



## **CITY PLANNING COMMISSION**

December 4, 2013/ Calendar No. 6

C140045 HAX

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**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 1446-1458 Plimpton Avenue (Block 2874, Lots 3, 6, 8 and part of 10) 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 Block 2874, Lots 3, 6, 8, 27 and part of 10, to a developer to be selected by HPD;

to facilitate the construction of a seven-story senior residence with approximately 61 dwelling units and 22,557 square feet of community facility space, in the Borough of the Bronx, Community District 4.

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Approval of three separate matters is required:

1. The designation of properties located at 1446-1458 Plimpton Avenue (Block 2874, Lots 3, 6, 8, p/o10, 27) as an Urban Development Action Area ;
2. An Urban Development Action Area Project for such areas; and
3. The disposition of such property to a developer selected by HPD.

The application for the Urban Development Action Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on July 26, 2013. Approval of this application, in conjunction with related action, will facilitate the development of a seven-story mixed use development with approximately 61 residential units and community facility use.

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

The Project Area consists of underutilized vacant property that 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 health and safety and would promote sound growth and development. The Project Area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

## **RELATED ACTION:**

In addition to the designation of an Urban Development Action Area, project approval and disposition of city-owned property, which is the subject of this report (C 140045 HAX), implementation of the proposed project also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

**C 140044 PQX**      An application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1448 Plimpton Avenue (Block 2874, Lot 27).

## **BACKGROUND**

The Project Site is located in Community District 4 in the Highbridge section of the Bronx and consists of five tax lots (Block 2874, Lots 3, 6, 8, p/o 10 and 27) located on Plimpton Avenue between Edward L. Grant Highway and West 172<sup>nd</sup> Street. The primary construction site is an approximately 12,745 square feet lot located on the corner of Plimpton Avenue and West 172<sup>nd</sup> Street (Block 2874, Lot 27), which is currently used for open space and parking. The other site consists of four vacant, City-owned parcels (Block 2874, Lots 3, 6, 8, and part of 10), located at the corner of Plimpton Avenue and Edward L. Grant Highway.

Block 2874, Lot 27 is an unimproved lot that the City approved for disposition, together with

other properties developed with vacant multiple dwellings, to Highbridge Community Housing Development Fund Corporation (“Highbridge HDFC”) on June 14, 1991. Pursuant to the terms of the disposition, Highbridge HDFC rehabilitated the multiple dwellings and developed Lot 27 for accessory parking and open space. However, Lot 27 has been underutilized and is not needed for open space or parking. In order to facilitate redevelopment on this lot, the city will acquire and dispose of the property to facilitate the proposed project.

The other parcels (Block 2874, Lots, 3, 6, 8 and p/o 10) are City-owned properties that were previously approved for disposition (C 861168 PPX and C 890741 PPX) and are now seeking UDAAP Designation and Project Approval. The portion of Lot 10 not part of this application was approved for disposition (C 000568 HAX) as part of Highbridge Senior Apartments development in 2000.

The proposed project would facilitate the construction of a seven-story building on Lot 27, approximately 65 feet tall, containing approximately 61 residential units of affordable housing for seniors plus one superintendent unit, and approximately 22,557 square feet of community facility space that is proposed for Highbridge Voices, a local after-school program that promotes excellence in educational and music program for children living in Highbridge. Lots 3, 6, 8 and part of 10 will provide off-site accessory parking and open space that will contain outdoor performance space as well as a sculpture garden for the community facility and residents.

The proposed project will be financed through HUD’s Section 202 Supportive Housing for the Elderly Program and will be developed pursuant to Quality Housing guidelines. The Section 202

program uniformly targets seniors (one member of the household must be 62 or older) who have incomes of no more than 50% of AMI, i.e., \$30,100 for an individual or \$34,400 for a two-person household.

The area surrounding the project is zoned R7-1 with C1-4 commercial overlays mapped along Edward L. Grant Highway. R7-1 is a medium-density height factor district that produces buildings ranging in height from eight to fourteen stories. The maximum permitted FAR is 3.44 for residential uses and 6.5 for community facility uses. If developed pursuant to Quality Housing the maximum permitted residential FAR is 4.0 on a wide street. C1-4 commercial overlays allow local retail uses up to a maximum FAR of 2.0.

