



CITY PLANNING COMMISSION

October 19, 2011/ Calendar No. 4

C110365 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 East 179th Street (Block 3140, part of Lot 32), 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 development of an eight-story building with approximately 65 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program, in Community Board 6, Borough of the Bronx.

Approval of three separate matters is required:

1. the designation of property located at East 179th Street (Block 3140, part of Lot 32), as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area; and
3. the disposition of such property to a developer selected by HPD.

The application (C110365 HAX) for the Urban Development Action Area designation and project approval, and the disposition of city-owned property was filed by the Department of Housing Preservation and Development (HPD) on June 3, 2011.

Approval of this application would facilitate the disposition of an approximately 2,200 square foot portion of a vacant parcel (Block 3140 p/o Lot 32).

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

The project area consists of underutilized property which tends 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 sound growth and development. The project area 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) seeks approval of the disposition of city-owned property, and the designation and project approval of an Urban Development Action Area Project (UDAAP), in order to facilitate the disposition of an approximately 2,200 square foot portion of a vacant parcel (Disposition Site) located at East 179th Street (Block 3140, p/o Lot 32), in Community District 6, Borough of the Bronx.

The disposition site is an “L” shaped portion of Block 3140, Lot 32 located within an R7-1 district. This lot was previously a rectangular lot fronting on East 179th Street. When Bronx Street was de-mapped in 1970, East 179th Street was made into a cul-de-sac at this location (CP 21193) and a majority of the lot was used for the bed of the street. The remaining portion is in City ownership and consists of a paved area providing access to a parking lot on the adjacent lot. and some strips of grass.

The proposed actions would create frontage on East 179th Street to facilitate the development of supportive housing on the adjacent lot (Block 3140, Lot 1). The proposed development would be an 8 story building, with a building height of approximately 76 feet and approximately 65 units of supportive housing. Services would be provided on the ground floor and approximately 2,422 square feet of open space would also be provided. Parking is not required and four bicycle parking spaces will be provided. The sponsor intends to merge the UDAAP site with Lot 1 to create one zoning lot, and then incorporate the disposition site into an entry plaza fronting on East 179th Street.

The Disposition Site is located in the West Farms / East Tremont section of Bronx Community District 6. The surrounding area is characterized by a mix of uses. The Lambert Houses, a 731-unit affordable housing development are to the north and west. To the south are East Tremont Avenue and the West Farms Square commercial area. The Lambert Shopping Center, an approximately 58,000 square foot retail development anchors this commercial center. To the east is the Bronx River, along which a greenway is being developed.

The Area is well served by mass transit, with the West Farms / Tremont Subway station for the 2/5 lines located one block to the south and six bus lines within two blocks of the project site. The Q44, Bx9 and Bx36 run along Boston and the Bx 21, Bx 40 and Bx 42 are on East Tremont Avenue.

ENVIRONMENTAL REVIEW

The application (C110365 HAX) was reviewed pursuant to New York State Environmental Quality Review Act (SEQR), and the SEQR 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.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on June 2, 2011.

UNIFORM LAND USE REVIEW

The application (C110365 HAX) was certified as complete by the Department of City Planning on June 20, 2011, and was duly referred to the Community Board 6 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 6 held a public hearing on this application on August 24, 2011, and on that date, by a vote of 18 in favor, 1 opposed with no abstentions, adopted a resolution recommending approval.

Borough President Public Hearing

The Borough President held a public hearing on this application on September 15, 2011, and issued a recommendation approving the application on September 27, 2011.

City Planning Commission Public Hearing

On September 21, 2011 (Calendar No.1), the City Planning Commission scheduled October 5, 2011, for a public hearing on this application (C110365 HAX). The hearing was duly held on October 5, 2011 (Calendar No.6). There were three speakers in favor of the proposal, and none opposed. A representative from HPD spoke in favor of the proposal, identifying the parcel to be disposed and its context in the proposed supportive housing development. A representative of the project sponsor and the project architect also spoke in favor, describing how the disposition parcel would be utilized.

