



CITY PLANNING COMMISSION

August 23, 2023 / Calendar No. 2

C 230291 ZMX

IN THE MATTER OF an application submitted by Simone Companies pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d:

1. changing from an M1-1 District to an R7-3 District property bounded by the northwesterly centerline prolongation of East 172nd Street, the U.S Pierhead and Bulkhead Line, the westerly boundary line of the New York New Haven & Hartford Railroad right-of-way, a line 300 feet northerly of Westchester Avenue and its westerly prolongation, and Sheridan Expressway; and
2. establishing within the proposed R7-3 District a C2-4 District bounded by the northwesterly centerline prolongation of East 172nd Street, the U.S Pierhead and Bulkhead Line, the westerly boundary line of the New York New Haven & Hartford Railroad right-of-way, a line 300 feet northerly of Westchester Avenue and its westerly prolongation, and Sheridan Expressway.

Borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated April 10, 2023, and subject to the conditions of CEQR Declaration E-714.

This application for a zoning map amendment was filed by Simone Companies on March 22, 2023. This application, in conjunction with the related actions would facilitate the development of three new buildings totaling approximately 744,000 square feet of floor area, including approximately 13,000 square feet of commercial space, 970 dwelling units and 100 parking spaces in the cellar at 1460 –1480 Sheridan Boulevard in the Crotona Park East neighborhood of the Bronx, Community District 9.

RELATED ACTIONS

In addition to the zoning map amendment (C 230291 ZMX) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

N 230292 ZRX	Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) Area.
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BACKGROUND

The applicant, Simone Companies, requests a zoning map amendment, in conjunction with the related application, to facilitate the construction of three new 24-story buildings having approximately 744,000 square feet of floor area, including approximately 13,000 square feet of commercial space, 970 dwelling units and 100 parking spaces in the cellar. The proposed development site is located at 1460 –1480 Sheridan Boulevard in the Crotona Park East neighborhood of the Bronx, Community District 9.

The project area includes five lots; (Block 3017, Lots 29, 60, 65, 68 and 74) with approximately 194,394 square feet of lot area. Within the project area, the proposed development comprises two development sites on two zoning lots; Block 3017, Lot 74 (Development Site 1) and Block 3017, Lot 29 (Development Site 2), that have a total lot area of 139,300 square feet. The project area extends beyond the development sites, with three lots (Lots 68, 65 and 60). located in between the proposed development sites.

The project area is bounded by Starlight Park to the north, Sheridan Boulevard to the west, the Amtrack rail lines to the south, and the Bronx River to the east. It has approximately 1,011 feet of frontage on Sheridan Boulevard, 134 feet of frontage on the prolongation of 172nd Street, and 782 feet of frontage on the Bronx River.

Development Site 1

Within the project area, Development Site 1, (Block 3017, Lot 74) is located 1460 Sheridan Boulevard and comprises a 41,148 square-foot lot occupied with a one-story automobile mechanic training facility manufacturing building.

Development Site 2

Development Site 2 (Block 3017, Lot 29) is at located 1480 Sheridan Boulevard, and comprises a 84,229 square-foot lot occupied with truck parking and accessory office buildings.

Block 3017, Lots 65, 60 and 68

Lots 65, 60 and 68 are located between Development Sites 1 and 2. Lot 65 (1440 Sheridan Boulevard) is a 19,070 square feet lot occupied with a three-story hotel. The hotel on Lot 65 was constructed in 2007, prior to the establishment of Manufacturing Designated Areas in 2018, which made hotels not permitted as-of-right in certain M1 districts. Lot 60 (1428 Sheridan Boulevard) is a 23,496 square feet lot occupied with a one-story manufacturing building. Lot 68 (1458 Sheridan Boulevard) is a 14,410 square-foot lot occupied with truck parking.

The surrounding area includes a mix of land uses. Manufacturing uses are found east and west of the Bronx River and east of Sheridan Boulevard. Multi-family residential buildings with commercial uses are found along Southern Boulevard and Westchester Avenue. Directly to the west across Sheridan Boulevard are newly developed, 16-story multi-family buildings known as the Compass Residences. The Compass Residences are a six-building development with 500 income-restricted units that was the subject of a series of land use actions approved in October 2011. The remainder of the residential zoned areas contain a mix of one and two-family homes and low-rise multi-family buildings. The surrounding area also includes institutional uses, utilities, and open space.

To the west of Sheridan Boulevard, directly across from the project area are two public schools: Public School (P.S.) X811, a 650-seat elementary school on the south side of Jennings Street between Sheridan Boulevard and Longfellow Avenue; and P.S. X811 located north of the project area; and Fannie Lou Hamer Freedom High School (X682), a 478-seat school located across Sheridan Boulevard from the project area.

Notable open spaces and natural resources in the surrounding area include Starlight Park, Concrete Plant Park, Daniel Boone Playground, and the Bronx River. Starlight Park extends north from the project area to East 174th Street. It is a 17.06-acre neighborhood park that contains the Bronx River House, as well as active and passive recreational uses including baseball fields, soccer fields, basketball courts, a kayak/canoe launch site, dog-friendly areas, playgrounds and walking paths that connect to Concrete Plant Park. The Bronx River is a

freshwater river that runs towards the south from northern New York and ends in East River, between the Hunts Point and Soundview neighborhoods in the Bronx.

The surrounding area is mapped with a variety of zoning districts that include medium-density residential districts (R6, R6A, R7-1, R7A, R7X and R8X), commercial overlay districts, a general service C8 district, and an M1-1 light manufacturing district. The project area is located within an M1-1 zoning district.

R6 zoning districts are medium-density non-contextual residential districts that allow all housing types at a maximum floor area ratio (FAR) of 2.43, and a 4.8 for buildings containing certain community facility uses. R6 is a height factor district where residential and community facility uses are permitted with no fixed height limits. Residential development built to optional Quality Housing Program regulations have a maximum FAR of 2.2 on narrow streets and a maximum FAR of 3.0 on wide streets. R6A is a contextual district where the Quality Housing bulk regulations are mandatory. R6A permits a maximum residential FAR of 3.6 and a community facility FAR of 3.00. R7 zoning districts are medium-density apartment house districts, and certain community facility uses but at higher FARs compared to what is permitted in R6 districts. R7A districts permit a maximum residential FAR of 4.6 on both narrow and wide streets and a maximum community facility FAR of 4.00. R7-1 districts permit a maximum residential FAR of 4.6 on both narrow and wide streets and a maximum community facility FAR of 4.8. R7X districts permit a maximum residential FAR of 5.0 on both narrow and wide streets and a maximum community facility FAR of 5.0. R7X districts are designed to produce new Quality Housing buildings with more flexibility in the building envelope. R8X zoning districts are high density residential district that have a maximum residential FAR of 7.2 and a maximum community facility FAR of 6.00.

