

Stevenson Commons EIS

Chapter 1: Project Description

A. INTRODUCTION

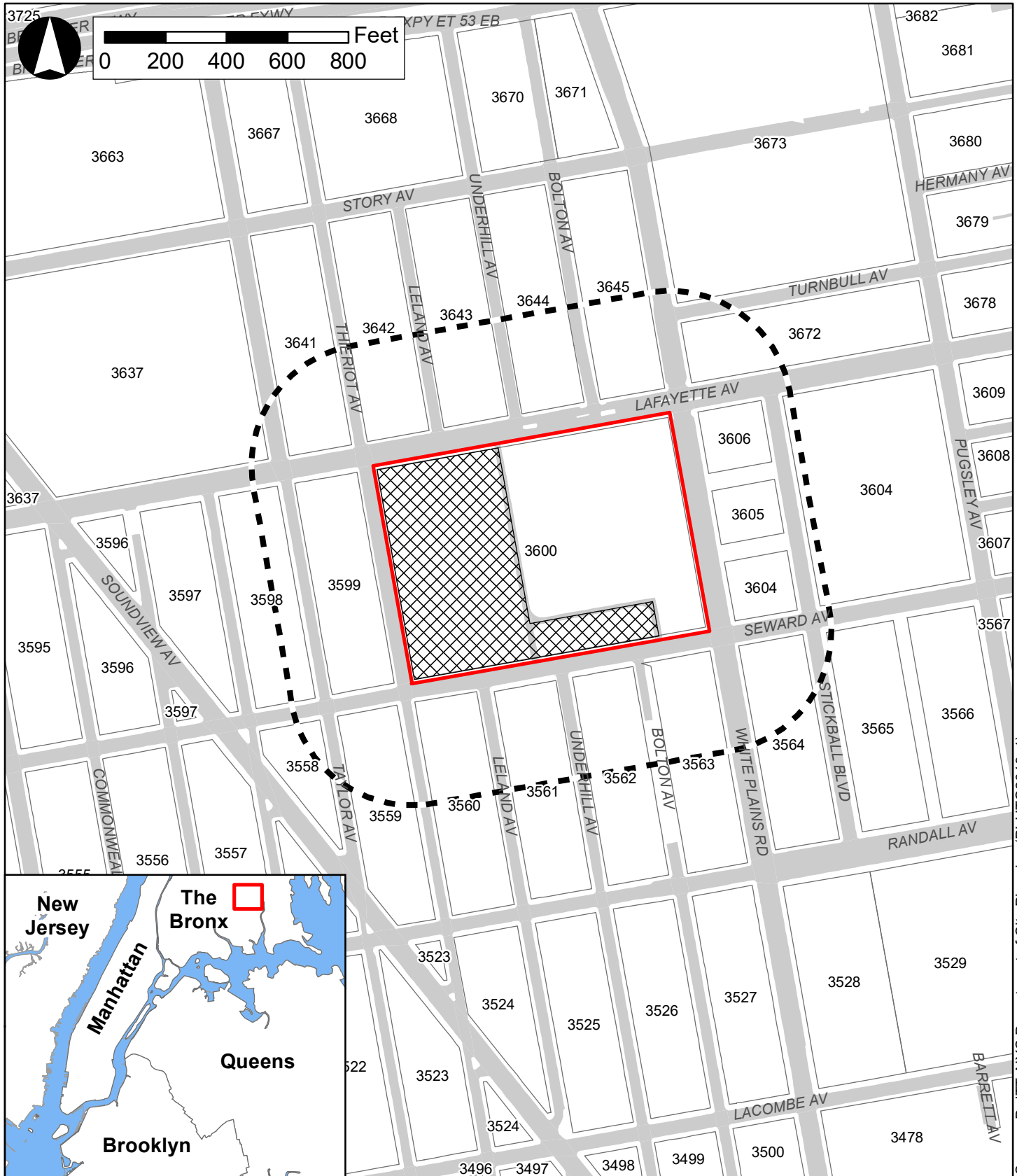
Camber Property Group, LLC (the “Applicant”), as property owner of 755 White Plains Road and 1850 Lafayette Avenue (Block 3600, Lots 4, 10, 15, 20, 25, 30, 40, and 50), is requesting discretionary actions to facilitate new residential and community facility development at Stevenson Commons in the Soundview neighborhood of Bronx Community District 9. The Stevenson Commons site (a.k.a. the “Project Area”) at 1850 Lafayette Avenue (~~Block 3600, Lot 4~~) comprises the 679,000-square foot (sf) superblock bounded by Lafayette Avenue, White Plains Road, Seward Avenue, and Thieriot Avenue (see Figure 1-1). The eastern portion of the site is currently developed with a mix of residential, retail, community facility, and/or accessory parking uses.

The Proposed Actions would encompass the following discretionary approvals:

- Modification to the previously approved Stevenson Commons large scale residential development (LSRD) (CP-22380) to update the previously approved plans and zoning calculations to reflect the proposed predominantly residential development on Block 3600, Lots 4, 10, 15, 20, 30, 40, and 50, which is part of the same zoning lot as the previously approved development; and
- Amendment to the previously approved Stevenson Commons City-aided limited-profit housing project and plan ~~on Block 3600, Lot 4~~ pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381) to reflect the land actually occupied by the existing Mitchell-Lama development.

The Proposed Actions would facilitate new construction on the Stevenson Commons site that would result in an incremental (net) increase compared to No-Action conditions of approximately 735 affordable dwelling units (DUs), including 621 income-restricted housing units and 114 affordable independent residences for seniors (AIRS), 33,995 gsf of community facility uses, approximately 1.94 acres of publicly accessible open space, and a net decrease of 104 accessory parking spaces (the “Proposed Project”). The Proposed Actions would facilitate the development of six new residential and community facility buildings with approximately 735 total new units (621 income-restricted housing units and 114 affordable independent residences for seniors (“AIRS”)) on lands that currently are underutilized and present unsafe conditions. The Proposed Project is compliant with the underlying R6 zoning district. The location and bulk of the existing Stevenson Commons buildings would not change, and no new modifications of zoning provisions are required for either the Proposed Project or the existing Stevenson Commons buildings. The Proposed Project would enhance and not decrease amenities to the residents of Stevenson Commons by increasing access to open space. Construction of the Proposed Project is expected to begin in the second quarter of 2021, with all components complete and operational by early 2028.

This chapter provides a detailed description of the Proposed Actions, including project background, project purpose and need, site description, project description, the approvals required, and the public review process for the Proposed Actions. The analyses following this chapter examine the potential for the Proposed Actions to result in significant adverse environmental impacts in any technical area of the 2020 *City Environmental Quality Review (CEQR) Technical Manual*.



Source: DoITT, NYC Department of City Planning (PLUTO2019v1)

Legend

-  Project Area
-  400-Foot Radius
-  Development Site
-  Tax Blocks

B. BACKGROUND AND EXISTING CONDITIONS

Project Area

The Stevenson Commons site comprises the 679,000-sf superblock bounded by Lafayette Avenue to the north, White Plains Road to the east, Seward Avenue to the south, and Thieriot Avenue to the west. The site is occupied by a nine-building Mitchell-Lama housing development and contains a total of 990,050 gross square feet (gsf), including approximately 914,634 gsf of residential uses (948 affordable rental DUs), 10,648 gsf of local retail uses, 36,214 gsf of community facility uses (health center), and 570 at-grade accessory parking spaces. It should be noted however that only 462 of the 570 spaces are currently functional, as a portion of the parking square footage is used for onsite maintenance and storage. As shown in Figure 1-2, the nine buildings are all located on the eastern portion of the block and are oriented around a central private open space.

