



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 425 Grand Concourse (Block 2346, Lot 1) 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 residences, retail space and community facilities, Borough of the Bronx, Community District 1.

This application for an Urban Development Action Area designation, project approval and disposition of City-owned property (UDAAP) was filed by the New York City Department of Housing Preservation and Development (HPD) on July 27, 2017. This application and the related proposed actions would facilitate the construction of a mixed-use building with affordable residential units, ground floor retail space, and community facility space in the Mott Haven neighborhood of Bronx Community District 1.

RELATED ACTIONS

In addition to the UDAAP application that is the subject of this report, implementation of the proposal also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- | | |
|---------------------|---|
| C 180031 ZMX | Zoning map amendment to change a C4-4 commercial district to a C6-3 district |
| N 180033 ZRX | Zoning text amendment to modify bulk regulations in certain C6-3 zoning districts and to designate a Mandatory Inclusionary Housing |

(MIH) area.

BACKGROUND

HPD and the project sponsor are seeking UDAAP designation and project approval and disposition of City-owned property at 425 Grand Concourse in the Mott Haven neighborhood of the Bronx, Community District 1. 425 Grand Concourse is the former site of P.S. 31, a Collegiate Gothic building known as the “Castle on the Concourse” that was constructed in 1899 and closed in 1997. This former City landmark was heavily damaged by Hurricane Sandy and was demolished in 2015. That same year, HPD issued an RFP for the redevelopment of the site as affordable housing. The site is currently vacant.

The development site is surrounded by a mix of residential, commercial, and institutional uses. Abutting the site to the immediate north is Garrison Playground, a 29,659-square-foot city park that is currently closed. A U-Haul depot and storage facility are located just south of the development site. Immediately to the west of the development site are manufacturing and warehouse uses, interspersed with buildings associated with Hostos Community College.

The Bronx General Post Office is located northeast of the site beyond East 149th Street; this is a designated landmark slated for redevelopment as commercial and retail space. East of Grand Concourse lies an open cut rail line utilized by Metro-North Railroad’s Harlem Line. South of the site, beyond the U-Haul, lies a school facility housing the Community School for Social Justice and Health Opportunities High School, along with a number of auto-related uses.

The development site is close to transit, with the East 149th Street 2/4/5 subway station located approximately 500 feet north of the site, at the intersection of Grand Concourse and East 149th Street, and the Bx1 and Bx19 bus lines accessible along Grand Concourse and East 149th Street. The Major Deegan Expressway is located approximately three blocks to the west.

The development site is a vacant, 29,161-square-foot, City-owned lot located at the corner of Grand Concourse and East 144th Street. The 2015 RFP process proposed the redevelopment of this former school site as affordable housing with a mixed-used component. The proposed development is a 27-story, approximately 275,711-square-foot mixed-use building consisting of approximately 222,544-square-feet of residential space, with 277 affordable dwelling units

proposed for floors four through 27, approximately 12,103-square-feet of retail space on the ground floor, and approximately 41,424-square-feet of community facility space on the first, second, and third floors. The proposed building would rise to approximately 280 feet and would occupy the entire development site. The total floor area ratio (FAR) would be 9.46. To commemorate the original P.S. 31 school building, historic elements of the original facade would be displayed in the new building.

There would be ground-floor entrances for the residential, commercial, and community facility uses on the Grand Concourse frontage; an additional access point for the commercial use would be provided on East 144th Street. A loading dock and corresponding curb cut are proposed for the rear of the site, on Walton Avenue. No parking is required as fewer than 15 spaces are generated by the 61 non-Mandatory Inclusionary Housing (MIH) units subject to the parking requirement in the zoning.

The building would provide amenities such as accessible open space (via a landscaped rear yard equivalent located on the roof of the fourth floor) and an additional resident-accessible landscaped area on the roof of the 26th floor; a fitness room on the fourth floor; tenant-operable climate controls within each unit; laundry facilities on each floor; and virtual doorman services. Two community rooms would be located on the 26th floor. The building would also feature shelter-in-place capabilities that would include a backup gas generator, whereby a loss of electric service would not cause a loss of lighting, climate control, elevator shutdown, or loss of water pressure.

