CITY PLANNING COMMISSION

February 18, 2015 / Calendar No. 9 C 120323 MMX

**IN THE MATTER OF** an application, submitted by The New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Melrose Crescent between East 163rd Street and Elton Avenue;
- the establishment of the prolongation of East 163rd Street east to Brook Avenue;
- the establishment of the prolongation of East 162nd Street east to Elton Avenue;
- the elimination of Public Place between East 162nd Street and East 163rd Street;
- the establishment of Park between East 162nd Street and East 163rd Street;
- the extinguishment of portions of sewer easements; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in the Borough of The Bronx, Community District 3, in accordance with Map No. 13134 dated May 29, 2014 and signed by the Borough President.

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This application for an amendment to the City Map was filed by the Department of Housing Preservation and Development (HPD) on May 8, 2012. The proposed City Map amendment, along with its related actions, would facilitate the development of a mixed-use development, containing community facility and commercial uses in the northern Melrose neighborhood of The Bronx, Community District 3.

## RELATED ACTIONS

In addition to the amendment to the City Map (C 120323 MMX) which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications which are being considered concurrently with this application:

C 150152 ZMX A proposed amendment to the Zoning Map, Section No. 6c changing portions of two blocks from R7-2 to R7-2/C1-4 and R8/C1-4.

C 150153 HUX Third Amendment to the Melrose Commons Urban Renewal Plan.

C 150154 HAX UDAAP designation, project approval and disposition of city-owned properties to developers to be selected by HPD.

**BACKGROUND**

A full background discussion and description of this application appears in the related report for the Third Amendment to the Melrose Commons Urban Renewal Plan (C 150153 HUX).

**ENVIRONMENTAL REVIEW**

This application (C 120323 MMX), in conjunction with the applications for the related actions (C 150152 ZMX, C 150153 HUX, and C 150154 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 14HPD030X. The lead is HPD.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on October 9, 2014.

**UNIFORM LAND USE REVIEW**

This application (C 120323 MMX), in conjunction with the applications for the related actions (C 150152 ZMX, C 150153 HUX, and C 150154 HAX) was certified as complete by the Department of City Planning on November 17, 2014, and was duly referred to The Bronx Community Board 3 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 3 held a public hearing on this action and the related actions on December 9, 2014 and on that date by a vote of 26 in favor, 0 opposed, and 0 abstaining, the Board adopted a resolution recommending approval of the application.

**Borough President Recommendation**

This application (C 120323 MMX), in conjunction with the related actions, was considered by the President of the Borough of the Bronx, who issued a recommendation of approval on January 12, 2015.

**City Planning Commission Public Hearing**

On January 7, 2015 (Calendar No. 4), the City Planning Commission scheduled January 21, 2015, for a public hearing on this application (C 120323 MMX). The hearing was duly held on January 21, 2015 (Calendar No. 23), in conjunction with the public hearing on the related actions.

There were a number of appearances, as described in the related report for the Third Amendment to the Melrose Commons Urban Renewal Plan (C 150153 HUX) and the hearing was closed.

**CONSIDERATION**

The Commission believes that this application for a City Map amendment (C 120323 MMX), is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application, appear in the related report for the Third Amendment to the Melrose Commons Urban Renewal Plan (C 150153 HUX).

**RESOLUTION**

Therefore, the City Planning Commission, deeming the proposed amendment to the City Map and any related acquisition or disposition of real property related thereto to be appropriate, adopts the following resolution:

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

**RESOLVED**, by the City Planning Commission, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.*, of the New York City Administrative Code, that based on the environmental determination and the consideration described in this report, the application (C 120323 MMX), for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Melrose Crescent between East 163rd Street and Elton Avenue;
- the establishment of the prolongation of East 163rd Street east to Brook Avenue;
- the establishment of the prolongation of East 162nd Street east to Elton Avenue;
- the elimination of Public Place between East 162nd Street and East 163rd Street;
- the establishment of Park between East 162nd Street and East 163rd Street;
- the extinguishment of portions of sewer easements; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in the Borough of The Bronx, Community District 3, in accordance with Map No. 13134 dated May 29, 2014 and signed by the Borough President is approved; and be it further

