



August 24, 2022/ Calendar No. 3

C 220381 HAX

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

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 30 West 182nd Street (Block 3195, Lot 21) and 1647 Popham Avenue (Block 2877, Lot 278) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of two buildings containing an approximate total of 28 affordable housing units, Borough of the Bronx, Community District 5.

Approval of three separate matters is required:

1. The designation of property located at 30 West 182nd Street (Block 3195, Lot 21) and 1647 Popham Avenue (Block 2877, Lot 278) as an Urban Development Action Area (UDAA); and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property to a developer to be selected by HPD.

This application for UDAAP designation, project approval, and disposition of City-owned property (C 220381 HAX) was filed by HPD on April 1, 2022. Approval of this application would facilitate the development of two new residential buildings with a total of 28 dwelling units on two sites in the Morris Heights section of Bronx Community District 5.

HPD states in its application that:

“The project area consists of underutilized land that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The project area is therefore eligible to be an Urban Development Action Area and the proposed development is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.”

BACKGROUND

HPD is seeking a UDAA designation, project approval, and disposition of City-owned property of the project area located at 30 West 182nd Street (Block 3195, Lot 21), and 1647 Popham Avenue (Block 2877, Lot 278) to facilitate the development of two residential buildings. The proposed developments would include approximately 28 affordable dwelling units in the Morris Heights neighborhood of Bronx, Community District 5. The sites were identified, along with other City-owned property, during the Jerome Avenue Neighborhood Plan (2017) as an opportunity to meet the affordable housing needs of the community. The project area comprises two vacant, City-owned lots across two development sites (Development Site 1 and Development Site 2), located approximately one mile apart.

Development Site 1

Development Site 1 is a 2,500-square-foot site located at 30 West 182nd Street (Block 3195, Lot 21). Block 3195 is bounded by West 182nd Street to the north, Davidson Avenue to the east, Clinton Place to the south and Grand Avenue to the west. Development Site 1 is a mid-block lot with approximately 25 feet of frontage on West 182nd Street. Directly west of Development Site 1, Block 3195 contains two five and six-story multifamily residential buildings. Development Site 1 is located one block west of Jerome Avenue, a major north-south transportation corridor lined with a mix of commercial, manufacturing, and auto-related

uses. The surrounding area includes a mix of residential, commercial, public facility and institutional uses, vacant land, and industrial and transportation-related uses.

Development Site 1 is located within an R7-1 zoning district. R7-1 districts are medium-density residential zoning districts that permit a wide range of uses. The permitted floor area ratio in R7-1 districts ranges from 0.87 to 3.44, or 4.0 with Quality Housing regulations on a wide street. Within R7-1 districts, height and setback regulations are governed either by height and setback regulations, or up to 4.0 using the optional Quality Housing regulations. Under standard height and setback regulations, buildings cannot penetrate a sky exposure plane that begins at a height of 60 feet above the street line. Under Quality Housing regulations, a building must rise to a minimum base height of 40 feet, with a maximum base height of 75 feet on a wide street, or 65 feet on a narrow street, above which a setback is required. The maximum building height is 75 feet on a narrow street and 80 feet on a wide street (85 feet with a Qualifying Ground Floor).

The surrounding area contains a range of building forms. The prevailing residential built form is small attached and semi-detached homes, and large multifamily buildings. Along West 182nd Street, there are primarily multifamily walkup and elevator buildings ranging from three to six stories. Along Clinton Place and West 181st Street, there are many attached and semi-detached single- and two-family homes. Commercial and auto uses on Jerome Avenue are predominantly one to two stories.

There are a number of public facilities in the surrounding area, including several daycare centers, religious institutions, and an FDNY Engine 57 Station located on Walton Avenue, two blocks east of Development Site 1. The Northern Manhattan Improvement Corporation, a social services organization, has a location on Clinton Place, one block south of Development Site 1. Schools in the surrounding area include P.S. 91, an elementary school located on Aqueduct Avenue one block west of Development Site 1, and I.S. 206, a middle school located three blocks northwest of Development Site 1. Open spaces in the area include Grand Playground,

located two blocks south of Development Site 1, and Jardin De Las Rosas, a community garden one block to the northeast. Two blocks west is Aqueduct Walk, a narrow greenway with playgrounds, basketball courts, and seating areas.

