



IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the disposition of two city-owned properties located on the south side of East 176th Street between Belmont and Crotona avenues (Block 2945, Lots 65 and 66) pursuant to zoning, Borough of the Bronx, Community District 6.

This application (C 190051 PPX) was filed on August 10, 2018 by the Department of Housing Preservation and Development (HPD). The applicant requests disposition of two City-owned properties located on the south side of East 176th Street between Belmont and Crotona avenues (Block 2945, Lots 65 and 66). This disposition, in conjunction with the related actions, would facilitate the construction of an 11-story affordable residential building at 656 East 176th Street in the Tremont/Belmont neighborhood of the Bronx, Community District 6.

RELATED ACTIONS

In addition to the disposition application that is the subject of this report, implementation of the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application. HPD, along with the co-applicant, Proxy Estate, Inc is requesting the following actions:

- C 190049 ZMX** Zoning map amendment to rezone the project area from an M1-4 district to an R7X district.

- N 190050 ZRX** Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area.

BACKGROUND

HPD seeks approval for disposition of two City-owned properties (Block 2945, Lots 65 and 66) and, with co-applicant Proxy Estate, Inc., proposes a zoning map amendment and a zoning text amendment. These applications would facilitate the development of a new 11-story building

containing approximately 157 units of affordable housing and one superintendent's unit in the Tremont/Belmont neighborhood of Bronx Community District 6.

The area to be disposed comprises two City-owned properties (Block 2945, Lots 65 and 66). The development site comprises these lots and an adjacent privately-owned lot (Block 2945, Lot 34). All three of these lots would be rezoned and designated as an MIH area pursuant to the related applications.

The Department of Mental Health and Hygiene (DOHMH) operates the Tremont Health Center (Block 2945, Lot 18), located across Belmont Avenue from the development site, and has been using the City-owned lots as an 18-space parking lot. The City-owned lots were subject to a previous disposition action (C 900029 PPX). In its approval, the Commission recommended that the two lots be disposed with a not-for-profit use restriction. The two lots however, were never disposed. This application (C 190051 PPX) would dispose the two lots, including the City's remaining property interest—the non-profit use restriction—to the owner of Lot 34, enabling the development of affordable housing on the site.

The project site is on the eastern portion of block 2945 bounded by East 176th Street to the north, Crotona Avenue to the east, the Cross Bronx Expressway to the south and Belmont Avenue to the west. Crotona Avenue is a wide street and major north-south thoroughfare through the Bronx.

Lots 65 and 66 each comprise about 4,000 square feet. Lot 34 is approximately 21,378 square feet in area and is currently used as a 24-hour public parking lot. The entire development site (Block 2945, Lots 34, 65 and 66) was mapped with an M1-4 zoning district (C 810481 ZMX) in 1982 to facilitate the construction of a new Department of Sanitation garage. The garage was never built, but the M1-4 zoning district remains in place.

M1-4 districts allow a range of light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Offices, hotels and most retail uses are also permitted. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit,

and houses of worship are allowed as-of-right. The FAR for manufacturing use in an M1-4 district is 2.0. Parking is not required in M1-4 districts. New residential uses are not permitted.

The surrounding area is predominantly residential, typified by five- to nine-story residential apartment buildings. Across East 176th Street from the site, there is an eight-story residential building with adjacent parking. At the intersection of Belmont Avenue and East 176th Street, across Belmont Avenue from the development site, there are three-story multi-family buildings on the northwest and southwest corners. The eastern side of Arthur Avenue, opposite Tremont Park, is developed with six- to seven-story residential apartment buildings. The Bergen Building at 1932 Arthur Avenue, on the southwest corner of Arthur Avenue and East Tremont Avenue, houses the offices of multiple City agencies, including HPD and the Department of Buildings, as well as the office of Bronx Community Board 6. East Tremont Avenue north of the project site is characterized by one- and two-story commercial buildings, with a scattering of two- to three-story mixed use residential buildings with ground-floor commercial uses.

The project site is in the Transit Zone. Public transportation serving the area includes the Bx 15, Bx 17, Bx 40 and Bx42 bus lines. The Tremont Metro North railway station is about a half-mile away, and the site is less than a mile from the 174th Street station, with access to the 2 and 5 subway lines. Immediately south of the project area is the Cross Bronx Expressway.

