

CITY PLANNING COMMISSION

May 10, 2017 / Calendar No. 19

N 170151 ZRX

IN THE MATTER OF an application submitted by Azimuth Development Group, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of the Bronx, Community District 9.

This application (N 170151 ZRX) for an amendment of the Zoning Resolution of the City of New York was filed by Azimuth Development Group, LLC on November 16, 2016. The applicant proposes to establish a Mandatory Inclusionary Housing (MIH) area on property located at 1755 Watson Avenue (Block 3751, Lot 1). This application, in conjunction with the related application for a zoning map amendment, would facilitate the development of a new mixed-use development with residential and community facility uses in the Soundview neighborhood of Community District 9, the Bronx.

RELATED ACTIONS

In addition to the zoning text amendment (N 170151 ZRX) which is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 170150 ZMX	Zoning Map Amendment to change R5 and R5/C1-2 Districts to an R7A/C1-4 District.
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BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 170150 ZMX).

ENVIRONMENTAL REVIEW

This application (N 170151 ZRX), in conjunction with the application for the related action (C 170150 ZMX), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and

Regulations, Section 617.00 et seq. and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order of 1977. The lead is the City Planning Commission. The designated CEQR number is 17DCP075X.

A summary of the environmental review appears in the report for the related zoning map amendment (C 170150 ZMX).

PUBLIC REVIEW

This application (N 170151 ZRX) was duly referred to Bronx Community Board 9 and the Bronx Borough President on December 12, 2016 in accordance with the procedures for non-ULURP matters, along with the application for the related action, (C 170150 ZMX), which was certified as complete by the Department of City Planning (DCP) on December 12, 2016, and was duly referred to Bronx Community Board 9 and the Bronx Borough President in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

Community Board Review

Community Board 9 adopted a resolution recommending approval of the application on January 19, 2017, by a vote of 25 in favor, none opposed, and with no abstentions.

A summary of the recommendations of Community board 9 appears in the report for the related zoning map amendment action (C 170150 ZMX).

Borough President Recommendation

This application, in conjunction with the application for the related action, was considered by the Bronx Borough President, who issued a recommendation approving the application on March 23, 2017.

A summary of the recommendations of the Borough President appears in the report for the related zoning map amendment action (C 170150 ZMX).

City Planning Commission Public Hearing

On March 22, 2017 (Calendar No. 3), the City Planning Commission scheduled April 5, 2017 for a public hearing on this application (N 170151 ZRX), in conjunction with the application for the related application (C 170150 ZMX). The hearing was duly held on April 5, 2017 (Calendar No. 20).

Three members of the applicant team testified in favor of the project, as described in the report for the related action (C 170150 ZMX).

One speaker, representing SEIU 32 BJ testified against the project, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 170151 ZRX), in conjunction with the related application for a zoning map amendment (C 170150 ZMX), is appropriate.

A full consideration and analysis of the issues and the reasons for approving this application appear in the related report for the zoning map amendment (C 170150 ZMX).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, is further amended as follows:

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

The Bronx

* * *

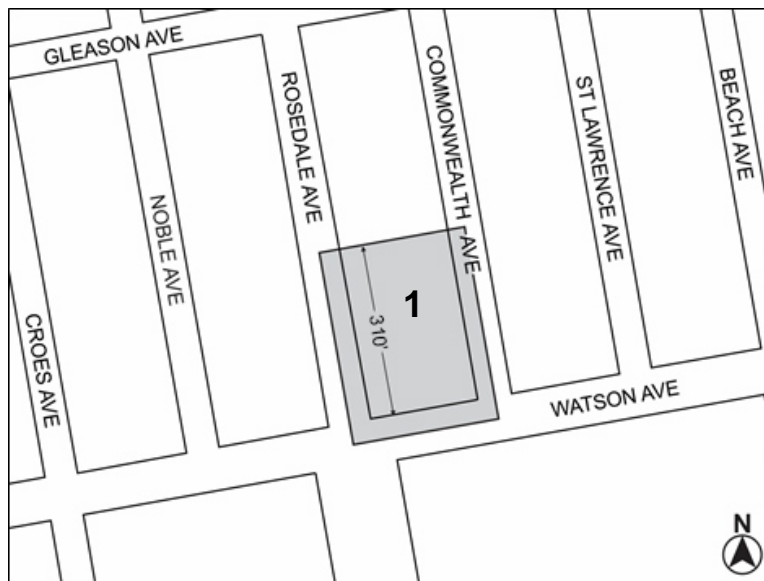
The Bronx Community District 9

In the R7A District within the area shown on the following Map 1:

