LR ITEM 3: DESCRIPTION OF PROPOSAL
Claremont House
ULURP Project ID: 2022X0427
February 14, 2025

1. Introduction

The New York City Department of Housing Preservation and Development ("HPD") proposes the following actions to facilitate the development of one thirteen-story new construction building containing approximately 65 affordable homeownership units, plus one additional unit for a superintendent ("Proposed Development"). The Proposed Development will be developed on one currently vacant City-owned site within the Claremont neighborhood of Bronx Community District 4, located at 1640 Anthony Avenue (Block 2888, Lot 23) ("Development Site").

The Project Area consists of the Development Site, a privately-owned lot (Block 2888, Lot 21) and small portions of three privately-owned tax lots (Block 2888, Lots p/o 28, p/o 50, and p/o 58). The Rezoning Area, which includes most of the Project Area but is not interchangeable with the Project Area, consists of Block 2888, Lot 21 and Lots p/o 23, p/o 28, p/o 50, p/o 58. The Rezoning Area excludes approximately 667 square feet of the Development Site.

HPD proposes the following land use actions:

- Designation of an Urban Development Action Area ("UDAA"), project approval of an Urban Development Action Area Project ("UDAAP"), and disposition of the vacant City-owned Development Site to a developer to be selected by HPD;
- Zoning map amendment to rezone the Rezoning Area from the existing R7-1 zoning district to an R8 zoning district; and
- Zoning text amendment to Zoning Resolution ("ZR") Appendix F: Mandatory Inclusionary Housing Areas and Former Inclusionary Housing Designated Areas for Bronx Community District 4, to establish the Rezoning Area as a Mandatory Inclusionary Housing Area.

2. Background

The Project Area was originally zoned R7-1 at the adoption of the Zoning Resolution in 1961.

Previously Related Actions
The Development Site is approximately a half mile east of the 2018 Jerome Avenue Rezoning Area. The Jerome Avenue Neighborhood Plan included recommendations to create opportunities for new affordable housing and community facilities including new parkland, establish Mandatory Inclusionary Housing, diversify area retail, support small businesses and entrepreneurs, and promote a safe and walkable pedestrian realm. The rezoning received City Planning Commission ("CPC") approval on January 17, 2018 (C 180051A ZMX) and City Council approval on March 22, 2018 (Reso. No. 0263-2018).

Block 2888, Lot 21, which is within the Project Area and adjacent to the Development Site, was the subject of previous ULURP applications in 1992 (C 920391 PQX) and 2016 (C 160038 PQX) that facilitated the City's lease of the day care center at 1638 Anthony Avenue. The NYC Department of Education ("DOE") now manages the City's lease of the center. The CPC's 1992 report (C 920391 PQX) noted that the Development Site was used by the childcare center as an at-grade play area developed under the "Lots for Tots" program but the site is no longer used for that purpose, and it is vacant and fenced.

Request for Proposals ("RFP"):
HPD issued the Jerome-Anthony RFP in 2019 for the development of affordable housing at two locations in the Bronx, referred to as Site A and Site B in the RFP. HPD's Neighborhood Planning Process, a community-based planning process to develop a shared vision for each site, identified homeownership opportunities as the priority for Site B, which is the Development Site and the subject of this application. The Proposed Development, an affordable homeownership building, was designated in September 2021.

3. Description of the Surrounding Area

The Project Area is located within the Claremont neighborhood of Bronx Community District 4. The Project Area is bound by Anthony Avenue to the west, Belmont Street to the south and private lots to the north and east. The area within a 600-foot radius (the "Surrounding Area") is predominantly zoned R8, R7-1, and M1-1 which reflect the surrounding land uses and building typology.

R7 districts are medium-density residential districts mapped in much of the Bronx. The floor area ratio ("FAR") and height and setback regulations are determined based on whether the building is a standard residence or qualifying affordable housing or qualifying senior housing. The maximum allowable FAR in R7-1 districts for standard residences range from 3.44 FAR on a narrow street to 4.0 FAR within 100 feet of a wide street. An FAR of 4.8 is permitted for community facilities. For buildings providing qualifying affordable housing or qualifying senior housing the maximum FAR is 5.01. Under standard residences regulations, the base height ranges between 40 and 65 feet on a narrow street and 40 and 75 feet on a wide street before the building needs to set back. The maximum building height is 75 feet on a narrow street and 85 feet on a wide street. The maximum base height for qualifying affordable housing or qualifying senior housing is 85 feet and the maximum building height is 105 feet on a narrow street and 115 feet on a wide street.

