



CITY PLANNING COMMISSION

August 7, 2013 / Calendar No. 3

C 130120 ZMY

IN THE MATTER OF an application submitted by Kingsbridge Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d:

1. eliminating from within an existing R6 District a C1-3 District bounded by the former centerline of Broadway, West 225th Street, a line 100 feet southeasterly of the former southeasterly street line of Broadway, and the northeasterly boundary line of the Penn Central Railroad right-of way;
2. changing from an R6 District to a C8-3 District property bounded by Broadway, West 225th Street, a line 100 feet southeasterly of the former southeasterly street line of Broadway, and the northeasterly boundary line of the Penn Central Railroad right-of way; and
3. changing from an M1-1 District to a C8-3 District property bounded by a line 100 feet southeasterly of the former southeasterly street line of Broadway, West 225th Street, the westerly boundary line of a railroad right-of way, a line 625 feet southwesterly of West 225th Street, and the northeasterly boundary line of the Penn Central Railroad right-of-way;

as shown on a diagram (for illustrative purposes only) dated March 18, 2013, and subject to the conditions of CEQR Declaration E-303.

The application for an amendment to the Zoning Map was filed by Kingsbridge Associates, LLC on November 21, 2012, to rezone 10 lots from M1-1 and R6/C1-3 to C8-3 to facilitate an expansion of the existing River Plaza Shopping Center, located in the Marble Hill neighborhood within the Bronx Community District 7, Boroughs of Manhattan and the Bronx.

BACKGROUND

The applicant is proposing an amendment of the Zoning Map to change Bronx Block 3245, Lot 60 and p/o Lot 12 and Manhattan Block 2215, Lots 652, 653, 654, 665, 670, p/o 672, 690, 700 from M1-1 and R6/C1-3 zoning districts to a C8-3 district, in order to facilitate the expansion of the existing River Plaza Shopping Center. The proposed project is located in the Marble Hill neighborhood of Manhattan and the Bronx, within Bronx Community District 7. The project site lies north of the adjacent Metro-North

Hudson River line tracks and Harlem River, west of the abandoned Putnam Rail line tracks and Major Deegan Expressway, south of W 225th Street, and east of Broadway and the elevated 1 train.

The project area consists of 10 zoning lots totaling approximately 408,220 square feet. Six lots are owned by New York City agencies, including two lots by the Department of Environmental Protection (DEP) (Manhattan, Block 2215, Lots 652 and 653) one of which contains a pump station, three lots are owned by the Metropolitan Transit Authority (MTA) (Manhattan, Block 2215, Lots 670 and 690 and Bronx Block 3245, Lot 12), and one lot is owned by the City of New York (Manhattan, Block 2215, Lot 670), which is used as an easement. In addition to properties owned by agencies, there are additional easements on the site for DEP access to the Harlem River. The easements and governmentally owned areas account for approximately 52,000 square feet of the rezoning area.

The four applicant owned lots (Manhattan, Block 2215, Lots 654, 665, and 700 and Bronx, Block 3254, Lot 60), have a lot area totaling approximately 398,200 square feet and are developed with the River Plaza Shopping Center. Currently, the project area lies partially within an M1-1 and partially in a R6/C1-3 zoning district. The M1-1 zoning district permits commercial and light manufacturing uses, whereas the R6/C1-3 zoning district permits residential and commercial uses.

The River Plaza Shopping Center, located at the intersection of West 225th St. and Broadway, is comprised by three buildings; a 41,760 square-foot two-story building that contains retail stores, a bank, and a fitness center; a one-story, 7,500 square foot restaurant building; and a 183,000 square foot building with a below grade (cellar) department store with retail stores above, at the ground level. Since a large part of the retail space is located below grade, the River Plaza Shopping Center contains only about 99,500 square feet of zoning floor area for an FAR of 0.25. The buildings were built in 2004.

The applicant proposes to add an additional 25,680 square feet of retail space on the roof of the existing department store building. The additional retail space would increase the height of the building from about 16 feet (not counting the parapet) to 40 feet (including the parapet). Additionally, 10,695 square feet of ground level storage space would be added next to the existing loading docks at the southeastern end of the department store building. Under the existing M1-1 district, retail uses are limited to less than 10,000 square feet of floor area, and maximum building height is limited to 30 feet. Under the proposed C8-3 district, the restriction to the size of retail uses would be eliminated, and the maximum building height would be raised to 60 feet.

