

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

ULURP

Land Use Nos. 467, 468

784 Courtlandt Avenue

June 20, 2019

{**Salamanca**} **Land Use Nos. 467 and 468** are related ULURP actions seeking UDAAP designation, project and disposition approval for two city-owned sites as well as an amendment to the Melrose Commons Urban Renewal Plan in order to facilitate the development of a project known as **784 Courtlandt Avenue** located at **Block 2404, Lots 1 and 2** in Bronx Council District 17.

Land Use No. 467 (C190292HUX) is related to the Fourth Amended Melrose Commons Urban Renewal Plan. The disposition area is a designated urban renewal site (Site 15) of the Melrose Commons Urban Renewal Area. The amendment to the Plan will exempt Site 15 (Block 2404, Lots 1 and 2) from the height restriction of 45 feet within R7-2 or R7A zoning districts. This will facilitate development, as per zoning, of a residential building of seven stories, with commercial and community facility space.

Land Use No. 468 (C 190293 HAX) will facilitate the development, as per zoning, of a seven-story residential building with commercial and community facility space under HPD's Neighborhood Construction Program (NCP). Under the program's guidelines, sponsors purchase City-owned or privately-owned property in order to construct multifamily buildings creating up to 45 units of

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affordable rental housing on infill sites. The newly constructed buildings provide housing to low income, moderate income, and middle-income families, as well as a portion set aside for formerly homeless families and individuals.

The City will sell the Disposition Area to a designated sponsor ("Sponsor") for the nominal price of one dollar per tax lot. The Sponsor will also deliver an enforcement note and mortgage for the remainder of the appraised value.

On 11/24/2015, HPD issued a Request for Proposals geared towards certified M/WBE organizations that would be given the opportunity to submit a proposal to develop the lots as low-income rental housing. On 1/12/2017, Infinite Horizons LLC was selected as the Sponsor and under NCP guidelines the Sponsor proposes to build one building containing approximately 20 rental dwelling units. There will be a mixture of unit types, including 4 one-Bedroom, 11 two-Bedroom and 5 three-Bedroom apartments. Rents will be affordable to families with incomes between 30% and 80% of area median income (AMI). Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent. All units will be subject to rent stabilization.

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The Sponsor also proposes to construct approximately 2,278 gross square feet of commercial space and approximately 6,265 gross square feet of community facility space on the Disposition Area for which the uses have yet to be decided.

