



## East Tremont Cluster

ULURP No: 240099 HAX

Subcommittee on Landmarks, Public Sitings & Dispositions

Hon. Kamilah Hanks, Chair

March 28, 2024

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# Introduction

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**Applicant:** NYC Department of Housing Preservation and Development

**Sponsor:** The Briarwood Organization and Fulcrum Properties (selected through HPD RFQ in 2014)

**ULURP Certification:** November 27, 2023

**Proposed Project:** Three new affordable housing buildings with approximately 63 affordable rental units and 1 super's unit to be built on three vacant city-owned infill sites

## **Requested Actions:**

- Urban Development Action Area (UDAA) designation and project approval (UDAAP)
- Disposition of City-owned land
- Article XI Approval

## **ULURP Progress:**

- Bronx Community Board 6: 1/10/2024 CB 6 voted Approval with condition that in the future more homeownership opportunities to be considered.
- Bronx Borough President: 2/12/2024 recommended Approval with modification requesting larger unit size

# Location and Overview

## Project Summary

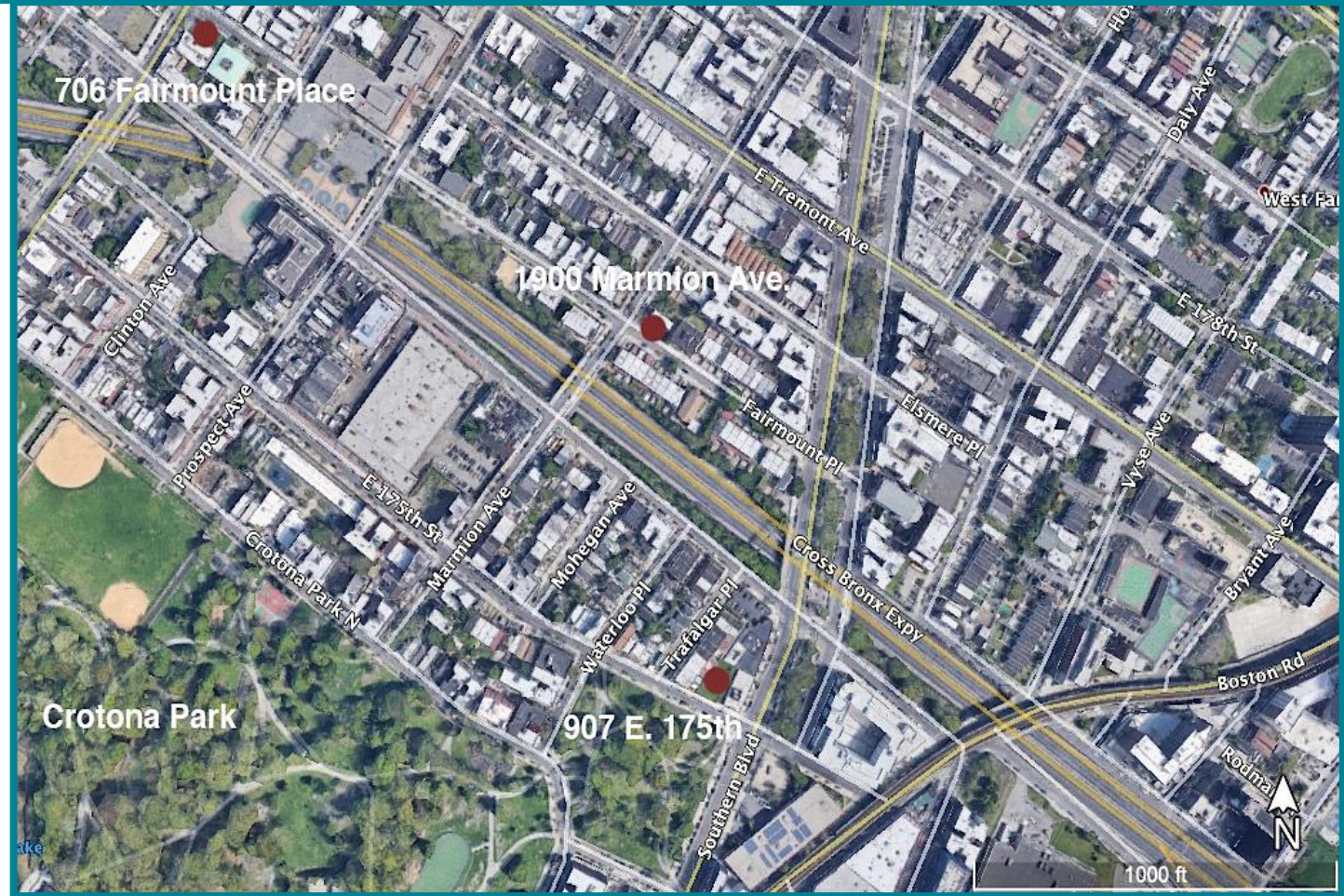
Number of Buildings: 3  
Gross SF: 62,765  
Building Heights: 6 to 9 stories

## Unit Summary

Total Units: 64  
AIRS Units: 16 (25%)  
Studios: 21 (32%)  
One Bedrooms: 15 (23%)  
Two Bedrooms: 27 (42%)  
Super's Unit: 1 Two Bedroom

## Income Eligibility

Units will be between 30-70% AMI  
10% of units will be for formerly homeless individuals



Project Area Map

*All figures are approximate*

# Proposed Affordability Distribution: Unit Mix

	PBV Homeless AIRS	PBV AIRS	AIRS	AIRS					
AMI	40%	40%	30%	40%	60%	70%	Super's Unit	Total	
studio	4	0	1	4	6	5	0	20	31%
1 BR	3	1	1	1	6	4	0	16	25%
2 BR	0	0	0	1	15	11	1	28	44%
<b>Total</b>	<b>7</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>27</b>	<b>20</b>	<b>1</b>	<b>64</b>	
	<b>11%</b>	<b>2%</b>	<b>3%</b>	<b>9%</b>	<b>42%</b>	<b>31%</b>	<b>2%</b>		

## Affordability Distribution Unit Mix

All figures are approximate

# 907 E 175<sup>th</sup> Street

## Zoning

Block: 2958 Lot: 120

Zoning District: R7-1/C1-4

Lot Area: 5,009 sf

Max. FAR: 5.01 (AIRS)

Proposed Zoning SF: 24,614

Proposed Height: 9 Stories

## Unit Summary

Total Units: 33

AIRS Units: 9

Studios: 16

One Bedrooms: 8

Two Bedrooms: 9

*All figures are approximate*

## Amenities

- On-site laundry.
- Interior recreation/meeting rooms.
- Large landscaped rear yard.
- Rooftop terrace.