* * *

Map 1 – [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing area *see Section 23-154(d)(3)*

Area 1 [date of adoption] – MIH Program Option 2

Portion of Community District 9, The Bronx

* * *

The above resolution (N 170151 ZRX), duly adopted by the City Planning Commisison on May 10, 2017 (Calendar No. 19) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, ESQ., *Vice Chair*

RAYANN BESSER, IRWIN G. CANTOR, P.E., ALFRED C. CERULLO, III

MICHELLE R. DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,

CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,

ORLANDO MARIN, LARISA ORTIZ, Commissioners

Application #: **C 170150 ZMX**

CEQR Number: 17DCP075X

Project Name: **Watson Avenue Rezoning**

Borough(s): Bronx

Community District Number(s): 9

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS


- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C100000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

IN THE MATTER OF an application submitted by Azimuth Development Group LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 3d and 4b:

- eliminating from an existing R5 District a C1-2 District bounded by Watson Avenue, Rosedale Avenue, a line 300 feet northerly of Watson Avenue, and Commonwealth Avenue;
- changing from an R5 District to an R7A District property bounded by Watson Avenue, Rosedale Avenue, a line 310 feet northerly of Watson Avenue, and Commonwealth Avenue; and
- establishing within the proposed R7A District a C1-4 District bounded by Watson Avenue, Rosedale Avenue, a line 310 feet northerly of Watson Avenue, and Commonwealth Avenue;

Borough of Bronx, Community District 9, as shown on a diagram (for illustrative purposes only) dated December 12, 2016, and subject to the conditions of CEQR Declaration E-403.

Applicant(s): Azimuth Development Group LLC 40 Fulton Street, 12th Floor New York, NY 10038		Applicant's Representative: Steven Sinacori Akerman LLP 666 Fifth Avenue, 20th Floor New York, NY 10103	
Recommendation submitted by: Bronx Community Board 9			
Date of public hearing: JAN 24, 2017		Location: Community Bronx Deliverance Center 1755 WATSON AVE, Bronx NY 10472	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		<small>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</small>	
Date of Vote: FEB 16, 2017		Location: BXC89 General Board Meeting KIPS BAX BOYS AND GIRLS CLUB 1950 RANDALL AVE, Bronx NY 10473	
RECOMMENDATION			
<input type="checkbox"/> Approve		<input checked="" type="checkbox"/> Approve With Modifications/Conditions	
<input type="checkbox"/> Disapprove		<input type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting			
# In Favor: 25		# Against: 0	
# Abstaining: 0		Total members appointed to the board: 32	
Name of CB/BB officer completing this form: William Rivera		Title: District Manager Bronx CB9 City of New York	
		Date: 2/21/17	



COMMUNITY BOARD NUMBER 9

CITY OF NEW YORK
1967 TURNBULL AVENUE
BRONX, NEW YORK 10473

TEL. (718) 823-3034
BX09@cb.nyc.gov

FAX. (718) 823-6461
www.nyc.gov/bxcb9



RUBEN DIAZ JR.
BRONX BOROUGH PRESIDENT

NICHOLAS HIMIDIAN JR.
CHAIRPERSON

WILLIAM RIVERA
DISTRICT MANAGER



February 21, 2017

New York City Department of Planning
Calendar Office
120 Broadway, 31st Floor
New York NY 10271

REF: CB Recommendation #C170150 ZMX

To whom it may concern:

