CITY PLANNING COMMISSION

February 18, 2015/ Calendar No. 7 C150153HUX

IN THE MATTER OF an application submitted by the 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.

The New York City Department of Housing Preservation and Development (HPD) filed an application for the third amendment to the Melrose Commons Urban Renewal Plan on October 31st 2014. The proposed amendment to the Melrose Commons Urban Renewal Plan includes the following changes.

1. The elimination of the Melrose Crescent and the remapping of East 162nd Street.
2. The reconfiguration and/or consolidation of five URA sites (Sites 51, 52, 53, 61 and 62) to match the boundaries of Sites B, C and the Future Open Space Site;
3. Changes to land use designation on URA Site 51 from community facility to residential, commercial and/or community facility to allow for the Site C development.
4. Changes to land use designation on URA Site 61 from public open space to residential, commercial, and/or community facility to allow for the Site C development
5. Changes to land use designation on URA Site 62 from residential to public open space; and
6. The removal of height restrictions and modification of curb cut regulations affecting these URA sites.

In addition, time schedule for the effectuation of the plan is proposed to be updated.

RELATED ACTIONS

In addition to the amendment to the Melrose Commons Urban Renewal Plan which is the subject for 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.

1. C 150152 ZMX — Zoning map amendment to change portions of two blocks from R7-2 to R7-2/C1-4 and R8/C1-4

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

3. C 120323 MMX — Changes to the city map.

BACKGROUND

The applicant, the Department of Housing Preservation and Development (HPD) is seeking the approval of four actions to facilitate a new mixed-use development in the Melrose Commons neighborhood in Community District 3 of the Bronx. The actions include amendments to the Melrose Commons Urban Renewal Plan (MCURP), disposition of City-owned property, designation of that property as an Urban Development Action Area Project (UDAAP) and Project Approval, changes to the city map and zoning map amendment from R7-2 and R8 to R8 and R8/C1-4. Three of the four proposed actions including the rezoning, the city map change and the amendment to the urban renewal plan will also facilitate the development of Melrose Commons North RFP Site B located on Block 2384 immediately north of Site C. A forthcoming application will include other actions (disposition of city owned property and Special Permit for development over rail-road right of way) necessary to develop Site B.

The Project Area is located on Blocks 2383 and Blocks 2384. It includes Lots 19, 25, 27, 29, 30, 31, 33, 35, 39 (former Lots 37 and 39) on Block 2383 and Lots 5, 7, 8, 9, 10, 12, 13, 14, 16, 20, 25, 28, 32, 33, 34, 38, 48, 8900, 8901 and Air rights over lot 23 on Block 2384 and the de-mapped bed of Melrose Crescent between East 161st & East 163rd Streets, the de-mapped bed of Brook Avenue between East 163rd Street and Elton Avenue, and the north side of East 162nd Street at the intersection of Elton Avenue. The Project Area, comprised of 30 tax lots is bounded by East 163rd Street, East 161st Street and Elton Avenue, all wide streets, pursuant to the New York City Zoning Resolution. The Project Area encompasses both Site C and Site B. Besides the two development sites the project area extends west along 163rd street to Melrose Avenue to include the extent of the proposed commercial overlay. The project area is approximately 88,100 square feet in size and is predominantly characterized by vacant land. It also includes vacant industrial and commercial buildings, a community garden, occupied four story residential walk-ups and unimproved streets. An unused underground railroad tunnel runs diagonally across the project area on Block 2384.

The Development Site (Site C) lies within, but does not occupy all, of the Project Area. The Development Site is approximately 38,400 square feet in area and is bounded by E 161st Street, Elton Avenue and E 162nd Street. It is comprised of the newly configured Urban Renewal Site 51 in the proposed Third Amended MCURP. The Development Site occupies Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39 (former Lots 37 & 39) and the portion of Melrose Crescent between East 161st and East 162nd Streets which is proposed to be de-mapped as part of the change in City Map (C 120323 MMX). All of the tax lots and demapped street beds which comprise the site are City-owned. The site consists of vacant land and one vacant commercial building which will be demolished to facilitate the proposed development project.