The development site is within a C4-4 zoning district, a regional commercial district that permits uses such as specialty and department stores that serve a larger area and generate more activity than local retail. C4-4 districts allow commercial development at a maximum FAR of 3.4 and residential development at a maximum FAR of 3.44, with up to a 4.0 FAR permitted under Quality Housing regulations. Building heights and setbacks are controlled by a sky exposure plane. The district extends beyond the project area to the north and east and includes the buildings of the Hostos Community College campus.

Other zoning districts in the vicinity of the project area include C4-4 and M1-2 districts to the north and east; a C6-2A district to the south; and M1-4/R6A and M1-4/R8A districts established through the 2009 Lower Concourse MX rezoning to the west. Uses within the MX area include warehouse facilities and a self-storage facility, and a site located at the confluence of Gerard Avenue, Exterior Street, and East 149th Street is currently under development with a residential and hotel project. The Special Harlem River Waterfront District is mapped further to the west.

The proposed actions would facilitate the construction of a 27-story, approximately 275,771-square-foot mixed-use building on the vacant site.

To facilitate the proposed development, three actions are requested.

- 1) UDAAP designation, project approval, and disposition of City-owned property;
- 2) Zoning map amendment to rezone the project area from C4-4 to C6-3;
- 3) Zoning text amendment to revise Appendix F of the Zoning Resolution to map the project area as an MIH area under Option 1 and to make R9-1 the residential district equivalent for C6-3 districts located within MIH areas mapped within Community District 1, Borough of the Bronx.

UDAAP designation, project approval, and disposition of City-owned property (C 180032 HAX)

HPD requests the disposition of City-owned property to a developer to be selected by HPD. Designation as an Urban Development Action Area (UDAA) and Urban Development Action Area Project (UDAAP) is also requested as part of this application.

Zoning Map Amendment (C 180031 ZMX)

The project area is currently zoned C4-4, which permits up to a 4.0 residential FAR, 3.4 commercial FAR, and 6.5 community facility FAR. The proposed zoning map amendment would change the zoning in the project area to a C6-3 commercial district, which would permit a commercial FAR of up to 6.0, a residential FAR of up to 7.52, and a community facility FAR of 10.0. C6-3 zoning districts allow for high-bulk commercial uses requiring a central location well-

served by mass transit; the project area is adjacent to the East 149th Street 2/4/5 subway station, is accessible to multiple bus routes, and is located on Grand Concourse, a six-lane boulevard.

Zoning Text Amendment (N180033 ZRX)

The proposed zoning text amendment would map the project area as an MIH area under Option 1, which requires that at least 25 percent of the residential floor area be provided as housing permanently affordable to households at an average of 60 percent of the area median income (AMI), and at least 10 percent of residential floor area be provided as housing permanently affordable to households at an average of 40 percent of the AMI, with no unit targeted to households at a level exceeding 130 percent of the AMI. The 277-unit affordable development would include 69 permanently affordable units.

The proposed zoning text amendment would also create a version of the R9-1 zoning district that would be applicable in MIH areas. R9-1, a zoning district typically utilized in waterfront and mixed-use (MX) areas, would permit a residential FAR of 9.0 and a maximum height of 285 feet. In all other respects, the district would follow the regulations of an R9 district. In addition, the text amendment would make R9-1 the residential equivalent for C6-3 Districts mapped with MIH areas located within Bronx Community District 1 to make the height and setback provisions of an R9-1 district applicable. The proposed C6-3 district would permit high density development up to 6.0 FAR for commercial uses and 10.0 FAR for community facilities. The text amendment to apply the R9-1 district is requested by HPD to facilitate the proposed development program; the rationale for HPD's request is to mitigate the relatively narrow east-west lot dimensions at the site by allowing the additional height that the R9-1 district would provide, therefore facilitating additional dwelling units. The total proposed FAR for the development is 9.46.

ENVIRONMENTAL REVIEW

This application (C 180032 HAX) 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 No. 91 of 1977. The lead agency is HPD. The designated CEQR number is 17HPD068X.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on August 3, 2017.

The Land Disposition Agreement (LDA) and applicable funding agreements between HPD and the project sponsor will contain measures to ensure that there will be no significant adverse impacts related to noise or transportation. These measures are outlined in the Environmental Assessment Statement (EAS).

