



March 6, 2024/ Calendar No. 6

C 240099 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 907 East 175th Street (Block 2958, Lot 120), 1900 Marmion Avenue (Block 2960, Lot 21) and 706 Fairmount Place (Block 2950, Lot 18) as an Urban Development Action Area; and
 - 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 to be selected by HPD;

to facilitate the development of three buildings containing an approximate total of 63 residential units, Borough of the Bronx, Community District 6.

Approval of three separate matters is required:

1. The designation of property located at 907 East 175th Street (Block 2958, Lot 120), 1900 Marmion Avenue (Block 2960, Lot 21), and 706 Fairmount Place (Block 2950, Lot 18) as an Urban Development Action Area (UDAA); and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property to a developer to be selected by HPD.

This application for UDAAP designation, project approval, and disposition of City-owned property (C 240099 HAX) was filed by New York City Department of Housing Preservation and Development (HPD) on October 2, 2023. Approval of this application would facilitate the development of three new residential buildings with an approximate total of 63 affordable dwelling units (and one super's unit) in in the East Tremont Neighborhood of the Bronx, Community District 6

HPD states in its application that:

“The Project Area consists of underutilized, vacant property which tends 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 Development is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.”

BACKGROUND

HPD is seeking an Urban Development Action Area Project (UDAAP) designation, project approval, and disposition of City-owned property for three clustered non-contiguous vacant sites, Development Sites 1, 2, and 3, located at 907 East 175th Street (Block 2958, Lot 120), 1900 Marmion Avenue (Block 2960, Lot 21), and 706 Fairmount Place (Block 2950, Lot 18), respectively, to facilitate the development of three residential buildings. The proposed developments would produce approximately 63 affordable rental units and one super’s unit (totaling approximately 53,515 square feet of residential floor area) in the East Tremont Neighborhood of Bronx, Community District 6. Of these 63 affordable dwelling units, approximately 16 will be set aside as Affordable Independent Residences for Seniors (AIRS). Additionally, 10% of the total number of residences will be reserved for the formally homeless families and singles. All three sites are located within a Transit Zone and will be exclusively comprised of income restricted units therefore no off-street parking is required, and none will be provided at any of the three locations. The project area comprises three vacant, City-owned lots, Development Site 1, Development Site 2, and Development Site 3.

On December 12, 2014, HPD issued a Request for Qualifications (“RFQ”), which invited applicants to submit development qualifications for the design and construction of high-quality, new construction affordable housing development projects on underutilized public sites. The goal of the RFQ was to promote neighborhood revitalization across the city through infill

developments that would expand opportunities for affordable homeownership and create small multifamily affordable rental buildings. The initiative served the goal of fostering diverse, thriving neighborhoods, and building new affordable housing for all New Yorkers. The East Tremont Cluster project helps advance this goal by creating three new affordable multi-family rental buildings on currently vacant sites in the Bronx.

The land uses in the surrounding neighborhood are mostly residential, with pockets of commercial, public facilities and institutions, and a few vacant lots around Development Site 3. Residential uses generally comprise one- and two-family buildings, multi-family walk-up buildings ranging from three to six stories, multi-family elevator buildings, and some mixed-use residential and commercial buildings with ground-floor retail along East Tremont Avenue, a commercial corridor several blocks north of the Project Area. The residential land uses around Development Site 1, are primarily 1&2 family buildings and multifamily walkup buildings, while residential land uses around Development Sites 2 and 3 are mostly multi-family walkup and elevator buildings.

There is a commercial corridor located along East Tremont Avenue (few blocks north of the project area), that features mixed use commercial development with ground floor retail. There is also a cluster of mixed-use commercial/residential and commercial/office buildings to the west of Development Site 1: along East 175th Street, Southern Boulevard, and Crotona Parkway. Along these thoroughfares, commercial uses are typically comprised of local restaurant and retail establishments located on the ground floors of low- and mid-rise buildings.

