Sojourner Truth – Mapes Rezoning
Description of Proposal

1. Introduction

This application (the "Application") is submitted by 2136 Crotona Parkway Housing Development Fund Corp. (the "Applicant") for approval of a zoning map amendment and a zoning text amendment to facilitate an affordable housing re-development at property located on and Block 3119, Lots 37 and 44 (the "Sojourner Truth Redevelopment Site"); and Block 3111, Lots 49, 55, 59, 65 and 69 (the "Mapes Court Redevelopment Site") in the Crotona neighborhood of Bronx Community District 6 ("the Project Site"). The Applicant proposes a zoning map amendment to rezone Block 3119, Lots 37 and 44 (coterminous with the Sojourner Redevelopment Site) from R7-1 to R8; and Block 3111, Lots 55, 59, 65, 69, 71, 76, 79, 82, 85 and p/o Lot 49 (coterminous with the existing C1-4 boundary) from R7-1/C1-4 to R8/C2-4 (the "Rezoning Area"). A zoning text amendment is also proposed to establish a Mandatory Inclusionary Housing (MIH) Area at the Project Site and larger Rezoning Area. Together, the proposed actions are necessary to construct residential uses on the existing underutilized site, provide new affordable housing for the surrounding area.

2. Background

The Project Site includes Block 3111, Lots 49, 55, 59, 65 and 69; and Block 3119, Lots 37 and 44 in the Crotona neighborhood of Bronx Community District 6. The Rezoning Area includes Block 3119, Lots 37 and 44; and Block 3111, Lots 55, 59, 65, 69, 71, 76, 79, 82, 85 and p/o Lot 49 in the Crotona neighborhood of Bronx Community District 6.

There are no previous land use actions on the Project Site or Rezoning Area.

3. Description of Surrounding Area

The Project Site is located within the Crotona neighborhood in Bronx Community District 6 on Bronx Block 3111, that is bounded by East 182nd Street to the north, Southern Boulevard to the east, East 181st Street to the south, and Mapes Avenue to the west; and Bronx Block 3119, that is bounded by Hornaday Place to the north, Mohegan Avenue to the east, East 181st Street to the south, and Crotona Parkway to the west.

The Project Site and surrounding area are zoned R7-1. There are C1-4 commercial overlays mapped along East 182nd Street, East 180th Street and Southern Boulevard.

R7 districts are medium density residential districts. R7-1 districts permit a maximum residential FAR of 3.44 (beyond 100 feet of a wide street), 4.0 (within 100 feet of a wide street), or 5.01 for qualifying affordable or senior housing. On wide streets for standard residences, a base height between 40 and 75 feet is required, and a maximum building height of 85 feet is permitted. On wide streets for qualifying affordable or senior housing, a base height between 40 and 85 feet is required, and a maximum building height of 115 feet is permitted. On narrow streets for standard residences, a base height between 40 and 65 feet is required, and a maximum building height of 75 feet is permitted. On narrow street for qualifying affordable or senior housing, a base height between 40 and 85 feet is required, a maximum building height of 105 feet is permitted. Community facility uses are permitted at maximum FAR of 4.8.

R8 districts are a medium-density, residential district. R8 districts permit a maximum FAR of 6.02 for standard residences; up to 7.2 for qualifying affordable or senior housing; or up to 8.64 for qualifying affordable of senior housing outside of MIH areas on a wide street. A base height between 60 and 95 feet on a wide street (85 feet on a narrow street), or between 60 and

105 feet for qualifying affordable or senior housing, is required. A maximum height of 115 feet along a narrow street or 135 feet along a wide street; or up to 145 feet for qualifying affordable or senior housing, is permitted.

C1 and C2 commercial overlays are typically mapped in residential districts along streets that serve local retail needs. The maximum commercial FAR for C1 and C2 commercial overlays is 2.0 when mapped in R6 or higher zoning districts.

The area surrounding the Project Site is characterized by residential, open space, institutional, and retail uses.

The Project Site is occupied by two five-story residential buildings known as Mapes Court on Block 3111, Lots 65 and 49; a one-story commercial building on Block 3111, Lot 55; a vacant gas station on Block 3111, Lot 59; and vacant land on Block 3119, Lots 37 and 44. The area surrounding the Project Site is characterized predominantly by a mix of apartment buildings and row houses that range in heights from 2- to 6-stories and a few taller buildings that rise up to 30-stories. Commercial uses are concentrated along East 182nd Street, East 180th Street and Southern Boulevard in one- and two-story commercial buildings and in residential buildings with ground floor retail.

