



CITY PLANNING COMMISSION

March 20, 2024/ Calendar No. 6

C 240174 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 404 Claremont Parkway (Block 2896, Lot 96), 1169 Washington Avenue (Block 2389, Lot 47), and 12 Gouverneur Place (Block 2388, Lot 55) 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 71 affordable housing units, Borough of the Bronx, Community District 3.

Approval of three separate matters is required:

1. The designation of property located at 404 Claremont Parkway (Block 2896, Lot 96), 1169 Washington Avenue (Block 2389, Lot 47), and 12 Gouverneur Place (Block 2388, Lot 55) 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 240174 HAX) was filed by HPD on November 21, 2023. Approval of this application, in conjunction with the related action (C 240175 PQX), would facilitate the development of three new residential buildings with a total of 71 affordable dwelling units in in the Claremont and Morrisania sections of Bronx Community District 3.

HPD states in its application that:

“The project area consists of underutilized land that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed 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.”

RELATED ACTION

In addition to the UDAAP application (C 240174 HAX) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

C 240175 PQX: Acquisition of property

BACKGROUND

HPD is seeking a UDAAP designation, project approval, and disposition of City-owned property of the project area located at 404 Claremont Parkway (Block 2896, Lot 96), 1169 Washington Avenue (Block 2389, Lot 47), and 12 Gouverneur Place (Block 2388, Lot 55) to facilitate the development of three residential buildings. The proposed developments would include approximately 71 affordable dwelling units and 1 superintendent’s unit in the Claremont and Morrisania neighborhoods of Bronx, Community District 3.

Of these 71 affordable dwelling units, approximately 23 units will be set aside as Affordable Independent Residences for Seniors (AIRS). Additionally, approximately 8 units will be

reserved for formerly homeless individuals. The project area comprises three vacant infill sites, Development Site 1 (404 Claremont Parkway), Development Site 2 (1169 Washington Avenue), and Development Site 3 (12 Gouverneur Place).

Development Site 2 received City Council approval to enter the Third-Party Transfer (TPT) program (Res 0526 - 2018) in accordance with Article XI of the Private Housing Finance Law with the purpose of facilitating the development of affordable housing for low- to moderate-income households. The tax lot is therefore currently owned by a third-party affiliate, Neighborhood Restore Housing Development Fund Corporation, and were designated to a future developer as part of the TPT program. One of the two former tax lots that were merged to create Development Site 2 (the former 1169 Washington Avenue - Block 2389, Lot 47), was previously City-owned and subsequently conveyed to a Housing Development Fund Corporation (“HDFC”) under the Neighborhood Homes Program in 2004. This site was conveyed pursuant to a UDAAP process for the rehabilitation or construction of structures up to four units, which did not require ULURP. The project was approved by the City Council on March 13, 2002 (Resolution 01042002) and the Mayor on February 20, 2002 (Calendar No. 1). The existing building has since been demolished, and the original project is infeasible. In order to facilitate this Proposed Development, HPD will reacquire this portion of the site and then convey it with an approval for the new multifamily construction project.

Development sites 1 and 2 are both within an R7-1 zoning district. R7-1 districts are medium-density residential zoning districts that permit a wide range of residential and community facility uses. The permitted floor area ratio (FAR) 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).

Development site 3 is located within the Morrisania Special Mixed-Use District (MX-7) and within a M1-1/R7-2 zoning district. The Morrisania Special Mixed-Use District (M1-1/R7-2) allows for light industrial uses as well as medium-density residential and community facility uses to facilitate mixed residential, community facility, commercial and light industrial uses. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities as well as most commercial uses. R7-2 districts are medium-density districts that allow apartment buildings and community facilities on smaller zoning lots, and taller buildings on larger lots with less lot coverage. There is the option of using Quality Housing regulation which allows for lower height for residential buildings with greater lot coverage.