The western portion of the block is occupied by surface accessory parking spaces and private open spaces encompassing private tennis and handball courts. These private open spaces, which also include passive grassy areas, total approximately 3.1 acres, and are used exclusively by current residents, although the grass field is currently not operational for the tenants due to safety concerns. In addition to parking, there is a large open area on the western portion of the Project Area that was historically used for outdoor recreation as football and softball fields and tennis, basketball and handball courts. The tennis courts remain in use and have been operated by the New York Junior Tennis League since approximately 1994. However, prior to the Applicant's acquisition of the site, the fields and courts became unusable due to poor conditions and public safety concerns. As a result, access to the fields was restricted and these areas were secured with fencing.

~~Although the~~ The Project Area (former Tax Lot 4 on Block 3600) ~~currently exists as Tax Block 3600, Lot 4, it is recently undergoing a proposed tax lot subdivision and will be that~~ apportioned it into eight new tax lots to facilitate future residential development. As depicted in ~~the Tentative Tax Lot Sketch shown in~~ Figure 1-3, the Proposed Project would occupy the western and southwestern segments of the overall Project Area (~~tentative future~~ Tax Lots 4, 10, 15, 20, 30, 40, and 50, the "Development Site"), with the existing Stevenson Commons development comprising the northeastern and eastern portion of the Project Area (~~tentative future~~ Tax Lot 25).

The development of Stevenson Commons was facilitated by several CPC approvals in 1971 and 1973. Stevenson Commons was developed pursuant to a LSRD plan (CP-22380, approved September 24, 1973) and a City-aided limited-profit housing project and plan pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381, approved September 24, 1973). Before the 1973 Stevenson Commons approvals, the Project Area was subject to several land use approvals to facilitate the development of the Lavenburg Community, a precursor to Stevenson Commons, a LSRD with four 21- and 30-story towers and five 4-story buildings with 905 units. The City Planning Commission approved a limited profit rental housing plan pursuant to Article 2 of the New York State Private Housing Finance Law (CP-21484, approved March 22, 1971), a LSRD (CP-21517, approved March 22, 1971), and the demapping of portions of Leland Avenue, Underhill Avenue, and Bolton Avenue between Lafayette Avenue and Seward Avenue (CP-21539, approved March 22, 1971).

Beyond the project and plan approval, the approved Stevenson Commons LSRD included two special permits and an authorization pursuant to the following sections of the Zoning Resolution:



Source: ESRI

Legend

-  Project Area
-  400-Foot Radius
-  Development Site

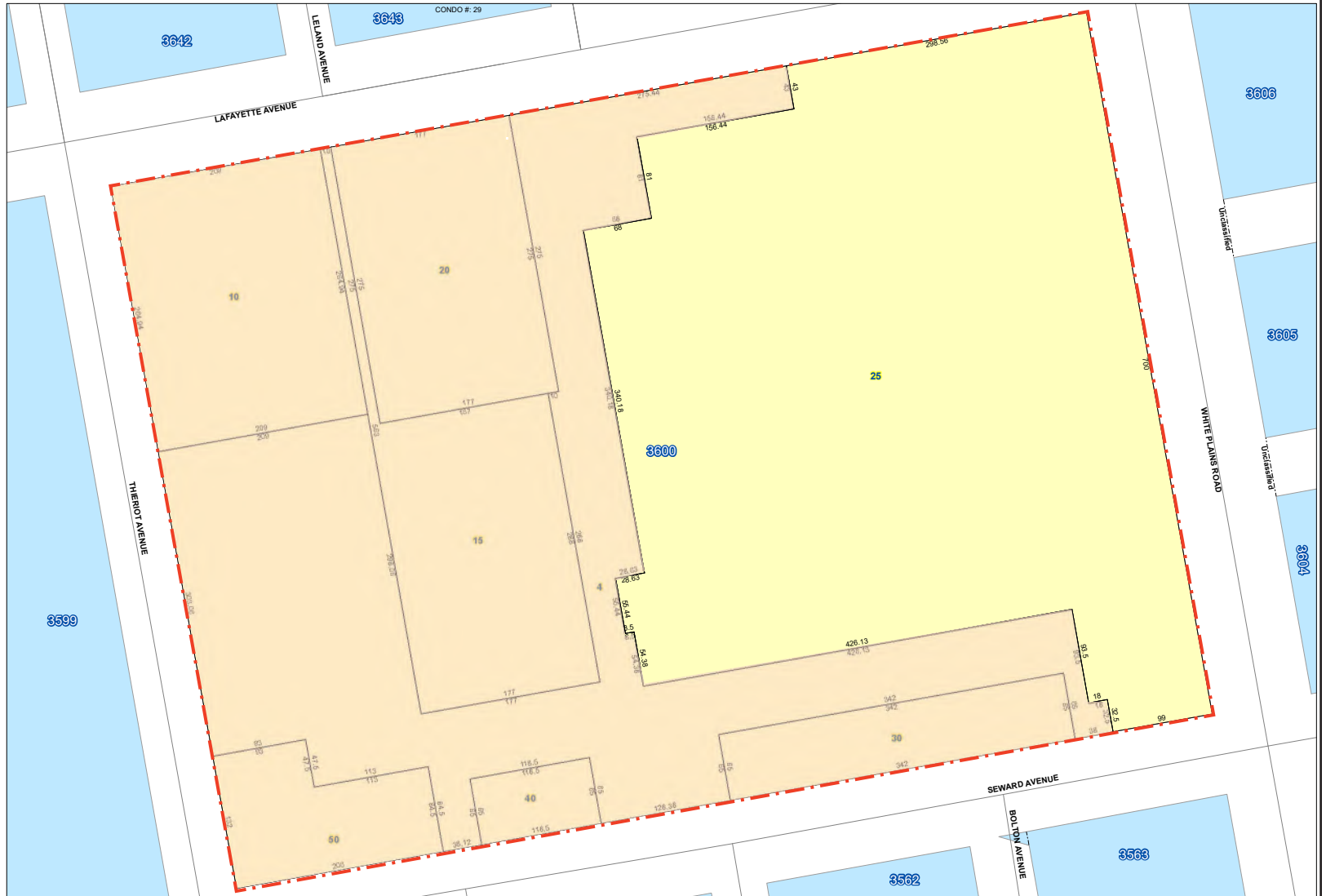


NYC Digital Tax Map

Effective Date : 05-21-2021 10:14:18
End Date : Current
Bronx Block: 3600

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



0 10 20 30 40 Feet

--- Project Area

Development Site (Tax Lots 4, 10, 15, 20, 30, 40, 50)

Stevenson Commons

This figure has been updated for the FEIS

Figure 1-3
Tax Map - Lots Comprising the Project Area and Development Site

- ZR § 78-22 - to authorize accessory commercial uses listed in Use Group 6A or 6F which in the aggregate occupy not more than two percent of the total floor area in the development, and of which no single establishment occupies more than 15,000 square feet of floor area;
- ZR § 78-42 - to permit a waiver of the requirements for off-street parking spaces accessory to commercial uses within the development; and
- ZR § 74-53 - to permit group parking facilities with more than 150 spaces, accessory to uses in the large scale residential development.

