

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 220356 HAX & C 220357 PQX
2017 GRAND CONCOURSE**

DOCKET DESCRIPTION

C 220356 HAX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) Pursuant to Section 16 of the General Municipal Law of New York State for:
 - a) The designation of property located at 2017 Grand Concourse (Block 2808, Lot 90) 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 selected by HPD;

To facilitate development of a new nine-story affordable housing building containing approximately 33 affordable housing units, Borough of The Bronx, Community District #5

C 220357 PQX

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD) to Section 197-c of the New York City Charter, for the acquisition of property located at 2017 Grand Concourse (Block 2808, Lot 90), to facilitate the development of a new nine-story affordable housing building containing approximately 33 affordable housing units, Borough of The Bronx, Community District #5.

BACKGROUND

Approval of these applications will facilitate development of an occupied site located on the northwest corner of the Grand Concourse at Bush Street. The Development Site, (Block 2808, Lot 90) is composed of 3,650 square feet of lot area. The site is bounded by the Grand Concourse on the east, Bush Street on the south, and Creston Avenue to the west and East Burnside Avenue to the north. A twelve story professional building (originally Royal Hospital) abuts the northern boundary line of the site. The western boundary line is defined by low-rise two-family homes fronting on Bush Street. The Development Site provides 36 feet of frontage on the Grand Concourse, 98 feet of frontage on Bush Street. This site is currently occupied by a vacant 3-story, residential building and a detached garage which is also vacant. These buildings are secured by fencing but show signs of vandalism. Pending approval of these applications, the site

will be cleared in preparation for development. The Development Site is located within the Special Grand Concourse Preservation District. It is zoned R8.

The proposed development includes as-of right construction of a nine-story Quality Housing residential building. It will approximate 34,500 square feet (6.77 Floor Area Ratio-FAR).

Approximate Total Development Cost: \$25.5 Million

Features of this proposed building includes:

Studios:	9 Units	421 Square Feet	Rent Range:	\$454-\$1,305
One-Bedrooms:	17 Units	514 Square Feet	Rent Range:	\$577-\$1,659
Two-Bedrooms:	7 Units	672 Square Feet	Rent Range:	\$680-\$1,958

On site amenities include:

Exercise Room:	382 Square Feet
Recreation Roof Top:	526 Square Feet
Bike Storage Room:	212 Square Feet Yielding 14 Spaces
Entrance Lobby:	410 Square Feet
Green Roof Area:	956 Square Feet

Area Median Income (AMI) Unit Distribution

30% of AMI	3 Units	\$19,700-\$40,000
50% of AMI	14 Units	\$28,000-\$66,700
70% of AMI	4 Units	\$51,500-\$93,380
80% of AMI	4 Units	\$47,500-\$106,720
Formally Homeless Seniors (Maximum 40% of AMI).	8 Units	Includes Zero Income

This proposed building will be an “all electric building” with a net-zero carbon emission footprint. It will adhere to Enterprise Green Community Design standards. Wi-Fi access will be provided in all common areas.

The newly constructed 2017 Grand Concourse will directly abut the existing non-residential building located along the north property line. Negotiations between the developer of 2017 Grand Concourse, BronxPro Group, and the owners of the neighboring building will facilitate the sealing of windows impacted by the new construction.

Residential development in the surrounding community is typified by five and six story multiunit buildings. So too, one and two family homes are located on Bush Street. Commercial activity is found on East Burnside Avenue and on East Tremont Avenue. This site is within a FRESH zone and a Transit Zone. Subway access via the “B” and “D” trains is available within one block at 179th Street via the Tremont Avenue station on the Grand Concourse. Service via the #4 train is found on Jerome Avenue via the Burnside Avenue station approximately four blocks from the site. Bus service is provided by the Bx1, Bx2, Bx 36, Bx 40, and Bx 42.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified these applications as complete on April 25, 2022.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #5 held a public hearing on June 14, 2022. A unanimous vote recommending approval of this application was 18 in favor, zero opposed and zero abstaining.

BOROUGH PRESIDENT’S PUBLIC HEARING

A virtual public hearing was convened by the Bronx Borough President on July 7, 2022. Representatives of the applicant and developer were present and spoke in favor of this application. There being no other members of the public wishing to speak, the hearing was closed.

BRONX BOROUGH PRESIDENT’S RECOMMENDATION

The Grand Concourse is the best known boulevard in The Bronx and one of New York City’s most iconic addresses. Consequently, when I have the opportunity to consider a proposal that will yield development on the Grand Concourse, I am mindful of the Special Grand Concourse Preservation District zoning mandates, the scale of development of adjacent properties, and whether the proposed project will raise the standard for similar developments in the future. As such, I am very pleased that the proposed building known as 2017 Grand Concourse meets these prerequisites. In addition, the fact that two derelict buildings which have been vacant for over a decade will be razed, means that both an eyesore and a target for vandalism, will be history.

Perhaps the most outstanding observation associated with this project is the limited size of the site. Composed of 3,650 square feet, the selected lot poses significant limitations on the square footage available for each residential unit. Consequently, while I would vigorously object to a building that excludes 3-bedroom units, I appreciate that in this specific case including larger

units is not feasible. Ironically, the same lot-size limitation means that no more than three units are possible on each of the proposed building's nine stories. As such, residents are very likely to become acquainted and over time those living at 2017 Grand Concourse will foster a sense of community. This consideration should never be underestimated as decades of experience proves that multi-unit buildings where neighbors know neighbors are the best maintained properties and the most secure.

I agree with the unanimous vote of approval this application received from Bronx Community Board 5, and recommend approval of this application.