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Subcommittee on Landmarks, Public Sitings, and Dispositions Hearing

September 6, 2022

2017 Grand Concourse

ULURP No. 220356HAX

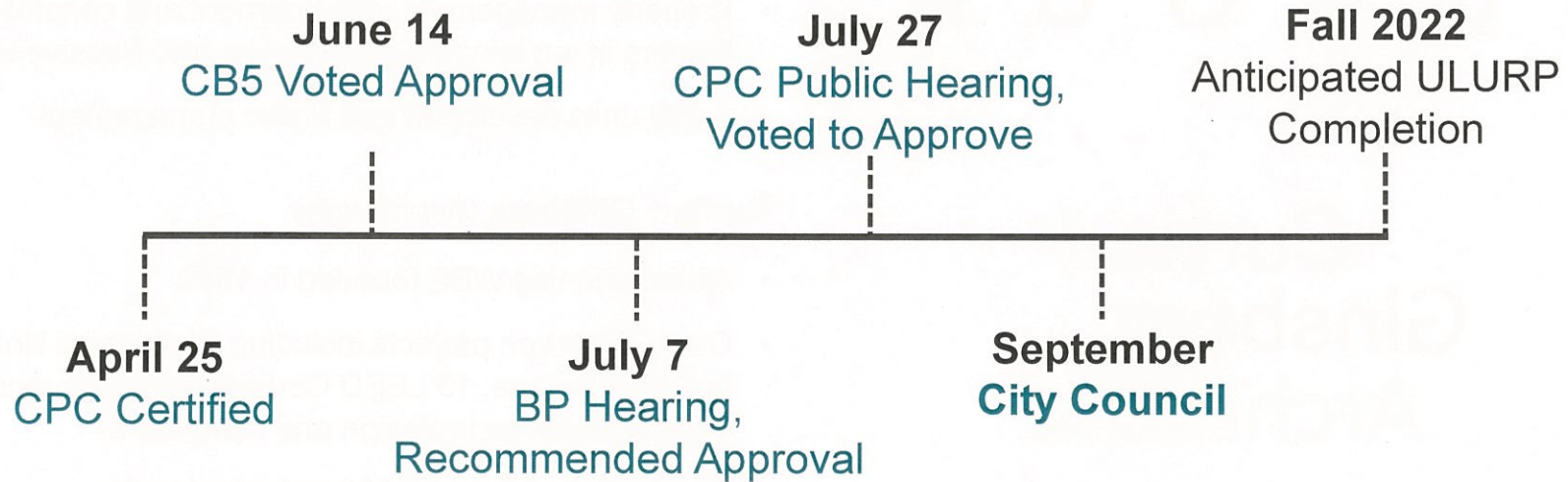
No. 220357PQX



Introduction

- **Applicant:** NYC Department of Housing Preservation & Development
- **Sponsor:** BronxPro Group, designated in 2018 through the Third-Party Transfer Request For Qualifications
- **Location:** 2017 Grand Concourse; Bronx Block 2808 Lot 90; Community Board 5, Council District 14
- **Land Use Actions:**
 - Acquisition of property by the City;
 - Disposition of City-owned land to a developer to be selected by HPD;
 - Designation of an Urban Development Action Area and approval of an Urban Development Action Area Project (“UDAAP”).
- **Additional requests:** Approval of an Article XI tax exemption
- **Proposed Project:** New construction building with approximately 33-affordable units plus one super’s unit using HPD’s Neighborhood Construction Program (NCP)

ULURP Timeline - 2022



Development Team



Curtis +
Ginsberg
Architects

BronxPro Group (Developer)

- Mission-based family-owned, Bronx-based WBE
- Property management, development and construction; leaders in sustainable construction and Passive House
- 3,000 units developed and under management

Curtis + Ginsberg (Architects)