The Development Site is mapped with R7-2, R8 and R8/C1-4 zoning districts. An R8 zoning district is mapped on the eastern portion of Blocks 2383 and 2384 to the east of Melrose Crescent, a mapped but unbuilt street which will be demapped as part of this project. The R8 zoning district also extends along the East 161st Street corridor roughly between Park Avenue and Elton Avenue. An R7-2 zoning district is mapped to the west

of the to-be de-mapped Melrose Crescent and covers the western two-thirds of Block 2384, and extends along the south side of East 162nd Street between Melrose Crescent and Melrose Avenue. In addition, a C1-4 commercial overlay district is mapped within 100 feet of north and south sides of East 161st Street between Elton and Courtlandt Avenues. A C1-4 commercial overlay also extends along both sides of Melrose Avenue between East 162nd and East 160th Streets. An M1-1 zoning district is mapped to the north of East 163rd Street between Park Avenue and Brook Avenue and a C4-4 north of East 163rd Street between Brook Avenue and Washington Avenue. The Morrisania Special Mixed Use district (MX-7) is mapped north of East 163rd Street, between Washington Avenue and Third Avenue.

The applicant proposes to develop an approximately 257,345 square feet mixed-use buildings containing residential, commercial, and community facility uses on Melrose Commons North RFP Site C. Site C will be developed through HPD's and the New York City Housing Development Corporation's low and moderate income housing programs, with the site to be conveyed to a developer selected by HPD to construct a residential building and a supportive housing building. The residential building would contain approximately 203 residential units for low-income and moderate-income households, a superintendant unit and 8,903 square feet of retail use on the ground floor. The supportive housing building will contain 60 units of supportive housing for formerly homeless veterans with support services and a community room located on the ground floor. The buildings will range in height from 6 to 12 stories and wrap around a central courtyard. The development will have approximately 32 on-grade parking spaces and 102 mounted enclosed bicycle spaces. The proposed residential building will be developed in accordance with Quality Housing requirements. The development will contain approximately 206,315 gross square feet of residential floor area, 8,903 gross square feet of commercial floor area, 35,356 gross square feet of community facility floor area, approximately 750 square feet of roof top greenhouse space in the supportive housing building and approximately 1,600 square feet of roof top gardens in the residential building.

The actions will also facilitate the future development of Melrose Commons North RFP Site B located on Block 2384 immediately north of Site C. The development of Site B will also require other land use actions, including disposition of city owned property, designation as UDAAP, Project Approval and a Special Permit pursuant to ZR Section 74-681 for development over rail-road right of way, and is therefore not part of this application.

The surrounding area is characterized by a mix of residential, community facility, commercial, industrial and open space uses. There are several recently completed new developments in the vicinity. To the east of the Project Area, along Elton Avenue, is Boricua Village, completed in 2010, which consists of approximately 689 affordable residential units and a 14-story community facility which serves as the Bronx Campus for Boricua College. Adjacent to Boricua Village, fronting Elton Avenue is O'Neill Triangle, a small park providing passive recreational space. The block front to the south of the site, on East 161st Street between Elton and Melrose Avenues, is occupied by Parkview Commons I and Parkview Commons II, affordable housing developments with 112 and 89 units respectively. To the north of the Project Area are vacant land and a vacant industrial building. The vacant block bound by East 163rd Street, Washington Avenue and East 164th Street is proposed to be developed with a grocery store. Public transportation in the area includes buses which run east-west along East 161st Street, East 163rd Street (Bx6) and north-south along Melrose Avenue (Bx2 and Bx41). In addition, the Metro North Melrose Station is located on East 162nd Street between Courtlandt and Park Avenues. The nearest subway stations (accessible by bus) are on East 161st Street & the Grand Concourse and East 149th Street & Third Avenue.

The implementation of the project requires four actions: UDAAP designation, project approval, a zoning map amendment, an Urban Renewal Plan amendment; disposition of city-owned property and changes to the City Map.

Third Amendment to Melrose Commons Urban Renewal Plan (C 150154 HUX)

The proposed Third Amendment to the Melrose Commons Urban Renewal Plan will include three substantive changes. : Melrose Crescent will be demapped and East 162nd Street will be mapped and incorporated in the Urban Renewal Plan so that the Urban Renewal Plan consistent with changes to the City Map. Secondly, the amendment includes land use changes and the removal of height restrictions to facilitate the Melrose Commons North Site C project on the reconfigured Site 51. The Urban Renewal Plan limited the maximum building height in an R8 district on Site B and Site C to 85'. The amendment will allow the development to achieve building heights permitted by the respective zoning designation. The proposed development on Site C ranges in height from 84' to 144'. Lastly, the amended plan would incorporate land use changes and removal of height restrictions to facilitate the future development of Melrose Commons North Site B. Other updates include changes to the language and format of the Urban Renewal Plan to the current standard form, and update to the time schedule for the effectuation of the plan. The urban renewal plan restricts the location of a curb cut on 161st Street. The development on Site C includes a curb cut on 161st Street to access the parking garage.