Under the current zoning, 804 parking spaces are required, and 807 parking spaces are provided; 187 spaces at grade and 620 on the roof of the department store. However, 142 parking spaces would be lost due to the proposed enlargement. Under the proposal, 665 total parking spaces would remain on site, 137 at grade and 528 on the roof of the department store. Under the proposed C8-3 zoning district, the parking requirements would be reduced and 284 parking would be required for the shopping center. Under the proposed C8-3 zone, the expansion would also require 14 enclosed and 26 unenclosed on-site bicycle parking spaces.

Most of the surrounding community is zoned R6, and is predominately developed with residential buildings, including the Marble Hill Houses to the north, which consist of nine 14- and 15-story buildings. To the east of the site is an M1-1 district along the abandoned Putnam Rail line tracks and the Major Deegan Expressway, further east is an R6 residential district. To the west of the site is an R6 zoning district housing a mix of 6-story and 2-story residential buildings, with the exception of Broadway which contains a C1-3 commercial overlay with, primarily, one-story commercial buildings. South of the site is the Hudson River Metro-North tracks and the Harlem River.

The R6 district permits residential FAR that ranges from .78 to 2.43 depending on the height factor and a community facility FAR of 4.8. The C1-3 commercial overlay allows commercial uses up to 2.0 FAR. The M1-1 district is a low-density light manufacturing

district with a max FAR of 1.0 and a community facility FAR of 2.4. The M1-1 zoning district limits the size of retail stores to under 10,000 square feet per establishment.

The C8-3 zoning district permits a commercial FAR of 2.0 and community facility FAR of 6.5, while the existing M1-1 district, which encompasses the majority of the site, permits an FAR of 1.0 and community facility FAR of 2.4. The River Plaza Shopping Center has a current FAR of 0.25, and the proposal would increase the FAR to 0.34. The applicant does not intend to utilize the maximum FAR in the future, nor is it physically possible to utilize the maximum amount of floor area without rebuilding the site.

ENVIRONMENTAL REVIEW

This application (C 130120 ZMY) 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 13DCP047X. The lead is the City Planning Commission.

After a study of the potential environmental impacts of the proposed action (C 130120 ZMY), a Conditional Negative Declaration was issued. The lead agency has determined that the proposed actions will have no significant effect on the quality of the environment, once it is modified as follows:

The applicant agrees to contact the New York City Department of Transportation (NYCDOT) within six months after the completion of this project and to inform them of the need to implement the following traffic mitigations:

At the intersection of West 225th Street and Broadway, to transfer one second of green time from the southbound phase to the westbound phase during the weekday midday peak period. Additionally, to transfer one second of green time to the westbound phase and two seconds of green

time to the north/south phase for a total reduction of three seconds of green time from the southbound only movement during the weekday PM and Saturday peak periods.

At the intersection of West 225th Street at Exterior Street, it is proposed to transfer three seconds of green time from the east/west phase to the north/south phase during the PM peak period and two seconds of green time from the east/west phase to the north/south phase during the Saturday peak period.

At the intersection of West 225th Street at Bailey Avenue, it is proposed to transfer two seconds of green time from the east/west phase to the north/south phase during the weekday PM peak period and three seconds of green time from the east/west phase to the north/south phase during the Saturday peak period.

The Conditional Negative Declaration includes an (E) designation which would be mapped as part of the proposed action to avoid the potential for significant adverse hazardous material impacts (E-303).

To avoid any potential impacts associated with hazardous materials, the proposed action will place an (E) designation on Block 3245, Lot 60. The text of the (E) designation is as follows:

Task 1 – Soil Vapor Barrier

The fee owner(s) of the lot restricted by this (E) designation shall install a Soil Vapor Barrier under the proposed storage expansion building as shown in the Environmental Assessment Statement (dated March 15, 2013), Illustrative Preliminary Site Plan, Figure A-5. A Health and Safety construction work plan shall be prepared for OER’s review and approval prior to installation. Instead of the foregoing, the fee owner may elect to undertake soil sampling and any necessary remediation, as determined by OER, in accordance with Tasks 2 and 3.

Task 2 - Sampling Protocol

For any areas of in-ground disturbance that are not covered by the Soil Vapor Barrier task outlined above, the fee owner(s) of the lot(s) restricted by this (E) designation will be required to prepare a scope of work for any soil, gas, or groundwater sampling and testing needed to determine if contamination exists, the extent of the contamination, and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to OER for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis.

