CITY PLANNING COMMISSION

August 15, 2016/Calendar No. 3 C 160268 HAX

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

1) Pursuant to Article 160 of the General Municipal Law of New York State for:

   a) The designation of properties located at Bergen Avenue and Westchester Avenue (Block 2361, Lots 1, 25, 26, and 50 and Block 2294, Lot 32), and 503 East 153 Street (Block 2363, Lot 1) as an Urban Development Action Area; and

   b) 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 five mixed-use buildings containing approximately 831 affordable dwelling units, 160 supportive housing units, commercial space and community facility space, in Borough of the Bronx, Community District 1.

Approval of the three separate matters is required:

1. The designation of properties located at Bergen Avenue and Westchester Avenue (Block 2361, Lots 1, 25, 26, and 50 and Block 2294, Lot 32), and 503 East 153 Street (Block 2363, Lot 1) as an Urban Development Action Area; and

2. An Urban Development Action Area Project for such area; and

3. The disposition of such property to a developer selected by the Department of Housing Preservation and Development (HPD).

The application for the Urban Development Action Area designation and project approval and disposition of city-owned property (C 160268 HAX) was submitted by the NYC Department of Housing Preservation and Development (HPD) on April 6, 2016, in conjunction with several related actions, to facilitate the development of La Central, a mixed-use development comprised of five residential buildings providing approximately 992 dwelling units with community facility and/or commercial space on the ground floor in the Melrose neighborhood of Community District 1, Borough of the Bronx.

RELATED ACTIONS

In addition to the application for a designation, project approval and disposition of city-owned property (C 160268 HAX), which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

C 160267 ZMX	Amendment to the Zoning Map, Section 6a, changing from an M1-1 and C4-4 to a C6-2 District.
C 160270 ZSX	Special Permit, pursuant to ZR Section 74-743(a)(1), to permit distribution of required open space within the Large Scale General Development without regard to zoning lot lines and pursuant to ZR Section 74-743(a)(2) to permit location of buildings without regard for applicable yard, court, and height regulations.
C 160271 ZSX	Special Permit, pursuant to ZR Section 74-744(b), to permit residential and non-residential uses to be arranged on the second floor within building B without regard for the location regulations of ZR Section 32-42.
N 160269 ZRX	Zoning Text Amendment pursuant to Appendix F, to add the project area to the list and maps of Mandatory Inclusionary Housing Areas.

BACKGROUND

The NYC Department of Housing Preservation and Development (HPD) request approval of an Urban Development Action Area Project (UDAAP) and disposition of property to facilitate the construction of a mixed-use development comprised of five residential buildings providing approximately 992 dwelling units with community facility and/or commercial space on the ground floor at property located at Bergen Avenue and Westchester Avenue (Block 2361, Lots 1, 25, 26, and 50 and Block 2294, Lot 32), and 503 East 153 Street (Block 2363, Lot 1) in the Melrose neighborhood of Community District 1, Bronx.

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

> The City owned Development Site is proposed for disposition to a developer to be selected by HPD. The Development Site consists of underutilized vacant properties, which tend to impair or arrest the sound development of the surrounding community, with or without tangible blight. Incentives are needed in order to induce the correction of theses substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. Therefore, the Development Site is eligible to be an Urban Development Action Area, and the proposed project is eligible to be an Urban Development Action Area Project, pursuant to Article 16 of the General Municipal Law.

The Project Area was part of the Bronxchester Urban Renewal Plan ("BURP"), which expired March 31, 2015. The Bronxchester Urban Renewal Area ("BURA") was created to supplement the South Bronx Neighborhood Development (Urban Renewal) Project and was adopted on August 17, 1989.

The BURA is generally bounded by East 156th Street on the north, St. Ann's Avenue on the east, East 149th Street on the south and Third and Bergen Avenues on the west. The objectives of the BURP, among others, were to provide residential development in the area in a comprehensive manner and to provide convenient community facilities, recreational uses and retail shopping. The urban design intent of the BURP was to facilitate development beneficial to, and compatible with the surrounding area. In 2013, HPD issued a Request for Proposals ("RFP") for the proposed development site. The goal of the RFP was to facilitate housing opportunities within the BURA while maximizing affordability and enhancing the area's community revitalization efforts. The project area is comprised of the former BURA Urban Renewal Sites 4, 5, and 6, which expired on December 31, 2008, and Site 7A, which expired on March 31, 2015. These are the last remaining development parcels of the BURA.

The proposed project is located in the Melrose neighborhood within the area referred to as the Hub, considered the retail center of the South Bronx. Major commercial strips include the adjoining East 149th Street, which is lined with two- to six-story mixed office and retail buildings,

and Westchester Avenue, which is lined with one- to three-story retail uses. Only one block from the development site, Westchester Avenue intersects with Third Avenue and Melrose Avenue, which are also major commercial strips with one- to six-story commercial buildings. Interspersed with the businesses and surrounding the Hub are residential buildings ranging from small two-story single family homes to six-story multifamily buildings.

The area subject to the proposed rezoning (Project Area) is roughly triangular and comprised of development site (Block 2361, Lots 1, 25, 26, and 50; Block 2294, Lot 32; Block 2363, Lot 1) as well as Block 2363, Lots 30, 55, and 60, generally bounded by Bergen Avenue to the west, Brook Avenue to the east, a line approximately 90 feet north of East 149th Street to the south, and the Metropolitan Transit Authority elevated rail line for the 2 and 5 trains. The majority of the Project Area is zoned M1-1with a small portion zoned C4-4. The M1-1 zoning district ends north of the intersection of Brook and Bergen Avenues. To the east of the M1-1 is where a C6-2 zoning district is mapped and extends north along Brook Avenue. West of the Project Area is a C4-4 zoning district which runs along Third Avenue between East 147th Street and East 156th Street.

The existing C6-2 district, located north of Brook Avenue, will be extended to cover the entire site proposed for development. In addition, portions of Lots 30, 55 and 60, though not part of the development site, will be rezoned to a C6-2 zoning district and are therefore within the Project Area. Lot 60, which is privately owned, is currently under construction (expected to be completed in 2016) and will include Triangle Plaza Hub, a new 88,000 square foot mixed use retail and office facility. Lot 55, which is owned by the City of New York, contains the elevated IRT #2 and #5 subway tracks. Lot 30, which is privately owned, is currently vacant but is planned to be developed with a 3,000 square foot commercial building. The Project Area is approximately 197,735 square feet in area.

The development site is approximately 184,490 square foot area and is comprised of the former Bronxchester Urban Renewal Area (BURA) sites 4, 5, and 6, which expired on December 31, 2008, and Site 7A, which expired on March 31, 2015. All of the tax lots which comprise the

development area (Block 2361, Lots 1, 25, 26, and 50; Block 2294, Lot 32; Block 2363, Lot 1) are city owned and are all vacant with the exception of one vacant commercial building which will be demolished. A demapped portion of East 152nd Street, which is still open to traffic, runs east-west through the central portion of the development site and is encumbered by a sewer easement (CP 22713). East 153rd Street between Bergen and Brook Avenues is mapped to a width of 80-feet (CP 22838), but built at a width of only 50 feet.

