

A. INTRODUCTION

This chapter examines the proposed and future actions' consistency with land use and development trends, zoning regulations, and other applicable public policy within the study area. This analysis also identifies anticipated changes in land use, zoning, and public policy that are expected to occur independent of the proposed and future actions by the 2009 Build year, and assesses any potential adverse impacts to land use, zoning, and public policy associated with the proposed and future actions.

As described in Chapter 1, "Project Description," the proposed and future actions include amendments to the Melrose Commons Urban Renewal Plan, a zoning map change on several urban renewal parcels, and the disposition of a number of city-owned properties in the Melrose Commons Urban Renewal Area (URA). This chapter analyzes land use, zoning, and public policy in the Melrose Commons URA, where the land use effects of the proposed action are direct, and a secondary study area, which, according to the *CEQR Technical Manual*, should be used when other, more indirect effects may occur as a result of a proposed action. The study area encompasses a ½-mile radius surrounding the Melrose Commons Urban Renewal Area (URA) and extends roughly to East 168th Street to the north, Prospect Avenue to the east, East 146th Street to the south, and River Avenue to the west.

Overall, this analysis concludes that the proposed and future actions are compatible with land use, zoning, public policy, and development trends in the area. The proposed and future actions would facilitate the development of approximately 1,770 residential units, 99,900 square feet of retail space, and 140,000 square feet of community facility space, creating new affordable housing and contributing to the revitalization of the Melrose Commons URA and the surrounding neighborhoods. Therefore, the proposed and future actions would not result in any significant adverse impacts related to land use, zoning, or public policy.

B. BACKGROUND AND DEVELOPMENT HISTORY

The Melrose Commons Urban Renewal Plan was adopted in 1994 with the goal of replacing vacant land and substandard structures with new residential, commercial, and community facility uses and restoring the area's residential character by providing new low-income housing. At the time, the area had experienced substantial disinvestment and over half of the land in the Melrose Commons URA consisted of vacant lots and vacant buildings. Since the adoption of the urban renewal plan, approximately 458 new housing units and 7,000 square feet of retail space have been constructed on parcels south of East 161st Street, mostly in low-rise two- and three-family buildings. An additional 762 new housing units and 29,000 square feet of retail space are under construction. The parcels north of East 161st Street remain undeveloped, as do several parcels in the remainder of the URA.

C. EXISTING CONDITIONS

LAND USE

MELROSE COMMONS URA

As shown in Figure 2-1, the Melrose Commons URA is characterized by a mix of residential buildings, industrial uses, vacant lots, vacant buildings, community gardens, institutional uses such as churches and police and fire protection facilities, and a limited amount of retail use. Much of the URA south of East 161st Street has been developed with row houses and apartment buildings or is under construction. A nine-story apartment building known as Parkview Commons I is under construction along Elton Avenue between East 160th and East 161st Streets. The western portion of the URA is characterized by a mix of small residential buildings, a few with retail use on the ground floor, vacant lots, parking lots, and community gardens. Smaller apartment buildings and two- and three-family houses are under construction along Courtlandt Avenue from East 158th to East 160th Streets. The southern section of the URA is built out primarily with 3-story multifamily housing. La Casa de Felicidad, a 7-story residential building, is currently under construction in this area along Third Avenue between East 157th and East 158th Streets. Along Melrose Avenue, two 9-story residential buildings known as the Peter Cintron apartments and the Palacio del Sol are under construction.

Several automotive uses, including gas stations and repair shops, are located along East 161st Street. Above East 161st Street, the northern section of the URA has yet to be developed with the housing, commercial space, and community facility space programmed in the urban renewal plan. The four blocks in this portion of the secondary study area are characterized by scattered residential uses, vacant lots, community gardens, and a few industrial buildings.

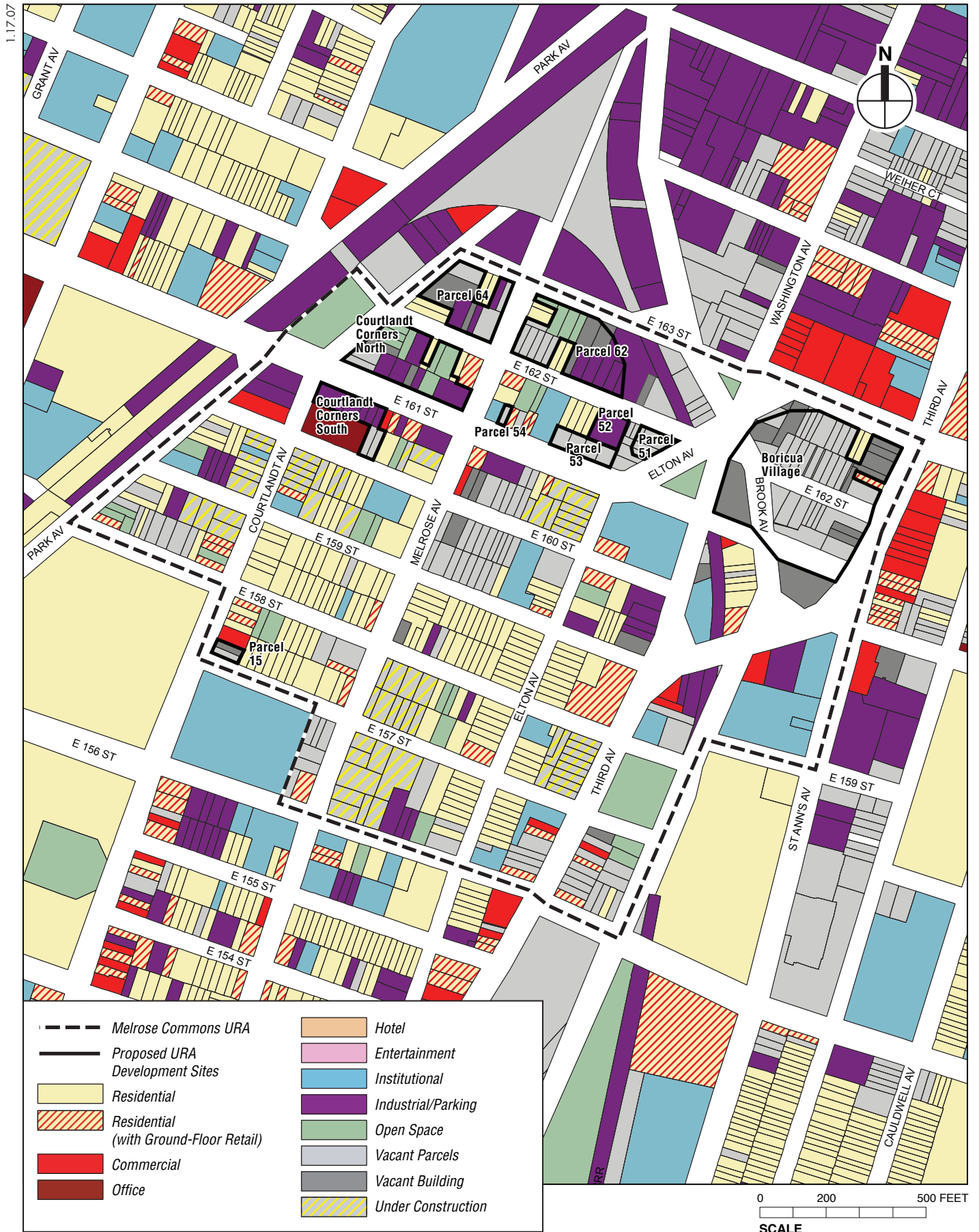
Institutional uses, including several churches, a fire station, and a day care center, are located throughout the URA. As described in Chapter 5, “Open Space,” there are a number of community gardens in the URA, particularly in the area north of East 161st Street where development has yet to occur.

The URA parcels on which development is expected to occur are occupied by a mix of vacant lots, vacant buildings, community gardens, and commercial and industrial uses. The Boricua Village site, which is comprised of URA parcels 48, 49, 59, and 60, is occupied by vacant buildings and vacant lots. The Courtlandt Corner north site, which is comprised of urban renewal sites 56 and 57 as well as two privately acquired lots at East 161st Street and Courtlandt Avenue, is currently occupied by vacant lots, vacant buildings, a gas station, a residential building, and a construction materials business, and two community gardens. The Courlandt Corner south site is currently occupied by a gas station, a car dealership, and vacant lots.

