

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NOS: C180130 HAX, C 180131 ZMX
PARK HAVEN**

DOCKET DESCRIPTION

CD #1: ULURP APPLICATION NO: C 180130 HAX: IN THE MATTER OF AN application submitted by the New York City 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 335-349 St. Ann's Avenue and 542-544 East 142nd Street (Block 2268, Lots 23-32, 48 and 50) 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 located at 225-349 St. Ann's Avenue and 542-544 East 142nd Street (Block 2268, Lots 23-32) to a developer to be selected by HPD;

To facilitate construction of a multi-story building containing residential, community facility and commercial space in Borough of The Bronx, Community District #1.

CD #1: ULURP APPLICATION NO: C 180131 ZMX: IN THE MATTER OF AN application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a:

- 1) Changing from an R6 District to an R7D District property bounded by East 142nd Street; St. Ann's Avenue; East 141st Street; the southeasterly, southwesterly, and northeasterly boundary lines of a playground; and a line 140 feet northwesterly of St. Ann's Avenue; and
- 2) Establishing within the proposed R7D District, a C1-4 District bounded by East 142nd Street; St. Ann's Avenue; East 141st Street, the southwesterly boundary lines of a playground; and a line 140 feet northwesterly of St. Ann's Avenue;

Borough of The Bronx, Community District #1, as shown on a diagram (for illustrative purposes only) dated October 30, 2017.

BACKGROUND

Approving this application will amend the Zoning Map by eliminating an existing R6 zone and adopting the proposed R7D zone. This zoning map amendment will be applicable to property located on Block 2268, Lots 25-32, 48 and 50. This change-of-zone will increase the maximum FAR for residential use from 2.43 in an R6 zone, up to 4.2 FAR. With inclusionary housing FAR increases to 5.6 with inclusionary housing in the R7D/C1-4 zone. The C1-4 overlay, commercial FAR will be 2.0. FAR allowable for community use facilities will be 4.0. An additional key provision of this application is the inclusion of a FRESH food store which will be included as part of the commercial development for this site.

This proposed zoning change will facilitate construction of an 11-story residential building on the southwest corner of St. Ann's Avenue at East 142nd Street, (Block 2268, Lots 23-32). Lots 23 and 24 are vacant and front onto East 142nd Street. Lots 25-32 front onto St. Ann's Avenue and are used as an off-street parking lot. Together, this "L" shaped building site is composed of 24,150 square feet. The two remaining lots this zoning amendment will impact include 48 and 50. Currently, Lot 48 includes an active church, Thessalonica Christian Church (313 St. Ann's Avenue). It is located adjacent to the proposed development site, on the south. Lot 50 includes a vacant five-story privately owned building which is not abandoned. This site is bounded by East 142nd Street to the north, St. Ann's Avenue to the east, East 141st Street to the south and Brook Avenue to the west.

The proposed development includes:

- 142,720 square feet of total floor area of which,
- 124,534 square feet residential space, plus
- 7,512 square feet for FRESH FOOD designation, equals
- 132,046 square feet of residential space, plus
- 3,162 square feet of community use facility, plus
- 7,512 square feet of commercial space (Fresh Food Supermarket).
- **Yields 142.720 square feet**

Features of this proposed development includes 169 units of affordable housing, including

- Studios: 43 units approximating 430 gross square feet
- 1 Bedroom: 54 units approximating 599 gross square feet
- 2 Bedrooms: 46 units approximating 820 gross square feet
- 3 Bedrooms: 26 units approximating 1,010 gross square feet

Area Median Income (AMI) allocations include:

30% of the units:	Formerly Homeless
5% of the units:	40% of AMI
5% of the units:	50% of AMI
40% of the units:	60% of AMI
20% of the units:	80% of AMI

Amenities to be provided include exterior courtyards and roof gardens specifically designed for passive recreational use as well as for the planting of vegetables. These areas are composed of:

- Ground floor court yard: 3,120 square feet
- 2nd floor terrace and terraced areas: 4,129 square feet
- 11th floor terrace farming garden: 1,011 square feet
- Roof : 2,463 square feet
- **TOTALS: 10,723 square feet**

As proposed, Park Haven will comply with Passive House Standards. Related features include:

- Triple-pane windows
- Rain water collection systems, for the purpose of irrigating garden areas
- Extensive installation of solar panels able to generate 58 kilowatts
- Climate control ventilation systems

A unique component of this development is the inclusion of a comprehensive array of social services specifically designed to assist those who require help in finding gainful employment. As now planned, Bronxworks will administer a Jobs-Plus program, the purpose of which is to offer participants earning and financial self-sufficiency, educational services, one-on-one financial counseling and job training opportunities. Additional highlights include:

- Comprehensive case management
- Parenting skills training
- Youth programming including after-school activities
- Life skills training
- Medical care management and referrals
- Mental health and substance abuse services
- Medication monitoring
- Domestic violence counseling
- Education and employment assistance
- Entitlements and benefits advocacy
- Housing stability support to prevent eviction

On-site professionals that will serve Park Haven include nine full time professionals;

- one program director
- one clinical coordinator
- two social workers
- two case managers
- one administrative assistant
- two advocacy coordinators

On-site offices will occupy the 3,162 square feet of community facility space.