La Central 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. The project will provide approximately 832 affordable dwelling units and 160 supportive housing units in five mixed-used residential buildings. The buildings will range in height from 9 to 13 stories, with the exception of the fifth building, Building E, which will rise to 25 stories with a roof-top mounted Sloan Digital Sky Survey (SDSS) telescope operated remotely by the Bronx High School of Science. In addition, the proposed development will have approximately 172 underground parking spaces and 426 mounted enclosed bicycle spaces. There will be a total of approximately 1,080,500 square feet of residential floor area (including below grade parking in Building B), 46,800 gross square feet of commercial floor area, and 124,400 gross square feet of community facility space including Building D and a ground floor 50,800 gross square foot YMCA in Building A. The development site will be developed into three parcels.

Parcel A (Block 2361, Tax Lots 1, 25, 26, and 50):

Parcel A will be constructed with four buildings (Buildings, B, C, D and E), north of Westchester Avenue centered on a 40,000 square foot landscaped courtyard. The East 153rd Street pedestrian corridor, which is located above the sewer easement and must remain unbuilt, will be paved with pavers and lined with benches and trees, so as to create a pedestrian extension of East 153rd Street. The interior courtyard will include both planted and paved areas. The planted areas will include a lawn, planting beds, and trees, and the paved areas will feature alternate 18 by 36 inch pavers and cobblestones, arranged in an inviting curving pattern. The courtyard will include two fenced play spaces, one with play equipment, a sand pit, and artificial turf mounds. A fixed seating and table area intended for games such as chess will be provided near Building D.

Building B will be a residential and commercial building with approximately 338,700 square feet of floor area. It will be comprised of approximately 309,600 square feet of residential floor area (approximately 281 dwelling units) and approximately 29,100 square feet of retail space. Beginning at the corner of Bergen Avenue and the courtyard entrance, the building will rise to 11 stories (approximately 107.33 feet in height). A portion of the building will rise to 8 stories (a height of 80.33 feet), before setting back 15 feet and rising to 11 stories (approximately 107.33 feet in height) and 13 stories (approximately 119.89 feet in height). A small portion of the building on Bergen Avenue will be one story (approximately 25.84 feet in height). At the corner of Bergen Avenue and Westchester Avenue, the street wall of the building will be 13 stories (approximately 119.89 feet). Building B will include an underground parking garage with approximately 172 accessory parking spaces, and a loading dock, both accessed from Bergen Avenue. Pursuant to zoning this project would only be required to provide 22 parking spaces. The residences will access from the courtyard, retail and commercial entrances will be on Bergen and Westchester Avenues. Building B will be served by 8,538 square feet of open space in the form of a terrace for all residents at the third story, private terraces at the third and second story and rooftop space on the twelfth story. The landscaped terrace on the third floor will include grassy areas, tree plantings, benches, tables and chairs, and passive exercise equipment on a rubberized surface.

Building C will be a residential and community facility building with approximately 162,500 square feet of floor area, will have its main frontage on Brook Avenue. It will be comprised of approximately 153,900 square feet of residential space (approximately 137 dwelling units) and approximately 8,600 square feet of community facility space. The majority of the building fronting on Brook Avenue will rise to a height of 9 stories (approximately 87.59 feet), above which a five foot setback will be provided, and the building will rise to a maximum height of 13 stories (approximately 125 feet). A portion of the building on Brook Avenue near the northern courtyard entrance will rise to a height of 13 stories without a setback. The main residential entrances to Building C will be from Brook Avenue and the courtyard; the community facility entrances will be along Brook Avenue. Building C will have a 496 square foot terrace as part of the Courtyard and a 6,195 square foot playground serving all residents of the development with additional landscaped space provided on the rooftop with trees and planted areas with seating.

Building D will be a community facility building with approximately 89,200 square feet of community facility uses, including approximately 160 supportive housing units (and one superintendent's unit). There will be approximately 4,400 square feet of community facility space anticipated to be used as non-profit offices, and on the second floor a 10,100 square foot supportive service component to serve the building's residents. Building D will rise 8 stories (approximately 82.65 feet) for the majority of its frontage along Bergen Avenue, above which a 20 foot setback will be provided, and the building will rise to a height of 9 stories (approximately 92.65 feet). A portion of the street wall nearest the southern courtyard entrance will rise to a height of 9 stories (approximately 92.65 feet). The building entrances will be located on Bergen Avenue and the courtyard. Building D has a rooftop garden space with trees, planted areas and seating for the residents.

Building E will be a residential, commercial, and community facility building with approximately 225,400 square feet of floor area. The main frontages for the building will be on Bergen Avenue, East 153rd Street, and Brook Avenue. Building E will be the tallest of the five buildings, rising to 25 stories (approximately 249 feet). It will be comprised of approximately 213,100 square feet of residential space (approximately 198 units), approximately 2,300 square feet of ground-floor retail space, and approximately 10,000 square feet of community facility space. Along Brook Avenue, the street wall of Building E will be set back from the street line by 5 feet. The street wall will rise to a single story (approximately 20.19 feet), above which it will be setback by 15 feet and them rise to 19 stories (approximately 191.19 feet), above which it will be set back an additional 15 feet and rise to a maximum building height of 25 stories. The roof-top mounted SDSS telescope which will be remotely operated by the Bronx High School of Science, will have the capability to provide information city-wide for other New York City schools. The main residential entrance will be on Brook Avenue, while the retail entrance will be on East 153rd Street. The community facility entrances will be on Bergen and Brook Avenues.

Parcel B (Block 2294, Lot 32)

Building A will be a residential, commercial, and community facility building located to the south of Westchester Avenue, will have frontages on both Bergen and Westchester Avenues. It will contain approximately 264,700 square feet of floor area and approximately 232,700 square feet of

residential floor area (comprising approximately 215 units), and approximately 15,400 square feet of ground floor retail space. The community facility space will include a YMCA and a rooftop farm. The YMCA will occupy a portion of the ground floor and basement in Building A just below Westchester Avenue, totaling approximately 50,800 gross square feet. Adjacent to the elevated subway tracks, Building A will provide approximately 7,000 square feet of community facility space comprised of a rooftop urban farm. The street wall height of Building A along Bergen Avenue will range from 8 to 12 stories (approximately 88.04 feet to 120.87 feet). The street wall height along Westchester Avenue will range in height from 2 to 12 stories (approximately 39.82 feet to 120.87 feet). In the rear of the building, adjacent to the elevated subway tracks, will be a one-story portion, designated for community facility use (a rooftop farm); this portion of the height ranges from approximately 25.04 feet to 30.82 feet). The building's main residential and community facility entrances will be located on Bergen Avenue, while Bergen and Westchester Avenues will provide the retail entrances. Open space will include a landscaped terrace for residents with tables and chairs, trees and private terraces, urban rooftop farm which will contain plating beds. Additionally, rooftop on the eleventh floor will be planted and private terraces will be located on the ninth story. In total 22,215 square feet of open space will be provided for Building A.

Parcel C (Block 2363, Lot 1)

Open space in the proposed development consists of the courtyard, terraces on each of Buildings A, B, C, D and E, and a publicly accessible skate park. The publicly accessible skate park will be provided on Parcel C, the triangular northern most zoning lot on the north side of East 153rd Street (Block 2363 Lot 1). Approximately 1,152 square feet of the tax lot underlying Parcel C is mapped as a street yet not improved as a street. The portion of Parcel C mapped as a street is not counted as zoning lot area. Therefore, the zoning lot area of Parcel C is 7,134 square feet and the existing area of Parcel C is 8,286 square feet.

