

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Uniform Land Use Review Procedure

Marconi Street Grade Mapping

July 23, 2012

Application Numbers

DOCKET DESCRIPTION

CD11

C 110401 MMX

IN THE MATTER OF an application submitted by the New York City Department of Design and Construction pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the city map involving the establishment of legal grades in Marconi Street north of Waters Place in Community District 11, Borough of the Bronx, in accordance with Map No. 13133, dated January 11, 2012 and signed by the Borough President.

BACKGROUND

Marconi Street was mapped as a city street along the lines of a previously existing private roadway known as Industrial Street which principally served the Hutchinson Metro Center commercial project.

Marconi Street, as mapped, was extended to the site of an alternate 911 facility called the Public Safety Answering Center or PSAC II that needed to be located on a mapped city street in order to ensure permanent access and utility service. Marconi Street is the only direct access to the PSACII facility as well as the Metro Hutchinson Center. The original Metro Center building, known as 1200 Waters Place and two new large garage buildings are situated on the east side of Marconi Street.

Marconi Street is bordered on the west by Calvary Hospital and warehouse buildings whose other access is a private road that connects to Eastchester Road, known as Bassett Avenue. The Hutchinson Metro Center is adding a new complex known as the Metro Center Atrium between Marconi Street and the private roadway. The Atrium will contain two floors of office/medical and retail space and a 7-story extended stay hotel. North of the Atrium, the same developer is planning four commercial towers on the site of the existing warehouse.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQR and received a Negative Declaration. The City Planning Commission certified these applications as complete on April 23, 2012

COMMUNITY BOARD HEARING

Bronx Community Board 11 did not hold a public hearing on this application and did not issue a recommendation.

BRONX BOROUGH PRESIDENTS PUBLIC HEARING

The Bronx Borough President convened a public hearing on these applications on July 3, 2012. Speakers representing the applicant spoke in favor of this application. No one spoke in opposition. There being no other speakers present, the hearing was closed.

BOROUGH PRESIDENT'S RECOMMENDATION

I agree that legal grades must be established for Marconi Street. Marconi Street was mapped, in an earlier action out of necessity for the PSACII project. This new street has become a key artery for this new center.

The development of the greater Hutchinson Metro Center campus area is an exciting opportunity and we have to make sure that it is done correctly. The PSAC II center will employ 850 people, joining the Hutchinson Metro Center which has established itself as a successful business and professional center. Now, both will be complimented by additional development west of Marconi Street. The Metro Center Atrium, a 300,000 square foot office/retail/hotel complex that will include a 7-story extended stay hotel is already seeking construction permits. North of the Metro Center Atrium site, four office towers are planned where a warehouse is currently located. Marconi Street vicinity is the center spine of all this development.

In my recommendations for the original mapping of Marconi Street I called for direct bus service and a full service entrance-exit ramp between the Hutchinson River Parkway and the Hutchinson Metro Center facility. The entire area needs to be considered in light of the large scale of development that is taking place there.