DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

June 1, 2017

Hilary Semel, Director
Mayor's Office of Environmental Coordination
253 Broadway, 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **1776 Eastchester Road**
CEQR No. 17DCP165X
ULURP Nos. 170445 ZMX, 170447 ZSX, N17446 ZRX
Bronx, Community District 11
SEQRA Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, 1776 Eastchester Realty LLC, proposes a Zoning Map Amendment to the New York City Zoning Resolution (ZR), Section 4a, to rezone portions of a M1-1 district to C4-2 (Block 4226, Lot 7502), C4-2A (Block 4226, Lots 6, 7, 10, 11, 15, 30, 35, 506, 507, 508, 509, 510, and 511), and R5 (Block 4226, Lots 30 and 35) affecting a portion of Block 4226 located in the Morris Park neighborhood of the Bronx, Community District 11 (the "Rezoning Area"). The Rezoning Area is bounded by Marconi Street to the east, Bassett Avenue to the west, and Eastchester Road and Waters Place to the south. The Applicant also seeks a Zoning Text Amendment to amend Appendix F: Inclusionary Housing Designated Areas to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the area to be rezoned to C4-2 and C4-2A Districts. Additionally, the Applicant seeks a Zoning Text Amendment to ZR Section 74-70 (Non-Profit Hospital Staff Dwellings) to amend the conditions for permitting non-profit hospital staff dwelling facilities in Bronx Community

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District 11 in C4-2 Districts without a letter suffix. The Applicant seeks a Special Permit pursuant to the ZR Section 74-70, as amended by the aforementioned action. Collectively, the Proposed Actions would facilitate a proposal by the Applicant to develop an approximately 150,000 gross square feet (gsf) non-profit hospital staff residence facility (Use Group 3) with 182 dwelling units at 1776 Eastchester Road (Block 4226, Lot 16, the "Project Site"). This facility would be built atop an existing five-story parking garage ("Building G").

The Project Site is currently occupied with one 359,933 gsf, 8-story commercial building ("Building E") containing 100,893 gsf of hotel use (Use Group 5) for 125 hotel rooms, 245,456 gsf of commercial use (including Use Group 6 retail and office space and a recently developed health club), and 13,644 gsf of community facility space (including a Use Group 4 ambulatory care facility and a day care center). In addition, the Project Site contains: a 125,100 gsf open 3-story accessory 380-space parking garage ("Building F, the North Garage"), a 5-story 181,544 gsf 464-space parking garage ("Building G, the West Garage"), and 170 at-grade parking spaces on a parking lot, for a total of a total of 1,014 parking spaces.

The remaining lots within the Rezoning Area are developed with a variety of uses, including a Use Group 4 Hospital totaling 172,268 gsf (Block 4226, Lot 6), a Use Group 6 supermarket totaling 62,660 gsf (Block 4226, Lot 7), a Use Group 6 office and Use Group 16 warehouse building totaling 20,235 gsf (Block 4226, Lot 15), and a Use Group 6 retail building totaling 5,743 (Block 4226, Lot 506). Other sites within the Rezoning Area are either vacant (Block 4226, Lot 511) or occupied with unenclosed accessory parking (Block 4226, Lots 507, 508, 509, and 510). The Rezoning Area also covers a portion of Block 4226, Lot 30 containing a Use Group 18 power plant totaling 9,751 gsf, and a portion of Block 4226, Lot 35 that is occupied with at grade accessory parking spaces.

The Rezoning Area is currently zoned M1-1, which permits a maximum allowable commercial (Use Groups 5-14, and 16) and manufacturing (Use Group 17) FAR of 1.0 and community facility (Use Group 4) FAR of 2.4. In connection with the proposed actions, the affected lots would be rezoned C4-2 (Block 4226, Lot 7502), C4-2A (Block 4226, Lots 6, 7, 10, 11, 15, 30, 35, 506, 507, 508, 509, 510, and 511) and R5 (Block 4226, Lots 30 and 35) zoning districts. C4-2 districts allow residential (Use Groups 1 and 2), commercial (Use Groups 5-10, 12), and community facility (Use Groups 3 and 4) uses. Residential uses may be developed at a maximum FAR of 2.43, commercial uses may be developed at a maximum FAR of 3.4, and community facilities may be developed at a maximum FAR of 4.8. C4-2A is a contextual zoning district that allows residential, commercial, and community facility uses. Commercial and community facility uses could develop at a maximum FAR of 3.0. Under the provisions of MIH, sites providing inclusionary housing could develop with a maximum allowable residential FAR of 3.6; sites not built pursuant to MIH could develop at a maximum residential FAR of 3.0. R5 districts allow both residential and community facility uses at a maximum FAR of 1.25 for residential uses and 2.0 for community facility uses.