# 907 E 175<sup>th</sup> Street

## 907 East 175th, Bronx NY

Block:2958

Lot 120

1 RESIDENTIAL ENTRY

2 RESIDENTIAL EGRESS

3 GARDENING BEDS

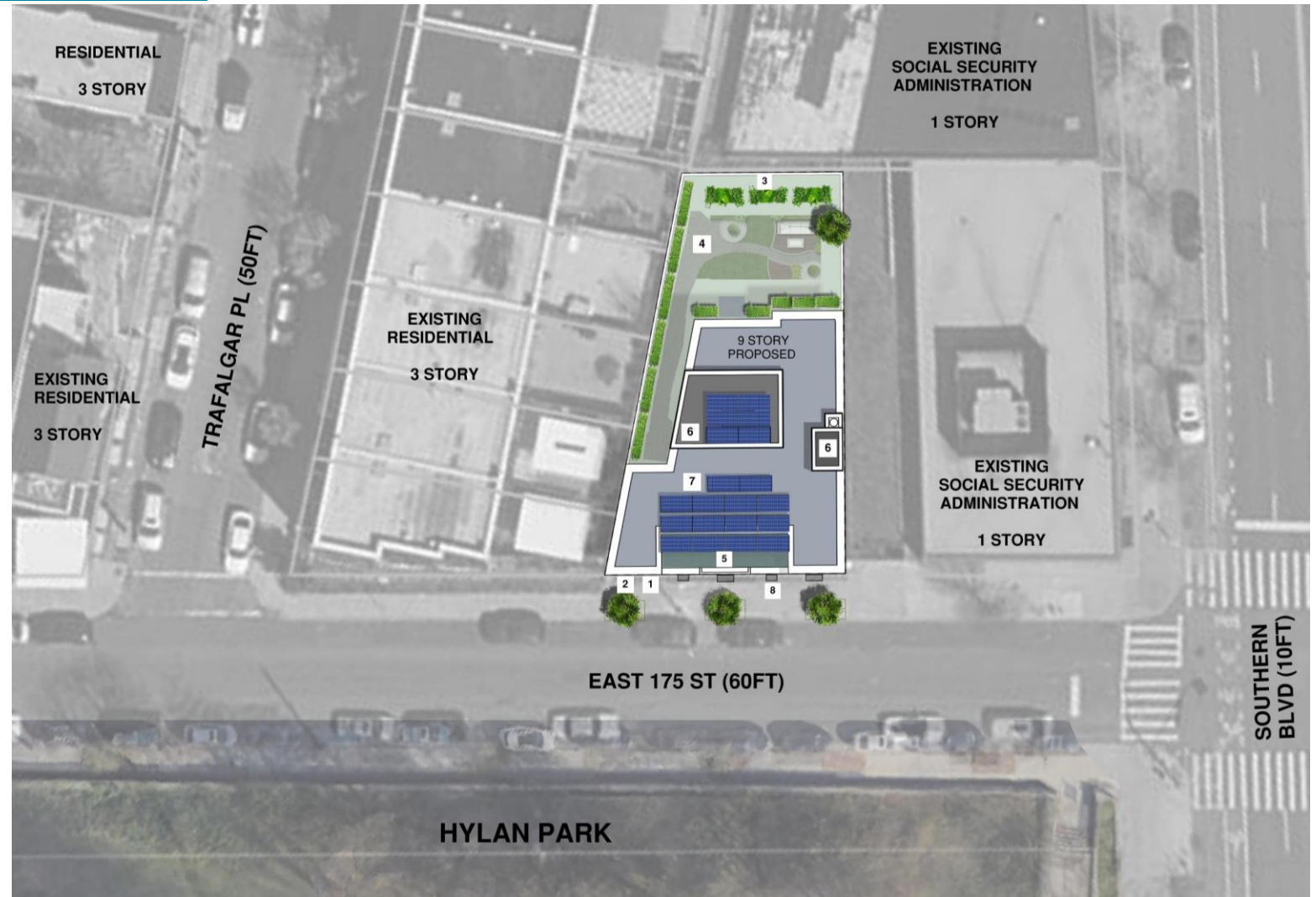
4 BACKYARD GARDEN

5 EIGHTH FL. FLOOR TERRACE  
COVERED WITH PV CANOPY

6 BULKHEAD

7 PHOTOVOLTAIC PANELS

8 SUNSHADES



# 1900 Marmion Avenue

## Zoning

Block: 2960 Lot: 21  
Zoning District: R7-1

Lot Area: 2,419 sf  
Max. FAR: 5.01 (AIRS)  
Proposed Zoning SF: 10,510

Proposed Height: 6 Stories

## Unit Summary

Total Units: 10  
AIRS Units: 2  
One Bedrooms: 1  
Two Bedrooms: 9

*All figures are approximate*

## Amenities

- On-site laundry.
- Rooftop recreation/meeting rooms.
- Landscaped rooftop terraces.



# 1900 Marmion Avenue

## 1900 Marmion Ave., Bronx NY

Block:2960  
Lot 21

- 1 RESIDENTIAL ENTRY
- 2 RESIDENTIAL EGRESS
- 3 FIFTH FL. FLOOR RECREATIONAL TERRACE WITH GARDENING BEDS COVERED BY PV CANOPY
- 4 PHOTOVOLTAIC PANELS
- 5 BULKHEAD
- 6 SUNSHADES





# 706 Fairmount Place

## Zoning

Block: 2950 Lot: 18  
Zoning District: R7-1

Lot Area: 3,645 sf  
Max. FAR: 5.01 (AIRS)  
Proposed Zoning SF: 17,204

Proposed Height: 6 Stories

## Unit Summary

Total Units: 21  
AIRS Units: 5  
Studios: 4  
One Bedrooms: 7  
Two Bedrooms: 10

*All figures are approximate*

## Amenities

- On-site laundry.
- Rooftop recreation/meeting rooms.
- Landscaped rooftop terrace.