The surrounding area also contains several publicly accessible open spaces, including two large parks: Walter Gladwin Park two blocks west of Development Site 3, and Crotona Park three blocks south of site 2 and 3. Both large parks contain ballfields, playgrounds, and other passive and active green spaces. Hylan Park is located at the northwest corner of Crotona Park, across the street from Site 1. Prospect Playground, Fairmount Playground and Admiral Farragut Playground are located within two blocks of Development Site 3. There is another cluster of public open spaces four blocks north of Prospect Playground, including the Clinton Avenue

Community Garden, and Mapes Pool and Ballfield. Site 2 also has a community garden across the street to the west.

There are multiple schools and other social organizations in the project area. P.S. 44 and 211 and IS X318 are located west of the Project Area (on Prospect Avenue) close to Site 3, and M.S. 129 Academy for Independent Learning and Leadership is located north of the Project Area. Other noteworthy places of interest include: A Head Start Education center on Crotona Park North (The Nora Feury Child Development Center of MMCC) and Volunteers of America (a human services organization on East 175th Street)- both located southwest of the Project sites. Within the surrounding area, we also find a public health organization (called Iris House) (on East 175th Street), and a supportive housing organization (Unique People Services), located two blocks east of Development Site 3 (on Fairmount Place). There is also a Social Security Administration office directly adjacent to Development Site 1.

The area is well-served by public transit and roadways and is within a Transit Zone. Public transportation that services the area includes the BX40 and BX42 bus lines which run east-west along East Tremont Avenue and East 180th Street. There is also the BX19 bus line that runs along Southern Boulevard, just east of the project area. The 2 and 5 subway lines pass through the southeast corner of the surrounding area, with the 174th Street station and the West Farms Square East Tremont Ave Stations close by. Lastly, The Cross Bronx Expressway, which provides highway access throughout the Bronx, transects the Project Area. Development Site 1 is one block south of the expressway, and Development Sites 2 and 3 are one block north.

Development Site 1

Development Site 1, located at 907 East 175th Street (Block 2958, Lot 120), is a 5,009 square foot lot located on the north side of East 175th Street (a narrow street) between Trafalgar Place on the west and Southern Boulevard to the east. The irregularly shaped midblock lot contains 60 feet of frontage on East 175th Street and a lot depth of approximately 100 feet.

Development Site 1 is located within an R7-1/C1-4 zoning district. R7-1 districts are medium-

density residential zoning districts that permit a wide range of uses. The permitted floor area ratio in R7-1 districts ranges from 0.87 to 3.44, or 4.0 with Quality Housing regulations on a wide street. Within R7-1 districts, height and setback regulations are governed either by height and setback regulations, or up to 4.0 using the optional Quality Housing regulations. Under standard height and setback regulations, buildings cannot penetrate a sky exposure plane that begins at a height of 60 feet above the street line. Under Quality Housing regulations, a building must rise to a minimum base height of 40 feet, with a maximum base height of 75 feet on a wide street, or 65 feet on a narrow street, above which a setback is required. The maximum building height is 75 feet on a narrow street and 80 feet on a wide street (85 feet with a Qualifying Ground Floor). C1-4 commercial overlay allows a range of commercial uses that serve local retail and service needs, such as grocery stores and hair salons. When located within R7-1 zoning district, C1-4 districts allow a commercial FAR of up to 2.0 and require one parking space for every 1,000 square feet of commercial space.

Development Site 1 would be developed pursuant to the existing R7-1 zoning regulations with a new nine-story elevator building containing approximately 33 units of affordable housing, made up of studios, one-, and two-bedroom units. This building will provide approximately 24,614 zoning square feet of residential floor area. The building will rise to a base height of approximately 67 feet and will setback to a proposed maximum building height of approximately 87.5 feet.

The Applicants intend to dedicate nine of the 33 affordable dwelling units to Affordable Independent Residences for Seniors. The proposed development includes 16 studios (approximating 400 net square feet), 8 one-bedroom units (approximating 550 net square feet), and 9 two-bedroom units (approximating 700 net square feet).