No sampling program may begin until written approval of a work plan and sampling protocol is received from OER. The number and location of sample sites should be selected to adequately characterize the type and extent of the contamination, and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by OER upon request.

Task 3 – Remediation Determination and Protocol

A written report with findings and a summary of the data must be presented to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be provided by OER if the results indicate that remediation is necessary.

If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is necessary according to test results, a proposed remediation plan must be submitted to OER for review and approval. The fee owner(s) of the lot(s) restricted by this (E) designation must perform such remediation as determined necessary by OER. After completing the remediation, the fee owner(s) of the lot restricted by this (E) designation should provide proof that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts

associated with contaminated soil and/or groundwater. This Plan would be submitted to OER for review and approval prior to implementation.

With the implementation of the above (E) designation (E-303), no significant adverse impacts related to hazardous materials would occur.

The applicant signed the Conditional Negative Declaration on March 18, 2013. The Conditional Negative Declaration was published in the City Record and New York State Environmental Notice Bulletin on March 27, 2013. Pursuant to the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq., a 30-day comment period followed.

No comments were received and the Conditional Negative Declaration was issued on August 5, 2013.

UNIFORM LAND USE REVIEW

This application (C 130120 ZMY) was certified as complete by the Department of City Planning on March 18, 2013, and was duly referred to Bronx Community Board 7, the Manhattan Borough President, and the Bronx 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 7 held a public hearing on this application (C 130120 ZMY) on April 25, 2013, and on May 21, 2013, by a vote of 21 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application (C 130120 ZMY) was considered by the Bronx Borough President who issued a recommendation approving the application on June 20, 2013 and by the

Manhattan Borough President who issued a recommendation approving the application on May 31, 2013.

City Planning Commission Public Hearing

On June 19, 2013 (Calendar No. 3), the City Planning Commission scheduled July 10, 2013 for a public hearing on this application (C 130120 ZMY). The hearing was duly held on July 10, 2013 (Calendar No. 30).

One speaker, a representative of the applicant, spoke in favor of the application, describing the proposed rezoning and the enlargement of the shopping center that it would facilitate.

There were no other speakers on the application and the hearing was closed.

Waterfront Revitalization Program Consistency Review

This application (C 130120 ZMY) was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 13, 1999 and by the New York State Department of State on May 28, 2002, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 12-126.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The City Planning Commission believes that this application (C 130120 ZMY) for an amendment to the Zoning Map from M1-1 and R6/C1-3 to C8-3 is appropriate.

The Commission acknowledges that the success of the existing River Plaza Shopping Center is the impetus for the rezoning. The additional storage space is needed for the department store to maintain enough store inventory. The department store space is occupied by one of the most popular Target stores in the country.

The Commission believes that the proposed rezoning would provide the existing River Plaza Shopping Center with the ability to expand their retail space on the existing rooftop parking lot area while still maintaining enough parking spaces to accommodate the development.

The Commission believes the proposed expansion would support the growing commercial corridor along 225th Street and Broadway and would not change the scale or character of the surrounding community and is appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment subject to the following conditions:

The applicant agrees to contact the New York City Department of Transportation (NYCDOT) within six months after the completion of this project and to inform them of the need to implement the traffic signal adjustments at three intersections as specified in the Conditional Negative Declaration.

And be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this action, finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of

the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 1d:

1. eliminating from within an existing R6 District a C1-3 District bounded by the former centerline of Broadway, West 225th Street, a line 100 feet southeasterly of the former southeasterly street line of Broadway, and the northeasterly boundary line of the Penn Central Railroad right-of way;

