CITY PLANNING COMMISSION

April 1, 2015/ Calendar No. 4 | C 150174 PQX Corrected

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City charter, for the acquisition of property located at 1561 Walton Avenue (Block 2845, Lot 47), in the Borough of the Bronx, Community District 4.

This application was submitted by the Department of Housing Preservation and Development on December 2, 2014. Approval of this application would facilitate the development of a nine to eleven-story residential development with approximately 60 dwelling units and community facility space.

RELATED ACTION:

In addition to the proposed acquisition, which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following application which is being considered concurrently with this application:

C 150175 HAX — Urban Development Action Area Project designation, project approval and disposition of property (C150175HAX).

BACKGROUND

A full background discussion and description of this application appears in the related report for UDAAP designation, project approval and disposition of property (C 150175 HAX).

ENVIRONMENTAL REVIEW

This application (C 150174 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 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 15HPD007X.

After a study of the potential impacts of the proposed action, a Negative Declaration was issued on November 20, 2014.

UNIFORM LAND USE REVIEW PROCEDURE

This application (C 150174 PQX)[1], in conjunction with the related applications (C 150175 HAX)[2], was certified as complete by the Department of City Planning on December 15, 2014, and was duly referred to Bronx 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 on January 15, 2015, and on that date, by a vote of 28 in favor, 0 opposed with 1 abstention, adopted a resolution recommending approval.

Borough President Recommendation

The Borough President held a public hearing on this application on January 21, 2015, and issued a recommendation on February 5, 2015, approving the application.

City Planning Commission Public Hearing

On February 18, 2015 (Calendar No. 3), the City Planning Commission scheduled March 4, 2015 for a public hearing on this application (C 150174 PQX)[3]. The hearing was duly held on March 4, 2015 (Calendar No. 19) in conjunction with the related application (C 150175 HAX).

[1] The ULURP number was corrected from C 150175 PQX to C 150174 PQX
[2] The ULURP number was corrected from C 150174 HAX to C 150175 HAX
[3] The ULURP number was corrected from C 150175 PQX to C 150174 PQX

There were three speakers, as described in the related report for UDAAP designation, project approval and disposition of City-owned property (C 150175 HAX) and the hearing was closed.

CONSIDERATION

The Commission believes that the application for acquisition of [4]property (C 150174 PQX) in conjunction with the related application for UDAAP designation, project approval and disposition of City-owned property (C 150175 HAX), located at 1561 Walton Avenue (Block 2845, Lot 47) is appropriate.

A full consideration and analysis of the issues, and the reasons for approving this application appear in the report on the UDAAP designation, project approval and disposition of City-owned property (C 150175 HAX).

RESOLUTION

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

WHEREAS, the Department of Housing Preservation & Development has recommended the acquisition[5] of property located at 1561 Walton Avenue (Block 2845, Lot 47) to facilitate the development of a nine to eleven-story residential development with approximately 60 dwelling units and community facility space.

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 acquisition[6] of property located at 1561 Walton

[4] This was changed from City-owned property to property
[5] This was changed from disposition of City-owned property to acquisition of property
[6] This was changed from disposition of City-owned property to acquisition of property

Avenue (Block 2845, Lot 47), Borough of the Bronx, Community District 4,[7] dated October 8, 2014[8], is approved.

The above resolution (C 150174 PQX), duly adopted by the City Planning Commission on April 1, 2015 (Calendar No. 4), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

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

[7] This sentence was edited by removing the words "as shown on a diagram (for illustrative purposes only)"
[8] This sentence was changed by removing the period, adding a coma followed by the words is approved.

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 150174PQX**	Project Name: **1561 Walton Avenue**
CEQR Number: 15HPD007X	Borough(s): Bronx Community District Number(s): 4

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 Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 1561 Walton Avenue (Block 2845, lot 47).

Applicant(s):	Applicant's Representative:
NYC Housing Preservation and Development 100 Gold Street 9G11 New York, NY 10038	Theresa Arroyo 212-863-7945

Recommendation submitted by: Bronx Community Board 4

Date of public hearing: January 15, 2015 Location: Bx Lebanon Hospital 1650 Grand Concourse Bx NY 10456

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: 1/15/2015 Location: Bx Leb Hospital 1650 Grand Concourse

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: 28 # Against: 0 # Abstaining: 1 Total members appointed to the board: 39

Name of CB/BB officer completing this form	Title	Date
Jose Rodriguez	District Manager	1/16/15

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 150174 PQX, C 150175 HAX

DOCKET DESRCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 4 **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 Jr.
BOROUGH PRESIDENT

2/5/2015
DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NOS: C 150174 PQX, C 150175 HAX
February 2, 2015

DOCKET DESCRIPTIONS

C 150174 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 1561 Walton Avenue (Block 2845, Lot 47).