M1-1 zoning districts (within which, the project area is located) are manufacturing zoning districts characterized by one- to two-story light industrial uses, such as repair shops, wholesale service, and storage facilities. A maximum floor area ratio (FAR) of 1.0 is permitted for light industrial and commercial uses, while certain community facility uses are also permitted up to an FAR of 2.4. M1-1 districts have a permitted height of 30 feet or two stories. Buildings are

required to setback 20 feet on narrow streets and 15 feet on wide streets. Building heights above 30 feet are governed by a sky exposure plane. M1-1 zoning districts require one accessory parking space for every 300 square feet of floor area. M1-1 districts require high performance standards for noise, vibration, and smoke. The existing M1-1 district mapped over the Rezoning Area has been in place since the passage of the 1961 Zoning Resolution. The zoning lots in the project area have not been the subject of any site-specific discretionary land use actions from the CPC or the NYC Board of Standards and Appeals. Additionally, portions of the surrounding area are also located within a Transit Zone, a Coastal Zone, and a FRESH Zone.

The project area is served by public transportation. It is approximately 0.3 miles from the No. 6 subway line at the Whitlock Avenue station, which is south of Westchester Avenue and west of Sheridan Boulevard. The No. 2 and No. 5 subway lines also serve the area at the Freeman Street Station, which is located approximately 0.4-miles from the proposed project area at the intersection of Freeman Street and Southern Boulevard. MTA Bus lines service the South Bronx with numerous bus stop locations and proximate bus routes along Westchester Avenue, East 174th Street, and West Farms Road. The Bx35 stops at the intersection of West Farms Road and Jennings Street approximately 200 feet from the Proposed Rezoning Area. The Bx4, Bx4A, and the Bx27 stop at the intersection of Westchester Avenue and Whitlock Avenue approximately 250 feet from the project area. The Bx11 stops at the intersection of East 174th Street and Longfellow Avenue 0.26-miles from the project area.

Sheridan Boulevard was the subject of a recent capital improvement project completed by New York State Department of Transportation in December 2022. This project transformed the former Sheridan Expressway into a pedestrian-friendly boulevard with improved pedestrian connections to the Bronx River waterfront and Starlight Park from upland areas. The improvements resulted in signalized intersections and pedestrian crosswalks at Sheridan Boulevard's intersections with East 172nd Street (near development site 1) and Jennings Street (near development site 2). Improvements were also made to the Sheridan Boulevard service road (Edgewater Road), which installed a dedicated bicycle lane, a landscaped median, reconfigured traffic lanes, and normalized the geometry of the intersections between this service road and Sheridan Boulevard.

Project Description

The proposed development consists of three new twenty-four-story mixed residential and commercial buildings with approximately 866,000 square feet of total floor area, including 970 income-restricted units, 21,229 square feet of commercial space, 100 parking spaces and approximately 56,123 square feet of waterfront public access area.

Development Site 1 would be developed with a new 24-story building having 234,684 square feet of floor area. The building would have 229,684 square feet of residential floor area with approximately 304 income-restricted dwelling units, and 5,000 square feet of commercial uses to be located on the ground floor. The height of the building would be 240-foot-tall (225 feet plus a 15-foot-tall mechanical bulkhead) composed of a 17-story tower above a 7-story base. The base would rise seven stories to a maximum height of 65 feet; the ground floor would have 11-foot ceiling heights, and floors 2-7 will have 9-foot ceiling heights. The building would set back at least 15 feet from Starlight Park, at least 40 feet from the Bronx River, and at least 35 feet from the site's southern boundary along Lot 68. The L-shaped base of the building would have an interior courtyard that opens towards the Bronx River. Above the base height, the building's tower would be set back at least 30 feet from the shore public walkway (70 feet from the Bronx River). The building's tower would be in the southwest corner of the building's footprint near Sheridan Boulevard, away from Starlight Park and the Bronx River. The tower component would rise above the base for 13 stories to a maximum height of 185 feet. Above this height, the building would be set back an additional five feet before rising an additional 40 feet for the tower's four-story penthouse portion. Along Sheridan Boulevard, the portion of the setback would be occupied by dormers on floors 8-10. Amenities would include laundry facilities, refuse storage and disposal, windows in corridors, recreation space, and planting areas. Bicycle parking totaling 144 spaces, as required. No curb cuts are proposed at development site 1.

The Waterfront Public Access Area (WPAA) at Development Site 1 would comprise 17,998 square feet, of which approximately 13,292 square feet comprise the shore public walkway (SPW) and approximately 4,760 square feet are Public Access Areas (PAA). A minimum 40-foot-wide SPW would be developed along the site's waterfront, and an approximately 35-foot-wide space would be provided along the site's southern boundary between Sheridan Boulevard and the SPW. These public access areas would contain walking paths, vegetation (native and non-invasive species of both conifer and deciduous trees, shrubs, perennials, and grasses), lighting, seating and tables, benches, bicycle racks, and waste bins. The SPW would connect to Starlight Park.

Development Site 2 would be developed with two 24-story buildings (i.e., north building and south building), each rising to approximately 240 feet (225 feet plus 15-foot-tall mechanical bulkhead). In total, both buildings would have 509,043 square feet of floor area and 666 income-restricted dwelling units.

The north building would contain a total floor area of 268,952 square feet, of which 263,952 square feet would be residential (producing approximately 345 dwelling units) and 5,000 square feet of commercial uses located on the ground floor. The total building height would be 240 feet (225 feet plus 15-foot-tall mechanical bulkhead) comprised of a 17-story tower sited on the northern side above an L-shape 7-story base. The base would rise seven stories to a maximum height of 65 feet; the ground floor would have 11-foot ceiling heights and floors 2-7 would have 9-foot ceiling heights. Amenities would include laundry facilities, refuse storage and disposal, windows in corridors, recreation space, and planting areas. Bicycle parking would be included totaling 164 spaces, as required. Access to the parking garage in the cellar would be via a 22-foot-wide curb cut.

The south building would contain a total floor area of 240,091 square feet, of which 237,091 square feet would be residential (producing approximately 321 dwelling units) and 3,000 square feet of commercial uses located on the ground floor. The south building would have a 17-story tower above a 7-story base. The base would rise seven stories to a maximum height of 65 feet;

the ground floor would have 11-foot ceiling heights and floors 2-7 would have 9-foot ceiling heights. The total building height would be 240 feet (225 feet plus 15-foot-tall mechanical bulkhead). The tower would also be set back at least 15 feet from the proposed open space and visual corridor between and 30 feet from the proposed SPW and be setback 30 feet from the lot's eastern lot line along Lot 6. The proposed siting of the buildings would create a minimum 60-foot-wide open area between the two buildings. This open area would be a publicly accessible open space that provides visual and physical access between Sheridan Boulevard and the proposed SPW. Amenities would include laundry facilities, refuse storage and disposal, windows in corridors, recreation space, and planting areas. Bicycle parking totaling 157 spaces, as required by the underlying zoning, would be provided in the cellar.

The WPAA at Development Site 2 would be comprised of a total of 20,317 sq. ft., of which 10,754 sq. ft. is the SPW and 9,563 sq. ft. of UC. An upland connection and a visual corridor (Visual Corridor 1) would be developed along the northern lot line between Sheridan Boulevard and the Bronx River. A second visual corridor will split the site and be located between Building 2 and 3 (Visual Corridor 2). The proposed CPC authorization pursuant to ZR 62-822 (filed under application N230298ZAX) would allow for the Visual Corridor 1 to be located along the northern lot line instead of along the prolongation of Jennings Street and to modify Visual Corridor 2 location due to the bend of the Bronx River. The proposed publicly accessible open space and visual corridor between the buildings would be improved with an amphitheater, vegetation, lighting, and other passive recreational uses.

