

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NOS: C 110114 HUX, C 110115 ZMX, C 110116 HAX
Courtlandt Crescent
January 12, 2011

DOCKET DESCRIPTIONS

C 110114 HUX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for an amendment to the Melrose Commons Urban Renewal Plan for the Melrose Commons Urban Renewal Area, Borough of the Bronx, Community District #3.

C 110115 ZMX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) 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 R7-2 District to an R7A District property bounded by East 163rd Street, a line 100 feet northwesterly of Melrose Avenue, East 162nd Street, and Courtlandt Avenue;
2. changing from an R72 District to an R8 District property bounded by East 163rd Street, Melrose Avenue, East 162nd Street, and a line 100 feet northwesterly of Melrose Avenue; and
3. establishing within the proposed R8 District a C1-4 District bounded by East 163rd Street, Melrose Avenue, East 162nd Street, and a line 100 feet northwesterly of Melrose Avenue;

Borough of the Bronx, Community District 3, as shown on a diagram (for illustrative purposes only) dated October 26, 2010.

C 110116 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 912 Courtlandt Avenue (Block 2408, Lots 35, 41, 43, 44, 45, 46, 49, 51, 52 and 53) 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 property to a developer to be selected by HPD;

To facilitate development of a 10-story building with approximately 217 dwelling units and approximately 10,135 square feet of community facility space.

BACKGROUND

These applications include:

- **C 110116 HAX**-Disposition of City owned property
- **C 110116 HAX**-Designation of an Urban Development Action Area
- **C 110115 ZMX**-An amendment of the Zoning Map
- **C 110114 HUX**-An amendment of the Melrose Commons Urban Renewal Plan

C 110116 HAX-Approving this application would facilitate disposition of city-owned property by the Department of Housing Preservation and Development (HPD) to Phipps Houses. It also designates the area as an Urban Development Action Area.

C 110115 ZMX- Approving this application would amend the Zoning Map by removing the existing R7-2 designation on Block 2408 and rezoning the northern portion of Block 2408 R8/C1-4, and R7A. The portion of the Block that extends 100 feet west of Melrose Avenue would be zoned R8/C1-4. The proposed C1-4 overlay on Melrose Avenue would allow for retail development fronting on Melrose Avenue. The rezoning from the existing R7-2 to R7A would permit an increase on building height from a maximum base height of 60 feet/building height of 75 feet, to a maximum base height of 65 feet/building height of 80. The FAR maximums also increase from 3.44 to 4.00. The following table identifies the proposed zoning changes.

Block	Lot	Existing Zone	Proposed Zone 1	Proposed Zone 2	Commercial Overlay
2408	43	R7-2	R8		C1-4
2408	44	R7-2	R8		C1-4
2408	45	R7-2	R8		C1-4
2408	46	R7-2	R8		C1-4
2408	49	R7-2	R8		C1-4
2408	51	R7-2	R8		C1-4
2408	52	R7-2	R8		C1-4
2408	33	R7-2	R7A		
2408	34	R7-2	R7A		
2408	35	R7-2	R7A	R8	C1-4
2408	41	R7-2	R7A	R8	C1-4
2408	53	R7-2	R7A	R8	C1-4

C 110114 HUX- Approving this application would modify the Melrose Commons Urban Renewal Plan to allow curb cuts on East 163rd Street and remove height restrictions on Site 64.

These modifications facilities construction of two residential buildings on Site 64 (Block 2408, Lots 35, 41, 45, 46, 49 and 51-53) as identified in the Melrose Commons Urban Renewal Plan. This site consists of 34,690 of property. An additional 5,000 square feet of privately owned property (Block 2408 Lots 43 and 44) are to be included in the building site, yielding a total development-parcel of 39,690 square feet. The boundaries of the site include East 163rd Street on the north, East 162nd Street on the south, Courtlandt Avenue on the west and Melrose Avenue on the east. The site is located in Bronx Community District 3.

Highlights of the proposed development of this site include construction to two residential buildings.

Building A: Would consist of a ten story, “L” shaped structure fronting on Melrose Avenue, extending west on East 162nd Street. The building’s height would be a maximum of 10 stories on Melrose Avenue (91.17 feet) to a minimum of 7 stories (64.92 feet) on East 162nd Street. Building A will offer 133 residential units with access provided on East 162nd Street. Also featured will be a daycare center facility consisting of 10,342 square feet with access available on Melrose Avenue. Pursuant to the C1-4 overlay on Melrose Avenue, if the anticipated daycare center is not installed, this space could accommodate retail development.

