



IN THE MATTER OF an application submitted by 600 Associates, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c by changing from an M1-1 District to an R8A District property bounded by Eagle Avenue, 156th Street, Cauldwell Avenue, and a line 100 feet southwesterly of 156th Street, Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 14, 2016.

This application (C 170140 ZMX) for an amendment of the Zoning Map was filed by 600 Associates LLC (the applicant) on November 7, 2016. The applicant proposes to change an M1-1 zoning district to an R8A zoning district on a portion of one block (Block 2624, Lot 41) on the south side of East 156th Street between Eagle Avenue and Cauldwell Avenue. This application, in conjunction with the related action, would facilitate the development of a new mixed-use development comprising residential and community facility uses in the Melrose neighborhood of Community District 1, The Bronx.

RELATED ACTION

In addition to the zoning map amendment (C 170140 ZMX) which is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

N 170141 ZRX Zoning text amendment to designate a Mandatory Housing Inclusionary area.

BACKGROUND

600 Associates LLC seeks approval of two related actions to facilitate a new mixed-use, predominantly residential development at 600 East 156th Street (Block 2624, Lot 41), a 23,000-square-foot site in the Melrose section of Bronx Community District 1. The site is generally bounded by Eagle Avenue, East 156th Street and Cauldwell Avenue.

The site is owned by the applicant and is located in an M1-1 zoning district. It currently contains an enclosed 90-space parking garage with first and second floor office space, as well as an adjacent

surface parking lot. The applicant is proposing to rezone the site to an R8A zoning district to facilitate the development of a twelve-story mixed-use building containing a charter school on the cellar and ground floor and approximately 175 units of affordable housing.

The existing M1-1 zoning district is a light manufacturing district that allows commercial, light industrial and certain community facility uses. The maximum permitted floor area ratio (FAR) for commercial and manufacturing uses is 1.0, and for community facility uses, the maximum FAR is 2.4. The maximum permitted height of the front building wall is 30 feet, and the maximum building height is governed by the sky exposure plane.

The proposed R8A zoning district, in conjunction with the the proposed text amendment to designate a Mandatory Inclusionary Housing (MIH) area, would allow a range of residential and community facility uses. The proposed zoning would allow a maximum residential FAR of 7.2 and a maximum community facility FAR of 6.5. R8A Districts allow a maximum base height of 105 feet and a maximum overall building height of 145 feet in an inclusionary housing area. The project does not include accessory residential parking, as the project area is located within the Transit Zone. No parking is required for the charter school use.

The applicant is an affiliate of Phipps Houses, a nonprofit developer and operator of affordable housing that acquired the project area in 2015. Phipps Houses owns and manages Via Verde, a mixed-use residential development located two blocks west of the project areas as well as several large apartment buildings within the Melrose Commons area.

The proposed development is a 12-story mixed-use building. The cellar and ground floors will house a charter school and the upper floors will include approximately 175 residential units. The entrance to the school will be along East 156th Street and the entrance to the residential portion of the building would be along Cauldwell Avenue. There is a substantial grade change along East 156th Street, with the street level increasing from west to east on the site. Therefore, the cellar level school space along Eagle Avenue will be at grade. The proposed development would be built to a total of approximately 7.16 FAR, with approximately 6.54 FAR of residential use and approximately 0.62 FAR of community facility use.

In addition to the proposed zoning map amendment, the applicant proposes a zoning text amendment to revise Appendix F. The proposed amendment would add the project area to Map 2 of Bronx Community District 1 inclusionary housing areas, and would designate the project area as an MIH area with Option 1. Option 1 requires that 25 percent of residential floor area be housing units affordable to residents with household incomes averaging 60 percent of the area median income (AMI), with a minimum of 10 percent of housing affordable for households at 40 percent of AMI.

The surrounding area is characterized by a mix of residential and institutional uses. Mapped residential districts in the vicinity of the project area include R6, R7X, R7X/C2-3, R7-2, and C6-2. East 156th Street is lined with several large housing developments, including the 22-story New York City Housing Authority (NYCHA) Saint Mary's Park Houses on the block to the east of the project area as well as the 18-story NYCHA Bronxchester Houses and the eight-story St. Ann's Apartments affordable housing development on the blocks to the west of the project area. The eight-story buildings of St. Ann's Apartments continue for a full block along the west side of Eagle Avenue to the north of the project site. To the south of the project site, Eagle Avenue is characterized by residential buildings of two to four stories. Cauldwell Avenue is lined with two- to five-story residential buildings. P.S. 157 is located directly across East 156th Street in a four-story building.

