



**BRONX BOROUGH PRESIDENT VANESSA L. GIBSON**

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NO: C 240104 ZMX  
438 CONCORD AVENUE REZONING**

**DOCKET DESCRIPTION**

**IN THE MATTER OF AN** application submitted by BronxCo, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c:

1. Changing from an existing M1-2 District to an M1-4/R7D District property bounded by East 145<sup>th</sup> Street, Wales Avenue, a line 150 feet southerly of East 145<sup>th</sup> Street, and Concord Avenue; and
2. Establishing a Special Mixed-Use District (MX-18) bounded by East 145<sup>th</sup> Street, Wales Avenue, a line 150 feet southerly of East 145<sup>th</sup> Street, and Concord Avenue.

As shown on a map (for illustrative purposes only) dated June 24, 2024, and subject to the conditions CEQR Declaration E-756.

Related Application: N 240105 ZRX

**BACKGROUND**

Development of the surrounding community is typified by one- and two-story homes, auto-related service providers and light industrial uses located in low-rise industrial buildings. St. Mary's Park consisting of 35 acres is located approximately three blocks west of the proposed Development Site. Retail development is concentrated on East 149<sup>th</sup> Street. Subway service via the #6 Train is provided at the East 143<sup>rd</sup> Street station, approximately four blocks from the site. Bus transportation is available via the Bx17 and Bx19 on East 149<sup>th</sup> Street and the Bx33 on East 138<sup>th</sup> Street.

The proposed Development Site is situated on Block 2577, and is comprised of Lots 7, 8, 9 and 14. It is bounded by the south side of East 145<sup>th</sup> Street, between Concord Avenue on the west and Wales Avenue on the east. The total lot area approximates 25,548 square feet. It offers 128 feet of frontage on both Concord and Wales Avenue with approximately 200 feet of frontage on East 145<sup>th</sup> Street. This area is currently zoned M1-2, located in Bronx Community District #1. It is also located in a FRESH Zone and a Transit Zone.

The Proposed Project Area which will be rezoned includes Block 2577, part of Lots 6, 7, 8, 9, 14 and 20. Existing development of these Lots includes:

Lot 6 (428 Concord Avenue): Is 2,500 square feet with a two-family dwelling approximating 1,638 square feet.

Lot 7: (432 Concord Avenue): Is 2,500 square feet with a two-family dwelling approximating 1,500 square feet. This site is controlled by the Applicant.

Lot 8: (434 Concord Avenue): Is 2,500 square feet with a two-family dwelling approximating 1,940 square feet.

Lot 9: (438 Concord Avenue): Is 7,758 square feet. This lot is vacant and is used as a parking lot for private parking. This site is controlled by the Applicant

Lot 14: (435 Wales Avenue): Is 12,774 square feet with a one-story auto repair shop consisting of approximately 12,500 square feet

Lot 20: (429 Wales Avenue): Is 5,000 square feet with a two-family dwelling consisting of approximately 1,305 square feet.

Approval of this application will facilitate construction of a ten-story mixed-use building. It will include light manufacturing, a community facility and residential uses. The approximate development cost for this project is \$70 million. Constructed on Block 2577, Lots 9 and 14, this proposed building will approximate 138,412 square feet. The scope of this development includes:

- Approximately 7,600 square feet for light manufacturing in the cellar, first and second stories
- Approximately 3,300 square feet for retail use located on the first story
- Approximately 25,600 square feet for commercial offices located in the cellar and first story
- Approximately 6,600 square feet for a community facility use to be located on the first and second story
- Approximately 95,300 square feet for residential use to be located on the fourth through tenth stories with lobby space on first story
- It is anticipated that this project will produce approximately 200 local jobs

The proposed residential development will offer a total of 87 units, including:

- 6 Studios: Approximately 490 Square Feet
- 12-One Bedroom Units: Approximately 575 Square Feet
- 47-Two Bedroom Units: Approximately 800 Square Feet
- 18-Three Bedroom Units: Approximately 1,200 Square Feet
- 4-Four Bedroom Units: Approximately 1,500 Square Feet

Of the 87 units, 24 units will be permanently affordable pursuant to MIH Option 1 with incomes averaging 60% of Area Median Income (AMI), with a minimum of 10% to be affordable at 40% of AMI. This will include:

- 2 Studios
- 6-One Bedroom Units
- 12-Two Bedroom Units
- 3-Three Bedroom Units
- 1-Four Bedroom Unit

All residential units will include a washer and dryer, thereby eliminating the need for a laundry room. Additional amenities to be provided include:

- 43 off-street parking spaces located on the cellar level
- Two loading births accessible from East 145<sup>th</sup> Street
- 52 bicycle parking spaces to be located on the ground level
- 1,000 square foot urban farming area to be located on the roof
- 1,000 square foot area for passive recreation to be located on the roof
- Two restrooms to be located on the roof
- Barbecue area to be located on the roof
- Solar panels for renewable energy availability to be located on the roof
- Green house facilities to be located on the roof
- 1,000 square foot terrace area to be located on the 4<sup>th</sup> story

## **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application has been reviewed pursuant to SEQR and CEQR and received a Negative Declaration (23DCP092X). The City Planning Commission certified this application as complete on June 24, 2024.

## **BRONX COMMUNITY BOARD HEARING**

A public hearing was convened by Bronx Community Board 1 on September 26, 2024. A vote recommending this application be approved was five in favor of approval, 19 recommending the application be denied, and three abstaining, resulting in an unfavorable recommendation.

Community Board 1 noted that they would like some residential units to be restricted to 20%-30% of Area Median Income (AMI), that a percentage of non-residential spaces be set aside for local entrepreneurs, artists and manufacturers, and include a preference be given to residents of Community District 1.

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

On October 10, 2024, a virtual public hearing was convened by the Bronx Borough President. Representatives of the applicant were in attendance and spoke in favor of this application. No other members of the public were present or spoke and the hearing was closed.

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

For residents to foster a long-term commitment to the neighborhoods they live in, available housing must support young, growing families. In 2022, the median age of Bronx residents was approximately 35 years, making it the “youngest borough” in our city. Given this demographic, offering multi-bedroom apartments is essential to retain residents as their children grow into young adults. I have long advocated that the minimum square footage for apartments, as set by New York City Housing Preservation and Development (HPD), should not be the default measure for constructing affordable housing in New York City. Housing should be constructed for quality and not solely focused on quantity. I offer these observations because the proposed development at 438 Concord Avenue aligns with these priorities, providing spacious, multi-bedroom units that exceed HPD’s minimum size requirements.

This proposed development is particularly notable for its inclusion of four-bedroom units. As the Bronx Borough President, I have consistently championed multi-bedroom units—especially three and four-bedroom options—over studios or one-bedroom units. This proposal aligns with this goal, with 69 out of 87 apartments offering two-, three-, and four-bedrooms. Moreover, the development exceeds typical space allowances, providing 1,200 square feet for a three-bedroom apartment instead of the typical 975 square feet. Additional family-oriented amenities include off-street parking, storage for 52 bicycles, a rooftop with greenhouse space, areas for passive recreation, urban farming spaces, and even a barbeque area, all underscoring the family-centered design of this development.

This project is expected to create nearly 200 jobs upon completion, which includes a supermarket, recording studio, coffee shop, and flexible space for light manufacturing that may include artist spaces. While more clarification on how these manufacturing spaces will be utilized is needed, I understand these details haven’t been finalized. I would also note that if the development team decides to expand the supermarket, that I would support the use of the FRESH approvals to provide the development some added flexibility, as a grocery store that provides fresh food in this community is very much needed. I would like to see Bronx residents receive priority for the jobs created by this development and suggest working with local job centers that can connect them to these good-paying, local opportunities right here in The Bronx.

At the public hearing, the applicant noted the possibility of a full-service bank branch. Like the need for a supermarket, the need for a bank is significant and is something I would support. In 2021, it was estimated that only 131 full-service bank branches served the Bronx’s 1.4 million residents—approximately 10,600 residents per branch—indicating a gap in banking services.

I am aware that Bronx Community Board 1 voted in opposition to this application, and has asked for some units to be in the 20% to 30% AMI range. While I acknowledge that new developments must reflect community affordability, this project does meet MIH requirements and offers a number of additional amenities that will support the community. I would be supportive of the development team adding additional affordable units and lowering the AMI of the units, but I would not want those changes to result in the loss of any additional building amenities that I support, such as the family-units and jobs. In conclusion, this development sets a high standard for future residential projects across The Bronx, and I recommend approval of this application.