The proposed development would include a rear yard, an eighth-floor terrace, a community room in the cellar, for a total of approximately 2,911 square feet of recreation space for residents. Development site 1 will include an onsite laundry room and a two-bedroom supers

dwelling unit.

Development Site 2

Development Site 2, located at 1900 Marmion Avenue (Block 2960, Lot 21), is a 2,419 square foot, rectangular corner lot, located on the northeast corner of the intersection of Fairmount Place and Marmion Avenue, with approximately 25 feet of frontage on Marmion Avenue and 97 feet of frontage on Fairmount Place. The site is currently zoned R7-1.

Development Site 2 would be developed pursuant to R7-1 zoning and improved with a six-story building containing approximately 10 affordable rental units, comprised of one one-bedroom unit and nine two-bedroom units. Two of the affordable units will be set aside for AIRS. This building will provide approximately 10,510 zoning square feet of residential floor area. The proposed development would rise to a base and building height of approximately 59 feet. The site would provide approximately 1,399 square feet of recreation space, including a roof top terrace and a community room located on the 5th story.

Development Site 3

Development Site 3, located at 706 Fairmount Place (Block 2950, Lot 18) is a 3,645 square foot rectangular corner lot located on the southeast corner at the intersection of Crotona Avenue and Fairmount Place with approximately 41 feet of frontage on Crotona Avenue and 90 feet of frontage on Fairmount Place. The lot is currently zoned R7-1.

Development Site 3 would be developed pursuant to R7-1 zoning and improved with a new six-story building containing approximately 21 units of affordable housing, with approximately 17,204 zoning square feet of residential floor area (22,033 gross square feet). The proposed development would contain approximately four studios, seven one-bedroom units, and ten two-bedroom units. Five of these affordable units will be set aside for AIRS. The building will rise to a base height of approximately 49 feet and a proposed building height of approximately 60 feet. The proposed

development will include a rear yard, a rooftop terrace, on-site laundry, and a community room on the fifth floor, for a total of approximately 1,034 square feet of recreation space for residents.

ENVIRONMENTAL REVIEW

This application (C 240099 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 is HPD. The designated CEQR number is 22HPD025X.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on October 13, 2023.

UNIFORM LAND USE REVIEW

This application (C 240099 HAX) was certified as complete by the Department of City Planning on November 27, 2023, and was duly referred to Bronx Community Board 6 and the Bronx Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2- 02(b).

Community Board Public Hearing

On January 10, 2024, Bronx Community Board 6 held a public hearing on this application (C 240099 HAX) and on that date, by a vote of 24 in favor, none opposed, and none abstaining, adopted a resolution recommending approval of the application with conditions. The community board issued the approval with the stipulation that “HPD and property developers creating affordable homeownership models for future rezonings in Community District 6. From 2010-2020, Bronx Community Board 6 increased its housing supply by 3,350 units, a 12.1% increase. In that same time frame, NYC’s population increased by 7.7%. Bronx Community Board 6 has been happy to provide more than its fair share of new units for NYC residents and is asking that developers consider new ownership models for rezonings in our District. Board 6 is looking to

use homeownership as a wealth-building tool in one of the lowest income districts in NYC.”

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (C 240099 HAX) on February 6, 2024, and on February 12, 2024, issued a recommendation to approve the application with conditions. The Borough President expressed concerns over the unit sizes, particularly the large number of 400- sq. ft. studios. The Borough President advocated to replace some of the studios with 2-bedroom units that would better support families.

City Planning Commission Public Hearing

On February 7, 2024 (Calendar No. 1), the City Planning Commission scheduled February 21, 2024, for a public hearing on this application (C 240099 HAX). The hearing was duly held on February 21, 2024 (Calendar No. 11). The members from the applicant team spoke in favor of the application, and there were no speakers in opposition.