Pursuant to Section 63-30, the Department of Housing Preservation and Development (the applicant) will be submitting a separate and related application for a FRESH food store composed of 7,512 square feet. Entrance to this fresh-food grocery store will be via St. Ann's Avenue. The staging of delivery vehicles will be provided on East 142nd Street.

Development of the surrounding community is typified by mid-rise residential buildings. People's Park, composed of 1.35 acres, abuts the southern boundary line of the proposed development. This park is specifically designed to accommodate active recreation, most notably basketball. St. Mary's Park offers 35 acres and a comprehensive array of recreational venues including a recreation center in which a swimming pool is located. This pool is available throughout the year. St. Mary's Park is within a five-block radius of the site. Commercial activity is available at the HUB, a major Bronx retail community. Located here too is access to the #2 and #5 trains. Bus transportation operates on St. Ann's Avenue.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to CEQR and SEQRA and received a Negative Declaration. The City Planning Commission certified these applications as complete on October 30, 2017.

COMMUNITY BOARD PUBLIC HEARING

Community Board #1 held a public hearing on these applications on December 21, 2017. A vote on these applications was five recommending approval, 15 recommending disapproval with modifications, one abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on this application on January 11, 2018. Representatives of the applicant were present and spoke in favor of this application. There being no other members of the public offering testimony, the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

My overall review of the proposed Park Haven project is a favorable one. I am pleased to note that the ratio of unit sizes proposed for this development recognizes how essential it is that families with children are accommodated. Of the project's 169 units, 72 of these will be two and three-bedroom units reflecting the family makeup of the surrounding neighborhood. I appreciate the commitment being made to have a FRESH food store located in project. I do believe that as fresh produce and the availability of better quality grocery options become more available throughout The Bronx, an improvement in the health and quality of life is inevitable. Commendable as well is that a portion of the exterior "green" areas will be set aside for the planting of vegetables with over 10,000 square feet of exterior garden spaces and convenient access to the neighboring People's Park.

What makes this project especially unique is the inclusion of a comprehensive array of social services to be provided on site and administered by Bronx Works. I firmly believe that this collaboration has the potential of going well beyond providing folks with a place to reside. More so than that, the partnership presented here has the potential of providing people with a genuine opportunity to achieve success.

There is a history to the site these applications are considering. It originates in 1990 during the Ferrer administration when the congregation of Thessalonica Christian Church initially sought to advance development plans for a this property. This development site lies adjacent to the church. At that time, given the proliferation of vacant sites in this community, the church successfully negotiated a month-to-month lease with the city pursuant to the city's Adjacent Home Owners Program (AHOP). This agreement ultimately facilitated the installation of an off-street parking facility administered by the church.

During the intervening years the Thessalonica Christian Church sought to develop the adjacent site. Pursuant to this goal two key objectives were sought: first, construction of a residential building on the site, and second, construction of a new house of worship for the congregation. To this end, and with the assistance of the Department of Housing Preservation and Development, numerous developers were identified and two were subsequently selected by the church. Ultimately however, these efforts proved unsuccessful. More recently, it is my understanding the current developer for this project sought to reach out to the congregation without success.

There were concerns addressed by Bronx Community Board #1 regarding the property management firm for the development. My office has also been assured by the developer that the property management firm initially identified for Park Haven will be changed.

One of my primary concerns pertains to the exterior façade the developers propose using on their building. As noted at my public hearing, the stucco-type EFIS façade when installed offers a bold array of color that distinguishes the building. We also, however, having seen this treatment applied to older buildings in The Bronx, over time this colorful treatment fades. So too, as the building is exposed to air pollution mixed with humidity and rain, this combination of grime will adhere to the building's façade. I am gratified to know that alternatives to this façade treatment are being evaluated by the developer.

I am also not pleased with the anticipated unit sizes. I remain concerned that two- and three-bedroom units that are 820 and 1,010 gross square feet respectively do not afford the privacy necessary for families as youngsters grow into adulthood.

I am mindful of the recommendation to deny approving these applications as taken by Bronx Community Board #1. I give the utmost attention to the Community Board's decision. I also must consider the proposed development approval of these applications will facilitate. To that end, for reasons I have stated, I believe this project will be of benefit the neighboring community and therefore warrants my endorsement. Nonetheless, given the ongoing history of this site and

the expressed position as taken by Bronx Community Board #1, I must be assured that the developer and representatives of Thessalonica Christian Church meet.

Therefore, as a condition for my approval, the reasons noted by Bronx Community Board #1 must be satisfied.