

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 190049 ZMX, C 190051 PPX
BELMONT COVE**

DOCKET DESCRIPTION

C 190049 ZMX:

IN THE MATTER OF AN application submitted by the New York City Department of Housing Preservation and Development (HPD) and Proxy Estate, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section, No. 3d, changing from an M1-4 District to an R7X District property bounded by Belmont Avenue, East 176th Street, Crotona Avenue and the northeasterly boundary line of a park and its southeasterly prolongation, a northwesterly boundary line of a park, and a northeasterly boundary line of a park and its northwesterly prolongation, Borough of The Bronx, Community District #6, as shown on a diagram (for illustrative purposes only) dated September 24, 2018.

C 190051 PPX:

IN THE MATTER OF AN application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 197-c of the New York City Charter, for the disposition of two city-owned properties located on the south side of East 176th Street between Belmont and Crotona avenues (Block 2945, Lots 65 and 66), pursuant to zoning.

BACKGROUND

Approving application C 190049 ZMX amends the Zoning Map by eliminating an existing M1-4 District on Block 2945, Lots 34, 65 and 66, and establish an R7X District. Approving application C 190051 PPX facilitates the disposition of two city owned lots, (Block 2945, Lots 65 and 66) to a developer. Lot #34 is privately owned. Assembled together these lots compose the Development Site as well as the Project Area. They are located in Bronx Community District #6 and are bounded by East 176th Street on the north, Crotona Avenue on the east, Belmont Avenue on the west, and the Cross Bronx Expressway on the south. Currently, Lot #34 is used for public parking and is owned by a parking company. Lots 65 and 66 are used as accessory parking for the Department of Health and Mental Hygiene (DOHMH). The total site consists of 21,378 square feet of property.

The proposed development includes construction of a new 11-story residential building consisting of 128,239 square feet (5.99 FAR). Unit size consists of:

- 18 studio units approximating 341-- 483 gross square feet
- 71-one bedroom units approximating 500-- 583 gross square feet
- 51-two bedroom units approximating 669-- 708 gross square feet
- 17-three bedroom units approximating 1,073-1,093 gross square feet
- 1 superintendent unit

Amenities will include:

- An exterior recreation area consisting of 1,310 square feet featuring playground equipment for youngsters, seating area for passive recreation and a stretching area.
- 2 fitness rooms:
 - 408 square feet
 - 532 square feet
- 2 interior recreation rooms:
 - 985 square feet
 - 650 square feet
- Bike storage room accommodating 80 bicycles
- General storage room, 476 square feet
- Laundry room facilities on floors 3—11
- Underground parking accommodating 19 vehicles. 18 spaces are reserved for DOHMH employees

Area Median Income (AMI) allocations include

- 24 units at 27% of AMI for formally homeless
- 16 units at 27% of AMI
- 16 units at 37% of AMI
- 16 units at 47% of AMI
- 53 units at 57% of AMI
- 16 units at 70% of AMI
- 16 units at 80% of AMI

This proposed development will comply with Option 1 of the Mandatory Inclusionary Housing (MIH).

This proposed development will also comply with Enterprise Green environmental mandates.

Existing development in the surrounding community is typified by low-to-midrise residential buildings. Retail activity and public bus transportation are found on East Tremont Avenue, approximately three blocks north of the site. Tremont Park and Crotona Park are situated south and west of the proposed development's location. The Cross Bronx Expressway is situated within one block of the site's southern boundary.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications were reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on September 24, 2018.

BRONX COMMUNITY DISTRICT PUBLIC HEARING

Bronx Community Board #6 held a public hearing on these applications on October 10, 2018. A vote recommending approval of these applications was, 20 in favor, zero opposed, four abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on these applications on November 9, 2018. Representatives of the applicant were present and spoke in favor of these applications. There being no other members of the public in attendance, the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

As proposed, Belmont Cove will offer the surrounding community a building noted for its Juliet balconies and its wrap-around-the-corner-windows. I thank the architect for including these exterior treatments. They are reminiscent of the Art Deco era that defined Bronx development during the 1930's.

If The Bronx is to thrive affordable housing development must appeal to an income range that is diverse. Belmont Cove does just that. Based on a total count of 157 units, 24 units will accommodate those who were formally homeless, 16 units for families earning up to 27% of Area Median Incomes-AMI, 16 units for families at 37% of AMI, to 16 units at 47% of AMI, with 53 units for families earning up to 57% of AMI. Rounding off these allocations are 16 units at 70% and 16 units at 80% of AMI

The many amenities to be included in this project are commendable, specifically the inclusion of two fitness rooms and an interior accommodation for 80-bicycles. It is my hope that this will invite residents to include physical fitness as part of their daily routine. I also commend the applicant for allocating 18 parking spaces to be constructed as part of this project, for use by those working for the Department of Health and Mental Hygiene, who currently utilize a portion of this site.

At my public hearing the matter of unit size was once again of prime concern. I am pleased to note, however, that this applicant did agree to reconsider this issue and have proposed slightly larger units than what satisfies the minimum requirements as established by the Department of Housing Preservation and Development (HPD).

The fact that developers routinely refer to their proposed unit sizes as being "HPD standard," I contend is misleading. The fact remains that these very modest size units are not "HPD standard" but more so are HPD minimums. I will continue to comment on this issue whenever it is clear that what is being proposed, in my judgement, fails to satisfy minimum living-space requirements.

I recommend approval of this application.