- Award-winning WBE founded in 1990
- Over 100 green projects including 19 Passive House building designs, 13 LEED Certified buildings, and 8 all-electric buildings in design and completed
- Completion of over 20,000 individual units
- Leader in NYC affordable housing development renovation and new construction

Project Overview

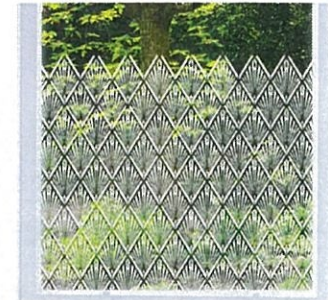
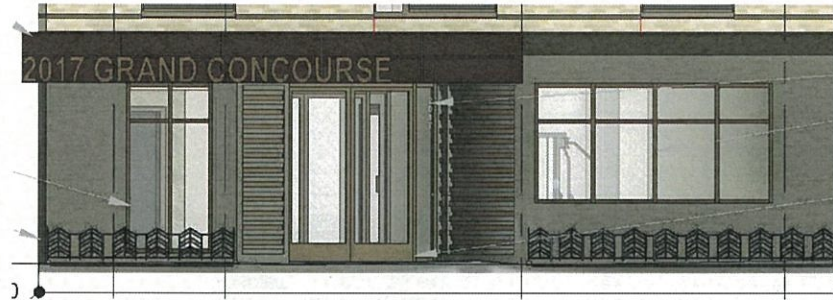
EXISTING BUILDING