C 150175 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 1561 Walton Avenue (Block 2845, Lot 47), as an Urban Development Action Area: and

    b) An Urban Development Action Area Project for such area; and

2) Pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

To facilitate development of a nine to 11 story residential building with approximately 59 units of affordable housing.

BACKGROUND

Approving these applications will facilitate two objectives:

1) **(C 150174 PQX)**-The conveyance of Block 2845, Lot 47 from subsidiary sponsor to HPD, essentially reversing an initial action initiated in 1989 by the New York City Board Estimate to the Department of Housing Preservation and Development (HPD).

2) **(C 150175 HAX)**-The disposition of Block 2845, Lot 47 from the Department of Housing Preservation and Development (HPD) to a developer selected by HPD.

The project area (Block 2845, Lot 47) consists of approximately 9,193 square feet of property located on the east side of Walton Avenue, between East Mount Eden Avenue on the north and Hawkstone Street on the south. This triangular shaped lot is secured, paved and offers 27 spaces

for vehicles of employees of the Settlement Housing Fund which maintains and operates the New Settlement College Access Center, located at 1563 Walton Avenue. The proposed residential building these applications are considering is to be located at 1561 Walton Avenue. The site is located in Bronx Community District #4 and is zoned R8.

Proposed for construction on Block 2845, Lot 47 is a residential building offering 59 units of housing plus an additional unit for the superintendent. The proposed building will include 11 stories and consist of approximately 66,837 square feet of rental housing for low and moderate income families and homeless individuals. The number of units allocated based on Area Median Income (AMI) include:

40% AMI:	6 Units
50% AMI:	21 Units
60% AMI:	14 Units
90% AMI:	9 Units
Homeless:	9 Units

Unit size will range from one to three bedrooms, plus one studio. The size of each unit consists of:

1 Studio:	455 square feet + exterior garden area offering 200 additional square feet
19 One Bedroom:	600 square feet
30 Two Bedrooms:	700-750 square feet
9 Three Bedrooms:	969 square feet

Qualifying families will range from those families that are homeless with Section 8 vouchers, small families earning approximately $20,000 per year to larger families with incomes up to $85,000 annually.

Features to be included at 1561 Walton Avenue include:

A community room for meetings and tenant functions, approximating 300 square feet.

Energy Star appliances

Naturally lit hallways

Exterior garden area for passive recreation

On site laundry facilities and storage accommodations

Development of the surrounding community is predominately comprised of mid rise residential buildings. Retail activity is found on East Mount Eden Avenue, approximately one-half block

from the site. Subway service is available via the 4-Train located within a three block radius of the site and the "D" Train located within a four block radius. Bus transportation operates on the Grand Concourse, one block east of Walton Avenue.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications have been reviewed pursuant to CEQR and SEQR and received a Negative Declaration. These applications were certified as complete by the City Planning Commission on December 15, 2014.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #4 held a public hearing on these applications on January 15, 2015. A vote recommending approval of these applications with modifications was 28 in favor, zero opposed and one abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on January 21, 2015. Representatives of the applicant were present and spoke in favor of this application. One member of the public was present. No other speakers sought to comment and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Expanding the availability of affordable housing throughout New York City is perhaps the most important challenge we must resolve. It is also essential that such housing accommodate residents with varying incomes as only by so doing can all our communities thrive.

With this caveat in mind I am pleased to note how the proposed development at 1561 Walton Avenue will appeal to individuals and families with a wide range of incomes. As planned, residential units in this building will be available for those currently homeless, to those earning 90 percent of AMI. I also appreciate the fact that of the 59 units to be constructed, nine will offer three bedrooms. This additional room often means that families need never have to worry about relocating and that children can enjoy the dignity of having their "own room."

I applaud the modifications outlined by Bronx Community Board #4, as they are mandating that Bronx based minority and women owned businesses be given top priority when contractors and building supplies are to be hired and purchased. Such hiring not only benefits our borough's economy, but when Bronx residents are given opportunity to realize long term living wage employment, these benefits have a profound positive "ripple" effect all across our borough.

I recommend approval of these applications.