UNIFORM LAND USE REVIEW

This application (C 180032 HAX), in conjunction with the application for the related zoning map amendment action (C 180031 ZMX), was certified as complete by the Department of City Planning on August 7, 2017, and was duly referred to Bronx Community Board 1 and the Bronx Borough President in accordance with Title 62 of the rules of the City of New York, Section 2-02(b), along with the application for the related zoning text amendment action (N 180033 ZRX), which was duly referred in accordance with the procedures for non-ULURP matters.

Community Board Public Hearing

Bronx Community Board 1 held a public hearing on this application (C 180032 HAX) on September 28, 2017, and on that date, by a vote of 15 in favor and one opposed, recommended approval of the application with the following conditions:

1. “That the development retain a new Development Property Manager for the planned project at 425 Grand Concourse”
2. “Enhance security at the development by having a concierge service at the entrance door”

3. “Work with HPD and NYCDOT to expand parking opportunities at the project frontage along the Grand Concourse and on East 144th Street between Grand Concourse and Willow Avenue”
4. “With respect to apartment design and size, adhere to or exceed HPD Design Guidelines”
5. “In association with future EISs of HPD projects, advance discussions with the School Construction Authority to ensure school seat capacity is met with projects in the district to reduce school seat deficits in Bronx Community Board One.”

Borough President Recommendation

This application (C 180032 HAX) was considered by the Bronx Borough President, who on October 30, 2017 issued a recommendation to approve the application.

City Planning Commission Public Hearing

On October 18, 2017 (Calendar No. 1), the CPC scheduled November 1, 2017 for a public hearing on this application (C 180032 HAX). The hearing was duly held on November 1, 2017 (Calendar No.12). There were five speakers in favor of the application, and none in opposition.

Speakers included four members of the project team, including representatives of the applicant (HPD), the project sponsor, and the project architect. An HPD representative presented an overview of the project and provided background information on the RFP process, neighborhood context, and the proposed development. The project architect described the proposed building, including the layout of the building, urban design considerations, proposed building amenities, and proposed sustainable design measures. A representative of the project sponsor explained the rationale for the building’s programming, including unit mix and affordability levels and project financing. Lastly, another HPD representative discussed the potential tenants for the community facility spaces, parking considerations, and the process by which the proposed zoning district was selected.

There were no other speakers and the hearing was closed.

CONSIDERATION

The Commission believes that this application for UDAAP designation, project approval, and the disposition of City-owned property (C 180032 HAX), in conjunction with the related applications for a zoning map amendment (C 180031 ZMX) and zoning text amendment (N 180033 ZRX), is appropriate.

This currently vacant City-owned property has been unutilized for many years, and the proposed actions would facilitate the development of much-needed affordable housing with amenities for tenants and neighborhood residents and an active ground floor with commercial and community facility space, with uses on the lower floors potentially including a supermarket, a medical clinic, an educational facility, and a cultural space. The development site is close to mass transit, retail, and open space, ensuring accessibility for residents.

The Commission notes that the City-owned property was excluded from the adjacent 2009 Lower Concourse rezoning in order to provide an opportunity for a future site-specific planning process. The development site is a unique location on which one of the community's most prominent buildings, the P.S. 31 "Castle on the Concourse", was formerly sited. The Commission strongly supports the retention of historic artifacts from the original P.S. 31 building, which would be displayed on the ground floor of the proposed building and along the Garrison Playground frontage; these artifacts would be visible to users of the Playground following the completion of renovations by the Department of Parks and Recreation in 2019.

The proposed zoning map amendment is appropriate. The C6-3 district would permit commercial, community facility, and residential uses. The permitted height of the building under the proposed R9-1 district would be appropriate due to the 140-foot width of Grand Concourse, which is one of the borough's main thoroughfares, and the development site's location at the beginning of Grand Concourse and one block from access to the 2/4/5 subway lines at the East 149th Street station.

The Commission notes that the area surrounding the development site is changing; the 2009 Lower Concourse rezoning changed the development context within this area to allow residential

and mixed uses in order to encourage the revitalization and improvement of underutilized and vacant land. Other recent actions in the surrounding area have included the Special Harlem River Waterfront District modifications and the Lower Concourse North rezoning. The adjacent expansion of the Hostos Community College campus and the Bronx General Post Office redevelopment on East 149th Street are further evidence of the changing development context in the surrounding area.