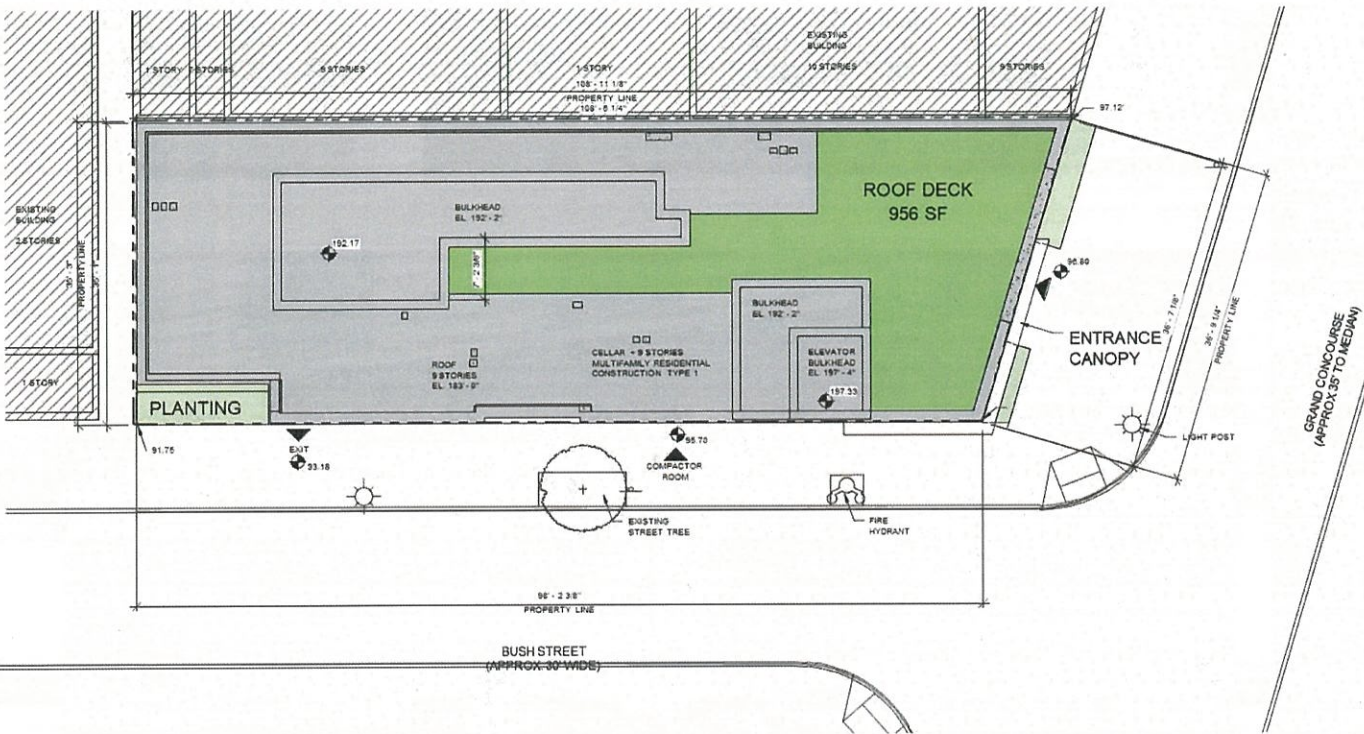
PROPOSED BUILDING



33 AFFORDABLE STUDIOS, ONE- AND TWO-BEDROOM UNITS, PLUS 1 SUPER'S UNIT • 30% TO 80% AMI
9 STORIES, 34,500 SF • HPD NEIGHBORHOOD CONSTRUCTION PROGRAM (NCP)



BUILDING RENDERING - EXTERIOR DETAILS
2017 Grand Concourse



SITE AMENITIES

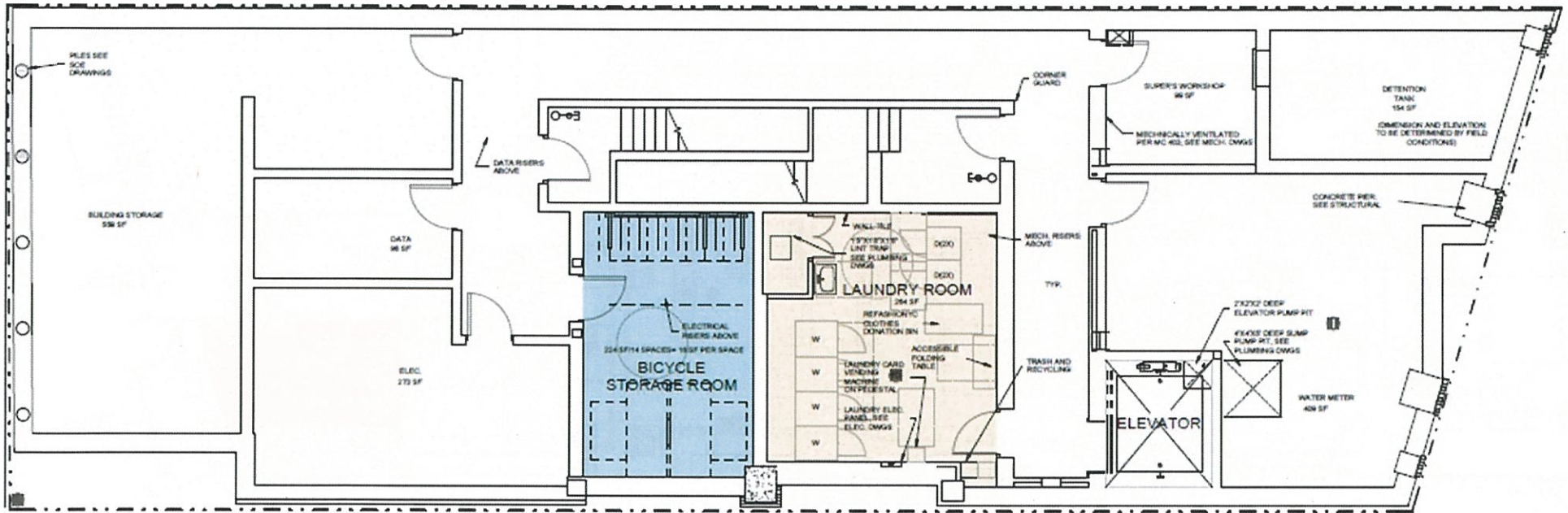
- LOBBY (410 SF)
- ON-SITE LAUNDRY (218 SF)
- BIKE STORAGE (212 SF)
- EXERCISE ROOM (382 SF)
- RECREATION ROOFTOP (526 SF)
- ON-SITE SUPER