I am writing to notify your office, that on February 16, 2017, the Community Board voted to approve the above mentioned recommendation with the modifications and conditions listed below, in pursuant to the Uniform Land Use Review Procedure. (Community/Borough Board Recommendation form attached)

Recommended Modifications/Conditions: Azimuth Development Group LLC to

Develop a senior housing component to this project with a possible veteran preference, with dedicated space for senior center programming.
Allocate space for a volunteer ambulance/rescue squad and technology center that will support our mission to increase programming for youth and young adults.
Commit to 24 hour on-site security guards, for the protection of future residents.
Commit to creating high quality building service jobs that pay all building service workers the industry standard prevailing wage and benefits.
Collaborate with the independent non-profit, United Hispanic Construction Workers (UHCW) to facilitate and ensure that up to 25% of the construction work forces of these developments are residents in our Community Board's zip codes and The Bronx. (Zip codes: 10473, 10472, 10462, 10460)

If you have any questions please feel free to contact our office.

Thank You,

William Rivera
District Manager

CC: Chairman Nicholas Himidian, Bronx Community Board 9
Land, Zoning, Planning, & Economic Development Committee, Bronx Community Board 9
Manny Lagares, NYC Department of City Planning.
Local Elected Officials

EXECUTIVE OFFICERS

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Chairperson

Mohammad Mujumder
1st Vice Chairperson

Brandon Ganaishlal
2nd Vice Chairperson

Benigno Cuevas
Secretary

Nicole Washington
Treasurer

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Economic Development
Parks & Recreation
Public Safety &
Transportation
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Youth & Education

NEIGHBORHOODS

Bronx River
Bruckner
Castle Hill
Clason Point
Harding Park
Parkchester
Soundview
Unionport
Shorehaven
Zerega

**BOROUGH PRESIDENT
RECOMMENDATION**

**CITY PLANNING COMMISSION
22 Reade Street, New York, NY 10007
Fax # (212)720-3356**

INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant’s representative as indicated on the Notice of Certification.

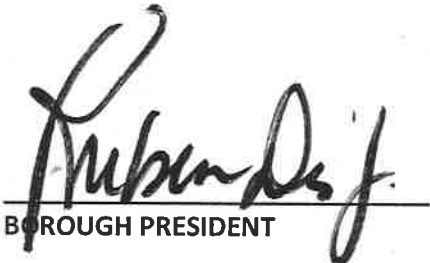
APPLICATION # C 170150 ZMX-Watson Avenue Rezoning
DOCKET DESRCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NOS. 9 BOROUGH: BRONX

RECOMMENDATION

- ☒ **APPROVE**
- ☐ **APPROVE WITH MODIFICATIONS/CONDITIONS (List below)**
- ☐ **DISAPPROVE**

EXPLANATION OF RECOMMENDATION-MODIFICATION/CONDITIONS (Attach additional sheets if necessary): PLEASE SEE ATTACHMENT FOR THE BOROUGH PRESIDENT’S RECOMMENDATION


BOROUGH PRESIDENT

3/23/17
DATE

BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 170150 ZMX
Watson Avenue Rezoning

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Azimuth Development Group LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 3d and 4b:

1. Eliminating from an existing R5 district a C1-2 District bounded by Watson Avenue, Rosedale Avenue, a line 300 feet northerly of Watson Avenue, and Commonwealth Avenue;
2. Changing from an R5 District to an R7A District property bounded by Watson Avenue, Rosedale Avenue, a line 310 feet northerly of Watson Avenue, and Commonwealth avenue; and
3. Establishing within the proposed R7A District a C1-4 District bounded by Watson Avenue, Rosedale Avenue, a line 310 feet northerly of Watson Avenue, and Commonwealth Avenue;

Borough of Bronx, Community District #9, as shown on a diagram (for illustrative purposes only) dated December 12, 2016, and subject to the conditions of CEQR Declaration E-403.

