



BRONX COMMUNITY BOARD #1

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MINUTES

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ASSOCIATION OF NEW YORK CATHOLIC HOMES

Ms. Susan Albrecht Catholic Homes said that we're here to give you some background of an application that is going to be coming in later this year for the former Our Lady of Pity Church on 151st and 15nd Streets. We're going to give you a little overview of what the Association of New York Catholic Homes is we're the Housing Office of Catholic Charities of the Archdioceses of New York. Our mission as noted here is to protect and preserve affordable housing sponsored by the Archdioceses. So these are just a few pictures of some projects the first one here on the left is Grand Street down on Lower Manhattan, St. Augustin which is a project in Morrisania under 167th and Fulton and on the right is one of the towers on West Farms. So over the past 10, 15 years we've preserved our portfolio we have about 22 hundred units and we've been working to renovate that portfolio and these are three examples Grand Street, in the middle is Christopher Court which is actually right near the site we're going to talk about tonight it was developed in the 80's on Morris and 151st and then St. Francis George Hardy which is located in the South Bronx. Finally we have this existing portfolio and this is just an example of three sites that we've been working on we have a big site that's going up in West Farms which is right next to the train at the West Farms stop and then St. Vincent's DePaul which is a senior project right next to the Nursing Home in Longwood. So we're going to share with you plans for a zoning change from R6 to R7A and this will enable us to build two new buildings with over 200 units of affordable housing. With that I would like to introduce Father Skelly to say a few words.

Father Frank Skelly said that I'm actually from here I was born on 150th and Brook and I've been Pastor of Immaculate twice now from 1993 to 1999 and I came back in 2008. So just before 2008 Our Lady of Pity closed as a church so their parishioners came to our church. So a while ago they began to ask me what is happening with Our Lady of Pity referring to it as a church still. I called the diocese and I said people are asking what are the plans so Susan came out to visit the parish and she made a presentation we have 17 parish leaders that come together every month and so she made a presentation and we made sure that three of our leaders from the Lady of Pity were there so they would understand what was happening. So one of the things I'm concerned about is I also spent 15 years in East Harlem and when I was in East Harlem just when I was leaving is when it really became gentrified. I remember one Sunday I was outside the church and a man walked up to me and I found out later he was a Developer and he said to me "wouldn't you like a better class of parishioners" and that's a quote I told my parish this and so that's my concern with this. So when we met with Susan and her people we're making sure that

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Its affordable housing for our people. Affordable housing has one of these definitions that can range anywhere so we wanted to make sure that it was in the price range of people living in the neighborhood. So it wouldn't be like St. Cecilia's where people got pushed out. She had a favorable reaction from our leaders at the parish especially from our Lady of Pity people they're over the fact that the church closed and now they're ready to see something else come in so affordable housing is what we're looking for.

Ms. Susan Albrecht said so to begin discussing where it's at and the site conditions is Ms. Amy Shakespeare from SGV Architects

Ms. Amy Shakespeare SGV Architects said that as Susan said the site is between 151st and 152nd Street there's a church and a big empty lot. So in order to be able to do this project we are proposing the entire end of the block from R6 up to R7A and filling the site with two new buildings. The buildings will be 9-stories tall we're proposing 212 units for family's 88 in one building and 124 units in the other. It's a tall building but it's in context with many of the other tall buildings in the neighborhood. The zoning will also include up to Morris Avenue. So the building will be 100 percent housing with various size apartments for families. Will be coming back during the ULURP process to present something further along.

Mr. Eric Vatn Catholic Homes said as Susan mentioned we're here to get feedback early in the process because we're really in the pre-phase. We anticipate coming back to you probably late fall. So let's talk about the process going forward so there are two actions here one is a zoning map change it's a rezoning there's an existing commercial overlay of 100 ft. at the corner that's going to stay. So it's just a zoning map change from an R6 to an R7A. An R7A has a height cap as opposed to an R6 which you can build in height. So here you can see the boundary that grid that's the commercial overlay. Here is the extent of the rezoning on the map. Now the text change includes Mandatory Inclusionary Housing. So Mandatory Inclusionary Housing means that everything residential has to include Inclusionary Housing we're providing 100 percent but for other private applicants they would only have to provide 25 percent of MIH. But we're here offering 100 percent.

