ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Sideya Sherman, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

CITY ENVIRONMENTAL QUALITY REVIEW
NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re:	**Sojourner Truth - Mapes Rezoning**
CEQR No.	26DCP113X
ULURP No(s).	240206ZMX; N240207ZRX
SEQRA Classification:	Type I
Bronx Community District:	X06

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and 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 CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application. The applicant also seeks discretionary actions from the New York City Department of Housing Preservation and Development (HPD) and the New York City Housing Development Corporation (HDC). A coordinated review is being conducted with HPD and HDC acting as involved agencies.

Project Description: Phipps Houses/The 2136 Crotona Parkway Housing Development Fund (the "Applicant") is requesting a zoning map amendment to rezone Block 3111, a portion of Lot 49, and Lots 55, 59, 65, 69, 71, 76, 79, 82, and 85, and Block 3119, Lots 37 and 44 (the "Rezoning Area") from R7-1 and R7-1/C1-4 districts to R8 and R8/C2-4, consecutively, and a zoning text amendment to Appendix F of the Zoning Resolution to establish a Mandatory Inclusionary Housing (MIH) Area covering the entirety of the Rezoning Area and the remaining portion of Block 3111, Lot 49 (together, the "Affected Area") in the Crotona neighborhood of the Bronx, Community District 6 (the "Proposed Actions"). The portion of Block 3111, Lot 49 that is located outside of the Rezoning Area would be designated as an MIH Area, and would remain zoned as R7-1.

The Proposed Actions would facilitate a proposal by the applicant to develop two new 100% affordable buildings (the "Proposed Project"): a 14-story, 293,628 gross square foot (gsf), mixed-use building on Block 3111, Lots 49, 55, 59, 65, and 69 ("Projected Development Site 1"), with approximately 278,422 gsf of residential use, with approximately 298 dwelling units ("DUs"), and 15,206 gsf of community facility use; and a 16-story, 159,390 gsf residential building on Block 3119, Lots 37 and 44 ("Projected Development Site 2"), with approximately 185 DUs. In addition, one other projected development site, not under the control of the applicant was identified and analyzed in the EAS: A new seven-story, 72,000 gsf mixed-use building on Block 3111, Lot 76 ("Projected Development Site 3") containing approximately 62,000 gsf of residential use, providing approximately 62 DUs (13 to 19 of which would be affordable pursuant to MIH) and approximately 10,000 gsf of ground floor commercial use. As part of the Proposed Actions the Applicant

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will enter into a Restrictive Declaration (RD) to codify certain Project Component Related to the Environment (PCRE). The Build Year for the Proposed Action(s) is 2033.

An Environmental Assessment Statement is attached. Please contact Andrew Martini of the Department of City Planning at amartini@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director*

4/1/2026
Date

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