Development Site 1 is served by public transit and roadways. The elevated 4 subway line runs above ground along Jerome Avenue. The nearest subway stops are at 183rd Street, located three blocks north of Development Site 1, and Burnside Avenue, located five blocks south. Five blocks east of Development Site 1 is the B and D subway train line running along the Grand Concourse. The BX32 (Kingsbridge VA Hospital to Mott Haven), runs along Jerome Avenue. The BX40 (River Park Tower to Burnside Avenue) and the BX42 (River Park Tower to Burnside Avenue). Major thoroughfares include the Grand Concourse and University Avenue, both wide streets and major north-south corridors in the neighborhood.

Development Site 1 would be developed pursuant to the existing R7-1 zoning regulations. It would be developed with a six-story, approximately 8,500-square-foot residential elevator building with approximately 11 affordable rental units that would be a mix of one and two-bedroom units. The proposed development would rise to a height of 61 feet without setback. The site would have an approximately 300-square-foot passive recreation space and will be accessible to residents from the laundry room in the cellar. No off-street parking will be provided.

Development Site 2

Development Site 2 is a 5,000 square foot site located at 1647 Popham Avenue (Block 2877, Lot 278). Block 2877 is bounded by West 176th Street to the north, Popham Avenue to the east, West 175th Street to the south and Undercliff Avenue to the west. Development Site 2 is a mid-block lot with approximately 50 square feet of frontage on Popham Avenue and extends for a depth of 100 feet. Directly north of Development Site 2, Block 2877 contains a two-story house of worship followed by four detached two-story residential buildings as you approach West 176th

Street. Directly south of Development Site 2 is a four-story residential building followed by a row of three-story residential buildings as you approach West 176th Street. Development Site 2 is also located in an R7-1 zoning district.

The land uses in the neighborhood surrounding Development Site 2 are primarily comprised of residential use, with pockets of commercial use, public facilities and institutions, and parking. Residential developments contain a range of building forms, including one- and two-family attached and semi-detached homes, medium-density four- to six-story walk-up buildings, and 15-story elevator buildings. There are several tower-in-the-park developments just south of the development site, such as the New York City Housing Authority's Sedgwick Houses with seven buildings. Several NYC Housing Partnership houses were built along Popham Avenue in the early 1990s. The closest commercial corridor is located on University Avenue, approximately three blocks from Development Site 2.

There are several public institutions located within the surrounding area, including three daycare and education centers. P.S. 109 Sedgwick, a K-5 elementary school, is located on Popham Avenue, two blocks north of Development Site 2. The Academy for Language and Technology, a high school, and P.S. 204 Morris Heights, an elementary school, are located four blocks east of Development Site 2. The Sedgwick Library is located on University Avenue, three blocks east of Development Site 2. Whosoever Will Baptist Church is located directly adjacent to Development Site 2.

Public transit in the area includes the BX18 (Morris Heights/Highbridge Circle to Sedgwick/Highbridge East 170th Street Grand Concourse), which runs along Undercliff Avenue, one block west. The closest stop is Undercliff Avenue/West 176th Street, located approximately one block of Development Site 2. The BX3 (Riverdale – George Washington Bridge) and the BX36 (Soundview to George Washington Bridge) run along Tremont Avenue. The closest subway is the 4 train at 176th Street, located approximately three quarters of a mile to the west of Development Site 2. Development Site 2 is also located near several major regional

thoroughfares: to the south is the Cross-Bronx Expressway, a highway running east-west, and to the west is the Major Deegan Expressway, both of which provide direct access to the George Washington Bridge. Sedgwick Avenue also functions as a busy north-south corridor.

Development Site 2 would be improved with a six-story, approximately 16,700-square-foot elevator building with approximately 17 affordable rental units. The proposed units would be a mix of one-and two-bedroom units. The proposed building would rise to a height of 59 feet without setback. The site would provide a rear yard, which would allow for approximately 573-square feet of passive recreation space that would be accessible to residents. No off-street parking would be provided.