Requested Actions

To facilitate the proposed development, the applicant requests to change the existing M1-1 zoning district to an R7-3 zoning district with a C2-4 commercial overlay and a zoning text amendment to designate the project area as an MIH area mapped with Options 1 and 2.

Zoning Map Amendment (C 230291 ZMX)

The applicant requests to change the existing M1-1 zoning district to an R7-3 zoning district with a C2-4 commercial overlay. The proposed rezoning would allow residential and a wider range of

community facility and commercial uses in the proposed rezoning area as-of-right. New developments would be required to provide waterfront improvements in accordance with ZR Article VI, Chapter 2. The required waterfront improvements generally include publicly accessible open spaces, including a minimum 40-foot-wide shore public walkway, upland connections, and visual corridors along the prolongations of streets or at regularly spaced intervals. New manufacturing uses would no longer be allowed as-of-right in the Proposed Rezoning Area. New development would be allowed to rise to a roof height of up to 225 feet and a maximum residential and community facility FAR of 6.0

Zoning Text Amendment (N 230292 ZRX)

The applicant also seeks approval of a zoning text amendment (N 230292 ZRX) to designate the project area, as an MIH area mapped with Options 1 and 2. Option 1 requires that 25 percent of residential floor area be set aside for affordable housing units for residents with incomes averaging 60 percent of the area median income (AMI), with a minimum of 10 percent of housing to be affordable at 40 percent AMI. Option 2 requires that 30 percent of residential floor area be set aside for affordable housing units for residents with incomes averaging 80 percent AMI. No more than three income bands can be used to average out to 80 percent, and no income band can exceed 130 percent of the AMI.

ENVIRONMENTAL REVIEW

This application (C 230291 ZMX), in conjunction with the related action (N 230292 ZRX), 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 the City Planning Commission. The designated CEQR number is 22DCP178X.

It was determined that this application, in conjunction with the applications for the related actions, may have a significant effect on the environment, and that an Environmental Impact Statement (EIS) would be required. A Positive Declaration was issued on May 13, 2022, and subsequently

distributed, published, and filed. Together with the Positive Declaration, a Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) was issued on May 13, 2022. A public scoping meeting was held on June 13, 2022, and the Final Scope of Work was issued on April 7, 2023.

A DEIS was prepared and a Notice of Completion for the DEIS was issued on April 7, 2023. Pursuant to SEQRA regulations and the CEQR procedure, a joint public hearing was held on July 12, 2023, in conjunction with the public hearing on the related Uniform Land Use Review Procedure item (N 230292 ZRX). A Final Environmental Impact Statement (FEIS) reflecting comments made during the public review process was completed, and a Notice of Completion for the FEIS was issued on August 11, 2023. Significant adverse impacts related to hazardous materials, air quality and noise would be avoided through the placement of (E) designations (E-714) on the project sites as specified in Chapters 10, 13, and 15, respectively of the FEIS.

The application, as analyzed in the FEIS, contained Project Components Related to the Environment (PCREs), which are set forth in Chapter 9, “Natural Resources.” To ensure the implementation of the PCREs, the applicant will submit the signed Restrictive Declaration at the time of approval of land use-related actions and prior to issuance of any permits.

The proposed project as analyzed in the FEIS identified significant adverse impacts with respect to transportation (vehicular traffic, pedestrian) and construction (vehicular traffic). The identified significant adverse impacts and proposed mitigation measures under the proposed actions are summarized in Chapter 19, “Mitigation” of the FEIS. To ensure the implementation of the mitigation measures identified in the FEIS, the mitigation measures are included in the Restrictive Declaration.

UNIFORM LAND USE REVIEW

This application (C 230291 ZMX) was certified as complete by the Department of City Planning on April 10, 2023, and duly referred to Community Board 9 and the Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b). The related application (N 230292 ZRX) was duly referred to Community Board 9 and the Borough President for information and review in accordance with non-ULURP matters.

Community Board Public Hearing

Bronx Community Board 9 held a public hearing on this application (C 230291 ZMX) and the related action for a text amendment (N 230292 ZRX) on June 6, 2023, and by vote of 27 in favor, 2 opposed and none abstaining, adopted a resolution recommending the approval of the application with the following conditions:

1. “Collaborate with the independent non-profit United Hispanic Construction Workers (UHCW), Buildings Skills NYC and union trades to facilitate and ensure that the construction work force preference (Target 25%) from zip codes 10473, 10472, 10462, 10460. then the Bronx. NYC at large.
2. Continue to support our local school, park, and community initiatives, in collaboration with Bronx CB9 (Ex. back to school and toy drives, NNO, Family Davs. Etc.)
3. Good faith commitment to creating high quality building service jobs that pay all building service workers union standard wages and benefits.
4. Collaborate with the Minority Women Contractors and Developments Association (MWCDAs) or equal entity 3-6 months prior to the construction closing, so that the MWCDAs can provide assistance, as an independent entity, on behalf CB9, to ensure that applicants are creating and sustaining processes for equitable participation for minority and women owned contractors with a preference (Target 25%) placed on the specific zip codes, as determined by CB9, and then New York City at large. (Applicants will acquire the services of the MWCDAs or equal entity to provide this assistance)
5. Commit to 24-hour onsite security and/or live monitoring, appropriate lighting of exterior of the building and placing security cameras robustly around the exterior entrances of the building as well as in all common areas, including stairwells.
6. Advocate to hire local workers, business and MWBEs for general building work in contracts.
7. Recommendation to have building parking operations to be administered directly by landlord. property management or responsible business partner.
8. Bronx CB9 will request Councilmember Salamanca to provide funding to assist with

seasonal park enforcement officers and maintenance of Starlight Park.

9. Coordinate relationships and joint meetings the with NYPD, Parks, Bronx CB9, landlord/developer, building security, property manager and future tenant association to discuss and ensure adequate public safety in building and area.
10. Arrange meeting and site visit with Bronx CB9, Bronx River Alliance, Parks, YMPJ and landlord/developer, to discuss easements, joint initiatives, community support and any concerns.
11. Collaborate with Bronx CB9 to identify the retail needs for this project.”

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (C 230291 ZMX) and the related action (N 230292 ZRX) on June 15, 2023, and, on July 6, 2023, issued a recommendation to approve the application with modifications/ conditions.

City Planning Commission Public Hearing

On June 28, 2023 (Calendar No. 1), the City Planning Commission scheduled a public hearing on this application (C 230291 ZMX) and the related action (N 230292 ZRX). The hearing was duly held on July 12, 2023 (Calendar No. 21). Four speakers testified in favor of the application and two in opposition.