Several related actions are required to facilitate the proposed mixed-use, affordable, multi-family housing project, including a Zoning Map Amendment (C 160267 ZMX) to change the zoning from an M1-1 and C4-4 to a C6-2 District, a Special Permit (C 160270 ZSX) pursuant to ZR Section 74-743(a)(1), to permit distribution of required open space within the Large Scale General

Development without regard to zoning lot lines and pursuant to ZR Section 74-743(a)(2) to permit location of buildings without regard for applicable yard, court, and height regulations, a Special Permit (C 160271 ZSX) pursuant to ZR Section 74-744(b), to permit residential and non-residential uses to be arranged on the second floor within building B without regard for the location regulations of ZR Section 32-42, and a Zoning Text Amendment (N 160269 ZRX) pursuant to Appendix F to designate the proposed rezoning area as a Mandatory Inclusionary Housing Area.

Zoning Map Amendment (C 160267 ZMX)

The applicant is proposing Zoning Map Amendment to rezone the Project Area from M1-1 and C4-4 zoning districts to a C6-2 zoning district. The vast majority of the Project Area is zoned M1-1, and a small southern portion of Lot 32 in Block 2294 is zoned C4-4. To facilitate residential and community facility uses, the proposed zoning map amendment would extend the existing C6-2 zoning district, which lies to the northeast of the Project Area, southwest to encompass the entire Project Area, on both sides of Westchester Avenue. M1-1 is a light manufacturing zoning district which often acts as a buffer between heavier manufacturing districts and adjacent residential and commercial districts. Use Groups 4 through 17 are permitted in the M1-1 district. M1-1 zoning districts have a maximum FAR of 1.0 for commercial, community facility, and manufacturing uses. Residential uses are not permitted. Building heights and setbacks are controlled by a sky exposure plane, which begins 30 feet above the street line. M1-1 zoning districts requires off-street parking and a 20 foot minimum rear yard, except within 100 feet of a corner.

Approximately 10,000 square feet of block 2294 lot 32 in the southern portion of the Project Area is zoned C4-4. C4-4 is a general commercial district typically mapped in regional commercial centers which are not located in Central Business Districts. C4-4 zoning districts have a maximum FAR of 3.44 for residential uses, 3.4 for commercial uses, and 6.5 for community facility uses. Manufacturing uses are not permitted. Building heights are regulated by the sky exposure plane, which begins 60 feet above the street line and may not be penetrated. C4-4 is an R7 residential equivalent and Quality Housing regulations are optional. In C4-4 districts, if developed pursuant to Quality Housing regulations the maximum permitted residential FAR is 4.0. Quality Housing regulations mandate a maximum base height of 65 feet before setback (10 feet along a wide street and 15 feet along a narrow street) and a maximum building height of 80 feet.

The applicant is proposing to rezone the Project Area to a C6-2 zoning district in order to facilitate the Proposed Development, by extending an existing C6-2 zoning district to the northeast of the Project Area, over the Project Area. The C6-2 zoning district permits a wide range of commercial uses requiring a central location well-served by mass transit. As a result, off-street parking is not typically required for commercial uses, but is required for 40% of dwelling units. Parking requirements are further reduced for public, publicly-assisted and government assisted housing developments. Parking is only required for any dwelling units receiving public subsidy above 80% AMI, otherwise no parking is required for affordable units. C6-2 is an R8 residential equivalent. In a C6-2 districts, the maximum residential FAR is 6.02 (7.2 with optional Quality Housing), the maximum commercial FAR is 6.0, and the maximum community facility FAR is 6.5. The rezoning will increase the maximum street wall height to 85 feet and the overall building height is subject to sky exposure plane limitations. Under the optional Quality Housing regulations, along narrow streets the street wall of the building shall be located on the street line and rise to a minimum base height of 60 feet or a maximum base height of 80 feet, at which height a 15 foot setback is required, and the building may rise to a maximum building height of 105 feet. Along wide streets, the street wall shall rise to a minimum base height of 60 feet to a maximum base height of 85 feet at which height a 10 foot setback is required, and the building may rise to a maximum height of 120 feet.

Under height factor regulations in C6-2 zoning districts the building may not penetrate the sky exposure plane beginning at 85 feet above the street line of 2.7 to 1 along a narrow street or 5.6 to 1 along a wide street, pursuant to ZR Section 23-632.

Special Permit pursuant to ZR Section 74-743(a)(1), to permit distribution of required open space within the Large Scale General Development without regard to zoning lot lines and pursuant to ZR Section 74-743(a)(2) to permit location of buildings without regard for applicable yard, court, and height regulations (C 160270 ZSX)

The requested LSGD special permits will allow the distribution of floor area without regard for zoning lot lines, waive height and setback requirements for each building, and waive rear yard

requirements for Building A. These modifications will facilitate the creation of a site plan and project design that is uniquely suited to the irregularly shaped Project Site, while providing ample open space and keeping buildings close to the street to maintain a pedestrian scale.

Parcel A, which contains Buildings B, C, D and E, generates a maximum of 837,252 square feet of floor area at a 6.5 FAR, pursuant to ZR Section 33-123 and the proposed floor area for Parcel A is 815,800 square feet. Parcel A generates a requirement for 64,277 square feet of open space pursuant to ZR Section 23-142, but provides only 60,521 square feet through the courtyard and rooftop open spaces. Therefore, 4,000 square feet of open space on the Parcel C skate park must be counted toward Parcel A's open space requirement. The Parcel C skate park, which is a zoning lot with 7,134 square feet will be improved as a skate park but will be open and be unobstructed from its lowest level to the sky. Therefore, 4,000 square feet of the open space on Parcel C will count toward Parcel A's 64,277 square foot open space requirement. Individually, Parcel C will provide 7,134 square feet of open space, Parcel A will provide 60,521 square feet of open space and Parcel B will provide 22,215 square feet of open space, for a total of 90,873 square feet.

The requested LSGD special permit will allow the waiver of height and setback requirements for each building, and will waive the rear yard requirements for Building A.

Buildings A, B, C, D and E will be located without regard to the applicable yard and height and setback requirements of Sections 22-632 and 33-432 of the Zoning Resolution. In C6-2 districts, if the front wall of a building is located at the street line or within an initial setback distance of 20 feet on a narrow street and 15 feet on a wide street, then the height of such front wall may not exceed 85 feet, and above 85 feet and beyond the initial setback distance, the building may not penetrate a sky exposure plane of 2.7 to 1 on a narrow street and 5.6 to 1 on a wide street. Additionally, a thirty foot rear yard is required for residential portions of buildings commencing at the floor level of the lowest story used for dwelling units, pursuant to ZR §23-47 and 35-50.

Buildings A, B, C, and D will (i) exceed the maximum permitted front wall height; (ii) encroach into the required setbacks along Bergen Avenue, Brook Avenue, and Westchester Avenue; and (iii) penetrate the required sky exposure plane of 2.7:1 along Bergen Avenue and 5.6:1 along

Brook and Westchester Avenues, commencing at a height of 85 feet. Therefore, Buildings A, B, C and D will require waivers to (i) allow a front wall that exceeds the maximum permitted height of 85 feet in a C6-2 district; (ii) encroach in the required 15 foot setbacks along Westchester and Brook Avenues (wide streets) and 20 foot setbacks along Bergen Avenue (a narrow street); and (iii) penetrate the sky exposure planes which commence at a height of 85 feet and extend at a ratio of 5.6:1 along Westchester and Brook Avenues and 2.7:1 along Bergen Avenue. Building E will require waivers to penetrate the sky exposure plane which commences at a height of 85 feet and extends at a ratio of 2.7:1 along Bergen Avenue and 5.6:1 along Brook Avenue. In addition, Building A will partially obstruct the rear yard as required by Sections 23-47, 33-26, and 35-50 of the Zoning Resolution, so it also requires a waiver to allow an obstruction in the required rear yard to exceed 23 feet above curb level.