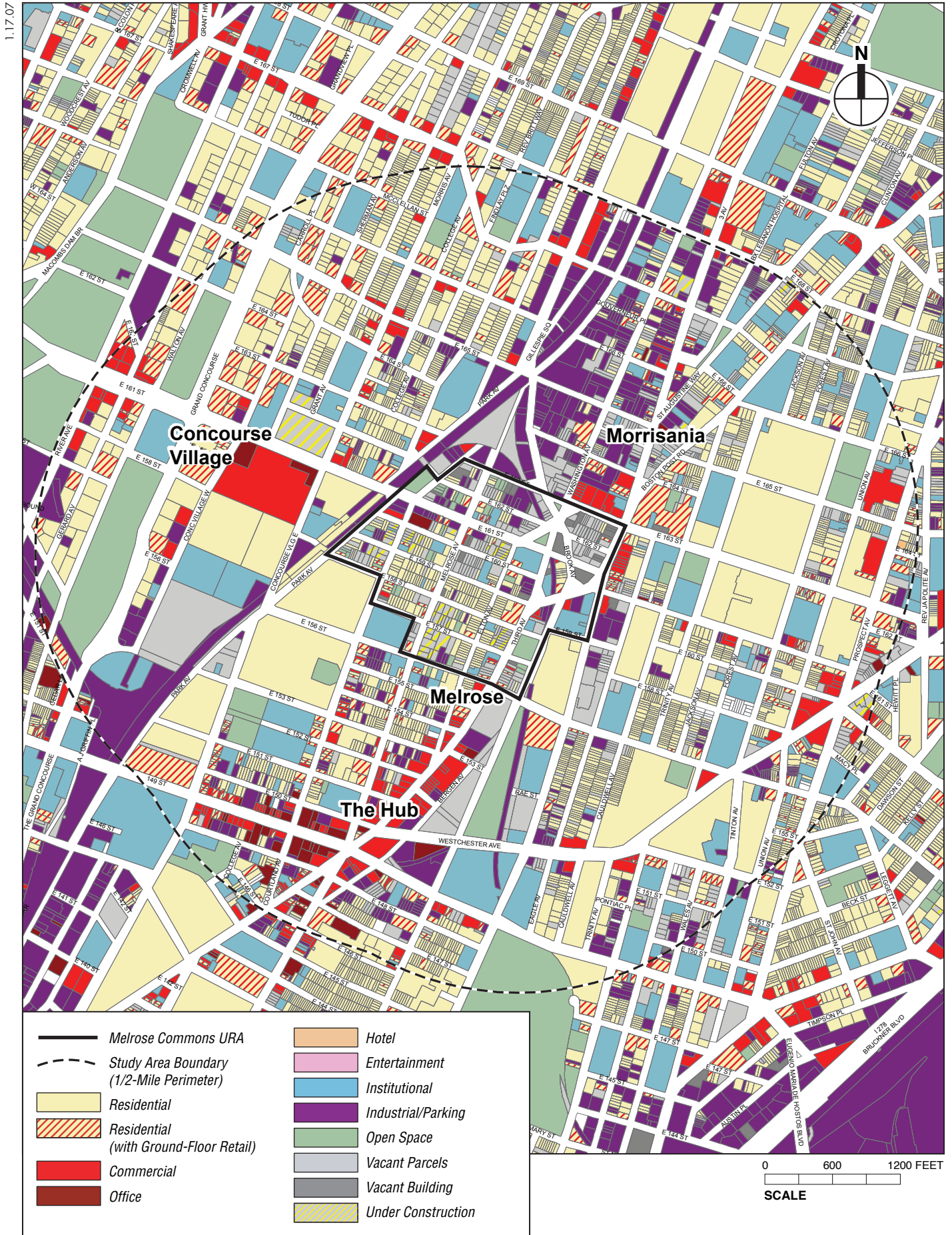
The remaining undeveloped urban renewal sites north of East 161st Street are occupied by vacant land, vacant buildings, community gardens, and industrial uses. Site 15, which would be developed as a result of the proposed and future actions, consists of two vacant lots.

STUDY AREA

The ½-mile study area encompasses portions of the Morrisania, Melrose, and Concourse Village neighborhoods, as well as the commercial district known as “the Hub” (see Figure 2-2). Immediately to the north of the Melrose Commons URA is the neighborhood of Morrisania, which is characterized by a mix of 1- to 3-story industrial warehouse buildings, auto repair



Land Use in Melrose Commons URA
Figure 2-1



shops, vacant lots, and residential buildings. A recently constructed gas station and strip mall is located just north of the Melrose Commons URA along East 163rd Street between Third and Washington Avenues. Along Third Avenue, retail storefronts, residential buildings, and institutional uses such as churches are interspersed among industrial buildings, auto repair shops, and parking lots.

East of Third Avenue, Morrisania is predominantly residential, with a mix of 3-story row houses, 5- to 6-story apartment buildings, and 9- to 14-story housing complexes. The Forest Houses, a public housing complex run by the New York City Housing Authority (NYCHA), occupy three large blocks between East 161st and East 166th Streets. Institutional uses serving the neighborhood include a number of schools and churches. Neighborhood parks include Dunbar Playground, Cauldwell Playground, Grove Hill Playground, Behagen Playground at the Forest Houses apartment complex, and Abigail Playground at the John Adams Houses complex. Prospect Avenue, a commercial strip with a mix of residential and retail uses, runs along the eastern edge of the secondary study area.

The southern and southeastern portions of the study area include the residential neighborhood of Melrose and the commercial center known as the Hub. Residential uses in the area include row houses, apartment buildings, and high-rise housing complexes. NYCHA housing complexes in this area include the Melrose Houses and the Andrew Jackson Houses just south of the Melrose Commons URA as well as the St. Mary's Park Houses and the Adams Houses further east along Westchester Avenue. Neighborhood commercial strips south of the Melrose Commons URA include Melrose and Courtland Avenues. Institutional uses in the area include several schools, a post office, and a juvenile detention facility.

The regional office and retail center of the Hub is located at the intersection of Third Avenue, Westchester Avenue, and East 149th Street. These streets, lined with stores, restaurants and delis, and small office buildings, are heavily trafficked by pedestrians and vehicles. Several parks and open spaces, including the Melrose Houses Playground, the Jackson Houses Playground, and St. Mary's Park, are located in the southern part of the study area. Lincoln Hospital is at the southwestern edge of the study area at 149th Street and Morris Avenue.

West of Park Avenue is the Concourse Village neighborhood, which is separated from the Melrose neighborhood and the Melrose Commons URA by the Metro North New Haven line railroad tracks. The Concourse Village neighborhood is defined by a mix of residential, commercial, and institutional uses. Residential buildings in the neighborhood consist primarily of 6- to 8-story apartment buildings lining the Grand Concourse and Walton and Gerard Avenues. Between the Grand Concourse and Walton Avenue are two large open spaces, Franz Sigel Park and Joyce Kilmer Park. The Concourse Village Houses, located at East 158th Street between Concourse Village East and Concourse Village West, consist of several 25-story condominium buildings. South of this housing complex is a former Metropolitan Transportation Authority (MTA) rail yard that is located below street level and is currently vacant. The neighborhood to the north of East 161st Street consists primarily of 4- to 6-story apartment buildings with institutional uses such as schools and churches interspersed.

East 161st Street is characterized by retail and institutional uses. Major institutional uses include the Bronx County Courthouse on the south side of East 161st Street between the Grand Concourse and Walton Avenue and the Bronx Criminal/Family Court on the north side of the street between Morris and Sheridan Avenues. A new criminal court building is under construction just to the east between Sheridan and Morris Avenues. The most prominent commercial use in the neighborhood is Concourse Plaza, a shopping center located on East 161st

Melrose Commons

Street between Concourse Village East and Concourse Village West. This complex contains a number of retail establishments that serve the surrounding neighborhoods, including as a Multiplex Cinemas and several national retail franchises. Retail uses are also concentrated along the Grand Concourse, Walton Avenue, and Concourse Village West on the ground floors of apartment buildings. The Bronx Museum is located at the northwestern edge of the study area along the Grand Concourse at East 165th Street.