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 disposition of city owned property (C110365 HAX), is appropriate.

This application would facilitate the disposition of an approximately 2,200 square foot portion of a vacant parcel (Block 3140, p/o Lot 32), in Community District 6, Borough of the Bronx.

The Commission notes that the approval of the UDAAP for the site would facilitate development of supportive housing on the adjacent lot (Block 3140, Lot 1). The proposed development would be an 8 story building, with a building height of approximately 76 feet and approximately 65 units of supportive housing. Services would be provided on the ground floor and approximately 2,422 square feet of open space would also be provided. Parking is not required and four bicycle parking spaces will be provided.

The City Planning Commission notes that disposition parcel is situated between the proposed supportive housing development and East 179th Street. The Commission believes that proposed action would improve street access to the proposed supportive housing development by providing a direct access from the street to the entrance of the development. The Commission also notes that the proposed entrance plaza to be developed on the disposition site would provide ramps, seating and landscaping and believes that it would be an attractive amenity to the proposed supportive housing.

The Commission therefore finds that the proposed Urban Development Action Area designation and project approval and related disposition of city owned property are appropriate.

RESOLUTION

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 East 179th Street (Block 3140, part of Lot 32), 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 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 East 179th Street (Block 3140, part of Lot 32), as an Urban Development Action Area; and
- b. an Urban Development Action Area Project for such area; 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 this report, the application of the Department of Housing Preservation and Development for the disposition of property located at East 179th Street (Block 3140, p/o Lot 32), Community District 6, Borough of the Bronx, to a developer selected by HPD, is approved.

The above resolution, (C110365 HAX) duly adopted by the City Planning Commission on October 19, 2011, (Calendar No. 4), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of the Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair

RICHARD W. EADDY, Vice Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ALFRED C. CERULLO, III, BETTY Y. CHEN, MARIA M. DEL TORO,

NATHAN LEVENTHAL, ANNA HAYES LEVIN, ORLANDO MARIN,

SHIRLEY A. MCRAE, KAREN A. PHILLIPS, Commissioners

Community/Borough Board Recommendation

STATE PLANNING COMMISSION
22 Rector Street, New York, NY 10007
FAX: (212) 720-3358

Application # C-11-00000
GEOR: 1011100000
Community District No. 06 Borough: The Bronx
Project Name: El Rio Rehabilitation

Project Description:

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:
- e) the designation of property located at East 179th Street and Boston Road (Block 3140, p/o Lot 32) as an Urban Development Action Area; and
 - f) 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 development of a 8-story building with approximately 65 dwelling units of supportive housing.

Related Applications:

Applicant(s)

NYC Dept. of Housing Preservation & Development
100 Gold Street
New York, NY 10038

Applicant's Representative:

Winifred Campell
NYC Dept. of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Community Board No. 6 Borough: Bronx

Borough Board of _____
Rev. David Casella Plaza
961 East 180th Street, Bronx, NY 10460

Date of public hearing: August 24, 2011

Was a quorum present? YES NO

A public hearing shall require a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.
Rev. David Casella Plaza
Location: 961 East 180th Street, Bronx, NY 10460

Vote adopting recommendation taken: Yes

RECOMMENDATION

Approve

Disapprove

Approve With Modifications/Conditions

Disapprove With Modifications/Conditions

Explanation of Recommendation/Modification/Conditions: (Attach additional sheets if necessary)

Voting

In Favor: - 18 - Against: - 1 - Abstaining: - 0 -
(eighteen) (one) (zero)

Total members appointed to the board: 29



District Manager

Community/Borough Board Officer

Title

August 29, 2011

Date

v.012006w

**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 110365 HAX

DOCKET DESCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

103 PL APPROVAL SEC
 2011 SEP 29 PM 3:57
 DEPT OF CITY PLANNING

COMMUNITY BOARD NOS. 6 BOROUGH: THE BRONX

RECOMMENDATION

- APPROVE**
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- DISAPPROVE**

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION

Ruben Diaz

 BOROUGH PRESIDENT

9/27/2011

 DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 110365 HAX
EL RIO APARTMENTS
September 30, 2011**

DOCKET DESCRIPTION

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 East 179th Street and Boston Road (Block 3140, p/o Lot 32) 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 selected by HPD;

to facilitate development of an eight-story building with approximately 65 dwelling units of supportive housing.