# 706 Fairmount Place

## ***706 Fairmount Place, Bronx NY***

Block:2950

Lot 18

1 RESIDENTIAL ENTRY

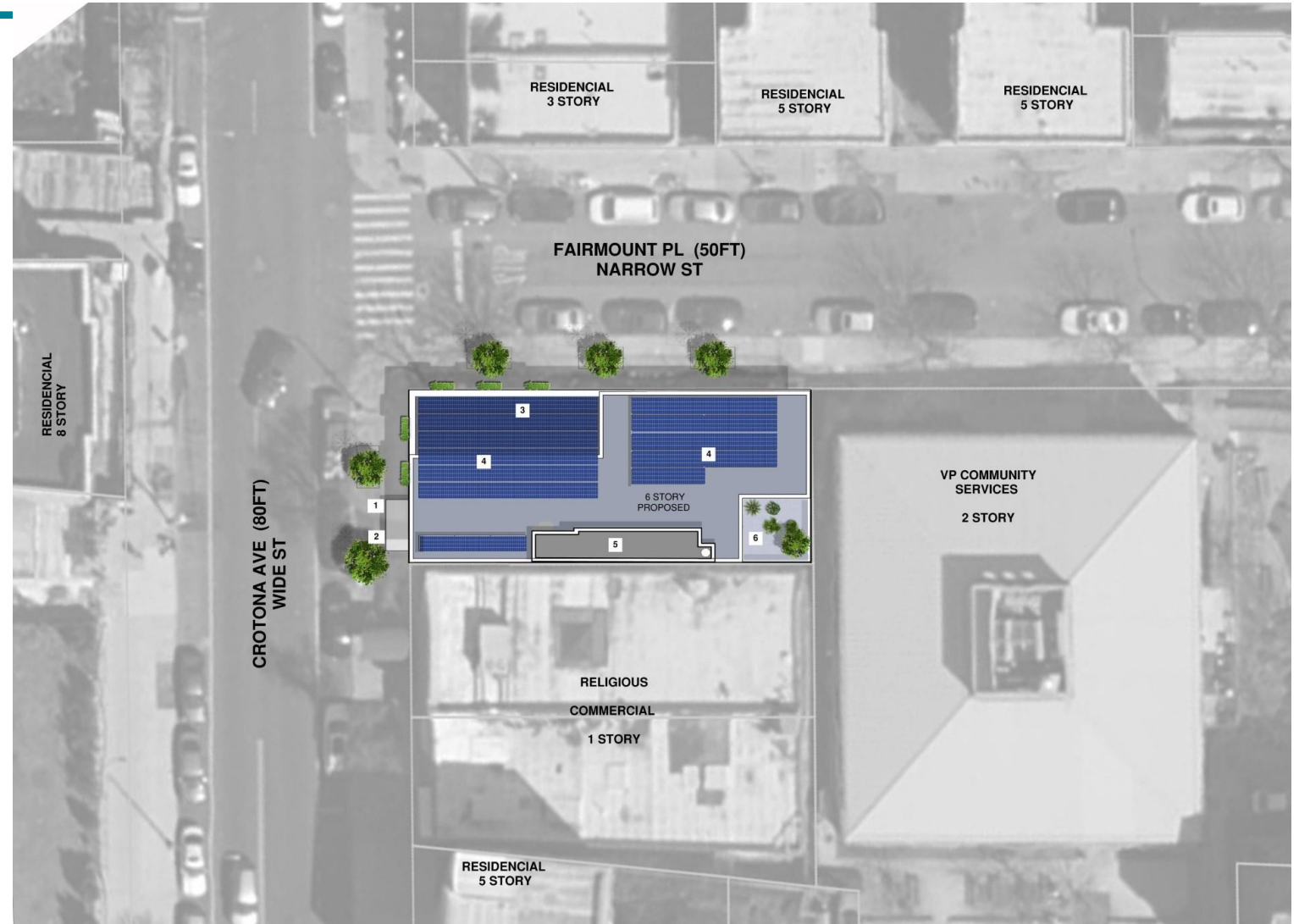
2 RESIDENTIAL EGRESS

3 FIFTH FL. FLOOR RECREATIONAL  
TERRACE WITH GARDENING BEDS  
COVERED BY PV CANOPY

4 PHOTOVOLTAIC PANELS

5 BULKHEAD

6 REAR GARDEN



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

# Thank You

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## Q& A

# Appendix

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# Homeownership Feasibility Issues

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- The NIHOP NCP RFQ designated projects for either Homeownership or Rental. These sites were selected solely for rental.
- The change from rental to homeownership would significantly reduce the number of units by 1/3rd.
  - Senior units cannot be used with homeownership and the subsequent loss in floor area would mean the total units would need to be reduced and the buildings would need to be redesigned.
  - The reduction in units would make the site much more difficult to finance
- Without AIRS, some buildings would be smaller than 10 units, which HPD typically considers the minimum number of units needed for a coop to operate successfully (small coops face per unit operating cost challenges and have too few shareholders to prop up a successful board in the long-term)
- The project sites are too far apart to create a singular, scattered-site co-op.
- The Environmental Review would either need a new EAS or a tech memo adding additional time and cost to the project

# Claremont House

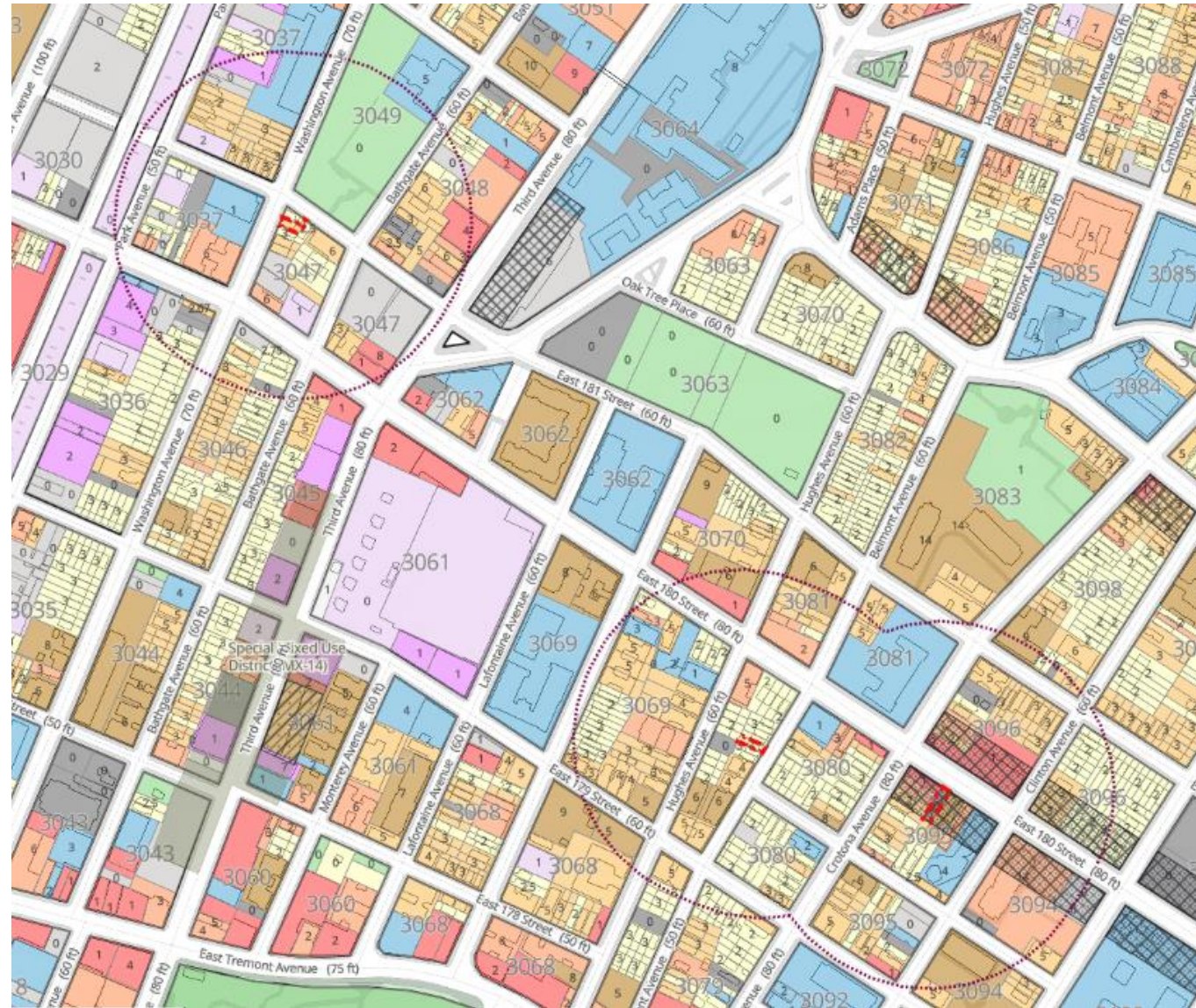
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- City-owned (public) site located at 1640-1642 Anthony Avenue
- Designated in 2021 through the Jerome-Anthony RFP
- 65 unit affordable homeownership cooperative project
- Anticipated to certify into ULURP in 2024; ULURP needed for disposition, UDAAP and rezoning
- To be financed under HPD's Open Door Program and will utilize a CLT model with Interboro Community Land Trust
- Developer: Habitat for Humanity NYC, Almat Urban, Camber Property Group