The immediate area consists of a mixture of residential, commercial and open space. Residential buildings include 5- and 6-story apartment buildings, older multi-unit homes, and newly constructed multi-unit townhouses and apartment buildings, including the adjacent Highbridge Senior Apartments. A two-story private school is adjacent to the proposed senior housing project. West of the site, across Plimpton Avenue, is a playground, and north of the site is open space adjacent to the Cross Bronx Expressway.

The Highbridge area has seen considerable development in the last 20 years. Approximately 35 multi-family buildings with a total of 1,063 residential units have been rehabilitated through various HPD programs. Eleven newly constructed residential buildings provide 887 units of affordable housing, six of these specifically for senior citizens, that were developed through various government funded programs such as the HUD Section 202 and NYS Housing Trust

Fund programs. The area has also seen the new construction of eighteen affordable two-family homes through HPD's New Foundations Program.

The Cross Bronx Expressway is located just south of the site and the Major Deegan Expressway is located to the west. Public transportation consists of buses which connect to the George Washington Bridge Bus Terminal as well as to the nearest subway lines, the B, D and # 4.

## **ENVIRONMENTAL REVIEW**

This application (C 140045 HAX), in conjunction with the application for the related action (C 140044 PQX) 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 New York 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 and Preservation. The designated CEQR number is 12HPD031X.

After a study of the potential environmental impacts of the proposed action, a Negative Declaration was issued on February 28, 2013.

## **UNIFORM LAND USE REVIEW**

This application (C 140045 HAX), in conjunction with the related application (C 140044 PQX), was certified as complete by the Department of City Planning on August 5, 2013, and was duly referred to Community Board 4 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 4 held a public hearing on this application (C 140045 HAX) on September 24, 2013, and on that date, by a vote of 26 to 0 with 3 abstentions, adopted a resolution recommending approval of this application.

### **Borough President Recommendation**

This application (C 140045HAX) was considered by the Bronx Borough President who, on October 29, 2013, issued a recommendation approving the application.

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

On October 23, 2013 (Calendar No. 4), the City Planning Commission scheduled November 6, 2013, for a public hearing on this application (C 140045 HAX). The hearing was duly held on November 6, 2013 (Calendar No. 28) in conjunction with the hearing for the related action (C 140044 PQX).

Three speakers spoke in favor of the application and none opposed. The speakers included a representative from HPD, the project architect and the project developer.

The representative from HPD gave a history of previous approvals on the project site, explained the rationale for the acquisition/disposition action and provided a general overview of the project. She summarized the approvals by Community Board 4 and the Bronx Borough President. She also stated that the senior housing would be financed through HUD Section 202

and that those funding resources had been secured.

The project architect described the project in greater detailing; explaining where the points of ingress and egress were located. He provided an update on the design of the outdoor performance space and stated that while the current design did not include a restroom, the infrastructure was in place to provide one at a later date. He also stated that although the entrances for the senior housing and after school program were separate as well as the respective recreation spaces, one of the project objectives was to create intergenerational programming between the seniors and the children in the after-school program. He stated that all the residential units were one –bedrooms with the exception of the two-bedroom for the superintendent. He stated that both the black box theater contained in the community facility space and the outdoor performance space would be available for community use.

A representative for the developer provided an overview of the organization’s extensive history of redevelopment and creating affordable housing in Highbridge. The speaker provided background on the after-school program and stated that the Bronx Borough President provided most of the funding for the creation of the new community facility space including the outdoor performance space. The representative reiterated the aspiration for intergenerational programming.

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

## **CONSIDERATION**

The Commission believes that this application for UDAAP designation, project approval and

disposition of city-owned property at 1446-1458 Plimpton Avenue (Block 2874, Lots 3, 6, 8, p/o10, 27) and the related application(C 140044 PQX), to facilitate the development of a mixed use building containing both residential and community facility uses, accessory parking and outdoor performance space, is appropriate.

