Melrose Cornerstone B2
The Bronx Block 2364, Lot 56, 46
8/31/2026

1. Introduction

The New York City Department of Housing Preservation and Development ("HPD" or "Applicant") proposes the following actions to facilitate the development of one new twenty-story building containing approximately 215 affordable rental units, plus one additional unit for a superintendent as well as ground-floor commercial use ("Proposed Development"). The zoning lot will include an existing building with 107 affordable rental units on Block 2364, Lot 45 bringing the total units on the zoning lot to 323 units across both the buildings. The Proposed Development will be developed on a vacant underutilized City-owned site within the Melrose neighborhood of Bronx Community District 1, located at 3116-3124 3rd Avenue (Block 2364, 56) ("Development Site"). The Project Area will include the Development Site and Block 2364, Lot 46.

HPD proposes the following actions:

A. Designation of the Project Area as an Urban Development Action Area ("UDAA") and project approval of an Urban Development Action Area Project ("UDAAP");
B. Disposition of the Project Area to a sponsor selected by HPD;
C. Amendment to the Melrose Commons Urban Renewal Plan.

2. Background

On February 10, 2003, HPD issued a Request for Proposals ("RFP"), which invited developers to submit proposals for affordable residential and/or mixed-use development on 14 separate site areas through HPD's Cornerstone III Program. The RFP included eleven site areas in Harlem, one site area in Downtown Brooklyn, and two site areas in the Bronx. Site 14 in the Bronx included four development sites (designated as A, B, C, and D) within the Melrose Commons Urban Renewal Area. The goal of the RFP was to promote new marketplaces for affordable housing as part of the *New Housing Marketplace Plan*. One of the sites, Site B, was split into sites B1 and B2. The B2 site consists of Block 2364, Lots 56 and 46 (current Project Area) while Site B1 consists of Block 2364 Lot 45 and Lot A9046 (the air rights over Lot 46). Site B1 received its public approvals (ULURP no. C 070506 HAX) and was conveyed and developed with 107 affordable rental units. In the disposition of City-owned land for the B1 site, Lot 46 and p/o Lot 56 (former Lot 58) was not disposed of to the development team because of an existing rail trench that was in use at the time of RFP designation. The designation of this RFP envisioned the development team would deck over the rail trench and thus designated just the air rights over lot 46. The rail line has since closed and is proposed to be conveyed as part of the Proposed Project.

The Melrose Commons Urban Renewal Plan (the "Plan") was established in 1994 (ULURP no. C 940226 HUX) through the work of community organizations and the City; there have been four subsequent amendments since its adoption. The urban renewal area consists of 33 blocks of the

Melrose neighborhood in the Bronx. The Plan includes sites to be redeveloped as a mix of different types of affordable housing, and most of the sites have been developed to date. The Development Site is part of Site 17 in the Plan and is designated for residential use. The Plan includes several urban design requirements that establish open space, height, parking, and design review requirements.

3. Description of the Surrounding Area

The Project Area is located within the neighborhood of Melrose in Bronx Community District 1 on the border of Bronx Community District 3. The land uses in the surrounding neighborhood are a mix of residential development, ground-floor commercial uses, public facilities and institutions, and a few vacant lots. Residential uses generally comprise multi-family walk-up buildings ranging from three to six stories, multi-family elevator buildings, and mixed-use residential and commercial buildings with ground-floor retail along Third Avenue.

Public institutions located within the surrounding area include schools and community centers. The NYC Charter High School for Architecture, Engineering, and Construction Industries is across Brook Avenue from the Project Area. P.S. X140, P.S. 146, P188X and MS 301 are located northeast of the Project Area near 163rd Street. Boricua College of the Bronx and the ASPCA Veterinary Clinic are two blocks north of the Project Area. The Salvation Army Bronx Citadel Community Center is two blocks west of the site. The New York Police Department's 42nd precinct is across the street from the Development Site on Third Avenue. The surrounding area contains several smaller publicly accessible open spaces including Yolanda Garcia Park, O'Neill Triangle, Flynn Playground and Melrose Commons Park.

The area is served by several transportation options. The Melrose Metro North Station is 0.5 miles northwest of the Project Area. The 2 and 5 subway trains serve the surrounding area to the south at the 3rd Ave and 149th Station (0.5 miles from the Project Area) and east at the Prospect Avenue Station (0.6 miles from the Project Area). The BX41, BX41-SBS, BX15, BX21, BX13, BX6, and BX6-SBS all serve the surrounding area and provide a mix of local and select bus service.

The surrounding residential area has a mix of zoning districts, with R6, R7-2, and R8 being the most predominant zoning districts. Several commercial and manufacturing districts exist in the surrounding area, with C4-4A districts and C1-4 commercial overlays along 3rd Avenue, and M1-1 districts located to the northeast of the Project Area.

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. Development standards including the floor area ratio ("FAR"), height allowances, and setback requirements are determined based on a combination of factors including whether the building is located on a wide or narrow street and if it consists of only standard residences or qualifying affordable housing or qualifying senior housing.

For standard residences in R8 districts, the maximum allowable FAR is 6.02 on narrow streets and 7.2 on wide streets. The minimum base height is 60 feet, and the maximum base height is 85 feet on a narrow street and 95 feet on a wide street, before the building needs to be set back. The maximum building height is 115 feet on a narrow street and 135 feet on a wide street.

For buildings consisting of qualifying affordable housing or qualifying senior housing, the maximum FAR is 7.2 on narrow streets and 8.64 on wide streets. The minimum base height is 60 feet, and the maximum base height is 105 feet, and the maximum building height is 145 feet.