**RESOLVED** that, pursuant to Section 5-432 of the New York City Administrative Code, the City Planning Commission determines that "such closing or discontinuance will further the health, safety, pedestrian or vehicular circulation, housing, economic development or general welfare of the City"; and be it further

**RESOLVED** that, pursuant to Section 5-433 of the New York City Administrative Code, the City Planning Commission adopts the legally required number of counterparts of Map No. 13134 dated May 29, 2014 providing for the discontinuance and closing of Melrose Crescent between East 163rd Street and Elton Avenue, said street to be discontinued and closed being more particularly described as follows:

DISCONTINUING AND CLOSING MELROSE CRESCENT FROM EAST 163RD STREET TO EAST 162ND STREET

In the matter of discontinuing and closing Melrose Crescent from East 163rd Street to East 162nd Street, Borough of The Bronx, County of The Bronx, City and State of New York:

Starting at a Point of Beginning, being a point of curvature, located on the southerly line of East 163rd Street and being distant 173.620 feet easterly along said southerly line of East 163rd Street from its intersection with the easterly street line of Melrose Avenue, as those streets were hereinbefore laid out on the City Map;

1) Running thence easterly and southerly, along a curve to the right having a radius of 220.000 feet, a central angel of 83 degrees 55 minutes 00 seconds, and a curve length of 322.217 feet, to a point of tangency;

2) Running thence southerly, 3.337 feet to a point on the northerly street line of East 162nd Street;

3) Running thence easterly, along a course forming an interior angle with the last mentioned course of 91 degrees 5 minutes 00 seconds, 60.340 feet to a point;

4) Running thence northerly, along a line forming an interior angle with the last mentioned course of 83 degrees 55 minutes 00 seconds, 9.738 feet to a point of curvature;

5) Running thence northerly and westerly, along a curve to the left, having a radius of 280.000 feet, a central angle of 45 degrees 42 minutes 05 seconds, and a curve length of 223.340 feet, to a point;

6) Running thence westerly, along the southerly line of East 163rd Street, along a course forming an interior angle to the south with the tangent line of the last mentioned course of 141 degrees 47 minutes 5 seconds, 173.212 feet to the Point of Beginning.

The area described above consists of 15,270 square feet, more or less.

DISCONTINUING AND CLOSING MELROSE CRESCENT FROM EAST 162nd STREET TO EAST 161st STREET AND ELTON AVENUE

In the matter of discontinuing and closing Melrose Crescent from East 162nd Street to East 161st Street and Elton Avenue, Borough of The Bronx, County of The Bronx, City and State of New York:

Starting at a Point of Beginning located on the southerly line of East 162nd Street and being distant 393.336 feet easterly along said existing southerly line of East 162nd Street from its intersection with the existing easterly street line of Melrose Avenue, as those streets were hereinbefore laid out on the City Map;

1) Running thence southerly, along a line forming an angle to the southeast of 88 degrees 55 minutes and 00 seconds with the aforementioned southerly street line of East 162nd Street 130.804 feet to a point of curvature;

2) Running thence southerly and westerly, along a curve to the right having a radius of 25.000 feet, a central angle of 86 degrees 15 minutes and 50.9 seconds, and a curve length of 37.640 feet, to a point of compound curvature;

3) Running thence westerly, along a curve to the right having a radius of 230.000 feet, a central angle of 8 degrees 44 minutes 09.1 seconds and a curve length of 35.068 feet, to a point of tangency on the northerly street line of East 161st Street;

4) Running thence easterly, along a line tangent to the last mentioned curve, 47.739 feet to a point of curvature;

5) Running thence easterly and northerly, along a curve to the left having a radius of 130.000 feet, a central angle of 51 degrees 02 minutes 27 seconds and a curve length of 115.808 feet, to a point of tangency;

6) Running thence northeasterly 47.653 feet to a point of curvature on the northwesterly street line of Elton Avenue;

7) Running thence southerly and westerly, along a curve to the right, whose course forms a radial angle of 90 degrees 00 minutes 00 seconds with the last mentioned course, having a radius of 230.000 feet, a central angle of 09 degrees 02 minutes and 48.8 seconds and a curve length of 36.317 feet, to a point of compound curvature;

8) Running thence westerly and northerly, along a curve having a radius of 25.000 feet, a central angle of 126 degrees 59 minutes and 41.2 seconds and a curve length of 55.412 feet, to a point of tangency;

9) Running thence northerly, 83.718 feet to a point on the southerly line of East 162nd Street;

10) Running thence westerly along the southerly line of East 162nd Street, along a course forming an interior angle of 96 degrees 5 minutes 00 seconds, 60.340 feet to the Point of Beginning.