Stevenson Commons was completed in the mid-1970s pursuant to the LSRD and housing project approvals. On the approved site plan, the Stevenson Commons buildings were situated on the eastern half of the site and the western half of the site consisted of surface parking lots and a large, unimproved open area that was eventually used for outdoor recreation. However, a significant amount of the parking went unused (it was never more than a quarter occupied) and the open area fell into disrepair. As a result, in 2003, an application was filed (ULURP No. M 040047 ZSX and M 030150 HOX) to modify the previously approved project and plan for Stevenson Commons and to modify the previously approved LSRD to permit inclusion of the Bronx International Youth Tennis Center on the western portion of the Project Area. This minor modification application was approved, but the tennis center was never constructed, and over the nearly two decades since, this open area has fallen into further disrepair.

The Stevenson Commons site is currently located within an R6 zoning district that was established with the 1961 enactment of the ZR. R6 zoning districts are widely mapped in built-up, medium-density areas of Brooklyn and the Bronx. The character of R6 districts can range from neighborhoods with a diverse mix of building types and heights to large-scale “tower in the park” developments. Developers in R6 districts can choose between two sets of bulk regulations: standard “height factor” regulations, which produce small multi-family buildings on small zoning lots and tall buildings set back from the street on larger lots; or optional “Quality Housing” regulations, which produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood. The existing buildings on the Stevenson Commons site were developed pursuant to Height Factor regulations. Under Height Factor zoning regulations, the residential floor area ratio (FAR) in R6 districts ranges from 0.78 (for a single-story building) to 2.43 at a typical height of 13 stories; the open space ratio (OSR) ranges from 27.5 to 37.5. While commercial uses are not typically permitted in R6 districts (absent the mapping of a commercial overlay), a limited amount of commercial use is allowed on the Stevenson Commons site pursuant to the LSRD Special Permit approved by the CPC in 1973. In R6 districts, off-street parking is generally required for 70 percent of DUs, although the required parking for income-restricted housing units (IRHU) is for 25 percent of DUs. For buildings developed pursuant to Quality Housing regulations, parking is required for 25 percent of IRHU and for 50 percent of DUs that are not classified as IRHU.

The Stevenson Commons site has an existing built FAR of 1.42, including a residential FAR of 1.35, a community facility FAR of 0.05, and a commercial FAR of 0.02. With a built FAR of 1.42, the Stevenson Commons site is underbuilt pursuant to existing zoning regulations; however, no new development can occur on the site, as its development is limited to the plan approved in the 1973 LSRD Special Permit.

Neighborhood Context

The Clason Point peninsula in the South Bronx is separated from surrounding areas by various natural and manmade barriers, including the Cross-Bronx Expressway (I-95) and Bruckner Expressway (I-278) to the north, the Bronx River to the west, Pugsley Creek and Westchester Creek to the east, and the East River

to the south. The peninsula is comprised of a number of predominantly residential neighborhoods including Soundview, Clason Point, Castle Hill, and Harding Park.

Soundview was predominantly undeveloped farmland through the 1910s. In 1920, the Lexington Avenue subway was completed along Westchester Avenue and one- and two-family houses were built. In the 1960s, construction of the Bruckner Expressway (I-278) spurred development of high-rise multi-family buildings for low- and middle-income households, including the Soundview Houses.¹ The area has undergone little new development since the 1960s and is still defined by many of these features.

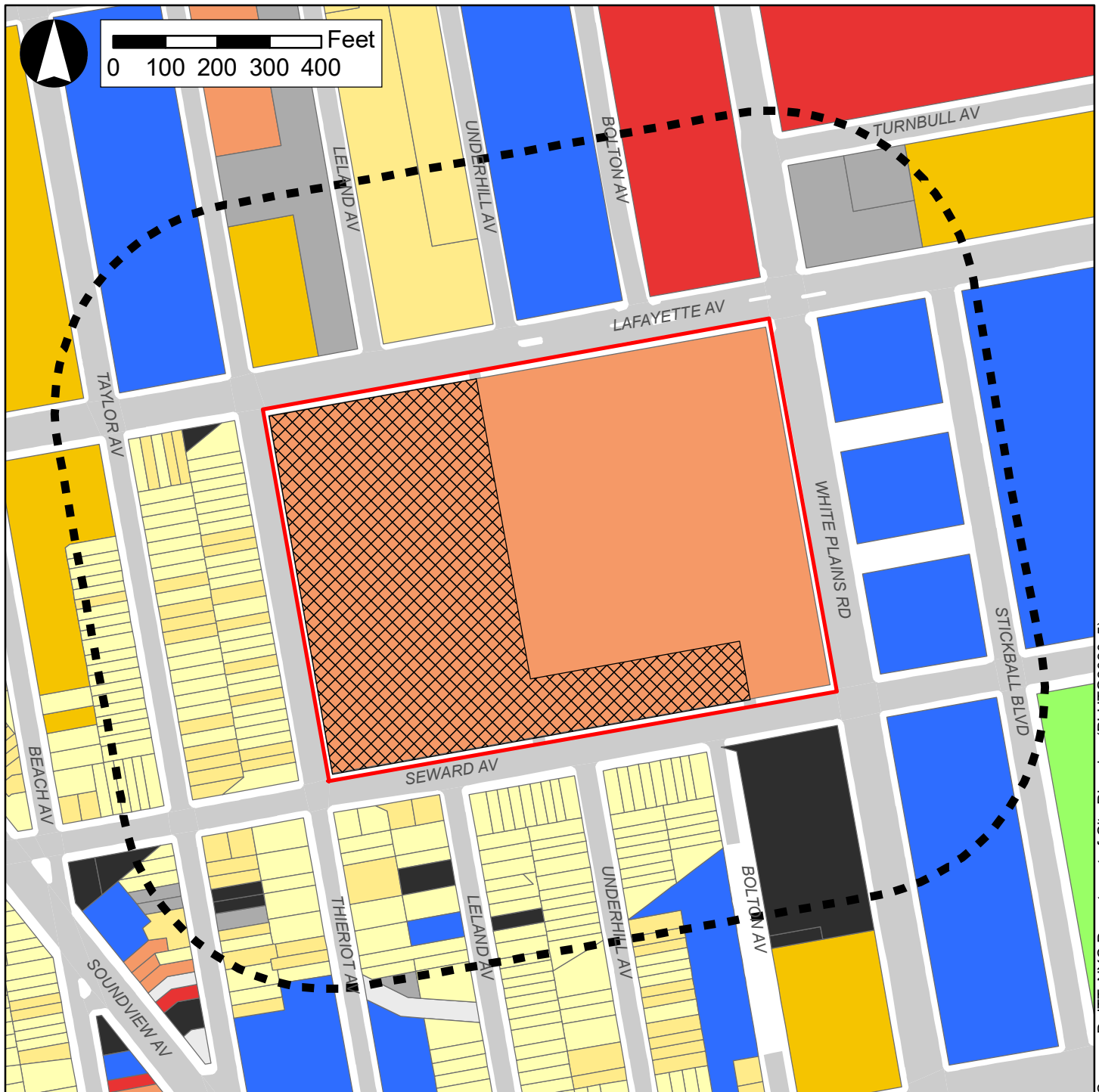
As shown in Figure 1-4, residential uses are spread throughout the surrounding area and range from one-story single-family homes to 21-story multi-family apartment buildings. Other defining and notable features in the surrounding area include open space, public facilities and institutional uses, and commercial uses. Several local and regional open spaces are located in the area including Story Playground (2.1 acres), Castle Hill Park (8.8 acres), Pugsley Creek Park (83.6 acres), and Soundview Park (205.3 acres). Public facilities and institutional uses are concentrated along White Plains Road, Lafayette Avenue, and Soundview Avenue and include a U.S. Post Office, several schools, houses of worship, a nursing/rehabilitation center, and the New York Public Library (NYPL) Soundview branch. Commercial uses are generally located on large lots to the northeast of the Project Area and are primarily single-story chain retailers. Public transportation in the surrounding area includes ferry service at the Soundview Ferry Terminal in Clason Point Park, several New York City Transit (NYCT) local bus routes along the major thoroughfares of White Plains Road, Lafayette Avenue, and Soundview Avenue (Bx5, Bx27, Bx36, Bx39), and NYCT subway service (No. 6 train) along Westchester Avenue.

