



IN THE MATTER OF an application submitted by 600 Associates LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Housing Inclusionary area, Borough of the Bronx, Community District 1.

This application (N 170141 ZRX) for an amendment of the Zoning Resolution of the City of New York was filed by 600 Associates LLC (the “applicant”) on November 7, 2016. The applicant proposes to establish a Mandatory Inclusionary Housing (MIH) area on the property located at 600 East 156th Street (Block 2624, Lot 41). This application, in conjunction with the related action, would facilitate the development of a new mixed-use development with residential and community facility uses in the Melrose neighborhood of Community District 1, the Bronx.

RELATED ACTIONS

In addition to the zoning text amendment (N 170141 ZRX) which is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 170140 ZMX Zoning Map Amendment to change an M1-1 District to an R8A District

BACKGROUND

A full background discussion and description of this application appears in the report for the related action (C 170140 ZMX).

ENVIRONMENTAL REVIEW

This application (N 170141 ZRX), in conjunction with the application for the related action (C 170140 ZMX), 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 of 1977. The lead is the City Planning Commission. The designated CEQR number is 17DCP025X.

A summary of the environmental review appears in the report for the related zoning map amendment (C 170140 ZMX).

PUBLIC REVIEW

This application (N 170141 ZRX) was duly referred to Bronx Community Board 1 and the Bronx Borough President on November 14, 2016 in accordance with the procedures for non-ULURP matters, along with the related action, (C 170140 ZMX), which was certified as complete by the Department of City Planning (DCP) on November 14, 2016, and was duly referred to Bronx 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).

Community Board Review

Community Board 1 held a public hearing on this application (N 170141 ZRX) and the application for the related action (C 170140 ZMX) on January 19, 2017 and, on that date, by a vote of 21 in favor, none opposed, and with 2 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Borough President held a public hearing on this application (N 170141 ZRX) and the application for the related action (C 170140 ZMX) on February 1, 2017 and issued a recommendation approving the application on February 23, 2017.

City Planning Commission Public Hearing

On February 22, 2017 (Calendar No. 2), the City Planning Commission scheduled March 8, 2017 for a public hearing on this application (N 170141 ZRX), in conjunction with the application for the related application (C 170140 ZMX). The hearing was duly held on March 8, 2016 (Calendar No. 18). There were four speakers in favor of the application and two speakers opposed, as described in the report for the related application for a zoning map amendment (C 170140 ZMX), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 170141 ZRX), in conjunction with the related application for a zoning map amendment (C 170140 ZMX), is appropriate.

A full consideration and analysis of the issues and the reasons for approving this application appear in the related report for the zoning map amendment (C 170140 ZMX).

RESOLUTION

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

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended as follows:

Matter underlined is new, to be added;