UDAA/Project Designation, disposition of City owned property (150154 HAX)

Urban Development Action Area (UDAA) and Urban Development Action Area Project Designation (UDAAP) is requested for nine lots Block 2383, Lots 19, 25, 27, 29, 30, 31, 33, 35, and 39 (former Lots 37 & 39) and the portion of Melrose Crescent between East 161st and East 162nd Streets which is proposed to be de-mapped as part of the change in City Map (ULURP # 120323MMX). The properties listed above are city owned and disposition of the properties to a developer selected by HPD is also requested. This action will facilitate the development of Site C.

Zoning Map Amendment (C 150152 ZMX)

HPD requests a zoning map amendment from R7-2 to R7-2/C1-4 and R8/C1-4. The proposed rezoning will facilitate the redevelopment of both Site B and Site C. The proposed rezoning area is bounded by East 161st Street, Elton Avenue, and East 163rd

Street. The Project Area (comprised of Blocks 2383 and 2384) is currently zoned R7-2 and R8 with a C1-4 overlay along a portion of East 161st Street. The proposed zoning map amendment will reduce the existing R7-2 to 320 ft. east of Melrose Ave on Block 2383, and 270 ft. east of Melrose Avenue on Block 2384. The proposed amendment will extend existing R8 on Block 2383 north to East 163rd Street, extend C1-4 overlay along 161st/ Elton Ave. to the corner of Elton Ave. and East 162nd Street as well as create a new 100 foot deep C 1-4 overlay extending along East 163rd Street to Elton Avenue. The rezoning will also extend an existing C1-4 overlay on Block 2383 along East 161st Street as well as across East 161st Street at Block 2382 extending westward to Courtland Avenue. The rezoning from R7-2 to R8/C1-4 within 100 feet of East 161st Street, Elton Avenue, and East 163rd Street would result in an increase from the current maximum base height of 65 feet, maximum building height of 80 feet and maximum FAR of 4.00 to maximum base height of 85 feet, maximum building height of 120 feet and a maximum FAR of 7.2 within 100 feet of wide streets (East 161st Street, Elton Avenue, and East 163rd Street). The rezoning from R7-2 to R8 on the remaining portion of the site would allow an increase from maximum base height of 65 feet, maximum building height of 80 feet and maximum FAR of 3.44 to a maximum base height of 80 feet, maximum building height of 105 feet and maximum Residential FAR of 6.02. The rezoning will allow greater density on the two development sites and thus make the two projects feasible as proposed. The commercial overlay proposed to be extended over the project area will allow commercial uses which will serve the growing residential community in Melrose and activate the ground floors of the developments.

Changes to the City Map (C 120323 MMX)

The changes to the City Map include 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. Melrose Crescent is a 60 foot wide

mapped but unbuilt street under the jurisdiction of HPD which is proposed to be eliminated. East 163rd Street is a 60 foot wide two way city-owned street. The changes to the city map will not change the physical alignment or operation of East 163rd Street but will formally establish the street configuration as it currently operates. East 162nd Street is a 50foot wide two way city-owned street that ends in a cul-de-sac west of Elton Avenue. The map change action will extend 162nd Street to connect to Elton Avenue. The change of the public place to a Park will allow Site B to be defined as a block bound by park and streets thus allowing windows along the western lot line and waiving rear yard requirements. The portion of Block 2384 on the western side of Site B is proposed as open space as part of the Urban Renewal Plan.

ENVIRONMENTAL REVIEW

This application (C 150153 HUX) 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 lead agency is the Department of Housing Preservation and Development. The designated CEQR number is 14HPD030X. After a study of the potential impacts of the proposed action, a Negative Declaration was issued on October 9, 2014.

UNIFORM LAND USE REVIEW PROCEDURE

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

Borough President Recommendation

The Borough President held a public hearing on this application on January 08, 2015, and issued a recommendation on January 12, 2015, approving the application.

City Planning Commission Public Hearing

On January 7, 2015 (Calendar No. 2), the City Planning Commission scheduled January 21, 2015 for a public hearing on this application (C 150154 HAX). The hearing was duly held on January 21, 2015 (Calendar No. 21) in conjunction with the related applications (C 150152 ZMX, C 150154 HAX and C 120323 MMX). There were five speakers in favor of the application and none in opposition.

A representative from the Department of Housing Preservation and Development spoke in favor of the application, describing the project, the actions and the significance of the project within the Melrose Commons Urban Renewal Plan. The speaker also spoke about the evolution of the design of the project through the work of an inter-agency task force and stated that construction on Melrose Commons Urban Renewal sites began in the year 2000 and approximately 3000 units have been constructed to date.

