

**BRONX BOROUGH PRESIDENT'S RECOMMEDATION
ULURP APPLICATION NOS: C 2-210103 ZMX
1099 Webster Avenue**

DOCKET DESCRIPTION

CD #4-ULURP APPLICATION NO: C 2-210103 ZMX-1099 Webster Avenue:

IN THE MATTER OF AN application submitted by Webster 1099 Realty, LLC. Pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map Section No. 3d, by:

1. Eliminating form within an existing R7-1 District a C1-4 District bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, a line midway between Clay Avenue and Webster Avenue, and a line 150 feet southwesterly of East 167th Street.
2. Changing from an R7-1 District to an R7X District property bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, a line midway between Clay Avenue and Webster Avenue, and East 166th Street.
3. Changing from an M1-1 District to an R7X District property bounded by a line midway between Clay Avenue and Webster Avenue, East 167th Street, Webster Avenue, and East 166th Street; and
4. Establishing within the proposed R7X District a C2-4 District property bounded by a line 100 feet northwesterly of Webster Avenue, East 167th Street, Webster Avenue and East 166th Street;

Borough of The Bronx, Community District #4, as shown on a diagram (for illustrative purposes only) dated October 19, 2020 and subject to the conditions of CEQR Declaration E-576.

BACKGROUND

The proposed rezoning along the west side of Webster Avenue between East 166th and 167th Streets will contain a two-building project that would contain 238 units of affordable housing in 9 and 11-story buildings, on the southernmost and center block parcels, with two parcels at the north end of the block for future development. The 9-story corner building will contain 90 units with 10,690 square feet of ground floor commercial space. The 11-story center block building will contain 148 units with 19,298 square feet of ground floor commercial space. There will also be 30 parking spaces for commercial use and 43 parking spaces for residential use. Under the New York City Department of Housing Preservation and Development (HPD) ELLA term sheet, the entire project will be under 80% of Area Median Income (AMI). The final income breakdown is still being negotiated with HPD, but the project will contain the minimum 15% of units set aside or formerly homeless individuals at 27% of AMI. The proposed bedroom distribution among the units is as follows:

- Studios- 12
- One-Bedroom- 132
- Two-Bedroom- 70
- Three-Bedroom- 22

This project is uniquely served by public transportation. While there is no subway within 2/3 mile, with the closest station being the IND B/D 167th Street station, the rezoned area is directly served by the BX41/BX41SBS along Webster Avenue and less than ½ mile from the Melrose Metro-North station. The project is also served by the BX35 along East 167th Street, BX32 along Morris Avenue, and BX15 along Third Avenue. The BX6/BX6SBS is also under a half mile south along East 161st Street.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications have been reviewed pursuant to CEQR and SEQR and received a Negative Declaration. The City Planning Commission certified these applications as complete on October 16, 2020.

BRONX COMMUNITY BOARD PUBLIC HEARING

A public hearing was called by Bronx Community Board #4 on November 24, 2020. A vote recommending approval of these applications was 29 in favor, one against, and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on these applications on January 7, 2021. Representatives of the applicant were present and spoke in favor of these applications. There was one member of the public who attended, but did not speak. The hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

This is a welcome project along a drab stretch of corridor that is undergoing transformation. This portion of Webster Avenue has had a hodge podge of uses for generations. Situated south of Claremont Village and north of the East 161st Street corridor, this mix of underutilized automotive and manufacturing zones have prevented a connection between the Claremont Village and Melrose communities. The introduction of the BX41 SBS has tempered this disconnection, but now is the time to offer affordable opportunities that will help a wide range of our citizens during this health crisis.

The design of the buildings is in context with the lone residential building across the street. The buildings are attractive and vary in form along the street frontage, while remaining consistent in aesthetics. The curvature of the corner provides an elegant feel to the structure. I am also pleased about the ample amount of open space provided here. Morrisania, Melrose, and the southern portion of Claremont Village lack significant open space opportunities. Providing multiple forms of both passive and active recreation for residents supports healthy living, especially during the pandemic, where outside access is often limited in certain neighborhoods.

There are two issues I wish to address regarding unit distribution. The first is with the income bands. Originally, the project spawning this rezoning had six income bands ranging from 27-77% AMI. HPD has requested these bands be reduced to four given marketing concerns. As our

residents lose or need to change jobs due to the pandemic, we need to offer them as diverse options as possible. I am comfortable with rearranging some of the percentage distribution of income bands that support lower-incomes, but the number of income bands need to remain. Also, the percentage of two and three-bedroom units fall below my minimum requirements of 10% three-bedroom units and 40% combination of two and three-bedroom units for ULURP or budgetary support. As it stands now, there are only 9.2% three-bedrooms and 38.6% two and three-bedrooms. My approval of this application is contingent on this, and easily rectified.

If the two aforementioned stipulations are met, I recommend approval of this application.