Special Permit pursuant to ZR Section 74-744(b), to permit residential and non-residential uses to be arranged on the second floor within building B without regard for the location regulations of ZR Section 32-42 (C 160271 ZSX)

The requested special permit would allow certain commercial uses to be located on the same floor as residential uses. Since there will be dwelling units on the second story of the building, the proposed location of a television studio on the second story is prohibited, and a special permit is required to allow the Use Group 10 television studio and the Use Group 2 residential units on the first and second stories of Building B.

HPD anticipates that the developer selected will lease approximately 12,500 square feet of floor area in Building B as Use Group 10 television studio and offices (the "TV Studio"). 8,100 square feet of the TV Studio will be located on the ground floor of Building B, and 4,400 square feet of the television studios and offices will be located on the second floor. As a Use Group 10 television studio, the TV Studio is only permitted "on a story below the lowest story occupied in whole or in part by … dwelling units," pursuant to ZR Section 32-422. There will be dwelling units on the first and second stories of Building B, in the form of duplex maisonette apartments fronting along the 50 foot pedestrian corridor above the sewer easement. The duplex maisonette apartments will each have entrances onto the pedestrian corridor. The TV Studio and the residences will have entrances that are separated from each other. The TV Studio will contain an entrance to the outside

of the building on Westchester Avenue. There will be no access of any kind between the TV Studio and the residential portion of Building B.

Zoning Text Amendment (N 160269 ZRX)

The applicant proposes a Zoning Text Amendment to designate the proposed rezoning area as a Mandatory Inclusionary Housing Area. This program will require a certain amount of new housing be provided as permanently affordable to low- or moderate-income households. The applicant has requested to make both Options 1 and 2 available in this area. Option 1 requires that at least 25 percent of the residential floor area shall be provided as housing affordable to households at an average of 60 percent AMI, including a 10 percent band at 40 percent AMI. Option 2 requires that at least 30 percent of the residential floor area shall be provided at an average of 80 percent AMI.

ENVIRONMENTAL REVIEW

This application (C 160268 HAX), in conjunction with the related actions (C 160267 ZMX, N 160269 ZRX, C 160270 ZSX, C 160271 ZSX), 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 15HPD041X. The Lead Agency is the Department of Housing Preservation and Development.

It was determined that the proposed actions may have a significant effect on the environment. Together with the Positive Declaration, a Draft Scope of Work for a DEIS was issued on October 5, 2015, and distributed, published, and filed. A public scoping meeting was held on the Draft Scope of Work on November 4, 2015, and comments were accepted by the lead agency through November 16, 2015. A Final Scope of Work for a DEIS, reflecting the comments made during the scoping, was issued on April 6, 2016.

The applicant prepared a DEIS, and a Notice of Completion for the DEIS was issued on April 8th, 2016. Pursuant to SEQRA regulations and CEQR procedures, a public hearing was held on the

DEIS On April 11th, 2016. A Final Environmental Impact Statement (FEIS) reflecting the comments made during scoping and the public hearing on the DEIS was completed and a Notice of Completion for the FEIS was issued on July 29th, 2016.

Significant adverse impacts related to community facilities (elementary and intermediate schools) and transportation (vehicular traffic and pedestrians) would be mitigated through measures described below.

PUBLIC SCHOOLS

Under the reasonable worst-case development scenario (RWCDS) for the Proposed Actions, a net increment of 832 affordable units (compared to No-Action conditions) would be introduced within CSD 7, Sub-district 3. The proposed 160 supportive housing units would be single-room units for seniors living with HIV/AIDS, single veterans, and individuals earning less than 60 percent AMI. Therefore, it is anticipated that these 160 units would not introduce any school-aged children to the study area. As such, these units were excluded from the analysis of public schools, in accordance with the guidelines provided in the 2014 *CEQR Technical Manual*. The incremental increase of 832 dwelling units would introduce a net increment of 615 total students, including approximately 324 elementary school students, 133 intermediate school students, and 158 high school students. The FEIS concludes that the Proposed Actions would result in significant adverse impacts to elementary and intermediate schools within the sub-district.

To avoid the significant adverse elementary school impact, the number of incremental dwelling units that could be developed in the sub-district would have to be reduced to 598, generating 233 elementary school students, as compared to No-Action conditions. This would represent a decrease of 234 DU (28 percent) in CSD 7, Sub-district 3. To avoid the identified significant adverse intermediate school impacts in Sub-district 3 of CSD 7, the number of incremental dwelling units that could be developed in the sub-district would have to be reduced to 763, generating 122 intermediate school students, as compared to No-Action conditions. This would represent a decrease of 69 DU (8 percent) in CSD 7, Sub-district 3. Alternately, based on the RWCDS for the Proposed Actions, an additional 79 elementary school seats and 9 intermediate school seats would

be needed in order to reduce the incremental increase in utilization rates to less than the 2014 *CEQR Technical Manual* impact threshold of five percent.

To mitigate these impacts in CSD 7, Sub-district 3 (projected to occur in year 2020), the Department of Education (DOE) will closely monitor school enrollment in the area during the remaining years of the current Five-Year Capital Plan for Fiscal Years 2015-2019 and the succeeding Five-Year Capital Plan for Fiscal Years 2020-2024. This monitoring will take into account the DOE enrollment projections for the district which are updated annually as well as the DOE's annual assessment of new residential construction activity in this area of the school district. At such time as the need for additional capacity is identified, the DOE will evaluate the appropriate timing and mix of measures to address increased school enrollment. The various measures utilized by DOE to address increased school enrollments include: relocating DOE administrative functions to other sites, thereby freeing up space for classrooms; restructuring or reprogramming existing school space within the district and, development of additional public school capacity through new construction or expansion of existing school facilities. If additional school construction is warranted, and funding is available, it will be identified in the Five-Year Capital Plan that covers the period in which the capacity need would occur (refer to the DOE's letter to the HPD Commissioner Vicki Been dated July 21, 2016, provided in the FEIS Appendix B, "Agency Correspondence").

VEHICULAR TRAFFIC

The Proposed Project would result in significant adverse traffic impacts at the southbound approach of Brook Avenue at its intersection with Westchester Avenue during the weekday AM and PM peak hours. Implementation of traffic engineering improvements such as signal timing changes or traffic modifications to curbside parking regulations would provide mitigation for the anticipated traffic impacts. HPD will notify NYCDOT at least six months prior to the completion and occupancy of the Proposed Project so that these improvements can be implemented by NYCDOT, as necessary. If, prior to implementation, NYCDOT determines that an identified mitigation measure is infeasible, an alternative and equivalent mitigation measure will be

identified by NYCDOT. No unmitigated significant adverse traffic impacts would remain with the implementation of the recommended mitigation measures.

PEDESTRIANS

Incremental demand from the Proposed Project would significantly adversely impact a total of two corner areas and one crosswalk in one or more peak hours. Recommended mitigation measures to address these impacts are discussed below. If, prior to implementation, NYCDOT determines that an identified mitigation measure is infeasible, an alternative and equivalent mitigation measure will be identified by NYCDOT.