ZONING

MELROSE COMMONS URA

The Melrose Commons URA is zoned C4-4, R7-2, and R8 with C1-4 commercial overlays along major streets (see Figure 2-3 and Table 2-1). A C4-4 district is mapped at the northeastern corner of the URA. C4-4 is a general commercial district that permits a wide range of commercial uses as well as residential use. C4-4 districts allow a floor area ratio (FAR) of up to 3.4 for commercial buildings, 3.44 for residential buildings, and 6.5 for community facility buildings. R8 districts are mapped along Melrose Avenue, Third Avenue, East 161st Street, and Elton Avenue to allow higher densities of housing construction on these corridors. C1-4 districts are mapped to allow neighborhood-scale commercial development along East 161st Street, Third Avenue, Melrose Avenue, and portions of Courtlandt Avenue. R8 districts permit residential development with a maximum FAR of 6.02 and community facility development with a maximum FAR of 6.5.¹ C1-4 commercial overlays accommodate neighborhood-scale retail and personal service shops such as grocery stores and restaurants. When mapped in an R8 district, a C1-4 overlay permits up to 2.0 FAR of commercial use. The remainder of the Melrose Commons URA is zoned R7-2. R7-2 is an apartment house zoning district that permits residential development at a maximum FAR of 3.44.²

Table 2-1
Zoning Districts within the Melrose Commons URA

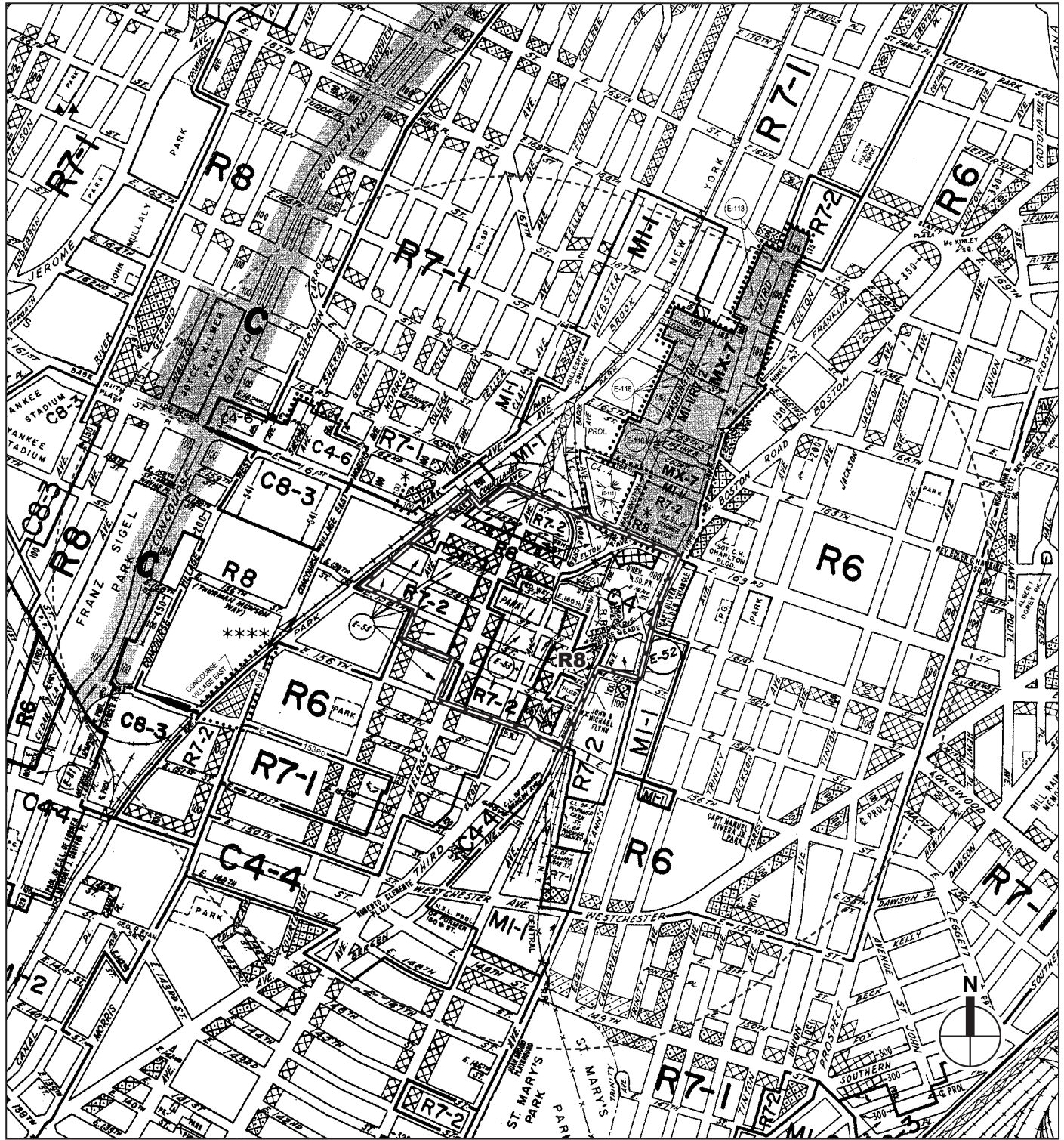
Zoning District	Permitted Uses and Maximum FAR
R8	6.02 residential; 6.5 community facility
R7-2	3.44 residential; 6.5 community facility
C4-4	3.44 residential, 6.5 community facility, 3.4 commercial
C1-4 overlay	2.0 commercial (in R6 - R10 districts)
Notes:	See Figure 2-3, "Existing Zoning."









STUDY AREA

As shown on Figure 2-3, zoning in the ½-mile study area surrounding the Melrose Commons URA includes medium- to high-density residential districts, commercial districts, manufacturing district, and a Special Mixed Use District. The Morrisania neighborhood to the north of the

¹ Under the Quality Housing program, residential buildings in an R8 district can have a maximum FAR of 7.20 on sites located on a wide street (i.e., a street with a width of 75 feet or more).

² Under the Quality Housing program, residential buildings in R7 districts can have a maximum FAR of 4.0 on sites located on a wide street.



- | | |
|---|--|
|  Melrose Commons Urban Renewal Area |  Zoning District Boundary |
|  Study Area Boundary
(1/2-Mile Perimeter) |  C1-2 Overlay |
| |  C1-4 Overlay |
| |  C2-1 Overlay |
| |  C2-2 Overlay |
| |  C2-4 Overlay |

0 1000 FEET
SCALE

Melrose Commons URA is mapped with an M1-1 light industrial district, a C4-4 commercial district, and an M1-1/R7-2 Special Mixed Use (MX) District. M1-1 zoning permits commercial and light industrial use with a maximum FAR of 1.0 and some community facility uses with an FAR of 2.4. The M1-1/R7-2 district permits light manufacturing, commercial, residential, and community facility uses. Manufacturing and commercial uses in this district are governed by M1-1 regulations and are, therefore, permitted a maximum FAR of 1.0, while residential and community facility uses are governed by R7-2 regulations.

The neighborhoods east of the Melrose Commons URA are zoned predominantly R6, a medium-density residential district that allows residential use at an FAR of up to 2.43. Commercial strips including Third Avenue, Boston Road, Westchester Avenue, and Prospect Avenue, are zoned with C1-4, C2-1, and C2-4 commercial overlays that permit up to 2.0 FAR of neighborhood-oriented commercial use.

The Concourse Village neighborhood in the western part of the study area is zoned for residential and commercial use. The Concourse Village Houses and areas west from the Grand Concourse to Gerard Avenue are zoned R8, which permits a maximum FAR of 6.02 for residential use and 6.5 for community facility uses. The Special Grand Concourse Preservation District was established to protect the existing scale and form of development and the traditional residential character of the Grand Concourse. The special district protects the design features of certain buildings through the establishment of design guidelines for renovation or alteration. It is also intended to encourage new development that is in keeping with the scale and character of the area, by providing for street wall continuity and bulk regulations consistent with existing development. Finally, it is intended to preserve and enhance the residential character of the Grand Concourse by limiting ground floor retail and commercial uses to certain specified locations and by regulating the location of retail and commercial signage.

C8-3 districts, which are intended primarily for heavy commercial and automotive uses, are mapped on several blocks between Concourse Village East and Concourse Village West. Approximately three blocks on the north side of East 161st Street are zoned C4-6, a general commercial district that permits commercial uses at a maximum FAR of 3.4 and residential uses at a maximum FAR of 10. An R7-1 district is mapped on the blocks north of 163rd Street.