The surrounding area of development site 1 is characterized largely by public institutions, industrial and manufacturing uses, as well as multi-family residential buildings, parks, and open space. The surrounding area of development site 1 contains a range of building forms. The prevailing residential built form is small attached and semi-detached homes, and large multi-family buildings. Residential uses around development site 1 are largely multi-family elevator and walk-up buildings, including a retirement home and multi-family 6-story elevator building directly across the street from the project site on Claremont Parkway. Commercial and auto uses on Webster Avenue are predominantly one- to two stories.

Prevalent uses in the surrounding area of development sites 2 and 3 are mixed and include industrial and manufacturing uses, public facilities, residential uses, as well as mixed use residential and commercial buildings, and commercial and office buildings. There are also several privately owned undeveloped lots within the area, some of which are used as parking lots. The residential buildings surrounding development sites 2 and 3 are mostly one- and two-family homes, multi-family walk-ups and elevator buildings. The surrounding area also features

larger-scale mixed use residential buildings, such as the six-story residential/commercial buildings run by the New York City Housing Authority (“NYCHA”), and a 12-story, 114-unit elevator building with a daycare center on the ground floor. Retail in the surrounding area includes a liquor store, bodegas, repair shops, a party supply store, hair salon, butcher shop, and a grocery store along Park Avenue. Industrial and manufacturing uses include a beverage distribution facility, an equipment repair shop, auto repair shops, a truck rental, and a car wash.

Schools and community facilities within the surrounding area of development site 1 include the Icahn Charter School 1, serving grades K-8, and NYC Department of Education I.S. 339 serving grades 6-8 and Special Education. Also located nearby is the Children’s Rescue Fund Icahn House, a transitional housing facility that services 65 women and their children under the age of 13. Commercial and industrial uses on Claremont Parkway and the surrounding area include parking facilities, a bodega, and plumbing and auto-supply stores. Public facilities and institutions in the area surrounding development sites 2 and 3 include several houses of worship, a dialysis center, and several schools including P.S. 132 serving grades Pre-K-5, and Special Education, the Harriet Tubman Charter School serving grades K-8, and the South Bronx Community Charter High School. The Renaissance Youth Center and the Dream Yard Project are in the vicinity.

The surrounding area is well resourced with open and recreational spaces. Claremont Park, a 37-acre park, is a significant neighborhood amenity located directly west of Development Site 1, and to the east is Little Claremont Playground. Just outside to the east of the surrounding area is Crotona Park, an approximately 125-acre park. Parks and open spaces around development sites 2 and 3 include Estella Diggs Park which offers pathways, greenspace and play equipment, as well as Rev Lena Irons Unity Park, a roughly 15,000 square feet park which includes green space and benches, and Morgan Playground located adjacent to PS 132.

Development site 1 is served by public transit and roadways. Public transportation that services the area includes the BX11 bus running east west on Claremont Parkway and the BX41 Select Bus

Service running north-south on Webster Avenue. Transportation in the surrounding area of development sites 2 and 3 includes the Bx35 bus which runs east/west on East 168th Street, and the Bx15 which runs north/south on Third Avenue.

Development Site 1

Development Site 1, located at 404 Claremont Parkway (Block 2896, Lot 96), is a mid-block vacant lot located on the south side of Claremont Parkway (wide street), between Brook Avenue and Webster Avenue. The lot is an irregular trapezoid with a longer north lot line than the parallel south lot line, and a diagonal east lot line connecting the two. It comprises approximately 2,820 square feet of lot area and a maximum FAR of 4.0.

Development Site 1 would be developed pursuant to the existing R7-1 zoning regulations with a new four-story, approximately 6,400-square-foot residential elevator building (2.2 FAR) with eight affordable rental units that would be a mix of one and two- bedroom units and would rise to a height of 44 feet without setback. The site would have an approximately 770-square-foot landscaped rear yard, roof terrace measuring approximately 620 square feet, and a laundry room and no off-street parking. The proposed building for development site 1 will utilize natural construction materials and include planters to improve the streetscape condition and create a visual connection to Claremont Park.