Pedestrians - Corner Areas

Of the 16 analyzed corner areas, two would be significantly adversely impacted as a result of the full build-out of the Proposed Project (i.e. by the 2020 analysis year): the northwest and southwest corners at the intersection of Third Avenue and E. 150th Street- Westchester Avenue during the Saturday midday peak hour. To address the impact to the northwest corner, the construction of a new 5-foot wide curb extension would be coordinated between the project sponsor, HPD and NYCDOT. Through the Land Disposition Agreement (LDA) between HPD and the project sponsor, HPD would require the project sponsor to finance and construct the 5-foot curb extension to NYCDOT standards. A Memorandum of Understanding (MOU) between HPD, NYCDOT, and the project sponsor would also be executed prior to the disposition of property necessary to facilitate the start of construction on the 2nd phase of the Proposed Project. The MOU would outline the process for implementing this mitigation.

With regard to the southwest corner of this same intersection, the DEIS noted that a 5-foot wide curb extension would also fully mitigate the impact. However, in coordination with NYCDOT between the DEIS and FEIS it was determined that due to the presence of a heavily utilized south-bound bus stop along Third Avenue, within close proximity to the southwest corner, extending the corner by five feet would not be feasible, and no alternative measures could be identified. Therefore, the significant adverse impact at the southwest corner would remain unmitigated.

Pedestrians – Crosswalks

Of the 16 analyzed crosswalks, one would be significantly adversely impacted as a result of the full build-out of the Proposed Project (i.e. by the 2020 analysis year): the west crosswalk at the intersection of Third Avenue and E. 150th Street- Westchester Avenue during the weekday PM and Saturday midday peak hour. This impact would be fully mitigated by widening the crosswalk by 2'. HPD will notify NYCDOT at least six months prior to the completion and occupancy of the Proposed Project so that these improvements can be implemented by NYCDOT, as necessary. No unmitigated significant adverse crosswalk impacts would remain with implementation of the recommended mitigation measures. No unmitigated significant adverse crosswalk impacts would remain with implementation of the recommended mitigation measures.

UNIFORM LAND USE REVIEW

This application (C 160268 HAX), in conjunction with the related actions (C 160267 ZMX, C 160270 ZSX, C 160271 ZSX), was certified as complete by the Department of City Planning on April 11, 2016, and was duly referred to Community Board 1 and the Bronx Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b) along with the related application for a zoning text amendment, (N 160269 ZRX) which was referred for information and review in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Community Board 1 held a public hearing on the application (C 160268 HAX) on April 28, 2016 and on that date, by a vote of 23 in favor, 0 in opposition, and 1 abstention, adopted a resolution recommending approval of the application with the following conditions:

1. That Community Board 1 receives the 50 percent Community preference and that the Rental Management Company hired by Hudson Companies, Inc. and the New York City Department of Housing Preservation & Development (HPD) provide a report to the Board on the 50 percent Community Preference.

2. For the Board to receive ongoing reports on how many local Community Board 1 residents are hired and are permanently retained on the project during and after the construction period

3. That there is continuous dialogue by the Developer to the Board keeping them informed quarterly on every phase of the project.

Borough President Recommendation

This application (C 160268 HAX was considered by the Bronx Borough President, who issued a recommendation approving the application on June 20, 2016.

City Planning Commission Public Hearing

On June 8, 2016 (Calendar No. 2), the City Planning Commission scheduled June 22, 2016 for a public hearing on this application (C 160268 HAX) and related actions. The hearing was duly held on June 22, 2016 (Calendar No. 20) in conjunction with hearings on the applications for the related actions. There were nine in favor of the application and one in opposition.

Seven members of the applicant team spoke in favor of the project. The team included representatives from HPD, Breaking Ground (a supportive housing provider), the architecture team, the retail consultant, and a representative from the Hudson Companies. The team provided a history of the site, the Urban Renewal Area and an overview of the requirements of the Request for Proposals for the project. It was indicated that the site is the largest remaining city-owned site under HPD jurisdiction. This project is intended to bring new residential and mixed-use development including approximately 1000 units of affordable housing, meeting community needs by making use of the transit-rich Bronx Hub. The project highlights noted by the applicant team included a state of the art YMCA, a rooftop telescope to be broadcast at Bronx schools, a rooftop farm, a television studio, and additional community resources which will serve the surrounding population. A representative from Breaking Ground explained the supportive housing portion of the plan which serves the formerly homeless population. It was noted that this program will be operated by Comunilife and Breaking Ground. A representative from the architect team discussed the architectural highlights of the project, including breaking up the superblock, street-oriented buildings that emphasize corners, highlighting sustainability and integrating green space throughout the project. A representative from HPD, the lead environmental agency, discussed the conclusion of the Draft Environmental Impact Statement.

A representative from the Bronx Borough President's Office spoke on behalf of the Borough President. The speaker indicated that the project will meet significant housing needs in the Bronx. The speaker noted that the state-of-the-art amenities the project provides are expected to "raise the bar" for the Bronx. The speaker specifically cited the project's commitment to green building, its telescope and the new YMCA. The speaker recommended the approval of the application.

A representative from the Service Employees International Union (SEIU) spoke in opposition to the project. He noted that high-quality jobs should be included in the project. The speaker indicated that, until this point, he was not aware of formal communication between the development team and the union.

A final representative spoke from HPD. Regarding the need for local retail use, the speaker indicated that ground floor uses at the nearby Via Verde site were always intended to be used as community facilities rather than retail. The speaker also noted that the applicant is in the process of engaging with the local SEIU. The speaker reiterated that this site adds a lot to the surrounding community and stated that its retail components and new residents are an asset for the Hub Business Improvement District.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application (C 160268 HAX), in conjunction with the related actions (C 160267 ZMX, N 160269 ZRX, C 160270 ZSX, C 160271 ZSX), are appropriate.

The proposed project will provide approximately 992 affordable apartment units, which would have rents set at affordability levels ranging from 40 to 130 percent of the AMI, with approximately 50 percent of units for families designated for levels of affordability below 60 percent of the AMI, and 10 percent designated for the formerly homeless. The Commission believes this will help to meet the significant affordable housing needs in the Bronx and Bronx Community Board 1.

The Commission believes that the amenities provided through this project will serve as significant assets to the residents of the development, as well as to Bronx Community Board 1. This includes a 50,000 square foot YMCA, a rooftop telescope that broadcasts to local high schools, a skate park, a rooftop garden and partnership with GrowNYC and a TV studio operated by BronxNet. The Commission also believes that the ground floor retail proposed as part of this development will provide a crucial link between commercial corridors of Westchester Avenue, 3rd Avenue and 149th Street.

The proposed Urban Development Action Area designation, project approval and disposition of city-owned property (C 160268 HAX) will facilitate the proposed development on an underutilized property and provide necessary affordable housing, community facilities and commercial uses. The Commission believes that this project will promote sound growth and development on unbuilt, city-owned property that is located in close proximity to mass transit, public services and retail allowing convenient access by building residents.

The related application for a Zoning Map amendment (C 160267 ZMX) to change the zoning on the project area from M1-1 and C4-4 zoning districts to a C6-2 zoning district is necessary to facilitate the development of the proposed 992 unit mixed-use affordable housing building on an underutilized city-owned property that has close proximity to mass transit, public services and retail uses in the hub, a central business district in the Bronx. There is an existing C6-2 zoning district located adjacent north of the project area. The Commission believes the rezoning will provide a mix of housing, commercial and community facility uses consistent with the development patterns found in the surrounding area. The Commission believes that the C6-2, an R9 equivalent, has bulk regulations that will allow a building scale that will be compatible with the scale of other existing nearby developments.