A representative from HPD provided an overview of the RFQ process issued in 2014, which aimed to promote neighborhood revitalization across the city through infill developments that would expand opportunities for affordable homeownership and create small multifamily affordable rental buildings. The Briarwood Organization and Fulcrum Properties were selected by HPD through this initiative to develop the East Tremont Cluster project. The architect provided an overview of each development site including building design and the proposed features and amenities for at each. A member of the development team discussed the proposed affordability levels and unit mix. The representative from HPD stated that these three new buildings will not only create desperately needed affordable rental units in this area of the Bronx, but HPD is also committed to making sure that these new developments support intergenerational living, by mixing senior and non-senior units in each of the three buildings. HPD also testified that they have done their best to ensure that each building contains a good mix of unit sizes, including studios, 1-bedroom, and 2-bedroom units, as well as family-sized units. In response to the Community Board concerns, HPD testified that they are committed to bringing affordable homeownership

opportunities to Community District 6 in the future.

In response to the Commissioner's questions related to the construction timeline, a representative from HPD testified that they intend to construct all three sites at once, rather than phasing the developments. The developers will apply for Low Income Housing Tax Credits as soon as they receive certification from ULURP, which will likely take place in 2025, and construction will likely start in the Fall of 2025. In response to the Commissioners' questions about the energy efficiency provisions, HPD stated that they are exploring ways to incorporate energy efficiency into their buildings. Specifically, they intend all three buildings to be 100% electric, outfitted with electric heat pumps for heating and cooling the units, and an electric heat pump for the central hot water system to generate hot water efficiently and cost-effectively. Solar panels will be utilized to offset the electric load. HPD also agreed to investigate opportunities for incorporating battery storage into the development plans.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application (C 240099 HAX) for UDAAP designation, project approval, and disposition of city-owned property, is appropriate.

This application would facilitate the development of three new buildings containing an approximate total of 63 affordable rental units. The developments will activate long-vacant city owned lots with residential development, enhancing the streetscape and pedestrian experience in these areas. The Commission recognizes the thoughtful design of the proposed developments, including providing abundant natural lighting and community space for residents.

The Commission welcomes the provision of much-needed affordable housing in the East Tremont neighborhood. The proposed dwelling units will include a mix of studios, one and two-bedroom units between 30%-70% AMI including 16 affordable units reserved for seniors. The

Commission commends the intergenerational nature of this development and encourages HPD to consider funding more projects like this in the future.

The Commission recognizes the Community Board's request for homeownership opportunities in the future and encourages HPD to explore that possibility where feasible within the district. The Commission also recognizes the Bronx Borough President's concern related to units to support Bronx families and encourages HPD to continue to consider a healthy mix of unit types to support the Borough's growth.

The proximity of the three development sites to local retail, community facilities and schools, public open space and access to mass transit makes these sites well-suited for transit-oriented development and provides ideal locations for affordable housing. The Commission, therefore, believes that this application (C 240099 HAX) for UDAAP designation, project approval, and disposition of City-owned property, is appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant adverse impact on the environment, and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of properties located at 907 East 175th Street (Block 2958, Lot 120), 1900 Marmion Avenue (Block 2960, Lot 21), and 706 Fairmount Place (Block 2950, Lot 18) as an Urban Development Action Area;

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 907 East 175th Street (Block 2958, Lot 120), 1900 Marmion Avenue (Block 2960, Lot 21) and 706 Fairmount Place (Block 2950, Lot 18) as an Urban Development Action Area; and
- b. an Urban Development Action Area Project for such area; and

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 of this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 907 East 175th Street (Block 2958, Lot 120), 1900 Marmion Avenue (Block 2960, Lot 21), and 706 Fairmount Place (Block 2950, Lot 18) in Community District 6, Borough of the Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 240099 HAX), duly adopted by the City Planning Commission on March 6, 2024 (Calendar No. 6), 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.