# Belmont Washington

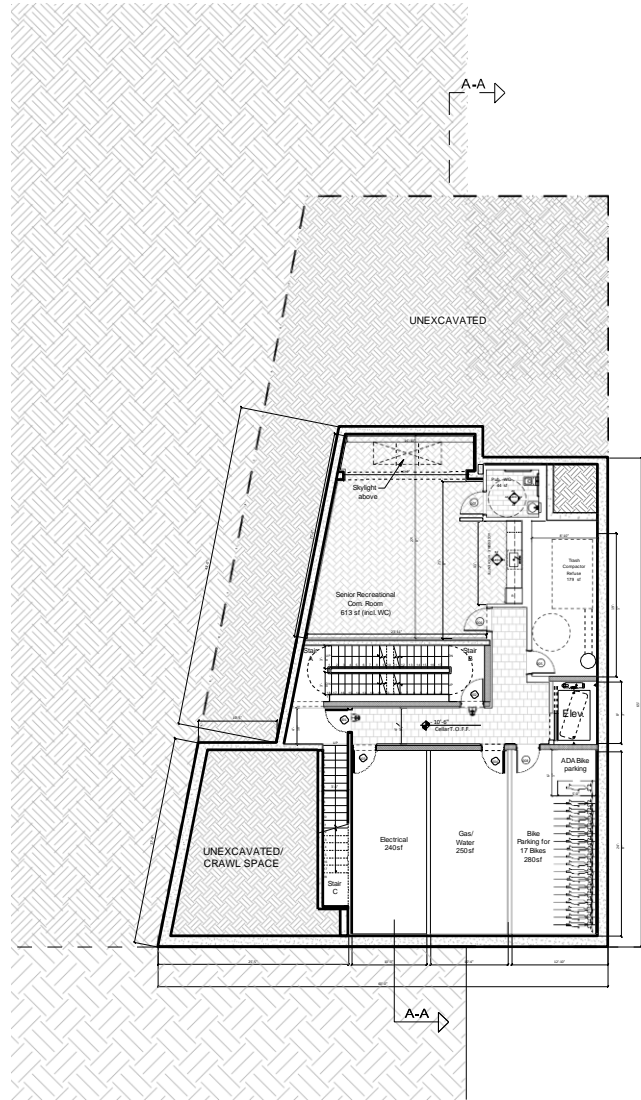
- Three site project located at 2124 Washington Avenue, 2045 Belmont Avenue, and 710 East 180th Street
- 20-25 unit affordable homeownership project is possible
- The properties are currently owned by the prior developer, who will transfer them to NWBCCC and Lemle & Wolfe
- Anticipated to certify into ULURP in 2024; ULURP needed for acquisition/disposition and UDAAP
- Project seeking rental or homeownership using a CLT model with Bronx Community Land Trust



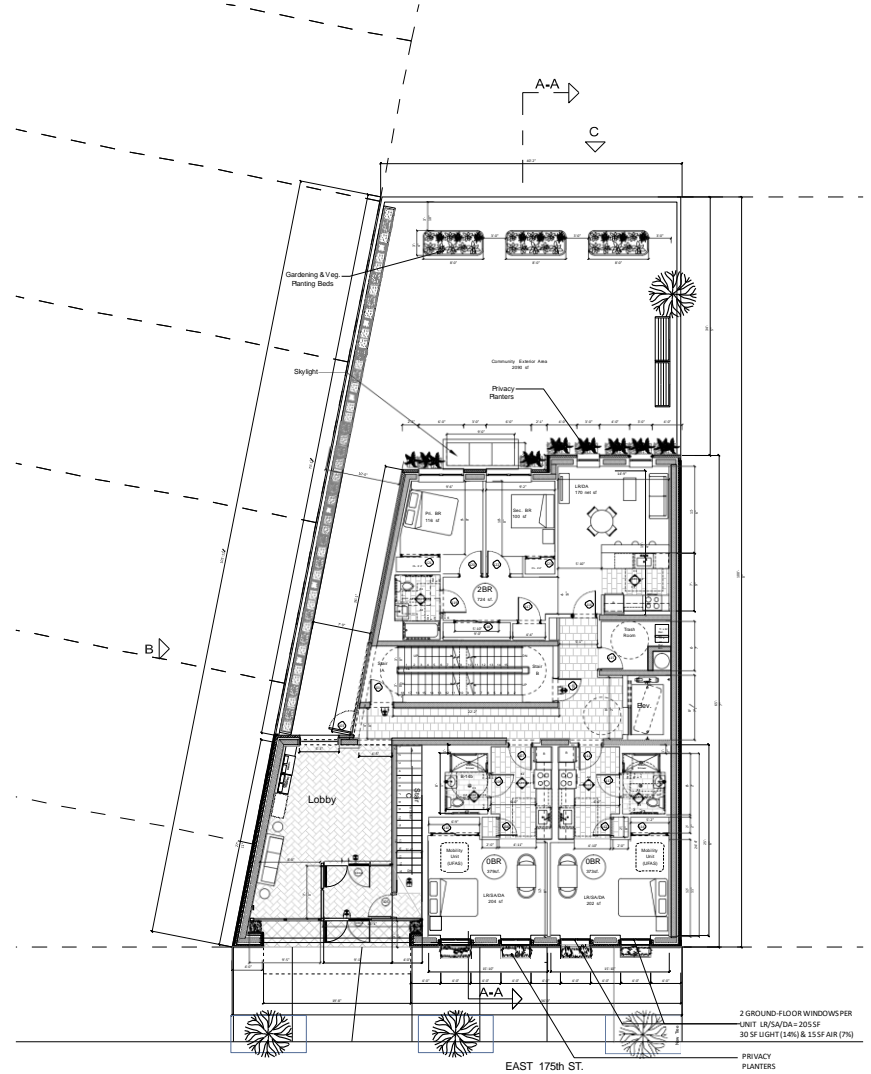
# Floor Layouts

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1 Cellar Floor Plan  
1/8"=1'-0"



2 1st Floor Plan  
1/8"=1'-0"