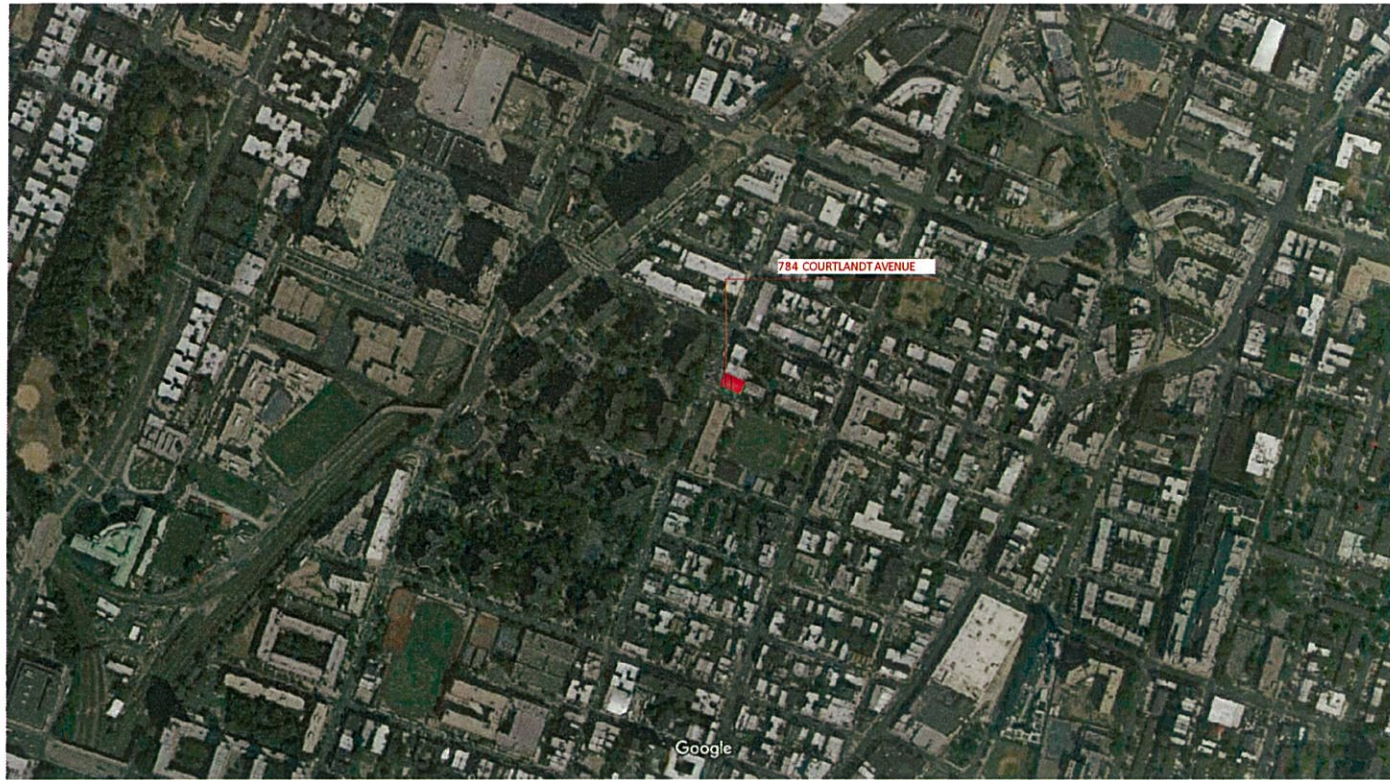
In order to enable construction of the project, HPD is before the subcommittee seeking approval of for both pre-considered land use items.

NYC HPD MWBE
CAPACITY BUILDING RFP
Site D: 359 E. 157 St/
784 Courtlandt Ave,
Bronx, New York

Presented by:

- Infinite Horizons
- MBD Community Housing Corp.
- FG-PH Corp.
- OCV Architects





Imagery ©2016 Bluesky, DigitalGlobe, GeoEye, USDA Farm Service Agency, Map data ©2016 Google 200 ft



W/MBE PROPOSAL
784 COURTLANDT AVE, BRONX NY

AERIAL MAP



Development Team

Infinite Horizons (Minority Business Enterprise (MBE) Co-Developer)

Founded in 2007 by Randall and Roland Powell, Founders/Principals

MBD Community Housing Corp. (Not for Profit Co-Developer)