The area described above consists of 10,242.13 square feet, more or less.

All such approvals being subject to the following conditions:

a. The subject amendment to the City Map shall take effect on the day following the day on which certified counterparts of Map No. 13134 dated May 29, 2014, are filed with the appropriate agencies in accordance with Section 198 subsection c of the New York City Charter and Section 5-435 of the New York City Administrative Code; and

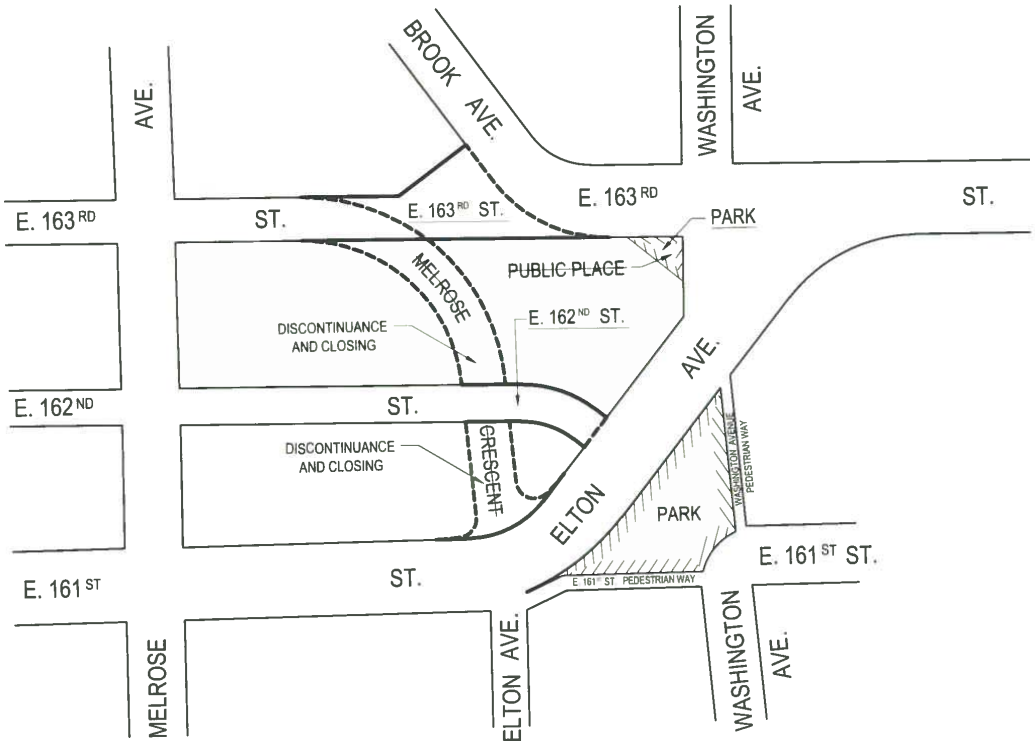
b. The subject street to be discontinued and closed shall be discontinued and closed on the day following the day on which such maps adopted by this resolution shall be filed in the offices specified by law.

The above resolution (C 120323 MMX), duly adopted by the City Planning Commission on February 18, 2015 (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.

**CARL WEISBROD, Chairman**
**KENNETH J. KNUCKLES, *Esq., Vice-Chairman***
**RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III,**
**MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,**
**CHERYL COHEN EFFRON, ANNA HAYES LEVIN,**
**ORLANDO MARIN, LARISA ORTIZ, Commissioners**

C.D. 03

C 120323 MMX
Refer to Alt. Map No. 13134




CITY PLANNING COMMISSION

CITY OF NEW YORK

DIAGRAM SHOWING PROPOSED

**MAP CHANGE**

ON SECTIONAL MAP

**6**

BOROUGH OF

**BRONX**

New York, Certification Date
NOVEMBER 17, 2014

I. Sadko, P.E.
Chief Engineer

SCALE IN FEET

200 0 200

NOTE:

Indicates line of street legally adopted.