The applicant team, consisting of three members, spoke in favor of the application. The applicant’s attorney presented an overview of the proposed development including the intended uses and unit breakdown, the requested actions, the land use rationale, and the proposed levels of affordability. She stated that the proposed development is a critical component in a series of improvements that have occurred in the surrounding area over the last several years.

The architect explained that the proposed buildings comply with R7-3/C2-4 zoning district being requested. He explained the architectural details of the buildings, including materiality, fenestration, and sustainable design strategies. In addition, he shared renderings of the proposed development.

The landscape architect described the design of the open spaces. She explained in detail, urban furniture, materials, vegetation, and sustainable design strategies included as part of the open space design. Lastly, she explained the spatial connection with Starlight Park located to the north of the proposed development and stated that the open space is intended to be a continuation of the Bronx River Greenway.

The fourth speaker who testified in favor of the application was from the Bronx Chamber of Commerce. She stated that the Chamber, strongly supports the development because the current uses on the site. She stated that she has collaborated with the applicant before and that the applicant has been diligent on the maintenance and management they have committed to do in other developments in the past. She appreciated the fact of the development being a hundred percent income restricted and bringing commercial spaces to the area.

The two speakers who testified in opposition of the application were a local resident and active member of the community of the surrounding area, and a leader of the grassroots organization Bronx River Alliance, whose work is focused on conserving, preserving, and improving the health of the Bronx River and surrounding environments.

The local resident stated that the project isn't a true connection to the Bronx River Greenway as proposed. He noted that the proposed affordability levels do not reflect the economic profile of area residents. He stated that due to the lack of funding for maintenance and upkeep, local organizations and volunteers are shouldering the burden to maintain both Starlight and Concrete Plant parks. He notes that cars consistently park illegally throughout the neighborhood and that 100 parking spaces seems insufficient to accommodate the 970 dwelling units proposed for this development. He also noted that the heights of the buildings could be harmful to migratory birds in the area, and the projected building shadows could harm species in the adjacent Bronx River. He suggested that the commercial space be utilized to bring fresh food to the area and that the development should allocate space for community organizations to hold meetings.

The representative of the Bronx River Alliance explained the background of the organization, describing in detail their hard work, over an extended period and the large number of collaborators that have been instrumental in measures that have facilitated riparian and water quality improvements to river. She explained that the Bronx River Alliance supports plans along or near the Bronx River when those investments serve surrounding communities particularly if it delivers new public waterfront open space and increases or enhances waterfront public access and deeply affordable housing but stated that the proposal in its current form, falls short on community goals while introducing new concerns.

She stated that the Bronx River Alliance urges the Commission to ask questions, and to recommend modifications and commitments that achieve three goals that are important to residents: housing affordability, environmental standards, and public value recovery. Regarding housing affordability, she noted the missing information regarding the ELLA program, and mentioned that 120% AMI is too high for the area residents and suggested limiting the top band to 100% of AMI. Regarding environmental standards, she pointed out that the stormwater standards and green roof areas proposed are unclear. Lastly, she requested a more detailed and aspirational sustainable design approach that considers the real conditions of water runoff towards the river.

She concluded her testimony by stating that the reason this location is now desirable for housing is directly related to the extension of Starlight Park, the cleanup and maintenance of the Bronx River, as well as programing and the conversion of the Sheridan Expressway into a Boulevard, which are all efforts lead and sustained by low-income communities of color pursuing environmental justice in partnership with local government. She believes that community work is what has created the value of the land, however the proposed land use actions, will allow private land holders to benefit from that value to. She feels the proposal disproportionately benefits the property owner. She requests that the publicly created value be redistributed through deeper affordability that better reflects the needs of the neighborhood. She also requested direct support for park maintenance the including the new extension, acknowledging that this project will introduce new users, and maintenance resources are already insufficient. Lastly, she asked the

CPC to give recommendations and request modifications using their technical knowledge power of influence.

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

WATERFRONT REVITALIZATION PROGRAM

This application (C 230291 ZMX) was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013, and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 et seq.). The designated WRP number is 20-147. This action was determined to be consistent with the policies of the WRP.

CONSIDERATION

The Commission believes that this application for a zoning map amendment (C 230291 ZMX), in conjunction with the related zoning text amendment, to map the project area as an MIH-designated area, is appropriate.

Together, these actions will facilitate the construction of three new 24-story buildings with approximately 970 income-restricted housing units, retail spaces and a waterfront public access area in the East Crotona Park neighborhood.

The proposed project will advance a broad citywide equity agenda, focused on alleviating housing availability and insecurity. In that vein, the city must continue to identify areas where the creation of new housing and jobs can be developed close to public transit and major thoroughfares. The proposed project capitalizes these fundamental components that exist in the project area, which is also located within the Transit Zone.

Zoning Map Amendment (C 230291 ZMX)

The Commission believes that the proposed zoning map amendment is appropriate. The requested action will rezone the project area to an R7-3 zoning district with a C2-4 commercial overlay that is appropriate based on the surrounding area's land use patterns and built form, while providing expanded opportunities to develop income-restricted affordable housing. The surrounding area is characterized by moderate and high-density zoning districts, particularly R6, R6A, R7-1, R7A, R7X and R8X. The project area's proposed building heights are appropriate, given the height of existing buildings in the surrounding area, including the Compass Residences and the location adjacent to the recently improved Sheridan Boulevard with accessible transit options. C2-4 commercial overlays permit and incentivize a wide range of commercial uses that will help activate this portion of Sheridan Expressway.

Zoning Text Amendment (N 230292 ZRX)

The Commission believes that the proposed zoning text amendment (N 230292 ZRX) to Appendix F to create a new MIH area, mapped with Option 1 and Option 2, coterminous with the project area is appropriate. Under MIH, the proposed project will need to set aside the required number of permanently income restricted units, under either MIH Option 1 or Option 2, in a community district that has seen few affordable housing units built in recent years. Therefore, the proposed zoning text amendment will facilitate and ensure the construction of permanent, income- restricted housing units in this area of the Bronx.

During its review, the Commission received conditions from the community board related to local and minority communities preference for workforce hiring, creating high quality service jobs on site, collaborating with Minority- and Women-Owned Business Enterprises and Community Board 9 to foster equitable participation on the contracting process, contributing to public safety, making use of a well-reputable parking management company, conducting interagency coordination, meeting with relevant stakeholders to discuss connection to Starlight Park and working with CB9 to receive local retail recommendations. The Commission notes that these issues are not within the scope and purview of its land use review. however, the Commission urges the applicant to work with the community board, stakeholders, and residents to find a preferred direction to address these issues.

The Commission concurs with the Borough President's recommendation of increasing the amount of two-, three-, and four- bedroom units, accomplishing a seamless connection to Starlight Park, and making the commercial space a restaurant, café, supermarket, day care, recreational, or educational use. The Commission also agrees with the recommendation of working to accomplish a better depicted high-quality design of the buildings and going back to the borough president's office for approval before going to the Department of Buildings. And finally, The Commission agrees with the recommendation of when hiring, the developer makes use of union labor, hiring locally, and Minority- and Women-Owned Business Enterprises.