R8 districts are residential districts within which buildings can range from mid-rise, eight- to ten-story buildings to much taller buildings set back from the street on large zoning lots. The FAR and height and setback regulations are determined based on whether the building is a standard residence or qualifying affordable housing or qualifying senior housing. The maximum allowable FAR in R8 districts for standard residences is 6.02 FAR on a narrow street and 7.2 FAR on a wide street. An FAR of 6.5 is permitted for community facilities. For buildings providing qualifying affordable housing or qualifying senior housing the maximum FAR is 7.2 on narrow and wide streets. For qualifying affordable housing or qualifying senior housing not subject to Mandatory Inclusionary Housing ("MIH") on a wide street, the maximum FAR is 8.64. Under standard residence regulations, the base height ranges between 60 and 85 feet on a narrow street and 60 and 95 feet on a wide street before the building needs to set back. The maximum building height is 115 feet on a narrow street and 135 feet on a wide street. For qualifying affordable or senior housing on narrow or wide streets, the maximum base height is 105 feet, and the maximum building height is 145 feet. For qualifying affordable housing not subject to MIH within 100 feet of a wide street, the maximum base height is 125 feet, and the maximum building height is 175 feet.

M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. Nearly all industrial uses are allowed in M1 districts if they meet the stringent M1 performance standards. Offices, hotels and most retail uses and are permitted. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit. Houses of worship are allowed as-of-right. The maximum FAR in M1-1 districts is 1.0. M1-1 districts are subject to parking requirements based on the type of use and size of an establishment.

The land uses within the Surrounding Area include open space, residential buildings, mixed residential and commercial buildings, industrial and manufacturing uses, public facilities and institutional uses, transportation and utility uses, vacant land, and parking facilities. Residential uses in the Surrounding Area predominantly include three to five story multi-family walk-up residential buildings and mixed-use commercial and residential buildings. The commercial uses in the area are predominantly dotted along East 173rd Street and Clay Avenue. They include retail uses such as bodegas, liquor stores, and other food establishments. There is a significant concentration of industrial and manufacturing uses along Webster Avenue which primarily include auto repair goods and services. The surrounding area includes the Bathgate Industrial Business Zone. Public facilities and institutional uses in the Surrounding Area include I.S. 339, the Bronx Leadership Academy High School, several small churches, and daycare facilities. Right across the street (west) from the Project Area is Claremont Park, an approximately 39-acre park with green space and recreation facilities. Crotona Park, an approximately 128-acre park and recreation space, is just east of the Surrounding Area.

Transit options in the area include the Bx41-Select Bus Service ("SBS") located within 400 feet of the Project Area. The Bx41-SBS is an express bus that operates entirely within the Bronx. It connects Williamsbridge in the north to the Hub in the south via Webster Avenue. The nearest bus stop is located on Webster Avenue and East 173rd Street. The nearest subway station is the 174-175 Streets B and D station located roughly 0.4-miles to the northwest. The B and D subway lines provide service between the Norwood neighborhood in the Bronx and Coney Island and Brighton Beach in Brooklyn via Manhattan. Farther from the Project Area, approximately 0.6-miles to the west, is the Mt. Eden Avenue 4 subway station. The 4 subway line provides service between Woodlawn in the Bronx and Utica Avenue in Crown Heights in Brooklyn via Manhattan.

The Surrounding Area is also well-served by the street network. Anthony Avenue is a local, one-way south-bound road stretching from Grand Concourse to the north to Clay Avenue to the south, where it merges in front of the Project Area. North of the Project Area is East 173rd Street, a two-way, east-west bound road that connects Grand Concourse in the west to Crotona Park in the east. Webster Avenue is a large, two-way, north-south bound road located one block east of the Development Site with a dedicated bus lane in both directions. Additionally, the Cross Bronx Expressway is located two blocks to the north of the Project Area.

4. Description of the Project Area

The Project Area is located within an R7-1 District, within a Transit Zone and a FRESH (Food Retail Expansion to Support Health) Zone.

