

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION #C 150232 PQX
IOLA Jordan DCC**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section to 197-c of the New York City Charter, for the acquisition of property located at 421 East 161st Street (Block 2383, Lot 12) for continued use as a child care center.

BACKGROUND

Approval of this application will facilitate the signing of a lease agreement by the Administration for Children's Services, on behalf of IOLA Jordan DCC, in order that the daycare center located at 421 East 161st Street can continue functioning at this location. The site is situated on the north side of East 161st Street (Block 2383, Lot 12) between Melrose Avenue on the west, and Elton Avenue on the east, in Bronx Community District #3. The location is zoned R8, R7-2/C1-4. The building in which this daycare center is located was at one time a movie theater.

IOLA Jordan DCC accommodates up to 154 preschoolers and 25 school age children. The facility operates Monday through Friday, from 8:00 a.m. to 6 p.m. Transportation to the center is the responsibility of the individual child's family.

The building in which IOLA Jordan DCC is located leases approximately 19,050 square feet of interior space to the center. This includes four classrooms on the first floor plus six classrooms on the second floor. A recreational area located on the roof of this building offers 7,628 square feet of space for play activities. Taken together, this yields a total of 26,678 square feet. Two vacant lots situated adjacent to 421 East 161st Street, which are secured by fencing, provide outdoor locations for active recreation.

Programming includes:

- Nutritional breakfast, lunch and daily snack. Supper is also offered to the school age children.
- Supervised recreational activities overseen by professional staff. This recreational time is specifically designed to encourage the social skills of the participating youngsters.
- IOLA Jordan DCC participates in the Early Learn program. As such, language arts, science, math and social study programming are provided.

IOLA Jordan DCC employs 42 people which include professional, paraprofessional and support staff.

Residential development in the surrounding community includes mid-rise and high-rise residences. Active commercial venues are situated on 161st Street and on Melrose Avenue. The daycare facility is well served by bus transportation, which includes the recently activated SBS-6 route which operates on 161st Street. Subway access however, is located approximately five blocks west of the site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQR and CEQR and received a Negative Declaration, meaning the proposed use poses no threat to the environment. The City Planning Commission certified this application as complete on July 24, 2017.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #3 held a public hearing on this application on September 13, 2017. A vote recommending approval of this application was 23 in favor, one opposed and zero abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing was convened by the Bronx Borough President on October 11, 2017. Representatives of the applicant were present and spoke in favor of this application. There being no other members of the public in attendance, the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

Daycare programming for preschoolers and elementary-school age youngsters is proven to be essential for a child's long-term development. We know that learning goes beyond knowing the alphabet and numbers, but also must include understanding how to interact with others, be they adults or children. I am therefore very pleased to recommend that this application be approved, in order that the IOLA Jordan DCC can continue to operate at their location on East 161st Street.

I recommend approval of this application.