

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NO: C 170445 ZMX, C 170447 ZMX  
1776 EASTCHESTER ROAD  
Bronx Community District #11**

**DOCKET DESCRIPTION**

**C 170445 ZMX**

**IN THE MATTER OF** an application submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC, and Hutch 35 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 4a and 4b:

- 1) Changing from an M1-1 District to an R5 District property bounded by the centerline of former Morris Park avenue, the southerly prolongation of a Railroad Right-Of-Way, Waters Place, and Marconi Street;
- 2) Changing from an M1-1 District to a C4-2 District property bounded by the centerline of former Morris Park Avenue, Marconi Street, a line 900 feet southerly of the centerline of former Morris Park Avenue and its westerly prolongation, and the northwesterly boundary of the New York New Haven Railroad Right-Of-Way; and
- 3) Changing from an M1-1 District to a C4-2A District property bounded by a line 900 feet southerly of the former centerline of Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, and the northwesterly boundary of the New York New Haven Railroad Right-Of-Way;

Borough of The Bronx, Community District 11, s shown on a diagram (for illustrative purposes only) dated June 5, 2017 and subject to the conditions of CEQR Declaration E-436.

## **C 170447 ZMX**

**IN THE MATTER OF** an application submitted by 1776 Eastchester Realty LLC, Hutch 34 Industrial Street, LLC and Hutch 35 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-70 (a)(2)\* of the Zoning Resolution to allow non-profit hospital staff dwellings to be located not more than 1,500 feet from a non-profit or voluntary hospital and related facilities to facilitate the construction of a 12-story non-profit hospital staff dwelling building on property located at 1776 Eastchester Road, (Block 4226, Lots 1101 and 1102) in a C4-2\*\* District, Borough of The Bronx, Community Board #11.

\*Note: A zoning text amendment is proposed to Section 74-70 (Special Permit for Non-profit Hospital Staff Dwellings) to create a new special permit 74-70 (a)(2), under concurrent related application N 170446 ZRX.

\*\* Note: The site is proposed to be rezoned by changing an existing M1-1 District to a C4-2 District under a concurrent related application for a Zoning Map change (C 170445 ZMX)

Plans for this proposal are on file with the City Planning Commission and may be seen at 120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271-0001.

## **BACKGROUND**

Approving these applications will facilitate the construction of a residence facility known as 1776 Eastchester Road. The proposed building will be located and made part of the Hutchinson Metro Center. This new building will serve as staff housing constructed specifically to provide accommodations to doctors that are serving as residence-physicians at the Montefiore Medical Center, a non-profit hospital. 1776 Eastchester Road will be constructed on Block 4226, Lot 7502 (the development site). The proposed Zoning Map amendment is bounded by the former Morris Park Avenue on the north, Waters Place on the south, the New York New Haven Railroad Right-Of-Way on the west, and Marconi Street to the east. The development site is situated 475 feet from the existing hospital which is located on the west side of Eastchester Road.

The Zoning Map amendment eliminates an existing M1-1 District, and establishes an R5, C4-2 and C4-2A District, affecting 16 tax lots on Block 4226. These include lot 6, 7, 10, 11, 15, 506-511, and 7502, as well as portion of Lot 1, 5, 30, and 35. This area totals 1,140,712 square feet. The proposed R5 District includes portions of Lots 30 and 35. The area to be zoned C4-2 includes the development site, Lot 7502 as well as portions of Lots 1, 5 and 6. The area to rezoned C4-2A consist of portions of Lots 1, 5, and 6 as well as Lots 7, 10, 11, 15, 506-511.

The proposed development site located on Block 4226, Lot 7502 includes 349,508 square feet of lot area. Located on this site are three buildings; a commercial building (Building E) and two multi-story garages (Buildings G and F).

