

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 180261 ZMX
Williamsbridge Road Rezoning

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by 2712 Radcliff Realty LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 4a:

1. Changing from a C8-1 District to an R7A District property bounded by a line perpendicular to the northeasterly street line of Williamsbridge Road distant 245 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, a line midway between Colden Avenue and Williamsbridge Road, a line perpendicular to the westerly street line of Colden Avenue distant 275 feet (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road, Colden Avenue, and Williamsbridge Road; and
2. Establishing within the proposed R7A District a C2-3 District bounded by a line perpendicular to the northeasterly street line of Williamsbridge Road distant 245 feet northwesterly (as measured along the street line) from the point of intersection of the westerly street line of Colden Avenue and the northeasterly street line of Williamsbridge Road and a line 80 feet northeasterly of Williamsbridge Road, Colden Avenue, and Williamsbridge Road;

Borough of The Bronx, Community District #11, as shown on a diagram (for illustrative purposes only) dated September 4, 2018, and subject to the conditions of CEQR Declaration E-498.

BACKGROUND

This application pertains to property located at 2712 Williamsbridge Road and 2705, 2721, 2723, 2727, 2729 Colden Avenue. These addresses identify the *Project Area* which includes Block 4516, Lots 8, 43-46, 48 and 144. Approving this application will amend the Zoning Map by changing an existing C8-1 District to the proposed R7A District and establish within this District a C2-3 District. Existing development within the *Project Area* includes:

2705 Colden Avenue (Block 4516, Lot 48), consisting of 7,480 square feet of property and includes a non-conforming and non-complying 6-story residential building offering 40 dwelling units.

2723 Colden Avenue (Block 4516, Lot 45) consisting of 1,224 square feet of property and includes a 3-story, one and two family residential building

2725 Colden Avenue (Block 4516, Lot 144) consisting of 1,458 square feet of property and includes a 3-story, one and two family residential building.

2729 Colden Avenue (Block 4516, Lot 43) consisting of 1,653 square feet of property and includes a 3-story, one and two family residential building.

The proposed *Development Site* includes 2712 Williamsbridge Road and 2721 Colden Avenue (Block 4516, Lots 8 and 46). The total lot area of the proposed *Development Site* is 8,727 square feet. It offers 92 feet of frontage on Williamsbridge Road and 50 of frontage on Colden Avenue. Improvements on this site include a 1-story mixed use building offering two residential units fronting on Williamsbridge Road. Fronting on Colden Avenue is a 1-story 3-bay parking garage. The site is an irregular shaped lot, located at the intersection of Williamsbridge Road, Allerton Avenue and Colden Avenue. These site improvements will require demolition. The general boundaries include Boston Road on the north, Colden Avenue on the east, Allerton Avenue on the south and Williamsbridge Road on the west.

The *Project Area* includes 13,165 square feet of property plus the proposed *Development Site* offers 8,727 square feet. This yields 21,892 square feet of property on Block 4516 which will be rezoned pending approval of this application.

The applicant also proposes to amend Appendix F, the Inclusionary Housing Designated Area and Mandatory Inclusionary Housing Areas for Bronx Community District #11. The intent is to establish the proposed Project Area as a Mandatory Inclusionary Housing (MIH) Designated Area. It is proposed that Option 1 and Option 2 be included to provide maximum flexibility for non-applicant controlled sites (those properties that include Lots that are within the development area, but not the project area. The applicant has not determined which Option will be selected for the Project Area.

Approving this application will facilitate construction of a 9-story, mixed use commercial and residential building with approximately 38,712 square feet of floor area (FAR 4.43). The proposed building will include 30 residential units. Below ground parking for 16 vehicles and 16 bicycles will be provided. Commercial floor space will approximate 4,825 square feet and be accessible from Williamsbridge Road. Residential space will approximate 33,887 square feet and be accessible from and ADA compliant entrance on Colden Avenue.