Matter ~~struck-out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

THE BRONX

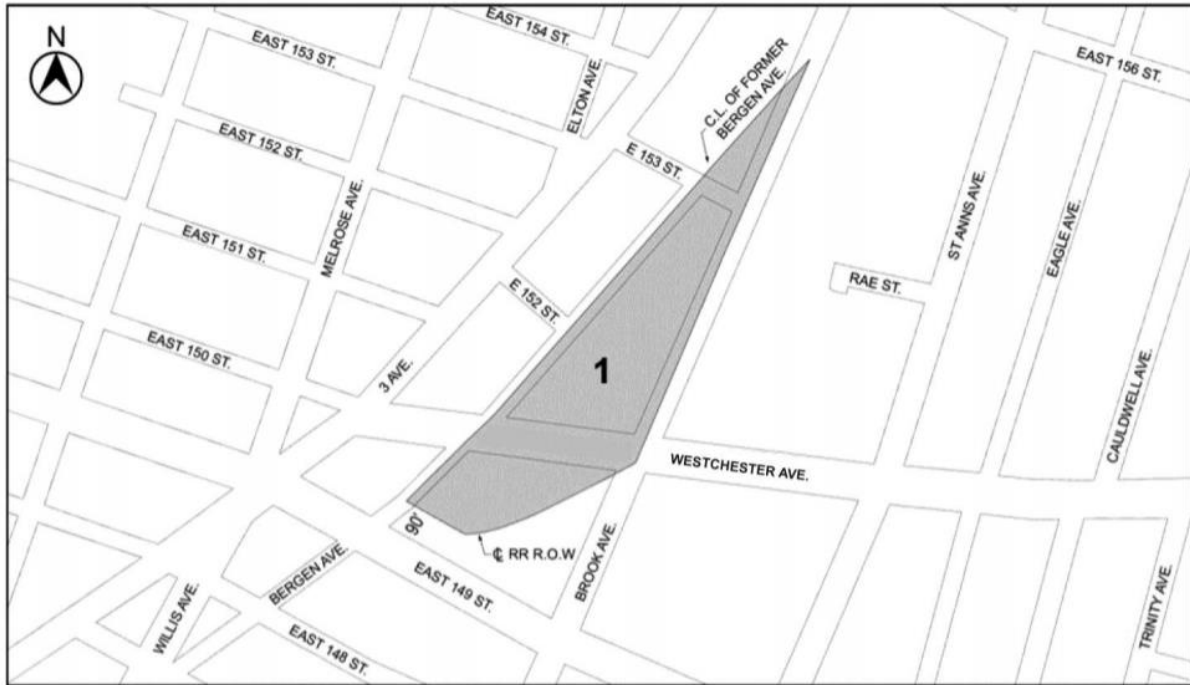
The Bronx Community District 1

In the #Special Harlem River Waterfront District# (see Section 87-20) and in the R7A, R7X, R8 and R8A Districts within the areas shown on the following Maps 1, 2 and 3:

* * *

Map 2 – [date of adoption]

[EXISTING MAP]

