



CITY PLANNING COMMISSION

October 19, 2005/Calendar No. 23

C 050502 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 406, 416 and 418 East 161st Street (Block 2382, Lots 7, 12-13) and 411, 413, 415, 417 and 419 East 160th Street (Block 2382, Lots 32 and 31 part of Lots 33-35), part of Site 43 within the Melrose Commons Urban Renewal Area as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate the development of a nine-story residential building with 6,000 square feet of commercial space known as Parkview Commons II, with approximately 88 dwelling units to be developed under the New York State Division of Housing and Community Renewal's Homes for Working Families Program, Community District 3, Borough of the Bronx.

Approval of three separate matters is required:

1. The designation of property located at 406, 416 and 418 East 161st Street (Block 2382, Lots 7, 12-13) and 411, 413, 415, 417 and 419 East 160th Street (Block 2382, Lots 32 and 31 part of Lots 33-35), part of Site 43 within the Melrose Commons Urban Renewal Area as an Urban Development Action Area; and

2. An Urban Development Action Area Project for such property; and
3. The disposition of such property to a developer selected by the New York City Department of Housing Preservation and Development.

The application was filed by the Department of Housing Preservation and Development (HPD) on June 7, 2005.

Approval of this application would facilitate the construction of a nine-story residential building with 87 units of rental housing for low-income families and one unit for the superintendent. The proposed project is tentatively known as Parkview Commons II.

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 physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Disposition 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 proposed nine-story housing development for low-income families, tentatively known as Parkview Commons II, is located in the Melrose Commons Urban Renewal Area. The Melrose

Commons Urban Renewal Plan was adopted by the City Council on June 16, 1994 (C940226HUX). The plan has been facilitating the revitalization of a 34 block area with new residential construction and the rehabilitation of vacant buildings. In addition, the plan includes supportive commercial and community facility uses distributed along the major avenues and incorporates a system of small parks and public open spaces.

The New York City Department of Housing Preservation and Development (HPD) is seeking the designation of 406, 416 and 418 East 161st Street (Block 2382, Lots 7, 12 and 13) and 411, 413, 415, 417 and 419 East 160th Street (Block 2382, Lots 32 and 31 part of Lots 33-35), part of Site 43 within the Melrose Commons Urban Renewal Area as an Urban Development Action Area and approval as an Urban Development Action Area Project for such area. These properties are also proposed for disposition. The designation and disposition would facilitate the construction of a nine-story residential building with approximately 85,095 square feet of floor area and a total of 87 units of affordable housing for low-income families. The project is to be developed under the New York State Division of Housing Community Renewal's Homes for Working Families Program.

In addition to the residential units, the project tentatively known as Parkview Commons II, would contain two community rooms, a laundry room, and approximately 6,000 square feet of commercial space on the ground floor facing East 161st Street. An accessory off-street parking lot with 13 spaces is to be located in the rear of the building and accessed from East 160th Street. A landscaped court yard of approximately 6,975 square feet would also be provided.

The proposed project site is located on the western portion of Site 43 in the Melrose Commons Urban Renewal Area, on a block bounded by Elton Avenue, East 160th Street, Melrose Avenue, and East 161st Street. The remainder of Site 43 is currently vacant but HPD has indicated that townhouses will likely be developed. The project site is located within an R8 zoning district with a C1-4 commercial overlay mapped to a depth of 100 feet from East 161st Street, with the remainder of the site zoned R7-2. The site, 21,581 square feet in area, consists of five vacant underutilized city-owned parcels, one of which contains a vacant two-story commercial building. The project site also includes a portion of the demapped East 160th Street bed which is to be used as a pedestrian-way, between Elton and Melrose avenues, fronting on Site 43.

The project site is adjacent to a six-story residential building with ground floor commercial uses to the west of the site. On the east it is adjacent to a five-story apartment building. This residential building is adjacent to a three-story residential building with ground floor commercial use, six vacant city-owned lots (eastern portion of Site 43). The remainder of the block consists of three vacant city-owned lots (the remaining portion of Site 43), two 2-family homes one of which is vacant and a Post Office. The surrounding area is primarily residential in character with recently constructed subsidized housing including: Puerta de Vitalidad with 60 units and 7,000 square feet of ground floor retail on Third Avenue and East 158th Street, Plaza de los Angeles with 105 units of housing located along Elton Avenue, and Melrose Court with 200 units located on Brook Avenue and East 156th Street. St. Peter and Paul Church, school and rectory are located at Third Avenue and East 159th Street. Retail and service establishments are found along Third Avenue and along East 161st Street.