As shown in Figure 1-5, in addition to the R5 and R6 districts discussed above, a variety of zoning districts are located within the surrounding area including R4, R5/C1-2, R8, R8/C2-4, and C4-1. R4 is a non-contextual, low-density district that allows single- or two-family homes along with multi-family buildings in a variety of housing types with a maximum residential FAR of 0.75. R8 is a non-contextual, medium-density district that allows construction pursuant to either height factor or Quality Housing regulations. Depending on the regulations applied, R8 zoning allows a maximum residential FAR of 6.02 (height factor) or 7.2 FAR (on a wide street and/or with MIH under Quality Housing). C1-2 commercial overlays are mapped along portions of White Plains Road and Soundview Avenue within R5 districts and permit a commercial FAR of 1.0. A C2-4 overlay is mapped along White Plains Road and Lafayette Avenue within an R8 district and permits a commercial FAR of 2.0. Both overlay districts allow a variety of retail shops and other businesses intended to serve the neighborhood's commercial needs, such as bodegas, restaurants, and hardware stores.

C. DESCRIPTION OF THE PROPOSED ACTIONS

The Proposed Actions comprise minor modification to a large-scale residential development (LSRD) plan, and amendment to the previously approved Stevenson Commons City-aided limited-profit housing project pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381), as detailed below.

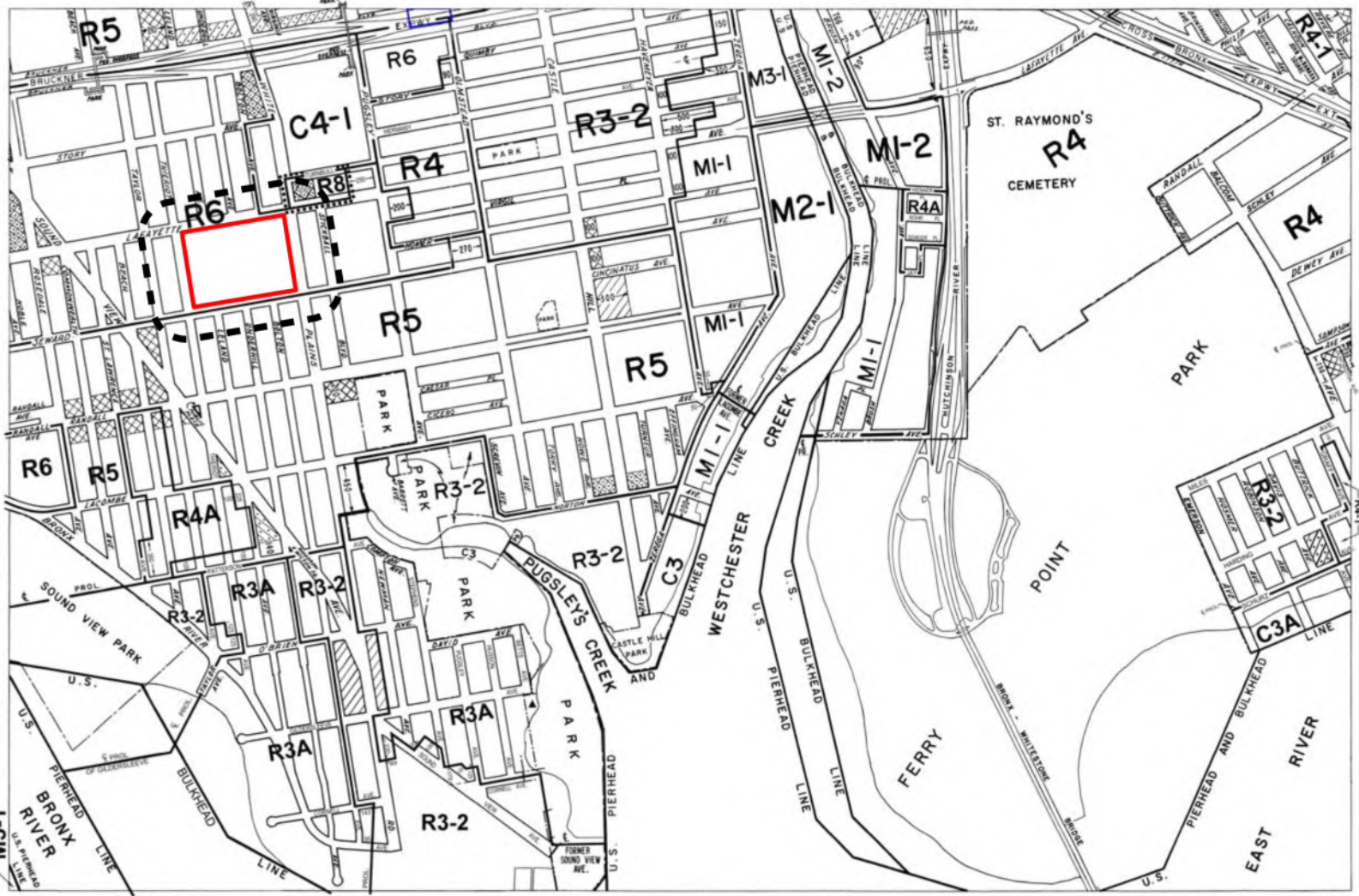
¹ Jackson, Kenneth T. (Ed.). (2010). *The Encyclopedia of New York City*. New Haven, CT: Yale University Press.



Source: DoITT, NYC Department of City Planning (PLUTO2020v5)

Legend

- | | | |
|------------------|--|----------------------------------|
| Project Area | Land Use | Transportation/Utility |
| 400-Foot Radius | One & Two Family Buildings | Public Facilities & Institutions |
| Development Site | Multi-Family Walkup Buildings | Open Space |
| | Multi-Family Elevator Buildings | Parking Facilities |
| | Mixed Commercial/Residential Buildings | Vacant Land |
| | Commercial/Office Buildings | All Others or No Data |
| | Industrial/Manufacturing | |



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
 The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

Effective Date(s) of Rezoning:
 12-19-2017 C 170392 ZMX

Special Requirements:
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
 For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

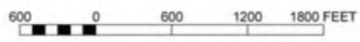
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ZONING MAP **7a**

MAP KEY

3d	4b	4d
6c	7a	7c
6d	7b	7d

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Project Area 400-Foot Radius

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Stevenson Commons

Figure 1-5
 Zoning Map

Large-Scale Residential Development (LSRD) Special Permit & City-Aided Limited-Profit Housing Project - Requested Actions

As discussed previously, the development of Stevenson Commons was facilitated by a 1973 CPC-approval of a NYC Housing and Development Administration's application for a LSRD authorization pursuant to Article VII, Chapter 8 of the Zoning Resolution and Special Permit authorizations.