Indicates line of street proposed to be established.

Indicates line of street proposed to be eliminated. (Discontinuance and Closing is shown on Alt. Map No. 13134).

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

NYCPLANNING
DEPARTMENT OF CITY PLANNING | CITY OF NEW YORK

# Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

| | |
|---|---|
| Application #: **C 120323 MMX** | Project Name: **MELROSE COMMONS CITY MAP CHANGE** |
| CEQR Number: 14HPD030X | Borough(s): THE BRONX<br>Community District Number(s): 3 |

*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, Room 2E, 22 Reade Street, New York, NY 10007
   - **FAX:** (212) 720-3356 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 New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et seq.* of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Melrose Crescent between East 163rd Street and Elton Avenue;
- the establishment of the prolongation of East 163rd Street east to Brook Avenue;
- the establishment of the prolongation of East 162nd Street east to Elton Avenue;
- the elimination of Public Place between East 162nd Street and East 163rd Street;
- the establishment of Parkland between East 162nd Street and East 163rd Street;
- the extinguishment of portions of sewer easements; and
- the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 3, borough of The Bronx, in accordance with Map No. 13134 dated May 29, 2014 and signed by the Borough President.

| Applicant(s): | Applicant's Representative: |
|---|---|
| NYC Department Housing Preservation and Development<br>100 Gold Street<br>New York, NY 10038 | Winifred Campbell<br>NYC HPD<br>100 Gold Street, Room 9G-10<br>New York, NY 10038<br>212.863.6522 |

**Recommendation submitted by:**
Bronx Community Board 3

**Date of public hearing:** 12/9/14 **Location:** Childrens Circle Day Care Ctr 1332 Fulton Ave Bronx, NY

**Was a quorum present?** YES [X] NO [ ]

*A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.*

**Date of Vote:** 12/9/14 **Location:** Childrens Circle Day Care Ctr. 1332 Fulton Ave Bx NY

**RECOMMENDATION**

[X] Approve
[ ] Approve With Modifications/Conditions
[ ] Disapprove
[ ] Disapprove With Modifications/Conditions

**Please attach any further explanation of the recommendation on additional sheets, as necessary.**

**Voting**

**# In Favor:** 26 **# Against:** 0 **# Abstaining:** 0 **Total members appointed to the board:** 42

| *Name of CB/BB officer completing this form* | *Title* | *Date* |
|---|---|---|
| John W. Dudley | District Manager | 12/11/14 |

**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 120323 MMX, C 150152 ZMX, C 150153 HUX, C 150154 HAX**

**DOCKET DESRCRIPTION**

**PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION**

**COMMUNITY BOARD NO. 3** **BOROUGH: BRONX**

**RECOMMENDATION**

- [x] 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**

Ruben Diaz

**BOROUGH PRESIDENT**

1/8/2015

**DATE**

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**
**ULURP APPLICATION NOS:**
**C 150152 ZMX, C 150153 HUX, C 150154 HAX, C 120323 MMX**
**Melrose Commons North RFP Site C**
**January 12, 2015**

## DOCKET DESCRIPTIONS

### C 150152 ZMX

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map Section Nos. 6a and 6c:

1. Changing from an R7-2 District to an R8 District property bounded by the centerline of the former Melrose Crescent*, a line 100 feet northeasterly of East 161st Street, a line 320 feet southeasterly of Melrose Avenue, East 162nd Street*, and a line 270 feet southeasterly of Melrose Avenue;

2. Establishing within an existing R7-2 District a C1-4 District bounded by East 163rd Street, a line 270 feet southeasterly of Melrose Avenue, a line midway between East 163rd Street and East 162nd Street, and Melrose Avenue; and

3. Establishing within existing and proposed R8 Districts a C1-4 District bounded by:

   a. East 163rd Street*, the southwesterly boundary line of a Park* and its northwesterly and southeasterly prolongations, Washington Avenue, Elton Avenue, a line 160 feet southwesterly of East 163rd Street, and a line 270 feet southeasterly of Melrose Avenue; and

   b. East 162nd Street*, Elton Avenue, the centerline of the former Melrose Crescent*, a line 100 feet northeasterly of East 161st Street, and a line 320 feet southeasterly of Melrose Avenue;

Borough of The Bronx, Community District #3, as shown on a diagram (for illustrative purposes only), dated November 17, 2014.