The Project Area is approximately 15,355 square feet and is located at the corner of Anthony Avenue and Belmont Street where Clay Avenue intersects on a diagonal. It is bound by Anthony Avenue to the west, Belmont Street to the south and private sites to the north and east. The Project Area has approximately 134 feet of frontage along Anthony Ave, approximately 28 feet along the intersecting Clay Avenue, and approximately 86 feet along Belmont Street. The Project Area depth ranges from approximately 86 feet at the southern boundary along Belmont Street to approximately 100 feet at the northern boundary that sits mid-block.

The Rezoning Area is nearly but not fully coterminous with the Project Area. The Rezoning Area is an irregular shape of approximately 14,688 square feet and would map an R8 zoning district 175 feet south of and parallel to East 173rd Street to Belmont Street at a depth of 100 feet east of Anthony Avenue, replacing the existing R7-1 district. Because the zoning districts are not exactly coterminous with the lot lines, a small portion of approximately 667 square feet of the Development Site is located outside of the rezoning area in the adjacent M1-1 district.

The Development Site, Block 2888, Lot 23, is a City-owned mid-block lot, with approximately 10,237 square feet of which approximately 9,569 square feet falls within the Rezoning Area. The lot is partially located within an R7-1 district and partially within the adjacent M1-1 district.

The Project Area comprises the Development Site as well as 5,119 square feet of the following four privately-owned lots. The lots or parts of the lots included in the Project Area are situated within the R7-1 zoning district:

- Block 2888, Lot 21 (1638 Anthony Avenue) is an approximately 4,590 square foot corner lot located on the northeast corner of Anthony Avenue and Belmont Street. It has approximately 33'-6" of frontage on Anthony Avenue, 28 feet of frontage on Clay Avenue (a street that runs diagonally intersecting with Anthony Avenue and Belmont Street) and 86 feet of street frontage along Belmont Street. The lot depth ranges from approximately 86 feet to 98 feet at the northern lot boundary. Lot 21 is improved by a two-story daycare facility of approximately 13,800 gross square feet leased by DOE. The entire lot falls within the Rezoning Area.

- Block 2888, Lot 28 (1644 Anthony Avenue) is an approximately 10,075 square foot mid-block lot on the east side of Anthony Avenue, between Belmont Street to the south and East 173rd Street to the north with approximately 100 feet of street frontage along Anthony Avenue and a lot depth of approximately 100 feet. Lot 28 is currently developed with a five-story, 36,375 gross square feet multifamily walkup building (3.61 FAR) that contains

51 dwelling units constructed in 1924 and altered in 2018. Only a small, approximately 77 square feet portion, or approximately 0.76 percent, of Lot 28 is located within the Project Area and is also included in the Rezoning Area.

- Block 2888, Lot 50 (1645 Webster Avenue) is an approximately 9,087 square foot lot with approximately 90 feet of frontage along Webster Avenue, and a lot depth of approximately 101 ft. Lot 50 is currently developed with a one-story, 8,900 gross square feet auto body shop (0.98 FAR) constructed in 1932. Only a small, approximately 122 square feet, or approximately 1.34 percent, rear portion of Lot 50 is located within the Project Area and the Rezoning Area.

- Block 2888, Lot 58 (1639 Webster Avenue) is an approximately 4,317 square feet corner lot with approximately 45 feet of frontage along Webster Avenue and 97 feet of frontage along Belmont Street. It is currently developed with a one story, 4,228 gross square feet paint shop (0.98 FAR) constructed in 1948. Only a small, approximately 330 square feet portion, or approximately 7.64 percent, of Lot 58 is located within the Project Area and the Rezoning Area.

5. Description of Development Site

The Development Site consists of a City-owned, mid-block lot at 1640 Anthony Avenue (Block 2888, Lot 23). The lot is an irregularly-shaped rectangle of approximately 10,237 square feet. The Development Site has approximately 99 feet of street frontage along Anthony Avenue with a depth of approximately 103.6 feet at the northern lot boundary, and a depth of approximately 98 feet at the southern lot boundary. The eastern edge of the Rezoning Area is offset approximately 13.7 feet from the northeastern edge of the Development Site, leaving an area of approximately 667 square feet area of the Development Site outside of the Rezoning Area.

The Development Site is currently vacant and unimproved. Previously, the Development Site was made up of two lots (since merged) that were improved with two adjoining 5-story multi-family apartment buildings constructed around 1910 and demolished in 1979. The Development Site has remained vacant since 1979.