Project Title

907 E. 175TH St.

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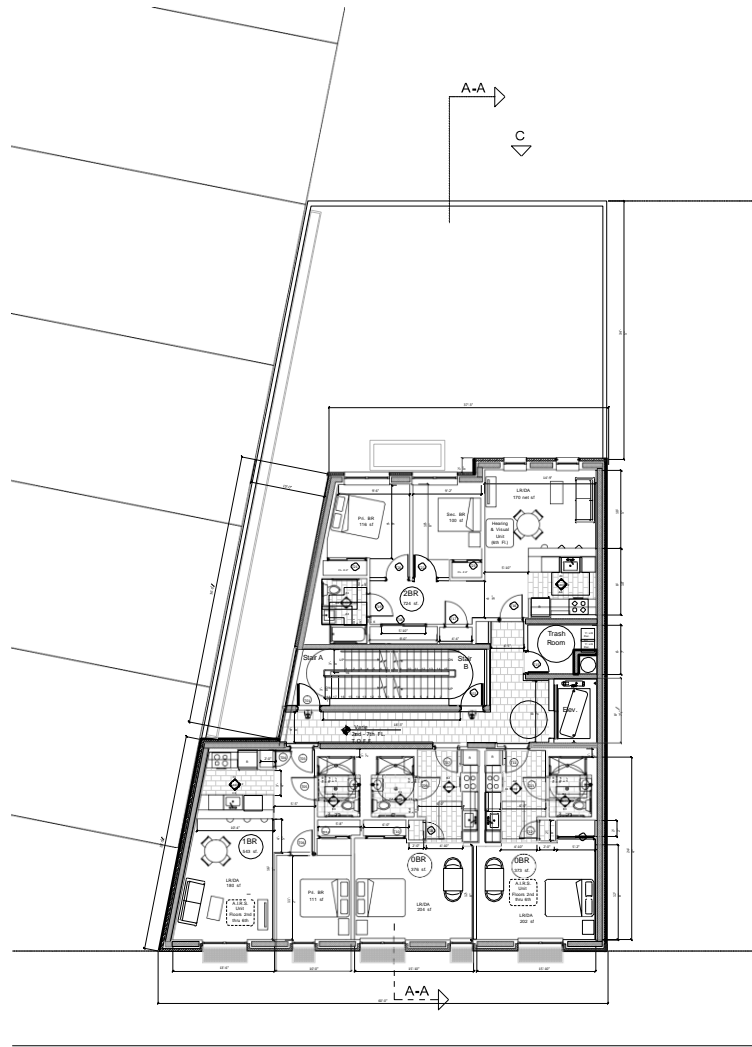
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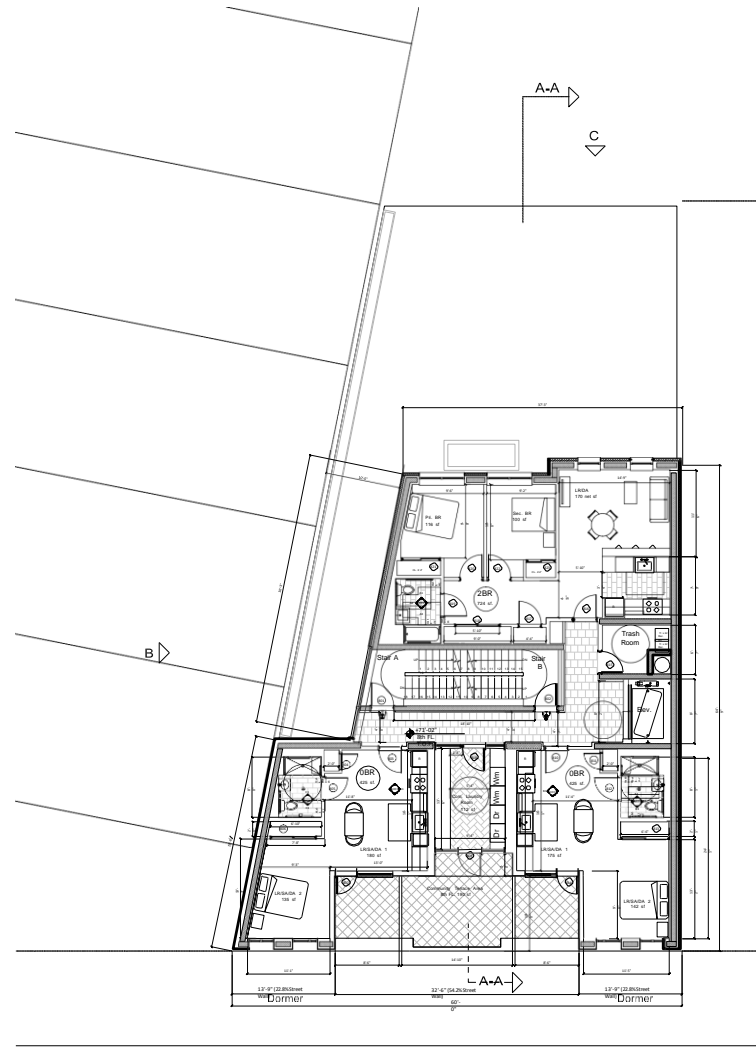
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1 2nd thru 7th Floor Plan  
1/8"=1'-0"



2 8th Floor Plan  
1/8"=1'-0"