ENVIRONMENTAL REVIEW

This application (C 220381 HAX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is HPD. The designated CEQR number is 20HPD048X.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 2, 2022.

UNIFORM LAND USE REVIEW

This application (C 220381 HAX) was certified as complete by the Department of City Planning on May 9, 2022 and was duly referred to Bronx Community Board 5 and the Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

On April 26, 2022, Bronx Community Board 5 held a public hearing on this application (C 220381 HAX) and on June 14, 2022, by a vote of 18 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (C 220381 HAX) on July 7, 2022, and on July 15, 2022, issued a recommendation to approve the application.

City Planning Commission Public Hearing

On July 13, 2022 (Calendar No. 2), the City Planning Commission scheduled July 27, 2022, for a public hearing on this application (C 220381 HAX). The hearing was duly held on July 27, 2022 (Calendar No. 21). There were three speakers in favor of the application and none in opposition.

A representative from HPD testified that the proposed development sites are part of a larger scattered site area for affordable infill development in the Morris Heights neighborhood. The architect discussed each development site and building design, as well as proposed features and amenities in the dwelling units. A member of the development team discussed the proposed affordability levels and unit mix.

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

CONSIDERATION

The Commission believes that this application (C 220381 HAX) for UDAAP designation, project approval, and disposition of city-owned property, is appropriate.

This application would facilitate the development of two new buildings containing a total of 28 affordable rental units. The developments will activate long-vacant city owned lots with residential development, enhancing the streetscape and pedestrian experience in these areas. The Commission recognizes the thoughtful design of the proposed developments, including providing abundant natural lighting for circulation.

The Commission welcomes the provision of much-needed affordable housing in the Morris Heights neighborhood. The proposed dwelling units will also have a mixture of affordability levels that meet the goals of the 2017 Jerome Avenue Neighborhood Plan for the development of City-owned property. The Commission also recognizes the selected developer's long track record in the community as an affordable housing provider and applauds their role in supporting additional affordable housing.

The proximity of the two development sites to local retail, community facilities and schools, public open space and access to mass transit make the sites well-suited for transit-oriented development and provides opportune locations for affordable housing. The Commission, therefore, believes that this application (C 220381 HAX) for UDAAP designation, project approval, and disposition of City-owned property, is appropriate.

RESOLUTION

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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of properties located at 30 West 182nd Street (Block 3195, Lots 21), and 1647 Popham Avenue (Block 2877, Lot 278) as an Urban Development Action Area;

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

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 30 West 182nd Street (Block 3195, Lot 21) and 1647 Popham Avenue (Block 2877, Lot 278)) as an Urban Development Action Area; and
- b. an Urban Development Action Area Project for such area; 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 of this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 30 West 182nd Street (Block 3195, Lot 21) and 1647 Popham Avenue (Block 2877, Lot 278) in Community District 5, Borough of the Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 220381 HAX), duly adopted by the City Planning Commission on August 24, 2022 (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.

KENNETH J. KNUCKLES, Esq., *Vice Chair*
DAVID J. BURNEY, ALFRED C. CERULLO, III,
JOSEPH I. DOUEK, RICHARD W. EADDY, DAVID GOLD, LEAH GOODRIDGE,
RASMIA KIRMANI-FRYE, ORLANDO MARIN, JUAN CAMILO OSORIO,
RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Morris Heights NCP	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Winifred Campbell
Application # 220381HAX	Borough:
CEQR Number: 20HPD048X	Validated Community Districts: X05

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

1) pursuant to Article 16 of the General Municipal Law of New York State for:

a. the designation of property located at 30 West 182nd Street (Block 3195, Lot 21) and 1647 Popham Avenue (Block 2877, Lot 278) as an Urban Development Action Area; and

b. an Urban Development Action Area Project for such area; and

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

to facilitate the development of two buildings containing an approximate total of 28 affordable housing units, Borough of the Bronx, Community District 5.