ENVIRONMENTAL REVIEW

This application (C 170140 ZMX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order of 1977. The designated CEQR number is 17DCP025X. The lead is the City Planning Commission.

After a study of the potential environmental impact on the proposed action, a Negative Declaration was issued on November 14, 2016.

UNIFORM LAND USE REVIEW

This application (C 170140 ZMX) was certified as complete by the Department of City Planning on November 14, 2016 and was duly referred to Community Board 1 and the Bronx Borough President, in accordance with Title 62 of the rules of the City of New York, Section 2-02(b), along with the application for the related action (N 170141 ZRX), which was duly referred to the Community Board and Borough President in accordance with the procedures for non-ULURP matters.

Community Board Review

Community Board 1 held a public hearing on this application (C 170140 ZMX) and the application for the related action (N 170141 ZRX) on January 19, 2017 and, on that date, by a vote of 21 in favor, none in opposition, and with 2 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (C 170140 ZMX) on February 1, 2017 and the related action (N 170141 ZRX) and issued a recommendation approving the application on February 23, 2017.

City Planning Commission Public Hearing

On February 22, 2017 (Calendar No. 1), the City Planning Commission scheduled March 8, 2017 for a public hearing on this application (C 170140 ZMX). The hearing was duly held on March 8, 2017 (Calendar No. 17). There were four speakers in favor of the application and two speakers opposed.

Four members of the applicant team spoke in favor of the project. The team included representatives from the development team, the architecture team and a representative from Civic Builders, the operator of the charter school within the proposed building. The team provided an overview of the proposed development. A representative from Phipps Housing described the neighborhood context and zoning, specifics of the proposed residential units and the coordination with Community Board 1 and the Bronx Borough President. A representative from Curtis +

Ginsberg Architects discussed the design and sustainability features of the proposed project as well as proposed unit size in comparison with HPD standards. A representative from Civic Builders discussed the specifics of the proposed charter school, including the program model and expected capacity.

Two representatives of the SEIU 32BJ labor union spoke in opposition of the application, stating that the developer should commit to paying living wages and provide affordable benefits to its workers.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application (C 170140 ZMX) for an amendment of the Zoning Map, in conjunction with the related application for a zoning text amendment (N 170141 ZRX), is appropriate.

The requested actions would facilitate the development of a new mixed-use building with a cellar and ground floor charter school and approximately 175 affordable dwelling units, which would be affordable to individuals and families earning at or below 60% of the AMI under HPD's ELLA program. The proposed project would redevelop an underutilized site and help address the urgent need for more affordable housing in the Bronx and the City as a whole. The Commission also believes that the anticipated addition of a charter school in the cellar and ground floors of the proposed development would serve the community by providing vital access to school seats in Bronx Community District 1.

The proposed R8A zoning district is consistent with other nearby zoning districts and the proposed development is appropriate for this location close to other large housing developments, including the NYCHA Saint Mary's Park Houses, Bronxchester Houses and the Phipps-developed Via Verde. The project area is approximately one half mile northeast of The Hub, a significant commercial corridor and convergence of major thoroughfares including East 149th Street, Melrose Avenue and Third Avenue. The area is also well-served by mass transit.

The Commission believes that the proposed rezoning reflects sound planning and will encourage a complementary mix of uses to serve the growing neighborhood. In addition, the request to designate the proposed rezoning area as a Mandatory Inclusionary Housing area will ensure permanent affordability for a 25% of the units on the site. The Commission believes that the proposed zoning text change will facilitate the development of permanently affordable housing and additional housing for a wide range of families at different income levels. Such housing is greatly needed in the South Bronx and in other parts of New York City.