The Commission believes that the related application for a zoning text amendment (N 160269 ZRX) is appropriate because this request to designate the proposed rezoning area as a Mandatory Inclusionary Housing Area will ensure permanent affordability for a portion of the units on the site. The application seeks to make both Options 1 and 2 available in this area. Option 1 requires

that at least 25 percent of the residential floor area shall be provided as housing affordable to households at an average of 60 percent AMI, including a 10 percent band at 40 percent AMI. Option 2 requires that at least 30 percent of the residential floor area shall be provided at an average of 80 percent AMI.

The request for a special permit pursuant to ZR Section 74-743(a) (1) to permit distribution of required open space within the Large Scale General Development without regard to zoning lot lines and pursuant to ZR Section 74-743(a)(2) to permit location of buildings without regard for applicable yard, court, and height regulations (C 160270 ZSX) is appropriate. The Commission believes this will facilitate the creation of a site plan and project design that is uniquely suited to the irregularly shaped Project Site while providing ample open space, keeping buildings close to the street and maintaining a pedestrian scale. The Commission believes that the distribution of floor area and location of buildings will not obstruct access of light and air to the detriment of the public realm. Furthermore, Commission believes that the relationship between the buildings and the open space provided in the green courtyard and skate park, to the adjacent streets, surrounding developments, and adjacent open areas will result in a better site plan.

The Commission believes that the request for a special permit to allow to allow residential and non-residential uses to be arranged on the second floor within building B without regard for the location regulations of ZR Section 32-42 (C 160271 ZSX) is appropriate. The commission believes that the location of the residential uses and the commercial TV Studio will have no adverse effect on each other. Access to the residential uses and commercial uses will be separate, and commercial uses will not be located directly above any dwelling units. The TV Studio will contain an entrance to the outside of the building on Westchester Avenue. There will be no access between the TV Studio and the residential portion of Building B. The commercial and residential uses will operate completely separately and independently from each other. Furthermore, the Commission believes that the TV Studio's presence will contribute to the creation of a vibrant neighborhood.

The Commission acknowledges Community Board 1's condition regarding community preference for residents eligible for new affordable housing, as well as its condition that the developer maintain an ongoing dialogue with the board which includes reports on local Community Board 1

hires during and after the construction period. The Commission notes that the applicant team has committed to working with Community Board 1 to maintain an ongoing dialogue with the board and report on local Community Board 1 hires during and after the construction period.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the actions described herein will have that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on July 29th, 2016, with respect to this application (CEQR No. 15HPD041X) the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

1. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable; and

2. The adverse environmental impacts identified in the FEIS will be minimized or avoided to the maximum extent practicable by the placement of (E) designations for Hazardous Materials, Air Quality, and Noise, as well as through the provisions of Sections 81-624 and 81-691(a)(3) of the Zoning Resolution, which form part of the action.

The report of the City Planning Commission, together with the FEIS, constitutes the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of properties located at Bergen Avenue and Westchester Avenue (Block 2361, Lots 1, 25, 26, and 50 and Block 2294, Lot 32), and 503 East 153 Street (Block 2363, Lot 1) in Community District 1, 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 area;

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 property located at Bergen Avenue and Westchester Avenue (Block 2361, Lots 1, 25, 26, and 50 and Block 2294, Lot 32), and 503 East 153 Street (Block 2363, Lot 1) as an Urban Development Action Area; and

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

to facilitate development of five mixed-use buildings containing approximately 831 affordable dwelling units, 160 supportive housing units, commercial space and community facility space, in Borough of the Bronx, Community District 1; 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 Bergen Avenue and Westchester Avenue (Block 2361, Lots 1, 25, 26, and 50 and Block 2294, Lot 32), and 503 East 153 Street (Block 2363, Lot 1) in Community District 1, Borough of the Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 160268 HAX).

The above resolution (C 160268 HAX), duly adopted by the City Planning Commission on August 15, 2016 (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.

CARL WEISBROD, Chairman
RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III, JOSEPH DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARÍN, Commissioners

KENNETH J. KNUCKLES, Esq., Vice Chairman, Commissioner, Recused

BRONX COMMUNITY BOARD #1

3024 THIRD AVENUE
BRONX, NEW YORK 10455
(718) 585-7117 • Fax (718) 292-0558 • E-mail: brxcb1@optonline.net

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RUBEN DIAZ, JR.
BOROUGH PRESIDENT

GEORGE L. RODRIQUEZ
CHAIRPERSON

CEDRIC L. LOFTIN
DISTRICT MANAGER

PUBLIC HEARING
April 28, 2016

MODIFICATIONS/CONDITIONS ON
La Central Project Uniform land Use Review Procedure Application Numbers
160267ZMX, N160269ZRX, 160271ZSX, 160268HAX, 160270ZSX

The Board's modifications/conditions are as follows:

1. That Community Board 1 receives the 50 percent Community Preference and that the Rental Management Company hired by Hudson Companies, Inc. and the New York City Department of Housing Preservation & Development (HPD) provide a report to the Board on the 50 percent Community Preference.

2. For the Board to receive ongoing reports on how many local Community Board 1 residents are hired and are permanently retained on the project during and after the construction period.

3. That there is continuous dialogue by the Developer to the Board keeping them informed quarterly on every phase of the project.

Very truly yours

Cedric L. Loftin
District Manager

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 160270 ZSX**	Project Name: **La Central (Baychester Sites 6 & 7A)**
CEQR Number: 15HPD041X	Borough(s): Bronx Community District Number(s): 01

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, 120 Broadway, 31st Floor, New York, NY 10271
   - **FAX:** to (212) 720-3488 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 Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(1) - to allow the distribution of required open space without regard to zoning lot lines; and
2. Section 74-743(a)(2) - to allow the location of buildings without regard to applicable yard requirements of Sections 23-47 and 35-50 and height and setback regulations of Sections 23-62, 23-64 and 33-43;

in connection with a proposed mixed-use development, on property generally bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue and East 149th Street (Block 2294, Lot 32, Block 2361, Lots 1, 25, 26, & 50, Block 2363, Lot 1), in a C6-2* District, within a Large-Scale General Development, Borough of the Bronx, Community District 1.

*Note: The site is proposed to be rezoned by changing from C4-4 and M1-1 Districts to a C6-2 District under a concurrent related application for a Zoning Map change (C 160267 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

Applicant(s):	Applicant's Representative:
NYC Department of Housing Preservation & Development 100 Gold Street New York, NY 10038	Winfred Campbell NYC Department of Housing Preservation & Development 100 Gold Street, Room 9X New York, NY 10038

Recommendation submitted by:
Bronx Community Board 1

Date of public hearing: April 28, 2016 Location: Bronx Community Board 1, 3024 Third Avenue, Bx. N.Y. 10455

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: April 28, 2016 Location: Bronx Community Board 1, 3024 Third Avenue, Bx. N.Y. 10455

RECOMMENDATION

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

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

Voting

In Favor: 23 # Against: 0 # Abstaining: 1 Total members appointed to the board: 42

Name of CB/BB officer completing this form	*Title*	*Date*
Cedric L. Loftin	DISTRICT MANAGER	April 28, 2016

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 160267 ZMX**	Project Name: **La Central (Baychester Sites 6 & 7A)**
CEQR Number: 15HPD041X	Borough(s): Bronx Community District Number(s): 01

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:
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   - **MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
   - **FAX:** to (212) 720-3488 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 NYC Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a:

1. changing from a M1-1 District to an C6-2 District property bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue, the centerline of a Rail Road Right Of Way, and the northwesterly prolongation of the northerly street line of former 150th Street; and

2. changing from a C4-4 District to an C6-2 District property bounded by Bergen Avenue, the northwesterly prolongation of the northerly street line of former 150th Street, the centerline of a Rail Road Right Of Way, and a line 90 feet northeasterly of East 149th Street;

Borough of Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated April 11, 2016.

