DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

March 18, 2013

Robert Kulikowski
Mayor's Office of Environmental Coordination
100 Gold Street 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **River Plaza Rezoning**
CEQR No. 13DCP047X
ULURP No. 130120ZMX
Bronx, Community District 7
SEQR 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, Kingsbridge Associates, is proposing a zoning map amendment from M1-1 and R6/C1-3 to C8-3 affecting an approximately 436,010 square foot (sf) area located in the Marble Hill neighborhood of the southwestern Bronx, Community District 7 (Bronx Block 3245, Lot 60 and p/o Lot 12 and Manhattan Block 2215, Lots 652, 653, 654, 665, 670, p/o 672, 690, 700). The affected area is generally bounded by Broadway to the west, West 225th Street to the north, the Major Deegan Expressway (Route 87) to the east, and the Hudson Line of Metro North Railroad to the south.

The proposed action would facilitate a proposal by the applicant to enlarge an existing shopping center known as River Plaza, located at 300 West Kingsbridge Road (Manhattan, Block 2215, Lots 654, 665, and 700 and Bronx, Block 3245, Lot 60) within Bronx Community District 7. The shopping center consists of three commercial buildings, including Target, the anchor tenant. The

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applicant intends to construct 25,680 gross square foot (gsf) of additional retail space on the roof of the Target building (Manhattan, Block 2215, Lot 700 and Bronx, Block 3245, Lot 60) and approximately 11,000 gsf of additional storage space would be added next to the existing loading docks at the southeastern end of the Target building (for a total expansion of approximately 37,000 gsf) and reduce the number of accessory parking spaces provided at the River Plaza shopping center from 807 to 665.

Currently, the River Plaza shopping center is developed with approximately 263,148 gsf of commercial floor area and storage space in three separate commercial buildings, and has 807 accessory spaces (187 at grade and 620 on the roof of the Target building). Vehicular access to the shopping center is provided at an entrance along 225th Street that leads to the at-grade parking and an entrance on 225th Street and the southern terminus of Exterior Street that leads to the rooftop parking above Target. The current, built FAR of the shopping center is 0.25.

The applicant intends to enlarge the shopping center by adding 25,680 gsf of retail space to the roof of the existing Target building at its northwestern side and adding 10,695 sf of ground level storage space to be added next to the existing loading docks at the southeastern end of the Target building. Under the proposal, 665 total parking spaces would remain on site, 137 at grade and 528 on the roof of the Target building, resulting in a 142 parking space reduction. The enlarged shopping center as proposed by the applicant would have a built FAR of 0.34 and would increase the maximum height of the building to 40'; a 16' increase.

The proposed rezoning would also affect six additional properties. Two lots are owned by the Department of Environmental Protection (DEP) (Manhattan, Block 2215, Lots 652 and 653) one of which contains a pump station, three lots are owned by the Metropolitan Transit Authority (MTA) (Manhattan, Block 2215, Lots 670 and 672 and Bronx Block 3245, Lot 12), and one lot is owned by the City of New York (Manhattan, Block 2215, Lot 670), which is used as an easement. In addition to properties owned by agencies, there are additional easements on the applicant's lots to provide DEP access. The easements and governmentally owned areas account for approximately 52,000 sf. These properties are not expected to be redeveloped as a result of the proposed rezoning.

The area to be rezoned is primarily mapped with an M1-1 high performance manufacturing zoning district, which has a maximum commercial FAR of 1.0 and community facility FAR of 2.4; a small portion of the rezoning area is mapped R6/C1-3, which allows residential use at a maximum FAR of 2.4 for a height-factor building, or 3.0 for a contextual building, and permits community facility FAR of 4.8. The C1-3 commercial overlay allows local commercial uses with a maximum commercial FAR of 2.0. The proposed action would rezone the affected area to a C8-3 general service commercial zoning district, thereby permitting certain specified retail stores to be larger than 10,000 sf per establishment (M1-1 zoning districts require retail stores to be under 10,000 sf), and increasing the street wall from 30' (in M1-1 zoning district) to 60' (in C8-3 zoning district). The proposed C8-3 district has a parking requirement of 1:1,000; under the current M1-1 zoning on the shopping center site, the parking requirement is 1:300 and 1:400 in C1-3 zoning districts.

By increasing the maximum commercial FAR from 1.0 to 2.0, the proposed rezoning could allow up to approximately 849,248 zoning square feet (zsf) of commercial development on the River Plaza shopping center site. It is not possible to achieve the maximum FAR without totally rebuilding the site. With the various governmentally owned properties and existing easements on the site, the configuration of existing buildings, necessary truck maneuvering areas, car ramps, and irregularly shaped parking lots, there is only approximately 50,046 sf of remaining at-grade developable area at the River Plaza Shopping Center. The footprints of the three existing commercial buildings on-site occupy approximately 233,095 sf, the governmentally owned properties and easement areas occupy approximately 52,001 sf. and truck maneuvering, car ramps, irregularly shaped parking lots, and drive aisle areas occupy an additional 72,000 sf. Accordingly, the applicant's proposed expansion, consisting of approximately 107,696 gsf of additional retail space and 10,695 gsf of additional storage space (for a total expansion of 118,391 gsf) and the reduction in the number of accessory parking spaces from 807 to 400, is considered to be the Reasonable Worst Case Development Scenario (RWCDS) for environmental analysis purposes.

Absent the proposed action, the affected area would remain unchanged.

The proposed project is anticipated to be completed by 2014.

An Environmental Assessment Statement is attached. Please contact Diane McCarthy of the Department of City Planning at (212) 720-3417 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

Jacquelyn Harris	Celeste Evans	James Miraglia
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ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

CITY ENVIRONMENTAL QUALITY REVIEW

March 18, 2013

To: Gail Benjamin, City Council, Land Use Review Division
Bronx Borough President
Chairperson, Bronx Community Board 7
District Manager, Bronx Community Board 7

Re: **River Plaza Rezoning**
CEQR No. 13DCP047X
ULURP No. 130120ZMX
Bronx, Community District 7

NOTICE OF RECEIPT

The attached Environmental Assessment Statement, which has been submitted to the Department of City Planning to be reviewed under 6 NYCRR Part 617, is being forwarded to you for your information.

If you have any questions concerning this application, please contact Diane McCarthy at the Environmental Assessment and Review Division at (212) 720-3417.

Please use the CEQR reference number on all correspondences related to this application.

Robert Dobruskin

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