

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NOS:
C 180123 ZSX, C 180124 ZSX, C 180126 PPX
Spofford Campus Redevelopment**

DOCKET DESCRIPTION

C 180121 ZMX

IN THE MATTER OF AN APPLICATION submitted by New York City Economic Development Corporation (EDC) and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c:

1. Changing from an R6 District to an M1-2/R7-2 District property bounded by a line 340 feet northerly of Spofford Avenue, a line 475 feet easterly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street; and
2. Establishing a Special Mixed Use District (MX-17) bounded a line 340 feet northerly of Spofford Avenue, a line 475 feet northerly of Tiffany Street, a line 155 feet northerly of Spofford Avenue, Manida Street, Spofford Avenue, and Tiffany Street;

Borough of The Bronx, Community District #2, as shown on a diagram (for illustrative purposes only) dated October 30, 2017.

C 180123 ZSX

IN THE MATTER OF AN APPLICATION submitted by New York City Economic Development Corporation (EDC), Department of Citywide Administrative Services (DCAS) and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the rear yard requirements of Section 23-47 (Minimum Required Rear Yards), the distance between buildings requirements of Section 23-711 (Standard Minimum Distance Between Buildings) and the height and setback requirements of Section 123-66 (Height and Set back Regulations), in connection with a proposed mixed use development, within a large-scale general development, on property located at 1201-1241 Spofford Avenue (Block 2738, Lot 35, and Block 2763, Lots 29 and p/o Lots 1 and 2), in an M1-2/R7-2* District, within a Special Mixed Use District, MX-17)*, Borough of The Bronx, Community District #2.

*Note: The site is proposed to be rezoned by changing an existing R6 District to an M1-2/R7-2 District and by establishing a Special Mixed Use District (MX-17) under a concurrent related application for Zoning Map change (C180121 ZMX).

C 180124 ZSX

IN THE MATTER OF AN APPLICATION submitted by New York City Economic Development Corporation, Department of Citywide Administrative Services (DCAS) and The Peninsula JV, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745 (b)* of the Zoning Resolution to allow a reduction of loading berth requirements of Section 44-52 (Required Accessory Off-street Loading Berths), in connection with a proposed mixed use development, on property located at 1201-1231 Spofford Avenue (Block 2738, Lot 35 and Block 2763 and p/o Lots 1 and 2), in an M1-2/R7-2** District, within a Special Mixed Use District (MX-17) **, Borough of The Bronx, Community District #2.

*Note: A zoning text amendment is proposed to Section 74-745 (Modifications of Parking and Loading Regulations), under a concurrent related application N 180122 ZRX.

**Note: The site is proposed to be rezoned by changing an existing R6 District to an M1-2/R7-2 District and by establishing a Special Mixed Use District (MX17) under a concurrent related application for a Zoning Map change (C 180121 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31st Floor, New York, N.Y. 10271-0001.

C 180126 PPX

IN THE MATTER OF AN APPLICATION submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition, by means of ground leases of four city-owned properties located at the former Spofford Juvenile Detention Center at 1201-1231 Spofford Avneue (Block 2738, Lot 35, Block 2763, Lots 29 and p/o Lots 1 and 2), pursuant to zoning.

BACKGROUND

Approving these applications will facilitate a “large scale development” on a site composed of 206,000 square feet of property, or approximately 4.73 acres. The development site is located at 1201-1231 Spofford Avenue, (Block 2738, Lot 35 and on Block 2763, p/o Lots 1 and 2). This site is bounded by Spofford Avenue on the south, Manida Street on the east and Tiffany Street on the west. The northern boundary of this site is defined by a retaining wall, beyond which is a multi-acre Corpus Christi Monastery, which fronts on Lafayette Avenue. The topography of this property rises approximately forty feet from Tiffany Street-Spofford Avenue intersection to the Manida Street, Spofford Avenue intersection. The site is currently zoned R6 and is located in Bronx Community District #2.