The number of units and their size includes:

18-one bedroom units	approximating	586-668 gross square feet
7-two bedroom units	measuring	783 gross square feet
5-three bedroom units	measuring	1,204 gross square feet

Additional amenities to be located on the 9th floor will include:

Gym:	measuring:	512 square feet
Gym accessory room:	measuring:	457 square feet
Roof-top terrace:	measuring	1,994 square feet

Storage facilities for residents will be provided on site.

This proposed development will satisfy Enterprise Green Communities environmental standards.

The affordability of this proposed development is contingent on which MIH option is adopted. The following breakdown reflects the minimum allocations:

- Option 1:
 - 40% of Area Median Income (AMI)
 - 1 one-bedroom
 - 1 two-bedroom
 - 1 three bedroom
 - 60% of AMI
 - 5 one-bedroom
 - 2 two-bedroom
 - 2 three-bedroom

- Option 2:
 - 80% of AMI
 - 6 one-bedroom
 - 3 two-bedroom
 - 2 three bedroom

The remaining units will be market rate.

Option 2 does not mandate a unit-minimum for those earning 40% of AMI. No unit set-aside for formally homeless families is required if subsidies from the Department of Housing, Preservation and Development (HPD) are not sought by the developer.

Residential development in the surrounding community is typified by low-rise, attached, one and two family homes, and mid-rise multi-family buildings compose of five and six stories.

Commercial development is located on Williamsbridge Road and includes auto-related retail venues consistent with the existing C8-1 zone. Bus transportation via the Bx 8 operates on Williamsbridge Road, the Bx 26 on Allerton Avenue. The Westchester Bee Line 60, 61 and 62 serve Boston Road Subway access is available at the Allerton Avenue station of the #2 and rush-hour #5 trains approximately ½ mile east, and #5 train service at Pelham Parkway station approximately ½ south of the Project Area.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application was reviewed pursuant to CEQR and SEQRA and received a Negative Declaration. The Planning Commission certified this application as complete on September 4, 2018.

BRONX COMMUNITY DISTRICT PUBLIC HEARING

A public hearing was called by Bronx Community Board #11. The hearing was held on November 19, 2018. Bronx Community Board #11 voted to *disapprove* this application. Those voting to approve the application were 14 in favor of approval, 20 voting against approval of this application and two abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing on this application on November 13, 2018. Representatives of the applicant were present and spoke in favor of this application. A member of the public offered testimony expressing opposition to this application. No other members of the public were present and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

Approving this application will facilitate construction of a 9-story residential building, comprised of 30 units of housing. As proposed, this new building to be located 2712 Williamsbridge Road and 2721 Colden Avenue (Block 4516, Lots 8 and 46), will offer retail venues fronting on Williamsbridge Road, while residential access would be available on Colden Avenue. This proposed building would be located directly north of an existing 6-story residential building located at 2705 Colden Avenue, (Block 4516, Lot 48). 2705 Colden Avenue offers 40 units of housing, and like the proposed building, it provides for retail activity on Williamsbridge Road and residential access via Colden Avenue. 2705 Colden Avenue was constructed in 1928 and therefore predates the current C8-1 designation which was adopted in 1961.

Also predating 1961 are the many low-rise, one and two family homes that typify the residential profile of this community, most notably on Colden Avenue. Therefore, in order for me to endorse this application, I must insist the boundaries of the proposed zoning map amendment this application would adopt *exclude* the four lots to the north of the proposed development, on which low-rise, privately owned residential homes are now located. The scope of the larger *project area* as defined in this application must be reduced to include only Lots 8, 46 and 48 on Block 4516. These lots will accommodate the proposed building to be constructed and the existing six-story building, bringing this latter building into compliance.

We in The Bronx must do all that is necessary to protect homes owned by Bronx families from being demolished and eventually replaced by multi-family developments that are all but certain to become rental housing. I make this stipulation fully mindful of our city's urgent need for affordable residential accommodations. I also believe however, that home ownership is essential for strong vibrant communities and that approving this application as presented threatens the low-rise, owner-occupied profile of this neighborhood. The fact that The Bronx represents the county with the lowest percentage of home ownership in New York State further substantiates my rationale for modifying this application pursuant to my recommendation.

Pending the modification I insist be made to the proposed Zoning Map amendment this application is considering, I approve this application.