In the southern portion of the study area, the commercial area known as “the Hub” along Third Avenue and East 149th Street is zoned C4-4. R6, R7-1, and R7-2 districts are mapped in the residential neighborhoods alongside the Hub. The commercial corridors along Park, Courtlandt, and Melrose Avenues are mapped with C1-4 and C2-4 overlays. An M1-1 district is mapped east of the Hub along Westchester and Brook Avenues.

PUBLIC POLICY

MELROSE COMMONS URA

Public policy initiatives in the Melrose Commons URA and the surrounding study area are primarily aimed at neighborhood revitalization, economic development, and the creation of affordable housing. Development within the URA is governed by the Melrose Commons Urban Renewal Plan, which was adopted in 1994 and provides a public policy vision for the area. The Melrose Commons Urban Renewal Plan sets forth the following objectives: eliminate blight and maximize appropriate land use; remove substandard and unsanitary structures; remove impediments to land assemblage and orderly development; strengthen the City tax base by encouraging development; provide new and/or rehabilitated low, moderate, and/or middle

Melrose Commons

income housing exhibiting good design; provide convenient community facilities, parks and recreational uses, local commercial activities, and parking; redevelop the area in a comprehensive manner, removing blight and restoring the residential character; and encourage the upgrading of housing quality in the immediate vicinity.

The Melrose Commons URA encompasses a portion of the Port Morris Empire Zone (see Figure 2-4). Empire Zones (EZs) are designated areas throughout New York State that offer special incentives to encourage economic and community development, business investment, and job creation. Businesses can be eligible for sales tax exemption, property tax credits, and business tax credits for businesses locating and expanding in EZs. The Port Morris Empire Zone is administered by the Bronx Overall Economic Development Corporation (BOEDC).





The New Housing Marketplace: Creating Housing for the Next Generation, a report released by Mayor Bloomberg and HPD in 2002, puts forth citywide housing policy initiatives and goals that are relevant to both the Melrose Commons URA and the surrounding study area. In that policy document, the City announced its commitment to investing \$3 billion to create or preserve 65,000 units of affordable housing, including providing city-owned land for new construction of over 7,000 units of housing.

STUDY AREA

The study area surrounding the Melrose Commons URA encompasses portions of the Port Morris Empire Zone. Additionally, the westernmost edge of the study area includes part of the Bronx Empowerment Zone, which generally extends south of East 165th and McClellan Streets and west of the Grand Concourse to the Harlem River. The Bronx Empowerment Zone is part of the New York Empowerment Zone (NYEZ) program, a federal economic development initiative that uses public funds and tax incentives to encourage private investments in targeted areas. The NYEZ policy objective is to expand the range and scope of economic activity, enhance capital opportunity for local businesses and institutions, and improve the quality of life for residents, workers, and visitors. The Bronx Empowerment Zone program is administered by the BOEDC.

The study area also encompasses portions of several urban renewal areas: the Melrose and Bronxchester URAs to the south, the Mott Have North URA to the east, and the Morrisania URA to the west (see Figure 2-5). These urban renewal areas are aimed at removing blight, maximizing appropriate land uses and removing or rehabilitating substandard and unsanitary structures and impediments to the assemblage and development of land.

The 161st Street Business Improvement District (BID), which was established in April 2005, extends approximately 5 blocks along 161st Street from River Avenue to Morris Avenue in the western portion of the study area. The 161st Street BID is one of the city's 55 BIDs, which are funded by assessments on property owners within the area and overseen by the New York City Department of Small Business Services, are public/private partnerships that deliver supplemental services. The BID provides maintenance and sanitation services, holiday lighting and decoration, marketing and promotion of its shopping strip, beautification of its community, administration, and other promotion and enhancement of the district.

 *Melrose Commons Urban Renewal Area*
 *Study Area Boundary (1/2-Mile Perimeter)*
 *Bronx Empowerment Zone*
 *Port Morris Empire Zone*

--- Study Area Boundary (1/2-Mile Perimeter)



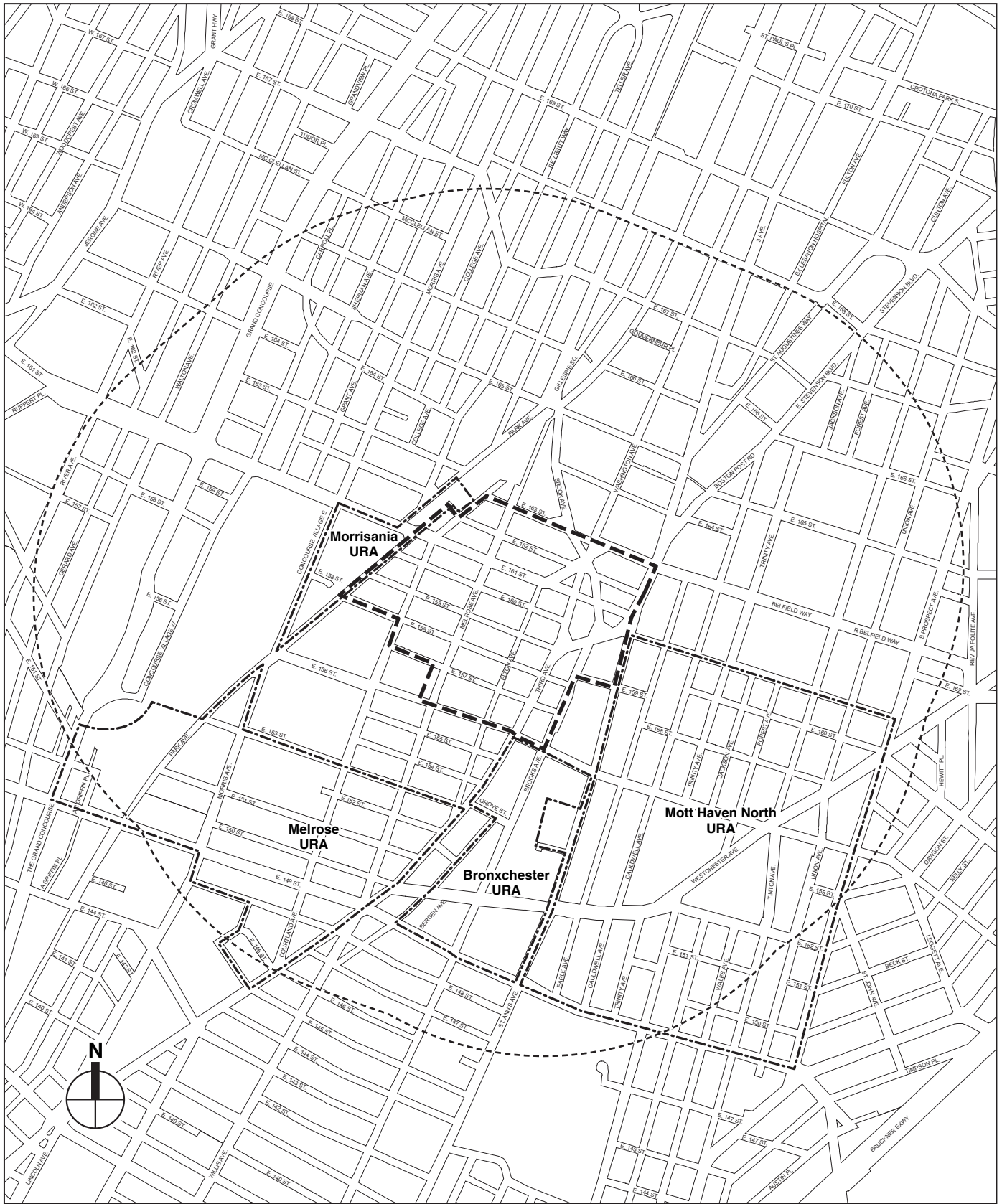
Bronx Empowerment Zone

 Port Morris Empire Zone

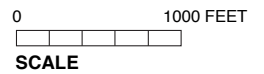
0 1000 FEET

SCALE

SCALE



- Melrose Commons Urban Renewal Area
- - - Study Area Boundary (1/2-Mile Perimeter)



