



CITY PLANNING COMMISSION

August 27, 2003/Calendar No. 13

C 030438 HAX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 884, 886, 888, & 890 Southern Boulevard, a part of Site 314 within the Longwood Urban Renewal Area (Block 2733, Lots 11-14), as an Urban Development Action Area;
 - b) an Urban Development Action Area Project for such area; and
- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate the construction of a community playground, Borough of The Bronx, Community District 2.

The application was filed by the Department of Housing Preservation and Development (HPD) on April 14, 2003.

Approval of three separate matters is required:

1. The designation of 884, 886, 888, & 890 Southern Boulevard (Block 2733, Lots 11, 12, 13 and 14), as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and
3. The disposition of such property to a developer selected by HPD.

Approval of this application would facilitate construction of an approximately 14,850 square feet community playground and sitting area adjacent to the proposed 105 residential units Tiffany Gardens Apartments. The proposed project is tentatively known as Tiffany Gardens Playground.

The Department of Housing Preservation and Development states in its application that:

The Project Area consists of underutilized vacant lots which tend to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Project Area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

RELATED ACTIONS

In addition to the Urban Development Action Area Project (UDAAP) designation which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following which is being considered concurrently with this application:

C 030437 HAX UDAAP Designation, project approval and disposition to facilitate construction of 105 units of housing.

BACKGROUND

Tentatively known as the Tiffany Gardens Playground, this proposed approximately 14,850 square feet community playground and sitting area is located on part of Site 314 within the Longwood Urban Renewal Area (URA). The remaining portion of Site 314 is proposed for construction of a seven-story residential building containing 105 dwelling units. The proposed project site is located in an R7-1 zoning district on a block bounded by Southern Boulevard, Tiffany Street, Bruckner Boulevard and Barretto Street (Block 2733, Lots 11, 12, 13 and 14). The community playground would be developed with landscaped sitting areas and a full basketball court that would be accessible by all community residents. The project area will be disposed to a sponsor to be

determined by HPD.

A more detailed description of the site, surrounding area and proposed project is included in the report on the related action for the designation of 866, 870, 874, 876, 878, 880, & 882 Southern Boulevard and 903 & 907 Bruckner Boulevard (Block 2733, Lots 1, 3, 4, 6-10, 30 and 32) as an Urban Development Action Area, an Urban Development Action Area Project for such property and the disposition of such property to a developer selected by HPD (C 030437 HAX).

ENVIRONMENTAL REVIEW

This application (C 030438 HAX), in conjunction with the application for the related action (C 030437 HAX), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Housing Preservation and Development.

This application was determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 030438 HAX), in conjunction with the application for the related action (C

030437 HAX), was certified as complete by the Department of City Planning on May 5, 2003, and was duly referred to Community Board 2 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 2 held a public hearing on this application on May 28, 2003, and on that date, by a vote of 22 to 4 with 2 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on July 1, 2003.

City Planning Commission Public Hearing

On July 2, 2003 (Calendar No. 2), the City Planning Commission scheduled July 23, 2003, for a public hearing on this application (C 030438 HAX). The hearing was duly held on July 23, 2003 (Calendar No. 19). There were no speakers at the public hearing and the hearing was closed.

CONSIDERATION

The Commission believes that the application for the UDAAP area designation and project approval and disposition of city-owned property is appropriate.

This application would facilitate the construction of an approximately 14,850 square feet community

playground and sitting area adjacent to the proposed 105 residential units Tiffany Gardens Apartments. The community playground would be developed with landscaped sitting areas and a full basketball court that would be accessible by all community residents. The project would facilitate the development of four underutilized vacant city-owned parcels, located at 884, 886, 888, & 890 Southern Boulevard (Block 2733, Lots 11, 12, 13 and 14), that have had a blighting influence on this area for a number of years.

The project site is located in an R7-1 zoning district. The Commission notes that this project is consistent with the Longwood Urban Renewal Plan (part of Site 314) to develop new housing and open space on the subject site.

The Commission believes that the proposed project offers an opportunity to address the need for parks and open space in the community. The Commission, therefore, believes that the proposed project is appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the proposed disposition of city-owned property generally located on a block bounded by Southern Boulevard, Tiffany Street, Bruckner Boulevard and Barretto Street, part of Site 314 within the Longwood Urban Renewal Area 884, 886, 888, & 890 Southern Boulevard (Block 2733, Lots 11, 12, 13 and 14), conforms to the objectives and provisions of the Longwood Urban Renewal Plan, adopted by the Board of Estimate on February 23, 1989 (C 880994 HUX) Cal. No. 24A.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 884, 886, 888, & 890 Southern Boulevard (Block 2733, Lots 11, 12, 13 and 14), located in Community District 2, Borough of The Bronx, as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, be it further **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of property located at 884, 886, 888, & 890 Southern Boulevard, a part of Site 314 within the Longwood Urban Renewal Area (Block 2733, Lots 11-14), as an Urban Development Action Area;;
- b) an Urban Development Action Area Project for such area; and

the City Planning Commission recommends that the City Council find that:

- a. The present status of the area tends to impair or arrest the sound development of the municipality;
- b. The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c. The project is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act;

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of

the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 884, 886, 888, & 890 Southern Boulevard (Block 2733, Lots 11, 12, 13 and 14) Community District 2, Borough of The Bronx, to a sponsor to be selected by the Department of Housing Preservation is approved.

The above resolution (C 030438 HAX), duly adopted by the City Planning Commission on August 27, 2003 (Calendar No. 13), is filed with the Office of the Speaker, City Council, and The Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

KENNETH J. KNUCKLES, Esq., Vice Chair
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