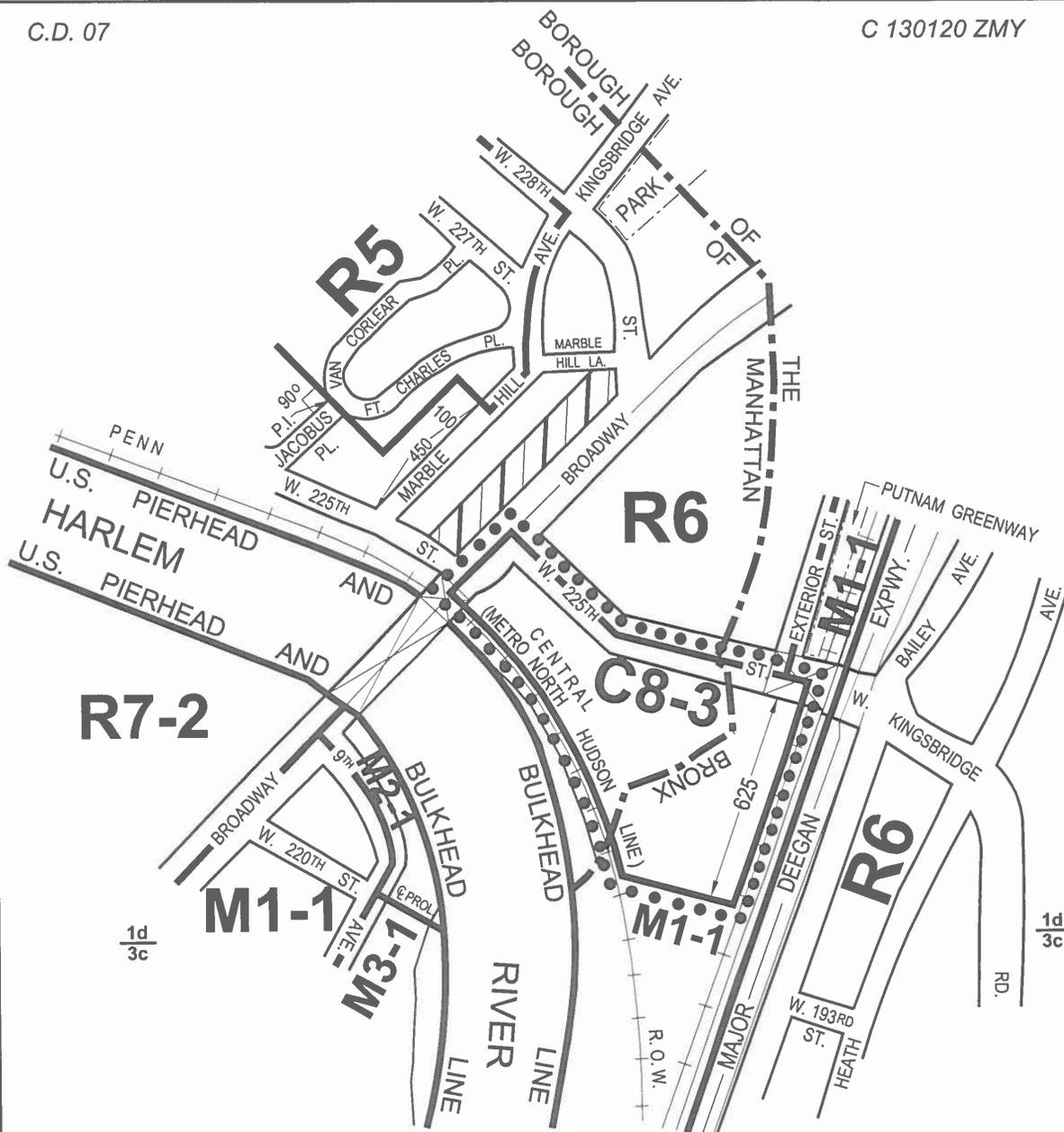
2. changing from an R6 District to a C8-3 District property bounded by Broadway, West 225th Street, a line 100 feet southeasterly of the former southeasterly street line of Broadway, and the northeasterly boundary line of the Penn Central Railroad right-of way;
and

3. changing from an M1-1 District to a C8-3 District property bounded by a line 100 feet southeasterly of the former southeasterly street line of Broadway, West 225th Street, the westerly boundary line of a railroad right-of way, a line 625 feet southwesterly of West 225th Street, and the northeasterly boundary line of the Penn Central Railroad right-of-way;

as shown on a diagram (for illustrative purposes only) dated March 18, 2013, and subject to the conditions of CEQR Declaration E-303.

The above resolution (C 130120 ZMY), duly adopted by the City Planning Commission on August 7, 2013 (Calendar No. 3), 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, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice-Chairman
ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, BETTY Y. CHEN, MICHELLE R. DE LA UZ,
MARIA M. DEL TORO, JOSEPH I. DOUEK, RICHARD W. EADDY,
ANNA HAYES LEVIN, ORLANDO MARIN, Commissioners



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP
1d
 BOROUGH OF
BRONX & MANHATTAN

J. Miraglia
 J. Miraglia, Director
 Technical Review Division



New York, Certification Date
 MARCH 18, 2013



- NOTE:**
- Indicates Zoning District Boundary.
 - The area enclosed by the dotted line is proposed to be rezoned by eliminating a C1-3 District from within an existing R6 District, and by changing R6 and M1-1 District to a C8-3 District.
 - Indicates a C1-3 District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