**Building E:** an eight-story mixed-use building, accommodates 353,000 of which 349,291 square feet, serve a variety of purposes. These include, 177,933 square feet of offices, 97,884 square feet making up the Marriot Hotel, plus 45,291 square feet for the LA Fitness Center. There is an additional 14,949 square feet of retail space and 13,234 square feet serving an ambulatory medical space and daycare center. This building (Building E) will remain.

**Building F:** The North Garage consists of a three-story facility containing 380 parking spaces, plus 130 rooftop spaces. This building is composed of 125,100 gross square feet and will remain.

**Building G:** The West Garage consists of a five-story facility containing 479 parking spaces. There are 170 open parking spaces at grade. This building is composed of 61,471 square feet.

It is proposed that a seven-story residence-addition be constructed and be made part of the existing Building G. This addition would therefore increase the height of Building G from the current five-stories to 12-stories. This new building will offer 182 dwelling units, within 209,589 square feet of zoning floor area, along with the parking facility. The garage will contain 464 spaces, 15 fewer than are now available. This proposed residence will be located on Floors 6-12 and will offer:

77 studio apartments; measuring 480 square feet  
105 one-bedroom apartments: measuring 630 square feet

The garage facility will be located on floors 1-5. The overall number of parking spaces to be provided within the Hutchinson Metro Center will be 4,198.

Development of the surrounding community includes a wide-ranging variety of non-residential buildings. Such development consists of the Montefiore Medical Center complex and campus, located on Morris Park Avenue and on Eastchester Road which are west of the proposed 1776 Eastchester Road location. The Hutchinson Metro Center includes, among other uses, a Marriot Hotel, and an LA Fitness Center. The recently completed PSAC II building is also located within the Hutchinson Metro Center complex. Commercial activity and access to bus transportation are found on Eastchester Road. The nearest access to subway service is provided at the Westchester Square-East Tremont Avenue station via the #6 Train. Shuttle bus transit to this subway station is available within the Hutchinson Metro Center. It is also anticipated that by 2025 Metro North Commuter Railroad services will be accessible at a newly constructed Morris Park railroad station located to be located on Eastchester Road, within a few hundred feet of both the Montefiore Medical Center facility and the Hutchinson Metro Center complex. This new railroad service will operate on existing Amtrak lines between Penn Station in Manhattan and on the New Haven division of Metro North in Westchester and in Connecticut.

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

These applications have been reviewed pursuant to CEQR and SEQRA and received a Type 1 Declaration. These applications were certified as complete by the City Planning Commission on June 5, 2017.

## **BRONX COMMUNITY BOARD PUBLIC HEARING**

Bronx Community Board #11 held a public hearing on these applications on August 14, 2017. A vote recommending approval of these applications with conditions was 27 in favor, five opposed and one abstaining.

## **BOROUGH PRESIDENT'S PUBLIC HEARING**

The Bronx Borough President convened a public hearing on August 24, 2017. Representatives of the applicants were present and spoke in favor of these applications. No other members of the public offered testimony. The hearing was closed.

## **BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

What is being proposed by 1776 Eastchester Road LLC, Hutch 34 Industrial Street LLC, and Hutch 35 LLC, will provide physicians and nurses with an affordable place to live while doing their residency work at the Montefiore campus. This in turn means that these folks will not only benefit from such accommodations, but will also contribute to the social and economic activities that will allow our borough to prosper even more. It is also my contention that as Montefiore grows it will add further credence for the new Metro North Commuter Railroad's services now being envisioned at Co-Op City, Morris Park, Parkchester-Van Nest and Hunts Point. Indeed, it was because of what this medical complex means for The Bronx that Metro North Railroad agreed to add the Morris Park station to its planned station-locations.

There are two facts about The Bronx about which many people are not aware. First, we have one of the city's most diverse array of universities found in New York; hence the nickname, "Borough of Universities." Second, it is the medical profession that employs more people in Bronx County than just about any other. Acknowledging these two points, it is therefore with much enthusiasm that I support this application.

I recommend approval of this application.