RESOLUTION

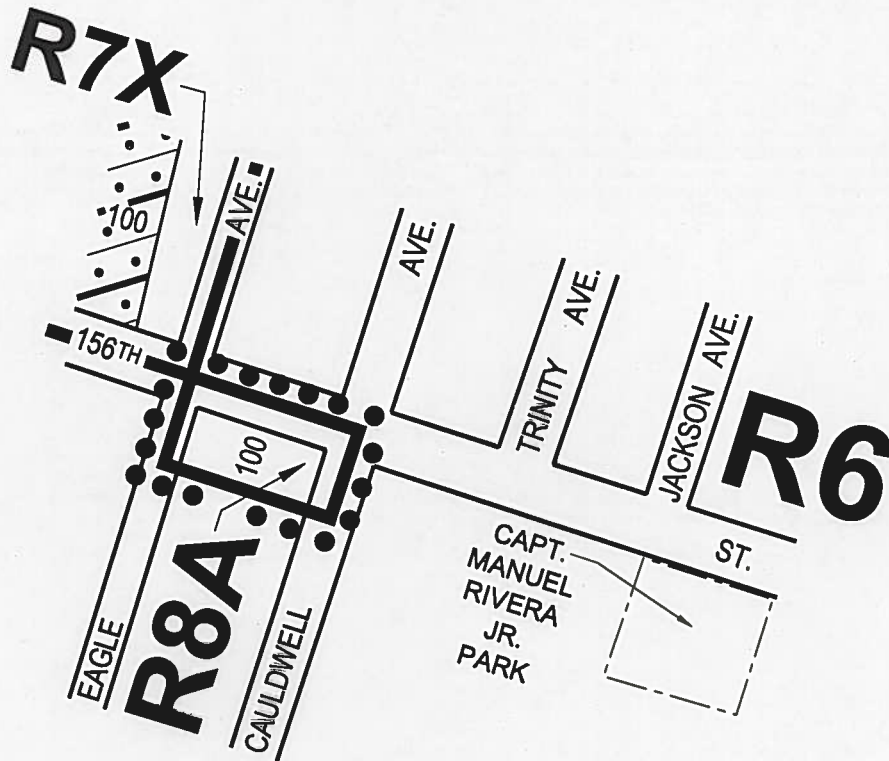
RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No. 6c changing from an M1-1 District to an R8A District property bounded by Eagle Ave, 156th Street, Cauldwell Avenue, and a line 100 feet southwesterly of 156th Street, Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 14, 2016.

The above resolution (C 170140 ZMX) duly adopted by the City Planning Commission on April 5, 2017 (Calendar No. 8), is filed with the Office of the Speaker, City Council and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

**RAYANN BESSER, ALFRED C. CERULLO, III, IRWIN G. CANTOR, P.E.,
JOSEPH DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,
HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISSA ORTIZ,**
Commissioners



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

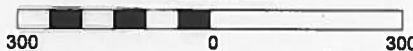
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BOROUGH OF
BRONX

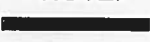
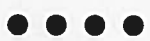

New York, Certification Date
NOVEMBER 14, 2016

S. Lenard
 S. Lenard, Director
 Technical Review Division

SCALE IN FEET



NOTE:

-  Indicates Zoning District Boundary.
-  The area enclosed by the dotted line is proposed to be rezoned by changing an M1-1 District to an R8A District.
-  Indicates a C2-3 District.



Community/Borough Board Recommendation

Pursuant to the Uniform Land Use Review Procedure

Application #: **C 170140 ZMX**Project Name: **600 East 156th Street**

CEQR Number: 17DCP025X

Borough(s): Bronx

Community District Number(s): 1

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by 600 Associates, LLC and Phipps Houses pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c by changing from an M1-1 District to an R8A District property bounded by Eagle Avenue, 156th Street, Cauldwell Avenue, and a line 100 feet southwesterly of 156th Street, Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only) dated November 14, 2016.

Applicant(s): 600 Associates LLC 902 Broadway, 13th Floor New York, NY 10010	Applicant's Representative: Cara McAteer Phipps Houses 902 Broadway, 13th Floor New York NY 10010
Recommendation submitted by:	
Date of public hearing:	Location: 3024 THIRD AVE, BRONX N.Y
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>
Date of Vote: JANUARY 19, 2017	Location: BRONX COMMUNITY BOARD ONE 3024 THIRD AVENUE, BRONX NY 10455
RECOMMENDATION <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Approve With Modifications/Conditions <input type="checkbox"/> Disapprove <input type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.	
Voting # In Favor: 21 # Against: 0 # Abstaining: 2 Total members appointed to the board: 41	
Name of CB/BB officer completing this form Cedric L. Loftis	Title District Manager
	Date January 19 2017

**BRONX COMMUNITY BOARD #1**

3024 THIRD AVENUE

BRONX, NEW YORK 10455

(718) 585-7117 • Fax (718) 292-0558 • E-mail: brxcb1@optonline.net

SERVING PORT MORRIS • MOTT HAVEN • MELROSE**CEDRIC L. LOFTIN**
DISTRICT MANAGER**RUBEN DIAZ, JR.**
BOROUGH PRESIDENT**GEORGE L. RODRIQUEZ**
CHAIRPERSON**Application # C 170140 ZMX****Project Name: 600 East 156th Street****CEQR Number: 17DCPO25X****Borough(s): Bronx****POINTS TO BE ADDED TO PHIPPS HOUSES ULURP REZONING REQUEST
AT PUBLIC HEARING ON JANUARY 19, 2017**

1. Preferences or set aside for people living in the district subject to the law.
2. Preferences for short and long term permanent construction jobs for people in the district.
3. Jobs created must be living wage jobs.
4. Services for some kid of resource center based upon the community need.