Urban Renewal Areas within Study Area
Figure 2-5

D. THE FUTURE WITHOUT THE PROPOSED AND FUTURE ACTIONS

LAND USE

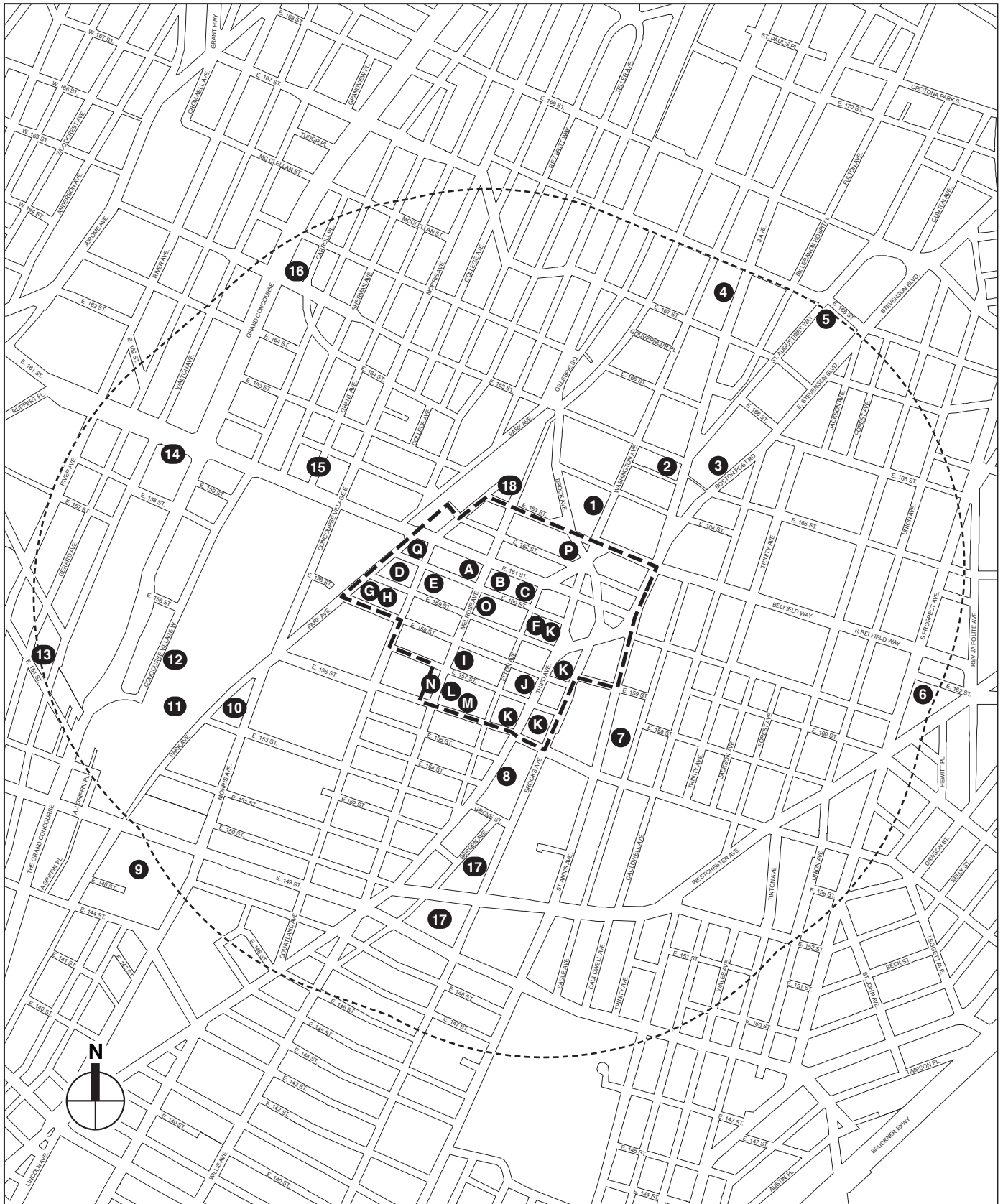
MELROSE COMMONS URA

As discussed in Chapter 1, "Project Description," it is expected that approximately 1,331 housing units and 81,420 square feet of commercial space would be constructed on urban renewal sites within the URA absent the proposed and future actions. As shown on Figure 2-6 and in Table 2-2, a number of residential projects, some with ground floor retail space, are expected to be completed along Courtlandt, Melrose, Elton, and Third Avenues.

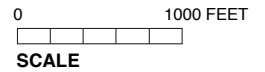
Table 2-2
Development in the Melrose Commons URA
Without the Proposed and Future Actions

Map #	Name	URA Parcel(s)	Res. Units	Retail Floor Area
Development on Urban Renewal Sites				
A	Jasper Hall	p/o 44	54	--
B	Parkview Commons II	p/o 43	88	7,500
	Parkview Commons III		12	--
C	Parkview Commons I	p/o 43	110	8,000
D	Park/Courlandt	p/o 38, 39, 40, 42	30	--
E	Courtlandt/E. 160 St.	35, 36, 37	29	--
F, G	Addition to Park/Courtlandt	31, 23	21	--
H	Courtlandt Avenue Apts.	22	168	--
I	Peter Cintron Apts.	12	162	5,920
J	La Casa de Felicidad	p/o 9	85	--
K	2003 RFP Site 14	1, p/o 3, 17, 28	380	45,000
L	Palacio del Sol*	p/o 5	124	15,000
M	Part of Site 5	p/o 5	68	--
N	Open Space	6, 7	--	--
O	Open Space	32	--	--
P	Open Space	61	--	--
TOTALS ON URBAN RENEWAL SITES			1,331	81,420 sf
Other Development				
Q	Retail building	N/A	--	50,000
TOTAL DEVELOPMENT IN URA			1,331	131,420 sf
Notes: See Figure 2-6. * Palacio del Sol was completed in early 2006.				
Sources: HPD.				

Additionally, several parks and open spaces are expected to be developed within the Melrose Commons URA in the future without the proposed and future actions. These include a playground along the west side of Melrose Avenue between East 156th and East 157th Streets to be jointly operated by the Department of Education (DOE) and the Department of Parks and Recreation (DPR), a park along the eastern side of Melrose Avenue between East 159th and East



- Melrose Commons Urban Renewal Area
- - - Study Area Boundary (1/2-Mile Perimeter)
- A** No Build Site Within Melrose Commons URA
- 1** No Build Site in 1/2-Mile Study Area



Melrose Commons

160th Streets, and a public open space on the west side of Elton Avenue between East 162nd and East 163rd Streets that would include previously demapped portions of Brook Avenue, East 162nd Street, and East 163rd Street.

A 50,000-square-foot retail building with 100 parking spaces was proposed on a privately owned site within the bounds of the Melrose Commons URA on the south side of East 161st Street between Park and Courtlandt Avenues.

STUDY AREA

In the future absent the proposed and future actions, a number of residential, commercial, and institutional development projects are planned or under construction in the study area surrounding the Melrose Commons URA (see Figure 2-6 and Table 2-3).

Immediately north of the URA, on the block bounded by East 163rd Street, Brook Avenue, East 164th Street, and Washington Avenue, approval has been granted for the construction of a development known as Washington Plaza, which would include a 45,000-square-foot supermarket and 3,500 square feet of retail space. Also just to the north of the URA, at East 163rd Street and Courtlandt Avenue, public parking for 50 cars is planned. Further north, at 3313 Third Avenue, a 128-unit residential development with 6,500 square feet of retail space is proposed. Several other residential developments are under construction in the Morrisania area at 1033 Boston Road, 3463 Third Avenue, and 1208 Franklin Avenue.

In the western part of the study area, on the north side of East 161st between Morris and Sheridan Avenues, a new Bronx Criminal Courthouse complex is under construction. Further west, on the south side of East 161st Street between the Grand Concourse and Walton Avenue, the renovation of Lou Gehrig Plaza is planned. The plaza, which currently is used for parking, is being redesigned to function as a civic gathering space. A planned restoration of the Grand Concourse between 161st and 171st Streets will include streetscaping, bike paths, and traffic calming measures. A bridge will be constructed on the Grand Concourse over 170th Street. At the Grand Concourse and 165th Street, the Bronx Museum of the Arts is undergoing an expansion that will add approximately 16,700 sf of floor area including gallery exhibition space, gallery programming space, administrative space, and an eatery.