BACKGROUND

Approving this application will facilitate construction of an eight-story residential building designed to cater specifically both to adults over the age of 55 with mental handicaps and low-income senior citizens over the age of 62. The proposed building, to be known as "El Rio Residence," will offer 65 units of affordable housing. The site consists of approximately 2,200 square feet of vacant property and is part of Block 3140/Lot 32. The Department of Housing Preservation and Development (HPD) will dispose of this site to the owner of the adjacent Block 3140/Lot 1. This site is located on the north side of East 179th Street, between Boston Road on the west and the Bronx River to the east. The property is zoned R7-1 and located in Bronx Community District #6.

The intent of the purchaser of Block 3140 Lot 32 is to merge this lot consisting of 2,200 square feet, with Block 3140 Lot 1, consisting of 21,904 square feet. Combined the total gross lot size measures 24,104 square feet. Upon unification of these properties, the El Rio Residence would be constructed on what is currently an exterior parking lot serving an existing three-story building that currently occupies part of Block 3140, Lot 1. A landscaped buffer will separate the newly constructed building from the existing building on Lot 1

The proposed El Rio Residence will consist of eight stories, offering a total of 65 studio apartments. Twenty nine units will serve low income senior citizens over the age of 62. The remaining 36 units will provide accommodations to adults with mental illness. The studio units

will average 322 square feet each. Supportive services a medical office consisting of 442 square feet. A multi-purpose room consisting of 238 square feet is to be included. An exterior garden will offer 2,424 square feet of landscaped property for passive use. Additional amenities to be located on the first floor include a conference room, communal kitchen and laundry facility. The proposed building will also feature natural light corridors opposite the elevator bank and satisfy Enterprise Green energy mandates. On-site parking is not required and will not be provided, however four spaces for bicycles will be located in the basement of the El Rio Residence.

Development of the surrounding community is dominated by the Lambert Houses, which includes mid-rise residential units. The Bronx Zoo is situated two blocks north of the site. The Bronx River is two blocks west. Located two blocks south is East Tremont Avenue, where retail activity and the Bronx River Art Center are situated. Subway service via the Lexington Avenue #5 and the Broadway #2 lines are accessible at the Tremont Avenue/West Farms station. Bus transportation operates on East Tremont Avenue and on Boston Road.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQRA and received a Negative Declaration, meaning that the proposed development poses no threat to the environment. The City Planning Commission certified this application as complete on June 20, 2011.

COMMUNITY BOARD HEARING

A public hearing on this matter was held by Bronx Community Board #6 on August 24, 2011. A vote recommending approval was 18 in favor, one opposed and zero abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

On September 15, 2011, the Bronx Borough President convened a public hearing on this matter. Representatives of the applicant spoke in favor of this application. No other speakers spoke to this matter and the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

The proposed El Rio Residence will provide low income senior citizens and the mentally handicapped a well designed, appropriately staffed facility, managed by Comunilife, a highly regarded not-for-profit health care provider.

I am especially pleased that the architects of the proposed El Rio Residence recognize the existing development, specifically the low rise, historic structure that is adjacent to the El Rio site. By incorporating into the new structure façade details that share numerous design characteristics of the neighboring building, the visual impact of the taller, more modern facility will be minimized. Likewise, I was pleased to learn that the exterior lighting for the new building will be tempered to illuminate only the areas requiring light and not impose such light on neighboring properties.

In short, this is a well designed project that affords Communilife an opportunity to offer quality care to its residents, while complimenting the host community with a building that is energy efficient, modern in function.

I recommend approval of this application.