At the public hearing, the Commission heard testimony from the Bronx River Alliance that underscored the importance of collective continued efforts to improve the river's water quality, coastline, and public access. The Commission encourages the applicant to actively support environmental conservation initiatives to preserve the Bronx River, and notes that the applicant has also submitted a separate application to demonstrate compliance with the necessary waterfront regulations to be able to develop the site.

The Commission is pleased that the proposed actions will facilitate the redevelopment of these properties providing new income-restricted housing units and new ground floor commercial space. This project will also provide riparian improvements that will increase the amount of public open space in the area and provide additional public access to the Bronx River as well as a planned upland connection to it. Therefore, the Commission believes that the proposed zoning map amendment, in conjunction with the related action, is appropriate.

RESOLUTION

RESOLVED, that having considered the Final Environmental Impact Statement (FEIS), for which a Notice of Completion was issued on August 11, 2023, with respect to this application (CEQR No. 22DCP178X), 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. The environmental impacts disclosed in the FEIS were evaluated in relation to the social, economic, and other considerations associated with the action[s] that are set forth in this report; and
2. Consistent with social, economic, and other essential considerations, from among the reasonable alternatives provided in the application, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
3. The adverse environmental impacts disclosed in the FEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, pursuant to the restrictive declaration dated August 23, 2023, those project components related to the environment and mitigation measures that were identified as practicable.

The report of the City Planning Commission, together with the FEIS constitutes the written statement of findings that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations, and be it further

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this application and finds that the proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 3d:

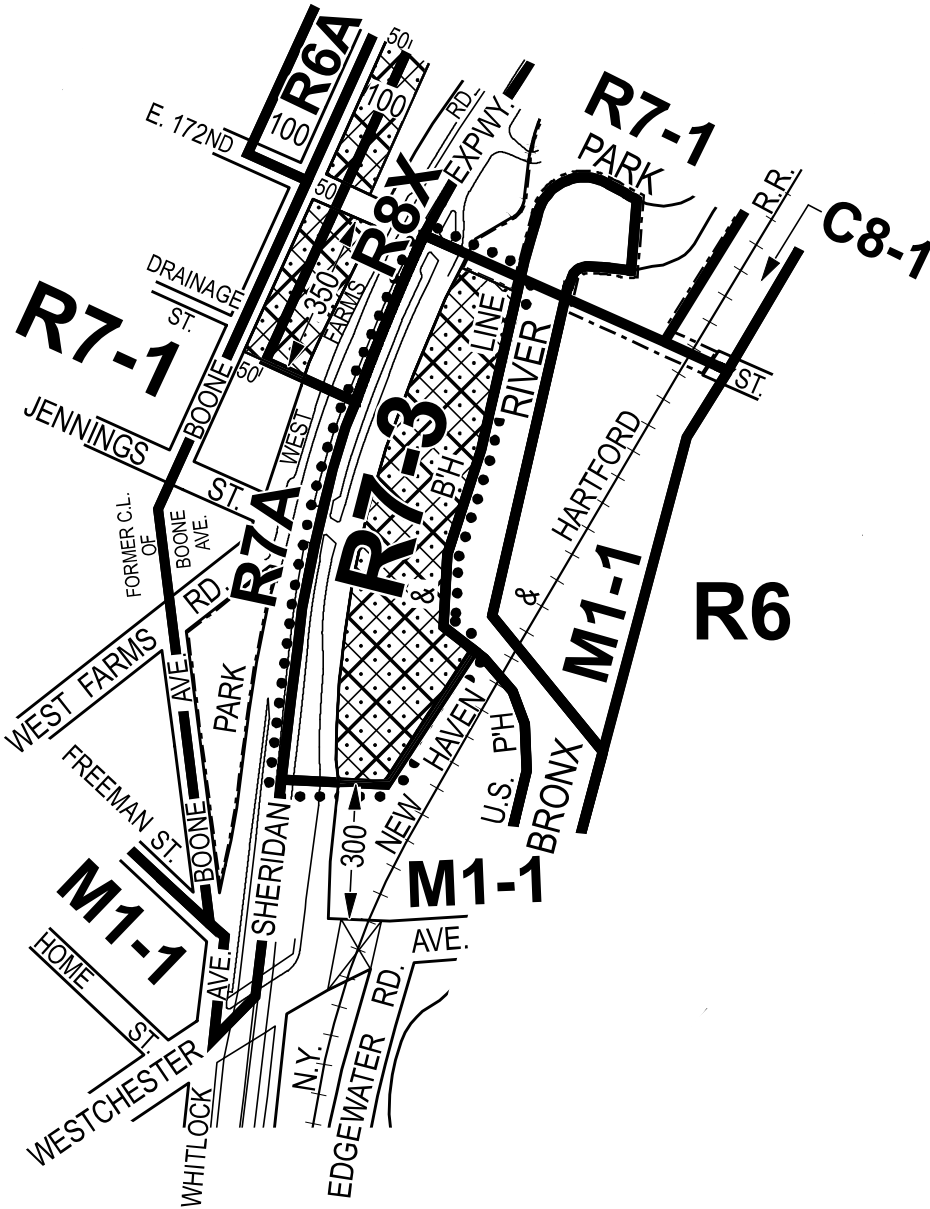
1. changing from an M1-1 District to an R7-3 District property bounded by the northwesterly centerline prolongation of East 172nd Street, the U.S Pierhead and Bulkhead Line, the westerly boundary line of the New York New Haven & Hartford Railroad right-of-way, a line 300 feet northerly of Westchester Avenue and its westerly prolongation, and Sheridan Expressway; and

2. establishing within the proposed R7-3 District a C2-4 District bounded by the northwesterly centerline prolongation of East 172nd Street, the U.S Pierhead and Bulkhead Line, the westerly boundary line of the New York New Haven & Hartford Railroad right-of-way, a line 300 feet northerly of Westchester Avenue and its westerly prolongation, and Sheridan Expressway.

Borough of the Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated April 10, 2023, and subject to the conditions of CEQR Declaration E-714.

The above resolution (C 230291 ZMX), duly adopted by the City Planning Commission on August 23, 2023 (Calendar No. 2), 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.

DANIEL R. GARODNICK, Esq., *Chair*
KENNETH J. KNUCKLES Esq., *Vice-Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO, III, ANTHONY CROWELL, Esq.,
JOSEPH DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq., ORLANDO
MARIN, JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*

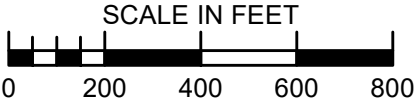


CITY PLANNING COMMISSION
CITY OF NEW YORK
DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP
3d
BOROUGH OF
BRONX



New York, Certification Date:
April 10, 2023

S. Lenard
S. Lenard, Director
Technical Review Division



NOTE:

- Indicates Zoning District Boundary
- The area enclosed by the dotted line is proposed to be rezoned by changing an existing M1-1 District to an R7-3 District and by establishing within the proposed R7-3 District a C2-4 District.
- Indicates a C2-4 District



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: 1460-1480 Sheridan Boulevard			
Applicant:	Patricia Simone	Applicant's Primary Contact:	Ashley Doukas
Application #	C230291ZMX	Borough:	
CEQR Number:	22DCP178X	Validated Community Districts:	X09

Docket Description:

IN THE MATTER OF an application submitted by Simone Companies pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d:

- changing from an M1-1 District to an R7-3 District property bounded by the northwesterly centerline prolongation of East 172nd Street, the U.S Pierhead and Bulkhead Line, the westerly boundary line of the New York New Haven & Hartford Railroad right-of-way, a line 300 feet northerly of Westchester Avenue and its westerly prolongation, and Sheridan Expressway; and
- establishing within the proposed R7-3 District a C2-4 District bounded by the northwesterly centerline prolongation of East 172nd Street, the U.S Pierhead and Bulkhead Line, the westerly boundary line of the New York New Haven & Hartford Railroad right-of-way, a line 300 feet northerly of Westchester Avenue and its westerly prolongation, and Sheridan Expressway;

as shown on a diagram (for illustrative purposes only) dated April 10, 2023, and subject to the conditions of CEQR Declaration E-714.