The project site is surrounded by several large parks. Tremont Park is located one block to the west, Crotona Park is one block to the south, and Admiral Farragut Playground is immediately to the east. Together Crotona Park and Tremont Park comprise 142.5 acres.

The requested actions would facilitate the development of a new 11-story building containing approximately 157 units of affordable housing plus one unit for a superintendent. It would comprise approximately 128,239 square feet for an FAR just under 6.0. It would be approximately 113 feet tall and provide 19 enclosed parking spaces on the ground floor, accessed via Belmont Avenue. Of those spaces, 18 would be reserved for DOHMH use to offset the loss of parking spaces from the disposition of the City-owned lots. The remaining space would be reserved for the superintendent of the proposed development. Accessory residential parking is not required for the

new building, since all of the units would be income restricted and the building would be located within the Transit Zone. The proposed building would include an outdoor courtyard, community room, multiple laundry rooms and security systems.

To facilitate the proposed development, HPD is proposing the disposition of the two City-owned lots on the project site. The disposition would return these underutilized properties to productive use and increase the supply of much-needed affordable housing in a transit-rich location.

HPD and co-applicant Proxy Estate, Inc. are also requesting a zoning map amendment to rezone the project site from an M1-4 zoning district to an R7X district. Under the current M1-4 zoning, residential use is not permitted. R7X contextual districts allow medium-density multi-family residential buildings with flexible building envelopes pursuant to Quality Housing regulations that allow new buildings to respond to their surroundings.

The maximum FAR in R7X districts is 5.0, or 6.0 with MIH. Above a base height of 60 to 85 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to its maximum height of 120 feet. If providing a qualifying ground floor, at least 13 feet in floor-to-ceiling height, the maximum base height is 95 feet and the maximum height of the building is 125 feet.

Off-street parking is generally required for 50 percent of a building's dwelling units, but requirements are lower for income-restricted housing units. Off-street parking requirements could be waived if 15 or fewer parking spaces would be required.

A zoning text amendment is requested to designate the project site as an MIH area mapped with Option 1. Option 1 requires that at least 25 percent of the residential floor area be provided as housing permanently affordable to households with incomes at an average of 60 percent of the area median income (AMI). Within that 25 percent, at least 10 percent of the square footage must be used for units affordable to residents with household incomes at an average of 40 percent of the AMI, with no unit targeted to households with incomes exceeding 130 percent of the AMI.

ENVIRONMENTAL REVIEW

This application (C 190051 PPX) was reviewed in conjunction with the application for the related actions (pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order 91 of 1977. The lead agency is HPD. The designated CEQR number is 18HPD054X.

After a study of the potential environmental impacts of the proposed actions, a Negative Declaration was issued on September 19, 2018.

UNIFORM LAND USE REVIEW

This application (C 190051 PPX), in conjunction with the application for the related action (C 190049 ZMX), was certified as complete by the Department of City Planning on September 24, 2018 and was duly referred to Community Board 6 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 related application for a zoning text amendment (N 190050 ZRX), which was referred in accordance with the procedures for non-ULURP actions.

Community Board Public Hearing

Community Board 6 held a public hearing on this application (C 190051 PPX) on, October 10, 2018 and on that date, by a vote of 20 in favor, four opposed and zero abstentions, adopted a resolution recommending approval of this application.

Borough President Recommendation

This application (C 190051 PPX), was considered by the Bronx Borough President, who issued a recommendation approving the application on November 9, 2018.

City Planning Commission Public Hearing On November 14, 2018, (Calendar No. 3), the Commission scheduled December 5, 2018 for a public hearing on this application (C 190051 PPX). The hearing was duly held on December 5, 2018 (Calendar No. 20).

Three speakers testified in favor of the application. A representative of HPD summarized the proposal and provided a brief history of the site. The developer provided details about the proposal and how it would fit with the neighborhood context. The developer described the income and unit mix planned for the development, stating that the building was planned to include 158 units, ranging from studio to three-bedroom apartments plus a superintendent's unit, affordable for households with incomes between 27 and 80 percent of the AMI. The applicant's representative described the building amenities and how improvements to the exterior of the building would enhance the surrounding blocks by adding lighting and street activity. The applicant indicated that the density of the R7X zoning district was required to make the project financially feasible.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for disposition of City-owned property (C 190051 PPX), is appropriate.

The proposed project will improve a currently underutilized City-owned site with a new 100 percent affordable residential building. It will return the site to productive residential use, matching the surrounding neighborhood context and providing much-needed affordable housing. The project is consistent with the 2010 Third Avenue/Tremont Avenue Rezoning (C 100407 ZMX).