Unit Count includes:
133 Residential Units

Studios	9 units	Size ranges from 480-482 Square Feet
1-Bedroom	36 units	Size ranges from 572-587 Square Feet
2-Bedrooms	74 units	Size ranges from 775-808-906 Square Feet
3-Bedrooms	14 units	Size ranges, 1,060 Square Feet

Building B: Would consist of seven stories fronting on Courtlandt Avenue and on East 163rd Street. The building's maximum height would be 63.92 feet, with its main entrance located on Courtlandt Avenue.

Unit count includes:
84 Residential Units

Studios	7 units	Size ranges from 480-482 Square Feet
1-Bedroom	26 units	Size ranges from 572-587 Square Feet
2-Bedrooms	45 units	Size ranges from 775-808-906 Square Feet
3-Bedroom	6 units	Size ranges, 1,060 Square Feet

Total Unit Count:

Building A: 133 Units

Building B: 84 Units

Grand Total: 217 Units

Unit affordability will range from 40% of AMI to 60% of AMI

5 Studios @ 40% = \$475 per month
17 Studios @ 60% = \$752 per month

12-1 Bedrooms @ 40% = \$511 per month
47-1 Bedrooms @ 60% = \$808 per month

23-2 Bedrooms @ 40% = \$623 per month
91-2 Bedrooms @ 60% = \$980 per month
1-2 Bedroom unit for superintendent

4-3 Bedrooms @ 40% = \$715 per month
17-3 Bedrooms @ 60% = \$1,127 per month

Amenities to be featured include:

Exterior landscaped garden area for passive recreation consisting of: 5,900 square feet
Exterior garden area exclusively for the child daycare center consisting of: 3,800 square feet

Underground parking accommodating 29 spaces and 110 bicycle spaces with access via ramp at East 163rd Street, thus requiring the curb-cut amendment to the Melrose Commons URP.

On site laundry facilities in both buildings plus a community room are to be included.
Sustainable design features include:

- Compliance with Enterprise Green Communities Criteria
- Energy efficient boilers and heating systems
- Energy efficient lighting and dim-down lighting in common areas
- Low-flow plumbing fixtures
- High performance windows and insulation
- Energy Star appliances

Development in the surrounding community ranges from high recently constructed high rise residential buildings fronting on East 161st Street, to low and mid-rise residential buildings found throughout the area. Railroad Park, a modest size public park offering areas for passive and active recreation is located approximately two blocks south of the site. Commercial activity and bus transportation is found within a two block radius of the site on East 161st Street. Subway access is located approximately six blocks west of the site. Metro North Commuter Railroad offers service at its Melrose Station within one block of the site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to CEQR and SEQRA and given a Negative Declaration meaning that the proposed project will have no impact on the surrounding environment. The City Planning Commission certified these applications as complete on October 25, 2010.

COMMUNITY BOARD' PUBLIC HEARING

Bronx Community Board #3 held a public hearing on these applications on December 14, 2010. A unanimous vote recommending approval was 25 in favor, zero opposed and zero abstaining.

BRONX BOROUGH PRESIDENT' PUBLIC HEARING

The Bronx Borough President convened a public hearing on these applications on December 21, 2010. Representatives of the applicant were present and spoke in favor of these applications. No other members of the public spoke to these matters and the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

Courtlandt Crescent represents yet another significant milestone towards the full build-out of Melrose Commons. A decade ago much of this community consisted of neglected properties and vacant lots. Today new state-of-the-art construction is yielding development that provides both affordable rentals and ownership options for families, in addition to attractive retail locations.

Reviewing the details of these applications I am especially pleased that a child care center is to be made part of the proposed development. This community boasts one of the city's youngest populations, with approximately 30 percent of its residents below the age of eighteen. Therefore I am certain such a center is sorely needed. I am also pleased that Courtlandt Corner offer affordable rentals and made available to working families. If Melrose Commons is to remain an

appealing community capable of attracting residents over the long term, its reputation as a neighborhood comprised of citizens with divergent income is essential. Finally, I commend the developer for including ample bicycle parking on site, the inclusion of additional sustainable features and compliance with Enterprise Green Communities Criteria. These sustainable features include:

- Energy Efficient boilers and heating systems
- Efficient lighting
- Low-flow plumbing
- Energy Star appliances
- High performance windows

I concur with the unanimous endorsement these applications received by Bronx Community Board #3 and recommend approval of these applications.