was certified as complete by the Department of City Planning on July 11, 2005, and was duly referred to Bronx Community Board 6 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 3 held a public hearing on this application on July 25, 2005, and on that date, by a vote of 14 to 0 with 0 abstentions, 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 August 2, 2005 with no conditions.

City Planning Commission Public Hearing

On August 10, 2005 (Calendar No. 2), the City Planning Commission scheduled August 24, 2005 for a public hearing on this application (C 050527 HAX). The hearing was duly held on August 24, 2005 (Calendar No. 20). There were three speakers in favor and none in opposition.

The project's sponsor described her group's history of development in the Bronx, the project's intended income range, and the project's financing sources. The project's architect and a representative from HPD also appeared in favor of the application.

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

CONSIDERATION

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

This application would facilitate the development of a seven-story building with approximately 40 units of housing for families making 40-60 percent of the area median income. This proposal will bring needed new units of affordable housing to the Bronx Park South community.

The return of these vacant lots to productive use would eliminate their blighting influence on the neighborhood and would enable these city-owned properties to be developed with uses that would serve the needs of Community District 6 and the City of New York.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 871 and 875 East 179th Street (Block 3123, Lots 77 and 76) as an Urban Development Action Area;

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

BE IT FURTHER 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 871 and 875 East 179th Street (Block 3123, Lots 77 and 76) 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 of Article 16 of the General Municipal Law; and

THEREFORE, 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 871 and 875 East 179th Street (Block 3123, Lots 77 and 76), Community District 6, Borough of the Bronx, to a developer selected by HPD, is approved.

The above resolution (C 050527 HAX), duly adopted by the City Planning Commission on September 14, 2005 (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, ANGELA R. CAVALUZZI, ALFRED C. CERULLO, JANE D. GOL, LISA A. GOMEZ, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS, IRWIN G. CANTOR, P.E., Commissioners