Founded in 1974, current President and CEO, Derrick A. Lovett

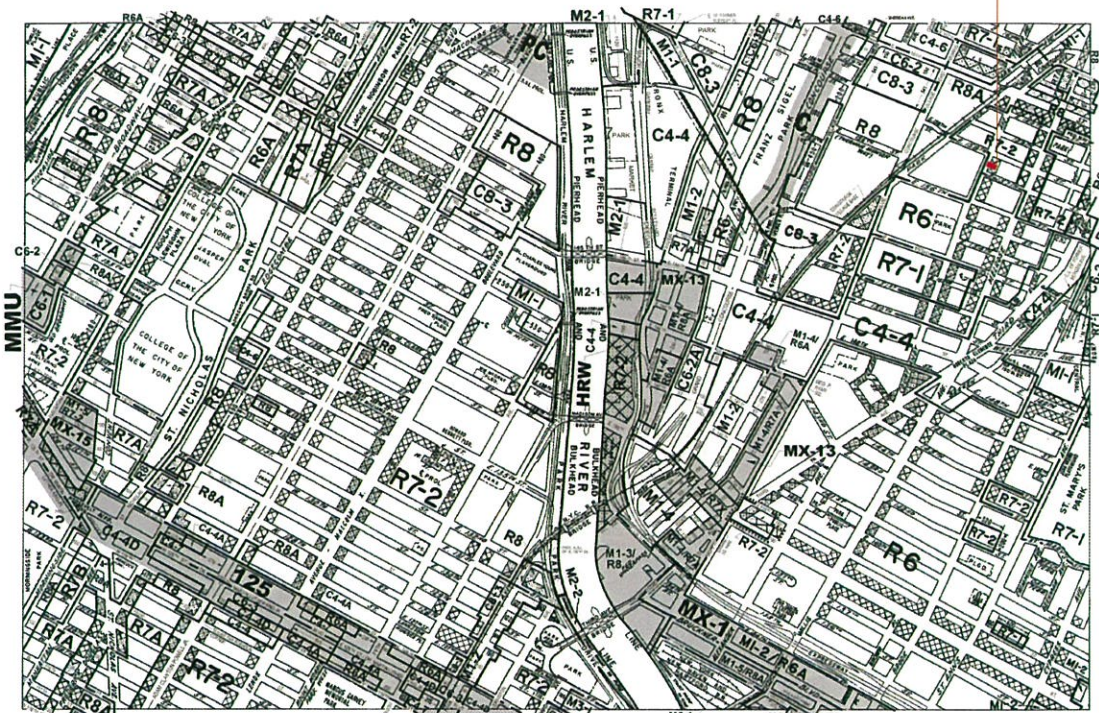
FG-PH Corp. (Co-Developer and General Contractor)

Founded in 1997, by Michael Panagiotopoulos, Charlie Georgelis and Carlos Cassius

OCV Architects (Architecture and Design)

OCV Architects Owner Jack Coogan

784 COURTLANDT AVENUE



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The following table shows the location of R, C, & M district designation markers on this map and other symbols as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT

- Special symbols shown on the map which are used to identify the location of the various symbols as described in the text of the Zoning Resolution.
- Special symbols shown on the map which are used to identify the location of the various symbols as described in the text of the Zoning Resolution.

Effective Date(s) of Rezoning:
08-11-2015 to 12-22-2015

Special Requirements:

For a list of sites subject to special requirements, see APPENDIX C.
For a list of sites subject to the multiple rezoning rule, see APPENDIX D.
For accessibility marking designated streets on this map, see APPENDIX E.

MAP KEY

3b	3d
5c	6a
5d	6b
	6d

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for the map, visit the Zoning section of the Department of City Planning website www.nyc.gov/dcp/planning or contact the Zoning Information Center at 312-123-3231.



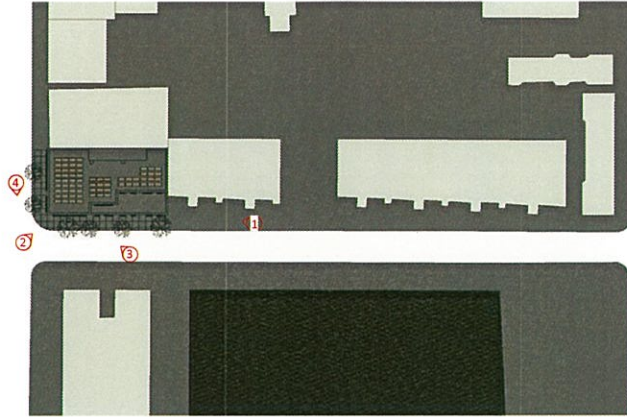
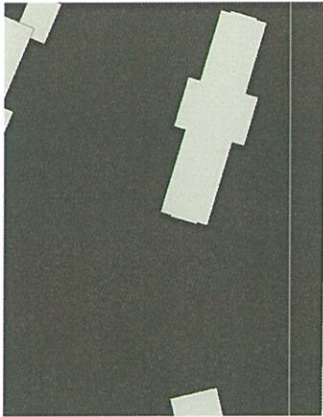
W/MBE PROPOSAL
784 COURTLANDT AVE, BRONX NY