A handwritten signature in black ink, appearing to read "George L. Rodriguez".

George L. Rodriguez
Chairman of the Board

**BOROUGH PRESIDENT
RECOMMENDATION**

**CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
Fax # (212)720-3356**

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representative as indicated on the Notice of Certification.

APPLICATION # C 170140 ZMX-600 East 156th Street Amendment of the Zoning Map

DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

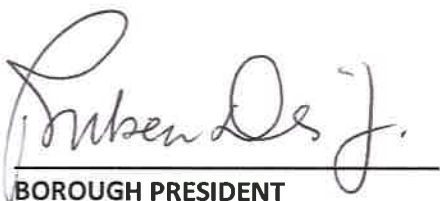
COMMUNITY BOARD NO. 1

BOROUGH: BRONX

RECOMMENDATION

- APPROVE**
- APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- DISAPPROVE**

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary): PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT'S RECOMMENDATION


BOROUGH PRESIDENT

2/23/17
DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 170140 ZMX
600 East 156th Street**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by 600 Associates, LLC pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6c by changing from an M1-1 District to an R8A District property bounded by Eagle Avenue, East 156th Street, Cauldwell Avenue, and a line 100 feet southwesterly of East 156th Street, Borough of The Bronx, Community District #1, as shown on a diagram (for illustrative purposes only) dated November 14, 2016.

BACKGROUND

Approval of this application will amend the Zoning Map, Section No. 6c (Block 2624, Lot 41) by changing an existing M1-1 District to the proposed R8A District. Currently, the M1-1 District pertains exclusively to Block 2624, Lot 41. This site is located on the south side of East 156th Street with 230 feet of frontage, between Eagle Avenue on the West and Cauldwell Avenue on the East. The lot has a depth of 100 feet, yielding 23,000 square feet. A parking lot and parking garage able to accommodate 90 vehicles currently occupies the site. The garage building also accommodates an office.

The remaining lots on Block 2624 are currently zoned R6. Residential zones including R6 and R7X are also in place on adjoining Blocks, including:

Block 2617: R6
Block 2618: R7X
Block 2625: R6
Block 2628: R6
Block 2629: R6

This proposed R8A District will subsequently facilitate construction of a residential building known as 600 East 156th Street. This new building will approximate 211,000 square feet, and offer 179,000 gross square feet of residential floor area. The proposed development will be built to a total of approximately 7.16 FAR, with approximately 6.54 FAR of residential use and approximately 0.62 FAR of community facility use, which will include a charter school accommodating grades K-4. This project site would be designated a Mandatory Inclusionary Housing Area (MIHA).

This proposed building will offer 32,000 square feet of space constructed exclusively for use as a charter school. Due to a substantial grade-change of the site, this school can be accommodated on the cellar and ground floors and offer the required exposure to natural light and air. The height of this proposed building will vary from eight stories located in the mid-block section, 10 stories on its western end adjacent to Eagle Avenue, to a maximum of 12-stories to the east at the

Cauldwell Avenue intersection at East 156th Street. Total development cost will approximate \$86.6 million.

Residential Component-Access on Cauldwell Avenue

As proposed, 600 East 156th Street will offer 175 units, including:

- 11 studio apartments, averaging 459 square feet, 6.3% of the total units
- 55 one bedroom apartments, averaging 519 square feet, 31.4% of the total units
- 81 two bedroom apartments, averaging 721 square feet, 46.3% of the total units
- 28 three bedroom apartments, averaging 945 square feet, 16% of the total units

Based on the Average Median Income (AMI) of the 175 units to be constructed it is proposed that:

- 18 units at 30%,-Our Space, 10% of the total units
- 18 units at 30% of AMI, 10% of the total units
- 52 units at 50% of AMI, 30% of the total units
- 86 units at 80% of AMI, 50% of the total units
- 1 unit for the superintendent

Amenities to be offered the residents of 600 East 156th Street include:

- Community room measuring 1,092 square feet, located on the 9th floor
- Outdoor recreation area measuring 1,099 square feet accessible from 9th Floor
- Fitness room able to accommodate 11 people, measuring 408 square feet located on the 9th floor
- Laundry room located on the 9th floor
- Bike storage room able to accommodate 88 bicycles

This building will satisfy Enterprise Green environmental standards. No on-site parking will be provided. This site is located within a Transit Zone.