SITE PLAN

2017 Grand Concourse

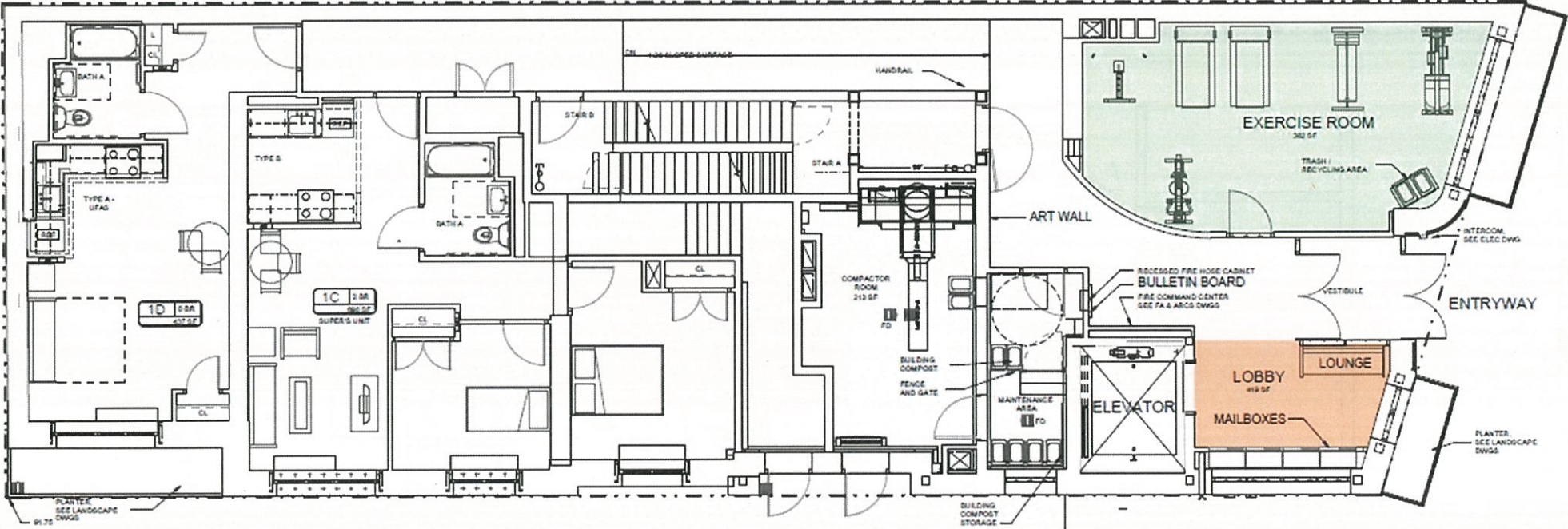
[Click to add presentation title / Zoom info / project url](#)