So let's go through the process, so complete and file the application with City Planning we're about to file our worst case development scenario it's the beginning of the Environmental Review. Now typically once the application goes in its back and forth with City Planning the drawings are presented and cleared. So when we give the materials to you it's in a pretty clear form. The Certification is when you'll be getting it officially on the clock to review and let us know what you think. We'll go to the Land Use Committee first and then it will go to the Full Board. So that's two Community Board meetings in which you and the Board will have a chance to weigh in then it goes to the Borough President for a recommendation and then back to City Planning and then City Council.

Questions and Comments

INFINITE HORIZONS, LLC

Mr. Ted Weinstein Director of Bronx Planning for HPD said that as Arline said this is a pre-ULURP item and this is a project that's different from what you just heard in various ways. We are the

applicant and I'm just going to give you a little bit of background of how we got to this point and then the Development Team can give you more of the details of the plan.

This is site at the corner of Courtlandt Avenue and 157th Street its vacant now and it's a Melrose Commons Urban Renewal Plan site, you know about half of Melrose Commons is in your district, the other half of Melrose Commons is in Board 3. There have been numerous projects Melrose Commons starts here on 156th and the projects all were done through HPD Programs on sites that were Urban Renewal sites under the Melrose Commons Urban Renewal Plan. There's not much vacant city owned land left one of them is this one it consists of two tax lots its Melrose Commons Urban Renewal site 15. It's under the Urban Renewal Plan for residential development its small it's one of the reasons it has not been developed up to now. In fact it really worked out well in a way a few years ago we decided that we wanted to try to increase the universe of Developers for our Programs and particularly people who may be inexperienced but need the opportunity for additional experience by doing a project. We had an RFP Proposals especially for MWBE's for Minority and Women Business Enterprises. The RFP was issued there were two sites in the Bronx one here and the other one in Board 3. With any RFP we received submissions took a look at them our Architects, our Finance people, the planning people we all looked at the proposals and for this particular site again what we call Melrose Commons site 15 we selected Infinite Horizons and they'll tell you a little bit about themselves. They're a Development Team that's done some work not something like La Central but the intent of that was to give more experience, more opportunity to smaller Developers.

Mr. Randall Powell Founder/Principal said that I'm one half of the team called Infinite Horizon my brother Roland Powell is the other Principal of the company and supported by one of our other partners Charlie Georgelis from FG-PH Corp. but unfortunately MBD couldn't make it to the meeting today but on behalf of the Development Team I'm here to present the project. Again the project is Courtlandt Avenue it's also known as 359 East 157th Street.

The project will consist of a 20 unit building, 7-stories and will have a community facilities as well as retail space. We're certified MWBE with the City of New York as well as and been certified since about 2014 my brother and I started off doing small renovations in Queens as well as in Staten Island. Prior to doing this full time I was at MBD and pretty much my career I've been doing affordable housing development. Have worked with the Housing Partnership as well as various other city agencies. The second page gives you a quick snapshot of the area map the area map just shows the basic location for the project right on the frontage of Courtlandt Avenue across the street from the Melrose Commons NYCHA building which is a 20, 30 tower. The next page obviously we've already gone into the Development Team the Architect and Design Team is OCV Architects they've done a lot of design and projects in the Bronx area Jack Coogan is the lead Architect on the project with over 40 years of experience working with other Developers specializing in affordable housing. So they'll be the primary Design Team on the building. Skip to the third page where you have Zoning Map and 784 Courtlandt is highlighted in top left hand corner where the actual property is located at. The current zoning reflects an R6A we can actually build up to 7-stories now we have an Urban Renewal that's impacting the height and we're looking for the support of the Community Board to address that height issue so that we actually build all the way up to the full 7-stories in a 20 unit building with commercial retail space as well as community facility space.

