

CITY COUNCIL
LAND USE DIVISION

2016 NOV 29 P 12:09



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRMAN

NYC COUNCIL

2016 NOV 29 A 11:39

SPEAKER'S OFFICE

November 28, 2016

City Council
City Hall
New York, NY 10007

Re: Lambert Houses Redevelopment
Application No. N 160289 ZRX (LU 485)
Related Applications Nos. C 160285 ZMX (LU 482), C 160286 HAX (LU 483)
N 160288 ZRX (LU 484), C 160290 ZSX (LU 486), C 160218 MMX (LU 487),
and C 160307 ZSX (LU 488)
Borough of The Bronx

Honorable Members of the Council:

The City Planning Commission (the "Commission") has received the attached correspondence, dated November 22, 2016, from the City Council regarding the proposed modification to the above-referenced application submitted by the Department of Housing Preservation and Development and Phipps Houses for a text amendment mapping Mandatory Inclusionary Housing within Community Board 6 in the Bronx.

In accordance with Section 197-d(d) of the New York City Charter, the Commission, on November 28, 2016, has determined that the City Council's proposed modification raises no land use or environmental issues requiring further review.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carl Weisbrod".

Carl Weisbrod

c: C. Samol
A. Laremont

D. DeCerbo
J. Harris

O. Oliver-Didier
J. Mangin

Carl Weisbrod, Chairman
City Planning Commission
22 Reade Street – 2N, New York, N.Y. 10007-1216
(212) 720-3200 FAX (212) 720-3219
www.nyc.gov/planning



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

BRONX OFFICE

Carl Weisbrod, *Director*
Department of City Planning

To: City Planning Commissioners
From: Oscar Oliver-Didier, Bronx Office
Date: November 28, 2016

RE: Lambert Houses Redevelopment (N 160289 ZRX, C 160285 ZMX, C 160286 HAX, N 160288 ZRX, C 160290 ZSX, C 160218 MMX, and C 160307 ZSX)

The New York City Council has proposed the following modification to the above referenced application submitted by the Department of Housing Preservation and Development (HPD) and Phipps Houses pursuant to Section 201 of the New York City Charter modifying the Appendix F (Inclusionary Housing Designated Areas) to add a Mandatory Inclusionary Housing Area within Community District 6 in The Bronx.

Please note that CEQR materials related to the proposed New York City Council modification will also be provided, under separate cover.

The City Council Modifications are attached.



Department of
Housing Preservation
& Development
nyc.gov/hpd

VICKI BEEN
Commissioner
MOLLY PARK
Deputy Commissioner
JOHN GEARRITY
Associate Commissioner

Office of Development
Building and Land Development
Services
100 Gold Street
New York, N.Y. 10038

MEMORANDUM

TO: City Planning Commission; CEQR Project File (16HPD001X)

FROM: Aaron Werner, Director of Environmental Planning - HPD

DATE: November 25, 2016

RE: **Lambert Houses Redevelopment - Council Modification**
CEQR No. 16HPD001X
ULURP No. N 160289 ZRX
Related Application Nos. C 160285 ZMX; C 160286 HAX; N 160288 ZRX;
C 160290 ZSX; C 160218 MMX; C 160307 ZSX

The Lambert Houses Redevelopment proposal is the subject of a Uniform Land Use Review Procedure (ULURP) application currently under consideration by the New York City Council. On September 9, 2016, the Department of Housing Preservation & Development (HPD), as CEQR lead agency, issued a Notice of Completion / Notice of Availability of a Final Environmental Impact Statement (FEIS) for the Proposed Actions, which include zoning map amendments, the modification of a previously-approved Large Scale Residential District (LSRD), special permits, the disposition of City-owned property, Urban Development Action Area Project (UDAAP) designation and approval, zoning authorizations, and zoning text amendments. The Proposed Actions would allow the applicant, Phipps Houses, to undertake the phased demolition and redevelopment of Lambert Houses, an existing residential and commercial development occupying approximately 12 acres in the West Farms neighborhood of the Bronx. The redevelopment would result in approximately 1,665 new units of affordable housing (an increment of approximately 934 units of affordable housing when compared to the no-action condition), approximately 61,100 square feet (sf) of retail space (an increment of 21,610 sf over the no-action condition), and an option for an elementary school of up to approximately 86,608 sf.

On November 22, 2016 the Land Use Committee of the City Council, by a vote of 17-0-0, requested a modification to the zoning text amendment action to ZR Appendix F to designate the Development Site as a Mandatory Inclusionary Housing (MIH) Area (ULURP No. N 160289 ZRX). The requested modification would apply the Deep Affordability Option to the already proposed MIH Option 1. MIH Option 1 requires 25% of housing to be affordable at an average of 60% of AMI, with 10% required at 40% of AMI. Adding the Deep Affordability Option to MIH Option 1 requires 20% of housing to be affordable at an average of 40% of AMI.

