

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

**ULURP APPLICATION NOS:
C 150288 ZMX, N 150287 ZRX,
C 150289 ZSX, N 150290 ZAX
C 150344 ZSX,**

June 1, 2015

DOCKET DESCRIPTION

C 150288 ZMX

IN THE MATTER OF an application submitted by the West Side Federation for Senior and Supportive Housing 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 R6 to an R7-2 District property bounded by East 139th Street and its northwesterly prolongation, a line 150 feet northwesterly of Alexander Avenue, a line midway between East 139th Street and East 138th Street, a line 100 feet northwesterly of Alexander Avenue, East 138th Street, Morris Avenue, Third Avenue, and Morris Avenue;
2. Establishing within an existing R6 District a C1-4 District bounded by a line midway between East 139th Street and East 138th Street, Alexander Avenue, East 138th Street, and a line 100 feet northwesterly of Alexander Avenue;
3. Establishing within a proposed R7-2 District a C1-4 District bounded by a line midway between East 139th Street and East 138th Street, a line 100 feet northwesterly of Alexander Avenue, East 138th Street, and a line 100 feet southeasterly of Third Avenue; and
4. Establishing within a proposed R7-2 District a C2-4 District bounded by East 139th Street and its northwesterly prolongation, a line 100 feet southeasterly of Third Avenue, East 138th Street, Morris Avenue, Third Avenue, and Morris Avenue;

Borough of The Bronx, Community District #1, as shown on a diagram (for illustrative purposes only), dated April 20, 2015.

C 150289 ZSX

IN THE MATTER OF an application submitted by the West Side Federation for Senior and Supportive Housing pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-743 (a)(2) of the Zoning Resolution to modify the height and setback requirements of Section 23-632 (Front Setbacks in districts where front yards are not required), the yard requirements of Section 24-33 (Permitted Obstructions in required Yards in Rear Yard Equivalent), distance between building requirements Section 23-711 (Standard minimum distance between buildings) and court requirements of Section 23-842 (Wider outer courts), in connection with a proposed mixed-use development on property located at 285 East 138th Street (Block 2314, Lot 1), in R7-2*, R7-2/C1-4* Districts, within a large-scale general development, Borough of The Bronx, Community District #1.

*Note: The site is proposed to be rezoned by changing an existing R-6, to R7-2, R7-2/C1-4 and R7-2/C2-4 Districts under a concurrent related application (C 150288 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N. Y.10007.

C 150344 ZSX

IN THE MATTER OF an application submitted by the West Side Federation for Senior and Supportive Housing 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 (c)** of the Zoning Resolution to waive the number of required accessory off-street parking spaces, including a reduction of required accessory off-street parking spaces previously required for an existing building in connection with a proposed mixed-use development on property located at 285 East 138th Street (Block 2314, Lot 1), in R7-2*, R7-2/c1-4* and R7-2/C2-4* Districts, within large-scale general development, Borough of The Bronx, Community District #1.

*Note: The site is proposed to be rezoned by changing an existing R-6 to R7-2, R7-2/C1-4 and R7-2/C2-4 Districts under a concurrent related application (C 150288 ZMX).

**Note: A zoning text amendment is proposed to create a new Section 74-745(c) under a concurrent related application (C 150287 ZRX).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, N.Y. 10007.

BACKGROUND

Applications subject to a full ULURP include:

C 150288 ZMX

This application will:

- Amend the Zoning Map from R6, to R7-2.
- Amend the Zoning Map to include R7-2/C1-4, R7-2/C2-4,
- Amend the Zoning Map to include R6/C1-4

C 150289 ZSX

This application will grant a special permit to:

- Modify height requirements
- Modify setback requirements
- Modify front yard and rear yard requirements

C150344 ZSX

This application will:

- Waive the number of required accessory off-street parking spaces for both the proposed new buildings and existing building.

Approval of these applications will facilitate construction of two new residential buildings for the elderly on a site currently owned by the West Side Federation for Senior and Supportive Housing (the applicant). These new buildings will be known as Tres Puentes, offering a total of 178 units of housing for senior citizens over the age of 62 and the disabled of any age.

This site is identified as 285 East 138th Street, (Block 2314, Lot 1). It is located on the north side of East 138th Street, between Third Avenue on the west and Alexander Avenue on the east. The total lot area for development is 79,400 square feet. In addition to the two proposed buildings, Borinquen Court which was opened in 1981 will remain. It offers 145 units of HUD-assisted housing for the elderly. The two proposed buildings will be situated to the west and east of Borinquen Court. This project is located in Bronx Community District #1.