A representative of the development team also spoke in favor, stating that the development team was considering increasing the share of three bedroom units in the development as suggested by the Bronx Borough President. The speaker also described the financing mechanism of the project which requires a wider mix of income levels within the development including extremely low income residents and stated that development will comply with HPD's green building guidelines. The speaker also stated that all residents of the development including the supportive housing component will have access to similar amenities.

The project sponsor for the supportive housing component spoke in favor, describing the comprehensive support services planned to be provided to the residents on site and noted that the facility will be staffed with full time case managers along with part time support, managerial and clinical staff.

The project architect, also in favor, described the design features of the retail space which allow for flexibility of use by different retail uses.

The last speaker was a representative from the Department of Housing Preservation and Development who emphasized the success of the Melrose Commons Urban Renewal Plan in effectuating the construction of affordable housing and cited efforts by HPD and other city agencies to market the retail spaces in the area to various retailers.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed UDAAP designation, Project Approval and disposition of city-owned property (C 150154 HAX), in conjunction with the related applications for UDAAP designation, project approval, and disposition of City-owned property (C 150152 ZMX), amendment to the Melrose Commons Urban Renewal Plan (C 150153 HUX) and changes to the city map (C 120323 MMX) are appropriate. As the penultimate development within the Melrose Commons Urban Renewal Area the proposed mixed use developments on Site C will strengthen the residential neighborhood and foster greater activity on the adjoining streets thus enhancing the safety of the area. The retail component of the project will serve the needs of the residents of the proposed buildings as well as those in the neighborhood. The proposed supportive housing will serve the needs of formerly homeless veterans and provide essential onsite support services meeting a growing need in the City. The project will greatly add to the vitality of the area by redeveloping a site that has remained vacant for several decades.

Third Amendment to the Melrose Commons Urban Renewal Plan

The Commission notes that the third amendment to the Melrose Commons Urban Renewal Plan will facilitate the development of 203 units of affordable housing, 60 units of supportive housing, 8,903 square feet of commercial space, 32 car parking spaces and 102 bicycle parking spaces. The Commission believes that the project proposed on Melrose Commons North RFP Site C will create affordable housing for a variety of residents including low and moderate income households and those with a need for supportive housing. The changes to the Urban Renewal Plan will reflect the land use designations deemed appropriate for the remaining urban renewal sites by the South Bronx Inter-Agency Task Force in 2008.

Rezoning from R7-2 to R8 and R8/C1-4

The rezoning of the site from R7-2 to R8 and R8/C1-4 will allow a greater residential density on Melrose Commons North RFP Sites B & C and therefore create the opportunity for additional affordable housing and community facility use. The rezoning will allow development which is in context with the surroundings such as Boricua Village and Parkview Commons. The extension of the C1-4 commercial overlay would strengthen the commercial corridor along 161st Street and create the opportunity for a new commercial node at 163rd Street to support the growing residential population of the Melrose neighborhood.

UDAA/Project Designation, disposition of City owned property

The Commission believes that approval of the UDAAP designation for the development site would facilitate the development of vacant city-owned land thereby eliminating a blighting influence on the neighborhood.

Changes to the City Map

The Commission believes that changes to the City Map proposed as part of this application will eliminate Melrose Crescent which was mapped as a street but never built. Elimination of Melrose Site C along with other proposed changes to the City Map will result in better site configurations for Site B and Site C and formalize the traffic pattern

as it currently functions in the project area. The reconnection of 162nd Street to Elton Avenue will provide an essential east west link between the residential and commercial uses west of Elton Avenue to Boricua Village and the Third Avenue commercial corridor.

RESOLUTION

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

RESOLVED, that the City Planning Commission finds that the proposed Third Amended Melrose Commons Urban Renewal Plan is an appropriate plan for the area involved, complies with provisions of Article 15 of the General Municipal Law and conforms to the comprehensive community plan for the development of the municipality as a whole and is consistent with local objectives; and

RESOLVED, that the City Planning Commission, pursuant to Section 197-c of the New York City Charter and Section 505, Article 15 of the General Municipal Law, and after due consideration of the appropriateness of this action, certifies its unqualified approval of the Third Amended Urban Renewal Plan for the Melrose Commons Urban Renewal Area, Community Districts 3, Borough of the Bronx.

The above resolution (C 150153 HUX), duly adopted by the City Planning Commission on February 18, 2015 (Calendar No. 7), 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 DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ *Commissioners*

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 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 100 Gold Street New York, NY 10038	Winifred Campbell NYC HPD 100 Gold Street, Room 9G-10 New York, NY 10038 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.