The Commission believes that the proposed action would facilitate the redevelopment of vacant and underutilized property in the Highbridge neighborhood. The main development parcel (Block 2874, Lot 27) has been vastly underutilized as a parking lot for many years. The other parcels have also been vacant for decades. The proposed actions would provide 61 units of much needed affordable housing for seniors as well as a state-of-the art performance space for Highbridge Voices, a prominent after-school program that promotes excellence in academics as well as in music. The City Planning Commission believes that this project would contribute to the ongoing revitalization of the Highbridge neighborhood, continue the tradition of providing quality affordable housing and support the expansion of a successful youth program.

The Commission is pleased that the financing for the project has been secured including HUD Section 202 and funding from the Bronx Borough President for the community facility space. The Commission recognizes that the project's developer has decades of experience creating and managing affordable housing projects in the Highbridge neighborhood. The Commission believes their past success track and prominence in the neighborhood underscores their commitment to affordable housing and the long-term growth and well-being of the surrounding community.

The Commission believes that co-locating the senior housing and the educational program will facilitate intergenerational interaction and provide enormous benefits to seniors and the youth of Highbridge. The Commission is pleased that both the black box performance space and the outdoor performance space will be available to other local groups and residents providing a tremendous amenity to the neighborhood.

## **RESOLUTION**

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

**WHEREAS**, the Department of Housing Preservation and Development has recommended the designation of properties located at 1446-1458 Plimpton Avenue (Block 2874, Lots 3, 6, 8, p/o10, 27) in Community District 4, Borough of the Bronx, as an Urban Development Action Area; and

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

**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 properties located at 1446-1458 Plimpton Avenue (Block 2874, Lots 3, 6, 8, p/o10, 27) as an Urban Development Action Area; and
- b) an Urban development Action Area Project for such areas; 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 city-owned property located at 1446-1458 Plimpton Avenue (Block 2874, Lots 3, 6, 8, p/o10, 27) in Community District 4, Borough of Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 140045 HAX).

The above resolution (C 140045 HAX), duly adopted by the City Planning Commission on December 4, 2013 (Calendar No. 6), 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 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**



## Community/Borough Board Recommendation

CITY PLANNING COMMISSION  
22 Reade Street, New York, NY 10007  
FAX # (212) 720-3356

Application # C140045 HAX  
CEQR # 12HPD031X  
Community District No. 04 Borough: The Bronx  
Project Name: ArtsBridge Senior Housing

**INSTRUCTIONS**

1. Complete this form and return one copy date to the Calendar Information Office City Planning Commission, Room 2E, at the above address.

2. Send one copy of the completed form with any attachments to the applicant's representative at the address listed above, 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 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 1446-1458 Plimpton Avenue (Block 2874, Lots 3, 6, 8 and part of 10) 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 Block 2874, Lots 3, 6, 8, 27 and part of 10, to a developer to be selected by HPD;

to facilitate the construction of a seven-story senior residence with approximately 61 dwelling units and 22,557 square feet of community facility space.

Related Applications: C140044 PQX

Applicant(s):

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

Applicant's Representative:

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

Community Board No. 4 Borough: Bronx

Borough Board of \_\_\_\_\_

Date of public hearing: 9/24/13

Location: 1140 Grand Concourse Bronx, NY 10456

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.

Vote adopting recommendation taken: 9/24/13

Location: 1140 Grand Concourse Bronx, NY 10456

**RECOMMENDATION**

Approve

Approve With Modifications/Conditions

Disapprove

Disapprove With Modifications/Conditions

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

**Voting**

In Favor: 26 Against: \_\_\_\_\_ Abstaining: 3 Total members appointed to the board: 42

Jose Rodriguez  
Community/Borough Board Officer

District Manager  
Title

9/30/2013  
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 NOS: C 140044 POX, 140045 HAX**

