



## CITY PLANNING COMMISSION

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April 26, 2006/Calendar No. 9

C 060250 HAX

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**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 1510-1530 Jesup Avenue (Block 2872, Lots 281, 285 and p/o 287) as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project (UDAAP) for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a six-story building, tentatively known as Jesup Heights Apartments II with approximately 67 residential units developed under the New York State Housing Trust Fund Corporation and the New York City Housing Development Corporation Low Income Housing Tax Credits Program, Borough of The Bronx, Community District 4.

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Approval of three separate matters is required:

1. The designation of property located at 1510-1530 Jesup Avenue (Block 2872, Lots 281, 285 and p/o 287) 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 HPD.

The application for the Urban Development Action Area designation and project, and disposition of city-owned property was filed by the Department of Housing Preservation and Development (HPD) on December 8, 2005 and revised on April 19, 2006 to reflect changes in the number of units and the building design.

As certified, approval of this application would facilitate the construction of a six-story residential building with 66 units of rental housing for low-income households and one rent-free unit for the superintendent. The proposed project is tentatively known as Jesup Heights Apartments II.

HPD 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, unsanitary, 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 Department of Housing Preservation and Development seeks approval of an Urban Development Action Area designation and project, and the disposition of city-owned property to facilitate the development of a six-story residential building tentatively known as Jesup Heights Apartments II. The project site (Block 2872, Lots 281, 285 and p/o 287) is located on the eastern side of Jesup Avenue between West 172<sup>nd</sup> Street and the Cross Bronx Expressway in the Borough of the Bronx, Community District 4.

The proposed project site is located within an R7-1 zoning district, which allows residential development up to a 3.44 FAR and community facility uses up to 6.5 FAR. As certified, the proposed actions will facilitate the construction of a six-story building, which will contain 66

units of rental housing for low-income households and one rent-free unit for the superintendent. The proposed building will have 50 units reserved for households that contain at least one person 55 years of age and 16 units reserved for the physically disabled (four of which will be set aside for households with at least one person 55 years of age). There will be 53 one-bedroom units, 13 two-bedroom units and one three-bedroom unit for the superintendent.

In addition to the residential units, the building will contain a 1,350 square-foot multi-purpose room for meetings, dining and socializing, a laundry room, 20 spaces of parking and approximately 14,600 square feet of landscaped recreational open space. The sponsor intends to provide building security, porter and an onsite tenant services coordinator to support residents in need of screening services such as wellness programs and outpatient health services. The project will be constructed and developed under the New York State Housing Trust Fund Corporation, the New York State Division of Housing and Community Renewal and the New York City Housing Development Corporation Low Income Housing Tax Credits Program.

The site consists of three city-owned vacant lots and has an area of 27,542 square feet. Land uses on the block include five and six-story apartment buildings, detached and semi-detached one and two-family homes, mixed commercial-residential buildings and neighborhood commercial uses. The surrounding area consists of five and six-story apartment buildings, neighborhood retail uses along E.L. Grant Highway and Featherbed Lane, and a light manufacturing area along Cromwell Avenue, to the east of the site. The West Bronx Recreation Center is located across from the site along Jesup Avenue; Public School 199X is located one block west of the site on the corner of East 172nd Street and Shakespeare Avenue; and Our Lady of Mercy Family Health Center is

located one block west of the site on Shakespeare Avenue. Jesup Heights Apartments, a 66-unit building for low-income households, is located directly south of the site.

Three bus lines provide service to the area. The BX11 runs along Plimpton Avenue and East 170<sup>th</sup> Street; the BX13 runs along Ogden and Plimpton Avenues; and the BX35 runs along Edward L. Grant Avenue. All three bus lines connect to the #4, B and D trains and cross the Washington Bridge into Manhattan.

### **ENVIRONMENTAL REVIEW**

This application (C 060250 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 06HPD007X. 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 December 5, 2005 and revised on April 18, 2006

### **UNIFORM LAND USE REVIEW**

This application (C 060250 HAX) was certified as complete by the Department of City Planning on December 19, 2005, and was duly referred to Community Board 4 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 4 held a public hearing on this application on January 24, 2006 and on that date by a vote of 14 to 5 with 1 abstention, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving this application on March 2, 2006.

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

On February 22, 2006 (Calendar No. 2), the City Planning Commission scheduled March 8, 2006, for a public hearing on this application (C 060250 HAX). The hearing was duly held on March 8, 2006 (Calendar No. 17). There were two speakers in favor of the application and none in opposition.

A representative of the Department of Housing Preservation and Development (HPD) and a representative of the project's sponsor spoke in favor of the application and addressed concerns regarding the design of the building.

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 proposed project, Jesup Heights Apartments II, would be located on the eastern side of Jesup Avenue between West 172<sup>nd</sup> Street and the Cross Bronx Expressway. Situated within an R7-1 zoning district, the project site consists of three city-owned properties (Block 2872, Lots 281, 285 and p/o 287).

In response to design concerns of the Commission, a revised application was submitted on April 19, 2006. The revised application also increased the proposed number of units to 75.

The revised proposed building will have 74 units of rental housing for low-income households and one rent-free unit for the superintendent. There will be 60 units reserved for households that contain at least one person 55 years of age (2 of which will be reserved for the physically disabled) and 14 units reserved for the physically disabled that will not be age restricted. No parking will be provided, there will be approximately 2,500 square feet of open space on a platform in the rear of the building and the building will contain a 1,500 square-foot multi-purpose room with a laundry facility and an area for meetings, dining and socializing.

The Commission believes that the proposed project offers an opportunity to address the need for affordable housing for low-income households in the area. The Commission finds the neighborhood to be an appropriate location for the population served by this project. The

Commission believes that the revised project design fits into the physical and aesthetic context of the neighborhood and represents sound growth and development.

**RESOLUTION**

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of property located 1510-1530 Jesup Avenue (Block 2872, Lots 281, 285 and p/o 287), in Community District 4, 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 1510-1530 Jesup Avenue (Block 2872, Lots 281, 285 and p/o 287) 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 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 at 1510-1530 Jesup Avenue (Block 2872, Lots 281, 285 and p/o 287), Community District 4, Borough of The Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 060250 HAX).

The above resolution (C 060250 HAX), duly adopted by the City Planning Commission on April 26, 2006 (Calendar No. 9), 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, RICHARD W. EADDY, JANE D. GOL, LISA A. GOMEZ, JOHN MEROLO, KAREN A. PHILLIPS, DOLLY WILLIAMS**, Commissioners