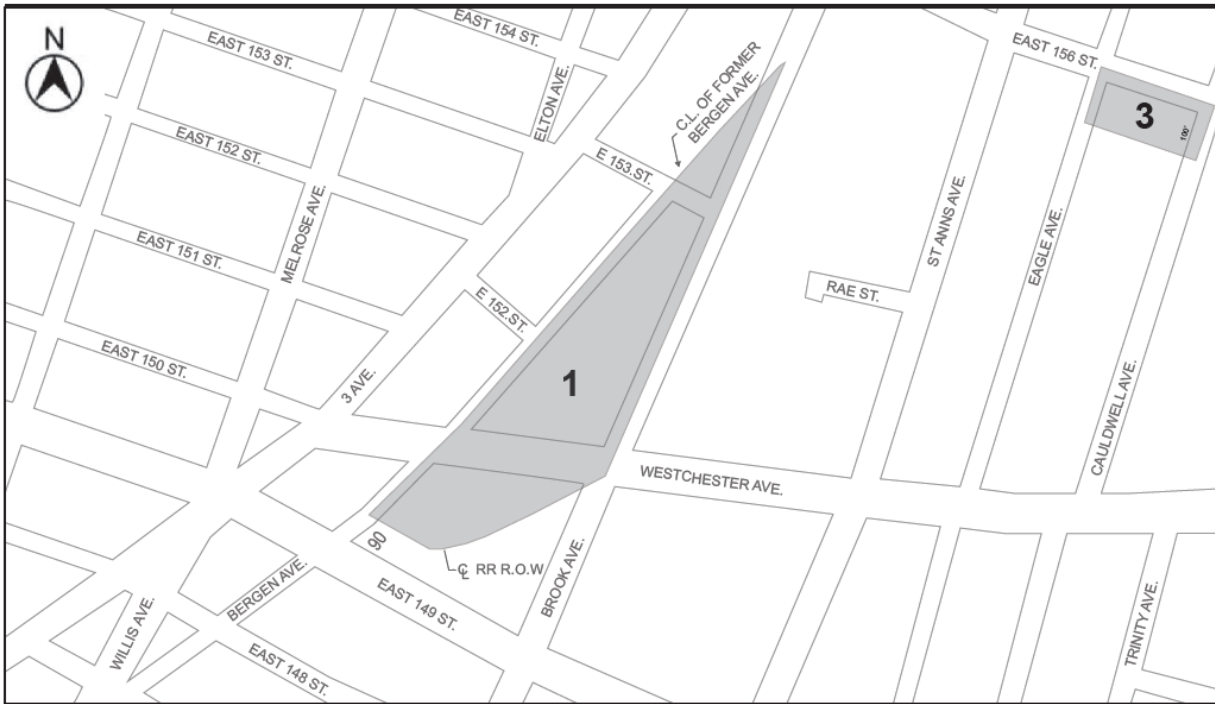


■ Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)

Area 1 — 9/14/16 MIH Program Option 1 and Option 2

Portion of Community District 1, The Bronx

[PROPOSED MAP]



■ Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)

Area 1 — 9/14/16 MIH Program Option 1 and Option 2

Area 3 — [date of adoption] MIH Program Option 1

Portion of Community District 1, The Bronx

* * *

The above resolution (N 170141 ZRX) duly adopted by the City Planning Commission on April 5, 2017 (Calendar No. 9), 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.

MARISA LAGO, *Chair*

**RAYANN BESSER, ALFRED C. CERULLO, III, IRWIN G. CANTOR, P.E.,
JOSEPH DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,
HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISSA ORTIZ,**
Commissioners



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 170140 ZMX**Project Name: **600 East 156th Street**

CEQR Number: 17DCP025X

Borough(s): Bronx

Community District Number(s): 1

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

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by 600 Associates, LLC and Phipps Houses pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c by changing from an M1-1 District to an R8A District property bounded by Eagle Avenue, 156th Street, Cauldwell Avenue, and a line 100 feet southwesterly of 156th Street, Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 14, 2016.

Applicant(s): 600 Associates LLC 902 Broadway, 13th Floor New York, NY 10010	Applicant's Representative: Cara McAteer Phipps Houses 902 Broadway, 13th Floor New York NY 10010
Recommendation submitted by:	
Date of public hearing:	Location: 3024 THIRD AVE, BRONX N.Y
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>
Date of Vote: JANUARY 19, 2017	Location: BRONX COMMUNITY BOARD ONE 3024 THIRD AVENUE, BRONX NY 10455
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting # In Favor: 21 # Against: 0 # Abstaining: 2 Total members appointed to the board: 41	
Name of CB/BB officer completing this form Cedric L. Loftis	Title District Manager
Date January 19 2017	

**BRONX COMMUNITY BOARD #1**

3024 THIRD AVENUE

BRONX, NEW YORK 10455

(718) 585-7117 • Fax (718) 292-0558 • E-mail: brxcb1@optonline.net

SERVING PORT MORRIS • MOTT HAVEN • MELROSERUBEN DIAZ, JR.
BOROUGH PRESIDENTGEORGE L. RODRIQUEZ
CHAIRPERSONCEDRIC L. LOFTIN
DISTRICT MANAGER**Application # C 170140 ZMX****Project Name: 600 East 156th Street****CEQR Number: 17DCPO25X****Borough(s): Bronx****POINTS TO BE ADDED TO PHIPPS HOUSES ULURP REZONING REQUEST
AT PUBLIC HEARING ON JANUARY 19, 2017**

1. Preferences or set aside for people living in the district subject to the law.
2. Preferences for short and long term permanent construction jobs for people in the district.
3. Jobs created must be living wage jobs.
4. Services for some kid of resource center based upon the community need.

A handwritten signature in black ink, appearing to read "George L. Rodriguez".