The site is accessible by the following bus lines: Bx41 which runs along Melrose and Webster avenues, the Bx2 that runs along Melrose Avenue and the Grand Concourse and the Bx 15, Bx21 and Bx55 which transverse Third Avenue, two blocks east of the subject site. The Metro North Railroad's Melrose station is located on East 161st Street and Park Avenue, two blocks from project site.

ENVIRONMENTAL REVIEW

This application (C 050502 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 designated CEQR number is 05HPD030X. The lead agency is The Department of Housing Preservation and Development.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on May 31, 2005.

UNIFORM LAND USE REVIEW

This application (C 050502 HAX) was certified as complete by the Department of City Planning on June 20, 2005, and was duly referred to Community Board 3 and the 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 26, 2005 and on that date by a vote of 4 to 0 with 0 abstentions, adopted a resolution recommending approval of the application, however this recommendation is non-complying since a quorum of the board was not present.

Borough President Recommendation

This application (C 050502 HAX) was considered by the Borough President, who issued a recommendation approving this application on August 24, 2005.

City Planning Commission Public Hearing

On August 24, 2005 (Calendar No. 1), the City Planning Commission scheduled September 14, 2005, for a public hearing on this application (C 050502 HAX). The hearing was duly held on September 14, 2005 (Calendar No. 18). There were three speakers in favor of the application and none in opposition.

The architect, a representative from HPD, and the Director of Project Development for the project sponsor spoke in favor of the application. The architect and a representative of the

sponsor discussed the project's design and the income level of tenants. HPD's representative also appeared in favor. There were no other speakers and the hearing was closed.

CONSIDERATION

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

The application would facilitate the development of eight underutilized vacant city-owned parcels, totaling 21,581 square feet in area that has had a blighting influence on this area for a number of years and would further facilitate the implementation of the Melrose Commons Urban Renewal Plan.

The project site is located partially in an R8 zoning district with a C1-4 commercial overlay and partially in an R7-2 zoning district. The Commission notes that this project is consistent with the goals set forth in the Melrose Commons Urban Renewal Plan (part of Site 43) to develop new housing and ground floor retail on the subject site. The Commission believes that the proposed project offers an opportunity to address the need for affordable housing for low income families and will contribute to the revitalization of the Melrose neighborhood by providing 88 new units of housing and 6,000 square feet of retail space.

RESOLUTION

The City Planning Commission finds that the proposed disposition of city-owned property located at 436, 406, 416 and 418 East 161st Street (Block 2382, Lots 7, 12 and 13) and 411, 413,

415, 417 and 419 East 160th Street (Block 2382, Lots 32 and 31 part of Lots 33-35), part of Site 43 within the Melrose Commons Urban Renewal Area, conforms to the objectives and provisions of the Melrose Commons Urban Renewal Plan (C 940226 HUX) dated June 16, 1994.

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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 406, 416 and 418 East 161st Street (Block 2382, Lots 7, 12 and 13) and 411, 413, 415, 417 and 419 East 160th Street (Block 2382, Lots 32 and 31 part of Lots 33-35), part of Site 43 within the Melrose Commons Urban Renewal Area, in Community District 3, Borough of The Bronx, as an Urban Development Action Area; and

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

THEREFORE, be it **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of 406, 416 and 418 East 161st Street (Block 2382, Lots 7, 12 and 13) and 411, 413, 415, 417 and 419 East 160th Street (Block 2382, Lots 32 and 31 part of Lots 33-35), part of Site 43 within the Melrose Commons Urban Renewal Area, 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 find 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 to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c. The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act;

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located 406, 416 and 418 East 161st Street (Block 2382, Lots 7, 12-13) and 411, 413, 415, 417 and 419 East 160th Street (Block 2382, Lots 32 and 31 part of Lots 33-35), part of Site 43 within the Melrose Commons Urban Renewal Area, Community District 3, Borough of The Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C050502 HAX).

The above resolution (C 050502 HAX), duly adopted by the City Planning Commission on October 19, 2005 (Calendar No. 23), 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 Chair

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

ALFRED C. CERULLO, III, **JOHN MEROLO**, **KAREN A. PHILLIPS**, **DOLLY**

WILLIAMS, Commissioners

RICHARD W. EADDY, Commissioner, recused.

LISA A. GOMEZ, Commissioner, recused.