For buildings on wide streets consisting of qualifying affordable or qualifying senior housing, and which are also outside of Mandatory Inclusionary Housing areas, the maximum base height is 125 feet, and the maximum building height is 175 feet. On eligible sites, buildings with standard residences are subject to a maximum height of 215 feet, and buildings consisting of qualifying affordable or qualifying seniors housing on wide streets are subject to a maximum building height of 255 feet. In R8 Districts located within the Outer Transit Zone, there is a 12% parking requirement per dwelling unit for standard residences, and up to 30 spaces can be waived. For income-restricted units in qualifying affordable or qualifying senior housing, no parking is required.

In R8 districts, community facilities are subject to a maximum FAR of 6.5 and 65% lot coverage for interior or through lots and 75% lot coverage on corner lots.

C1-4 commercial overlay districts are mapped within residential districts to serve local retail needs. When mapped in an R8 zoning district, C1-4 overlays allow for a commercial FAR of 2.0. For general retail uses, one parking space is required per 1,000 square feet.

4. **Description of the Project Area**

The Project Area includes the Development Site (Block 2364 Lot 56) and Block 2364, Lot 46, which is an irregularly shaped, 845 square-foot vacant City-owned lot. The Air Rights on Lot 46 (Lot A9046) are not included in the Project Area as they were previously included in a disposition of City-owned land together with Block 2364, Lot 45.

Currently, the NYPD is using part of the Development Site as parking for their vehicles.

5. **Description of the Development Site**

The Development Site consists of one tax lot (Block 2364, Lot 56) on vacant City-owned land located in the Melrose neighborhood in the Bronx. The Development Site is approximately 13,911 square feet and is located at the corner of 3rd Avenue and Brook Avenue. It is bound by 3rd Avenue

(wide street) to the north, Brook Avenue (wide street) to the east, 1-2 story commercial buildings to the west, and a multifamily residential building to the south. The Development Site has approximately 132 feet of frontage along 3rd Avenue and approximately 192 feet of frontage along Brook Avenue. The Development Site's depth ranges from approximately 90 feet at the western lot line to approximately 192 feet at the eastern lot line along Brook Avenue with an average lot depth of 141 feet. The Development Site is zoned R8 with a C1-4 commercial overlay.

6. Description of Proposed Development

The Proposed Development will be a 20-story residential building with approximately 215 affordable rental units, plus one additional unit for a superintendent, and approximately 6,635 zoning square feet of commercial space. The Proposed Development would be an approximately 176,007 zoning square foot mixed-use affordable housing building with a proposed maximum height of approximately 202.33 feet and a base height of approximately 121.67 feet. The Proposed Development will have an FAR of approximately 5.11. The Proposed Development will utilize approximately 56,000 square feet of development rights from the adjacent Block 2364, Lots 45, 46, and A9046 through a zoning lot merger. Lot 45 has an existing building with an FAR of 3.48. The development on Lot 56 will utilize the remaining available FAR on the merged zoning lot in accordance with a zoning lot development agreement. The combined FAR on the zoning lot will be 8.59, which would be less than 8.64, the permitted maximum FAR for qualifying affordable housing buildings in an R8 zoning district that are within 100 feet of a wide street and located outside of Mandatory Inclusionary Housing areas. The Proposed Development will be a fully electric building built to Enterprise Green Communities standards.

The Proposed Development is also facilitated by a Mayoral Zoning Override of the maximum lot coverage for eligible sites in an R8 district under Zoning Resolution ("ZR") Section 23-362(b) (Maximum Lot Coverage in R6 through R12 districts).

The building will include a community room, a second-floor terrace, and an activated roof terrace, for a total of approximately 5,752 square feet of amenity space for residents. Because the Proposed Development is in the Outer Transit Zone and consists solely of income-restricted units in qualifying affordable housing, parking spaces are not required, and none will be provided. The site is located within a Food Retail Expansion to Support Health zone.

7. Actions Necessary to Facilitate the Proposal

HPD is seeking approval of the following land use actions to facilitate the Proposed Development:

<u>Designation of an UDAA and Approval of an UDAAP</u>

The Project Area 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 in order 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 Project Area is therefore eligible to be an Urban Development Action Area and the proposed project 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 Project Area will be conveyed to a sponsor to be selected by HPD.

Urban Renewal Plan Amendment

Approval of an amendment to the Melrose Commons Urban Renewal Plan to remove the height restriction of 85 feet on part of Site 17 for Lot 56 (formerly Lots 55, 56, p/o 58, 60, and 61) by adding it to the list of sites that are exempt from the height restriction in Section C:3.a(3)b. The removal of the 85-foot height restriction is necessary to facilitate the Proposed Development and would make it consistent with other multi-family developments within the Plan. In addition, the removal of the height restriction would enable the Proposed Development to be constructed to current zoning regulations, which has been the more recent common practice for development in the Melrose Commons Urban Renewal Area. The amendment also includes updating references in the Zoning Resolution and removing the Quality Housing regulations cited in Section C:3.a(5), as a similar framework of regulations now apply to multi-family buildings citywide. Section C.3.a.5 has also been modified to exempt Site 17 from the planting requirements of such section, as site conditions and the Proposed Development make compliance with these requirements infeasible.

8. Conclusion

In conclusion, HPD is seeking land use actions including UDAA designation, approval of a UDAAP, the disposition of City-owned land, and an amendment to the Melrose Commons Urban Renewal Plan to facilitate the development of a new twenty-story building with approximately 215 affordable housing rental units plus one unit for a superintendent, and approximately 6,635 square feet of commercial space.