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

RECOMMENDATION: Conditional Favorable			
# In Favor: 27	# Against: 2	# Abstaining: 0	Total members appointed to the board: 29
Date of Vote: 5/18/2023 12:00 AM		Vote Location: Remote General Board Meeting	

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

Date of Public Hearing: 4/20/2023 6:30 PM	
Was a quorum present? Yes	<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:	General Board Meeting (Webex Remote - nyc.gov/bx09)

CONSIDERATION: Please see CB9 letter uploaded

Recommendation submitted by	BX CB9	Date: 6/6/2023 11:25 AM
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COMMUNITY BOARD NUMBER 9

CITY OF NEW YORK
1967 TURNBULL AVENUE
BRONX, NEW YORK 10473

TEL. (718) 823-3034
BX09@cb.nyc.gov

FAX. (718) 823-6461
www.nyc.gov/bxcb9



VANESSA L. GIBSON
BRONX BOROUGH PRESIDENT

BRANDON GANAISHLAL
CHAIRPERSON

June 6, 2023

To: New York City Department of Planning
120 Broadway, 31st Floor
New York, NY 10271



Reference: ULURPs West Farms Realty & Patricia Simone
1460-1480 Sheridan Boulevard (Waterfront)
Bronx New York

I am writing to notify your office that on May 18, 2023, Bronx Community Board 9 voted to approve the applications submitted by the Applicants, West Farms Realty LLC & Patricia Simone, with the modifications and conditions listed below, in pursuant of the NYC Uniform Land Use Review Procedure:

1. Collaborate with the independent non-profit United Hispanic Construction Workers (UHCW), Buildings Skills NYC and union trades to facilitate and ensure that the construction work force preference (Target 25%) from zip codes 10473, 10472, 10462, 10460, then the Bronx, NYC at large.
2. Continue to support our local school, park, and community initiatives, in collaboration with Bronx CB9 (Ex. back to school and toy drives, NNO, Family Days, Etc.)
3. Good faith commitment to creating high quality building service jobs that pay all building service workers union standard wages and benefits.
4. Collaborate with the Minority Women Contractors and Developments Association (MWCDA) or equal entity 3-6 months prior to the construction closing, so that the MWCDA can provide assistance, as an independent entity, on behalf CB9, to ensure that applicants are creating and sustaining processes for equitable participation for minority and women owned contractors with a preference (Target 25%) placed on the specific zip codes, as determined by CB9, and then New York City at large. (Applicants will acquire the services of the MWCDA or equal entity to provide this assistance)
5. Commit to 24-hour onsite security and/or live monitoring, appropriate lighting of exterior of the building and placing security cameras robustly around the exterior entrances of the building as well as in all common areas, including stairwells.
6. Advocate to hire local workers, business and MWBEs for general building work in contracts.
7. Recommendation to have building parking operations to be administered directly by landlord, property management or responsible business partner.

EXECUTIVE OFFICERS

Brandon Ganaishlal
Chairperson

Mohammad Mujumder
1st Vice Chairperson

Lisa Diaz
2nd Vice Chairperson

Angel Martinez
Secretary

Henry Pelayo Jr.
Treasurer

COMMITTEES

Executive & Operations
Land, Zoning, Planning, & Economic Development
NYCHA

Parks & Recreation
Public Safety & Transportation
Social Services & Housing
Youth & Education
Seniors Connected

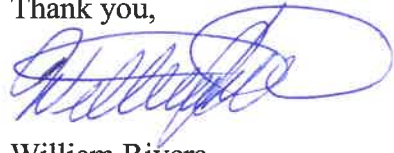
NEIGHBORHOODS

Bronx River
Bruckner
Castle Hill
Clason Point
Harding Park
Parkchester
Soundview
Unionport
Shorehaven
Zerega

COMMUNITY BOARD # 9

8. Bronx CB9 will request Councilmember Salamanca to provide funding to assist with seasonal park enforcement officers and maintenance of Starlight Park.
9. Coordinate relationships and joint meetings the with NYPD, Parks, Bronx CB9, landlord/developer, building security, property manager and future tenant association to discuss and ensure adequate public safety in building and area.
10. Arrange meeting and site visit with Bronx CB9, Bronx River Alliance, Parks, YMPJ and landlord/developer, to discuss easements, joint initiatives, community support and any concerns.
11. Collaborate with Bronx CB9 to identify the retail needs for this project.

Thank you,



William Rivera
District Manager

CC: Bronx Borough President Vanessa Gibson, City of New York
Council Member Amanda Farias, NYC 18th Council District
Chairman Brandon Ganaishlal, Bronx Community Board 9
Bronx Office, NYC Department Planning
Land, Zoning, & Economic Development Committee, Bronx Community Board 9

**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 NO: C 230291 ZMX---1460-1480 Sheridan Boulevard

Related Application: N 230292 ZRX

PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. #9

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

July 6, 2023
DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 230291 ZMX
1460-1480 SHERIDAN BOULEVARD**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Simone Companies pursuant to Section 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d:

1. Changing from an M1-1 District to an R7-3 District property bounded by the northwesterly centerline prolongation of East 172nd Street, The U.S. Pierhead and Bulkhead Line, the westerly boundary line of the New York New Haven & Hartford Railroad right-of-way, a line 300 feet northerly of Westchester Avenue and its westerly prolongation, and Sheridan Expressway; and
2. Establishing within the proposed R7-3 District a C2-4 District bounded by the northwesterly centerline prolongation of East 172nd Street, the U.S. Pierhead and Bulkhead Line, the westerly boundary line of the New York New Haven & Hartford Railroad right-of-way, a line 300 feet northerly of Westchester Avenue and its westerly prolongation, and Sheridan Expressway;

Borough of The Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated April 10, 2023, and subject to the conditions of CEQR Declaration E-714.

Related Application: N 230292 ZRX

BACKGROUND

Approval of this application will amend the Zoning Map, Section No. 3d, changing an existing M1-1 District to the proposed R7-3 District and a C2-4 commercial overlay. The Project Area for this proposed zoning change includes Block 3017, Lots 29, 60, 65, 68, 74, and portions of Lots 6 and 28. The total lot area is composed of 194,394 square feet. It is bounded by East 172nd Street and Starlight Park to the north, Sheridan Boulevard to the west, and the Bronx River to the east. Westchester Avenue is located 300 feet south of the Project Area's southern boundary. The Project Area provides a frontage of 1,011 feet onto Sheridan Boulevard, 782 feet along the Bronx River and 134 feet onto East 172nd Street.