**DOCKET DESCRIPTION**

**PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION**

**COMMUNITY BOARD NO. 4**

**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**

  
 \_\_\_\_\_  
**BOROUGH PRESIDENT**

10/29/2013  
 \_\_\_\_\_  
**DATE**

**BRONX BOROUGH PRESIDENT RUBEN DIAZ Jr.**  
**ULURP RECOMMENDATION C 140014 PQX, C 140045 HAX**  
**ArtsBridge Senior Housing**  
**October 30, 2013**

**DOCKET DESCRIPTIONS**

**C 140044 PQX-IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1448 Plimpton Avenue (Block 2874, Lot 27).

**C 140045 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 1446-1458 Plimpton Avenue (Block 2874, Lots 3, 6, 8 and part of 10) 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 Block 2874, Lots 3, 6, 8, 27 and part of 10, to a developer to be selected by HPD;

To facilitate the construction of a seven-story senior residence with 61 dwelling units and 22,557 square feet of community facility space.

**BACKGROUND**

Approval of these applications facilitates construction of a seven-story residential building specifically designed to accommodate two distinctly separate functions;

- 1) Providing affordable housing for senior residents pursuant to HUD's Section 202 Supportive Housing for the Elderly Program
- 2) Inclusion of a community facility space consisting of 22,557 square feet for use by a local non-profit cultural organization offering educational and music programs.

The proposed building 1446-1458 Plimpton Avenue, will be located on the southeast corner of Plimpton Avenue at West 172<sup>nd</sup> Street, (Block 2874, Lot 27). The site is located in Bronx Community District #4 and zoned R7-1. This site consists of 12,777 square feet of vacant property.

To be known as ArtsBridge Senior Housing, this facility will be comprised of 55,535 square feet, rise seven-stories and offer 61 units of affordable housing specifically designed for senior

citizens. All units will provide one-bedroom accommodations, ranging in size from a minimum of 506 square feet to a maximum of 608 square feet. These units will be located on floors two through seven. Units specifically designed to accommodate those with vision or hearing impairments will be located on the third and fourth floors. A superintendent's unit on the third floor will offer two bedrooms and include 772 square feet. Laundry room facilities will also be located on level three.

Additional common areas include:

- A roof-top garden area for passive recreation, consisting of 5,056 square feet. This garden will be located on the roof of the sixth floor.
- A community room, consisting of 574 square feet, located on the seventh floor
- A library and computer room, consisting of 256 square feet, located on the seventh floor

Entry to the residential section of this building will be via West 172<sup>nd</sup> Street, and will include a lobby area plus space for an on-site building manager, social worker and medical office facilities. This section of ArtBridge will be served by two elevators.

ArtsBridge Senior Housing will employ a total of six full-time staff. This includes 24-hour concierge service operating on a three-shift basis, one porter, a superintendent and a senior residents coordinator.

Accessible via Plimpton Avenue, the ArtsBridge building will offer separate accommodations to Highbridge Voices for educational and cultural activities. These functions will be specifically established for young people between the ages of 7-17 who reside in the surrounding community known as Highbridge. These programs will be available Monday through Friday from 3 p.m. to 7 p.m., and on Saturdays between 9:00 a.m. and 3:00 p.m. A variety of after-school offerings will include remedial and academic programs. This facility will also become the home of a young people's choral group known as Highbridge Voices. As such, the building's first level will include:

- An auditorium and sound stage with a seating capacity of 250 persons.
- Three full-size class rooms able to accommodate between 27 to 39 participants.
- An academic office.
- Cloak room, warming kitchen, parent pick-up and drop-off space, and a full service restroom for men and women.

A main lobby, consisting of 2,390 square feet and featuring a double-height ceiling, will serve as the facility's gateway. A third elevator specifically located to serve the after-school facilities will be accessible from this lobby area.

The building's second level offers space for both the senior residence and after-school programming. These accommodations include:

- Four residential units for senior citizens.
- A lounge for senior residents.
- An outdoor passive recreation area, consisting of 2,270 square feet, will be shared by residents and young people.
- Administrative offices for the after-school programming organization.
- An indoor recreation room for youngsters.
- A conference room and numerous storage rooms.