Applicant(s):	Applicant's Representative:
NYC Department of Housing Preservation & Development 100 Gold Street New York, NY 10038	Winfred Campbell NYC Department of Housing Preservation & Development 100 Gold Street, Room 9X New York, NY 10038

Recommendation submitted by:
Bronx Community Board 1

Date of public hearing: April 28, 2016 Location: Bronx Community Board 1, 3024 Third Avenue, Bx, NY 10455

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: April 28, 2016 Location: Bronx Community Board 1, 3024 Third Avenue, Bx, NY 10455

RECOMMENDATION

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

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

Voting

In Favor: 23 # Against: 0 # Abstaining: 1 Total members appointed to the board: 42

Name of CB/BB officer completing this form	*Title*	*Date*
Cedric L. Lofton	DISTRICT MANAGER	April 28, 2016

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 160271 ZSX**	Project Name: **La Central (Baychester Sites 6 & 7A)**
CEQR Number: 15HPD041X	Borough(s): Bronx Community District Number(s): 01

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, 120 Broadway, 31st Floor, New York, NY 10271
   - **FAX:** to (212) 720-3488 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 Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-744(b) of the Zoning Resolution to modify the use location requirements of Section 32-422 (Location of floors occupied by commercial uses) to allow Use Group 10 (television studios offices) on portions of the 2nd floor of the proposed building (Building B) on Parcel A, in connection with a proposed mixed-use development, on property generally bounded by Bergen Avenue and its northeasterly centerline prolongation, Brook Avenue and East 149th Street (Block 2294, Lot 32, Block 2361, Lots 1, 25, 26, & 50, Block 2363, Lot 1), in a C6-2* District, within a Large-Scale General Development, Borough of the Bronx. Community District 1.

*Note: The site is proposed to be rezoned by changing from C4-4 and M1-1 Districts to a C6-2 District under a concurrent related application for a Zoning Map change (C 160267 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

Applicant(s):	Applicant's Representative:
NYC Department of Housing Preservation & Development 100 Gold Street New York, NY 10038	Winfred Campbell NYC Department of Housing Preservation & Development 100 Gold Street, Room 9X New York, NY 10038

Recommendation submitted by:
Bronx Community Board 1

Date of public hearing: April 28, 2016 Location: Bronx Community Board 1, 3024 Third Avenue, Bx, NY 10455

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: April 28, 2016 Location: Bronx Community Board 1, 3024 Third Avenue, Bx, NY 10455

RECOMMENDATION

[ ] Approve
[X] 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: 23 # Against: 0 # Abstaining: 1 Total members appointed to the board: 42

Name of CB/BB officer completing this form	*Title*	*Date*
Carlina L. Lofton	District Manager	April 28, 2016

NYC PLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 160268 HAX**	Project Name: **LA CENTRAL**
CEQR Number: 15HPD041X	Borough(s): Bronx Community District Number(s): 1

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, 120 Broadway, 31st Floor, New York, NY 10271
   - **FAX:** to (212) 720-3488 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 (HPD)

1) pursuant to Article 160 of the General Municipal Law of New York State for:

   a) the designation of properties located at Bergen Avenue and Westchester Avenue (Block 2361, Lots 1, 25, 26 and 50 and Block 2294, Lot 32), and 503 East 153 Street (Block 2363, Lot 1) as an Urban Development Action Area; and

   b) 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 be selected by HPD;

to facilitate development of five mixed use buildings containing approximately 831 affordable dwelling units, 160 supportive housing units, commercial space and community facility space, in Borough of Bronx, Community District 1.

Applicant(s):	Applicant's Representative:
Department of Housing Preservation and Development 100 Gold Street New York, NY 10038	Winifred Campbell NYC Housing Preservation & Development 100 Gold Street Section 9G New York, NY 10038

Recommendation submitted by: Bronx Community Board 1

Date of public hearing: April 28, 2016 Location: Bronx Community Board 1, 3024 Third Avenue, Bx. NY 10455

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: April 28, 2016 Location: Bronx Community Board 1, 3024 Third Avenue, Bx. NY 10455

RECOMMENDATION

[ ] Approve
[X] 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: 23 # Against: 0 # Abstaining: 1 Total members appointed to the board: 42

Name of CB/BB officer completing this form	*Title*	*Date*
Cecelia L. Lofton	District Manager	April 28, 2016

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 160267 ZMX, C 160268 HAX, C 160270 ZSX, C 160271 ZSX

DOCKET DESRCRIPTION

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 1 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

6/20/16
DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NOS:
C 160268 HAX, C 160267 ZMX, N160269 ZRX, C 160270 ZSX, C160271 ZSX

La Central (Bronxchester Sites 6 & 7A)
6/17/16

DOCKET DESCRIPTION AND BACKGROUND

The City of New York - Department of Housing Preservation & Development (HPD), on behalf of the project sponsor, La Central Manager, LLC, is seeking approval for several discretionary actions (collectively, the "Proposed Actions") to facilitate the development of an underutilized 4.3-acre (187,645-square-foot) site in the portion of the Melrose neighborhood of Bronx Community District #1 known as "The Hub." The Proposed Actions include:

- Disposition of City-owned property as well as designation and approval of the project as an Urban Development Action Area Project (UDAAP)
- Zoning map amendment to change M1-1 and C4-4 districts to C6-2
- Zoning text amendment to Zoning Resolution (ZR) Appendix F to map a Mandatory Inclusionary
- Housing (MIH) Area throughout the Project Area
- Special permits to allow bulk and use modifications for a Large-Scale General Development (LSGD)
- Approval for construction financing

The Project Area is herein defined as the approximately 187,645 square-foot (sf) assemblage of six City-owned properties collectively referred to as Parcels A, B, and C. The Proposed Actions would further the trend of residential redevelopment in the South Bronx and enliven currently underutilized City-owned sites. Parcel A consists of four lots (Block 2361, Lots 1, 25, and 26, and 50) with frontage on East 152nd Street (demapped in 1975 but currently open to traffic through the Project Area), East 153rd Street, Bergen Avenue, Brook Avenue and Westchester Avenue. Parcel A has a total area of approximately 128,808 square feet (sf) and is currently vacant with the exception of the demapped portion of East 152nd Street which extends between Bergen and Brook Avenues. Parcel B (Block 2294, Lot 32) is at the southernmost extent of the Project Area, located to the south of Parcel A and is generally bounded by Westchester Avenue to the north, Bergen Avenue to the west, and the elevated IRT #2 and #5 subway tracks to the south. Parcel B has a total area of approximately 50,551 sf and is currently occupied with a parking lot and a vacant two-story building (483 Westchester Avenue). Parcel C (Block 2363, Lot 1) is at the northernmost extent of the Project Area and has frontage on East 153rd Street, Bergen Avenue, and Brook Avenue. Parcel C has a total area of approximately 7,134 sf and is currently vacant.