Development Site 2

Development Site 2, (Block 2389, Lot 47), is a mid-block site that fronts Washington Avenue. The block is bounded by Washington Avenue to the east, Park Avenue to the west, East 168th Street to the north and East 167th Street to the south. The development site is made up of two narrow rectangular shapes, formerly two distinct lots, with one lot larger than the other. It comprises approximately 5,780 square feet of lot area and allows for a maximum FAR of 5.1 for a residential building with AIRS. Development site 2 is in an R7-1 district, described above.

Development Site 2 would be improved with a nine-story elevator building containing approximately 34 affordable units, comprising studios, one-bedroom, and two-bedroom units. Approximately six of the twelve studios and six of the 14 one-bedroom units will be designated AIRS units. Approximately eight units will be reserved for formerly homeless households. The 16,700-square-foot building will have approximately 28,270 square feet of residential floor area (4.90 FAR). The site would provide a landscaped rear yard, bike storage space, laundry room, office for tenant services, and a ground floor community room of approximately 430 square feet as an AIRS accessory space. Three units are expected to have access to private terraces. No off-street parking would be provided. The proposed building for development site 2 will utilize brick detailing that meld with neighboring historic architecture, and a plant buffer to accommodate the very active street.

Development Site 3

Development Site 3, located at 12 Gouverneur Place (Block 2388, Lot 55), is a mid-block lot that fronts Gouverneur Place and is bounded by Gouverneur Place to the north, Washington Avenue to the east, Park Avenue to the west and East 166th Street to the south. Development site 3 has a lot area of approximately 4,930 square feet, with approximately 60 feet of frontage on Gouverneur Place located just south of development site 2. Development site 3 is located within the MX-7 Morrisania Special Mixed-Use District. The site has an M1-1/R7-2 zoning designation.

Development Site 3 would be improved with a nine-story elevator building, comprising 30 affordable units including seven studios, 16 one-bedroom units, and six two-bedroom units. The building will also contain a two-bedroom unit for the superintendent. Of the eleven AIRS units in this building, three will be studios and eight will be one-bedroom units. The proposed building will be approximately 95 feet tall and have approximately 24,960 zoning square feet of residential floor area (5.01 FAR). The amenities offered in the proposed building include 1,650 square feet of landscaped rear yard, community room, gym, bicycle storage, laundry room, and 8th floor terrace.

ENVIRONMENTAL REVIEW

This application (C 240174 HAX), in conjunction with the application for the related action (C 240175 PQX), 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 22HPD009X.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on November 16, 2023.

UNIFORM LAND USE REVIEW

This application (C 240174 HAX), in conjunction with the application for the related action (C 240175 PQX), was certified as complete by the Department of City Planning on November 27, 2023, and was duly referred to Bronx Community Board 3 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

Bronx Community Board 3 held a public hearing on this application (C 240174 HAX) on January 23, 2024, and on that date, by a vote of 14 in favor, five in opposition, and seven abstaining, adopted a resolution recommending approval of the application.

Borough President Recommendation

The Bronx Borough President held a public hearing on this application (C 240174 HAX) on February 6, 2024, and on February 26, 2024, issued a recommendation to approve the application with the following conditions:

1. “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.”

2. “The proposal would transform these sites into modest-sized buildings that fit the existing character of the neighborhood and are projects that were supported at the Community Board. They will provide 100% affordable housing with a 30%-80% AMI range while providing housing for lower income seniors.”
3. “My one concern with the proposal is the size of the units is still far smaller than they should be. Specifically, 12 Gouverneur Place which has a total of 7 studios at an average of 386 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.”
4. “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.”
5. “I would ask the applicant team to look closer at the studios proposed in the 12 Gouverneur Place and 1169 Washington Avenue buildings and see if the studios can be reconfigured and combined so three studios can be combined to create a 1-bedroom and a 2-bedroom unit. This would result in the same number of bedrooms while providing a better housing option.”
6. “For the 404 Claremont site, I ask that the applicant team coordinate construction activities with the neighboring Carl C. Icahn charter school to ensure that development does not create any hardships for the school.”
7. “During the public hearing, the applicant team stated that local hiring based on local zip codes and on-job training would be provided, with an emphasis for local at-risk youth. I

want to emphasize the importance of providing jobs to a neighborhood that has a significant amount of NYCHA housing. Providing opportunities for NYCHA residents and support for youth to gain valuable job training is needed and has my full support.”