Application #: **C 130120 ZMY**

Project Name: **River Plaza Rezoning**

CEQR Number: 13DCP047X

Borough(s): Bronx

Community District Number(s): 07

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

SUBMISSION INSTRUCTIONS

- 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) 720-3358 and note "Attention of the Calendar Office"
- 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 Kingsbridge Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d:

- eliminating from within an existing R6 District a C1-3 District bounded by the former centerline of Broadway, West 225th Street, a line 100 feet southeasterly of the former southeasterly street line of Broadway, and the northeasterly boundary line of the Penn Central Railroad right-of-way;
- changing from an R6 District to a C8-3 District property bounded by Broadway, West 225th Street, a line 100 feet southeasterly of the former southeasterly street line of Broadway, and the northeasterly boundary line of the Penn Central Railroad right-of-way; and
- changing from an M1-1 District to a C8-3 District property bounded by a line 100 feet southeasterly of the former southeasterly street line of Broadway, West 225th Street, the westerly boundary line of a railroad right-of-way, a line 625 feet southwesterly of West 225th Street, and the northeasterly boundary line of the Penn Central Railroad right-of-way;

Borough of Manhattan and Borough of the Bronx, Community District 7, as shown on a diagram (for illustrative purposes only) dated March 18, 2013, and subject to the conditions of CEQR Declaration E-303.

Applicant(s): Kingsbridge Associates, LLC 675 Third Avenue New York, NY 10017		Applicant's Representative: Steven M. Sinacori, Esq. Akerman Senterfitt LLP 335 Madison Avenue New York, NY 10017	
Recommendation submitted by: Bronx Community Board 7			
Date of public hearing: 4/25/13		Location: Community Board #7 229 E. 204 th St., Bronx, 10458	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		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: 5/21/13		Location: K-Hay House 2550 Webb Avenue; Bronx, 10468	
<p>RECOMMENDATION</p> <p><input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions</p> <p><input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions</p> <p>Please attach any further explanation of the recommendation on additional sheets, as necessary.</p>			
<p>Voting</p> <p># In Favor: # Against: # Abstaining: Total members appointed to the board:</p>			
Name of CB/BB officer completing this form <i>Paul J...</i>		Title Chairperson	Date 5/21/13



THE CITY OF NEW YORK
BOROUGH OF THE BRONX
COMMUNITY BOARD 7



RUBEN DIAZ, JR., BOROUGH PRESIDENT

PAUL FOSTER, CHAIRMAN

Tuesday, May 21, 2013

Amanda M. Burden
NYC City Planning Commission
22 Reade Street
6th Floor
New York, NY 10007

This letter is in support of the River Plaza Associates request to rezone the commercial designations for the Land located at the 225th Target Shopping Mall. The proposed project seeks to expand 25,000 square feet of retail space to accommodate storage and the usage of space to provide additional business in the district.

The project had undergone detailed review with local Bronx city planning professionals, and has been approved to undergo The ULURP Process. The project is in the purview of Community Board and we believe that it will continue to benefit Bronx residents who currently utilize the shopping center.

Community Board 7 prides itself on improving the quality of life and economic sustainability for the community that we serve.

Sincerely,

Paul Foster
Chairman
Community Board 7

Lisa Sills-Short
Committee Chairperson
Land Use and Zoning

**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 130120 ZMY

DOCKET DESCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 7

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 BOROUGH PRESIDENT'S RECOMMENDATION



 BOROUGH PRESIDENT

6/20/13
 DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 130120 ZMY
River Plaza Rezoning
June 13, 2013

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Kingsbridge Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d:

1. eliminating from within an existing R6 District a C1-3 District bounded by the former centerline of Broadway, West 225th Street, a line 100 feet southeasterly of the former southeasterly street line of Broadway, and the northeasterly boundary line of the Penn Central Railroad with-of way;
2. changing from an R6 District to a C8-3 District, property bounded by Broadway, West 225th Street, a line 100 feet southeasterly of the former southeasterly street line of Broadway, and the northeasterly boundary line of the Penn Central Railroad right-of way; and
3. changing from an M1-1 District to a C8-3 District property bounded by a line 100 feet southeasterly of the former southeasterly street line of Broadway, West 225th Street, the westerly boundary line of a railroad right-of way, a line 625 feet southwesterly of West 225th Street, and the northeasterly boundary line of the Penn Central Railroad right-of way;

Borough of Manhattan and Borough of the Bronx, Community District #7, as shown on a diagram (for illustrative purposes only) dated March 18, 2013, and subject to the conditions of CEQR Declaration E-303.