DANIEL R. GARODNICK, Esq., *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
GAIL BENJAMIN, ALFRED C. CERULLO, III, ANTHONY CROWELL, Esq.,
JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,
RASMIA KIRMANI-FRYE, ORLANDO MARÍN, JUAN CAMILO OSORIO,
RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: East Tremont Cluster NCP			
Applicant:	HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact:	Adam Beckerman
Application #	240099HAX	Borough:	
CEQR Number:	TBD	Validated Community Districts:	X06

Docket Description:

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 907 East 175th Street (Block 2958, Lot 120), 1900 Marmion Avenue (Block 2960, Lot 21) and 706 Fairmount Place (Block 2950, Lot 18) as an Urban Development Action Area; and
 - 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 to be selected by HPD;

to facilitate the development of three buildings containing an approximate total of 63 residential units, Borough of the Bronx, Community District 6.

Please use the above application number on all correspondence concerning this application

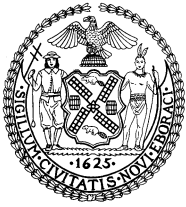
RECOMMENDATION: Conditional Favorable			
# In Favor: 24	# Against: 0	# Abstaining: 0	Total members appointed to the board: 24
Date of Vote: 1/10/2024 12:00 AM		Vote Location: 1870 Crotona Avenue	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 1/10/2024 6:30 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	1870 Crotona Avenue

CONSIDERATION:

Recommendation submitted by	BX CB6	Date: 1/11/2024 11:09 AM
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**THE CITY OF NEW YORK
BRONX COMMUNITY BOARD 6**

1932 Arthur Avenue, Room 403-A, Bronx, NY 10457

Telephone: (718) 579-6990 Fax: (718) 579-6875 Email: bronxcb6@bronxcb6.org

Honorable Vanessa L. Gibson, Bronx Borough President

**MS. EVONNE CAPERS
Board Chairperson**

**MR. RAFAEL MOURE-PUNETT
District Manager**

January 11, 2024

To Whom It May Concern:

On January 10, 2024, Bronx Community Board 6 voted to approve the East Tremont Cluster Uniform Land Use Review Procedure application #240099HAX. The Board had 24 of 37 members present for a quorum. Community Board 6 issues this approval with the stipulation that HPD and property developers creating affordable homeownership models for future rezonings in Community District 6.

From 2010-2020, Bronx Community Board 6 increased its housing supply by 3,350 units, a 12.1% increase. In that same time frame, NYC's population increased by 7.7%. Bronx Community Board 6 has been happy to provide more than its fair share of new units for NYC residents and is asking that developers consider new ownership models for rezonings in our District. Board 6 is looking to use homeownership as a wealth-building tool in one of the lowest-income districts in NYC.

Regards,

Evonne Capers
Chair
Bronx Community Board 6

**BOROUGH PRESIDENT
RECOMMENDATION**

**CITY PLANNING COMMISSION
120 BROADWAY- 31ST FLOOR
NEW YORK, NEW YORK 10271-0001**

INSTRUCTIONS

1.

Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2.

Send one copy with any attachments to the applicant’s representative as indicated on the Notice of Certification.

APPLICATION NO: C 240099 HAX-East Tremont Cluster NCP

PLEASE SEE ATTACHMENTS

BRONX COMMUNITY DISTRICT 6

RECOMMENDATION

- ☐

APPROVE
- ☒

APPROVE WITH MODIFICATIONS/CONDITIONS (List below)
- ☐

DISAPPROVE

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary)

PLEASE SEE ATTACHMENT FOR BOROUGH PRESIDENT’S RECOMMENDATION


BOROUGH PRESIDENT

2/12/2024
DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 240099HAX
EAST TREMONT CLUSTER NCP**

DOCKET DESCRIPTION

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 907 East 175th Street (Block 2958, Lot 120,) 1900 Marmion Avenue (Block 2960, Lot 21) and 706 Fairmount Place (Block 2950, Lot 18) as an Urban Development Action Area; and
 - 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 to be selected by HPD;

To facilitate the development of three buildings containing approximately 63 residential units, Borough of The Bronx, Community District #6.

