

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION C 150314 PQX
LSSNY Early Life-Bronxworks Senior**

DOCKET DESCRIPTION

IN THE MATTER OF AN application submitted by the Administration for Children Services (ACS) the Department for the Aging, and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 80 East 181st Street (Block 3178, Lot 32) for continued use as a child care center and a senior center.

BACKGROUND

Approval of this application will facilitate a lease renewal for property located at 80 East 181st Street, (Block 3178, lot 32) This three story building occupies the southwest corner of East 181st Street at Morris Avenue, in Bronx Community District #5, in an R8 zone. It includes 47,415 square feet and has been serving the surrounding community as both a child day care center and senior citizen center since the 1970's. The child care center occupies the second and third story and offers 27, 919 square feet of interior space. There is a roof-top play area composed of 9,117 square feet. it can be reached via two separate stairwells. There are two full service kitchens on site.

The child care center is operated by the Lutheran Social Services of New York Early Life Center and serves 213 preschool age children. The center's program commences at 8:00 a.m. and concludes at 6:00 p.m. Monday through Friday. The day's programming includes:

- Breakfast, lunch and a mid-afternoon snack each day
- Supervised playtime composed of both indoor and outdoor recreational activities.
- Educational programming specifically designed to three and four year old toddlers.

A program staff includes 32 professional and paraprofessional employees, as well as a support staff.

The Bronxworks Innovative Senior Center provides daily activities for approximately 200 seniors, defined anyone over the age of 60. The center operates Monday through Friday from 8:00 a.m. to 4 p.m.daily. Breakfast is served between 8:30 a.m. and 10:00 a.m. Lunch is offered between 12:00 noon and 1:30 p.m. In addition to serving seniors at this location, one of the two on-site kitchens is used for preparing 500 additional meals for distribution to other Bronxworks centers. Services seniors can benefit from include:

- Social services that offer assistance in applying for Social Security, Supplemental Security Income (SSI), Food Stamps, Pension benefits

- Professional staff offers guidance in reading government generated documents
- Social and recreational programming to improve health and sustain a good quality of life.

A staff consisting of 15 paid professionals and para professionals is supplemented by volunteers and interns.

This senior care center composed of 10,379 square feet is located on the ground floor and cellar area. Located on the ground floor are a reception area, two dining room facilities, a servicing pantry and an exercise room. Offices for the professional staff are also found on the ground floor. The cellar level includes a multipurpose room, computer lab, a kitchen and pool room.

Development of the surrounding community is typified by mid-rise residential buildings. An elementary school is located on north side of East 181st Street, between Morris Avenue on the west and Creston Avenue on the east. Retail activity is found on East 183rd Street, approximately three blocks north of the daycare facility. Subway service is available at 183rd Street via the #4 train on Jerome Avenue or the “D” train on the Grand Concourse. Both subway options are within a three block radius. Bus transportation operates on the Grand Concourse.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to CEQR and SEQRA and received a Negative Declaration. The City Planning Commission certified this application as complete on March 12, 2018.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community District #5 held a public hearing on this application on April 25, 2018. A unanimous vote recommending approval of this application was 17 favor, zero against and zero abstaining.

BOROUGH PRESIDENT’S PUBLIC HEARING

The Bronx Borough President convened a meeting on this application of May 23, 2018. A representative was present and spoke in favor of this application. There being no other members of the public present, the hearing was closed.

BRONX BOROUGH PRESIDENT’S RECOMMENDATION

Daycare facilities, whether for preschoolers or senior citizens are essential services every community requires. What is also understood is that for both youngster and oldster, activities that bring people together, challenge minds and strengthen bodies and by so doing serve to improve emotional and physical wellbeing.

As I review this application I am mindful of the fact that the building in which this facility is located provides space for the many functions it must satisfy as a daycare center. I am however increasingly aware that this facility, like so many others in The Bronx, are located in buildings that lack ample windows for light inside, and therefore appear more like modified industrial buildings on the outside. Perhaps considered an advantage in years past, I believe today it's time to let the sunshine in. How to rectify this challenge is a matter that warrants consideration between the building's private sector owner and the various city agencies that lease this building. So too is the inclusion fire retardant sprinkler systems that may save the lives of those who work and attend programs in this building. Over time we have come to better appreciate the importance of building design, most notably how that building can best safely serve those who use it.

I recommend approval of this application.