The FEIS has conservatively assumed that all 1,665 new units would be subject to future HPD financing and 100% affordable in terms of CEQR analysis methodology. Furthermore, the FEIS assumed all units would be subject to a request by Phipps for the reassignment of existing Project-Based Section 8 rental assistance contracts through the U.S. Department of Housing and Urban Development. Therefore, HPD has considered the City Council modification described above and has concluded that this modification would not change the findings of the FEIS with respect to any of the categories of environmental analysis considered, nor would it result in any significant adverse environmental impacts not previously identified and addressed in the FEIS.



**THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
NEW YORK NEW YORK 10007**

**RAJU MANN
DIRECTOR**

**TEL.: 212-788-7335
RMann@council.nyc.gov**

November 22, 2016

BY HAND

Honorable Carl Weisbrod, Chairman
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

**RE: Lambert Houses Redevelopment
Application No.: N 160289 ZRX (LU 485)
Related Applications Nos.: C 160285 ZMX (LU 482), C 160286 HAX (LU 483)
N 160288 ZRX (LU 484), C 160290 ZSX (LU 486), C 160218 MMX (LU 487),
and C 160307 ZSX (LU 488)**

Dear Chairman Weisbrod:

On November 22, 2016, the Land Use Committee of the City Council, by a vote of 17-0-0 for N 160285 ZRX, recommended modifications of the City Planning Commission's decision in the above-referenced matter.

Pursuant to Section 197-d(d) of the City Charter and Section 11.70 of the Rules of the Council, I hereby file the proposed modifications with the Commission:

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution
Matter in ~~double-strikeout~~ is deleted by the City Council;
Matter in double-underline is added by the City Council

* * *

Honorable Carl Weisbrod

Application No.: N 160289 ZRX (LU 485)

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November 22, 2016

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APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

THE BRONX

* * *

The Bronx Community District 6

In the R7-1, R7A, R7D, R7X, R8, R8A and R8X Districts within the areas shown on the following Maps 1, 2, 3, 4, and 5 and 6:

* * *

Map 6 – [date of adoption]

[PROPOSED MAP]

Honorable Carl Weisbrod

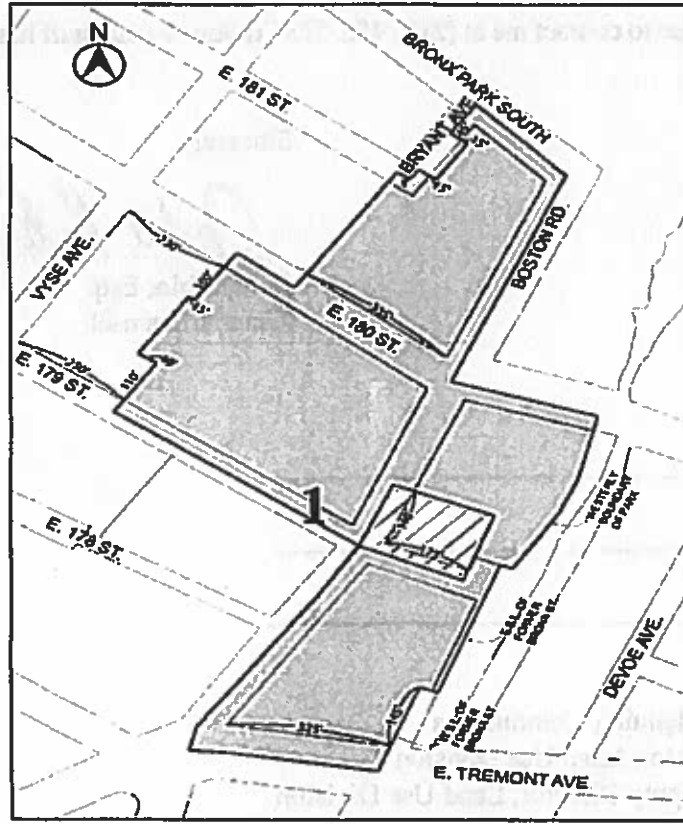
Application No.: N 160289 ZRX (LU 485)

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Mandatory Inclusionary Housing area see Section 23-154(d)(3)

Area 1 [date of adoption] — MIH Program Option 1 and the Deep Affordability Option



Excluded area

Portion of Community District 6, The Bronx

* * *

Honorable Carl Weisbrod

Application No.: N 160289 ZRX (LU 485)

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November 22, 2016

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Please feel free to contact me at (212) 482-5185 if you or your staff has any questions in this regard.

Sincerely,



.....
Julio Lubin, Esq.
General Counsel

JL:mg

RECEIVED BY: _____

DATE: _____

TIME: _____

- c: Members, City Planning Commission
- Raju Mann, Director, Land Use Division
- Amy Levitan, Deputy Director, Land Use Division
- Anita Laremont, Esq., DCP
- Danielle J. DeCerbo, DCP
- File