

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NO: C 240099HAX  
EAST TREMONT CLUSTER NCP**

**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 property located at 907 East 175<sup>th</sup> Street (Block 2958, Lot 120,) 1900 Marmion Avenue (Block 2960, Lot 21) and 706 Fairmount Place (Block 2950, Lot 18) 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 the development of three buildings containing approximately 63 residential units, Borough of The Bronx, Community District #6.

**BACKGROUND**

Approval of this application will facilitate construction of three residential buildings on three separate sites. These sites are each vacant, City owned, and include:

- Development Site 1: 907 East 175<sup>th</sup> Street (Block 2958, Lot 120)
- Development Site 2: 1900 Marmion Avenue (Block 2960, Lot 21)
- Development Site 3: 706 Fairmount Place (Block 2950, Lot 18)

The total number of affordable units to be constructed will approximate 64 units. Taken together, a total of approximately 53,515 square feet of residential floor area will be constructed. A set aside of 20 units will be for senior residents pursuant to Affordable Independent Residences for Seniors (AIRS). Ten percent of the total number of residences will be reserved for the formally homeless families and singles. As all three sites are located within a Transit Zone and provide income restricted units, no off-street parking is mandated and none will be provided at any of the three locations. Total development cost will approximate \$46 million.

Area Median Income (AMI) will range from 30% to a maximum of 80%. Specially:

- Studios:
  - 30% AMI: 1 (AIRS)
  - 40% AMI: 4 (Our Space AIRS)
  - 40% AMI: 4 (AIRS)
  - 60% AMI: 6
  - 70% AMI: 5
  
- 1-Bedroom:
  - 30% AMI: 1 (AIRS)
  - 40% AMI: 3(Our Space AIRS)
  - 40% AMI: 1 (PBV AIRS)
  - 40% AMI: 1 (AIRS)
  - 60% AMI: 6
  - 70% AMI: 4
  
- 2-Bedrooms:
  - 40% AMI: 1 (AIRS)
  - 60% AMI: 15
  - 70% AMI: 11
  
- 1 Superintendent Unit

Overall Total:

2 Units @ 30% AIRS  
7 Units @ 40% AMI Our Space AIRS  
1 Unit @ 40% AMI PBV AIRS  
6 Units @ 40% AMI AIRS  
27 Units @ 60% AMI  
20 Units @ 70% AMI

- **Development Site 1: 907 East 175<sup>th</sup> Street (Block 2958, Lot 120.** Zoned R7-1/C1-4 Maximum Floor Area Ratio (FAR) 5.01. The commercial overlay FAR is 2.0. The lot area consists of approximately 5,009 square feet. It is situated on the north side of East 175<sup>th</sup> Street, between Trafalgar Place on the west and Southern Boulevard on the east, offering approximately 60 feet of frontage on East 175<sup>th</sup> Street. This site is located within a FRESH Zone. The scope of development for this site includes:
  - A nine story building, maximum height approximating 87.5 feet, composed of 25,061 zoning square feet of residential floor area, (30,576 gross square feet).
  - 33 residential units made up of studios, one, and two bedroom units. Nine units will be reserved for AIRS.

- ❖ 16 studios approximating 400 net square feet
- ❖ 8 one bedroom units approximating 550 net square feet
- ❖ 9 two bedroom units approximating 700 net square feet
- Recreation space approximating 2,911 square feet includes:
  - ❖ A community room located on the cellar level
  - ❖ A rear garden area and a terrace located on the 8<sup>th</sup> story
- On site laundry room
- **Development Site 2: 1900 Marimon Avenue (Block 2960, Lot 21).** Zoned R7-1. Maximum Floor Area Ratio (FAR) 5.01. The lot area consists of 2,419 square feet. It is situated on the northeast corner at the intersection of Fairmount Place and Marimon Avenue. The site offers approximately 25 feet of frontage on Marimon Avenue and 97 feet of frontage on Fairmount Place. This site is located within a FRESH Zone. The scope of development of this site includes:
  - A six story building, maximum height approximating 59.5 feet, composed of 10,548 zoning square feet of residential floor area (15,230 gross square feet).
  - 10 residential units made up of one, and two bedroom units. Two units will be reserved for AIRS.
    - ❖ 1 one bedroom unit approximating 550 net square feet
    - ❖ 9 two bedroom units approximating 700 net square feet
  - Recreation space approximating 1,399 square feet includes:
    - ❖ Roof top terrace
    - ❖ Community room located on the 5<sup>th</sup> story
- **Development Site 3: 706 Fairmount Place (Block 2960, Lot 21).** Zoned R7-1, Maximum Floor Area (FAR) 5.01. The lot consists of 3,645 square feet. It is situated on the on the southeast corner at the intersection of Crotona Avenue and Fairmount Place. The site offers approximately 41 feet of frontage on Crotona Avenue and 90 feet of frontage on Fairmount Place. This site is located within a FRESH Zone. The scope of development of this site includes:
  - A six story building, maximum height approximately 60 feet, composed of 17,204 zoning square feet of residential floor area (22,033 square feet).
  - 21 residential units made up of studios, one, and two bedroom units. Five units will be reserved for AIRS.
    - ❖ 4 studios approximating 400 net square feet
    - ❖ 7 one bedroom units approximating 550 net square feet
    - ❖ 10 two bedroom units approximating 700 net square feet