Charter School Component-Access on East 156th Street

Incorporated into the scope of development of 600 East 156th Street will be 32,300 square feet of space designed to accommodate a charter school. Access to this school will be available on East 156th Street and will be entirely separate from the residential section of this building. Due to the unique topographical characteristics of this site, the proposed school can be located on the cellar and first floor level of the building, while also offering the required ventilation and natural light exposure. Pursuant to a 30-year lease, this school will be operated by Civic Builders Charter Schools and cater to 450 youngsters in grades K-4. Features of this facility include:

- 15 classrooms, plus three rooms allocated for music, dance, and art.
- Administrative offices, nurse's office and teacher lounge area
- A multi-use room composed of 4,500 square feet for use as a gym and auditorium.

The building will operate between 7:00 a.m and 6:00 p.m. Monday through Friday. It is expected that 50 percent of those students (225 youngsters) attending this school will participate in a breakfast program and arrive at the school by 7:15 a.m. The school day concludes between 4:15-4:20 p.m. with activities continuing up to 6:00 p.m. Monday-Thursday. On Fridays all students depart at 12:30 p.m. It is anticipated that 45 people will hold positions at this new facility. Although no staff parking will be provided, approximately 25 percent of those working at this school will drive.

Existing residential development in the surrounding community includes low-rise, one and two family homes fronting on Eagle Avenue and on Cauldwell Avenue. Mid-rise (four & five stories) residential buildings are located on the south side of East 156th Street, west of Eagle Avenue, as a high-rise residential building occupies the northwest corner of Eagle Avenue at East 156th Street. Public School 157 is located on the north side of East 156th Street, between Eagle Avenue on the west and Cauldwell Avenue to the east.

Subway access via the Nos 2 & 5 trains and bus service are located on Westchester Avenue, approximately three blocks east of the site. Retail activity is also found on Westchester Avenue.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to CEQR and SEQR and received a Negative Declaration, meaning this project poses no threat to the environment. The City Planning Commission certified this application as complete on November 14, 2016.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #1 held a public hearing on this application on January 19, 2017. A vote recommending approval of this application was 21 in favor, zero opposed and two abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Borough President convened a public hearing on this application on February 1, 2017. Representatives of the applicant were present and spoke in favor of this application. Representatives of SEIU Local 32BJ were also present and offered a written statement which was read at the hearing. A copy of this statement is attached to this recommendation.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Development across The Bronx continues to demonstrate a commitment to provide affordable housing to a wide cross section of our borough's population. I take note that 600 East 156th Street will offer accommodations to families earning less than 30 percent of Area Median Income (AMI) to as much as 80 percent of AMI. This is to be applauded, as I believe it is essential that we make every effort to integrate neighborhoods based on income, thereby over time, eliminating the stigma so many associate with a low income community. I am also pleased to see that approximately 175 units of housing is to be included and that 46 percent of this total will offer two bedrooms, while 16 percent three bedrooms.

The inclusion of a larger percentage of two and three bedroom units is necessary for our city's families. What is entirely unacceptable are the square foot sizes of all the units to be constructed. Please note the following facts:

- Studio units measuring an average of 459 square feet
- 1-bedroom units measuring an average of 519 square feet
- 2-bedroom units measuring an average of 721 square feet
- 3-bedroom units measuring an average of 945 square feet

It is imperative that the need to maximize the total number of units each building provides NOT be deemed as a rationale for constructing what we should know to be such modest size residences that in past years we would reject such sizes as "substandard." Indeed, when considering that a three bedroom unit will likely accommodate four to five people, (two of which may be teenagers) 945 square feet is oppressively small. I am also aware that these smaller unit sizes are approved by the Department of Housing Preservation and Development (HPD). Therefore I believe it is my obligation and prerogative to comment and if necessary recommend as a condition for my approval, larger units be incorporated for all HPD sanctioned projects proposed for The Bronx.

The inclusion of space for a charter school is a unique and pragmatic addition to the development of affordable housing. I am satisfied that this school will be entirely separated from the residential component of this building, while at the same time provide a modern and well-designed facility for both teachers and students.

I recommend approval of this application.