The proposed R7X zoning map amendment is appropriate. It is consistent with existing residential land uses and zoning in the surrounding area, much of which is mapped with an R7-1 district. R7-1 zoning districts are not contextual districts and do not require adherence to Quality Housing regulations such as height limits, building articulation and residential amenities.

The project site, in the Transit Zone, is ideal for greater density. It is located along Crotona Avenue, a wide street and major thoroughfare to the east, the Cross Bronx Expressway to the south, and is close to the 15 acre Tremont Park.

The proposed zoning text amendment is appropriate. The designation of an MIH area mapped with Option 1 will ensure that any future development on the site include permanently affordable units. The proposed project is consistent with the City's policy objectives for promoting housing production and affordability across the city, especially in areas served by transit.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant adverse impact on the environment, 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 the report, the application of the Department of Housing Preservation and Development, for the disposition of city-owned property located at 656 E. 176th Street (Block 2945, Lots 65 and 66) in Community District 6, Borough of the Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution, duly adopted by the City Planning Commission on December 19, 2018 (Calendar No. 10), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirement of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

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

ALLEN P. CAPPELLI, *Esq.*, **ALFRED C. CERULLO, III**, **MICHELLE R. de la UZ**,
JOSEPH I. DOUEK, **RICHARD W. EADDY**, **HOPE KNIGHT**, **ANNA HAYES LEVIN**,
ORLANDO MARÍN, **LARISA ORTIZ**, **RAJ RAMPERSHAD**, *Commissioners*

Application # **C190051 PPX**

Project Name: **Belmont Cove**

CEQR Number: 18HPD054X

Borough(s): Bronx

Community District Number(s): 6

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

SUBMISSION INSTRUCTIONS

1. 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 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, 120 Broadway, 31st Floor, New York, NY 10271
 - **FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
2. 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 Department of Housing, Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of two city-owned properties located on the south side of East 176th Street between Belmont and Crotona avenues (Block 2945, Lots 65 and 66), pursuant to zoning.

Applicant(s): Department of Housing, Preservation and Development 100 Gold Street New York, NY 10038	Applicant's Representative: Kay Real (HPD) 212-863-8317
Recommendation submitted by: <p style="font-size: 1.2em; margin-left: 40px;">John Sanchez, District Manager</p>	
Date of public hearing: 10/10/18	Location: St. Barnabas Hospital 4422 Third Ave Bronx, NY 10457
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote: 10/10/18	Location: St. Barnabas Hospital 4422 Third Ave Bronx, NY 10457
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting # In Favor: 20 # Against: 4 # Abstaining: 0 Total members appointed to the board: 39	
Name of CB/BB officer completing this form <p style="font-size: 1.2em; margin-left: 20px;">John Sanchez</p>	Title <p style="font-size: 1.2em; margin-left: 20px;">District Manager</p>
Date <p style="font-size: 1.2em; margin-left: 20px;">10/16/18</p>	

**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.

APPLICATIONS NOS: C 190049 ZMX, C 190051 PPX-BELMONT COVE

DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. #6

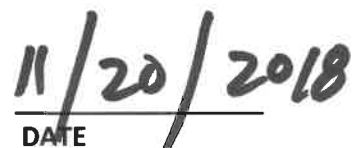
BOROUGH: BRONX

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 NO: C 190049 ZMX, C 190051 PPX
BELMONT COVE**

DOCKET DESCRIPTION

C 190049 ZMX:

IN THE MATTER OF AN application submitted by the New York City Department of Housing Preservation and Development (HPD) and Proxy Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section, No. 3d, changing from an M1-4 District to an R7X District property bounded by Belmont Avenue, East 176th Street, Crotona Avenue and the northeasterly boundary line of a park and its southeasterly prolongation, a northwesterly boundary line of a park, and a northeasterly boundary line of a park and its northwesterly prolongation, Borough of The Bronx, Community District #6, as shown on a diagram (for illustrative purposes only) dated September 24, 2018.

C 190051 PPX:

IN THE MATTER OF AN application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of two city-owned properties located on the south side of East 176th Street between Belmont and Crotona avenues (Block 2945, Lots 65 and 66), pursuant to zoning.