8. “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.”

City Planning Commission Public Hearing

On February 21, 2024 (Calendar No. 1), the City Planning Commission scheduled March 6, 2024, for a public hearing on this application (C 240174 HAX) and the application for the related action (C 240175 PQX). The hearing was duly held on March 6, 2024 (Calendar No. 27). The members from the applicant team spoke in favor of the application, and none in opposition.

A representative from the development team testified that the proposed developments compliment a larger citywide effort to utilize smaller vacant infill sites to develop more affordable housing: creating more affordable housing units for seniors, formerly homeless, families and individuals at a range of affordability levels that are dictated by the needs and economics in the Bronx. The architect provided an overview of each development site including the design of the building, materials used, street wall treatments, and streetscape elements, as well as proposed features and amenities that will help the new buildings blend with the existing neighborhood context. A member of the development team explained the proposed affordability levels and unit mix.

In response to the Commissioners’ concerns about the sustainability measures considered for this development, the development team explained that the buildings will be 100 percent electric for heating and cooling, and that they all comply with the 2020 Enterprise Green Community checklist. The development team investigated the use of solar panels, but ultimately deemed they were inappropriate for the site. The development team noted that backup generators will be installed on the rooftops of the buildings on development sites 2 and 3.

The Commission echoed the recommendations of the Borough President that HPD seek to increase the size of studios and reduce the share of senior units that are studios. In response, the development team explained that most of the senior units are one-bedrooms, or studios with alcoves totaling approximately 470 square feet that are designed to mimic one-bedroom design. The development team explained that at least eight of the senior units will utilize project-based section 8 housing vouchers which provide deeper affordability and that the team has done its best to maximize the number of units offered at lower AMI levels.

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

CONSIDERATION

The Commission believes that this application (C 240174 HAX) for UDAAP designation, project approval, and disposition of city-owned property, in conjunction with the related acquisition application (C 240175 PQX), is appropriate. The requested actions will facilitate the development of three new buildings containing a total of 71 affordable rental units and will activate long-vacant City-owned lots with new affordable residential development, enhancing the streetscape and pedestrian experience in these areas, as well as providing sorely needed affordable housing for New Yorkers.

The Commission acknowledges the Borough President's concerns for small unit sizes and appreciates the development team's efforts to maximize square footage, functionality, and versatility in the units, especially the inclusion of 23 senior units. The Commission also recognizes the thoughtful design of the proposed developments, including providing abundant natural lighting for circulation.

The Commission welcomes the provision of much-needed affordable housing in the Claremont and Morrisania neighborhoods, recognizes the selected developers' long track record in the community as affordable housing providers and commends their role in supporting additional affordable housing at various levels of affordability. The Commission applauds the intentional building design

features that promote sustainability and energy efficiency. In addition, the Commission commends the massing of the proposed developments, and the careful consideration of the amenities and spatial requirements that contribute to thoughtfully designed senior housing.