George L. Rodriguez
Chairman of the Board

**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 170140 ZMX-600 East 156th Street Amendment of the Zoning Map

DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

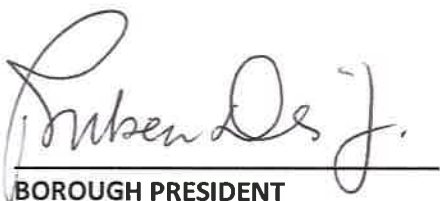
COMMUNITY BOARD NO. 1

BOROUGH: BRONX

RECOMMENDATION

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

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary): PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION


BOROUGH PRESIDENT

2/23/17
DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 170140 ZMX
600 East 156th Street**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by 600 Associates, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c by changing from an M1-1 District to an R8A District property bounded by Eagle Avenue, East 156th Street, Cauldwell Avenue, and a line 100 feet southwesterly of East 156th Street, Borough of The Bronx, Community District #1, as shown on a diagram (for illustrative purposes only) dated November 14, 2016.

BACKGROUND

Approval of this application will amend the Zoning Map, Section No. 6c (Block 2624, Lot 41) by changing an existing M1-1 District to the proposed R8A District. Currently, the M1-1 District pertains exclusively to Block 2624, Lot 41. This site is located on the south side of East 156th Street with 230 feet of frontage, between Eagle Avenue on the West and Cauldwell Avenue on the East. The lot has a depth of 100 feet, yielding 23,000 square feet. A parking lot and parking garage able to accommodate 90 vehicles currently occupies the site. The garage building also accommodates an office.

The remaining lots on Block 2624 are currently zoned R6. Residential zones including R6 and R7X are also in place on adjoining Blocks, including:

Block 2617: R6
Block 2618: R7X
Block 2625: R6
Block 2628: R6
Block 2629: R6

This proposed R8A District will subsequently facilitate construction of a residential building known as 600 East 156th Street. This new building will approximate 211,000 square feet, and offer 179,000 gross square feet of residential floor area. The proposed development will be built to a total of approximately 7.16 FAR, with approximately 6.54 FAR of residential use and approximately 0.62 FAR of community facility use, which will include a charter school accommodating grades K-4. This project site would be designated a Mandatory Inclusionary Housing Area (MIHA).

This proposed building will offer 32,000 square feet of space constructed exclusively for use as a charter school. Due to a substantial grade-change of the site, this school can be accommodated on the cellar and ground floors and offer the required exposure to natural light and air. The height of this proposed building will vary from eight stories located in the mid-block section, 10 stories on its western end adjacent to Eagle Avenue, to a maximum of 12-stories to the east at the

Cauldwell Avenue intersection at East 156th Street. Total development cost will approximate \$86.6 million.

Residential Component-Access on Cauldwell Avenue

As proposed, 600 East 156th Street will offer 175 units, including:

- 11 studio apartments, averaging 459 square feet, 6.3% of the total units
- 55 one bedroom apartments, averaging 519 square feet, 31.4% of the total units
- 81 two bedroom apartments, averaging 721 square feet, 46.3% of the total units
- 28 three bedroom apartments, averaging 945 square feet, 16% of the total units

Based on the Average Median Income (AMI) of the 175 units to be constructed it is proposed that:

- 18 units at 30%,-Our Space, 10% of the total units
- 18 units at 30% of AMI, 10% of the total units
- 52 units at 50% of AMI, 30% of the total units
- 86 units at 80% of AMI, 50% of the total units
- 1 unit for the superintendent

Amenities to be offered the residents of 600 East 156th Street include:

- Community room measuring 1,092 square feet, located on the 9th floor
- Outdoor recreation area measuring 1,099 square feet accessible from 9th Floor
- Fitness room able to accommodate 11 people, measuring 408 square feet located on the 9th floor
- Laundry room located on the 9th floor
- Bike storage room able to accommodate 88 bicycles

This building will satisfy Enterprise Green environmental standards. No on-site parking will be provided. This site is located within a Transit Zone.