ZONING MAP



Site Conditions

- Block 2404, Lot 1 and 2 are currently owned by the New York City Department of Housing Preservation and Development.
- These infill sites are located in the Melrose Section of the Bronx, they have been vacant and underutilized for years.
- The lots are covered with grass and have been used for dumping.



W/MBE PROPOSAL
784 COURTLANDT AVE, BRONX NY

SITE PHOTOS



Building Program

- The structure will be a 7-story masonry building, with 20-units and an elevator for a total of 22,170 square feet.
- Commercial retail space on the 1st floor of 2,125 square feet.
- Community Facility Space will have an elevator and is located on 1st and 2nd floor with 5,845 square feet.
- Cellar space will consist of storage rooms, utility rooms and a bike storage with 4,027 square feet.
- The total building square footage is 34,167 square feet, respectively.



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WEST ELEVATION /
 BUILDING SECTION
 3/32" = 1'-0"





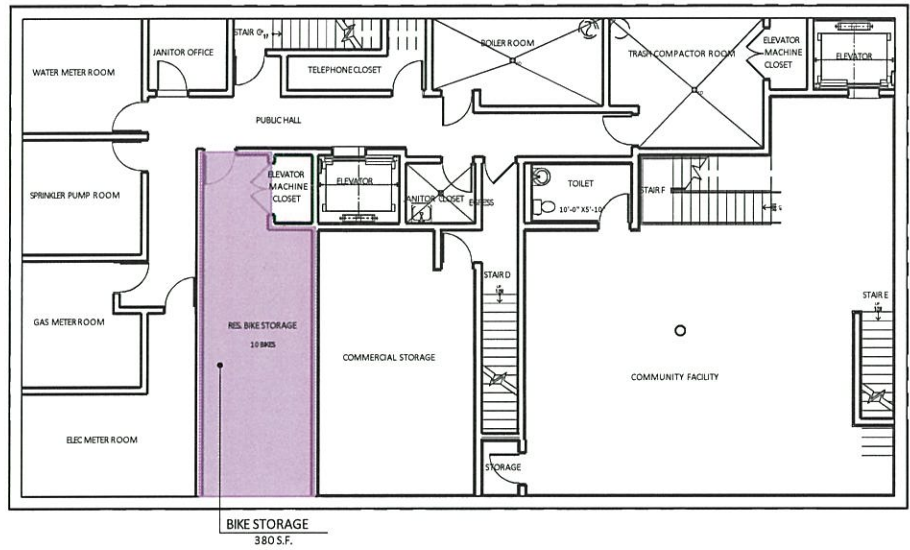
FG-PH Corporation

W/MBE PROPOSAL
784 COURTLANDT AVE, BRONX NY

SOUTH ELEVATION

3/32" = 1'-0"