The proximity of the development sites to local retail, community facilities and schools, public open space and access to mass transit make the sites well-suited for transit-oriented development and provides opportune locations for affordable housing. The Commission, therefore, believes that this application (C 240174 HAX) for UDAAP designation, project approval, and disposition of City-owned property, in conjunction with the related acquisition application (C 240175 PQX), 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 404 Claremont Parkway (Block 2896, Lot 96), and 1169 Washington Avenue (Block 2389, Lot 47) and 12 Gouverneur Place (Block 2388, Lot 55) 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 404 Claremont Parkway (Block 2896, Lot 96,) and 1169 Washington Avenue (Block 2389, Lot 47) and 12

Gouverneur Place (2388, Lot 55) 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 404 Claremont Parkway (Block 2896, Lot 96) and 1169 Washington Avenue (Block 2389, Lot 47) and 12 Gouverneur Place (Block 2388, Lot 55) in Community District 3, Borough of the Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 240174 HAX), duly adopted by the City Planning Commission on March 20, 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: Melrose Concourse NCP	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Lyna Saad
Application # 240174HAX	Borough:
CEQR Number: 22HPD009X	Validated Community Districts: X03

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 404 Claremont Parkway (Block 2896, Lot 96), 1169 Washington Avenue (Block 2389, Lot 47), and 12 Gouverneur Place (Block 2388, Lot 55) 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 71 affordable housing units, Borough of the Bronx, Community District 3.

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

RECOMMENDATION: Favorable			
# In Favor: 14	# Against: 5	# Abstaining: 7	Total members appointed to the board: 38
Date of Vote: 1/23/2024 12:00 AM		Vote Location: 1332 Fulton Avenue	

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

Date of Public Hearing: 1/23/2024 6:00 PM	
Was a quorum present? No	<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:	Children's Circle Day Care Center - 1332 Fulton Avenue

CONSIDERATION:		
Recommendation submitted by	BX CB3	Date: 1/26/2024 3:34 PM



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Melrose Concourse NCP	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Administrator: Lyna Saad
Application # 240174HAX	Borough: Bronx
CEQR Number: 22HPD009X	Validated Community Districts: X03

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 404 Claremont Parkway (Block 2896, Lot 96), 1169 Washington Avenue (Block 2389, Lot 47), and 12 Gouverneur Place (Block 2388, Lot 55) 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 71 affordable housing units, Borough of the Bronx, Community District 3.

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

RECOMMENDATION: Conditional Favorable

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

CONSIDERATION: See attached recommendation

Recommendation submitted by	BX BP	Date: 2/26/2024 10:50 AM
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**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 240174 HAX & C 240175 PQX-Melrose Concourse NCP

PLEASE SEE ATTACHMENTS

BRONX COMMUNITY DISTRICT 3

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

2/23/2024
DATE

**BRONX BOROUGH PRESIDENT’S RECOMMENDATION
ULURP APPLICATION NOS: C 240174 HAX & C 240175 PQX
MELROSE CONCOURSE NCP**

DOCKET DESCRIPTION

C 240174 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 404 Claremont Parkway (Block 2896, Lot 96), 1169 Washington Avenue (Block 2389, Lot 47), and 12 Gouverneur Place (Block 2388, Lot 55) 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 71 affordable housing units, Borough of The Bronx, Community District #3.

C 240175 PQX:

IN THE MATTER OF AN APPLICATION submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1169 Washington Avenue (Block 2389, p/o Lot 47) to facilitate development of a building containing approximately 34 affordable housing units, Borough of The Bronx, Community District #3.

BACKGROUND

Approval of these applications will facilitate the construction of three residential buildings on three separate sites:

- Acquisition of Property by the City:
 - ❖ Block 2389, Lot 47
- Designating an Urban Development Action Area Project
- Disposition of City Owned land:
 - ❖ Block 2896, Lot 96
 - ❖ Block 2389, p/o Lot 4
 - ❖ Block 2388, Lot 55

These sites are all located within Bronx Community District #3 and comprise the Project Area. Taken together, 71 affordable residential units, plus one superintendent unit will be constructed. Included within the proposed total number of units are, Affordable Independent Residences for Seniors (AIRS).