The Commission notes that the zoning map amendment is being coordinated with a zoning text change to apply the R9-1 zoning district in lieu of the R9 residential equivalent for C6-3 zoning districts for MIH areas within Bronx Community District 1.

The proposed zoning text amendment is appropriate. It complements the related requested actions and ensures that the proposed project would provide additional affordable housing, commercial space, and community facility space. The Commission notes that the proposed R9-1 zoning text amendment would provide height and setback regulations applicable to MIH areas city-wide.

The proposed text amendment would also establish the project area as an MIH area. The MIH units would be permanently protected as affordable under Option 1, which requires that 25 percent of the residential floor area must be for affordable housing units for residents with household incomes at an average of 60 percent of AMI, with a minimum of 10 percent of housing to be affordable for households at 40 percent of AMI.

The Commission believes that the creation of an alternate Quality Housing envelope for MIH developments in R9-1 districts is appropriate and complements such envelopes already in place for R6 through R8 districts. These envelopes afford MIH developments additional flexibility in non-contextual districts, while incorporating the benefits of the Quality Housing program into these developments. The Commission also believes that the requested zoning text amendment to apply the R9-1 zoning district as the residential equivalent for C6-3 zoning districts located in MIH areas within Bronx Community District 1 is appropriate and would facilitate the proposed

development program, which includes affordable housing units, commercial space, and community facility space.

The Commission acknowledges the recommendations of Bronx Community Board 1 to seek the retention of a new development property manager, to enhance building security by providing a concierge service, to examine opportunities to improve parking conditions in the vicinity of the site, to use apartment design that meets or exceeds HPD design guidelines, and to coordinate with the School Construction Authority to reduce school seat deficits within Community District 1. While these issues are outside of the scope of the requested actions, the Commission urges HPD and the project sponsor to address these concerns to the greatest extent practicable.

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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at located at 425 Grand Concourse (Block 2346, Lot 1), in Community District 1, Borough of Bronx, as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, be it further **RESOLVED**, that the City Planning Commission, after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of property located at 425 Grand Concourse (Block 2346, Lot 1), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- the City Planning Commission recommends that the New York City Council find that:

- i. The present status of the area tends to impair or arrest sound development of the municipality;
- ii. The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act, is necessary to enable the project to be undertaken; and
- iii. The project is consistent with the policy and purposes stated in the Section 691 of the Urban Development Action Area Act, and

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development, for the disposition of city-owned property located at 425 Grand Concourse (Block 2346, Lot 1) in Community District 1, Borough of Bronx, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 180032 HAX).

The above resolution (C 180032 HAX), duly adopted by the City Planning Commission on November 29th, 2017 (Calendar No.9), 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 Chairman*
RAYANN BESSER, **ALFRED C. CERULLO, III**,
MICHELLE DE LA UZ, **JOSEPH DOUEK**,
CHERYL COHEN EFFRON, **HOPE KNIGHT**, **ANNA HAYES LEVIN**, **ORLANDO MARIN**, **LARISA ORTIZ**, *Commissioners*

RICHARD W. EADDY, *Commissioner, recused*



BRONX COMMUNITY BOARD #1

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RUBEN DIAZ, JR.
BOROUGH PRESIDENT

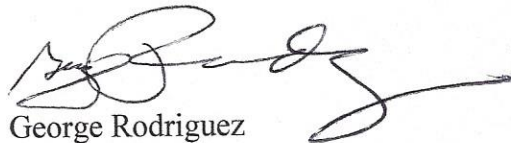
GEORGE L. RODRIQUEZ
CHAIRPERSON

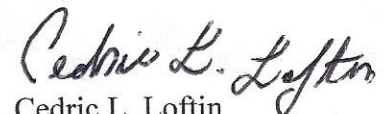
CEDRIC L. LOFTIN
DISTRICT MANAGER

September 29, 2017

Conditions/Modifications as to the 425 Grand Concourse Development

- Retain a new Development Property Manager for the planned project at 425 Grand Concourse.
- To enhance security as the development by having a Concierge service at the entrance door.
- Work with HPD and NYCDOT to expand parking opportunities at the project frontage along the Grand Concourse and on East 144th Street between Grand Concourse and Willow Avenue.
- With respect to apartment design for 425 Grand Concourse adhere to or exceed HPD Design Guidelines for the project, and size afforded to all apartments.
- In association with future EIS of HPD projects advance discussions with the School Construction Authority to insure school seat capacity is met with projects in the district to reduce school seat deficits in Bronx Community Board One.