Between the Grand Concourse and Park Avenue, East 153rd Street will be connected by a new bridge over the railroad tracks. Just north of the planned bridge, the New York City School Construction Authority (SCA) has proposed the construction of an approximately 275,000-square-foot, 2,300-seat school complex on the northeast corner of Concourse Village West and East 153rd Street. The proposed school complex would house four school organizations, including a charter school serving grades 5 through 8, an intermediate school/high school (I.S./H.S.) serving grades 6 through 12, and two high schools serving grades 9 through 12. It is expected that the school complex would be ready for occupancy by September 2009. Further west, the New York City Department of Homeless Services has plans for a new 60,000-square-foot Emergency Assistance Unit at 151st Street and Walton Avenue to replace the existing facility at this location.

Several projects are planned in the two urban renewal areas south of the Melrose Commons URA. On site C of the Melrose URA, located on the block bounded by Park Avenue, Morris Avenue, and East 153rd Street, 210 housing units and 25,500 square feet of retail space are planned for construction. Bronxchester URA site 12, located on the block just south of East

Table 2-3

Proposed Development Projects in ½-Mile Study Area

Map #	Name/Address	Location	Description
1	Washington Plaza	Washington Ave between E. 163rd and E. 164th Streets	45,000 sf supermarket; 3,500 sf local retail
2	3313 Third Ave	Between 165th and Weiner Ct	128 housing units; 6,500 sf retail
3	1033 Boston Rd	Between E 165th and E 166th	42 housing units
4	3463 Third Ave	Third Ave between 167th and 168th Streets	114 housing units
5	1208 Franklin Avenue	Between 167th and 168th St	44 housing units
6	896 Prospect Avenue	Between Westchester Ave and E 162nd Street	194 housing units; 10,200 sf retail; 8,240 sf community facility
7	Brewery site	Block bounded by St. Ann's Ave., Eagle Ave., 156th St., and 159th St.	500 housing units; 60,000 sf community facility
8	Bronxchester URA Site 12	Block bounded by Brook Ave, Third Ave, E. 156th St, Grove St	84000 retail; 69000 office
9	Improvements at Lincoln Hospital	Block bounded by E. 149th St, Park Ave, Lincoln Ave, and E. 144th St.	30,000 sf labor and delivery center, 2,000 sf MRI unit, 2,000 sf women's option center, redesign of emergency room, upgrade of parking garage
10	Nueva Era apartments, Melrose URA Site C	Morris Ave and E. 153rd St.	210 housing units; 25,500 sf retail space
11	East 153rd Street Bridge between Grand Concourse and Park Avenue		bridge over rail cut
12	School complex	Concourse Village West and E. 153rd St.	275,000 gross square foot, 2,300-seat school complex
13	New York City Department of Homeless Services Emergency Assistance Unit	151st St. and Walton Ave.	New 60,000 sf emergency assistance unit to replace existing facility
14	Lou Gehrig Plaza	E. 161st St. between Grand Concourse and Walton Ave.	Redesign of plaza to function as a civic gathering space
15	Bronx Criminal Court Complex	E. 161st St. between Sherman and Morris Avenues	940,000 sf court space
16	Bronx Museum of the Arts expansion	Grand Concourse and 165th	16,700 sf addition with gallery space, admin space, and an eatery
17	Plaza at the Hub	Two blocks bounded by Grove Street and Bergen, Brook, and Westchester Avenues	250 housing units; 421375 sf retail; 291,700 sf office; 3,565 seat multiplex (122,915 sf)
18	Public parking lot	North of E. 163rd St. at Courtlandt Ave.	50 public parking spaces
Notes: See Figure 2-6.			

Melrose Commons

156th Street between Third and Brook Avenues, is expected to be developed with approximately 84,000 square feet of retail space and 69,000 square feet of offices.

East of the Melrose Commons URA, the development of approximately 500 housing units and 60,000 square feet of community facility space is proposed on the block bounded by St. Ann's Avenue, Eagle Avenue, East 156th Street, and East 159th Street. At the easternmost edge of the study area, 194 housing units, 10,200 square feet of retail space, and 8,240 square feet of community facility space are proposed along Prospect Avenue between Westchester Avenue and East 162nd Street.

The proposed Plaza at the Hub, which is expected to be completed in 2010, is outside of the 2009 Build year analyzed in this EIS. However, because it is within the ½-mile study area and would include a substantial amount of development, it is considered in the community facilities and open space analyses of this EIS. The proposed project, which would be located in the Bronxchester URA on a site bounded by Bergen Avenue, Grove Street, Brook Avenue, and East 149th Street, would include 250 housing units, 376,800 square feet of retail space, 291,700 square feet of offices, a 3,565-seat multiplex, and a 44,545 square foot supermarket.

Just outside the study area to the west, two major developments are proposed: a new Yankee Stadium and the Gateway Center at Bronx Terminal Market. The New York Yankees recently announced plans to build a new stadium on the north side of East 161st Street between River Avenue and Jerome Avenues within Macombs Dam Park, directly north of the current Yankee Stadium. The new stadium, which would be completed by 2009, is expected to have a smaller capacity, with room for 54,000 spectators (53,000 seats and 1,000 standing spaces) as opposed to the current stadium's approximately 56,928 seats. The Gateway Center at Bronx Terminal Market is a proposal to develop approximately 957,700 gross square feet of retail establishments, 2,835 parking spaces in a multi-level parking garage and at-grade parking, and a 250-room hotel on a site bordered by the Metro North Railroad tracks to the north, River Avenue to the east, 149th Street to the south, and Exterior Street (the street under the Major Deegan Expressway) to the west. The retail and parking portions of the Gateway Center are expected to be completed by 2009.

ZONING

MELROSE COMMONS URA

No changes to zoning in the Melrose Commons URA are anticipated in the future without the proposed and future actions.

STUDY AREA

Two projects proposed within the secondary study area would require changes to zoning. The proposed development of 500 residential units and 60,000 square feet of community facility space on the brewery site along St. Ann's Avenue would require the rezoning of the site from M1-1 to R7. The proposed Plaza at the Hub development would require the rezoning of that site from M1-1 to C6-1. No other changes to zoning in the study area are anticipated in the future without the proposed and future actions.

PUBLIC POLICY

MELROSE COMMONS URA

No changes to public policy within the Melrose Commons URA are expected in the future without the proposed and future actions.

STUDY AREA

The proposed Plaza at the Hub would require an amendment to the Bronxchester Urban Renewal Plan. No other notable changes to public policy have been announced for the study area.

E. THE FUTURE WITH THE PROPOSED AND FUTURE ACTIONS

LAND USE

MELROSE COMMONS URA

As described in Chapter 1, “Project Description,” the proposed and future actions would facilitate the development of approximately 1,770 residential units, 99,900 square feet of retail space, and 140,000 square feet of community facility space as well as new publicly accessible open space. The new development would replace vacant land and vacant buildings as well as some industrial and commercial businesses, and several community gardens with new residential, retail, and institutional buildings.

The proposed Boricua Village project on parcels 48, 49, 59, and 60 of the URA (see Figure 1-2 in Chapter 1, “Project Description”) would introduce housing, ground floor retail uses, and a new campus for Boricua College on a site currently comprised of vacant buildings and vacant lots. The Boricua College building would be located between Elton Avenue and East 161st Street adjacent to O’Neil Square Park. Changes to the urban renewal plan’s land use regulations would be required to allow residential land use on parcels 48 and 59. Residential buildings and courtyards would be located on the remainder of the site, and ground floor retail would line Elton Avenue, East 163rd Street, and Third Avenue. Approximately 1.5 acres of publicly accessible open space would be provided on the site. The development would activate the streetscape with stores and open space and would enliven the area by introducing residents and attracting students to a site that is currently devoid of activity.

The future proposed Courtlandt Corners developments would introduce housing, ground floor retail uses, and public open space on parcels 45, 46, 56, and 57 of the URA as well as two privately acquired lots at the corner of East 161st Street and Courtlandt Avenue. On the Courtlandt Corners north site, housing and retail uses would replace industrial uses, a gas station, a vacant building, and two community gardens. On the two privately acquired lots, residential use and ground floor retail would replace a vacant lot and a residential building. On the Courtlandt Corners south site, housing with ground floor retail space would be constructed along East 161st Street, replacing a gas station and a used car lot. Public open space would be constructed on two currently vacant lots along East 160th Street. Changes to the urban renewal plan’s land use regulations would be required to allow residential use on site 46 and public open space on site 45. The Courtlandt Corners developments would improve land use along East 161st Street by bringing new residents to the area and adding ground floor retail space that would attract pedestrians.