The applicant is requesting the following land use actions:

1. modification to the previously approved Stevenson Commons large scale residential development (CP-22380) to update the previously approved plans and zoning calculations to reflect the proposed predominantly residential development; and
2. amendment to the previously approved Stevenson Commons City-aided limited-profit housing project and plan pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381) to reflect the land actually occupied by the existing Mitchell-Lama development.

The Proposed Actions are necessary to allow for the production of new housing at Stevenson Commons, which is not currently permitted without the requested approvals. Absent the prior approvals, the proposed development of six new residential and mixed residential and community facility buildings with approximately 735 total new income-restricted housing units could be developed as-of-right under R6 zoning.

Public Financing

In addition, construction financing for one or more buildings of the Proposed Project from City sources may be sought. Funding may be requested from the New York City Department of Housing Preservation and Development (HPD) and/or New York City Housing Development Corporation (HDC) under the Senior Affordable Rental Apartments (SARA) Program, the Open Door Program, the Extremely Low and Low-income Affordability (ELLA) financing program, and/or Mixed Income Program: Mix & Match. Additionally, funding may be requested from the State for competitive tax credits.

D. Purpose and Need for the Proposed Actions

The Proposed Actions are requested in order to allow the development of a significant number of affordable housing units in the Soundview neighborhood of the Bronx. Under the existing approvals restrictions, no new housing can be constructed on the Stevenson Commons site, despite the site being underbuilt pursuant to its underlying R6 zoning. The requested actions would facilitate the development of an additional 735 affordable income-restricted DUs, including 621 income-restricted housing units and 114 AIRS units, and 33,995 gsf of community facility uses. The Proposed Project would be consistent with the existing Stevenson Commons development, and would be compliant with the underlying R6 zoning district. Additionally, the location and bulk of the existing Stevenson Commons buildings would not change, and no new modifications of zoning provisions are required for either the Proposed Project or the existing Stevenson Commons buildings. The Proposed Project would enhance and not decrease amenities to the residents of Stevenson Commons by increasing access to open space. The Proposed Project facilitated by the Proposed Actions would also be consistent with existing developments to the north of the Project Area, including the 16-story Carol Gardens apartments to the north, the eight- to 15-story

NYCHA Monroe Houses to the northwest, and the 21-story Park Lane Apartments to the northeast. It would allow new residential development on an underutilized property and would therefore support the City's goals of promoting affordable housing development by maximizing the use of vacant and underutilized land.

The Proposed Actions would be consistent with the policy goals of the City's *Housing New York: A Five-Borough, Ten-Year Plan*. The proposed residential development would help provide much-needed affordable residential units in an area in which population is increasing and there is increased demand for residential uses. According to the Department of City Planning's 2013 report *New York City Population Projections by Age/Sex & Borough*, the Bronx is anticipated to have the highest rate of growth in the City over the next several decades, estimated at 14 percent from 2010 to 2040.² As population in the Bronx is expected to experience substantial and steady growth, additional housing is necessary to ensure adequate supply.

The Proposed Actions would facilitate the creation of approximately 735 new affordable housing units in the Project Area within Bronx Community District 9, where, according to the U.S. Census Bureau, 48.7 percent of households are rent burdened (spending 35 percent or more of their income on rent).

E. Description of the Proposed Project

The Proposed Actions would facilitate the construction of a new approximately 826,209 gsf mixed-use development. As shown in Figure 1-6, new development would be spread across six buildings on the Stevenson Commons site (referred to as Buildings B1, B2, B3, B4, B5, B6) and would result in an incremental (net) increase of approximately 735 affordable DUs, including 621 income-restricted housing units and 114 AIRS units, approximately 33,995 gsf of community facility uses (including an approximately 19,879 gsf child care center and approximately 14,116 gsf of indoor recreational space (e.g., classrooms, locker rooms, etc.) for community recreational needs and in support of the adjacent tennis courts), and approximately 1.94 acres of publicly accessible open space and an additional 0.68 acres of private open space. The Proposed Project would also provide approximately 466 parking spaces in the Project Area (a net decrease of 104 spaces).

The proposed 735 additional DUs of affordable housing are anticipated to be marketed to households earning between 30 percent and 130 percent of Area Median Income (AMI). Accessory parking would be required for 25 percent of all DUs below 80 percent of AMI, including senior units, 10 percent for AIRS units, and 50-70 percent of all DUs above 80 percent of AMI if developed pursuant to height factor regulations, including all homeownership units.

The proposed approximately 1.94 acres of publicly-accessible open space would be located on the western edge of the Stevenson Commons site along the Thieriot Avenue frontage between Buildings B1 and B4. The open space would be accessible to the public from Thieriot Avenue, Lafayette Avenue, Seward Avenue, and the private driveway. It is expected that the open space would include a variety of amenities and programming, including tennis courts, pathways, gardens, landscaping, and seating. Access to the open space would be available to the general public, but the playground and tennis court facilities would

² According to the report, "[t]he Bronx is projected to grow from 1,385,000 in 2010 to 1,579,000 in 2040, an increase of 14 percent—the highest level of growth among the city's boroughs. After experiencing growth of 4.5 percent in the 2010-2020 period, growth in the borough is projected to increase to 5 percent in the subsequent decade and then decline to 4 percent between 2030 and 2040." *New York City Population Projections by Age/Sex & Borough, 2010–2040*, NYC Department of City Planning, December 2013 at 3.



FOR ILLUSTRATIVE PURPOSES ONLY

Source: WXY

Stevenson Commons

This Figure has been updated for the FEIS

**Figure 1-6
Proposed Site Plan**

be locked during the evening hours to ensure security. In addition to the proposed 1.94 acres of open space that would be publicly accessible, the Proposed Project would also include approximately 0.68 acres of private open space that would be available exclusively to the residents of the Proposed Project. This private open space would consist mostly of rooftop terraces and grassy areas.

A total of approximately 466 parking spaces would be provided at the Stevenson Commons site, including 206 spaces within below-grade garages and 260 surface parking spaces. As shown in Figure 1-6, these spaces would be distributed between two below-grade parking garages (referred to as P1 and P2) and four surface-level lots (referred to as P3, P4, P5, P6). The below-grade parking garages would be located beneath Buildings B2 and B3, respectively, with vehicle access provided from Seward Avenue or Lafayette Avenue via the private driveway. Vehicle access to surface lots P4 and P5 would also be provided from the private driveway, as well as a curbcut on Seward Avenue located approximately 112 feet west of White Plains Road. Surface lot P3 would service Building B4 and vehicle access would only be provided from Thieriot Avenue. Surface lot P4 would be located west of the private driveway in between Buildings B3 and B5, and Surface lot P5 would be located east of the private driveway to the north of Building B6. Surface lot P6 would be located in the north portion of the site to the east of the private driveway, and vehicle access would only be provided from Lafayette Avenue. Additional parking would be provided along the private driveway.

