DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marissa Lago, *Director*
Department of City Planning

August 3, 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: **Willow Avenue Rezoning**
CEQR No. 18DCP007X
ULURP No. Pending
Bronx, Community District 1
SEQRA Classification: Unlisted

The above-referenced application involves discretionary actions 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, Markland 745 LLC, seeks a Zoning Map Amendment pursuant to Zoning Resolution (ZR) Section 123-90 to designate Block 2562, Lots 41, 49, 56, 58, 60 and part of Lot 61 (the "Rezoning Area") from M1-2 and M1-2/R6A districts to M1-2/R6A and M1-2/R7D districts respectively. The Applicant also seeks a Zoning Text Amendment pursuant to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Rezoning Area (collectively the "Proposed Actions"). The Rezoning Area is bounded by East 134th Street to the north, Willow Avenue to the east, East 133rd Street to the South, and by the remainder of Block 2562 to the west in the Port Morris neighborhood of Community District 1. The Proposed Actions would facilitate a proposal by the Applicant to demolish the four buildings currently occupying Block 2562, Lots 49, 56, 58, and 60 (the "Project Site") and construct an approximately 93 feet tall mixed-use building containing 130,128 gross square feet (gsf) of residential floor area and 15,673 of commercial floor area (the

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"Proposed Project"). The Proposed Project would contain 120 dwelling units, of which up to 40 would be affordable pursuant to MIH, and 34 non-accessory parking spaces accessed via a new curb cut on East 134th Street.

The Project Site is currently occupied by a single story, 900 gsf building (0.08 FAR) containing light industrial uses and 50 surface parking spaces at Lot 49; a three story, 11,600 gsf building (4.0 FAR) containing commercial office use at Lot 56; a single story, 5,000 gsf warehouse building (1.0 FAR) containing light industrial use at Lot 58; and Lot 60 which has an area of 1,667 gsf that is currently vacant. The building occupying Lot 56 was constructed in approximately 1908 (prior to the 1961 Zoning Resolution) and is legally noncompliant. Lot 41 is located in the Rezoning Area but not in the Project Site. It is currently occupied by a single story, 18,700 gsf (1.0 FAR) warehouse building containing light industrial/ manufacturing use and is not controlled by the applicant.

The Rezoning Area is currently zoned M1-2 on Lots 41, 49, 56, 58, and a portion of Lot 60. M1-2 zoning districts allow a maximum floor area ratio (FAR) of 2.0 for light manufacturing and industrial uses and an FAR of 4.8 for community facility uses. Permitted use groups in M1-2 districts are Use Groups 4 through 14, 16, and 17. The Proposed Actions would designate these lots from M1-2 to M1-2/R6A. The Rezoning Area is currently zoned M1-2/R6A (MX-1) on half of Lot 60 and on Lot 61. A maximum FAR of 3 is allowed in M1-2/R6A for residential uses. Additionally, commercial, light-industrial, and community facility uses are allowed (Use Groups 1). The Proposed Actions would designate these lots from M1-2/R6A to M1-2/R7D. A maximum FAR of 4.2 is allowed in M1-2/R7D districts (up to 5.6 FAR with the MIH area bonus) and all Use Groups allowed in M1-2/R6A districts are allowed. The Proposed Actions also create an MIH area that is coterminous with the Rezoning area. In MIH areas 25% of residential floor area must be affordable for residents with incomes averaging 60% of Area Mean Income (Option 1) or 30% of the residential floor area must be affordable to residents with incomes averaging 80% of the Area Mean Income. An MIH option has not been selected by the Applicant for the Proposed Project. The Proposed Project would create either 30 or 40 affordable units.

For the purposes of presenting a conservative analysis, the future With-Action scenario assumes development that differs from the Applicant's Proposed Project. With the Proposed Actions, it is assumed the Project Site would be developed with a nine-story 148,260 gsf mixed use building measuring approximately 115 feet tall comprised of 14,680 gsf of ground floor commercial space and 112,723 gsf of residential space (132 dwelling units). As an MIH option has not been selected, the With-Action scenario assumes that all dwelling units would be affordable. The building's cellar (20,647 gsf) would contain 34 non-accessory parking spaces, bicycle parking, and storage/utility facilities. This building would maximize the height, bulk and FAR permissible in M1-2/R7D zoning districts. The future With-Action scenario also assumes that a second, seven-story 85,500 gsf mixed use building measuring approximately 70 feet tall comprised of 9,024 gsf of ground floor commercial space, 65,976 gsf of residential space (77 dwelling units of which would be all would be affordable pursuant to MIH), and 10,500 gsf of cellar space would be developed on Lot 41. The buildings currently occupying Lots 41, 49, 56, 58, and 60 would be demolished.

Absent the Proposed Actions, it is assumed that no development would occur on the Rezoning Area, and the uses described above would remain unchanged.

The analysis year for the Proposed Actions is 2020.

Willow Avenue Rezoning
CEQR No. 18DCP007X

An Environmental Assessment Statement is attached. Please contact William Pugliese of the Department of City Planning at (212) 720-3444 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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