DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

April 15, 2016

Nilda Mesa
Mayor's Office of Sustainability, City of New York
253 Broadway 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Concourse Village West**
CEQR No. 16DCP146X
ULURP Nos. 150312ZMX, 150313ZRX
Bronx, Community District 4
SEQRA Classification: Type I

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are 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. Furthermore, this application is undergoing a coordinated review with the New York City of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC), the involved agencies.

The Applicant, Upper Manhattan Development Corp., is seeking a zoning map amendment affecting a portion of Block 2458 (Block 2458, Lots 6, 13, 35, 43, 49, and p/o Lots 16, 25, and 26, the "Affected Area") in the Concourse Village neighborhood of Bronx, Community District 4. The zoning map amendment would rezone the Affected Area from the existing C8-3 district to a R8 district (Lot 13), a R7D district (Lots 49, 6, 35, 43 and p/o Lots 16, 25 and 26), and a C1-4 overlay over a portion of the proposed R7D district (Lot 35 and p/o Lot 26). The Applicant is also seeking a zoning text amendment to Zoning Resolution (ZR) Section 23-933 Appendix F to establish a Mandatory Inclusionary Housing (MIH) area over the Affected Area. The proposed zoning map and text amendments (collectively, the "Proposed Actions") would facilitate a proposal by the Applicant to construct three buildings on three separate development sites within the Affected Area (Block 2458, Lot 13, "Project Site 1"; Lot 35, "Project Site 2"; and Lot 49, "Project Site 3"), totaling 234,042 gross square feet (gsf) of residential use for 234 dwelling units of which 190 units would be affordable for households earning up to 80 percent of the Area Median Income (AMI), 6,300 gsf of commercial retail use, 12,605 gsf of community facility use, and 62 accessory parking spaces (the "Proposed Developments").

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Additionally, the Applicant is seeking discretionary financing for the residential component of the Proposed Developments from HPD and HDC. The sources of funding for the project are expected to include construction financing through HPD's Mix and Match Program, among other potential HPD and HDC funding sources.

The Affected Area currently contains 4,250 gsf of general service use (Use Group 16), 9,800 gsf of community facility use (Use Group 4), 43,146 gsf of manufacturing use (Use Group 17), and 399 public parking spaces. Specifically, Project Site 1 is occupied by an existing parking facility with 150 public parking spaces. Project Site 2 is occupied by a 4,250 gsf general service building shared between an automotive repair service and a laundromat, and 99 unenclosed public parking spaces. Project Site 3 is occupied by a 150-space public parking lot. Other sites within the Affected Area are occupied by a 9,800 gsf church, and a 43,416 gsf vacant manufacturing building. The Affected Area is currently zoned C8-3, which permits a maximum commercial FAR of 2.0 and a community facility FAR of 6.5.

The Proposed Actions would permit a maximum residential FAR of 7.2 in the proposed R8 district, a maximum residential FAR of 5.6 in the proposed R7D district, and a maximum commercial FAR of 2.0 within the C1-4 overlay. With the Proposed Actions, Project Site 1 would be developed with a 17-story 60,044 gsf building with 60 dwelling units; Project Site 2 would be developed with a 12-story 116,817 gsf building containing 89 dwelling units, 6,300 gsf of ground floor retail use, and 62 accessory parking spaces; and Project Site 3 would be developed with a 97,963 gsf building containing 85 dwelling units and 12,605 gsf of community facility use. Per Option 2 of the MIH program, at least 30 percent of the residential floor area would be reserved for residents with incomes averaging 80 percent AMI. In accordance with the MIH program, and HPD and HDC discretionary financing approvals, it is expected that 190 dwelling units out of the proposed 234 units would be affordable for households earning up to 80 percent AMI, of which 117 would be affordable for households earning up to 60 percent AMI.

For the purposes of environmental review, five lots within the Affected Area (Lots 6, 13, 35, 43, and 49) are projected to be developed with 432,964 gsf of residential use for 433 dwelling units, 6,300 gsf of commercial use, 40,246 gsf of community facility use, and 114 accessory off-street parking spaces.

The analysis year for the Proposed Actions is 2021. Absent the Proposed Actions, the Affected Area is expected to remain in its existing condition.

An Environmental Assessment Statement is attached. Please contact Christopher Lee of the Department of City Planning at (212) 720-3429, if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
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