

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 120140 PQX
Highbridge Child Care Center & Senior Center

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by the Administration for Children's Services, 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 1181 Nelson Avenue (Block 2516, Lot 51), Borough of the Bronx, Community District #4, for continued use as a child care center and senior center.

BACKGROUND

Approving this application facilitate a lease renewal (terms to be determined) by the Administration for Children's Services (ACS) and the Department for the Aging (DFTA) for continued use of a building located at 1181 Nelson Avenue (Block 2516, Lot 51). This facility is located on the west side of Nelson Avenue, between East 167th and East 168th Street. It is located in an R7-1 zone in Bronx Community District #4.

This facility offers the Highbridge community a venue for two functions; a comprehensive child care center for pre school age youngsters and a senior center for older adults. The building includes three stories approximating 38,860 square feet of which, 27,734 square feet is used by the child care center. This space includes the cellar level, a portion of the first floor and the entire third floor. An additional 7,500 square feet of space located on the building's roof is utilized by the child care center for recreational purposes. The remaining space consisting of 11,126 square feet is utilized by the senior citizen center. This center occupies a portion of the first floor and the entire second floor.

The child care center operates Monday through Friday from 8:00 a.m. to 6:00 p.m. It accommodates 210 pre-school age children. The daily program includes:

- A nutritionally balanced lunch plus to snacks.
- Supervised playtime with special emphasis on active recreation
- Story telling and appropriate activities designed to encourage social interaction between youngsters
- Educational programs focusing on the alphabet and number systems

A staff of 65 professional, para-professional and support personnel are employed at the childcare facility. Youngsters attending this facility enter and depart the facility through passages used exclusively by the child care facility.

The senior citizen facility accommodates 53 participants daily. It operates from 8:00 a.m. and concludes at 4:00 p.m., Monday through Friday. The daily program includes:

- Meal services
- Case assistance
- Educational and Recreational activities
- Health and nutritional education

The senior center employs four staff members.

An on-site kitchen is utilized by staff for food preparation accommodating both facilities. So too, offices for both facilities are located within the building. An elevator serves the entire facility. The senior center also includes a card room, billiard room and boutique. The childcare center utilizes ten classrooms and the recreational area on the roof.

Development of the surrounding community is typified by mid-rise residential buildings and low-rise two family dwellings. Commercial activity and bus transportation are found on Ogden Avenue, one block west of the Nelson Avenue facility. Subway transportation via the Lexington Avenue #4 train is available on 167th Street, approximately four blocks east of the site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was been reviewed pursuant to SEQR and CEQR and received a Type II Designation. The City Planning Commission certified this application as complete on March 12, 2012.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #4 held a public hearing on this application on April 24, 2012. A unanimous vote recommending approval of this application was 17, in favor, zero opposed and zero abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a hearing on this application on May 24, 2012. Representatives of the applicant were present and spoke in favor of this application. No other members of the public attended and the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

Providing daycare for pre-schoolers and a comprehensive daily program for senior citizens will be offered at this facility located on Nelson Avenue in the Highbridge community. I note that this facility has been in operating at this location since the 1970's. I am also pleased to understand that both programming functions will continue pending approval of this application.

As I endorse this application and recommend approval, I also encourage the Administration for Children's Services and the Department for the Aging to maintain contact with my administration. My purpose here is to work with both these agencies and identify potential

locations across the Bronx where similar care facility for both preschoolers and seniors can be established.

I recommend approval of this application.