Project Title

907 E. 175TH St.

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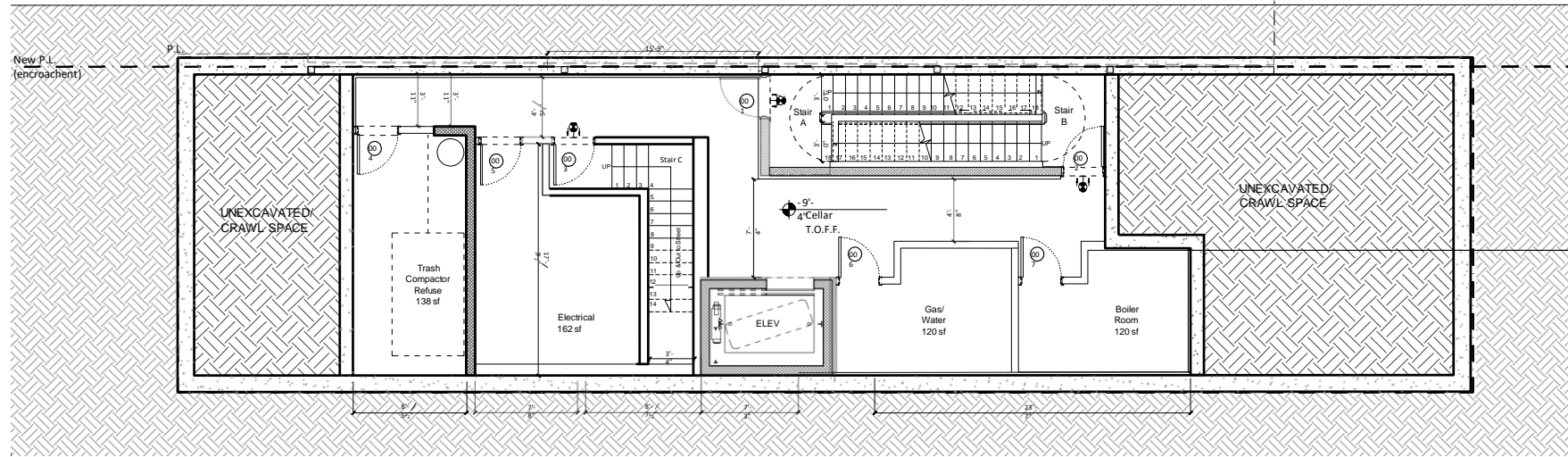
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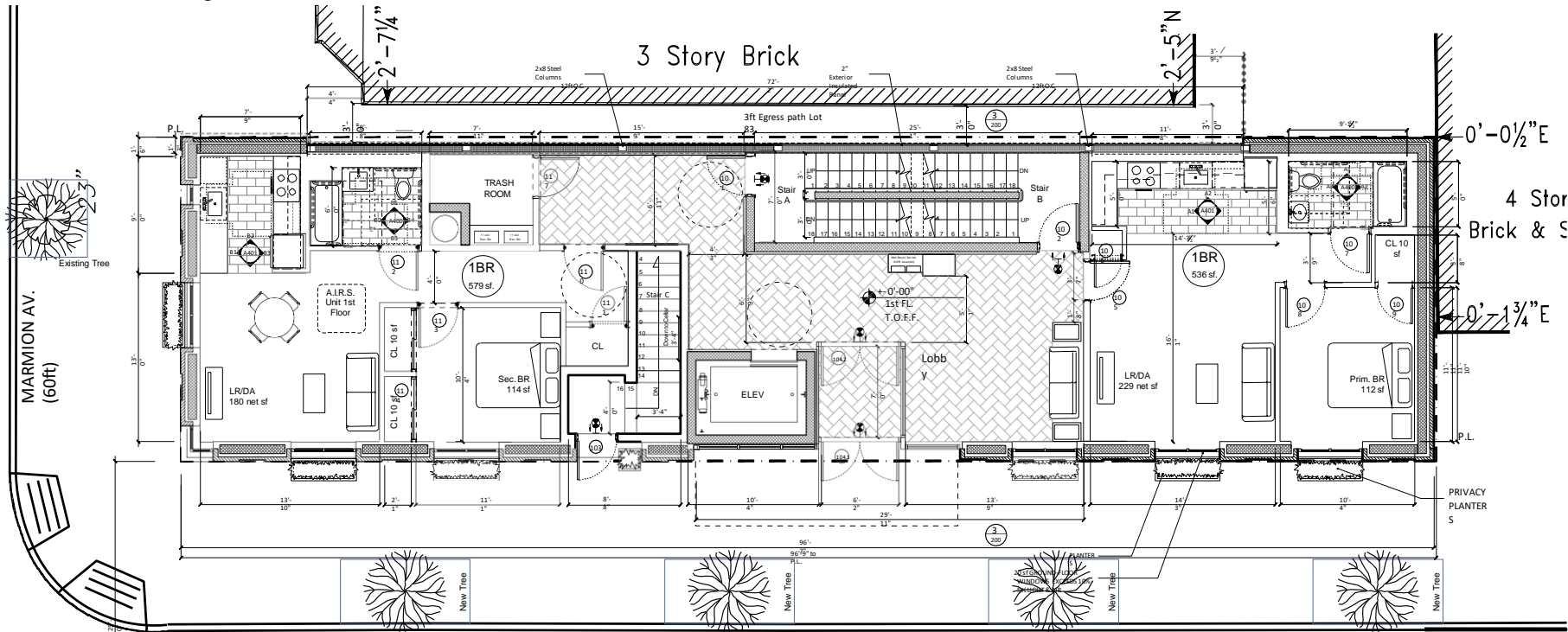
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1 Cellar Floor Plan  
1/4"=1'-0"



1 1st Floor Plan  
1/4"=1'-0"

Project Title

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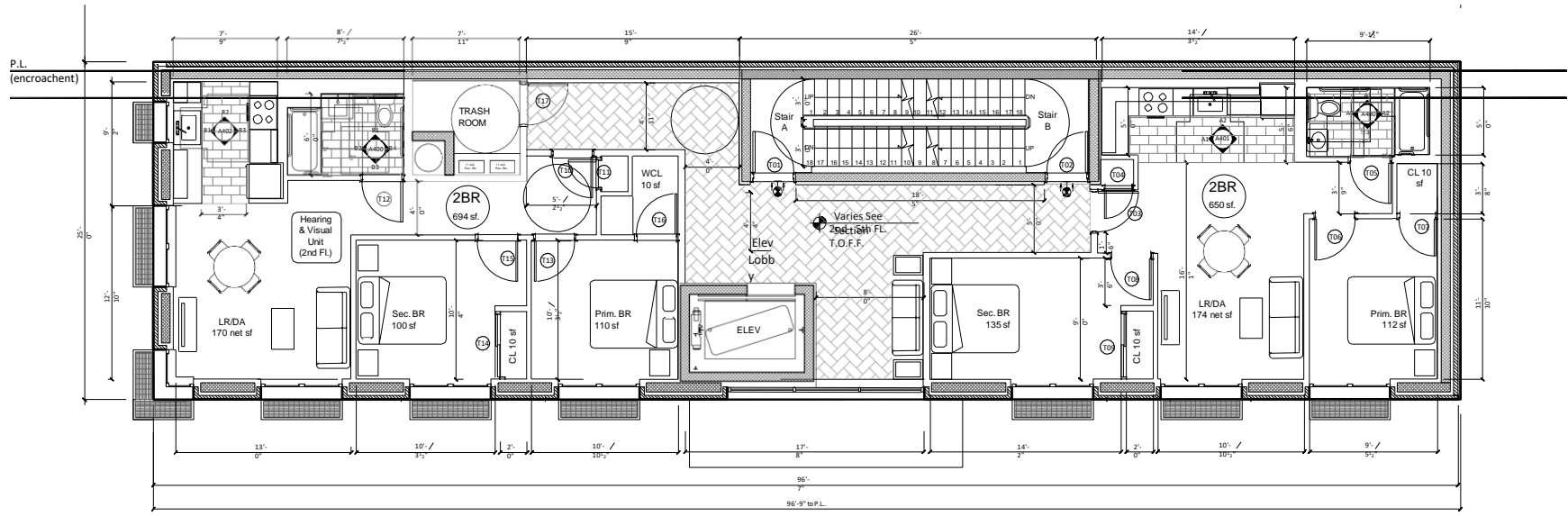
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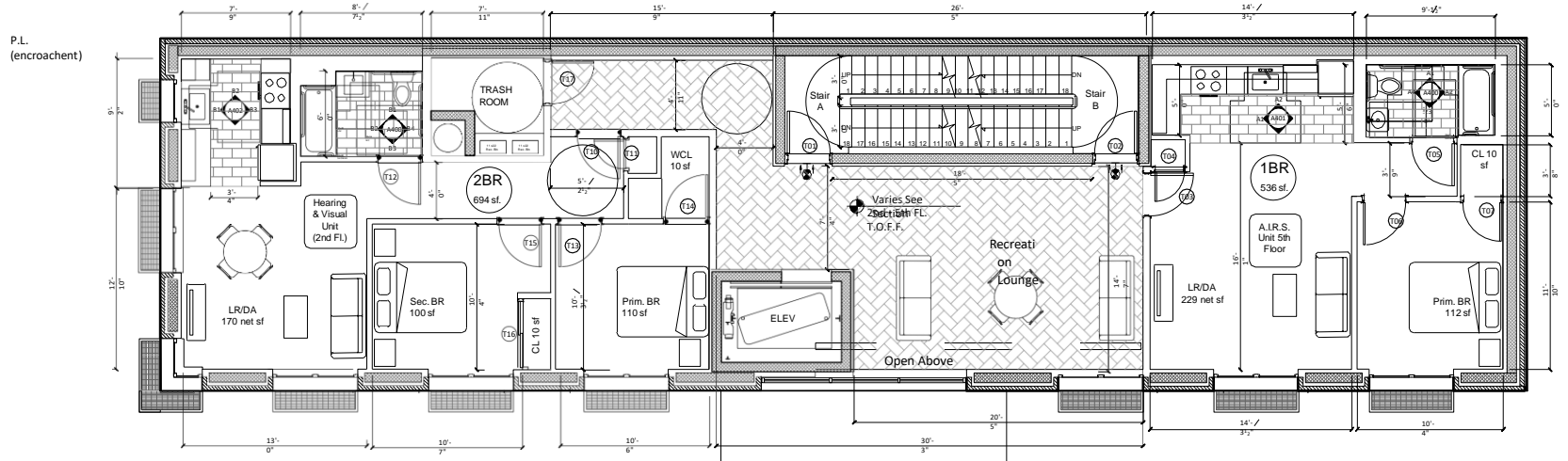
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1 2nd thru 4th (Typical) Floor Plan  
1/4"=1'-0"