- Recreation space approximating 1,034 square feet includes:
  - ❖ A rear garden area
  - ❖ Rooftop terrace
  - ❖ Community room located on the 5<sup>th</sup> floor.

Existing residential development adjacent to the three sites this application is considering is typified by low rise one and two family homes, low rise multi unit buildings, and recently constructed mid rise buildings a majority of which approximate ten stories. Crotona Park, composed of 127 acres is within a four block distance of the three sites this application is considering. Other nearby parks include Tremont Park (formally part of Crotona Park). Commercial development is located on East Tremont Avenue and on Southern Boulevard. Mass transportation operates along East Tremont Avenue via the BX 40 and BX 42. The BX 17 operates on Crotona Avenue and the BX 19 serves Southern Boulevard.

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application was reviewed pursuant to SEQR and CEQR and received a Negative Declaration. The City Planning Commission certified this application as complete on November 27, 2023.

## **BRONX COMMUNITY DISTRICT PUBLIC HEARING**

Bronx Community District #6 held a public hearing on this application on January 10, 2024. A unanimous vote recommending approval of this application was 24 in favor, zero opposed and zero abstaining.

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

A virtual public hearing was convened by the Bronx Borough President on February 6, 2024. Representatives of the applicant were present and spoke in favor of this application. There being no other speakers present, the hearing was closed.

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

The three sites being proposed for redevelopment are currently small, vacant properties that are modest in size and not currently productive for the local community. They are oftentimes used for household waste dumping and are seen as a liability.

The proposal would transform these sites into modest-sized buildings that fit the existing character of the neighborhood and are projects that were unanimously supported at the Community Board. They will provide 100% affordable housing with a 30%-80% AMI range while providing housing for lower-income seniors.

My one concern with the proposal is the size of the units is still far smaller than they should be. Specifically, 907 East 175th Street and 706 Fairmount Place which has a total of 20 studios at an

average of 400 square feet. While I recognize the tradeoff of the size of the units for unit count, I will continue to advocate for the larger unit sizes that support families to continue living in their homes as they grow.

I believe that HPD should change how it looks at housing metrics when working with applicants. While recognizing the goal is to provide affordable housing for as many people as possible, the unit count should reflect the total number of people that will live there. Therefore, I would recommend HPD count units based on the number of bedrooms provided. This will increase the value of 2-bedroom units because they will be counted as providing housing for 2-4 people, whereas studios and 1-bedrooms will be counted as housing for 1-2 people. This is not manipulating the outcome but is rather more reflective of the total number of people that will live in a building and shows how larger units should be given more value when compared to studios and 1-bedrooms.

I would ask the applicant team to look closer at the 16 studios at 907 East 175<sup>th</sup> Street and see if the three studios that front the street can be combined and create a 1-bedroom and a 2-bedroom unit based on the proposed square footages and apply that floorplan mix to the 2<sup>nd</sup> through 7<sup>th</sup> floors. This would result in the same number of bedrooms while providing a better housing option.

For the three buildings that are part of this application, I appreciate the overall array of amenities and design features that are proposed within these three buildings. It is clear to me that the proposed buildings will be an asset to the surrounding neighborhoods.

With my modifications noted, I recommend approval of this application.