The total development cost for the three proposed projects will approximate \$58.4 million. They are being financed through HPD's Neighborhood Construction Program (NCP) which is specifically established to provide funding for infill sites which because of their limited size are difficult to finance. Affordability will range from 30% of Area Median Income (AMI) to 80% of AMI. Overall, eight units (10%) will be set aside for the formally homeless, while 23 will be allocated to seniors through the Affordable Independent Residences for Seniors (AIRS).

- **Development Site 1: 404 Claremont Parkway (Block 2896, Lot 96).** Zoned R7-1. Maximum Floor Area Ratio (FAR) is 4.0. The lot area consists of 2,817 square feet of vacant property. It is situated on the south side of Claremont Parkway, between Brook Avenue on the east, Webster Avenue on the west, offering approximately 54 feet of frontage on Claremont Parkway. This site is owned by the City of New York. The scope of development for the Claremont Parkway site calls for:
 - A new four-story building, 44 feet in height, composed of 6,432 zoning square feet of residential floor area, 2.2 FAR.
 - Eight residential units made up of one and two bedroom units
 - ❖ 2 One-Bedroom Units approximating 584 square feet
 - ❖ 6 Two-Bedroom Units approximating 651 square feet
 - A landscaped rear garden area composed of 771 square feet
 - A roof terrace composed of 605 square feet
 - On site laundry room
 - Complies with 2020 Enterprise Green Communities

Existing development adjacent to 404 Claremont Parkway is composed of low and mid rise residential buildings, numerous public and industrial buildings. A retirement home is situated on the south side of Claremont Parkway directly across the street from the development site. A C1-4 commercial overlay is mapped on Claremont Parkway, two blocks east of Development Site 1. This site is also situated between two prominent parks. Claremont Park is composed of 37 acres. It is situated approximately two blocks west of the site. Crotona Park is composed of 125 acres and located approximately four blocks east of Development Site 1. Little Claremont Playground is also located within approximately two blocks to the east of the site. Commercial development is found on Claremont Parkway and on Webster Avenue. This development includes a wide range of venues, including bodegas, parking lots, auto repair sites and plumbing supply outlets. Mass transit is provided by BX41 Select Bus Service operating on Webster Avenue. The BX11 operates on Claremont Parkway. This site is in a FRESH Zone.

- **Development Site 2: 1169 Washington Avenue (Block 2389, Lot 47).** Zoned R7-1. Maximum Floor Area Ratio (FAR) 5.1 for a residential building with AIRS. It is bounded by an M1-1 district to the west and south. The Morrisania Special Mixed Use District is

located to the south and east. The lot area of Site 2 consists of approximately 5,778 square feet of vacant property. It is situated midblock, on the west side of Washington Avenue, between East 168th Street on the north and East 167th Street on the south. It offers 45 feet of frontage on Washington Avenue. This site is owned by Neighborhood Restore Housing Development Fund Corporation, a third party affiliate. This Washington Avenue site is within 500 feet of Site 3 on Gouverneur Place. This site is in a FRESH Zone.

The scope of development for the Washington Avenue site calls for:

- A new nine-story building, approximately 94.8 feet in height, composed of 28,273 zoning square feet of residential floor area, 4.90 FAR.
 - 34-residential units made up of studios, one, and two bedroom units. Eight units will be reserved for the formally homeless and 12-AIRS units for senior citizens. Three units will feature private terraces.
 - ❖ 12 Studio Units (6 units for seniors) approximating 442 square feet
 - ❖ 14 One-bedroom Units (6 units for seniors) approximating 553 square feet
 - ❖ 8 Two-bedroom Units approximating 719 square feet
 - A landscaped rear garden area composed of 1,417 square feet.
 - Bicycle storage space, laundry room
 - Office for tenant services approximating 389 square feet
 - Complies with 2020 Enterprise Green Communities
- **Development Site 3: 12 Gouverneur Place (Block 2388, Lot 55).** Zoned 7-2/M1-1 and within the MX-7 Morrisania Special Mixed-Use District. Maximum Floor Area Ratio (FAR) is 5.01 with AIRS. The lot area of Site 3 consists of approximately 4,929 square feet of vacant property. The site is situated mid-block, located on the south side of Gouverneur Place, between Park Avenue on the west and Washington Avenue on the east. East 166th Street to the south and East 167th Street to the north. It offers approximately 60.5 feet of frontage on Gouverneur Place. This site in in a FRESH Zone.