BACKGROUND

Approval of this application will facilitate expansion of retail and storage space at an existing shopping center complex known as River Plaza. This site is located on Block 2215, Lots 652, 653, 654, 665, 670, 672, Part of 672, and 700 in the Bronx. In Manhattan this site is located on Block 3245, Part of Lots 12 and 60. This shopping center is bounded by Broadway to the west, West 225th Street to the north, the Major Deegan Expressway to the east and the Hudson Line of the Metro North Railroad to the south. Kingsbridge Associates (the applicant) is seeking an amendment of the Zoning Map eliminating an existing M1-1 District and Part of an R6/C1-3, to the proposed C8-3 District.

The site includes 436,010 square feet of property, accommodating development consisting of 408,220 square feet. Current zoning mandates a minimum of 804 parking spaces be allocated on site, whereas 807 are provided. However, the physical limitations of this site, notably the numerous easements that exist, severely restrict the locating of any new structures and the required additional parking spaces that would be mandated under current zoning. Therefore, the applicant seeks to amend the Zoning Map by eliminating the existing M1-1 and R6/C1-3 District, and establish instead a C8-3 District, which if approved will substantially reduce the required number of parking spaces from 804, to 284.

Environmental review undertaken by the applicant does indicate that, during peak hours, (Saturday evenings between 4 p.m.-7 p.m.) current demand for on-site parking approximates 546 spaces. The applicant does intend to preserve 665 spaces, leaving an approximate surplus of 119 spaces that would be available during peak demand.

The applicant's preliminary plans include construction of two additional facilities;

- 1) Expansion of retail space consisting of 25,680 square feet. This additional space will be constructed on the roof of an existing building, on which rooftop parking is now provided. The retail occupants of this existing building include Target. It is situated on the south side of West 225th Street.
- 2) A storage building consisting of 10,695 square feet. This new structure will augment an existing storage building. This new addition will be situated on an undeveloped section of the shopping center complex, located on the southwestern boundary of River Plaza, immediately east of the Metro North Railroad right-of way.

Existing residential development in the surrounding community is dominated by the Marble Hill Houses, a public housing development operated by the New York City Housing Authority, (NYCHA). This high rise complex is located on the north side of West 225th Street, opposite the River Plaza shopping complex. Mid rise residential development is also located west of the shopping complex, west of Broadway and to the east, east of the Major Deegan Expressway. Mass transit via the Number 1, Broadway line is accessible on Broadway where additional retail activity is also located. The area is also extensively served by various bus routes. Access to the Major Deegan Expressway (Interstate 87) is available within a ¼ mile of River Plaza.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to SEQRA and CEQR and received a Conditional Negative Declaration. This declaration allows this application to proceed, however prior to the construction of any new structures on the site, CEQR Declaration E-303 must be resolved. This application was certified as complete by the Planning Commission on March 18, 2013.

BRONX COMMUNITY BOARD PUBLIC HEARING

A public hearing on this application was convened by Bronx Community Board #7 on May 21, 2013. A unanimous vote recommending approval of this application was 21 in favor, zero opposed and zero abstaining.

BOROUGH PRESIDENT'S RECOMMENDATION

River Plaza is one of the most successful shopping centers in New York City, and includes one of the most profitable Target department stores in the United States. Given the comprehensive array of public transportation systems serving River Plaza, coupled with its convenient location to the Major Deegan Expressway, at my public hearing the applicant boasted that this shopping center successfully attracts clientele from both the local community and beyond. Of comparable importance is that the success of this center enables it to secure approximately 1,000 jobs. Consequently, I am especially pleased to know that even the most preliminary expansion plans for River Plaza are being considered.

The irony of this application is that perhaps the least utilized convenience at River Plaza are its off-street parking facilities. Testimony given at my public hearing yields the following considerations:

- 1) Of the 807 parking spaces provided fewer than 550 are utilized during peak shopping hours (Saturday between 4 p.m. and 7 p.m.),
- 2) During off peak hours, of the 807 spaces provided, fewer than 50 percent are utilized,
- 3) As proposed, the C8-3 zone will require 284 off-street parking spaces, 665 such spaces will be retained,
- 4) 90 percent reach River Plaza using alternatives to the private automobile.