Site Facts

- Current M1-1 Zone prohibits residential/commercial development.
- Proposed R7-3 Zone offers a maximum Floor Area Ratio (FAR) of 6.0 with Mandatory Inclusionary Housing (MIH)
- Proposed C2-4 Commercial Overlay offers a maximum FAR of 2.0.
- The location of this proposed development's proximity to the Bronx River requires compliance with waterfront regulations under Zoning Resolution Section 62-00.

Existing development within the Project Area conforms to the current M1-1 zone. This development includes:

1460 Sheridan Boulevard, Block 3017, Lot 74: A one-story automobile mechanic training facility approximating 2-stories and composed of approximately 14,508 square feet;

1458 Sheridan Boulevard, Block 3017, Lot 68: An off-street truck parking facility. This lot does not belong to the applicant;

1440 Sheridan Boulevard, Block 3017, Lot 65: A three story hotel grandfathered. This lot does not belong to the applicant;

1428 Sheridan Boulevard, Block 3017, Lot 60: A one-story manufacturing building. This lot does not belong to the applicant;

Block 3017, Lot 29: Includes a truck parking facility and four accessory office buildings.

Development located on Block 3017, Lot 74 and Lot 29 will require demolition.

Block 3017, Lot 28: This lot is composed of 8,500 square feet. It is occupied by a auto repair facility. Most of this lot will remain M1-1.

Block 3017, Lot 6: This lot is composed of 97,985 square feet. It is used as a right-of-way by Amtrak.

The Project Area is located within a Coastal Zone, Flood Zone, Transit Zone and a FRESH Zone.

Full Scope of Development Pursuant to HPD's Mix and Match Program

Pursuant to the proposed Zoning Map amendment, the applicant will construct three mixed use buildings approximating a total of 866,017 gross square feet of floor area. The three proposed buildings will occupy two development sites. Development Site #1 will accommodate one building, (Building 1). Development Site #2 will accommodate two buildings, (Building 2 and Building 3).

- Total Development Cost: \$500,000,000.00
- Total Number of Permanent Jobs: 105
- Total Number of Construction Jobs: 615
- Total Number of Buildings: 3
- Total Number of Residential Units: 970
- Total bicycle parking spaces: 465
- Total Number of Unit Type Breakdown:
 - Studios: 219 @ 400 square feet
 - 1 Bedrooms 463 @ 550 square feet

- 2 Bedrooms 235 @ 675 square feet
- 3 Bedrooms 53 @ 900 square feet
- All three buildings will include amenities pursuant to the Quality Housing Program, and Enterprise Green mandates. These include:
 - Laundry facilities
 - Windows in common areas (corridors)
 - Passive recreation space
 - Bicycle parking (as required by the underlying zoning)
 - Refuse storage and disposal facilities
 - All electric heating and cooling systems
 - Energy Star appliances
- Affordability based on Area Median Income (AMI):
 - 15% of the total units for the formally homeless
 - 0%-30% of AMI: 146 Units
 - 31%-50% of AMI: 242 Units
 - 51%-80% of AMI: 195 Units
 - 81%-120% of AMI: 387 Units
 - Bicycle parking within this three-building complex offers 465 spaces

The three buildings being proposed will each feature:

- A seven-story base rising approximately 65 feet.
- A 17 story tower constructed above the base rising approximately 175 feet
- Yields a total building height of each building at approximately 240 feet
- The inclusion of landscaped areas at each building setback

Owing to this development site's proximity to the Bronx River, pursuant to the Waterfront Public Access Area (WPAA), the proposed development will include:

- A total of approximately 1.29 acres of (56,123 square feet) of open space
- Visual corridors including the continuation of Jennings Street east of Sheridan Boulevard
- Walking paths, seating areas, vegetation, tables, an amphitheater
- The installation of permeable pavers
- Bicycle racks
- "Down lighting"
- Access to Starlight Park
- All exterior common areas will be maintained by the applicant

Development Site #1: 1460 Sheridan Boulevard, (Block 3017, Lot 74)

Bounded by: Starlight Park to the north, Lot 68 to the south, Sheridan Boulevard to the west, Starlight Park and the Bronx River to the east. This site is comprised of 41,508 square feet.

Existing development on Site 1 includes an industrial building comprised of 14,508 square feet, approximating 25 feet (two stories) in height.

The proposed development of Site 1 includes construction of a 24-story building rising approximately 240 feet. This building will offer 304 affordable dwelling units composed of 229,684 square feet. Commercial space will include 5,000 square feet. This yields a total of 234,684 zoning square feet. This “L” shaped building will offer an interior courtyard that opens towards the Bronx River. Residential access will be via Sheridan Boulevard or the shore public walkway which will be constructed pursuant to waterfront access requirements. Commercial access will also be via Sheridan Boulevard and the shore public walkway, towards the north end of the building adjacent to Starlight Park. Building 1 will offer 144 spaces for bicycle parking.

The Waterfront Public Access Area (WPAA) for Development Site 1 will include a total of 17,998 square feet of which 13,292 square feet is the shore public walkway and 4,760 square feet for the upland connection. The public walkway will approximate 40 feet in width, the upland connection will be 35 feet wide.

Development Site #2: 1480 Sheridan Boulevard, (Block 3017, Lot 29)

Bounded by: Lot 60 to the north, Lot 28 to the south and Lot 6, Sheridan Boulevard to the west, Starlight Park and the Bronx River to the east. This is comprised of 97,892 square feet. Existing development on Site 2 includes an off street parking lot and four accessory office buildings. These buildings range in height between 13 and 25 feet. An open-air garage approximating 25,197 square feet is also located on Development Site #2.

The proposed development of Site 2 includes construction of two buildings (Building 2 and Building 3).

The WPAA will include 20,317 square feet of which 10,754 square feet will be the shore public walkway. The remaining 9,563 square feet will be the upland connection. Development of Site 2 also includes visual corridor as established by the extension of Jennings Street, east of Sheridan Boulevard. It will offer a 70 foot wide venue, situated on the site’s northern lot line between Sheridan Boulevard and the Bronx River. A second visual corridor will be located between Building 2 and 3. This corridor will be accessible the southern end of Lot 29 at Sheridan Boulevard. It will vary in width between 50 and 60 feet

Building 2: Construction of a 24-story building, rising approximately 240 feet. This building will offer 345 dwelling units. It will consist of 268,952 square feet of which 263,952 will be for residential purposes, with 5,000 square feet for commercial use. This “L” shaped building will be sited 70 feet from the site’s northern lot line (Lot 60). The building will be approximately 30 feet from the shore public walkway and 70 feet from the Bronx River. A garage located on the cellar level of Building 2 will be accessible via Sheridan Boulevard. It will accommodate 100 vehicles. Parking for 164 bicycles will also be located on the cellar level which will be shared with Building 3. Residential and commercial access to Building 2 will be at the north end of the building on Sheridan Boulevard.