George Rodriguez
Chairman of the Board
Bronx Community Board 1


Cedric L. Loftin
District Manager
Bronx Community Board 1

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.

APPLICATIONS NOS: C 180031 ~~MMX~~ C 180032 HAX—425 Grand Concourse
zmx

DOCKET DESCRIPTION-PLEASE SEE ATTACHMENT FOR DOCKET DESCRIPTION

COMMUNITY BOARD NO. #1

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

10/30/17
DATE

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NOS: C 180031 ZMX, C 180032 HAX
425 GRAND CONCOURSE**

DOCKET DESCRIPTION

C 180031 ZMX:

IN THE MATTER OF an application submitted by New York City Housing Preservation and Development (HPD) pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 6a, changing from a C4-4 District to a C6-3 District property bounded by the southerly boundary line of a playground and its easterly and westerly prolongations, Grand Concourse, East 144th Street, and Walton Avenue, Borough of The Bronx, Community District #1, as shown on a diagram (for illustrative purposes only) dated August 7, 2017.

C 180032 HAX:

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 425 Grand Concourse (Block 2346, Lot 1) as an Urban Development Action Area; and
 - b) 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 construction of a mixed-use building containing residences, retail space and community facilities in the Borough of The Bronx, Community District #1.

BACKGROUND

Approval of these applications will bring about the following:

- a. Disposition of City-owned property (Block 2346, Lot 1) “the project area” to a developer selected by HPD
- b. Amending the Zoning Map to rezone the “project area” by changing an existing C4-4 to C6-3

- c. Adoption of a Zoning Text Amendment designating the Project Area as a Mandatory Inclusionary Housing Area (HIHA);
- d. The proposed Zoning Text Amendment will include:
 1. R9-1 districts in Zoning Resolution (ZR) 23-2154 (d) (2) and ZR 35-351;
 2. R9-1 districts in ZR 23-664 (c);
 3. The following criteria for R9-1 districts in Table 2 of ZR 23-664 ©
 - Maximum Base Height 125 feet
 - Maximum Building Height 285 feet
 - Maximum Number of Stories 28;
 4. Special height and setback regulations in C6-3 districts within Community District 1, Borough of The Bronx in ZR 35-661.

These actions are sought by HPD (the applicant) in order to facilitate the construction of a mixed use residential building to be known as 425 Grand Concourse. This site, located on Block 2346, Lot 1, which occupies the northwest corner the Grand Concourse at East 144th Street. The site is bounded by the west side of the Grand Concourse on the east, Walton Avenue on the west, East 144th Street on the south, and Garrison Playground on the north. To the north, the nearest street intersecting the Grand Concourse is East 149th Street. This site is currently zoned C4-4, and is located in Bronx Community District #1.

The proposed construction of 425 Grand Concourse at East 144th Street, represents only the second residential building on the Grand Concourse to be built south of Fordham Road (East 190th Street) since 1963. (702 Grand Concourse at East 153rd Street is now under construction). Rising to 27-stories, 425 Grand Concourse will also be the tallest building on the entire boulevard, surpassing the 24-story 1020 Grand Concourse completed in 1963. Additional facts associated with this project include:

- Total development cost \$160 million
- Lot size: 29,161 square feet
- Approximately 312,500 square feet will make up 425 Grand Concourse
- The total number of units: 277, including:
 - 45-studio units composed of: 412 Gross Square Feet
 - 92-one bedroom units composed of: 609 Gross Square Feet
 - 94-two bedroom units composed of: 797 Gross Square Feet
 - 46-three bedroom units composed of: 1,107 Gross Square Feet

The proposed affordability at 425 Grand Concourse includes:

The Area Median Income (AMI) for a family of 4 is:

- 30% of AMI: \$28,620
- 40% of AMI: \$38,160
- 60% of AMI: \$57,240
- 80% of AMI: \$76,320
- 100% of AMI:\$95,400

The affordable housing component for this project includes:

- 30% of AMI: 28 units (10% of total)
- 40% of AMI: 27 units (10% of total)
- 60% of AMI: 83 units (30% of total)
- 80% of AMI: 69 units (25% of total)
- 100% of AMI: 69 units (25% of total)
- Plus Superintendent's unit: Totals: 277 units

Common areas and building-amenities include:

- Passive House Design with Resiliency Components to reduce energy consumption, including naturally lit lobby areas and hallways. Specially designed solar shading devices are to be installed at key locations on the southern frontage of the building, as will be the installation of an energy recovery system
- Each unit will feature tenant-controlled climate
- Shelter in place capabilities whereby a loss of electric service would not cause a loss of lighting, heating/cooling, elevator shutdowns, or a loss of water pressure
- Virtual doorman services
- Laundry facilities on every level
- A landscaped terrace area on the 4th story consisting of 1,100 square feet
- A landscaped terrace area on the 26th story consisting of 1,000 square feet
- 2-community rooms located on the 26th story, each room measuring approximately 700 square feet
- A fitness room located on the 4th story measuring approximately 1,100 square feet

Retail, medical, educational and cultural locations are to be part of 425 Grand Concourse. Three destinations will be accessible from the Grand Concourse, going from north to south, they are:

- Cultural space offering 1,100 square feet
- Medical pediatric care facility comprised of 3,900 square feet
- Retail space with frontage on the Grand Concourse that “wraps around” corner of the Grand Concourse onto East 144th Street, comprised of 12,100 square feet

- A commercial loading dock will be located approximately 50 feet north of East 144th Street, on Walton Avenue. This dock will measure nine feet in width.

Space for a charter school will occupy 36,600 square feet. Access to this facility will be available via a Walton Avenue entrance, located on the northeast corner of 425 Grand Concourse. At this time the specifics of how this facility will be used and who will operate the charter school remains unresolved.

Garrison Playground is situated adjacent to the northern property line of 425 Grand Concourse. This property measuring approximately 0.74 acres, is under the jurisdiction of the New York City Department of Parks and Recreation (DPR). It is now being entirely redesigned and reconstructed by the DPR pursuant to the Community Park Initiative (CPI). The monies being provided for this park project include:

- \$4.2 million-Mayoral (CPI)
- \$ 500,000-Borough President
- \$1.5 million-City Council Member
- **\$6.2 MILLION**

As a part of this development plan, an ADA compliant pathway will be constructed by the developers of 425 Grand Concourse. This path, which will be constructed on DPR property will be accessible 24-hours. It will run parallel to the northern property line between the building-site connecting the Grand Concourse on the east to Walton Avenue on the west. A “greened boarder” consisting of trees and shrubs will be situated between the actual path to the north and 425 Grand Concourse on the south. An additional design element to be incorporated into the pathway will be the inclusion of architectural artifacts “rescued” from the demolition of Public School 31. This public school building was in fact a designated landmark elementary school that previously occupied the site on which 425 Grand Concourse is being constructed. On the northern boundary of this path a decorative fence will secure Garrison Playground after dusk. Those responsible for maintaining the pathway has yet to be determined.

Development of the surrounding community includes:

- Numerous mid-rise building belonging to Hostos Community College
These buildings are located on both the Grand Concourse and on Walton Avenue
- A U-Haul and long term storage facility is located on the south side of East 144th Street with fronting on the Grand Concourse
- The landmark post office building now under reconstruction by Young-Woo Associates occupies the northeast corner of East 149th Street on the Grand Concourse
- Gateway Center consisting of approximately 1 million square feet of retail space is situated approximately four blocks west of the proposed development of 425 Grand Concourse

- Bronx Point, which will include two high rise residential buildings, a museum, commercial space and 2.6 acres of open space will be constructed five blocks west of the proposed development of 425 Grand Concourse
- Mid-rise residential buildings

Retail activity is found on East 149th Street and on the Grand Concourse. Subway access via the #2, #4 and #5-trains is available within two blocks of the development site. Bus transportation is found on the Grand Concourse and on East 149th Street. Access to the Major Deegan Expressway (Interstate 87) is found on East 149th Street. Access to Manhattan via the 145th Street Bridge is within five blocks west of the site. A mapped park to be constructed on Exterior Street at East 144th Street will be situated approximately four blocks west of 425 Grand Concourse.