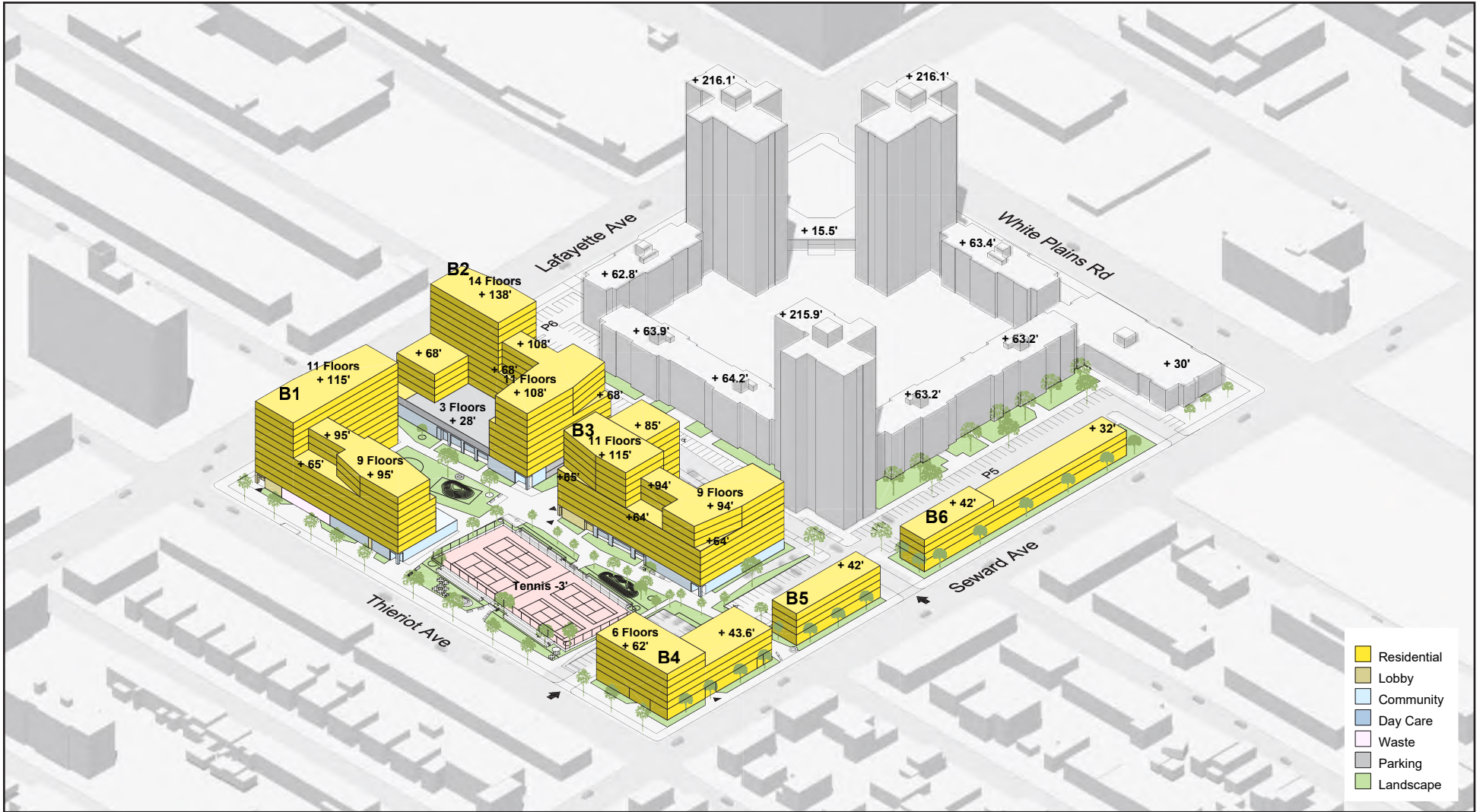
Building-by-Building Description

Proposed Buildings B1, B2, B3, B4, B5, and B6 would be located on western and southern portions of the Project Area (see Figures 1-6 and 1-7). An illustrative site plan and massing diagram of the Stevenson Commons site are provided in Figures 1-6 and 1-7, respectively. Table 1-1 provides a summary of the proposed development program.

Building B1 would be situated at the northwestern edge of the Development Site, with frontage along Lafayette and Thieriot Avenues (see Figure 1-6). The building would rise to a maximum height of 11 stories (approximately 115 feet, with a maximum building height envelope of 125 feet) and would be comprised of approximately 187,352 gsf of affordable residential floor area (187 DUs) and 19,879 gsf of community facility space. Although specific tenants have not been identified, the community facility space within the building is anticipated to be occupied by a daycare use. Building B1 would be accessible from both Lafayette and Thieriot Avenues and each use would have its own entrance.

Building B2 would be located at the northern edge of the Development Site fronting Lafayette Avenue between Building B1 to the west and the existing Stevenson Commons buildings to the east. The building would rise to a maximum height of 14 stories (approximately 138 feet, with a maximum building height envelope of 150 feet) and would be comprised of approximately 181,257 gsf of affordable residential space (181 DUs), 8,013 gsf of community facility space and 65,162 gsf of parking (140 spaces). Although specific tenants have not been identified, the building is anticipated to be programmed with approximately 8,013 gsf of indoor recreational space (e.g. classrooms, locker rooms, etc.) associated with the adjacent tennis courts. Residential entrances would be located on the private driveway, while community facility uses would be accessed from the courtyard. As described above, parking would be provided beneath Building B2 and a portion of the ground-floor would be used for parking.

Building B3 would be located just south of Building B2, with frontage along the private driveway. The building would rise to a maximum height of 11 stories (approximately 115 feet, with a maximum building height envelope of 130 feet) (see Figure 1-7). The building would be comprised of approximately 195,489 gsf of affordable residential space (195 DUs), 6,103 gsf of community facility space (recreation center),



and 22,989 gsf of parking (66 spaces). Although specific tenants have not been identified, the building is anticipated to be programmed with approximately 6,103 gsf of indoor recreational space (e.g. classrooms, locker rooms, etc.) associated with the adjacent tennis courts. Residential entrances would be located on the private driveway, while community facility uses would be accessed from the courtyard. As described above, parking would be provided beneath Building B3 and a portion of the ground-floor would be used for parking.

Building B4 would be located at the southwestern edge of the Development Site with frontage along Seward and Thieriot Avenues. The building would rise to a maximum height of six-stories (approximately 62 feet, with a maximum building height envelope of 70 feet) (see Figure 1-7). The building would be comprised of approximately 74,327 gsf of affordable residential space (114 AIRS units) for seniors. Building entrances would be located on Thieriot Avenue.

Buildings B5 and B6, which would be located at the southern edge of the Development Site and have frontage along Seward Avenue and the private driveway, would each rise to a maximum height of four stories (approximately 42 feet, with a maximum building height envelope of 50 feet) (see Figure 1-6), and would contain homeownership units. Buildings B5 and B6 would contain approximately 20,828 gsf and 44,810 gsf of affordable residential space (total of 58 affordable cooperative housing units), respectively. At both buildings, entrances would be located along Seward Avenue.