- LAUNDRY ROOM
- BICYCLE STORAGE ROOM

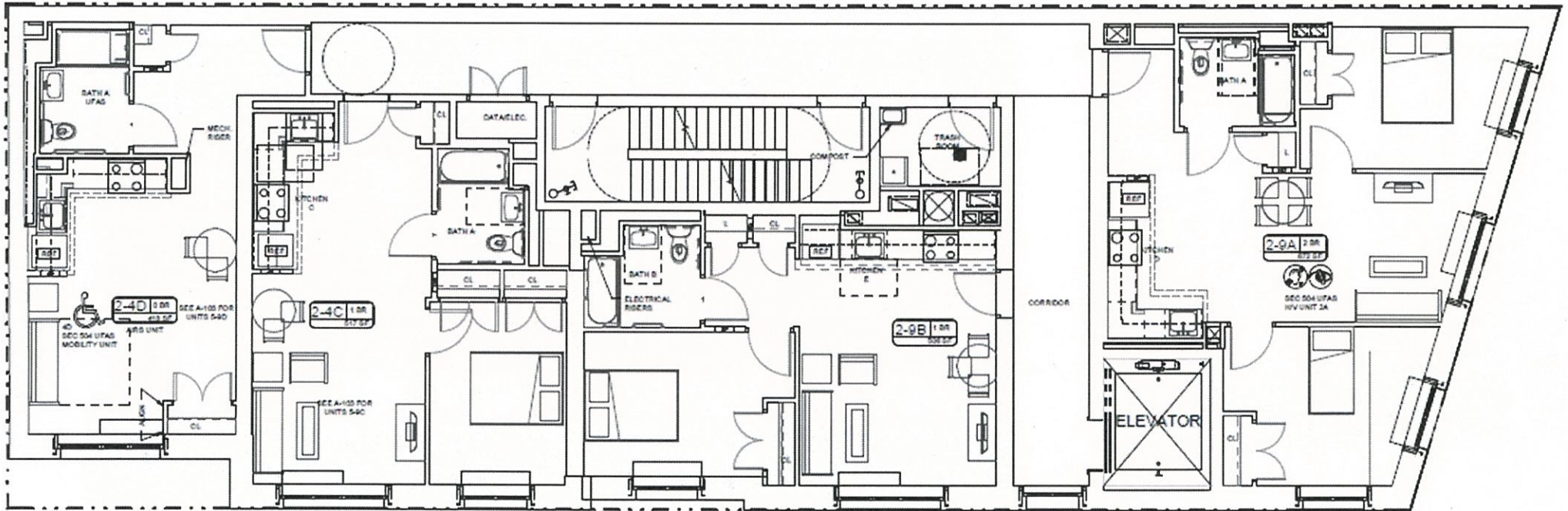


CELLAR PLAN
2017 Grand Concourse

- EXERCISE ROOM
- LOBBY



GROUND FLOOR PLAN
2017 Grand Concourse



TYPICAL FLOOR PLAN
2017 Grand Concourse

UNIT TYPE

Unit Type	Avg. SF	Rent Range	# Units	% Type
Studio	421	\$ 454-1305	9	27%
1-Bedroom	514	\$ 577-1639	17	52%
2-Bedroom	672	\$ 680-1958	7	21%
SUBTOTAL			33	100%
Superintendent			1	
TOTAL			34	

INCOME LIMIT

Income Limit	# Units	Eligible Income Range*
30% of AMI	3	\$19,700 – 40,020
50% of AMI	14	\$28,000 - \$66,700
70% of AMI	4	\$51,500 - \$93,380
80% of AMI	4	\$47,500 - \$106,720
Formerly Homeless Seniors (serving up to 40% AMI)	8	N/A (incl. zero income)
Superintendent	1	N/A

*AMI and income limits are subject to annual revisions and will differ when units begin marketing.
*Currently reflecting 2022 AMIs

LOCAL HIRING PLAN

Creating local employment opportunities is a priority for Bronx Pro. At 2017 Grand Concourse we will:

- List all construction employment opportunities on our affiliate Home Builders 1 website/email.
- Partner to provide free LL 196 training along with flagger and supported scaffold classes to community residents.
- Coordinate with non-profit **Building Skills** to place local hires for new employment opportunities at this project
- Recruit locally for permanent super and porter jobs through **Sustainable South Bronx** (a division of The HOPE Program)
- Partner with non-profit **Here 2 Here** to provide summer internships to local, Bronx youth in property management office.
- Work with the City Council Member's office and the Community Board office to promote job and training opportunities.



Questions?
