

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION**  
**ULURP APPLICATION NO: C 190026 HAX**  
**4697 3<sup>rd</sup> Avenue**

**DOCKET DESCRIPTION**

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

- 1) Pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) The designation of properties located at 4697 3<sup>rd</sup> Avenue (Block 3041, Lots 38 and 50) 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 to be selected by HPD;

To facilitate a mixed-use building containing approximately 52 affordable housing units and commercial space in Borough of The Bronx, Community District #6.

**BACKGROUND**

Approval of this application will facilitate construction of an eight-story mixed-use building to be located on the northwest corner of 3<sup>rd</sup> Avenue, between Cyrus Place on the south and East 188<sup>th</sup> Street on the north. The site is composed of 9,541 square feet of total lot area, offering 104 feet of frontage on 3<sup>rd</sup> Avenue. It is currently vacant, although it previously was used as an off-street parking lot. This site is zoned C4-5X and is located in Bronx Community District #6 and is within a Transit Zone.

The proposed as-of-right development will offer 47,561 square feet of total floor area (61,257 gross square feet), FAR of 4.96. This building will offer 52 units, plus 1-superintendent unit of affordable housing, approximating 40,416 square feet. Retail space will consist of 7,145 square feet. The residential unit allocation includes:

- Seven-Studio Units: 426 Gross Square Feet
- 19- 1 Bedroom Units: 596 Gross Square Feet
- 20- 2 Bedroom Units: 825 Gross Square Feet
- Seven- 3 Bedroom Units: 1,008 Gross Square Feet

Amenities to be included within the building include:

- Garden-terrace and playground for passive recreation: 2,324 Square Feet\*
- On-site gym: 431 Square Feet
- Laundry room: 317 Square Feet
- Bike room

\*Residents will have access to sections of this garden area for the planting of fruit and vegetables.

Retail/commercial space will include approximately 104 feet of frontage on 3<sup>rd</sup> Avenue, offering approximately 7,145 square feet of retail space.

This proposed building will satisfy Passive House environmental standards, which are the most demanding of all environmental ratings. As such, this building will include:

- Rainwater recapture for the purpose of toilet services
- Solar panels to reduce conventional energy consumption
- Energy recovery ventilation systems
- Air condensing boiler systems
- Energy rated appliances
- Interior noise and installation systems to minimize heat/cooling loss and interior noise
- Window installations that maximize heat/cooling retention

The affordability of this project will satisfy Mandatory Inclusionary Housing (MIH) mandates including:

- 10% of total units at 30% of Area Median Income (AMI) or less
- 10% of total units at 30% of AMI
- 10% of total units at 40% of AMI
- 10% of total units at 50% of AMI
- 60% of total units at 60%-80% of AMI

Development of the surrounding community includes:

- Two-family homes and mid-rise residential buildings
- Extensive retail development located on 3<sup>rd</sup> Avenue, Fordham Road approximately one block north, Webster Avenue one block west of the site
- Professional office building facilities located at Fordham Plaza, two blocks north of the site

- Light industrial auto-related facilities located on 3<sup>rd</sup> Avenue and on Webster Avenue
- Fordham University's Rose Hill Campus and Roosevelt High School's campus both of which are located two blocks north of the site. Numerous other schools are within a four block radius of the site.
- The Belmont community's "Little Italy" is located within a four block radius of the site
- Saint Barnabas Hospital is with 1/3<sup>rd</sup> of a mile's distance from the site

Mass transportation access is extensive. Within walking distance (1/2 mile) are:

- Metro North Commuter Railroad's Harlem and New Haven Division services
- Subway services via the "D Train" and #4 Train
- Select Bus Service (SBS) #12
- Bus transit via the BX 1, BX 2, BX9, BX 12, BX15, BX17, BX22, BX34, BX41, Express Bus transit to Manhattan via BXM4, as well as Bee Line Bus services to Westchester County.

### **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 August 6, 2018.

### **BRONX COMMUNITY BOARD PUBLIC HEARING**

A public hearing was held by Bronx Community District #6 on September 12, 2018. A vote recommending approval of this application was 22 in favor, one opposed and three abstaining.

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

The Bronx Borough President convened a public hearing on this application on October 9, 2018. Representatives of the applicant were present and spoke in favor of this application. No other members of the public offered testimony and the hearing was closed.

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

Although the Department of Housing Preservation and Development (HPD) is the applicant, it is Bronx Pro that has been selected by HPD to develop this specific site, known as 4997 3<sup>rd</sup> Avenue (Block 3041, Lots 38 and 40). I make note of this because Bronx Pro is perhaps one of the most successful developers of Bronx residential buildings, offering tenants with some of the borough's best maintained properties.

Reviewing the specifics of this application I am especially pleased to note that the site identified for this proposed building will finally be developed. As this site is located within a short distance of East Fordham Road, the borough's most active retail/commercial strip, the

combination of residential and commercial development this project will yield, has the potential of extending the vibrant activity on East Fordham Road, south. Furthermore, given the extensive availability of mass transit, this fact means those commuting to other points in The Bronx, Manhattan or Westchester, will find this location on 3<sup>rd</sup> Avenue ideal.

I am especially pleased to note that this proposed building will satisfy Passive House environmental requirements. Some of these include the retention of rainwater to service the building's toilets, extensive reliance on solar panels and an energy recovery system that uses the heat created by the heating and cooling systems to power up such systems. This in turn reduces fuel consumption. Windows that minimize heat loss in winter and cooling air in the summer will also reduce energy consumption while increasing the comfort zone for tenants.

On site amenities include an exterior garden area which not only will provide space for passive recreation, but also offer residents an area to be planted by the tenant for the purpose of growing vegetables, etc. An on-site gym for fitness is to be offered as well.

As vacant properties across The Bronx are scarce it is vital that these few remaining sites be developed in a manner that will encourage residents to remain in the community. This can only be realized if the proposed project includes state-of-the-art amenities designed to not only reduce energy consumption, but the costs associated with such consumption. 4697 3<sup>rd</sup> Avenue will be such a building.

I recommend approval of this application.