

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 220203 ZMX
1810 Randall Avenue Rezoning**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Second Pentecostal Church of God La Hermosa and Vertical Community Development, LLC pursuant to Sections 197c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 7a:

1. Eliminating from within an existing R4A District a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, a line 150 feet southerly of Randall Avenue, and Beach Avenue;
2. Eliminating from within an existing R5 District to a C1-2 District bounded by a line 100 feet southerly of Randall Avenue, Taylor Avenue, a line 150 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;
3. Changing from an R4A District to an R6 District property bounded by Randall Avenue, a line midway between Beach Avenue and Taylor Avenue, a line 100 feet southerly of Randall Avenue, and Beach Avenue; and
4. Changing from an R5 District to an R6 District property bounded by Randall Avenue, Taylor Avenue, a line 100 feet southerly of Randall Avenue, and a line midway between Beach Avenue and Taylor Avenue;

Borough of The Bronx, Community District #9, as shown on a diagram (for illustrative purposes only) dated February 28, 2022, and subject to the conditions of CEQR Declaration E-660.

BACKGROUND

Approving this application will amend the Zoning Map by eliminating existing R4A, R5/C1-2 Districts and adopting an R6/C1-2 District. In brief:

- R4A is contextual district with a Floor Area Ratio (FAR) of 0.75. The maximum building height is 35 feet (approximately three stories). Accessory parking is required, one for each dwelling unit.
- R5 is a non-contextual district with a maximum FAR of 2.0. The maximum building height is 40 feet (approximately four stories). Accessory parking is required for 85 percent of dwelling units.

- R6 permits all housing types at a maximum FAR of 2.43 and a maximum FAR of up to 4.8 for buildings with certain community facility uses included. Maximum building heights can vary, with no fixed building height limits. This is determined by open space ratio and sky exposure plane that begins at a height of 60 feet (approximately six stories). Off street parking is required for a 70 percent of the dwelling units. This requirement is lowered to 50 percent of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used. Accessory parking is required for 25 percent of income-restricted housing units.
- The existing C1-2 overlay will remain unchanged. C1-2 districts permit retail locations that cater to the local residential community. Examples of this include bakeries, grocery stores, etc.

The Project Area is located on the south side Randall Avenue, Block 3522, Lots 38, 45 and 47 and bounded by Taylor Avenue on the east and Beach Avenue on the west. This site offers 200 feet of frontage on Randall Avenue, 100 feet of frontage on both Taylor and Beach Avenue, approximating 20,000 square feet of property. Block 3522, Lot 38 and part of 45 are zoned R4A/C1-2, while Block 3522, Lot 47 and part of 45 are zoned R5/C1-2. Pending approval of this application the R4A and R5 Districts will be rezoned R6/C1-2.

Existing development on Block 3522, Lot 38 includes two, 1-story buildings offering a combined total of four retail storefront locations. Of these four locations, one is occupied by the Pentecostal Church of God La Hermosa (the Church and a co-applicant) and used for religious services. Block 3522, Lots 45 and 47 are unimproved and used as an off-street parking lot accommodating 20 on-grade spaces. The proposed building will occupy what is now this parking lot.

The proposed development includes construction of an 8-story residential building composed of approximately 96,000 square feet. This building will offer 167 units of affordable housing specifically designed to accommodate residents over the age of sixty two. Of this total, 125 units will be studios ranging in size from 350-400 square feet. The remaining 42 units will be 1-bedroom flats approximating 500-550 square feet. Approximately 86,951 square feet will comprise residential space. Passive recreational activity will available, including a recreation room located on the building's 2nd floor. Total development costs are anticipated to be \$80 million.

The proposed development will satisfy *either* Mandatory Inclusionary Housing (MIH) Option 1, with 42 dwelling units set aside for income ranging from 60-80% of Area Median Income (AMI). The second option: MIH Option 2 will set aside 30% or 51 units reserved as permanently income restricted at 80% of AMI.

Included within the new building will be space dedicated to the Second Pentecostal Church of God La Hermosa. This space approximating 14,650 gross square feet will be located on the cellar, ground floor and mezzanine levels. It will have its own set of entrances. In addition to a sanctuary located on the ground floor, so too will be two accessory recreation areas, four classrooms, an administrative office, an audio video room and a community hall with soup kitchen. Off-street parking in an enclosed garage facility will accommodate sixteen vehicles. Street access to the new garage will be via Taylor Avenue. Pedestrian access to both the church and residence will be via Randall Avenue.

Development in the surrounding community is typified exclusively by low-rise, one and two family detached and semi-detached homes. Commercial activity is found along Taylor Avenue and Randall Avenue. Bus transportation via the Bx27 operates on Soundview Avenue, while the Bx39 on White Plains Road approximately five blocks east of the Randall Avenue location. There is no subway service access within a five block radius of the site.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on February 28, 2022.

BRONX COMMUNITY BOARD PUBLIC HEARING

Community Board #9 held a public hearing on this application April 11, 2022. A unanimous vote recommending approval of this application was 29 in favor, zero opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

A virtual public hearing was convened by the Bronx Borough President on April 14, 2022. Representatives of the applicant were present and spoke in favor of this application. No other members of the public offered comments and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Affordable housing accommodations for our seniors is a top priority for my administration. Only by providing such housing can the people whose ties to The Bronx go back decades, are able to remain and continue to be a part of their familiar community. I also acknowledge that as a co-applicant, the Second Pentecostal Church of God La Hermosa will be able to facilitate construction of a new church to be located within the proposed building. From my perspective this will offer both residents and congregants an opportunity to interact and by so doing benefit everyone.

I concur with the unanimous vote this application received from Bronx Community Board #9, and recommend approval of this application.