Melrose Commons

Several other developments are expected to occur in the area north of East 161st Street as a result of the proposed and future actions. Residential buildings are expected to be constructed on sites 52, 62, and 64, replacing vacant lots, vacant buildings, industrial uses, and a community garden. On site 53, a mixed use building with ground floor retail space and housing above is expected to be developed. A one-story, approximately 3,300-square-foot commercial building is expected to be developed on site 54 and a 20,000-square-foot community facility is expected to be developed on site 51. The programming for this community facility has yet to be determined.

In the southern part of the URA, an amendment to land use regulations on site 15 would allow the development of a residential building with approximately 4,600 square feet of ground floor retail on the northeast corner of East 157th Street and Courtlandt Avenue.

Proposed amendments would bring existing community gardens into conformance on sites 1, 2, 14, 30, and 34 and allow the relocation of an existing community garden on site 5 to another lot on the same site to accommodate the residential development planned on that site.

Overall, the proposed and future actions would result in substantial improvements to the development sites and would not cause significant adverse impacts to land use in the Melrose Commons URA. The proposed and future actions would allow the replacement of vacant and underutilized land with housing, retail, and community facilities, continuing the neighborhood revitalization that the urban renewal plan was intended to bring about. The new development resulting from the proposed and future actions would complement the residential and retail development that has already taken place or is underway in the URA, furthering the transformation of an area previously marked by abandonment and blight into an active residential neighborhood. Changes to the urban renewal plan's land use regulations would allow for an increased amount of housing, would bring several existing community gardens into conformance, and would allow two new public open spaces to be created.

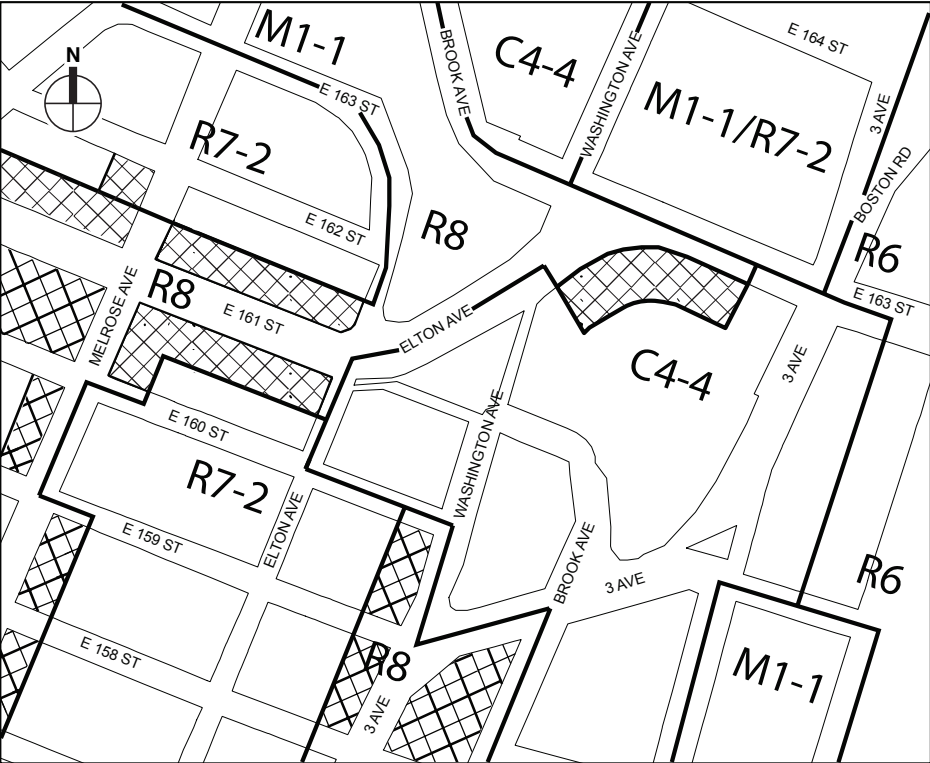
STUDY AREA

The proposed and future actions would result in development that is compatible with land uses in the surrounding secondary study area. The Morrisania neighborhood to the north, which was rezoned in 2003 to allow a mix of residential, commercial, and industrial uses, is becoming increasingly residential in character. To the east, south, and west, the Melrose Commons URA is bordered by residential neighborhoods. The new residential, commercial, and community facility development that would occur in the Melrose Commons URA would complement land uses in the surrounding residential neighborhoods and remove the potentially blighting effect of the vacant lots and buildings. Therefore, the proposed and future actions would not result in significant adverse impacts to land use in the study area.


ZONING

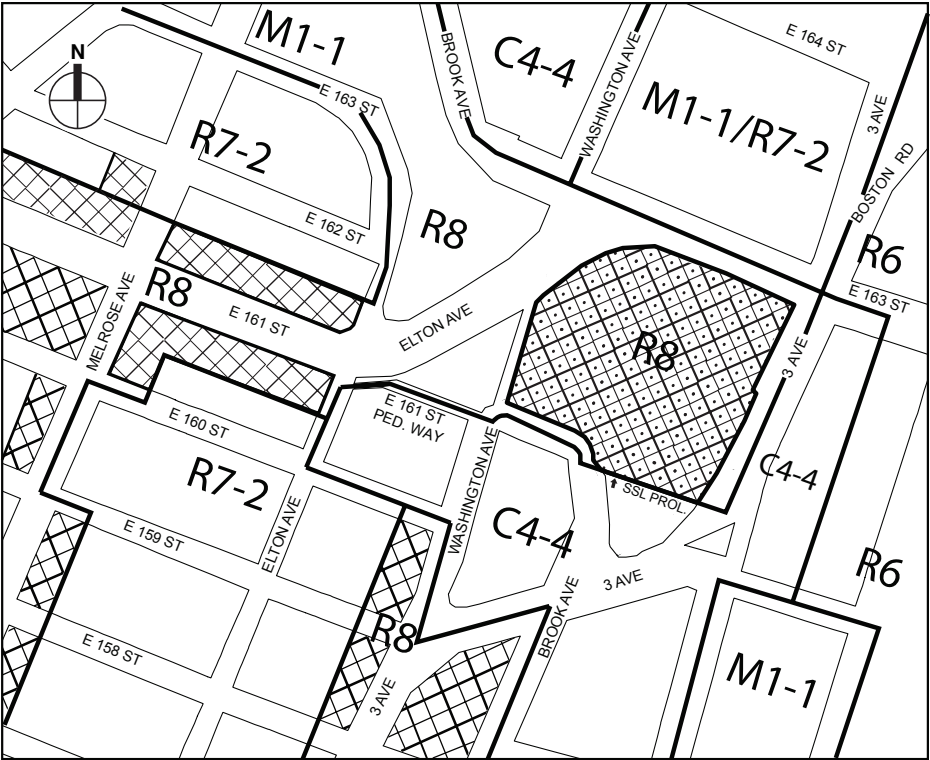
MELROSE COMMONS URA

The proposed actions include the rezoning of Block 2366 and Block 2367, which include URA parcels 48, 49, 59, and 60 on the Boricua Village site, from C4-4 and R8 with a C1-4 commercial overlay to R8 with a C2-4 commercial overlay (see Figure 2-7). The C2-4 commercial overlay would extend across both blocks, encompassing the entire Boricua Village site including site 60. The proposed rezoning would allow the Boricua Village development to include an increased amount of floor area and therefore accommodate more housing units. The proposed development would have an overall FAR of 4.82, which is less than the maximum



EXISTING ZONING

 C 1-4 Overlay



PROPOSED ZONING

 C 2-4 Overlay

permitted FAR of 6.02 in R8 districts. The URP would be amended to include a provision limiting the total number of residential units to be developed on the Boricua Village site (which consists of parcels 48, 49, 59, and 60) to 750 and the total amount of commercial floor area on this site to 50,000 square feet. The future actions include rezoning of the northern half of Block 2408 South, which encompasses a portion of URA parcel 56, from R7-2 and R7-2 with a C1-4 commercial overlay to R8 and R8 with a C1-4 commercial overlay and all of Block 2408 North, which encompasses URA parcel 64, from R7-2 to R8 and would allow for development of Courtlandt Corners South and North (see Figure 2-8).