*Note: Melrose Crescent is proposed to be de-mapped, East 162nd and East 163rd Streets are proposed to be re-aligned and a Park is proposed to be mapped under a concurrent related application (C 120323 MMX) for a change to the City Map.

**C 150153 HUX**

**IN THE MATTER OF** an application submitted by the NYC Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the Third Amendment to the Melrose Commons Urban Renewal Plan, Borough of The Bronx, Community District #3.

**C 150154 HAX**

**IN THE MATTER OF** an application submitted by the NYC 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 427/441 East 161st Street, 432/446 East 162nd Street, and 897/903 Elton Avenue (Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39), including a proposed to be de-mapped portion of the street bed of Melrose Crescent between East 161st Street and East 162nd Streets, as an Urban Development Action Area; and

   b) An Urban Development Action Area Project for such areas; 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 six to 12-story mixed-use building with approximately 203 units of affordable housing, 60 units of supportive housing and 8,903 square feet of ground-floor retail space, Borough of The Bronx, Community District #3.

**C 120323 MMX**

**IN THE MATTER OF** an application, submitted by the New York City Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 *et/ seq.* of the New York City Administrative Code for an amendment of the City Map involving;

- The elimination, discontinuance and closing of Melrose Crescent between East 163rd Street and Elton Avenue;
- The establishment of the prolongation of East 163rd Street east to Brook Avenue;
- The establishment of the prolongation of East 162nd Street east to Elton Avenue;
- The elimination of Public Place between East 162nd Street and East 163rd Street;
- The establishment of Parkland between East 162nd Street and East 163rd Street;
- The extinguishment of portions of sewer easements; and
- The adjustment of grades necessitated thereby;

Including authorization for any acquisition or disposition of real property related thereto, in Community District #3, Borough of The Bronx, in accordance with Map No. 13134 dated May 29, 2014, and signed by the Borough President.

**BACKGROUND**

Approval of these four applications will facilitate the construction of a mixed use development which will include construction of two buildings offering approximately 262 residential units, plus ground floor retail space consisting of 8,699 square feet. The site is known as Melrose Commons North, Site C. The four ULURP applications requiring approval will:

- **Amend the Zoning Map: C 150152 ZMX**
- **Amend the Melrose Commons Urban Renewal Plan: C 150153 HUX**
- **Designate property as an Urban Renewal Action Area & Disposition of said property: C 150154 HAX**
- **Amend the City Map: C 120323 MMX**

The project area for these applications includes Block2383 (Lots 19, 25, 27, 29, 30, 31, 33, 35 and 39) as well as Block 2384, (Lots 5, 7, 8, 9, 10, 12, 13, 14, 16, 20, 25, 28, 32, 38, 48, 8900, 8901, AR023. The site also includes property currently located in the bed of Melrose Crescent, between East 161st Street and East 163rd Street, as well as property located in the bed of Brook Avenue, between East 163rd Street and Elton Avenue. In total, the Project Area is comprised of thirty tax lots, the boundaries of which include East 163rd Street on the north, East 161st Street on the south, Elton Avenue on the east and Melrose Avenue on the west. The project area approximates 88,100 square feet of property, of which 32,000 square feet defines the development site for Melrose Commons Site C. The remaining property, approximately 56,100 square feet is to be developed under a separate ULURP known as Melrose Commons Site B.

A majority of the property included in this application are vacant lots and/or fall within the bed of unbuilt streets. Exceptions include Block 2383, Lot 19 on which there is a vacant industrial

building which is owned by HPD and will be demolished pursuant to the development of Site C. There are two occupied four-story residential buildings located on Block 2384, Lots 7 and 9. A Green Thumb Community Garden is located on Block 2384, Lots 9, 10, 12, and 13. Industrial buildings occupy Block 2384, Lots 14, 16 and 20. These locations fall within Melrose Commons Site B.

**C 150152 ZMX**

The Project Area comprised of Blocks 2383 and 2384 is currently zoned R7-2 and R8, with a C1-4 overlay along East 161st Street and on Melrose Avenue. This application will extend the existing R8 District within Block 2383 and 2384, west towards Melrose Avenue and extend the existing C1-4 overlay along East 161st Street, from the corner of Elton Avenue and East 161st Street to the corner of Elton avenue and along a portion of East 162nd Street, and establish an C1-4 overlay extending along East 163rd Street, between Melrose and Elton Avenues.