BACKGROUND

Approval of this application would amend the Zoning Map, Section Nos. 3d and 4b (Block 3751, Lot 1) by changing an existing R5 District to the proposed R7A District. This site is located on the Northern Side of Watson Avenue, with 198 feet of frontage, between Commonwealth Avenue and Rosedale Avenue. This lot has a depth of 325 feet, yielding 63,525 square feet. The site is currently occupied by a one-story, 12,240 square feet church called the Bronx Pentecostal Deliverance Center. They would be the co-developer and non-profit partner of the proposed development.

Lot 1 would become a R7A District on Block 3751. The remaining lots on Block 3751 would remain within the R5 Zoning District.

This proposed R7A District would facilitate the construction of a mixed-use development project consisting of 4 attached buildings containing residential, community facility, and retail uses. The proposed development would include 284,606 square feet of space. Highlights include

- 320 dwelling units
- 125 parking spaces
- 146 bicycle parking spaces

The proposed development would be built with a total of approximately 4.6 FAR, under Mandatory Inclusionary Housing (MIH).

This proposed development would include the existing Bronx Pentecostal Deliverance Center which would be housed in a newly reconstructed three-story church building with approximately 10,407 square feet. The total scope of development includes:

BUILDING A

- Front on Rosedale Avenue
- Proposed nine-story residential building
- 124 units
 - 12 studio apartments
 - 44 one-bedroom apartments
 - 40 two-bedroom apartments
 - 28 three-bedroom apartments
- Approximately 107,459 square feet

BUILDING B

- Entire block front of Watson Avenue between Rosedale Avenue and Commonwealth Avenue
- Proposed eight-story mixed-use building
- 116 units
 - 12 studio apartments
 - 42 one-bedroom apartments
 - 40 two-bedroom apartments
 - 22 three-bedroom apartments
- Approximately 16,592 square feet of ground floor retail and 101,434 square feet of residential

BUILDING C

- Front on Commonwealth Avenue
- Proposed nine-story senior housing space stepped down to X-stories heading north on Commonwealth Avenue
- 80 units
 - 40 studio apartments
 - 40 one-bedroom apartments
- Approximately 48,713 square feet

Bronx Pentecostal Deliverance Center (Building D)

- Front on Commonwealth Avenue
- Proposed three-story reconstruction adding 10,407 square feet to the existing structure consisting of 12,240 square feet.
- Approximate total = 22,647 square feet

Residential Access on Watson Avenue

As proposed, 1755 Watson Avenue would offer 320 dwelling units, including:

- 64 studio apartments, averaging 400 square feet, 20 percent of the total units
- 126 one bedroom apartments, averaging 550 square feet, 40 percent of the total units
- 80 two bedroom apartments, averaging 700 square feet, 25 percent of the total units
- 50 three bedroom apartments, averaging 925 square feet, 15 percent of the total units

Of these 320 dwelling units, approximately 80 apartments (40 studio, 40 1 bedroom) would be set aside for Senior Housing.

Based on the Average Median Income (AMI) of the 320 dwelling units to be constructed

- 32 units at 30 percent of AMI, 10 percent of the total units
- 48 units at 40 percent of AMI, 15 percent of the total units
- 48 units at 50 percent of AMI, 15 percent of the total units
- 128 units at 60 percent of AMI, 40 percent of the total units
- 64 units at 80 percent of AMI, 20 percent of the total units

Amenities to be offered to the residents of 1755 Watson Avenue

- Each building would have a 1,500 square feet community room
- 3,300 square feet of recreational space over the parking lot
- 125 parking spaces
- 146 bicycle storage spaces
- Day Care Center

Existing residential development in the area include three-story multifamily row housing on Rosedale Avenue. Further south there is the Justice Sotomayor Houses (seven-story buildings with approximately 1,497 units) owned by the New York City Housing Authority (NYCHA). The Blessed Sacrament school is located on 1160 Beach Avenue approximately two blocks west of the proposed development. MTA access in this area includes the IRT 6 train and a walking distance to the BX4, 4A (Westchester Avenue); 7, 8, 9 (Bruckner Boulevard); 11 (Bronx River Parkway/Boston Road); 27(Rosedale Avenue); 36 & 39 (White Plains Road) buses.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to CEQR and SEQR and received a Negative Declaration, meaning this project poses no threat to the environment. The City Planning Commission certified this application as complete on December 12, 2016.