Nonetheless, under current zoning if any expansion of retail venues were constructed, additional parking would be needed, despite what currently appears to be an ample number of available spaces. Consequently, if any additional, job producing retail development is to occur at River Plaza, only by reducing the number of required parking spaces can such development take place. I am therefore very pleased to support this application that would establish a C8-1 zone for River Plaza and by so doing reduce the number of required parking spaces. I concur with the unanimous support Community Board #7 gives this matter.

I recommend approval of this application.

Borough President Recommendation

City Planning Commission
22 Reade Street, New York, NY 10007
Fax # (212) 720-3356

INSTRUCTIONS

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2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

Application: **C 130120 ZMY – River Plaza Rezoning**

Docket Description:

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2. changing from an R6 District to a C8-3 District property bounded by Broadway, West 225th Street, a line 100 feet southeasterly of the former southeasterly street line of Broadway, and the northeasterly boundary line of the Penn Central Railroad right-of-way; and
3. changing from an M1-1 District to a C8-3 District property bounded by a line 100 feet southeasterly of the former southeasterly street line of Broadway, West 225th Street, the westerly boundary line of a railroad right-of-way, a line 625 feet southwesterly of West 225th Street, and the northeasterly boundary line of the Penn Central Railroad right-of-way;

located within the Borough of Manhattan and the Borough of the Bronx in Bronx Community District 7.

COMMUNITY BOARD NO: 7

BOROUGH: Bronx

RECOMMENDATION

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

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

See Attached


BOROUGH PRESIDENT

5/31/13
DATE



THE CITY OF NEW YORK
OFFICE OF THE PRESIDENT
BOROUGH OF MANHATTAN

SCOTT M. STRINGER
BOROUGH PRESIDENT

May 31, 2013

Recommendation on
ULURP Application No. C 130120 ZMY – River Plaza Rezoning
by Kingsbridge Associates, LLC

PROPOSED ACTION

Kingsbridge Associates, LLC¹ (“the applicant”) seeks a **zoning map amendment** to change portions of M1-1 and R6/C1-3 districts to a C8-3 zoning district. Approval of the proposed rezoning would permit the expansion of an existing shopping center located north of the Harlem River. The project site is located in Manhattan’s Marble Hill neighborhood within Bronx Community District 7.

PROJECT DESCRIPTION

The applicant seeks to rezone an area from an M1-1 and R6/C1-3 to a C8-3 zoning district. The project lot is approximately 398,000 square feet (SF) and straddles the boundary between Manhattan (Block 3245, Lots 12, and part of Lot 16) and the Bronx (Block 2215, Lots 652, 653, 654, 665, 670, 672, and part of Lots 672 and 700). The project site is generally bounded by the Major Deegan Expressway to the east, West 225th Street to the north, Broadway to the west and the Metro-North Hudson Rail Line that runs along the Hudson River to the south.

The applicant seeks a rezoning to provide greater flexibility in modifying the existing site plan. The project site currently contains five buildings, three of which make up the River Plaza Shopping Center.² The shopping center consists of three buildings: a two-story building (41,760 GSF) with a range of retail uses including a bank and fitness center; a one-story restaurant (7,500 GSF); and a one-story Target Department Store (159,721 GSF).³ The existing project area also contains 807 parking spaces that are distributed

¹ Paul Travis is a Member of Kingsbridge Associates, LLC.

² The other two buildings include a small government building managed by the NYC Department of Environmental Protection, and an existing one-storage building (20,813 GSF).

³ A portion of the existing one-story Target building is considered cellar, and therefore does not count as



between the buildings of the shopping center (187 spaces) and on the rooftop of Target (620 spaces).⁴ Approval of this application would facilitate the development of a one-story storage building and an additional retail level onto an existing building. The rezoning would also allow the extension of an existing physical culture and health establishment on the site.

The majority of the proposed project area is within an M1-1 zoning district, which has a maximum allowable FAR of 1 and permits Use Groups 4-14,⁵ 16 and 17⁶ uses. Additionally, a small portion of the project area is currently mapped R6/C1-3, which allows up to 2 FAR for commercial uses, 4.80 FAR for community facility uses, and permits Use Groups 1-4 and 5-6 uses.⁷ Restrictions and requirements apply within the existing zoning boundaries, such that retail stores are limited to 10,000 SF, and one parking space is required for every 300 SF of retail within an M1-1 district.⁸ Further, a variance for physical culture or health establishments could only be obtained in an M1-1 zone, and are not permitted in an R6 district.

