

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**  
**ULURP APPLICATION NO: C 210293 PSX**  
**EMS Station 17 Facility**

**DOCKET DESCRIPTION**

**IN THE MATTER OF** an application submitted by the New York City Fire Department (FDNY) and the Department of Citywide Administrative Services,(DCAS) pursuant to Section 197-c of the New York City Charter, for the site selection of property located at 125 Morris Avenue (Block 2450, Lot 42) for use as an ambulance station, Borough of The Bronx, Community District 4.

**BACKGROUND**

Approval of this application will facilitate the construction of new EMS facility located at 1257 Morris Avenue between East 168<sup>th</sup> and East 169<sup>th</sup> Street, (Block 2450, Lot 42). This site is located on the west side of Morris Avenue and zoned R7-1. Following completion of this new facility, the current building located 1080 Ogden Avenue (Block 2514, Lot 9) will close. This building is located on the west side of Ogden Avenue, between West 165<sup>th</sup> and West 166<sup>th</sup> Street. As the two buildings will “dovetail” in their use, there will be no costs prompted by the need for a temporary location. It is also anticipated that once vacated, 1080 Ogden Avenue will be transferred to the Department of Citywide Administrative Services (DCAS), upgraded and repurposed for community use.

The site for the new EMS building is composed of 15,000 square feet. It is owned by the FDNY and currently serves as a parking lot for Engine Company 92, Ladder 44, which abuts this property. This lot is fully paved, accommodating 17 vehicles. This lot is not available for public use. The site offers 150 linear feet of frontage on Morris Avenue

Highlights of the proposed facility include:

- Two stories providing a total of 11,177 square feet (FAR 0.75)
- Full ADA compliant
- Will house 7-EMS ambulances
- Below grade parking offering 22 parking spaces, plus 11 on-grade spaces
- Interior accommodations for bicycles
- An exterior side yard composed of 7,020 square feet for FDNY personnel
- A gym, lactation room for nursing mothers, male and female locker rooms
- A secure location for communication equipment
- A dining room
- A training room
- Office space for the on-duty lieutenant
- LEED Silver compliant, including a green roof
- Construction materials will be locally sourced
- All “in-building” equipment will be energy star rated
- Construction completion is anticipated during 2024

- Total development cost for this new building will approximate \$29 million

This new EMS facility will operate 24/7, with a total employee count of 85 people. Owing to how shifts are scheduled and how personnel and ambulances are assigned to specific locations (atoms) throughout Community District #4, activity at the Morris Avenue building will be minimized. Personnel will arrive, prepare themselves and their ambulance for the upcoming shift and depart without the need to sound a siren. Returning personnel will follow a similar procedure. Therefore at at no given time will the full roster of personnel be on site. Likewise, although the new site on Morris Avenue is a significant distance from the current Ogden Avenue location, how vehicles are dispatched means no change in response times will occur.

The existing curb cut on Morris Avenue measuring 23- feet that serves the parking lot, will remain in place. The new building will feature four garage bays, requiring an additional curb cut on Morris Avenue approximating 53 feet. An additional curb cut of approximately 24 feet will access the below grade parking area.

Development of the surrounding community is typified by five and six story residences. Commercial activity is located on East 168<sup>th</sup> and East 167<sup>th</sup> Streets. Subway access to the “D” train is available on the Grand Concourse at East 167<sup>th</sup> Street, approximately five blocks west of the proposed EMS station. Bus transit on Morris Avenue and on East 167<sup>th</sup> Street is provided by the Bx32 and Bx35 respectively. The Bx1 and Bx 2 operate on the Grand Concourse.

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application was reviewed pursuant to CEQR and SEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on December 13, 2021.

## **COMMUNITY BOARD PUBLIC HEARING**

Bronx Community District #4 held a public hearing on this application on February 22, 2022. A unanimous vote recommending approval with conditions was 34 in favor of approving this application with conditions, zero opposed, and zero abstaining.

## **BRONX BOROUGH PRESIDENT’S PUBLIC HEARING**

A virtual public hearing was convened by the Bronx Borough President on February 23, 2022. The applicant was present and spoke in favor of this application. No other speakers offered testimony and the hearing was closed.

## **BOROUGH PRESIDENT'S RECOMMENDATION**

Providing emergency services to our communities is our most important function. To best assure that these services operate at peak efficiency, it is essential that the facilities needed to maintain and operate equipment be kept in good repair and that those working to provide these services benefit from the most modern technology and infrastructure available. Approving this application will facilitate the realization of both objectives.

There is no doubt in my mind that construction of the proposed EMS facility on Morris Avenue will best assure that Community District #4 receives the best possible ambulance service. I am however very concerned that when vacating the currently used building on Ogden Avenue, that this building will essentially be sealed indefinitely. I therefore call upon the Department of Citywide Administrative Services that between now and when EMS Station 17 relocates in 2024, that a pragmatic use for the Ogden Avenue site be identified and that with community input a viable tenant is ready to "move in." To do otherwise is unacceptable and negligent. My administration is prepared to work with DCAS and Bronx Community District #4 now to facilitate this objective.

I vigorously commend the FDNY for the essential work it performs 24/7. Recent tragedies across The Bronx have demonstrated how vital this work is and how each day the men and women of the FDNY and those who also respond to medical emergencies, save lives. These people are heroes. The realization of this new EMS facility will make their critical work a bit easier and therefore everyone is safer.

I recommend approval of this application.