1 5th Floor Plan  
1/4"=1'-0"

Project Title

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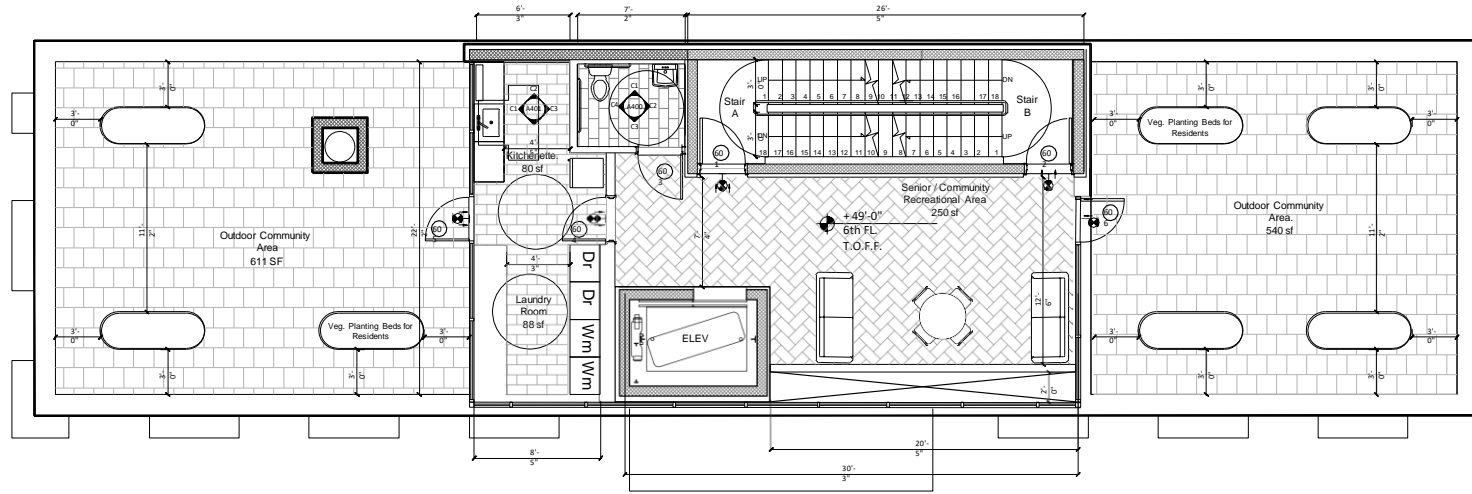
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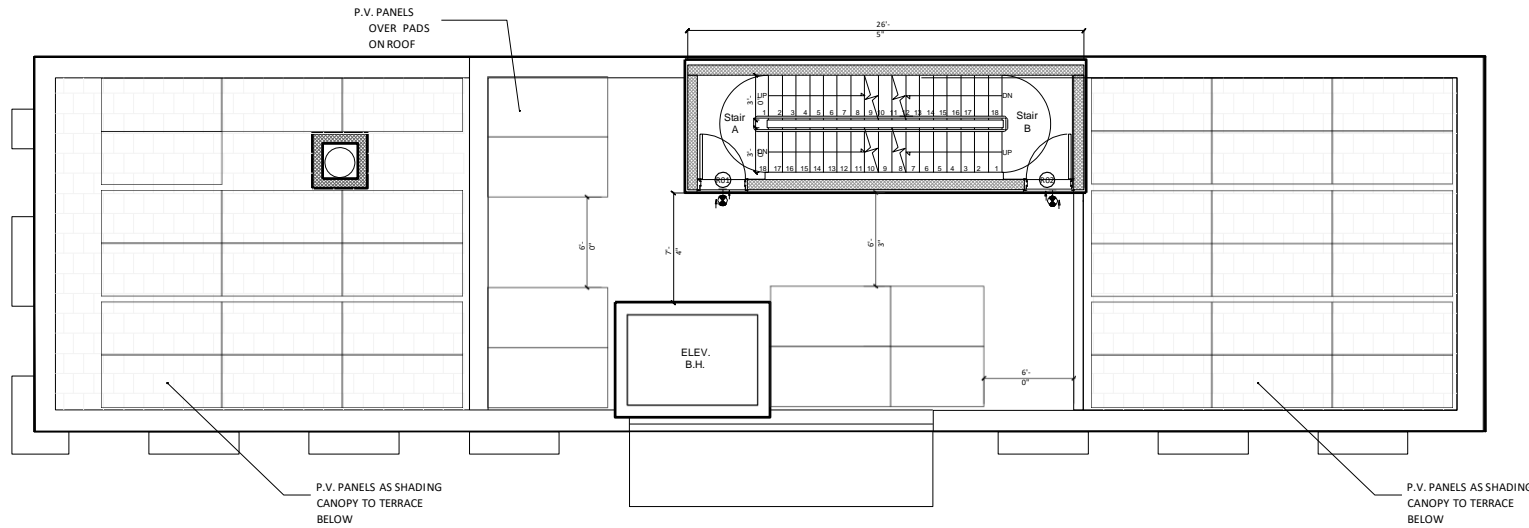
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1 Bulk Head  
1/4"=1'-0"