**C 150153 HUX**

Pending approval, this application is the third amendment of the Melrose Commons Urban Renewal Plan (MCURP). This amendment will, among other actions:

- Eliminate Melrose Crescent
- Remapping of East 162nd Street
- Removal of height restrictions associated with Melrose Commons Site C
- Removal of height restrictions associated with Melrose Commons Site B
- Designate Site 61A and Site 62 as Public Open Space

**C 150154 HAX**

Approval of this application designates property located at:

- 427/441 East 161st Street
- 432/446 East 162nd Street
- 897/903 Elton Avenue
- Plus a de-mapped portion of the bed of Melrose Crescent between East 161st and East 162nd Streets

As an Urban Development Action Area.

**C 120323 MMX**

Approving this application will amend the City Map, including

- De-mapping of Melrose Crescent between East 163rd Street and Elton Avenue;
- De-mapping of Public Place between East 162nd & East 163rd Street
- Establishing a park on the former Public Place, between East 162nd & East 163rd Streets

**Mayoral Zoning Override**

Due to the narrow width of East 162nd Street (50 feet wide), a Mayoral Override is necessary to allow the proposed residential development project to proceed as proposed and conform with the Floor Area Ratio (FAR) Section of the Zoning Resolution Section ZR77-22. The R8 zone allows different FAR values based on frontage at wide and narrow streets. Due to the unique site configuration of the development area, the building's mass will front onto East 162nd Street (a narrow street), where the maximum FAR is 6.2. The development calls for a FAR of 7.60, thus the non-compliance with ZR77-22. The Mayoral Override will allow the building to be designed as proposed. Taken as an entirety however, the proposed building does conform to FAR requirements.

Existing development of the surrounding community is typified by mid-rise, recently constructed residences. Commercial activity and bus transportation are found on East 161st and East 163rd Streets, Melrose Avenue, and Third Avenue. The main campus of Boricua College is situated to the east of Melrose Commons Site C. There is no subway access within a five block radius of this site.

**Development Proposal for Melrose Commons Site C**

The project scope of development includes construction of two residential buildings to be located on Melrose Commons Site C.

**Building 1: Elton Crossing-Family Development**
**Total Development Investment $72 Million**

To be known as Elton Crossing, this mixed use building will be located on the north side of East 161st Street at the junction of East 161st Street and Elton Avenue. The proposed "U" shaped building will extend north on Elton Avenue to East 162nd Street, occupying the south side of East 162nd Street, including property located in the bed of Melrose Crescent, an unbuilt street which is to be de-mapped pursuant to **Application C 120323 MMX.** It will range in height between six stories on the western section of the building fronting on East 161st Street, to a maximum of 12 stories (maximum height 116.8 feet) which will front on Elton Avenue and on East 162nd Street. Elton Crossing will approximate a total of 220,000 square feet. Residential access to Elton Crossing will be provided on East 162nd Street, as will vehicular access to the off-street parking facility.

Features of Elton Crossing include:

- Doorman services between Noon--Midnight
- 203 units, including;
  - 3% studios-approximating: 450-500 square feet
  - 43% one-bedroom-approximating: 600-650 square feet
  - 48% two-bedrooms-approximating: 800-900 square feet
  - 6% three-bedrooms-approximating: 900-1,000 square feet

- Roof garden area offering 2,600 square feet accessible on the 11th floor
- Landscaped court yard for passive recreation
- Children's interior play room approximating 300 square feet (adjacent to laundry room)
- Landscaped court yard for passive recreation
- Basement storage area for bicycles
- Off street parking accommodating 32 vehicles
- Solar panel roof installments to provide electric service for common areas.

Retail space approximating 8,200 square feet will be accessible on East 161st Street.

