

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NO: C 080157 ZMX  
SoBRO 1825 Boston Road**

**DOCKET DESCRIPTION**

CD 3-ULURP APPLICATION NO: C 080157 ZMX-IN THE MATTER OF an application submitted by CBC Associates and the South Bronx Overall Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d:

1. Changing from a C803 District to an R7-1 District property bounded by East 176<sup>th</sup> Street, Boston Road, East 175<sup>th</sup> Street, and Southern Boulevard; and
2. Establishing within the proposed R7-1 District a C2-4 District bounded by East 176<sup>th</sup> Street, Boston Road, East 175<sup>th</sup> Street, and Southern Boulevard;

Borough of the Bronx, Community District 3, as shown on a diagram (for illustrative purposes only) dated January 4, 2010, and subject to the conditions of CEQR Declaration E-243.

**BACKGROUND**

This project is being built on a currently vacant 48,992 square-foot parcel, located at 1825 Boston Road, at the northern end of Bronx Community Board Number 3 in the Crotona Park East neighborhood. The project will be a 174-unit, two-building serving low to moderate-income residents. The site, bound by East 176<sup>th</sup> Street to the north, Boston Road to the east, East 175<sup>th</sup> Street to the south, and Crotona Parkway to the west is currently zoned C8-3. The proposed actions would rezone the site to R7-1 with a C2-4 overlay. 30,000 square feet of ground-floor retail will be provided, as well as approximately 100 spaces of underground parking.

The zoning and land use in the immediate surrounding area contains a R7-1 district to the north and west, a C4-2 district containing the New Horizons shopping mall to the east, and a C8-3 district with a storage facility to the south. The general area comprising of the Crotona Park East and West Farms neighborhoods is comprised of R1-2, R6, R7-1, C4-2, C8-3, M1-1 and M1-2 districts with various commercial overlays. The building stock is comprised of a mix of one-to-three family homes, five and six-story apartment houses, ten to 30 story subsidized and public housing, a commercial shopping mall, commercial taxpayer buildings, and small automobile & manufacturing-related uses.

Access to transportation is extensive with the IRT 2 & 5 trains running immediately east of the site. The BX19, 21 & 36 run adjacent to the site, with the BX11 running along East 172<sup>nd</sup> Street three blocks south, the BX 40/42 running along East Tremont Avenue two blocks north, and the BX9 & Q44 terminating at West Farms Square four blocks to the northeast. The Cross Bronx Expressway is located one block north, and the Sheridan Expressway is located three blocks east.

The site is one block from the 127.5 acre Crotona Park and adjacent to Crotona Parkway, which links Crotona Park to the Bronx Zoo and Bronx Park.

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application was reviewed pursuant to CEQR and SEQR and received a Conditional Negative Declaration as an unlisted action. The City Planning Commission certified this application as complete on January 4<sup>th</sup>, 2010.

## **COMMUNITY BOARD PUBLIC HEARING**

Bronx Community Board 3 held a public hearing on this application on February 9<sup>th</sup>, 2010. A vote recommending approval of this application had 22 in favor, zero against, and one abstaining.

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

The Bronx Borough President held a public hearing on this application on March 9<sup>th</sup>, 2007. Representatives of the applicants were present and spoke in favor of this application. No other members of the public attended and the hearing was closed.

## **BRONX BOROUGH PRESIDENT'S RECOMMENDATION**

This large vacant parcel is visible from the Cross Bronx Expressway, IRT 2 & 5 trains and Crotona Park, and marks one of the last large parcels in the revitalized Crotona Park East to be developed. Crotona Terrace will galvanize a full reconnection between Crotona Park East and West Farms, north of the Cross Bronx Expressway. Redevelopment will provide a continuity that has been lacking in the area for so long. The size and scale of this project is appropriate for this site.

With that said, there are some concerns I must address. This office allocated \$790,000 to this project with the intent of it partially including homeownership opportunities. Given the current economic environment, the homeownership model was removed and converted to a moderate-middle income component. According to the original ULURP documents the area median income range (AMI) was from 80-130 percent. At the hearing, my office was informed that these units would only be at 80 percent AMI. This is entirely unacceptable. Crotona Park East is a unique neighborhood. While it faces many of the same economic struggles as other South Bronx neighborhoods, it also has a

relatively high rate of one to three family homeownership. There is a need to have moderate and middle-income rental opportunities to address this significant gap. The neighborhood can sustain it and should have the chance to offer such opportunities. The applicant stated during the hearing that they would set aside units for residents earning 90-100 percent AMI, but the building would be underwritten at 80 percent AMI. My approval is entirely conditional based on the inclusion of 90-100 percent AMI residents which diversify not only the project, but the neighborhood.

Additionally, I am pleased that SOBRO has applied for the NYSERDA Multi-Family Performance Program. Assuring a greener Bronx is a cornerstone of my administration, and I insist that anyone looking to do development in The Bronx engage this program, LEED or Enterprise Green Communities. It is vital for our borough and its people.

I recommend approval of this application with the aforementioned conditions.