COMMUNITY BOARD PUBLIC HEARING

Bronx Community Board #9 held a public hearing on January 24, 2017. A vote recommending approval of this application was 25 in favor zero against, zero abstaining.

BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Borough President convened a public hearing on this application on March 9, 2017. Representatives of the applicant were present and spoke in favor of this application. Representatives of SEIU Local 32BJ were also present and offered a written statement which was read at the hearing. A copy of this statement is attached to this recommendation.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

The Bronx has experienced a surge in affordable housing developments throughout the borough over the last two decades. It continues to emphasize the need for income-based affordability in the city that would allow for comfortable living at moderate prices. The projected development at 1755 Watson Avenue would continue this trend and I am pleased it would offer 320 units of affordable housing. Approximately 80 of those units would be for senior living which is a prominent issue in our community. The distribution of two and three bedroom apartments within this development makes up over half of the total number of apartments.

However, as I have noted in previous applications, the size of these apartments is not consistent with an appropriate living standard. According to the development group:

- Studio apartments would be approximately 400 square feet
- One-bedroom apartments would be approximately 550 square feet
- Two-bedroom apartments would be approximately 700 square feet
- Three-bedroom apartments would be approximately 925 square feet

This is simply unacceptable. The amount of apartments constructed should NOT surpass the need for apartments that offer comfortable living. Quantity of apartments should not compromise quality of the living space. A three-bedroom apartment at approximately 925 square feet is rather small if there are about four to five people in residence. I understand that these smaller sized units are approved by the Department of Housing Preservation and Development (HPD). I believe it is my obligation to recommend larger units be incorporated in HPD projects. While developers may argue that HPD is forcing their hand toward smaller units, it is incumbent upon them to negotiate in providing adequate-sized living quarters that accommodates mid-size to large families that live in The Bronx. Yes, there is a dire need for more affordable housing, but The Bronx will not be a testing ground for a numbers game the City is struggling to win.

The developer is providing units for our working professionals by offering 20 percent of units at 80 percent of AMI. I believe they should increase the percentage of units at 80 percent AMI to at least 30 percent in order to improve the availability of these apartments to middle-class families.

The Bronx has seen a lack of apartments for working middle-class residents. I, therefore, believe a higher percentage of 80 percent of AMI units will allow for the inclusion of middle-class residents and not just low-income residents. It is indeed ironic that the children of many Bronx residents whose incomes are expected to rise over time are being forced out of the Bronx because either they earn too much to qualify for the type of the development proposed here or they earn too little to afford a market rate rent.

I am satisfied with the expansion of the church building and the amount of parking spaces that would be available in this development. I again urge the developer to reevaluate the proposed development to provide larger units and greater diversify incomes. I understand the City has made a shift in policy to stack smaller units in developments, causing developers to scramble in accommodating these stringent and arbitrary requirements, but future applications that do not meet my criteria listed above will be more deeply scrutinized and unlikely to gain my approval.

Nonetheless, in this instance to redevelop a long-underutilized parcel and provide a new home for the church is a worthy endeavor. The developer also made accommodations at the request of this office to adjust the massing of the development to have less impact on the small homes lining Commonwealth Avenue. I recommend approval of this application.



Testimony of Greg Murray, SEIU 32BJ Member
Testifying In Opposition to the Watson Avenue Rezoning
Bronx Borough President Hearing, March 9, 2017

Good morning, my name is Greg Murray. I am a Bronx resident and SEIU 32BJ member. I am here today testifying on behalf of my union. 32BJ is the largest property service workers union in the country. 32BJ represents 70,000 building service workers in New York City. Over 33,000 of us work in residential buildings like the one Azimuth is proposing to develop. Over 4,000 of us live in CD9, where the proposed development would be located.