1 CELLAR PLAN 

AutoCAD SHX Text
 17
 AutoCAD SHX Text
 17R

AutoCAD SHX Text
 18R

AutoD SHX Text
 17R

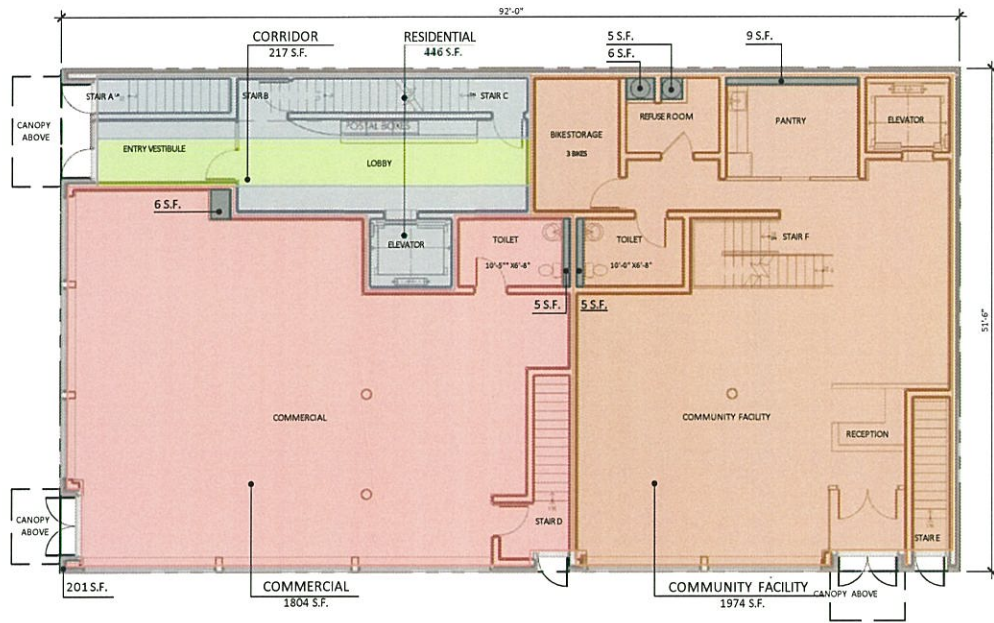
LEGEND

RESIDENTIAL
COMMERCIAL
COMMUNITY FACILITY
RECREATIONAL
LAUNDRY
BIKE STORAGE
EXT. WALL
CORRIDOR
MECHANICAL
PIPE/ROOM

CELLAR PLAN

COURTLANDT MANOR
 784 COURTLANDT AVE, BRONX, NY





2 FIRST FLOOR PLAN

GROSS FLOOR AREA = 4,679 S.F.