As the applicant proposes, two residential buildings will be constructed. These include;

Building I: Known as the “West Building” will be composed of 116,400 gross square feet of residential floor area, rising 12 stories. It will be situated to the west of Borinquen Court, with Alexander Avenue on the east and East 138th Street on the south. Additional features of this facility include:

- 122 units
 - 20 studio units composed of 350 square feet
 - 80 one bedroom units composed of 550 square feet
- 12,000 square feet of commercial/community facility space
- 6,000 square foot roof garden
- 1,000 square foot community room including offices

Building II: Known as the “East Building” will be composed of 50,650 residential gross square feet, rising eight stories. It will be situated to the east of Borinquen Court parallel with Third Avenue on the west and East 138th Street on the south. Additional features of this facility include:

- 56 units
 - 8 studio units composed of 350 square feet
 - 48 one bedroom units composed of 550 square feet
- 2,500 square feet of community facility space
- 4,000 square foot roof garden

Direct access between the three buildings on this site will be available, functioning as a single facility composed of 321,900 square feet, with a total of 323 residential units.

Additional Project Facts:

- 53 units (30 percent) will be allocated to special needs/homeless
- Five percent of the total units will be allocated to veterans
- Total Development Cost is:
 - \$68 Million for the West Building
 - \$29 Million for the East Building
- Enterprise Green Community Standards
- Power generators will provide energy in case of electric service interruptions
- Water retention features (Blue Roof)
- Additional full time staff to be hired, eight, plus maintaining an existing payroll of 10
- Pursuant to ULURP Application C150344 ZSX, the total number of off-street parking spaces will be reduced from 33, to 10. As noted by the applicant only eight spaces are currently used by residents of Borinquen Court.

- Total Development Cost will approximate \$100 million. Construction labor will be compensated pursuant to the “prevailing wage” policy.
- Project completion date: December, 2017.

Development in surrounding community is dominated by high rise buildings operated by the New York City Housing Authority (NYCHA) which are located on the south side of East 138th Street. Low rise residential buildings are located west of Third Avenue, as are one-story industrial buildings. The area is well served by mass transportation. Access to the #6 Train is available on Third Avenue at East 138th Street. Numerous bus routes serving The Bronx and Manhattan operate on Third Avenue and on East 138th Street. Retail access is provided on East 138th Street, east of Alexander Avenue.

ENVIRONMENTAL REIEW AND ULURP CERTIFICATION

These applications have been reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified these applications as complete on April 20, 2015.

BRONX COMMUNITY DISTRICT PUBLIC HEARING

Bronx Community Board #1 held a public hearing on April 30, 2015. A unanimous vote recommending approval of these applications was 29 in favor, zero opposed and zero abstaining.

BOROUGH PRESIDENT’S PUBLIC HEARING

The Bronx Borough President convened a public hearing on these applications on May 15, 2015. Representatives of the applicant were present and spoke in favor of these applications. No other members of the public were in attendance and the hearing was closed.

BRONX BOROUGH PRESIDENT’S RECOMMENDATION

Caring for our senior citizens is a vital function that all communities must satisfy. I am proud that we in The Bronx lead the way in providing innovative and affordable residences for our elderly residents throughout our borough. Borinquen Court, which is managed and operated by The West Side Federation for Senior and Supportive Housing, (the applicant) has a proven record of offering seniors a comfortable and well maintained place to call home. Approving these applications will facilitate the construction of Tres Puentes, which as an addition to Borinquen Court, will expand the services being provided to seniors since 1981.

Given the ever-increasing demand for superior elder-care facilities our city must satisfy, I am pleased to endorse the comprehensive plan approving these ULURP applications will facilitate. Features that warrant a special mention include an expansion of the exiting senior citizen center at Borinquen Court, with additional space within the proposed East Building. Together with the West Building, this complex of three buildings will be connected with breezeways, thereby providing easy access to all proposed improvements, including 10,000 square feet devoted to roof gardens. I especially appreciate the storm water retention system that is to be installed. This

will serve to minimize storm water run-off. A prevailing wage to all construction workers will be offered.

As this site is well served by mass transit, I see no reason to object to the reducing the number of on-site parking spaces presented here for consideration

Finally, this development will activate the northeast corner of East 138th Street at Third Avenue. As a gateway to The Bronx, I look forward to the construction of these new facilities and the visual improvement they will offer those who enter and depart our borough.

I recommend approval of these applications.