**TABLE 1-1
Proposed Development Program¹**

Building	Total GSF ²	Residential GSF ³	Community Facility GSF	Accessory Parking Spaces ⁴	Max. Building Height Envelope ⁵ (ft)
B1	207,231	187,352	19,879	466	125
B2	254,432	181,257	8,013		150
B3	224,581	195,489	6,103		130
B4	74,327	74,327	0		70
B5	20,828	20,828	0		50
B6	44,810	44,810	0		50
Total	826,209	704,063	33,995	466	

¹ Table 1-1 does not include existing development on the Stevenson Commons site.

² Includes building amenity, lobby, and parking floor area.

³ Includes AIRS and cooperative housing units.

⁴ Existing buildings on the site have been accounted for in the calculation of accessory parking spaces.

⁵ Although the proposed building heights would be slightly shorter (ranging from 42 to 138 feet), the requested approvals would permit the maximum building height envelopes shown in this table. As such, this maximum permitted building height envelope will be used for CEQR analysis purposes throughout this document, unless otherwise noted.

F. ANALYSIS FRAMEWORK FOR ENVIRONMENTAL REVIEW

Analysis Year

Construction of the first buildings on the Stevenson Commons site is expected to begin in the second quarter of 2021, following approval of the Proposed Actions. All of the proposed buildings are expected to be completed and occupied by early 2028. As such, the environmental review will use a 2028 analysis year.

The Future without the Proposed Actions (No-Action Condition)

In the 2028 future without the Proposed Actions, it is expected that no new development would occur within the Project Area. As such, the Project Area would continue to be occupied by 948 DUs, 10,648 gsf of local retail uses, and 36,214 gsf of community facility uses (health center).

The Future with the Proposed Actions (With-Action Condition)

In the 2028 future with the Proposed Actions, six new buildings would be constructed within the Project Area. In the future with the Proposed Actions, the Project Area would be occupied by a total of approximately 1,683 affordable DUs (including existing units), including 114 ~~affordable AIRS units for seniors~~, approximately 70,209 gsf of community facility uses (including an approximately 19,879 gsf child care center and approximately 14,116 gsf of indoor recreational space for community recreational needs and in support of the adjacent tennis courts), approximately 10,648 gsf of commercial uses, approximately 1.94 acres of publicly accessible open space, and approximately 466 parking spaces.

Possible Effects of the Proposed Actions

Table 1-2 provides a comparison of the No-Action and With-Action scenarios identified for analysis purposes of the Proposed Actions. As shown, the Proposed Actions would result in an incremental (net) increase of 735 DUs, including 114 ~~affordable AIRS units for seniors~~, 33,995 gsf of community facility space, approximately 1.94 acres of publicly accessible open space, and a net decrease of approximately 104 parking spaces. Table 1-2 also provides an estimate of the number of residents and workers generated by the Proposed Actions.

TABLE 1-2
Comparison of No-Action & With-Action Conditions

Use		Existing/No-Action Scenario	With-Action Scenario	Increment
Residential	Affordable Senior Housing		114 DUs	+114 DUs
	Affordable Housing (Rental)	948 DUs	1,511 DUs	+563 DUs
	Affordable Housing (Co-op)	--	58 DUs	+58 DUs
	<i>Total Residential Units</i>	<i>948 DUs</i>	<i>1,683 DUs</i>	<i>+ 735 DUs</i>
Community Facility ¹		36,214 gsf	70,209 gsf	+33,995 gsf
Local Retail		10,648 gsf	10,648 gsf	No change
Parking Spaces		570 spaces	466 spaces	-104 spaces
Publicly Accessible Open Space ²		--	1.94 acres (84,548 sf)	+1.94 acres (84,548 sf)
Population/Employment ³		Existing/No-Action Scenario	With-Action Scenario	Increment
Residents		2,635 residents	4,533 residents	+1,898 residents
Workers		179 workers	310 workers	+131 workers

Notes:

¹ Community facility space includes an approximately 19,879 gsf child care center and approximately 14,116 gsf of indoor recreational space (e.g. classrooms, locker rooms, etc.) for community recreational needs and in support of the adjacent tennis courts

² Although Stevenson Commons currently includes approximately 3.1 acres sf of open space, in the form of tennis/handball courts and grassy areas, those spaces are private, currently fenced off and inaccessible to the general public and are therefore not included in the table. With-Action acreage shown also does not include an additional 0.68 acres of private open space.

³ Based on 2.78 persons per DU for all family units (2010 Census average household size for Bronx Community District 9) and average of 1.5 persons per unit for the senior housing units. Estimate of workers based on standard rates used in prior EIS documents, and are as follows: three employees per 1,000 sf of retail, one employee per 25 DU, three employees per 1000 sf of community facility uses.

Construction Phasing

Development of the Proposed Project would occur in three phases and commence as soon as all necessary public approvals are granted. Phase 1 would include construction of Buildings B4, B5 and B6, starting in the second quarter of 2021 and ending by the end of 2022. Phase 2 would include Building B3, starting in early 2023 and ending in early 2025. Phase 3 would include Buildings B1 and B2, starting in mid-2025 and ending in early 2028 (see Figure 1-8). All components of the Proposed Project are expected to be complete and fully operational by 2028.