Building 3: Construction of a 24-story building, rising approximately 240 feet. This building will offer 321 dwelling units. It will consist of 240,091 square feet of which 237,091 will be for residential purposes, with 3,000 square feet for commercial use. The siting of Building 3 yields a 60-foot wide open area between Building 3 and Building 2. An amphitheater, plantings and lighting will be sited within this common open area.

Residential access to Building 3 will be via this corridor and on Sheridan Boulevard. Access to the garage located in building 2 will be available to Building 3. Interior residential access to Building 3 from this garage will be via the shared cellar area with Building 2.

Development in the surrounding community is defined by Starlight Park to the north and east, east of which is the Bronx River. This park is composed of 17 acres. It features access to the Bronx River and includes a boat house, kayak launch. It also features areas for active recreation. The Bronx River Alliance maintains an office within this area.

Development to the west is defined by Sheridan Boulevard, which prior to 2022 functioned as a segment of the Sheridan Expressway. Residential development west of this boulevard is typified by a six building development complex known as Compass Residences. These 16-story buildings were completed within the past decade. Commercial activity is found on Westchester Avenue, approximately ¼ mile from the proposed development site. Subway access via the #6 train is found at Whitlock Avenue, approximately 0.3 miles from the site. Access to the #2 and #5 trains is available at the Freeman Avenue station, approximately 0.4 miles from the site. Bus transit is provided by the Bx4, Bx4A, Bx27 and Bx35. These routes are all available within 0.05 miles.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to SEQRA and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on April 10, 2023.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board 9 held a public hearing on this application on May 18, 2023. A vote recommending approval of this application was 27 in favor, 2 opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A virtual public hearing was convened by the Bronx Borough President on June 15, 2023. Representatives of the applicant were present and spoke in favor of this application. Verbal testimony from members of the public included concerns about the impact construction of this proposed development may have on the Bronx River, the affordability of the units being proposed, and the additional population this development will bring into the established community. Upon receiving all those wishing to offer testimony, the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

For over four decades, Simone Development Companies define what I consider to be one of the best development companies in The Bronx. A family-owned and Bronx-headquartered business that is responsible for the Hutchinson Metro Center which includes a major hotel, numerous Class A office buildings, as well as a portfolio of other developments and properties across the Bronx and greater tri-state area. Simone has owned the sites in this application since 1978 and are looking to make another investment in the Bronx.

Under the proposal, the applicant will build three buildings across two sites, which would create approximately 970 units of affordable housing, as well providing ground floor commercial uses that will active the area. This is important as these buildings will be built along the west side of the Bronx River and will include a number of public space amenities, including publicly accessible space that will run along the Bronx River.

These lots are currently located on industrial land which has historically been a cause of pollution problems from either direct or indirect runoff into the Bronx River. While some of the public testimony stated concerns for developing these sites, based on environmental concerns, I believe the proposal will actually improve the Bronx River as it will allow for the river to be better activated for the public and mitigation measures will be put in place to ensure stormwater runoff doesn't contaminate the river. Over time, and once all the sites are fully developed, there will be a complete corridor abutting the river that anyone can walk along and connect directly to Starlight Park, as the public walkway will serve as an unofficial connection to the Bronx River Greenway.

While the applicant team has proposed how the northernmost site will connect into Starlight Park, I recommend that the applicant team and Parks Department continue working together to ensure a seamless transition from the shore public walkway into the park. A development project of this scale has the potential to set a gold standard for waterfront access where enjoying a walk along the Bronx River or having fun in Starlight Park is both affordable and pleasurable.

While development of these sites for affordable housing will be a great improvement, I do have some general concerns. While I am confident that the developers will build high-quality buildings with state-of-the-art amenities, I have only seen a conceptual rendering of the proposal which I have concerns with. These three proposed 24-story buildings will abut the Sheridan Boulevard and are near the Bruckner Expressway, New England Corridor Amtrak line (which will soon add Metro-North service), and will be visible across a number of neighborhoods. With such an important and prominent location, I want to understand the specifics which the applicant team noted they are still designing. One recommendation is that the applicant team return with an updated version of the project for my feedback prior to filing at DOB to ensure any comments I have may be incorporated into the proposal. This project needs attractive buildings in order to have my support and right now this project doesn't meet that threshold.

This project is proposing approximately 970 units of affordable housing that will benefit the Bronx and local community. While this project is proposing approximately 30-percent of units be two-bedroom and three-bedrooms, I believe more can be done to increase this number and that there can be several four-bedroom units added to the project. I also recognize the applicant team is

providing units with sizes based on the mix-and-match term sheets, but I would also like to see units that are larger than what is in the HPD range. Creating family-sized units is important and I will continue to advocate for larger units and units with two- (or more) bedrooms to ensure families can stay and build a community rather than having to move once their family gets larger. I recommend that the project reduces the number of studio units in order to achieve the goal of more family-sized units.

As I previously noted, there are three 24-story buildings being proposed. The height of these buildings is concerning on its face, but as I consider the project, I recognize there are tradeoffs that need to be made. As the city is in a housing crisis, maximizing the amount of housing being produced is incredibly important. Additionally, my recommendation for family-sized units means that if any of the units get larger or if more two-, three-, or four-bedroom units get added, this would reduce the overall number of units and housing that can be built. I then considered the larger context, as all projects need to work not just for the new development, but for the existing community as well. When I consider this project, there isn't an immediate residential community next to these development sites that would be impacted as the Sheridan Boulevard creates over 200 feet from the nearest residential development to the west and the Bronx River and manufacturing districts are located to the east. Finally, the urban design of these buildings are a tower-on-a-base, where there is a 65-foot base development, before setting back on all sides, then rising to approximately 175-feet, before another setback rises to the maximum building height of 240-feet. These setbacks will reduce the perception of height when at the ground level and along the waterfront. When considering all these aspects of the proposal and the need to support affordable housing and family-sized units, I believe the height of these buildings can be supported as long as the final buildings are designed with features that further enhance the buildings.

In addition to the affordable housing this project will create, this proposal will create 720 jobs, split between 105 permanent jobs and 615 short-term construction jobs. With all three buildings having space for commercial uses, I recommend that ownership work to find uses that will enhance the local community and waterfront space experience, such as a restaurant, café, supermarket, day care, recreational, or educational uses, rather than uses that will detract. When hiring, I recommend the use of union labor, hiring locally, and MWBE's. It was noted in the public hearing that there are discussions with several unions. I believe that any project of this scale should be able to negotiate for some union labor and that outreach can begin now to start discussing what agreements can be made. This can include using building trades where there are union apprenticeships to achieve prevailing wage jobs that have a focus on Bronx hiring.

I conclude by acknowledging the hard work and dedication Simone Properties continues to make for the people of The Bronx. I am confident that the buildings will be designed under the highest standard, but must also ensure my own oversight is included so that I can make certain the right balance is achieved for such a high-profile project. I therefore recommend **conditional approval** of this application, for the reasons noted above.