Existing development on this site includes a vacant juvenile detention center known as “Spofford.” This multi-building facility has not been in active use for over a decade and is in a deteriorated condition. Complete demolition of this facility will occur prior to completion of any new construction.

The Peninsula JV, LLC. (the applicant) is proposing a comprehensive, large scale development, on property offering frontage on the east side of Spofford Avenue approximating 720 feet. The scope of development includes:

- Construction of five buildings
 - Buildings 1A &1B
 - Buildings 2A &2B
 - Building 3
- A grand total of 740 residential units of affordable housing
- A below-grade, off-street parking facility offering 260 spaces
- A “light industrial” building composed of 50,000 square feet
- Publically accessible open space approximating 52,000 square feet (1.5 acres)
- Commercial/retail space approximating 15,000 square feet
- Community facility space offering 53,500 square feet
- A total development cost approximating \$300 million
- A target goal of 35% for MWBE

The full build-out of this project is composed of three phases, with demolition of the existing buildings on the site scheduled to commence in 2018. It is expected that the final phase will be completed in 2024, (6 years). The applicant also anticipates that when complete, this comprehensive project will prompt creation of approximately 200 full-time jobs.

This project’s complete buildout will offer 100 percent affordability, ranging from formally homeless, and from 30% of Area Median Income (AMI), to 90% AMI. This unit/AMI ratio includes:

163-Studios:

- 18 units: formally homeless,
- 18 units: 30% AMI
- 18 units: 40% AMI
- 18 units: 50% AMI
- 55 units: 60% AMI
- 18 units: 80% AMI
- 18 units: 90% AMI

236-1 Bedroom

- 22 units: formally homeless
- 21 units: 30% AMI
- 22 units: 40% AMI
- 21 units: 50% AMI
- 108 units 60%AMI
- 21 units: 80% AMI
- 21 units: 90% AMI

211-2 Bedrooms

- 22 units: formally homeless
- 22 units: 30% AMI
- 21 units: 40% AMI
- 22 units: 50% AMI
- 81 units: 60% AMI
- 21 units: 80% AMI
- 21 units: 90%AMI

120-3 Bedrooms

- 12 units: formally homeless
- 12 units: 30% AMI
- 12 units: 40% AMI
- 12 units: 50% AMI
- 48 units: 60% AMI
- 12 units: 80% AMI
- 12 units: 90%AMI

6-4 Bedrooms

- 0 units: formally homeless
- 1 unit: 30% AMI
- 1 unit: 40% AMI
- 1 unit: 50% AMI
- 2 units: 60% AMI
- 1 unit: 80% AMI
- 0 units: 90% AMI

Features to be included in all residential buildings include:

- Air conditioning/heating services controllable in each unit
- Wi-fi services in all common areas of each building
- Full service laundry facilities
- Access to an exterior terrace for passive recreation available in each building
- Solar panels to offset energy consumption in every building
- Bicycle storage in every building
- Refuse rooms
- A full service gym in each building

Phase 1: 183 Residential Units

Building 1A: A light industrial building composed of 50,000 square feet. This new facility will be located on southeast corner of the Spofford Avenue-Tiffany Street intersection. A loading dock area composed of two accessory docks will be provided via Tiffany Street. Rising approximately 53.6 feet, this building will accommodate:

- Food production/retail
 - LL Forno Bakery: 9,500 square feet
 - Bascom Catering: 5,700 square feet
 - To be determined: 4,100 square feet
- Beverage production/retail
 - Hunts Point Brewing: 8,600 square feet
- Media Production
 - Lightbox NY film studio; 17,000 square feet

Letters of intent have been signed by the above noted businesses. It is also anticipated that deliveries to this facility will occur throughout the day.