BACKGROUND

Approving application C 190049 ZMX amends the Zoning Map by eliminating an existing M1-4 District on Block 2945, Lots 34, 65 and 66, and establish an R7X District. Approving application C 190051 PPX facilitates the disposition of two city owned lots, (Block 2945, Lots 65 and 66) to a developer. Lot #34 is privately owned. Assembled together these lots compose the Development Site as well as the Project Area. They are located in Bronx Community District #6 and are bounded by East 176th Street on the north, Crotona Avenue on the east, Belmont Avenue on the west, and the Cross Bronx Expressway on the south. Currently, Lot #34 is used for public parking and is owned by a parking company. Lots 65 and 66 are used as accessory parking for the Department of Health and Mental Hygiene (DOHMH). The total site consists of 21,378 square feet of property.

The proposed development includes construction of a new 11-story residential building consisting of 128,239 square feet (5.99 FAR). Unit size consists of:

- 18 studio units approximating 341-- 483 gross square feet
- 71-one bedroom units approximating 500-- 583 gross square feet
- 51-two bedroom units approximating 669-- 708 gross square feet
- 17-three bedroom units approximating 1,073-1,093 gross square feet
- 1 superintendent unit

Amenities will include:

- An exterior recreation area consisting of 1,310 square feet featuring playground equipment for youngsters, seating area for passive recreation and a stretching area.
- 2 fitness rooms:
 - 408 square feet
 - 532 square feet
- 2 interior recreation rooms:
 - 985 square feet
 - 650 square feet
- Bike storage room accommodating 80 bicycles
- General storage room, 476 square feet
- Laundry room facilities on floors 3—11
- Underground parking accommodating 19 vehicles. 18 spaces are reserved for DOHMH employees

Area Median Income (AMI) allocations include

- 24 units at 27% of AMI for formally homeless
- 16 units at 27% of AMI
- 16 units at 37% of AMI
- 16 units at 47% of AMI
- 53 units at 57% of AMI
- 16 units at 70% of AMI
- 16 units at 80% of AMI

This proposed development will comply with Option 1 of the Mandatory Inclusionary Housing (MIH).

This proposed development will also comply with Enterprise Green environmental mandates.

Existing development in the surrounding community is typified by low-to-midrise residential buildings. Retail activity and public bus transportation are found on East Tremont Avenue, approximately three blocks north of the site. Tremont Park and Crotona Park are situated south and west of the proposed development's location. The Cross Bronx Expressway is situated within one block of the site's southern boundary.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on September 24, 2018.

BRONX COMMUNITY DISTRICT PUBLIC HEARING

Bronx Community Board #6 held a public hearing on these applications on October 10, 2018. A vote recommending approval of these applications was, 20 in favor, zero opposed, four abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on these applications on November 9, 2018. Representatives of the applicant were present and spoke in favor of these applications. There being no other members of the public in attendance, the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

As proposed, Belmont Cove will offer the surrounding community a building noted for its Juliet balconies and its wrap-around-the-corner-windows. I thank the architect for including these exterior treatments. They are reminiscent of the Art Deco era that defined Bronx development during the 1930's.

If The Bronx is to thrive affordable housing development must appeal to an income range that is diverse. Belmont Cove does just that. Based on a total count of 157 units, 24 units will accommodate those who were formally homeless, 16 units for families earning up to 27% of Area Median Incomes-AMI, 16 units for families at 37% of AMI, to 16 units at 47% of AMI, with 53 units for families earning up to 57% of AMI. Rounding off these allocations are 16 units at 70% and 16 units at 80% of AMI

The many amenities to be included in this project are commendable, specifically the inclusion of two fitness rooms and an interior accommodation for 80-bicycles. It is my hope that this will invite residents to include physical fitness as part of their daily routine. I also commend the applicant for allocating 18 parking spaces to be constructed as part of this project, for use by those working for the Department of Health and Mental Hygiene, who currently utilize a portion of this site.

At my public hearing the matter of unit size was once again of prime concern. I am pleased to note, however, that this applicant did agree to reconsider this issue and have proposed slightly larger units than what satisfies the minimum requirements as established by the Department of Housing Preservation and Development (HPD).

The fact that developers routinely refer to their proposed unit sizes as being "HPD standard," I contend is misleading. The fact remains that these very modest size units are not "HPD standard" but more so are HPD minimums. I will continue to comment on this issue whenever it is clear that what is being proposed, in my judgement, fails to satisfy minimum living-space requirements.

I recommend approval of this application.