6. Description of Proposed Development

The Proposed Development will be a 13-story residential building with approximately 65 affordable homeownership units, plus one additional unit for a superintendent, and approximately 1,390 square feet of residential amenities that include a community room and gym, plus an approximately 3,049 square feet private rear yard. The Proposed Development would be an approximately 71,394 zoning square foot residential building with a proposed maximum height of 130 feet and a base height of approximately 89’-4”. The Proposed Development would have an FAR of 6.97. The Proposed Development will be a fully electric building built to Enterprise Green Communities standards and designed with Passive House principles.

7. Actions Necessary to facilitate the Project

The proposed actions include:

1. <u>Designation of an Urban Development Action Area and Approval of an Urban Development Action Area Project:</u>

   The Development Site consists of underutilized, vacant property which tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Development Site is therefore eligible to be an Urban Development Action Area and the Proposed Development is therefore eligible to

be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

Disposition of City-Owned Property:

The Development Site located at 1640 Anthony Avenue (Block 2888, Lot 23) will be conveyed to a developer to be selected by HPD.

2. Zoning Map Amendment

A zoning map amendment is proposed to rezone the Rezoning Area from the R7-1 zoning district to an R8 zoning district. The Rezoning Area includes Block 2888, Lots 21, and p/o 23, p/o 28, p/o 50, p/o 58.

The proposed zoning map amendment on the Rezoning Area is appropriate as it extends the nearby R8 district to sites that are more likely to be redeveloped than other surrounding sites and the frontage faces the convergence of Clay (a wide street) and Anthony Avenue (a narrow street), as well as the frontage to a park which together provides the experience of a wide street appropriate for a denser, taller development. R8 districts can range from mid-rise, eight- to ten-story buildings to much taller buildings set back from the street on large zoning lots. The Proposed Development will follow R8 qualifying affordable housing zoning regulations as the area will be mapped MIH, resulting in a contextual building that will allow for significantly more affordable homeownership units to be built on site to help address the neighborhood's demand for affordable housing.

Qualifying affordable housing regulations in R8 districts utilize height limits to produce lower, high lot coverage buildings set at or near the street line. When mapped in an MIH area, zoning lots have a maximum FAR of 7.2 for both narrow and wide streets, and the base height before setback is 105 feet with a maximum building height of 145 feet.

The area between a building's street wall and the street line must be planted and the building must have interior amenities for residents. In R8 Districts located in the Outer Transit Zone, off-street parking is required for 12 percent of a building's dwelling units, but requirements are waived for qualifying affordable housing or qualifying senior housing. Off-street parking requirements can also be waived if 30 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less.

Lastly, the proposed zoning map amendment is consistent with the goals of the nearby Jerome Avenue Neighborhood Plan, as it would provide affordable housing at the Development Site, establish a Mandatory Inclusionary Housing Area, and will promote a safe and walkable pedestrian realm.

3. Zoning Text Amendment

A zoning text amendment is proposed to Appendix F: Mandatory Inclusionary Housing Areas and Former Inclusionary Housing Designated Areas to establish the Rezoning Area as an MIH Area. HPD proposes to map MIH Option 1 and Option 2. The Proposed Development would comply with MIH by entering into an Affordable Housing Regulatory Agreement, as defined in ZR 27-111, with HPD.

8. Conclusion

In conclusion, HPD is seeking land use actions including UDAA designation, UDAAP approval, disposition of City-owned land, a zoning map amendment, and a zoning text amendment to facilitate the development of a new thirteen-story building with approximately 65 affordable housing homeownership units, plus one unit for a superintendent, and accessory amenities including a private rear yard.

The Proposed Development is a direct response to the goals of *Housing Our Neighbors: A Blueprint for Housing and Homelessness,* which commits to increasing homeownership

opportunities for New Yorkers. The Proposed Development also reflects the goals set in the *Jerome Avenue Neighborhood Plan*, which identified critical affordable housing needs, and the goals set in the Jerome-Anthony Request for Proposals, which was responsive to a neighborhood planning process.

Approval of the proposed actions will not only permit development on a longstanding underutilized vacant lot, but will also provide high-quality, sustainable affordable homeownership opportunities in the Bronx.