BACKGROUND

Approval of this application will facilitate construction of three residential buildings on three separate sites. These sites are each vacant, City owned, and include:

- Development Site 1: 907 East 175th Street (Block 2958, Lot 120)
- Development Site 2: 1900 Marmion Avenue (Block 2960, Lot 21)
- Development Site 3: 706 Fairmount Place (Block 2950, Lot 18)

The total number of affordable units to be constructed will approximate 64 units. Taken together, a total of approximately 53,515 square feet of residential floor area will be constructed. A set aside of 20 units will be for senior residents pursuant to Affordable Independent Residences for Seniors (AIRS). Ten percent of the total number of residences will be reserved for the formally homeless families and singles. As all three sites are located within a Transit Zone and provide income restricted units, no off-street parking is mandated and none will be provided at any of the three locations. Total development cost will approximate \$46 million.

Area Median Income (AMI) will range from 30% to a maximum of 80%. Specially:

- Studios:
 - 30% AMI: 1 (AIRS)
 - 40% AMI: 4 (Our Space AIRS)
 - 40% AMI: 4 (AIRS)
 - 60% AMI: 6
 - 70% AMI: 5
- 1-Bedroom:
 - 30% AMI: 1 (AIRS)
 - 40% AMI: 3(Our Space AIRS)
 - 40% AMI: 1 (PBV AIRS)
 - 40% AMI: 1 (AIRS)
 - 60% AMI: 6
 - 70% AMI: 4
- 2-Bedrooms:
 - 40% AMI: 1 (AIRS)
 - 60% AMI: 15
 - 70% AMI: 11
- 1 Superintendent Unit

Overall Total:

2 Units @ 30% AIRS
7 Units @ 40% AMI Our Space AIRS
1 Unit @ 40% AMI PBV AIRS
6 Units @ 40% AMI AIRS
27 Units @ 60% AMI
20 Units @ 70% AMI

- **Development Site 1: 907 East 175th Street (Block 2958, Lot 120.** Zoned R7-1/C1-4 Maximum Floor Area Ratio (FAR) 5.01. The commercial overlay FAR is 2.0. The lot area consists of approximately 5,009 square feet. It is situated on the north side of East 175th Street, between Trafalgar Place on the west and Southern Boulevard on the east, offering approximately 60 feet of frontage on East 175th Street. This site is located within a FRESH Zone. The scope of development for this site includes:
 - A nine story building, maximum height approximating 87.5 feet, composed of 25,061 zoning square feet of residential floor area, (30,576 gross square feet).
 - 33 residential units made up of studios, one, and two bedroom units. Nine units will be reserved for AIRS.

- ❖ 16 studios approximating 400 net square feet
- ❖ 8 one bedroom units approximating 550 net square feet
- ❖ 9 two bedroom units approximating 700 net square feet
- Recreation space approximating 2,911 square feet includes:
 - ❖ A community room located on the cellar level
 - ❖ A rear garden area and a terrace located on the 8th story
- On site laundry room
- **Development Site 2: 1900 Marimon Avenue (Block 2960, Lot 21).** Zoned R7-1. Maximum Floor Area Ratio (FAR) 5.01. The lot area consists of 2,419 square feet. It is situated on the northeast corner at the intersection of Fairmount Place and Marimon Avenue. The site offers approximately 25 feet of frontage on Marimon Avenue and 97 feet of frontage on Fairmount Place. This site is located within a FRESH Zone. The scope of development of this site includes:
 - A six story building, maximum height approximating 59.5 feet, composed of 10,548 zoning square feet of residential floor area (15,230 gross square feet).
 - 10 residential units made up of one, and two bedroom units. Two units will be reserved for AIRS.
 - ❖ 1 one bedroom unit approximating 550 net square feet
 - ❖ 9 two bedroom units approximating 700 net square feet
 - Recreation space approximating 1,399 square feet includes:
 - ❖ Roof top terrace
 - ❖ Community room located on the 5th story
- **Development Site 3: 706 Fairmount Place (Block 2960, Lot 21).** Zoned R7-1, Maximum Floor Area (FAR) 5.01. The lot consists of 3,645 square feet. It is situated on the on the southeast corner at the intersection of Crotona Avenue and Fairmount Place. The site offers approximately 41 feet of frontage on Crotona Avenue and 90 feet of frontage on Fairmount Place. This site is located within a FRESH Zone. The scope of development of this site includes:
 - A six story building, maximum height approximately 60 feet, composed of 17,204 zoning square feet of residential floor area (22,033 square feet).
 - 21 residential units made up of studios, one, and two bedroom units. Five units will be reserved for AIRS.
 - ❖ 4 studios approximating 400 net square feet
 - ❖ 7 one bedroom units approximating 550 net square feet
 - ❖ 10 two bedroom units approximating 700 net square feet