Institutional and community facility uses in the area include PS 057 Crescent, PS 067 Mohegan School, Kennedy Children's Center, PS 6X The West Farms School, MS 129 Academy for Independent Learning, PS 595 The Colibri Community School, PS 211 The Bilingual School, PS 51 Bronx STEM & Arts Academy, PS 032 The Belmont School, West Farms Library, several daycares, Phipps Neighborhoods Pre-K at Daly Ave, Phipps Neighborhood Center at 178th Street, West Farms Workforce 1, FDNY, St. Baranabas Hospital, and several churches

Nearby landmarks include the Old West Farms Soldiers Cemetery located at 2103 Bryant Avenue and The Baird Court, New York Zoological Park located within the Bronx Zoo.

Open spaces in the area include the Mohegan Triangle, Mapes Ballfield, Belmont Playground, Vidalia Park, Garden of Happiness Community Garden, Clinton Avenue Community Garden, and The Bronx Zoo.

The Project Site is served by several bus routes and subway lines. The Project Site is served by the 2 and 5 subway lines at West Farms Square East Tremont Avenue station. Nearby bus routes include the Bx9 and Bx19 along Southern Boulevard, the Bx36 along East 180th Street, the Bx17 along Crotona Avenue, and Bx40 and Bx42 along East Tremont Avenue. The Project Site is also served by the Metro North commuter line at the Tremont Station.

4. Description of the Proposed Development Site

The Project Site consists of Block 3119, Lots 37 and 44 (the Sojourner Truth Redevelopment Site); and Block 3111, Lots 49, 55, 59, 65, and 69 (the Mapes Court Redevelopment Site). The Project Site is located in the Crotona neighborhood of Bronx Community District 6. The Sojourner Truth redevelopment site is on a Block that is bounded by Hornaday Place to the north, Mohegan Avenue to east, East 181st Street to the south and Crotona Parkway to the west. The Mapes Court Redevelopment Site is on a block that is bounded by East 182nd Street to the north, Southern Boulevard to the east, East 181st Street to the south, and Mapes Avenue to the west. The Sojourner Truth Redevelopment Site has a lot area of approximately 20,482 square feet and the Mapes Court Redevelopment Site has a lot area of approximately 42,743 square feet.

The Sojourner Truth redevelopment site previously contained a 5-story, 66-unit supportive housing building, but the site is currently vacant.

The Mapes Court redevelopment site is zoned R7-1 with a C1-4 commercial overlay mapped along East 182nd Street and Southern Boulevard frontages and the Sojourner Truth Redevelopment site is zoned R7-1.

The Mapes Court redevelopment site currently contains two five-story apartment buildings with a total of 91 units on Lots 49, 65 and 69 (the existing Mapes Court buildings), a one-story commercial building on Lot 55 and a vacated gas station on Lot 59.

The Rezoning Area includes Block 3119, Lots 37 and 44; and Block 3111, Lots 55, 59, 65, 69, 71, 76, 79, 82, 85 and p/o Lot 49. The Lots not described in the redevelopment sites are all zoned R7-1 with a C1-4 commercial overlays and are described below.

Lot 71 has a lot area of approximately 10,800 square feet and is occupied by a five-story supportive housing building with approximately 37,100 Gross Square Feet (GSF), or 48 units.

Lot 76 has a lot area of approximately 9,872 square feet and is occupied by a one-story car wash containing approximately 4,020 GSF.

Lot 79 has a lot area of approximately 9,936 square feet and is occupied by a two-story church containing approximately 9,828 GSF.

Lot 82 has a lot area of approximately 3,969 square feet and is occupied by a one-story church containing approximately 3,948 GSF.

Lot 85 has a lot area of 3,110 square feet and is occupied by a surface parking lot used by the church on Lot 79.

5. Description of Proposed Development

The proposed development on the Project Site would include two new residential buildings containing a total of approximately 430,182 zoning square feet (ZSF) [455,454 gross square feet (GSF)]. The buildings will be built in two phases, the first phase building will be constructed on the Sojourner Truth Redevelopment Site (the "Sojourner Truth Building") and the second phase building will be constructed on the Mapes Court Redevelopment Site (the "Mapes Court Building").

The Sojourner Truth Building would range in heights from 8- to 16-stories and would contain a total of 153,036 ZSF of floor area (161,826 GSF) with a total of 159 affordable units and residential amenity space including a laundry room, a fitness room, a playroom, and a bike room. The ground floor would consist of nine maisonette affordable units. The majority of the units, 91 units, would be used to relocate the existing Mapes Court tenants. 150 units will have an AMI at or below 80% and the remaining nine units would be expected to be affordable at 110% of AMI. Residents would enter into the lobby located at the corner of Crotona Parkway and Hornaday Place.