The programming offered by Highbridge Voices currently attracts approximately 500 applicants to fill 120 spaces. Upon completion of the ArtsBridge building, it is anticipated that the total enrollment will expand to 240 young people. The professional staff that currently numbers a total of 22 employees will also be able to increase to 40 persons. These will include the four full-time professionals that are now employed, plus at the same time increase the number of part-time instructors from the current 18 to the proposed 36. When not utilized by Highbridge Voices, the additional space being constructed will also permit expanding social service programming for tenant and neighborhood residents. This includes information and referral services on available entitlements.

The scope of development pursuant to these applications also includes design and construction of a non-contiguous exterior garden, passive recreation area, sculpture park and an off-street parking lot. These facilities are to be located on the same block as will be ArtBridge, they will however be sited on the northeast corner of Plimpton Avenue at 1426 Edward L. Grant Highway (Block 2874, Lots 3, 6, 8, and part of Lot 10). This site, consisting of approximately 11,680 square feet of property, is separated from the proposed ArtsBridge building by a distance of approximately one block. This landscaped area is to be accessible from Edward L. Grant Highway. It will feature space specifically designed to accommodate outdoor concerts and other performances. Accommodations include space for removable seating, a circular stage area, plus a sculpture garden.

An off-street parking lot accommodating eight vehicles will also to be accessible from Edward L. Grant Highway. Full landscaping of this parking area, including the installation of trees and shrubs, will separate this parking facility from the outdoor park to the south and an existing six-story residence to the north. Additional landscaping will also buffer both the park and the off-street lot from existing residential development immediately east of this entire site.

Residential development of the surrounding community is typified by six-story multi-unit buildings and low-rise, two-family homes. Commercial activity and bus transportation are available on Edward L. Grant Highway. Subway service via the #4 train is located on Jerome Avenue, approximately five blocks east of the sites these applications are considering.

#### **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

These applications were reviewed pursuant to CEQR and SEQRA and received a Type II Designation. The City Planning Commission certified these applications as complete on August 5, 2013.

### **BRONX COMMUNITY DISTRICT PUBLIC HEARING**

A public hearing was called by Bronx Community Board #4 on September 24, 2013. A vote recommending approval of these applications was 26 in favor, zero opposed and three abstaining.

### **BRONX BOROUGH PRESIDENT'S PUBLIC HEARING**

A public hearing was convened by the Bronx Borough President on October 10, 2013. Representatives of the applicant were present and spoke in favor of this application. Two members of the public were also in attendance and spoke to the matter of hiring unionized workers. No other members of the public were present and the hearing was closed.

### **BOROUGH PRESIDENT'S RECOMMENDATION**

ArtsBridge will be one-of-a-kind in the Bronx. While providing comprehensive services and superior residential accommodations to our senior citizen community, this building will also be the home of one of our borough's most cherished youth programs: Highbridge Voices. Indeed, I am very proud to support this organization's remarkable group of dedicated professionals, who since 1998 have been working with many of our young people so that they may discover their abilities while excelling as students.

There are numerous aspects of this project that make it unique. Perhaps the most outstanding of these is the vision itself, which merges the talents of our neighborhood's youth with an appreciative audience. The fact that both the senior citizen residence and the space allocated for use by the Highbridge Voices are located in the same building, although in different sections, offers everyone an unparalleled opportunity to learn and teach. I am confident that the two functions will operate harmoniously.

Beyond ArtsBridge, approval of these applications will also facilitate construction of a garden for passive recreation and for the display of sculpture. This public sculpture park will be realized through an ongoing collaboration between various Bronx art centers. Even so, I believe the most impressive component of this outdoor space will be the inclusion of a venue for concerts. Here, residents of the Highbridge community can join with their young people and senior citizens and come together to enjoy an evening of music.

The total development cost of this project is \$26 million. I am very pleased to provide \$3 million toward the construction of this residential/community facility project. I am also proud to note that once completed, this new facility will enable Highbridge Voices to dramatically expand their social, educational and cultural programming.

Clearly, an idea that enables the songs of our youth to be shared by the ears of our seniors is an objective worthy of such an investment and the dramatic expansion of these programs this investment will allow. I therefore enthusiastically recommend approval of these applications.