Affordable rents will range from the very low ($17,000 annual households earnings) to moderate income families ($70,000 annual household earnings) including:

- 8% of the units affordable to 30% of Area Median Income (AMI)
- 11% of the units affordable to 40% AMI
- 11% of the units affordable to 50% AMI
- 46% of the units affordable to 60% AMI
- 24% of the units affordable to 80% AMI

**Building 2: Melrose Commons Veterans Supportive Housing**
**Total Development Investment $20 Million**

Construction of a new nine-story residential building will offer permanent housing for homeless veterans with mental health conditions. Included will be supportive housing accommodations for 58-residents residing in studio apartments, each apartment consisting of between 350-360 square feet. Kitchen areas are to be located in each unit. A full one-bedroom unit will be provided to the building's superintendent. Residents will also have access to:

- On site case workers
- Substance abuse counsellors
- Programming and job training sessions
- Community room approximating 800 square feet
- Exterior garden area for passive recreation
- Installation of solar panels to provide for common area energy (lighting)

Additional commitments to the community include:

- Employment to qualified residents residing in Bronx Community District #3
- Community room & kitchen will be available for neighborhood meetings and events
- Local maintenance contractors will be solicited for bids
- A Community Advisory Committee made up of local residents and elected officials will be established to address operational issues

This project will benefit from a New York City Housing Authority (NYCHA) Project Based Section 8 Program. Pursuant to this program, any resident accepted will be assured that no more than 30% of their income will be required for monthly rental charges. The balance will be financed through this Section 8 Program. Critical to this program, these benefits are associated with the residential unit, not the resident. As such, a resident need not apply for Section 8 subsidies.

## ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications have been reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified these applications as complete on November 17, 2014.

## BRONX COMMUNITY DISTRICT PUBLIC HEARING

Bronx Community District #3 held a public hearing on December 9, 2014. A unanimous vote recommending approval of these applications was 26 in favor, zero opposed and zero abstaining.

## BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on January 6, 2015. Representatives of the applicants were present and spoke in favor of these applications. No other members of the public were in attendance and the hearing was closed.

## BRONX BOROUGH PRESIDENT'S RECOMMENDATION

I am especially proud to acknowledge that upon the approval of these applications and the build-out such approvals will facilitate, development of Melrose Commons will have created approximately 3,700 units of newly constructed residences. I am even more proud to note that the realization of this milestone offers residents a wide range of accommodations including town houses, cooperative apartments, affordable senior citizen housing, affordable rentals and market rate housing. The realization of this endeavor is in no small part a tribute to the residents of Melrose, the dedication of people like the late Yolanda Garcia, and to our elected officials and city agencies who have stood by and supported the reconstruction of this community for the past 20 years.

I offer my enthusiastic support for the two projects approving these applications will facilitate with one notable caveat pertaining to Elton Crossing. I recommend that the number of three-bedroom units be increased from the present 6% of total units, to 10%. Given the demographics of this community, I believe it is essential that significant projects of this kind include a larger percentage of three-bedoom residences.

I am very appreciative of the dedication and professionalism of those who will oversee and manage the residence for homeless veterans that approval of these applications will facilitate.

This is a population that desperately requires our compassion and care, both of which this new facility will provide. I also support the creation of a Community Advisory Committee which will include a diverse representation of neighborhood residents and elected officials. As such I am assured that together we will be able to provide all that is necessary in order that these worthy men and women can live in dignity and with purpose.

Beyond the many benefits development of Melrose Commons Site C will bring to this Bronx community, Elton Crossing will accommodate residents with an expanded range of income variations. This range includes a low of 30% AMI, to as much as 80% AMI, all residing within this one development. At a time when our city's neighborhoods are increasingly segregated based on income, the broader income diversity to be offered at Elton Crossing is very timely and is vital for a community such as Melrose.

Just as exciting is the way by which rent subsidies will be afforded to those seeking accommodations at the veterans supportive housing development. Here, rather than requiring an individual to apply for rent subsidies, such benefits will be assigned to the unit through the New York City Housing Authority's Section 8 Program. As such, whomever resides in this facility, their rent will never exceed more than 30% of their monthly income. This not only reduces the rent-stress placed on low-income individuals, but virtually guarantees those operating this facility that their support services costs will be satisfied by a reliable source of income. Both these programs are a tribute to our current administration and the realization that if we are to resolve homelessness and improve the quality of housing for our diverse population, innovative ways to address these challenges are essential.

I am very pleased to concur with the unanimous decision of Bronx Community Board #3 and recommend approval of these applications.