Charter School Component-Access on East 156th Street

Incorporated into the scope of development of 600 East 156th Street will be 32,300 square feet of space designed to accommodate a charter school. Access to this school will be available on East 156th Street and will be entirely separate from the residential section of this building. Due to the unique topographical characteristics of this site, the proposed school can be located on the cellar and first floor level of the building, while also offering the required ventilation and natural light exposure. Pursuant to a 30-year lease, this school will be operated by Civic Builders Charter Schools and cater to 450 youngsters in grades K-4. Features of this facility include:

- 15 classrooms, plus three rooms allocated for music, dance, and art.
- Administrative offices, nurse's office and teacher lounge area
- A multi-use room composed of 4,500 square feet for use as a gym and auditorium.

The building will operate between 7:00 a.m and 6:00 p.m. Monday through Friday. It is expected that 50 percent of those students (225 youngsters) attending this school will participate in a breakfast program and arrive at the school by 7:15 a.m. The school day concludes between 4:15-4:20 p.m. with activities continuing up to 6:00 p.m. Monday-Thursday. On Fridays all students depart at 12:30 p.m. It is anticipated that 45 people will hold positions at this new facility. Although no staff parking will be provided, approximately 25 percent of those working at this school will drive.

Existing residential development in the surrounding community includes low-rise, one and two family homes fronting on Eagle Avenue and on Cauldwell Avenue. Mid-rise (four & five stories) residential buildings are located on the south side of East 156th Street, west of Eagle Avenue, as a high-rise residential building occupies the northwest corner of Eagle Avenue at East 156th Street. Public School 157 is located on the north side of East 156th Street, between Eagle Avenue on the west and Cauldwell Avenue to the east.

Subway access via the Nos 2 & 5 trains and bus service are located on Westchester Avenue, approximately three blocks east of the site. Retail activity is also found on Westchester Avenue.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to CEQR and SEQR and received a Negative Declaration, meaning this project poses no threat to the environment. The City Planning Commission certified this application as complete on November 14, 2016.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #1 held a public hearing on this application on January 19, 2017. A vote recommending approval of this application was 21 in favor, zero opposed and two abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Borough President convened a public hearing on this application on February 1, 2017. Representatives of the applicant were present and spoke in favor of this application. Representatives of SEIU Local 32BJ were also present and offered a written statement which was read at the hearing. A copy of this statement is attached to this recommendation.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Development across The Bronx continues to demonstrate a commitment to provide affordable housing to a wide cross section of our borough's population. I take note that 600 East 156th Street will offer accommodations to families earning less than 30 percent of Area Median Income (AMI) to as much as 80 percent of AMI. This is to be applauded, as I believe it is essential that we make every effort to integrate neighborhoods based on income, thereby over time, eliminating the stigma so many associate with a low income community. I am also pleased to see that approximately 175 units of housing is to be included and that 46 percent of this total will offer two bedrooms, while 16 percent three bedrooms.

The inclusion of a larger percentage of two and three bedroom units is necessary for our city's families. What is entirely unacceptable are the square foot sizes of all the units to be constructed. Please note the following facts:

- Studio units measuring an average of 459 square feet
- 1-bedroom units measuring an average of 519 square feet
- 2-bedroom units measuring an average of 721 square feet
- 3-bedroom units measuring an average of 945 square feet

It is imperative that the need to maximize the total number of units each building provides NOT be deemed as a rationale for constructing what we should know to be such modest size residences that in past years we would reject such sizes as "substandard." Indeed, when considering that a three bedroom unit will likely accommodate four to five people, (two of which may be teenagers) 945 square feet is oppressively small. I am also aware that these smaller unit sizes are approved by the Department of Housing Preservation and Development (HPD). Therefore I believe it is my obligation and prerogative to comment and if necessary recommend as a condition for my approval, larger units be incorporated for all HPD sanctioned projects proposed for The Bronx.

The inclusion of space for a charter school is a unique and pragmatic addition to the development of affordable housing. I am satisfied that this school will be entirely separated from the residential component of this building, while at the same time provide a modern and well-designed facility for both teachers and students.

I recommend approval of this application.