So the site conditions the block is 2404, lot 1 and 2 currently owned by the City of New York Department of Housing Preservation and Development. This is what they consider infill sites so just like the

prior presentation it's not large and currently right now it's vacant and just has shrubbery and trash so we're looking to put a building on that site. There will be excavation for us to go in-ground to build out the cellar and then above ground there will be a first floor where the retail space and community facility will be located. At Courtlandt Avenue you will have the actual retail space opening the entrance and then on 157th Street will have the entrance into the community facilities that's currently the layout. In the presentation we provide a couple of photos of the current look of the building and where the property is located so that you can kind of get a feel for of what the site looks like which is vacant land and there's not much really happening there. To the right of the site is a laundry mat a bodega and a couple of other tenement housing behind the building going down East 157th Street there are the 2-story Housing Partnership Family Homes that go along down 157th and there's the school and as I mentioned prior across the Avenue is the Jackson Houses. That's kind of the location of the building to give you a sense of the site.

So the building programming as mentioned earlier is a 7-story masonry structure with 20 affordable residential units for a total of 18,853 residential square feet with 1 elevator, so it will be an elevated building. The first floor commercial retail space of 1,804 plus an additional 600 square feet of storage in the cellar. The community facility space there will be storage in the cellar, the first and second floor will have a total of 4,845 square feet and there will be a smaller elevator. The remaining square footage of the building corridors, stairs, elevator and utility rooms will be 4, 738 square feet. The total building square footage will be about 30,240 square feet. On the fourth page you'll see the south elevation so this is the frontage where the community facility space will be with units above. Some of the interesting things we've done with this particular design of the building there is actually outdoor space this is for the residents of the building. There will be solar panels on the top of the building and we're also going to work on a bike storage in the basement of the building. Everything will be separately metered the facility space as well as the retail space will be responsible for their own utilities. So on the next page you can actually see the Cellar Plan and it's going to look like what you're seeing here and the community facility space has a larger space for their storage and towards the back of the space there's an elevator that goes all the way into the basement that just for the community facility space and then as well you see the elevator for the entire building off to the right looking north as well as the bike storage which is highlighted in purple for the tenants using bikes in the building. As you move to the Floor Plan the first floor plan again you have the community facility space as you come onto the first floor this is the commercial space on the right hand side which is 1,800 square feet. You got community facility space on the first floor level 1,974 square feet. As we move along you can actually tell the floor plan changes once we get to the second floor plan the community facilities space finishes out and then there's an apartment on the second floor plan the start of the residential units. As you move to the third floor what I was highlighting before that we feel is a nice amenity to the building we have a recreational space with a laundry mat and a step out to an actual terrace. The tenants will have that recreational space as well as terrace space and floors four through seven are typical. The building has 1, 2 and 3 bedroom apartments. So this is targeted for families in the neighborhood and throughout the city so that unit design we feel would be best for the neighborhood then again some more renderings.

Just to go very quick into the affordability 30 to 80 percent AMI for the neighborhood. The building again has one facility space, one commercial space, a laundry mat, recreational center and the solar panels on the roof. On the next page you have the affordability distribution 20 percent of the building will be one bedrooms, 55 percent will be two bedrooms and 25 percent three bedrooms and again the AMI is ranged from 30 to 80 percent. The total development cost is \$12 million dollars putting about \$8.7 million into construction for the development of the project. Looking for a 9 percent Low Income Tax Credit Application we would like to apply for this year. Financing through the City of New York application to HPD who have additional subsidy and financing provided by the New Construction

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Program which is an initiative HPD came out with to support small infill sites. So we've received already a letter of support from HPD's New Construction Programs financing. Obviously things will change once the AMI's are released but they feel confident that this is something that they can get behind. We look to break ground sometime in late 2019 and have construction commence sometime in 2020, for completion in 2021 and rent up of all the spaces by mid-2021.

Questions and Comments

The Chairperson called for a motion to adjourn.

Motion made to adjourn. Motion duly seconded. Motion called and passed.

MEETING ADJOURNED.