The applicant proposes a C8-3 zoning district to allow additional development within the shopping complex as well as alleviate the site's existing parking requirements. The proposed C8-3 zoning district allows similar general service uses permitted in an M1-1 zone. Approval of the proposed rezoning would allow an FAR of up to 2, increasing allowable development of the proposed site to 798,400 SF, and lower the amount of required parking to one space per 1,000 SF of retail.⁹

Specifically, the applicant proposes to add an additional retail level (approximately 25,680 SF) onto the existing Target and develop an additional building for storage (approximately 10,695 SF) at the southwest corner of project site.¹⁰ Additionally, parking spaces at the site would be reduced by 142 to a total of 665 spaces.¹¹

The immediate surrounding area is delineated by major thoroughfares, commuter rail and subway lines. Both the West 225th Street subway station and the Marble Hill Metro North rail station are located at the project site's northwest corner. The project site's immediate surrounding area consists of low- to mid-sized residential buildings. Directly north of the site is a group of 14- and 15-story multifamily buildings; east of the site, on the other side of the Major Deegan Expressway, consists of single-family houses and six-

floor area and only has 30,803 ZSF.

⁴ Target's rooftop parking is accessed from the store's southwest corner.

⁵ Use Groups 4-14 includes community facility uses, a range of local service retail as well as large department stores.

⁶ Use Groups 16 and 17 include semi-industrial uses and light manufacturing that conform to high performance standards.

⁷ Use Groups 1-4 include residential and community facility uses, and Use Groups 5-6 uses include transient hotels and local retail and service establishments.

⁸ In a R6/C1-3 zoning district, one parking space is required for every 400 SF of retail.

⁹ One parking space is required for every 2,000 SF of storage area. The proposed storage area on the site is 31,508 SF.

¹⁰ Storage space is counted towards the total zoning floor area.

¹¹ Only 284 parking spaces would be required with the approved rezoning and new development at the site.

story apartment buildings; and west of the site, along Broadway and directly under the elevated 1 subway track, is a stretch of ground-floor retail establishments.

COMMUNITY BOARD'S RECOMMENDATION

At a General Board Meeting on May 21, 2013, Bronx Community Board 7 voted unanimously to approve this application.

BOROUGH PRESIDENT'S COMMENTS

River Plaza has been a successful retail center since it opened in 2004, creating over 1,000 permanent jobs and generating over \$12 million annual revenue for the city. The redevelopment of the site as a shopping center activated an otherwise dormant space that was previously occupied by underutilized warehouses. The shopping center's success has resulted in an increased demand for space and is a positive sign of the economic health of the area.

The proposed C8-3 rezoning is appropriate as it will rectify the split lot zoning condition and will allow uses that are compatible with the existing commercial uses. In addition, the proposed project will not overwhelm the existing project site or the surrounding neighborhood as it is separated from dense residential communities by natural boundaries, major roads and rail infrastructure.

Moreover, the proposed reduction in parking spaces activates dead spaces at the site, and further, aligns with the city's policy toward transit-oriented developments. The parking reduction also reflects the sites existing operation and will not negatively impact the neighborhood's parking needs. Visitors to the shopping center are either from the nearby neighborhood or they come by way of the subway and commuter rail, which have resulted in low occupancy rates of the existing parking facility.

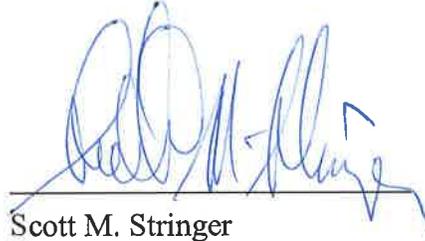
Furthermore, the proposed rezoning will facilitate the expansion of the River Plaza Shopping Center that will continue to fuel economic development in the area. It will allow for the expansion of popular retail establishments and could potentially add 64 retail jobs¹² in addition to short-term construction jobs.

BOROUGH PRESIDENT'S RECOMMENDATION

The proposed C8-3 rezoning permits the expansion of an existing shopping center that provides welcomed retail amenities in an otherwise underserved community. Further the reduction of total parking will be beneficial to overall site design and support citywide transit-oriented development policies.

¹² Based on urban planning and design standards of one employee for every 400 SF of retail space.

Therefore, the Manhattan Borough President recommends approval of ULURP Application No. C 130120 ZMY.



Scott M. Stringer
Manhattan Borough President