

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 110091 HAX
Tiebout Green
Bronx Community District 5
January 4, 2011

DOCKET DESCRIPTION

IN THE MATTER OF AN application submitted by the New York City 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 23112 Tiebout Avenue (Block 3146, Lot 67) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section of 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

To facilitate development of a 7-story building with approximately 20 dwelling units.

BACKGROUND

Approving this application will facilitate construction of a residential affordable rental project featuring 19 units plus one for the superintendent. The proposed 7-story building will occupy a vacant lot consisting of approximately 5,595 square feet with 50 feet of frontage. The site is located mid-block on the west side of Tiebout Avenue, between East 183rd and East 184th Street and zoned R7-1 in Bronx Community District 5.

The proposed development will feature:

- 1-studio on the main floor consisting of: 598 square feet each
- 5-one bedroom units consisting of: 598 square feet each
- 2-one bedroom units consisting of: 598 square feet each
- 6-two bedroom units consisting of: 844 square feet each
- 5-two bedroom units consisting of: 836 square feet each
- 1-two bedroom unit consisting of: 796 square feet each

Units will rent for at 40 percent AMI to 60 percent AMI:

- 1-studio on the main floor: \$752
- 2-one bedroom units: \$512
- 5-one bedroom units: \$809
- 2-two bedroom units: \$623
- 9-two bedroom units: \$980

Sustainable environmental features of this proposed building include:

- Rainwater collection and retention system for watering planted areas and toilets
- Green roof installation
- Solar thermal heat collectors for heat and domestic hot water
- Energy star appliances
- Common area lighting designed to dim down when areas are not in use

The building will satisfy Enterprise Green Communities Program certification requirements.

Additional features to be incorporated into this building include residential access to the green roof consisting of 336 square feet. Access to a common garden area to be located at the rear of the building will offer 556 square feet for passive recreation. A community room consisting of 637 square feet plus on site laundry room facilities will be available for use by residents. No on site parking is proposed for this project.

Existing development of the surrounding community is mostly typified by 5 and 6 story residential buildings. Two public schools are within a five block radius of the site, as is a playground maintained by the Department of Parks and Recreation. Retail activity and access to bus and subway transportation are found on the Grand Concourse, three blocks west of the site. Bus and retail access is also found on Webster Avenue, three blocks to the east.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQR and received a Negative Declaration meaning that the proposed development poses no threat to the environment. This application was certified as complete by the Department of City Planning on October 12, 2010.

COMMUNITY BOARD PUBLIC HEARING

On November 17, 2010 Bronx Community Board 5 held a public hearing on this application. A vote recommending approval of this application was 19 in favor, zero opposed and one abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

A public hearing on this matter was convened by the Bronx Borough President on December 23, 2010. Representatives of the applicant were present and spoke in favor of this application. No other members of the public in attendance spoke on this matter and the hearing on this application was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

Approving this application will facilitate construction of a seven story building offering nineteen units of affordable rental housing. Allowing for the building's total unit count it is conceivable that no more than three units will occupy each level, affording residents a uniquely intimate accommodation. I applaud the inclusion of a green roof, a rainwater retention system, Energy Star appliances, and thermal heat collectors, allowing the developer to seek certification under the Enterprise Green Communities Program.

I recommend approval of this application.