The Mapes Court Building would range in heights from 6- to 14-stories and would contain a total of 277,146 ZSF (293,628 GSF) including approximately 260,588 ZSF of residential floor area and 15,206 ZSF of community facility floor area located on the ground floor along Southern boulevard and East 182nd Street. The residential component of the building would include approximately 298 units of affordable family housing and approximately 3,100 square feet of residential amenity space including two laundry rooms, a bike room, a fitness room, and a playroom. Residents of the building would enter into the lobby along East 182nd Street. The Mapes Court Building will have the following proposed affordability mix: 45 formerly homeless units; 89 units at 40% of AMI; 119 units at 60% of AMI, and 44 units at 80% of AMI.

6. Action Necessary to Facilitate the Project

The Applicant proposes a zoning map amendment to rezone Block 3119, Lots 37 and 44 (coterminous with the Sojourner Redevelopment Site) from R7-1 to R8; and Block 3111, Lots 55, 59, 65, 69, 71, 76, 79, 85, 89 and p/o Lot 49 (coterminous with the existing C1-4 boundary) from R7-1/C1-4 to R8/C2-4. A zoning text amendment is also proposed to establish a Mandatory Inclusionary Housing (MIH) Area at the Project Site and larger Rezoning Area. The proposed zoning district is appropriate as it would be mapped on underutilized sites that are appropriately sized and shaped to encourage development; located within a transit zone and front on wide streets resulting in sites where additional density is appropriate; the proposed redevelopments would be consistent with surrounding land uses and context, including a 30-story apartment complex to the south as well as other large apartment buildings with elevators and smaller multifamily walkup buildings of existing residential uses of similar heights; and the proposed Mapes Court Building would include community facility uses along wide streets to activate the streetscape. Approval of the proposed actions are intended to create new permanently affordable housing on underutilized lots in an area surrounded by residential uses.

A.) Zoning Map Amendment

to rezone Block 3119, Lots 37 and 44 (coterminous with the Sojourner Redevelopment Site) from R7-1 to R8; and Block 3111, Lots 55, 59, 65, 69, 71, 76, 79, 85, 89 and p/o Lot 49 (coterminous with the existing C1-4 boundary) from R7-1/C1-4 to R8/C2-4.

The proposed R8 and R8/C2-4 zoning, a medium-density residential contextual zoning district and local services commercial overlay, would facilitate the production of affordable housing, be consistent with the built character of the surrounding area, and activate the streetscape. The proposed residential and community facility uses would conform with the use regulations of the proposed R8 and R8/C2-4 districts.

B.) <u>Zoning Text Amendment</u>

The Applicant proposes zoning text amendments to the following sections of the Zoning Resolution:

- **Appendix F:** The Project Area would be added to the list and maps of Mandatory Inclusionary Housing Areas.

A minimum of 25% of the project's residential floor area would be affordable to low-income households earning up to 60% of AMI with a minimum of 10 % of the residential floor area being affordable to households at 40% of AMI, and therefore the requirements for the Mandatory Inclusionary Housing FAR bonus under Option 1 would be satisfied; or

A minimum of 30% of the project's residential floor area would be affordable to low-income households earning up to 80% of AMI, and therefore the requirements for the Mandatory Inclusionary Housing FAR bonus under Option 2 would be satisfied.

A minimum of 20% of the project's residential floor area would be affordable to low-income households earning up to 40% of AMI, and therefore the requirements for the Mandatory Inclusionary Housing FAR bonus under Option 3 would be satisfied.

The Applicant will also enter into a Restrictive Declaration to codify certain Project Components Related to the Environment (PCRE), which includes a financial contribution to the

NYC Department of Parks & Recreation to facilitate a redesign of Hornaday Community Garden in order to alleviate the effects of incremental shadows on portions of the garden.

In addition to the zoning actions described above, the project will also require funding actions on the part of the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC).

7. Conclusion

The proposed actions would advance the affordable housing production goals of the mayor's Housing our Neighbors: A Blueprint for Housing and Homelessness plan by facilitating the development of a two new residential buildings with approximately 457 affordable units for low- and moderate-income households.

The proposed project, with its residential and community facility uses, would be consistent with the land uses and context in the neighborhood, including a 30-story apartment complex to the south as well as other large apartment buildings with elevators and smaller multifamily walkup buildings of existing residential uses of similar heights. In addition to providing much-needed affordable housing, the proposed project would improve an underutilized land and would activate the streetscape.