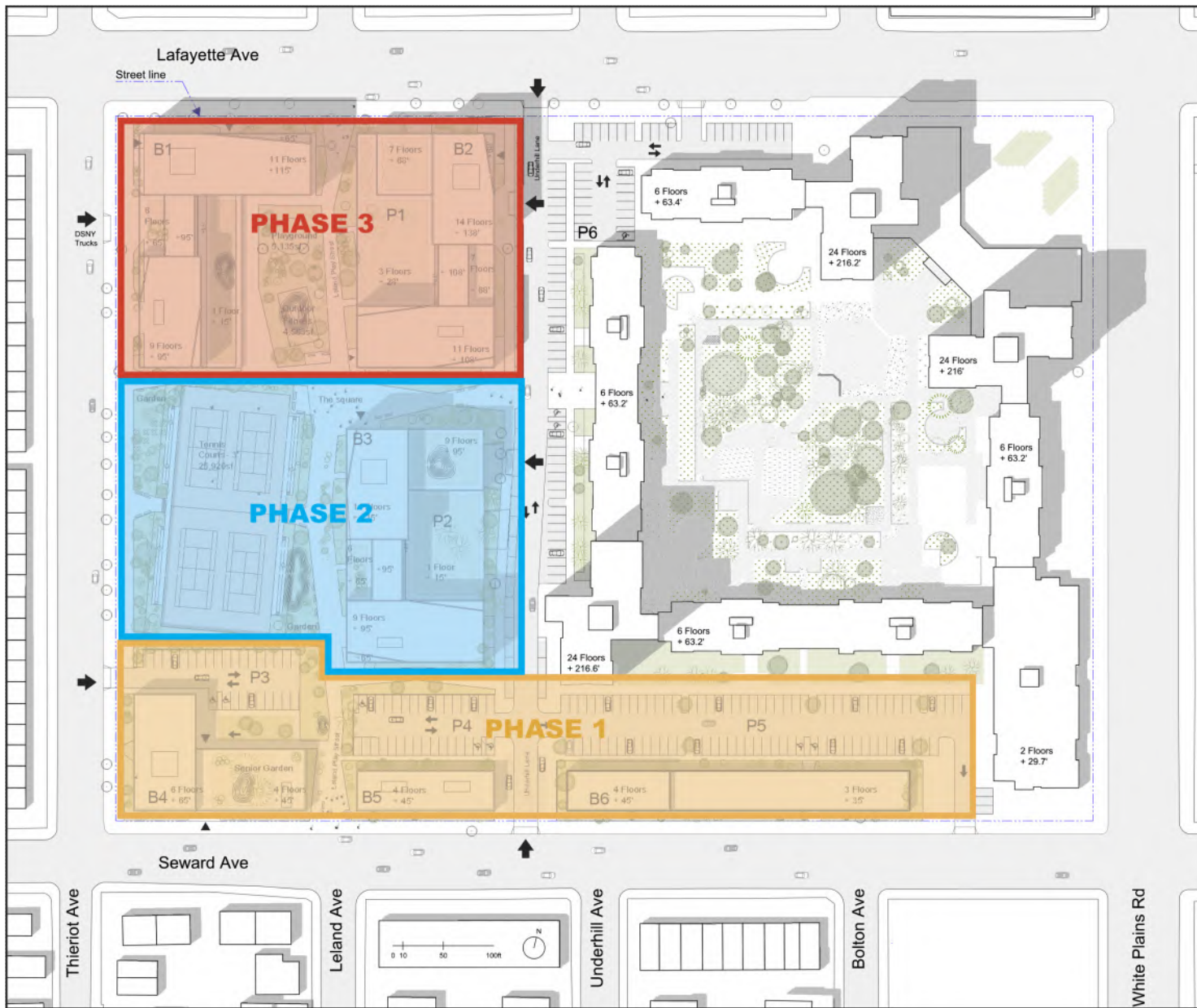
G. PUBLIC REVIEW PROCESS

The Proposed Actions comprise minor modification to a large-scale residential development (LSRD) plan, and a modification to the previously approved Stevenson Commons City-aided limited-profit housing project pursuant to Article 2 of the New York State Private Housing Finance Law (CP-22381). These actions are considered a minor modification to the prior Uniform Land Use Review Procedure (ULURP) approvals, and therefore, while public review is appropriate, the Proposed Actions do not trigger a requirement for a new ULURP review. Minor modifications are typically referred to the local community board for 30 or 45 days for review and comment, and are then reviewed and voted upon by the City Planning Commission. Approval of a minor modification is a discretionary action subject to environmental review pursuant to the CEQR process, which is described below.

City Environmental Quality Review (CEQR)

CEQR is a process by which agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The City of New York established CEQR regulations in accordance with the New York State Environmental Quality Review Act (SEQRA). Pursuant to the SEQRA (Article 8 of the Environmental Conservation Law) and its implementing regulations found at 6 NYCRR Part 617, New York City has established rules for its own environmental quality review in Executive Order 91 of 1977, as amended, and 62 RCNY Chapter 5, the Rules of Procedure for CEQR. The environmental review process provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design, to propose reasonable alternatives, and to identify, and when practicable mitigate, significant adverse environmental effects. CEQR rules guide environmental review, as follows:

- *Establish a Lead Agency.* Under CEQR, the “lead agency” is the public entity responsible for conducting environmental review. In accordance with CEQR rules (62 RCNY §5-03), DCP, acting on behalf of the CPC, is serving as the CEQR lead agency for environmental review and will coordinate the review of the Proposed Actions, with the NYC Department of Housing Preservation and Development (HPD) acting as an involved agency.
- *Environmental Review and Determination of Significance.* The lead agency determines whether the proposed action(s) may have a significant impact on the environment. To do so, DCP, in this case, evaluated an Environmental Assessment Statement (EAS) dated August 31, 2020 for the Proposed Actions. Based on information contained in the EAS, and as the Proposed Actions are classified as a “Type I Action,” DCP determined that the Proposed Actions may have a significant adverse impact on the environment, as defined by statute, and issued a Positive Declaration on August 31, 2020, requiring that an EIS be prepared in conformance with all applicable laws and regulations.



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Source: WXY

- *Scoping.* Along with its issuance of a Positive Declaration, DCP issued a Draft Scope of Work for the EIS, dated September 4, 2020, marking the beginning of the public comment period on the Draft Scope. “Scoping,” or creating the scope of work, is the process of identifying the environmental impact analysis areas, the methodologies to be used, the key issues to be studied, and creating an opportunity for others to comment on the intended effort. CEQR requires a public scoping meeting as part of the process. A public scoping meeting was held on October 8, 2020, at 2:00 PM, and the period for submitting written comments will remain open until Monday, October 19, 2020. In support of the City’s efforts to contain the spread of COVID-19, DCP held the public scoping meeting remotely. Instructions on how to view and participate, as well as materials relating to the meeting, were made available at the DCP Scoping Documents webpage (<https://www1.nyc.gov/site/planning/applicants/scopingdocuments.page>) and NYC Engage website (<https://www1.nyc.gov/site/nycengage/index.page>) in advance of the meeting. Modifications to the Draft Scope of Work for the project’s EIS were made as a result of public and interested agency input during the scoping process. A Final Scope of Work document for the Proposed Actions was issued on June 7, 2021.
- *Draft Environmental Impact Statement (DEIS).* The DEIS was prepared in accordance with the Final Scope of Work, and followed the methodologies and criteria for determining significant adverse impacts in the *CEQR Technical Manual*. The lead agency reviewed all aspects of the document, calling on other City and state agencies to participate where the agency’s expertise is relevant. Once the lead agency is satisfied that the DEIS is complete, it issues a Notice of Completion and circulates the DEIS for public review. The DEIS was deemed complete and the Notice of Completion was issued on June 7, 2021.
- *Public Review.* Publication of the DEIS and issuance of the Notice of Completion signaled the start of the public review period. During this time, which must extend for a minimum of 30 days, the public has the opportunity to review and comment on the DEIS either in writing or at a public hearing convened for the purpose of receiving such comments. When the CEQR process is coordinated with another City process that requires a public hearing, such as ULURP, the hearings may be held jointly. For the Proposed Actions, CPC held a CEQR public hearing on August 18th, 2021 at 10 AM, which was held both in person at the City Planning Commission Hearing Room, Lower Level, 120 Broadway, New York, NY 10271, and accessible remotely through the City’s Engage NYC portal. The lead agency must published a notice of the hearing at least fourteen (14) days before it takes place, in the City Record and the New York Post on August 3rd, 2021. The lead agency and must accept written comments for at least ten (10) days following the close of the hearing. Written comments on the DEIS were accepted through August 30th, 2021. All substantive comments received at the hearing have become part of the CEQR record and must have been summarized and responded to in this FEIS.
- *Final Environmental Impact Statement (FEIS).* After the close of the public comment period for the DEIS, the FEIS is prepared. The FEIS must incorporate relevant comments on the DEIS, either in a separate chapter or in changes to the body of the text, graphics and tables. Once the lead agency determines the FEIS is complete, it issues a Notice of Completion and circulates the FEIS.
- *Findings.* To document that the responsible public decision-makers have taken a hard look at the environmental consequences of a proposed project, any agency taking a discretionary action regarding a project must adopt a formal set of written findings, reflecting its conclusions about the significant adverse environmental impacts of the project, potential alternatives, and potential mitigation measures. The findings may not be adopted until ten (10) days after the Notice of Completion has been issued for the FEIS. Once findings are adopted, the lead and involved

agencies may take their actions (or take “no action”). This means that the CPC must wait at least ten days after the FEIS is complete to take action on a given application.