The Proposed Actions would facilitate the redevelopment of the above-referenced properties with an approximately 1.1 million gross-square-foot (gsf) mixed-use development encompassing five separate buildings ranging from nine stories to 25 stories in height (referred to as Buildings A through E). Overall, the Proposed Actions would result in the development of approximately 832 units of affordable housing, approximately 160 units of supportive housing, approximately 46,800 gsf of local retail and commercial space, an approximately 50,500 gsf YMCA facility, and approximately 32,700 gsf of other community facility space (collectively, the "Proposed Project"). The Proposed Project would also include an approximately 209-space accessory underground parking garage (beneath Building B), and approximately 426 spaces of bicycle parking throughout the Project Area. The bicycle spaces would be located in either the cellar or ground floor of each building, with approximately 108 spaces located in Building A, 141 spaces in Building B, 69 spaces in Building C, nine spaces in Building D, and 99 spaces in Building E. In total, approximately 1.26 acres (55,151 sf) of public open space and 1.19 acres (51,906 sf) of private open space would be provided throughout the Project Area. The proposed open space is currently proposed as follows: An approximately 41,002 sf courtyard (32,481 sf public, 8,521 sf private) on Parcel A with grass, trees, plantings, cobblestone pathways, sitting areas, and a playground; an approximately 7,134 sf public skate park on Parcel C, an approximately 7,625 sf public rooftop farm on Parcel B, 7,911 sf of other public open spaces, and a total of approximately 43,385 sf of private rooftop and terrace open space (among all five proposed buildings) for residents.

BACKGROUND

The Project Area was formerly within the Bronxchester URA, which was established by the Bronxchester Urban Renewal Plan ("BURP") in 1989 (and revised in 1995) in order to redevelop the vacant, substandard, and deteriorated buildings and vacant lots in the Bronxchester URA. Specifically, the objectives of the BURP, among others, were to provide new low and/or moderate income housing exhibiting good design in terms of privacy, light, air and open space; provide convenient community facilities, recreational uses and retail shopping; and redevelop the area in a comprehensive manner, compatible with or beneficial to the surrounding area. The URA was generally bounded by East 156th Street on the north, St. Ann's Avenue on the east, East 149th Street on the south and Third and Bergen Avenues on the west. The Bronxchester URA was created through a "spin-off" of the South Bronx Neighborhood Development (Urban Renewal) Project and adopted August 17, 1989.

The land use provisions and building requirements of the URP for the northern portion of the Project Area (URA Sites 4, 5 and 6) expired on December 31, 2008. The URP restrictions for Site 7A, which comprises the portion of the Project Area south of Westchester Avenue, expired on March 31, 2015.

A portion of the tax lots comprising the Project Area were mapped as part of East 153rd Street, but never improved as a street. In 1974, a portion of East 153rd Street between

Bergen Avenue and Brook Avenue was widened from 50 feet to 80 feet and, concomitantly, portions of Block 2361, Lot 26 and Block 2363, Lot 1 were mapped as part of Grove Street, pursuant to CP Report No. 22838, dated November 27, 1974, in conjunction with the South Bronx Model Cities Area. However, East 153rd Street was never widened to the mapped width of 80 feet, and remains built at 50 feet wide. The proposed La Central project will maintain the current width of East 153rd Street at 50 feet.

A demapped portion of East 152nd Street, which is still open to traffic, runs east-west through the central portion of the development site. It is encumbered by a sewer easement mapped by the City of New York in 1974 in conjunction with the Bronxchester URP. The sewer easement is noted on Section 6 of the City Map dated May 1, 1974, which was approved by the New York City Planning Commission pursuant to CP Report No. 22713 on July 10, 1974, and by the New York City Board of Estimate on February 2, 1975, under Plan No. 11919, Calendar No. 10.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQR and received a Positive Declaration. Significant impacts were identified in regards to public school seating, increase in vehicular traffic at one intersection, and increases to pedestrian traffic at two street corners and one crosswalk.

The City Planning Commission referred this application on April 11, 2016.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #1 held a public hearing on this application on April 28, 2016. A vote recommending approval of this application had 23 in favor, zero against, and one abstaining with the following conditions: Fifty percent of the units for are set aside for Bronx Community Board #1 residents; a report is provided to Bronx Community Board #1 showing achievement of the unit set aside; regular reports in regards to local hiring; and provision of quarterly project updates.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President held a public hearing on this application on May 17, 2016. Representatives of the applicants were present and spoke in favor of this application. No other members of the public attended and the hearing was closed.

BRONX BOROUGH PRESIDENT'S COMMENTS

La Central is an exemplar proposal that will fill a gaping void that has plagued The Hub for decades. Bronxchester was designated an urban renewal area in 1965. Since then,

project proposals have come and gone without the grand vision presented here. La Central will provide 992 units of mixed-income housing and true mixed-use development in five buildings.

The apartments will serve some of our most needy populations with 160 units of supportive housing run by the team of Breaking Ground and Communilife. The balance of the 832 units will serving residents earning between 40 to 130 percent of area median income (AMI). This project adheres to the newly instituted Mandatory Inclusionary Housing provisions adopted this year by having at least 10 percent of the apartments set aside for residents earning 40 percent AMI and 25 percent set aside for those earning 60 percent AMI in Building A, and 30 percent set aside for those earning 80 percent AMI in Buildings B, C, and E. Twenty-nine of the apartments will have rarely heard of four-bedrooms that provide comfortable opportunities for our larger immigrant populations.

The mix of commercial and community facility uses will make La Central a community within a community. Anchored by a 50,000 square foot YMCA complete with pool, the ground floor will also have 45,000 square feet of retail, a 12,700 square foot BronxNet studio, 9,650 square foot GrowNYC farm, 8,600 square feet for Music Has No Enemies, 8,300 square feet for daycare provider Phyls Academy, 7,300 square feet of office space for Breaking Ground, and 6,100 square feet of community facility space. Topping off the development both spatially and vertically will be a 7,100 square foot Skate Park at the north end of the site, and a telescope on top of the 25-story Bronx Astronomy Tower that will direct live feed shots of space to Bronx High School of Science for student exploration. The Hub is one of The Bronx' busiest shopping districts and the borough's first downtown. These uses will expand its boundaries and enhance the quality of the commercial experience.

The complex aims to achieve Passive House certification for Buildings C and E, LEED Gold certification for Buildings A, B, C and E, and Enterprise Green Communities Certification for all buildings. Hudson Companies has ample experience with Passive House as they are developing the Cornell-Tech residence on Roosevelt Island, which will be the tallest Passive House building in the world. Rooftop panels will generate over 600,000 watts of solar power resulting up to a 50 percent energy savings. The development will provide landscaped common areas both in shared courtyards and portions of the rooftops, which will total almost two acres of open space, with over 41,000 square feet of courtyard space and over 43,000 square feet of rooftop space. This open space includes the aforementioned Skate Park. A bioswale will also be planted along Brook Avenue to deter the impact of water runoff. Finally, the project's design was informed by New York City's Active Design Guidelines.

This development will be one of the most transit-oriented in the borough. It will be adjacent to the 3rd Avenue-149th Street station serving the IRT 2 and 5 trains. The elevated right-of-way emerging from underground will partially serve as the southern site boundary. Mitigation to account for the train is achieved through a generous setback fronted by second floor rooftop open space along the train trestle. The site is also served by the

following bus lines: BX2, 4, 4A, 15, 17, 19, 21, 32, 41, and 41 SBS. The site is also less than a 15-minute walk from the Melrose Metro-North station.

I want to note the level of outreach the development team has given to my office. They set up regular conference calls to discuss the progress of the development and strategized to overcome potential obstacles. The team also quelled my design concerns about the incorporation of light-colored brick face on some of the buildings that clashed with the overall aesthetic of the complex, and replacing it with a warmer color that is more complementary to the neighborhood.

I welcome this diverse, truly mixed-use, transit-oriented development. I am proud to have contributed $1.5 million towards its development and recommend approval of this application.