DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

April 28, 2017

Hilary Semel
Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **1675 Westchester Avenue Rezoning**
CEQR No. 17DCP154X
ULURP Nos. Pending
Bronx, Community District 9
SEQRA Classification: Unlisted

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.

The Applicant, 1675 JV Associates, LLC, is seeking two discretionary actions in connection with a proposed development located at 1675 Westchester Avenue (Block 3780, Lot 1 "Projected Development Site 1") in the Soundview neighborhood of Bronx Community District 9: a zoning map amendment from R6 to R8A/C2-4 affecting the southern portion of Bronx Block 3780, Lots 1, 51 and part of Lot 50 (the "Proposed Rezoning Area"); and a zoning text amendment to Appendix F of the New York City Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Proposed Rezoning Area. The Proposed Rezoning Area affects an approximately 30,514 sf portion of Block 3780 (approximately 25,790 sf of Lot 1 approximately 4,724 sf of Lot 51, and approximately 14 sf of Lot 50), and is located on the north side of Westchester Avenue between Metcalf and Fteley Avenues. The proposed actions would facilitate a proposal by the Applicant to construct a 13-story, approximately 203,000 gross square foot (gsf) mixed-use building on Projected Development Site 1, containing 188,585 gsf of

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residential uses (220 dwelling units (DUs), proposed to be 100% affordable pursuant to MIH), 6,845 gsf of community facility space, and 7,570 gsf of local retail. As no parking would be required pursuant to New York City Zoning Resolution (ZR) Section 25-251 "Modification of Requirements for Income-Restricted Housing Units," none would be provided.

In addition to the proposed actions before the CPC, the Applicant is seeking discretionary financing for the proposed development from the City's Housing Development Corporation (HDC), and subsidies from both HDC and the NYC Department of Housing Preservation and Development (HPD).

The Applicant-controlled site (Projected Development Site 1) is currently occupied by a vacant one-story, approximately 12,275 gsf building at the southeastern corner of the development site, that formerly served as a health center (Use Group (UG) 4 community facility use), which closed in 2012. The remainder of the site contains a former surface parking lot accessible from a curb cut on Metcalf Avenue. Lot 51, which is part of the Proposed Rezoning Area but is not controlled by the Applicant, contains a single-story, approximately 3,525 gsf legally non-conforming commercial retail building at a built floor area ratio (FAR) of 0.72.

R6 districts are non-contextual, medium density residential districts that permit residential uses at an FAR range of 0.78 to 2.43 for Height Factor buildings, or up to 3.0 for Quality Housing buildings located on a wide street outside the Manhattan Core. Community facility uses are also permitted at an FAR of 4.8. The maximum building height permitted is governed by the sky exposure plane for Height Factor buildings; and up to 70 feet, with a base height of 40-60 feet for Quality Housing buildings fronting a wide street outside the Manhattan Core. Off-street parking is required for 70% of all DUs for a Height Factor building, and 50% of all DUs for a Quality Housing building.

R8A districts are high density contextual residential districts that permit residential uses at an FAR of 6.02, or 7.2 when mapped as a Mandatory Inclusionary Housing area. When mapped with a C2-4 commercial overlay, Use Groups 1 through 9 and 14 are permitted, with a maximum FAR of 2.0 for commercial uses and 6.5 for community facility uses. In R8A districts within an MIH area, a maximum building height of 145 feet is permitted for residential or mixed-use buildings containing affordable housing and a qualifying ground floor of at least 13 feet. Accessory off-street parking spaces must be provided for 50 percent of market-rate dwelling units. No parking spaces are required for income-restricted dwelling units (80% below Area Median Income (AMI)) for areas within the Transit Zone, per ZR Section 25-251.

For the purpose of presenting a conservative analysis, an Environmental Assessment Statement (EAS) prepared by the Applicant analyzes a Reasonable Worst Case Development Scenario (RWCDS) With-Action scenario that assumes the same building program described above (approximately 220 affordable DUs, approximately 7,570 gsf of local retail, and approximately 6,845 gsf of community facility space, assumed to be Use Group 4 medical office/ambulatory care), but with a building height of 145', on Projected Development Site 1 (Block 3780, Lot 1). Per ZR Section 77-22, "Special Provisions for Zoning Lots Divided by District Boundaries – Floor Area Ratio", for zoning lots that contain two different residence districts, the maximum FAR is determined by multiplying by the percentage of the zoning lot in either district by that district's maximum FAR. The sum of the products equals the adjusted maximum FAR applicable

to the entire zoning lot. As an approximately 3,082 sf portion of Lot 1 would continue to be zoned R6, which has a maximum 3.0 FAR for residential uses built pursuant to Quality Housing regulations along a wide street, the proposed FAR for Projected Development Site 1 represents the maximum adjusted FAR of 6.75. Additionally, the RWCDS With-Action scenario assumes that Block 3780, Lot 51 (Projected Development Site 2) would be developed with a mixed-use residential and commercial retail building, containing approximately 34 DUs (7 of which would be affordable, pursuant to MIH), and 3,831 gsf of local retail at the ground floor, at an FAR of 7.2. No parking would be required, pursuant to ZR Sections 25-251 and 25-242 "Waiver of requirements for small zoning lots in high bulk districts".

Absent the proposed actions, it is anticipated that development would occur within the Proposed Rezoning Area in accordance with the existing R6 zoning district. It is anticipated that Projected Development Site 1 would be developed with up to a 7-story, approximately 110,316 gsf, mixed-use residential and community facility building at an FAR of 3.50. The building would be constructed pursuant to the Quality Housing Program, and would contain approximately 95,277 gsf of residential uses (94 market-rate DUs), and approximately 15,039 gsf of Use Group 4 ambulatory care/medical office community facility space on the ground floor. Forty-seven accessory parking spaces would be provided, per the Quality Housing requirement that parking be provided for 50% of the market rate DUs. Projected Development Site 2 would be developed with a 7-story, approximately 15,930 gsf residential building at 3.0 FAR, containing 16 market-rate DUs, pursuant to Quality Housing regulations. The residential parking space requirement would be waived pursuant to ZR Section 25-211(c) "Accessory Off-Street Parking and Loading Regulations - Application of requirements to conversions and certain enlargements," as Lot 51 comprises less than 5,000 sf.

The analysis year for the proposed project is 2020.

An Environmental Assessment Statement is attached. Please contact Annabelle Meunier of the Department of City Planning at (212) 720-3426, if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
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