

October 5, 2015

**PUBLIC NOTICE OF A SCOPING MEETING
(La Central - CEQR No. 15HPD041X)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the City of New York - Department of Housing Preservation & Development (HPD) as CEQR lead agency, has determined that a targeted Draft Environmental Impact Statement (DEIS) is to be prepared for the La Central project (CEQR No. 15HPD041X). The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a targeted Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b), Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Wednesday, November 4, 2015 at 4:00 PM at the offices of SoBRO, 555 Bergen Avenue, Bronx NY 10455. Written comments will be accepted by the lead agency until the close of business on November 16, 2015.

The proposal involves an application by HPD, on behalf of the project sponsor, La Central Manager LLC, for approval of several discretionary actions (collectively, the “Proposed Actions”) including the disposition of City-owned property and designation/approval of an Urban Development Action Area Project (UDAAP), a zoning map amendment, and special permits to establish a Large-Scale General Development (LSGD). In addition, HPD may provide construction financing for the proposed mixed-use developments facilitated by the Proposed Actions. The Proposed Actions would facilitate the development of five new buildings containing affordable and supportive housing, local retail and other commercial space, community facility space, public and private open space, and parking on an underutilized 4.3 acre site (the “Project Area”) in the Melrose neighborhood of the Bronx, Community District 1.

The Project Area is comprised of an assemblage of six City-owned properties collectively referred to as Parcels A, B, and C. The Proposed Actions would further the trend of residential redevelopment in the South Bronx and enliven currently underutilized City-owned sites. Parcel A consists of four lots (Block 2361, Lots 1, 25, and 26, and 50) with frontage on East 152nd Street (demapped in 1975 but currently open to traffic through the Project Area), East 153rd Street, Bergen Avenue, Brook Avenue, and Westchester Avenue. Parcel A has a total area of approximately 128,808 square feet (sf) and is currently vacant with the exception of the demapped portion of East 152nd Street which extends between Bergen and Brook avenues. Parcel B (Block 2294, Lot 32) is at the southernmost extent of the Project Area, located to the south of Parcel A and is generally bounded by Westchester Avenue to the north, Bergen Avenue to the west, and the elevated IRT #2 and #5 subway tracks to the south. Parcel B has a total area of approximately 50,551 sf and is currently occupied with a parking lot and a vacant two-story building (483 Westchester Avenue). Parcel C (Block 2363, Lot 1) is at the northernmost extent



of the Project Area and has frontage on East 153rd Street, Bergen Avenue, and Brook Avenue. Parcel C has a total area of approximately 7,134 sf and is currently vacant.

The Proposed Actions would facilitate the redevelopment of the above-referenced properties with an approximately 1.1 million gross-square-foot (gsf) mixed-use development encompassing five separate buildings ranging from 9 stories to 25 stories in height (referred to as Buildings A through E). Building A would be located on Parcel B along Bergen and Westchester Avenues. Buildings B, C, D, and E would be located on Parcel A bounded by Bergen Avenue, Brook Avenue, Westchester Avenue, and East 153rd Street.

Overall, the Proposed Actions would result in the development of approximately 832 units of affordable housing, approximately 160 units of supportive housing, approximately 46,800 gsf of local retail and commercial space, an approximately 50,500 gsf YMCA facility, and approximately 32,700 gsf of other community facility space (collectively, the “Proposed Project”). The Proposed Project would also include an approximately 262-space accessory underground parking garage (beneath Building B), a total of approximately 32,481 gsf of public courtyard open space (Parcel A), approximately 8,521 gsf of private courtyard open space (Parcel A), an approximately 7,134 sf public skate park (Parcel C), an approximately 7,625 sf public rooftop farm (Parcel A), and approximately 43,385 gsf of private rooftop open space (all five buildings).

The Proposed Project has a build year of 2020 and would be constructed in two phases. Absent the Proposed Actions, existing conditions in the Project Area would remain. In addition to the actions described above, the project sponsors may seek construction financing for one or more of the proposed buildings from HPD, the New York City Housing Development Corporation (HDC), the New York State Housing Finance Agency (HFA), the New York State Homeless Housing Assistance Program (HHAP), and New York State Homes and Community Renewal (HCR). Financing through HPD may include federal sources of funding provided by the U.S. Department of Housing and Urban Development (HUD).

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from HPD’s Division of Building and Land Development Services – Environmental Planning Unit, 100 Gold Street, New York, New York 10038, Patrick Blanchfield, Executive Director (212) 863-5056; or from the Mayor’s Office of Sustainability, 100 Gold Street, 2nd Floor, New York, New York 10038, Nilda Mesa, Director. The Draft Scope of Work and scoping protocol will also be made available for download at HPD’s environmental review webpage: <http://www1.nyc.gov/site/hpd/developers/environmental-review.page>

Public comments are requested with respect to issues to be addressed in the targeted DEIS.