- Recreation space approximating 1,034 square feet includes:
 - ❖ A rear garden area
 - ❖ Rooftop terrace
 - ❖ Community room located on the 5th floor.

Existing residential development adjacent to the three sites this application is considering is typified by low rise one and two family homes, low rise multi unit buildings, and recently constructed mid rise buildings a majority of which approximate ten stories. Crotona Park, composed of 127 acres is within a four block distance of the three sites this application is considering. Other nearby parks include Tremont Park (formally part of Crotona Park). Commercial development is located on East Tremont Avenue and on Southern Boulevard. Mass transportation operates along East Tremont Avenue via the BX 40 and BX 42. The BX 17 operates on Crotona Avenue and the BX 19 serves Southern Boulevard.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on November 27, 2023.

BRONX COMMUNITY DISTRICT PUBLIC HEARING

Bronx Community District #6 held a public hearing on this application on January 10, 2024. A unanimous vote recommending approval of this application was 24 in favor, zero opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A virtual public hearing was convened by the Bronx Borough President on February 6, 2024. Representatives of the applicant were present and spoke in favor of this application. There being no other speakers present, the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

The three sites being proposed for redevelopment are currently small, vacant properties that are modest in size and not currently productive for the local community. They are oftentimes used for household waste dumping and are seen as a liability.

The proposal would transform these sites into modest-sized buildings that fit the existing character of the neighborhood and are projects that were unanimously supported at the Community Board. They will provide 100% affordable housing with a 30%-80% AMI range while providing housing for lower-income seniors.

My one concern with the proposal is the size of the units is still far smaller than they should be. Specifically, 907 East 175th Street and 706 Fairmount Place which has a total of 20 studios at an

average of 400 square feet. While I recognize the tradeoff of the size of the units for unit count, I will continue to advocate for the larger unit sizes that support families to continue living in their homes as they grow.

I believe that HPD should change how it looks at housing metrics when working with applicants. While recognizing the goal is to provide affordable housing for as many people as possible, the unit count should reflect the total number of people that will live there. Therefore, I would recommend HPD count units based on the number of bedrooms provided. This will increase the value of 2-bedroom units because they will be counted as providing housing for 2-4 people, whereas studios and 1-bedrooms will be counted as housing for 1-2 people. This is not manipulating the outcome but is rather more reflective of the total number of people that will live in a building and shows how larger units should be given more value when compared to studios and 1-bedrooms.

I would ask the applicant team to look closer at the 16 studios at 907 East 175th Street and see if the three studios that front the street can be combined and create a 1-bedroom and a 2-bedroom unit based on the proposed square footages and apply that floorplan mix to the 2nd through 7th floors. This would result in the same number of bedrooms while providing a better housing option.

For the three buildings that are part of this application, I appreciate the overall array of amenities and design features that are proposed within these three buildings. It is clear to me that the proposed buildings will be an asset to the surrounding neighborhoods.

With my modifications noted, I recommend approval of this application.