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

RECOMMENDATION: Favorable			
# In Favor: 18	# Against: 0	# Abstaining: 0	Total members appointed to the board: 18
Date of Vote: 6/14/2022 4:00 AM		Vote Location: Virtual, via Webex	

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

Date of Public Hearing:	
Was a quorum present? No	<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>
Public Hearing Location:	

CONSIDERATION:		
Recommendation submitted by	BX CB5	Date: 6/16/2022 3:15 PM



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Morris Heights NCP	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Administrator: Winifred Campbell
Application # 220381HAX	Borough: Bronx
CEQR Number: 20HPD048X	Validated Community Districts: X05

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

1) pursuant to Article 16 of the General Municipal Law of New York State for:

a. the designation of property located at 30 West 182nd Street (Block 3195, Lot 21) and 1647 Popham Avenue (Block 2877, Lot 278) as an Urban Development Action Area; and

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to facilitate the development of two buildings containing an approximate total of 28 affordable housing units, Borough of the Bronx, Community District 5.

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

RECOMMENDATION: Favorable

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

CONSIDERATION: Bronx Borough President's favorable recommendation

Recommendation submitted by	BX BP	Date: 7/15/2022 8:45 PM
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**BOROUGH PRESIDENT
RECOMMENDATION**

**CITY PLANNING COMMISSION
120 BROADWAY- 31ST FLOOR
NEW YORK, NEW YORK 10271-0001**

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 220381 HAX-MORRIS HEIGHTS NCP

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. 5 BOROUGH: BRONX

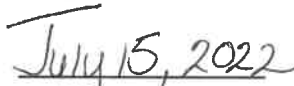
RECOMMENDATION

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

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT'S RECOMMENDATION


BOROUGH PRESIDENT


DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 220381 HAX
MORRIS HEIGHTS
NEIGHBORHOOD CONSTRUCTION PROGRAM (NCP)**

DOCKET DESCRIPTION

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

- 1) Pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. The designation of property located at 30 West 182nd Street (Block 3195, Lot 21) and 1647 Popham Avenue (Block 2877, Lot 278) as an Urban Development Action Area; and
 - b. An Urban Development Action Area Project for such area; and
- 2) Pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

To facilitate development of two buildings containing an approximate total of 28 affordable housing units, Borough of The Bronx, Community District #5.

BACKGROUND

Approval of this application will facilitate construction of two multi-unit residential buildings at two different locations. These two sites while are approximately 1.2 miles apart. They are both situated in an R7-1 zone and located in Bronx Community District #5.

**Development Site #1
30 West 182nd Street (Block 3195, Lot 21)
Total Development Cost: \$7.8 Million**

Site 1 is located midblock on the south side of West 182nd Street. It is composed of approximately 2,500 square feet, with a depth of 100 feet, offering 25 feet of frontage on West 182nd Street. This site is bounded by Grand Avenue to the west, Davidson Avenue to the east and West 183rd Street to the north. Currently vacant and secured by chain link fencing, in 1983 the one-family home at this location was demolished. Photos of this site appearing on Google Street View taken in March, 2022 show this lot as a site for illegal dumping or as a consequence of household waste being disposed of through windows of adjacent residences. A photo presented by the applicant dated July, 2022 show the site having been entirely cleared of this refuse.

Development of Site 1 includes construction of a six-story residential building consisting of 8,498 square feet. The proposed building will abut an existing residential building to the east. As this adjacent building has no windows on its western façade, the proposed building will not impact any existing residences.

The proposed building will offer 11-units of affordable housing. Owing to the building site's narrow West 182nd Street frontage of 25 feet, a total of two units per story will be provided on floors 2-6. One, 2-bedroom residential unit is planned for the building's 1st floor. Specifics of this building include:

	# of Units	Square Footage	On Floors
1 Bedroom Units:	10	503 square feet	2-6
2 Bedroom Units:	1	844 square feet	1 st floor only

Additional amenities all of which are located on the cellar level include:

Exterior garden for passive recreation:	300 Square Feet
Bike storage room for 6 bicycles:	117 Square Feet
On site laundry room:	93 Square Feet
Storage room:	148 Square Feet
Passenger Elevator service is provided	
No off-street parking will be provided	

Area Median Income (AMI) distribution includes:

1 Bedroom Units

30% AMI	2 units	Maximum income is \$27,027	Monthly Rent: \$ 577
40% AMI	0 units	Maximum income is \$37,037	Monthly Rent: \$ 827
50% AMI	4 units	Maximum income is \$47,047	Monthly Rent: \$1,078
70% AMI	4 units	Maximum income is \$67,067	Monthly Rent: \$1,828

2 Bedroom Unit

50% AMI	1 unit	Maximum income is \$56,447	Monthly Rent: \$1,281
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Residential development in the surrounding community is typified by mid-rise multi unit buildings. Retail activity is found on Jerome Avenue, approximately one block east of the site and on West 183rd Street. Subway service is accessible via the #4 train on Jerome Avenue at 183rd Street. Bus service is provided by the Bx36 which operates on Tremont Avenue approximately two blocks south of the site.

Development Site #2
1647 Popham Avenue (Block 2877, Lot 278)
Total Development Cost \$12 Million

Site 2 is located on the west side of Popham Avenue. It is bounded by West 176th Street to the north, West 175th Street to the south, Undercliff Avenue to the west and Montgomery Avenue to the east. It is composed of 5,000 square feet of lot area, with 50 feet of frontage on Popham Avenue and a lot depth of 100 feet. The western boundary line of this site is defined by a substantial change of grade (drop) approximating fifty feet. The site is vacant and secured by chain link fencing.

Development of Site 2 includes construction of a six story residential building composed of 16,693 square feet. It will offer 17 units of affordable housing and include:

	# of Units	Square Footage	On Floors
1 Bedrooms:	5	564 Square Feet	2-6
2 Bedrooms	12	728 Square Feet	1-6

Additional amenities include:

Exterior garden for passive recreation:	573 Square Feet
Bike storage room for 8 bicycles:	223 Square Feet
On-site laundry room:	172 Square Feet
Passenger elevator service is provided	
No off street parking will be provided	

Area Median Income (AMI) distribution includes:

1 Bedroom Units:

30% AMI	2 units	Maximum income is \$27,027	Monthly Rent: \$ 577
40% AMI	3 units	Maximum income is \$37,037	Monthly Rent: \$ 827
50% AMI	0 units	Maximum income is \$47,047	Monthly Rent: \$1,078
70% AMI	0 units	Maximum income is \$67,067	Monthly Rent: \$1,828

2 Bedroom Units

30% AMI	2 units	Maximum income is \$27,027	Monthly Rent: \$ 577
40% AMI	1 unit	Maximum income is \$37,037	Monthly Rent: \$ 827
50% AMI	6 units	Maximum income is \$47,047	Monthly Rent: \$1,078
70% AMI	2 units	Maximum income is \$67,067	Monthly Rent: \$1,881

Residential development in the surrounding community is typified by one and two family homes, as well as mid-rise, multi-unit residences. Retail activity is found on University Avenue, three blocks east of the site. There is no subway access within a five block radius of the site. The nearest subway station is located on Jerome Avenue at 176th Street via the #4 train. Bus transportation via the Bx36 is available on University Avenue.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to CEQR and SEQRA and received a Negative Declaration. The Planning Commission certified this application as complete on May 9, 2022

BRONX COMMUNITY BOARD PUBLIC HEARING

A public hearing was called by Bronx Community District #5 on June 14, 2022. A unanimous vote recommending approval of this application was 18 in favor, zero opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A virtual public hearing was convened by the Bronx Borough President on July 7, 2022. Representatives of the applicant were present and spoke in favor of this application. No other testimony was given and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

The two sites this application is considering for development are currently vacant, very modest in size and, as noted at the West 182nd Street site, may even have been used for household waste dumping. As such, not only are these locations not productive, but as vacant properties they are a community liability.

Referring again to the modest lot-size this application is considering, I commend the architect and developer for designing buildings that are in-line with the existing built profile of the surrounding area that is defined by an R7-1 zoning designation. That said, I understand the floor plates of these sites were limited but these buildings were still able to accommodate some 2-bedroom units, which I routinely call for when reviewing proposed development projects.

Transforming empty lots into productive sites that will offer desperately needed affordable housing is needed now more than ever before. I am therefore very pleased to support the development approval this application will facilitate.