AutoCAD SHX Text
22
AutoCAD SHX Text
17R

AutoCAD SHX Text
18
AutoCAD SHX Text
22

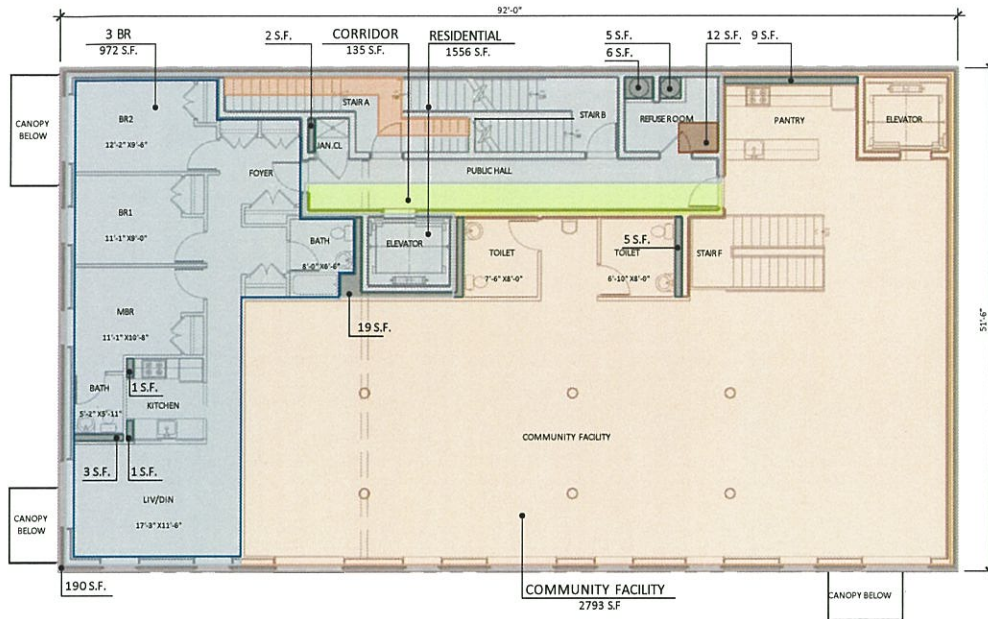
AutoCAD SHX Text
17R

LEGEND	
[Color]	RESIDENTIAL
[Color]	COMMERCIAL
[Color]	COMMUNITY FACILITY
[Color]	RECREATIONAL
[Color]	LABORATORY
[Color]	BIKE STORAGE
[Color]	EXT. WALL
[Color]	CORRIDOR
[Color]	MECHANICAL
[Color]	REFUSE ROOM

FIRST FLOOR PLAN

COURTLANDT MANOR
784 COURTLANDT AVE, BRONX, NY
3/32" = 1'-0"
09/27/2018





AutoCAD SHX Text
19R
AutoCAD SHX Text
19R
AutoCAD SHX Text
19R

AutoCAD SHX Text
22

LEGEND

RESIDENTIAL
COMMERCIAL
COMMUNITY FACILITY
RECREATIONAL
LAUNDRY
BIKE STORAGE
EXT. WALL
CORRIDOR
MECHANICAL
REFUSE ROOM

3 SECOND FLOOR PLAN

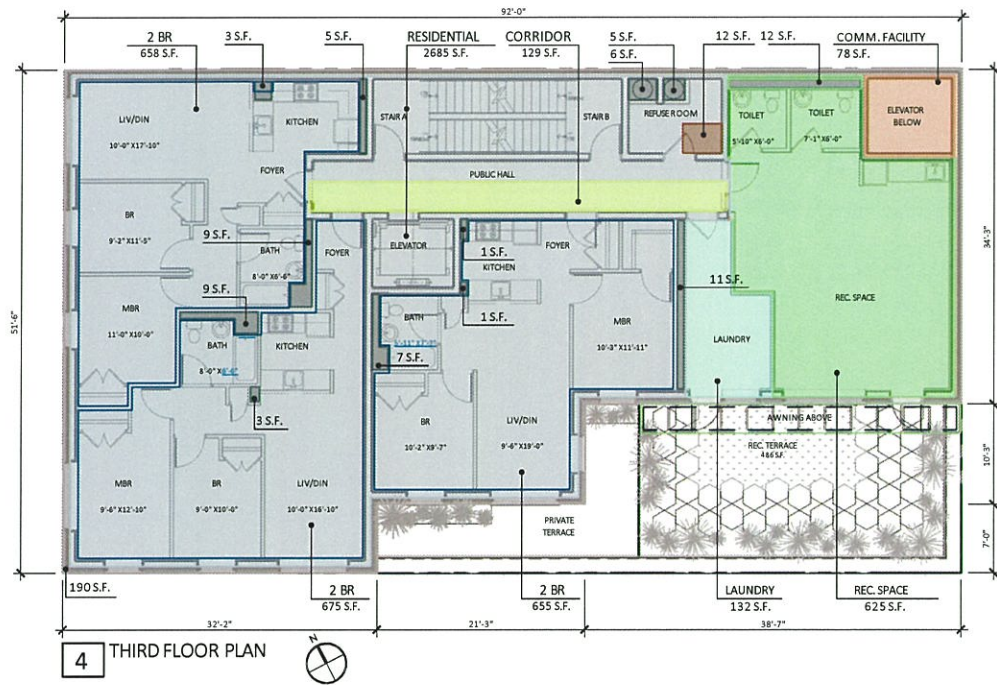


GROSS FLOOR AREA = 4,738 S.F.
ELEVATION +13.00'

SECOND FLOOR PLAN

COURTLANDT MANOR
784 COURTLANDT AVE, BRONX, NY
3/32" = 1'-0"
09/27/2018





4 THIRD FLOOR PLAN

GROSS FLOOR AREA = 3,924 S.F.
ELEVATION +25.00'

