DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

May 6, 2016

Nilda Mesa, Director
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: **East 147th Street Rezoning**
CEQR No. 16DCP154X
ULURP Nos. 160251ZMX and N160250ZRX
Bronx, Community District 1
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, MLK Plaza LLC, is seeking a zoning map amendment from M1-2 and M1-3 to R7X and from M1-2 to a R7X/C1-4 affecting 17 lots (Block 2600, Lots 187, 220, 222, 213, 96, 99, 100, 101, 103, 186, 51, 47, 49, 50, 131 and p/o 89 and 30) located in the Mott Haven neighborhood of Bronx Community District 1. The Applicant also seeks a text amendment to Appendix F of the New York City Zoning Resolution ("ZR") in order to map a Mandatory Inclusionary Housing Area ("MIH") designated area coterminous with the rezoning area. In accordance with the MIH program, MIH Option 1, requiring at least 25% of residential units for persons with incomes averaging 60% Area Median Income ("AMI") (including 10% of residential units intended for persons with incomes averaging 40% AMI); and MIH Option 2 requiring at least 30% of residential units for persons with incomes averaging 80% AMI, would be available to all affected sites. The proposed actions would facilitate a proposal by the

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Applicant to develop a 12-story, 164,592 gross square foot (gsf) residential building (consisting of 165 affordable dwelling units pursuant to the MIH program) and 25 accessory parking spaces, at 869-881 East 147th Street (Block 2600, Lots 213, 187, 220 and 222, "Projected Development Site 1"). The proposed actions would also facilitate affordable residential uses and ground-floor commercial development on the remainder of the affected area, and bring certain pre-existing, non-conforming residential uses into conformance with zoning.

In addition to the above-referenced actions, the Applicant also seeks discretionary funding from the New York City Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC). A coordinated review was conducted, with HPD and HDC acting as involved agencies.

M1-2 zoning districts allow commercial and manufacturing uses at up to 2.0 Floor Area Ratio (FAR) and M1-3 zoning districts allows for commercial and manufacturing uses at up to 5.0 FAR. The requested rezoning action is being sought to allow residential uses, which are not permitted within M1-2 and M1-3 zoning districts. The proposed R7X district would permit residential uses up to 6.0 FAR within the entirety of the rezoning area. The proposed C1-4 commercial overlay, which would be mapped north of East 147th street along Southern Boulevard, would allow commercial uses at a maximum of 2.0 FAR.

The project site (Block 2600, Lots 213, 187, 220 and 222), which is Applicant-owned, is currently developed with vacant, formerly residential buildings and a parking lot enclosed by a fence. The remaining sites are occupied by a mix of 1 and 2 family non-conforming residences, which would be brought into conformance with zoning upon approval of the proposed actions, as well as industrial and manufacturing uses.

For the purposes of a conservative analysis, the Environmental Assessment Statement (EAS) identified a Reasonable Worst Case Development Scenario (RWCDS) that assumes that five projected development sites within the rezoning area could be developed in the future with the proposed actions (Block 2600, Lot 187, 222, 220, 213 (Projected Development Site #1, the Applicant-controlled site); Block 2600, Lot 30 (Projected Development Site #2); (Block 2600, Lot 96 (Projected Development Site #3); Block 2600, Lots 99, 100, 101, 103 (Projected Development Site #4) and Block 2600, Lot 51 (Projected Development Site #5)). The five projected development sites could be developed with a total of 385,284 gsf of residential uses (including 377 residential development units, 219 of which would be affordable pursuant to the MIH program), 8,470 gsf of ground floor commercial uses, and 63 accessory parking spaces. Absent the proposed actions, it is expected that 11,700 gsf of commercial retail uses and 39 accessory parking spaces on one of the projected development sites (Projected Development Site #2), and that the remaining sites would remain as in their existing conditions.

One additional property (Block 2600, Lots 47, 49, 50 (Potential Development Site #1)) was identified in the EAS as a site that could be developed in the future with the proposed actions, but based on observed historic and current market conditions, was perceived to have less development potential than the projected development sites. This site could potentially be developed with 34 residential units (9 affordable units pursuant to the MIH program), and 8,225 gsf. of retail uses.

The analysis year for the proposed action is 2025.

An Environmental Assessment Statement is attached. Please contact Ingrid Young of the Department of City Planning at (212) 720-3425, if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

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