The scope of development for this Gouverneur Place calls for:

- A new nine-story building, approximately 94.8 feet in height, composed of 24,691 zoning square feet of residential floor area, 5.01 FAR.
- 30-residential units made up of studios, one, and two bedroom units. Approximately 11 units will be reserved for AIRS seniors.
 - ❖ 7 Studio Units (3 units for seniors) approximating 386 square feet
 - ❖ 16 One-bedroom Units (8 units for seniors) approximating 507 square feet
 - ❖ 6 Two-bedroom Units approximating 658 square feet
 - ❖ 1 Superintendent Unit includes 2 bedrooms
- A rear yard accessible to residents approximating 1,648 square feet
- A laundry room located on the 8th floor connecting to a terrace composed of 455 square feet.
- Gym approximating 191 square feet
- Bicycle storage
- Community Room approximating 393 square feet.
- Complies with 2020 Enterprise Green Communities

Given the proximity of 1169 Washington Avenue to 12 Gouverneur Place, (500 feet) the development adjacent both these locations is the essentially the same. Residential development is typified by one and two family homes, as well as low and mid rise multi unit buildings. Commercial development is located on Washington Avenue, Third Avenue and on East 167th Street. Mass transit is provided by the BX 35 which operates on East 168th Street and the BX 15 operating on Third Avenue. Modest size parks found in this area include Estella Diggs Park and the Rev. Lena Irons Unity Park.

Local hiring will be prioritized by the applicant. This includes:

- Using Bid Connect that relies on zip code information to identify local contractors
- Employing a workforce development liaison to solicit bids from local contractors
- Offer on-the-job training sponsored by New Settlement YouthBuild
- At risk youth will be trained and employed to work on the development approval of these applications will facilitate.

Taken as one project these applications will facilitate, affordability includes:

- 30% of AMI: 12 units Income range: \$29,670 to \$38,130
- 40% of AMI: 9 units Income range: \$39,560 to \$50,840
- 50% of AMI: 11 units Income range: \$49,450 to \$63,550
- 60% of AMI: 21 units Income range: \$59,340 to \$76,260
- 80% of AMI: 10 units Income range \$69,230 to \$101,680
- Formerly Homeless 8 units
- Superintendent's Unit 1

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to SEQR and CEQR and received a Negative Declaration. These applications were certified as complete by the City Planning Commission on November 27, 2023.

COMMUNITY BOARD PUBLIC HEARING

A public hearing was held by Bronx Community Board #3 on January 23, 2024. A vote recommending approval of these applications was 14 in favor, 5 opposed, 7 abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A virtual public hearing was convened by the Bronx Borough President on February 6, 2024. Representatives of the applicants were present and spoke in favor of these applications. There being no other parties 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 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, 12 Gouverneur Place which has a total of 7 studios at an average of 386 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 studios proposed in the 12 Gouverneur Place and 1169 Washington Avenue buildings and see if the studios can be reconfigured and combined so three studios can be combined to create a 1-bedroom and a 2-bedroom unit. This would result in the same number of bedrooms while providing a better housing option.

For the 404 Claremont site, I ask that the applicant team coordinate construction activities with the neighboring Carl C. Icahn charter school to ensure that development does not create any hardships for the school.

During the public hearing, the applicant team stated that local hiring based on local zip codes and on-job training would be provided, with an emphasis for local at-risk youth. I want to emphasize the importance of providing jobs to a neighborhood that has a significant amount of NYCHA housing. Providing opportunities for NYCHA residents and support for youth to gain valuable job training is needed and has my full support.

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.