AutoCAD SHX Text

19R@3rd

AutoCAD SHX Text

19R@3rd

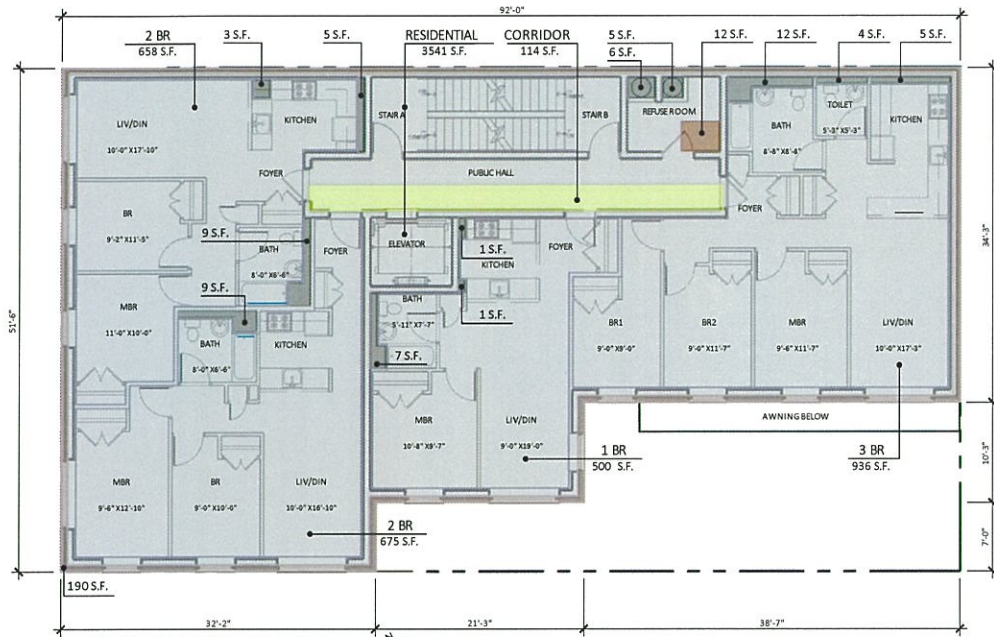
LEGEND

RESIDENTIAL
COMMERCIAL
COMMUNITY FACILITY
RECREATIONAL
LAUNDRY
MECHANICAL
REFUSE ROOM

THIRD FLOOR PLAN

COURTLANDT MANOR
784 COURTLANDT AVE, BRONX, NY
3/32"=1'-0"
09/27/2018





AutoCAD SHX Text
 17R@TYP.

AutoCAD SHX Text
 17R@TYP.