Building 1B: Rising 14-stories, (168.3 feet) this building will front onto Tiffany Street, at the northwest corner of the site. Building 1B will offer approximately 141,605 square feet of residential floor area and approximately 16,800 square feet of commercial floor area. It will include 183 residential units, including:

Studios:	36 units, approximating 396 square feet
1-Bedroom:	63 units, approximating 507 square feet
2-Bedrooms:	60 units, approximating 725 square feet
3-Bedrooms:	24 units, approximating 928 square feet

This building will also offer:

- Community/Artist workspace
 - Space Works: 7,000 square feet
 - Bronx Academy of Arts & Dance: 5,900 square feet
- Commercial
 - Spring Bank: 4,500 square feet

Construction of Phase 1 will be complete in 2020. Upon completion of Phase 1, Phase 2 construction will commence.

Phase 2: 363 Residential Units

Building 2A: Rising 13-stories (153.8 feet) this building will be situated on the northeast corner of the construction site, fronting on a 60-foot wide interior courtyard. Pedestrian/vehicular access are found on the north side of Spofford Avenue, directly across from the Spofford Avenue-Barretto Street intersection. Building 2A will include 201,160 square feet of residential floor area, plus 15,000 square feet allocated for a daycare facility (ACS-Headstart). This facility will also have access to an exterior garden/recreation area composed of 5,000 square feet. A total of 223 residential units are to be offered, including:

- Studios: 53 units, approximating 396 square feet
- 1-Bedroom: 84 units, approximating 507 square feet
- 2-Bedrooms: 43 units, approximating 725 square feet
- 3-Bedrooms: 43 units, approximating 928 square feet

Building 2B: Rising 16-stories (191.9 feet), this building will be situated on the north side of Spofford Avenue, offering pedestrian access from Spofford Avenue. Building 2B will include approximately 122,850 square feet of residential floor area. An underground parking facility will be situated in Building 2B offering 203 spaces. Access to this garage will be via a private driveway extending northward from Spofford Avenue, opposite the Barretto Street-Spofford Avenue intersection. Non-residential space includes 5,000 square feet for non-profit (The Point) institutional use, 5,000 square feet of flexible office space on the first and second floors of this building. A total of 140 residential units are to be offered, including:

- Studios: 34 units, approximating 396 square feet
- 1-Bedroom: 36 units, approximating 507 square feet
- 2-Bedrooms: 42 units, approximating 725 square feet
- 3-Bedrooms: 22 units, approximating 928 square feet

Construction of Phase 2 will be complete in 2021.

Phase 3: 194 Residential Units (+6 units offering 4 bedroom accommodation)*

Building 3: Rising 13-stories (157.9 feet on Spofford Avenue & 103.2 feet on Manida Street) this building will be situated on the northwest corner of the Spofford Avenue-Manida Street intersection. Building 3 will include approximately 172,285 square feet of residential floor area. It will also offer approximately 16,000 gross square feet of commercial floor area and 18,000 square feet of community facility space floor area. An underground parking facility offering 57 spaces is to be included in Building 3. Access to this garage will be via the private driveway extending northward from Spofford Avenue, opposite the Barretto Street-Spofford Avenue intersection. This is the same “drive” that provides vehicular access to Building 2B. Unique to this building will also be inclusion of 6-units offering 4-bedroom accommodations. Residential accommodations include:

Studios:	40 units, approximating 396 square feet
1-Bedroom:	53 units, approximating 507 square feet
2-Bedrooms:	70 units, approximating 725 square feet
3-Bedrooms:	31 units, approximating 928 square feet
4-Bedrooms:	6 units, approximating 1,400 square feet

*Note: The inclusion of 4-bedroom units is not finalized.

It is anticipated that Building 3 will include:

Super-Fi Grocery
Urban Health Plan

Construction of Phase 3 will commence in 2022 and conclude in 2024.

A major component of this project includes a shared landscaped garden and outdoor recreational space for both passive and active use. This area, composed of a minimum of 52,000 square feet (1.5 acres) will be open to the public, but will be fully maintained by the applicant. Features include garden areas that separate the various buildings, a running track and a water feature for summer time “cool-downs.” While this open space will accommodate “a game of catch,” no softball or basketball facilities are designed or designated.