I am here to tell you just how important it is that Azimuth commit to creating high quality jobs at 1755 Watson Avenue. My union job provides wages and benefits that allow me to live and support a family in this City. I know that this is increasingly difficult for many working people. That's why my union strongly supports building more affordable housing in the Bronx. But, we know we can't build our way out of the affordable housing crisis. As long as hardworking people are paid poverty wages, they will struggle to make ends meet in this City.

The community board recognized how important good jobs are in its recommendations. At its vote on this development, board members insisted that the developer commit to creating good jobs that pay the industry standard wage and benefits for similar jobs in the Bronx before this project moves forward. My union is calling on the Borough President to formally adopt this recommendation.

This is an important step towards ensuring that new developments in the Bronx truly benefit the neighborhood by creating high quality permanent jobs.

DISTRICT OFFICE
1041 CASTLE HILL AVENUE
BRONX, NY 10472
TEL: (718) 792-1140
FAX: (718) 931-0235



THE COUNCIL

OF

THE CITY OF NEW YORK

ANNABEL PALMA

COUNCIL MEMBER, 18TH DISTRICT, BRONX

CITY HALL OFFICE
250 BROADWAY
NEW YORK, NY 10007
TEL: (212) 788-6853
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apalma@council.nyc.gov

COMMITTEES
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TECHNOLOGY

SUBCOMMITTEES
LANDMARKS, PUBLIC SITING
& MARITIME USES

January 19, 2017

Hon. Marisa Lago
Chairwoman

City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Re: Watson Avenue Rezoning

ULURP Nos. C 170150 ZMX and N 170151 ZRX

Dear Chairwoman Lago and Commissioners:

I am writing to express my support for the Watson Avenue Rezoning and the above-referenced actions being sought by the developer, Azimuth Development Group LLC. The developer proposes a zoning map amendment to rezone a portion of Block 3751 in the Soundview neighborhood of the Bronx from R5 and R5/C1-2 zoning districts to an R7A/C1-4 zoning district as well as a zoning text amendment to Appendix F of the Zoning Resolution to designate the development site a Mandatory Inclusionary Housing (MIH) Area.

The proposed development at 1755 Watson Avenue is an excellent project for District 18. This project will produce over 300 new housing units that are 100% affordable at an average of 80% of the AMI, in addition to a new and improved community facility space for the Bronx Pentecostal Deliverance Center that is currently located at the site. This proposal includes a mix of units from 30% to 100% AMI including 30%, 40%, 50%, 60% and 80 % of AMI. Further, 30% of the dwelling units, or approximately 86 units, will be permanently affordable at 80% of the AMI pursuant to the MIH text amendment.

The proposed R7A/C1-4 zoning district with an MIH text amendment is appropriate for this site because of its location on Watson Avenue, a wide street, 80 feet in width, and is in line with the Department's policy to position higher density developments along wide streets that can support such development. The Development Site is also located within a Transit Zone that the Department has recognized as an area well-served by public transportation. Additionally, the proposed development and zoning is in context with the heights and development in the area, just south of the Development Site are the Justice Sotomayor Houses which are 28 multifamily residential apartments that are seven-story and cellar buildings with approximately 1,497 units owned by the New York City Housing Authority. Directly west of the Development Site is Watson Gleason Playground, public open space that includes a playground with spray showers, basketball courts, open soccer field. This public open space spans the entire block bounded by Watson Avenue to the south, Rosedale Avenue to the west, Noble Avenue to the east and Gleason Avenue to the north and acts as a counterbalance to the higher density development proposed for the site. On the south side of Watson Avenue there is a green space divider that runs down Rosedale Avenue that also acts as a counterbalance to the increased development on Watson Avenue.

The Bronx Pentecostal Deliverance Center has longstanding community ties and the developer, Azimuth Development Group LLC, has an extensive track record of developing outstanding affordable housing projects. I am very excited to see such a dynamic partnership moving forward. I appreciate the hard work that your office has done to make this project achievable and I look forward to a 2017 groundbreaking.

Sincerely,

A handwritten signature in black ink, appearing to read "Annabel Palma", with a long horizontal flourish extending to the right.

Annabel Palma
Council Member
District 18, Bronx