LEGEND

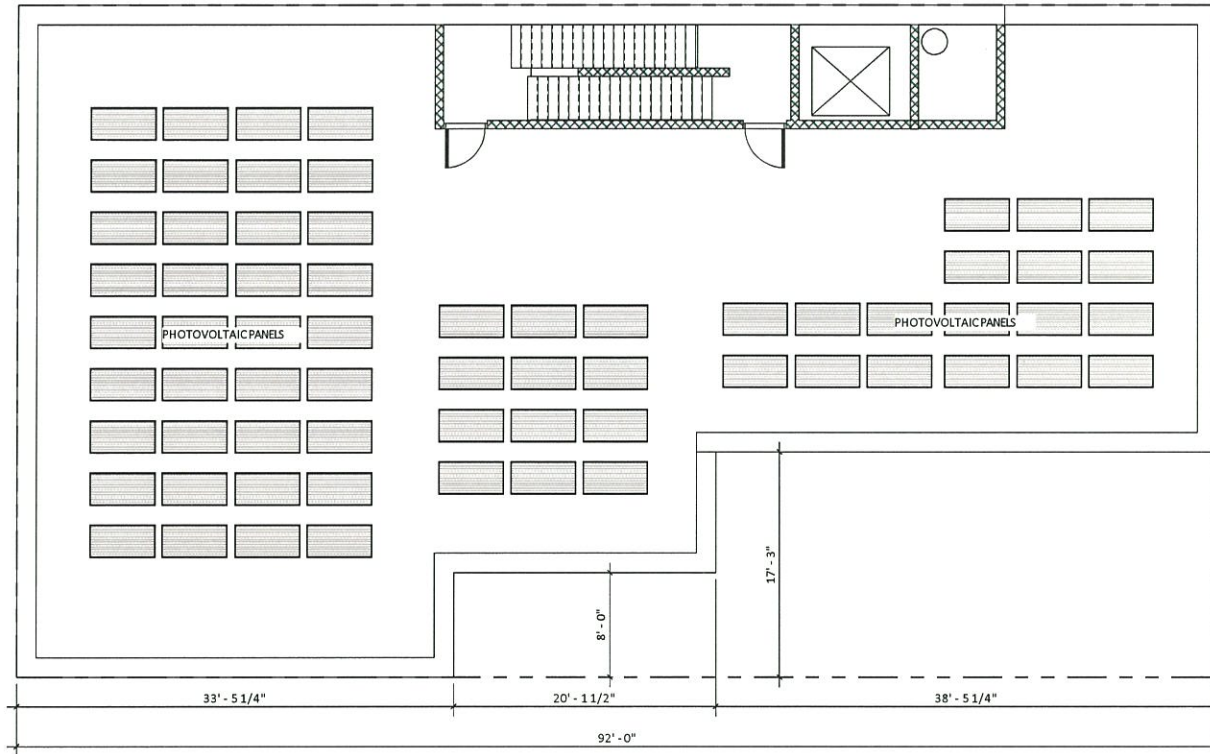
RESIDENTIAL
COMMERCIAL
COMMUNITY FACILITY
RECREATIONAL
LAUNDRY
BIKE STORAGE
EXT. WALL
CORRIDOR
MECHANICAL
REFUSE ROOM

5 TYPICAL (4-7) FLOOR PLAN
 GROSS FLOOR AREA = 3,924 S.F.
 ELEVATION +35.00'

TYPICAL (4-7) FLOOR PLAN

COURTLANDT MANOR
 784 COURTLANDT AVE, BRONX, NY
 3/32"=1'-0"
 09/27/2018

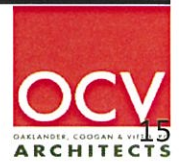




W/MBE PROPOSAL
784 COURTLANDT AVE, BRONX NY

ROOF PLAN

1/8" = 1'-0"



Resident Affordability/ Amenities

- 20 units will be made affordable to households earning 30% - 80% of New York City Area Median Income (AMI).
- Resident amenities include laundry room, bike storage and recreational space.
- There will be solar panels on the roof of the building.

Unit Distribution

<u>Unit Type</u>	<u>% of Units</u>	<u>No. of Units</u>
1 BR	20%	4
2 BR	55%	11
3 BR	25%	5
Total	100%	20

AMI Unit Distribution

784 Courtlandt Avenue

3	Homeless
5	30%
2	40%
3	70%
7	80%

Project Timeline

- ULURP certified February 25, 2019; approximately seven-month process required to conclude no later than Fall of 2019.
- Construction closing between 2019 -2020; construction commencement immediately thereafter.
- Construction completion late 2021; lease-up and occupancy of residential and commercial retail and community facility by mid-2021.



Questions and Answers

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 467 468 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Genevieve M. M. M.

Address: _____

I represent: HPD

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Randell P. P.

Address: 14205 R. R.

I represent: T. H. H. LLC

Address: _____

◆ Please complete this card and return to the Sergeant-at-Arms ◆