Development of the surrounding community includes mid-rise and high-rise residential buildings. The Corpus Christi Monastery is located beyond the site’s northern property line. The Julio Carballo Fields offers softball venues and is situated on Manida Street, sharing the same northern boundary as does the monastery. Commercial activity is located on Longwood Avenue approximately two blocks from the site. Much of the non-residential development in this area is also defined by low-rise industrial buildings that cater to auto-related functions. The Southern Boulevard shopping district is approximately ½ mile from this proposed development. Here too is access via the Hunts Point Avenue station to the #6 Lexington Avenue subway. Access to the #6 train is also available at Longwood Avenue on Southern Boulevard. Bus

transportation via the BX 6, SBS6 and the BX 46 are available within a four block radius of this site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified these applications as complete on October 3, 2017.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #2 held public hearing on these applications on November 15, 2017. A vote recommending approval of these applications with modifications was 23 in favor, three against, one abstaining and two recused.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Borough President convened a public hearing on these applications on December 12, 2017. Representatives of the applicant were present and spoke in favor of this application. Two members of the public spoke in favor of these applications. No other attendees offered testimony and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Since the 1950's the name "Spofford" has been associated with youth who find themselves "on the wrong side of the law." The Spofford Juvenile detention Center, or simply "Spofford," symbolized all that is failing our young men; our schools, our neighborhoods, our religious institutions, perhaps even our families. Now, however, a profound change for this location is envisioned, one that will celebrate all that is good, hopeful and productive. Indeed, I believe the major development approving these applications will facilitate is emblematic of a new approach to affordable housing. I am therefore most enthusiastic as to what the potential for this development means, not only for the Hunts Point Community, but for the future of affordable housing development.

I am especially enthusiastic about the on-site "light manufacturing" building that is a key component of this entire project. I look forward to this becoming a destination for those seeking employment, but also for the products to be sold to all who wish to buy. I am pleased to understand that both a bakery and catering service are likely tenants. So too, as the applicant has indicated, this "new Spofford" will offer employment opportunities in the fields of film, arts and dance, beverage production, and banking.

Highlighting other features of this project is the promise made to the community that the existing daycare facility and Head Start program will not be interrupted during construction and will ultimately relocate to a state-of-the-art facility within this development. Also, The Point CDC, which has been a leader in the Hunts Point community for decades, will have a new venue for the many functions this group offers, while maintaining their presence on Garrison Avenue.

As for the 740 units of affordable housing that this project envisions, my support for such housing is clear, but once again, tempered by the fact that the unit-sizes presented at my public hearing fail to satisfy my square-foot minimums. As I have noted in previous recommendations, an average size of 950 square feet for a 3-bedroom apartment offers virtually no opportunity for either privacy or space for family gatherings. More specifically, for an apartment to be a home, young people require space for socializing. Absent this space, they will opt for locations elsewhere. I look forward to working with the applicant as the feasibility of larger units can be considered and included in the final design.

Of comparable importance to me is the impact a project of this magnitude will have on the public schools serving the Hunts Point community. The finding that a capacity-review pursuant to the Environmental Impact Statement (EIS) shows no shortage of seats district-wide is not sufficient. The more relevant unanswered question is the impact this new development will have on the specific schools that will serve the Spofford Avenue Campus. I call upon the School Construction Authority (SCA) and the Department of Education (DOE) to join me and Bronx Community Board #2, as potential sites can be identified.

At my public hearing the applicant noted that deliveries via truck, both to and from this site, may have to occur 24/7. If this is necessary, I recommend that every effort by the applicant be made to encourage this activity when it will have minimal impact on the broader neighborhood. I would propose that within the new light industrial building, recharging accommodations for electric powered vehicles be provided. By so including this option, it is conceivable that electric trucks could become the “standard” for those leasing industrial space at this new complex.

I conclude by thanking all those associated with this proposal and for their vision that will make the Spofford Campus Redevelopment a reality in Hunts Point. I am confident that the observations I offer and the numerous recommendations made by Bronx Community Board #2 will serve to make this project even better.

I recommend approval of these applications.