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

These applications have been reviewed pursuant to CEQR and SEQRA and received a Negative Declaration. The City Planning Commission certified these applications as complete on August 7, 2017.

BRONX COMMUNITY BOARD PUBLIC HEARING

Bronx Community District #1 held a public hearing on this matter on September 28, 2017. A vote recommending approval of this application was 15 in favor, nine opposed and zero abstaining.

BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President convened a public hearing to consider this matter on October 17, 2017. Representatives of the applicant were present and spoke in favor of this application. No other members of the public present offered testimony and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

It says a great deal about development in The Bronx when one considers the fact that the most recently constructed residential building to be located on the Grand Concourse south of East 167th Street opened in 1963. Now, as our borough continues its resurgence, approval of these applications will facilitate development of what will be the tallest residence on the boulevard. In many ways, I also believe it will be one of the most comprehensive and impressive buildings to be found in the entire borough.

Rising 27 stories (reduced from 28-stories) on the northwest corner of East 144th Street, 425 Grand Concourse, will stand out as a welcoming beacon to all who travel along our borough's most famous boulevard. Its architectural profile is impressive and its function is comprehensive. As such, I am pleased to see that the inclusion of a retail venue that "turns the corner" from the Grand Concourse onto East 144th Street. As this is a highly visible location, the illumination that

will result offers substantial on-street illumination. Other notable venues envisioned include a comprehensive medical clinic and a cultural center. It must also be stated that 425 Grand Concourse will place an additional burden on the demand for school seats. Consequently including 36,000 square feet for a charter school facility to be located in the proposed building, I believe is most welcomed.

“Green” design features will satisfy both Enterprise Green Communities and Passive House standards. 425 Grand Concourse will also provide for the possibility of an electric power shortage or malfunction by including infrastructure that can compensate for a power failure. This means that water services will not be interrupted and that elevators will not leave those residing on upper levels, stranded. Water saving fixtures, thermostats in each unit that can be controlled by the tenant, and solar shading devices to be included, will all serve to reduce energy consumption.

Beyond these details, for me the most important consideration are the number of units being proposed, their size and the affordability profile that is envisioned for 425 Grand Concourse. I am therefore very pleased that out of 277 units proposed, 94 units will offer 2-bedrooms, while 46 units will provide three-bedroom accommodations. I am also most pleased that the developer of this project chooses to offer unit sizes that exceed the minimum standard set by the Department of Housing Preservation Development, (HPD). While I would prefer the two-bedroom flat exceed 797 gross square feet, the three-bedroom layout offering 1,107 gross square feet of space is indeed satisfactory.

The affordability profile of 425 Grand Concourse meets my prerequisite for providing accommodations for both our community’s less fortunate (30 percent of AMI) and middle-income residents up to 100 percent of AMI. I continue to believe that while we must respond to our city’s desperate shortage of very affordable units, for a neighborhood to prosper we must also construct accommodations that will attract higher income families to our communities. As I have often noted, the fact that so many of our Bronx young professionals are not able to remain in The Bronx because they earn too much to qualify for affordable housing and too little to sign a market-rate lease; this only means these young men and women have no option to leave The Bronx, They take with them their talents and skills. 425 Grand Concourse will make a difference as we try to reconcile these two objectives.

Finally, as a graduate of Public School 31, I was truly saddened by the fact this very special elementary school building we called “The Castle on the Concourse” was in reality abandoned by the City of New York. This loss of the landmark building that was P.S. 31 will always be a tragic fact. Having said this, I was pleasantly surprised to learn that some of the architectural elements that defined P.S. 31 have been saved. As proposed, they will be included in the design of a pathway to be constructed on the northern property boundary of 425 Grand Concourse. This path connecting the Grand Concourse on the east with Walton Avenue on the west, will also define a landscaped venue between Garrison Playground on the north, with the proposed residential building approval of these applications will facilitate.

I am very pleased to recommend approval of this application.