The proposed and future R8 districts would be compatible with zoning on the surrounding blocks, which includes R8 districts along East 161st Street, Elton Avenue, and Third Avenue. While the proposed rezoning areas encompass sites that are not urban renewal parcels, these lots are developed with residential and mixed use buildings that comply with the proposed zoning districts. Therefore, there would be no significant impacts to zoning in the Melrose Commons URA.

STUDY AREA

The development that would occur as a result of the proposed and future actions would be compatible with the residential, commercial, and mixed use zoning in the surrounding study area. No changes to zoning in the study area would occur as a result of the proposed and future actions. Therefore, there would not be significant adverse impact to zoning in the study area.

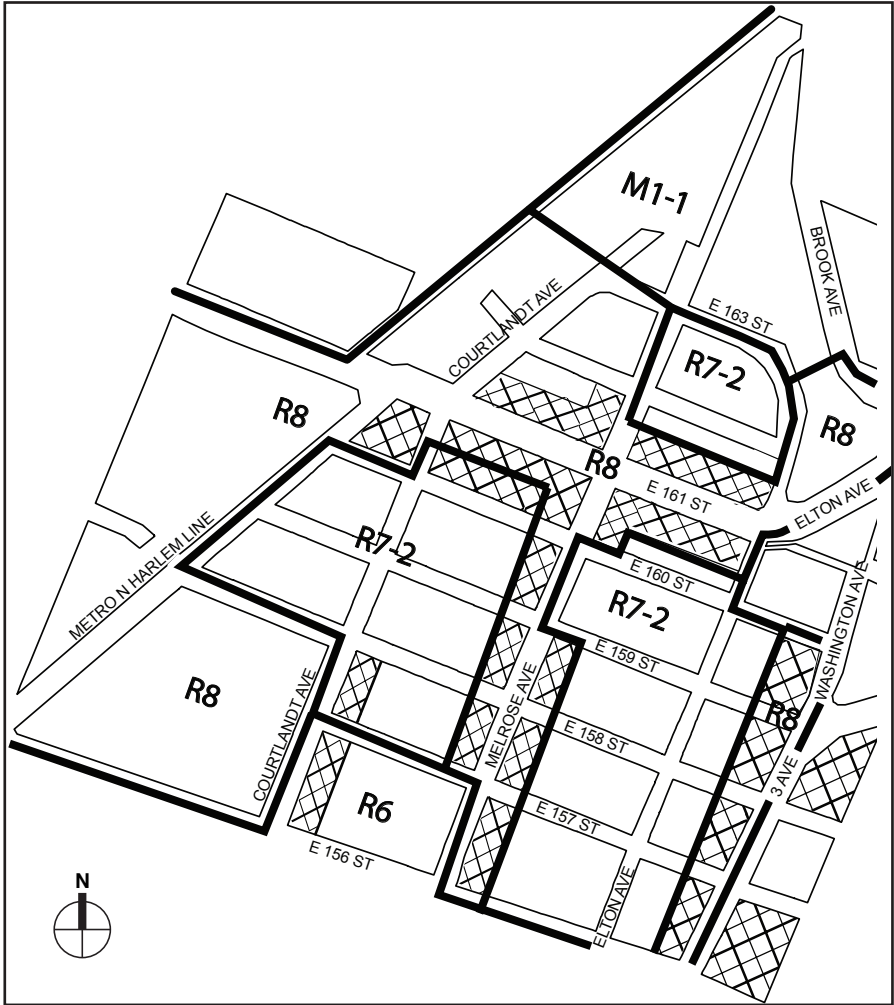
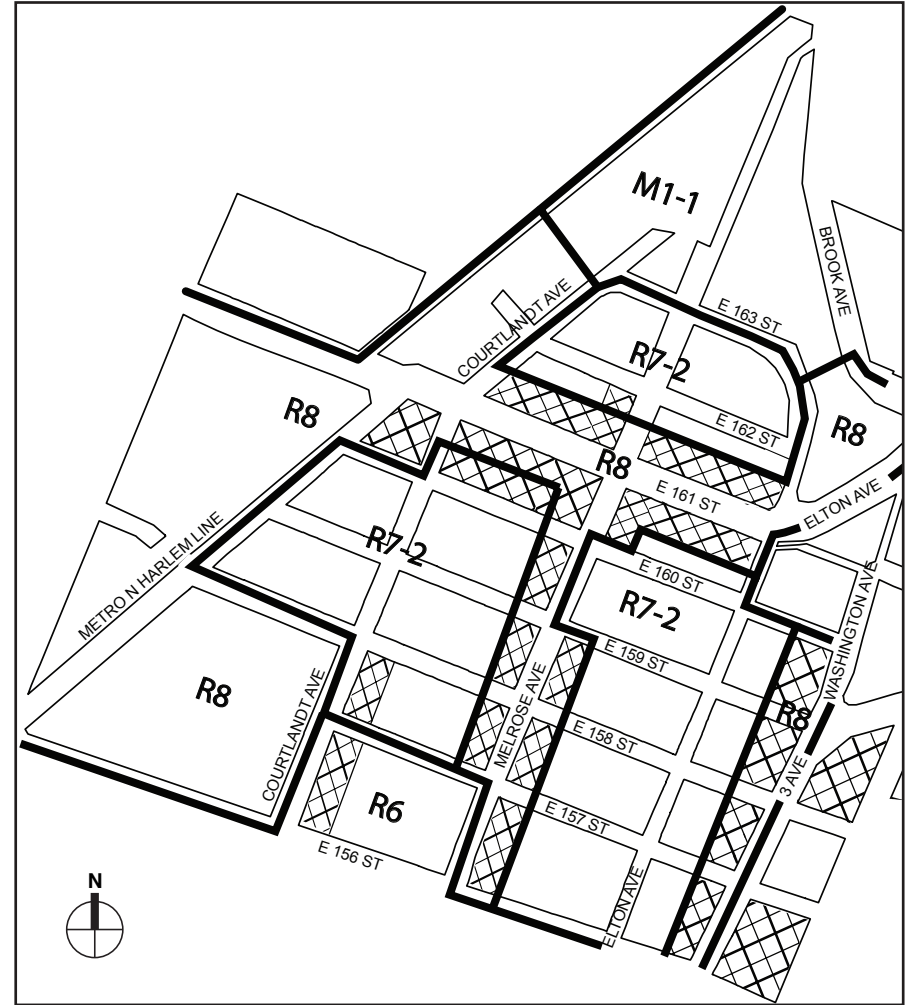
PUBLIC POLICY

MELROSE COMMONS URA

The proposed and future actions are consistent with public policy initiatives applicable to the Melrose Commons URA and would support public policy goals aimed at economic development and neighborhood revitalization. The Melrose Commons Urban Renewal Plan aims to replace vacant land and substandard structures with new residential, commercial, and community facility uses and to enhance the area's residential character by providing new low-income housing. The proposed and future actions would further these goals by allowing the remainder of the urban renewal sites within the URA to be developed with housing, retail space, a college and other institutional space, and open space. The proposed and future actions would facilitate the construction of new housing and commercial space that would contribute to the Port Morris Empire Zone's community and economic development goals. Furthermore, the proposed and future actions would contribute toward achieving the goals of the Mayor's housing policy as set forth in *The New Housing Marketplace: Creating Housing for the Next Generation* by allowing an increased amount of affordable housing to be created on the Melrose Commons URA's share of the City's limited and dwindling supply of publicly owned vacant land. Therefore, there would be no significant adverse impact to public policy in the Melrose Commons URA.

STUDY AREA


As described above, public policy initiatives in the study area, which include several urban renewal plans, an empire zone, and an empowerment zone, are aimed at economic development and neighborhood revitalization. The new development that would occur as a result of the proposed and future actions would complement public policy initiatives in the study area by attracting new residents, businesses, and a college campus with cultural and educational



EXISTING ZONING

FUTURE PROPOSED ZONING

 C 1-4 Overlay

 C 1-4 Overlay

Melrose Commons

programs. Nearby areas targeted by the 161st Street BID, the Bronx Empowerment Zone, and the Port Morris Empire Zone for economic development and commercial revitalization would benefit from the increased residential population and the new Boricua College student and faculty population that would be introduced into the Melrose Commons neighborhood. Overall, the continued buildout of the Melrose Commons URA would contribute to the ongoing trend of revitalization and reinvestment in the South Bronx. Therefore, there would be no significant adverse impacts to public policy in the study area. *