As mentioned above, the Applicant seeks two Zoning Text Amendments: to Appendix F "Inclusionary Housing Designated Areas," and 74-70 "Non-profit Hospital Staff Dwellings." The proposed text amendment to Appendix F will establish an MIH area coterminous with those portions of the Project Area to be rezoned to C4-2 and C4-2A districts and will establish MIH Options 1 and 2. Option 1 requires 25 percent of residential floor area be permanently affordable

for residents with incomes averaging 60 percent of area median income (AMI), with a minimum of 10 percent of housing units to be affordable at 40 percent AMI; while Option 2 requires 30 percent of residential floor area be affordable for incomes averaging 80 percent AMI. The proposed Text Amendment to ZR Section 74-70 would allow for a change within C4-2 Districts without a letter suffix in Community District 11 in the Bronx. Currently, the ZR requires that no portion of the zoning lot on which non-profit hospital staff dwelling units are located be more than 1,500 feet from the non-profit or voluntary hospital and related facilities they serve. The proposed Text Amendment would modify this requirement to require only that the non-profit hospital staff dwelling units themselves be located within 1,500 feet of the non-profit or voluntary hospital and related facilities they serve.

The Proposed Actions would facilitate a proposal by the Applicant to construct the addition of a seven-story 150,000 gross square feet (gsf) non-profit hospital staff residence facility as an addition above "Building G," an existing accessory parking garage. The proposed expansion would comprise 150,000 gsf of Use Group 3 non-profit hospital staff dwelling uses (182 dwelling units). The building expansion would rise to 12 stories, at a height of approximately 123 feet. Of the 182 staff dwelling units, it is anticipated that 77 studio apartments and 105 one-bedroom units would be provided. The 464-space accessory parking use (Floors 1-5) beneath the proposed staff dwelling units would remain the same in the future with the Proposed Actions. Of those parking spaces, 127 spaces would be reserved for residents of the non-profit hospital staff dwelling units, as is required. In summary, the enlarged Building G would comprise 331,544 gsf of commercial and community facility uses, inclusive of below grade parking. The total development on the applicant-owned Projected Development Site in the future with the Proposed Actions would consist of 816,637 gsf of commercial and community facility uses: 652,993 gsf of commercial uses (including a transient hotel, a health club, retail and office space, and two parking garages with 1,014 spaces), 170 spaces of at-grade surface parking, and 163,644 gsf of community facility uses (ambulatory and day care facilities, and the proposed non-profit hospital staff dwelling facility).

For the purposes of presenting a conservative analysis, three projected development sites, including the Applicant-controlled Project Site, were identified in the Environmental Assessment Statement prepared in connection with the proposed actions: Block 4226, Lot 16 (Projected Development Site 1, the applicant-controlled Project Site); Block 4226, Lot 15 (Projected Development Site 2); Block 4226, Lot 510 and 511 (Projected Development Site 3).It was assumed as part of a Reasonable Worst Case Development Scenario (RWCDS) that in the future with the proposed actions, the three projected development sites could be developed with an additional 128,520 gsf of residential uses (including 195 residential dwelling units, 59 of which would be affordable pursuant to the MIH program), an additional 150,000 gsf of community facility uses (the proposed non-profit hospital staff dwelling facility), and a decrease of 20,235 gsf of commercial (office) uses.

Two potential development sites were also identified for conservative analysis purposes. These sites could be developed in the future with the proposed actions, but were determined to have less development potential than the projected development sites based on observed market conditions and site configurations: Block 4226, Lot 507 (Potential Development Site 1); and Block 4226, Lots 508 and 509 (Potential Development Site 2). Potential Development Site 1 could be developed with 18,720 gsf of residential uses for 19 dwelling units, 6 of which would

be affordable. Potential Development Site 2 could be developed with 27,000 gsf of residential uses containing 27 dwelling units, 8 of which would be affordable.

The analysis year for the Proposed Actions is 2023.

Absent the Proposed Actions, the Rezoning Area is expected to remain in its existing condition.

Sincerely,

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