1 Roof Plan  
1/4"=1'-0"

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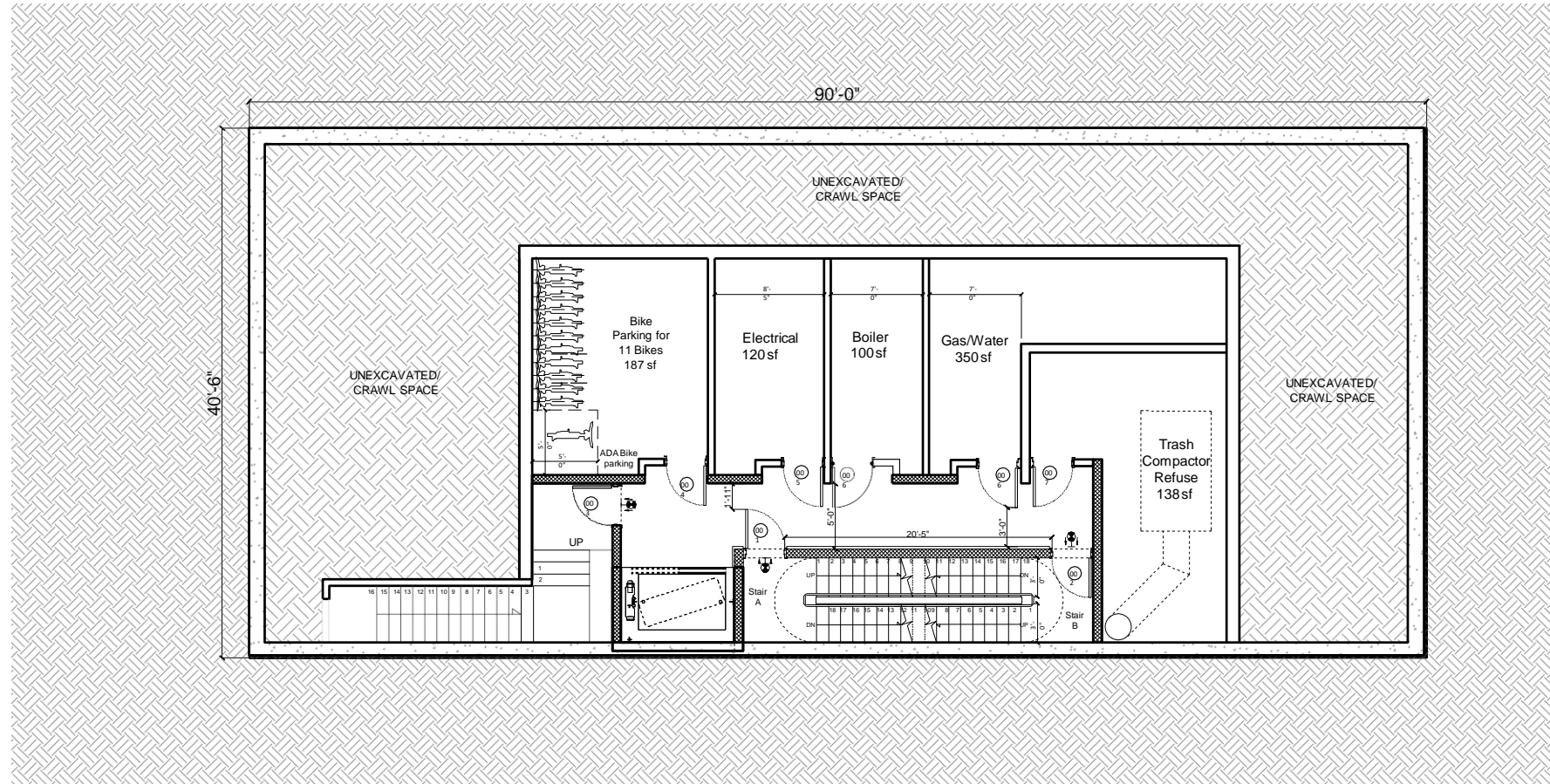
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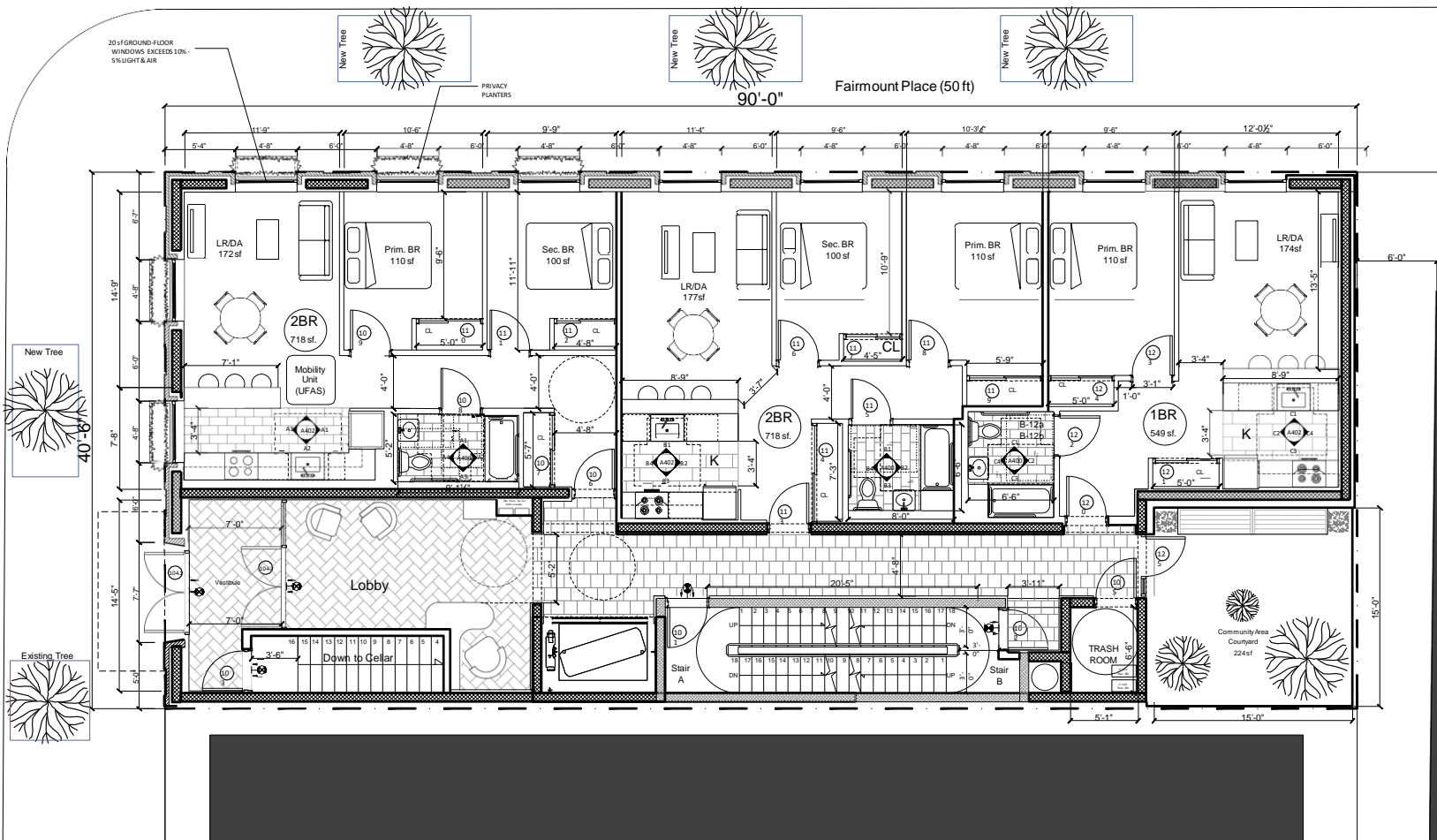
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**1 Cellar Floor Plan**  
1/4"=1'-0"



**1 1st Floor Plan**  
1/4"=1'-0"

Project Title

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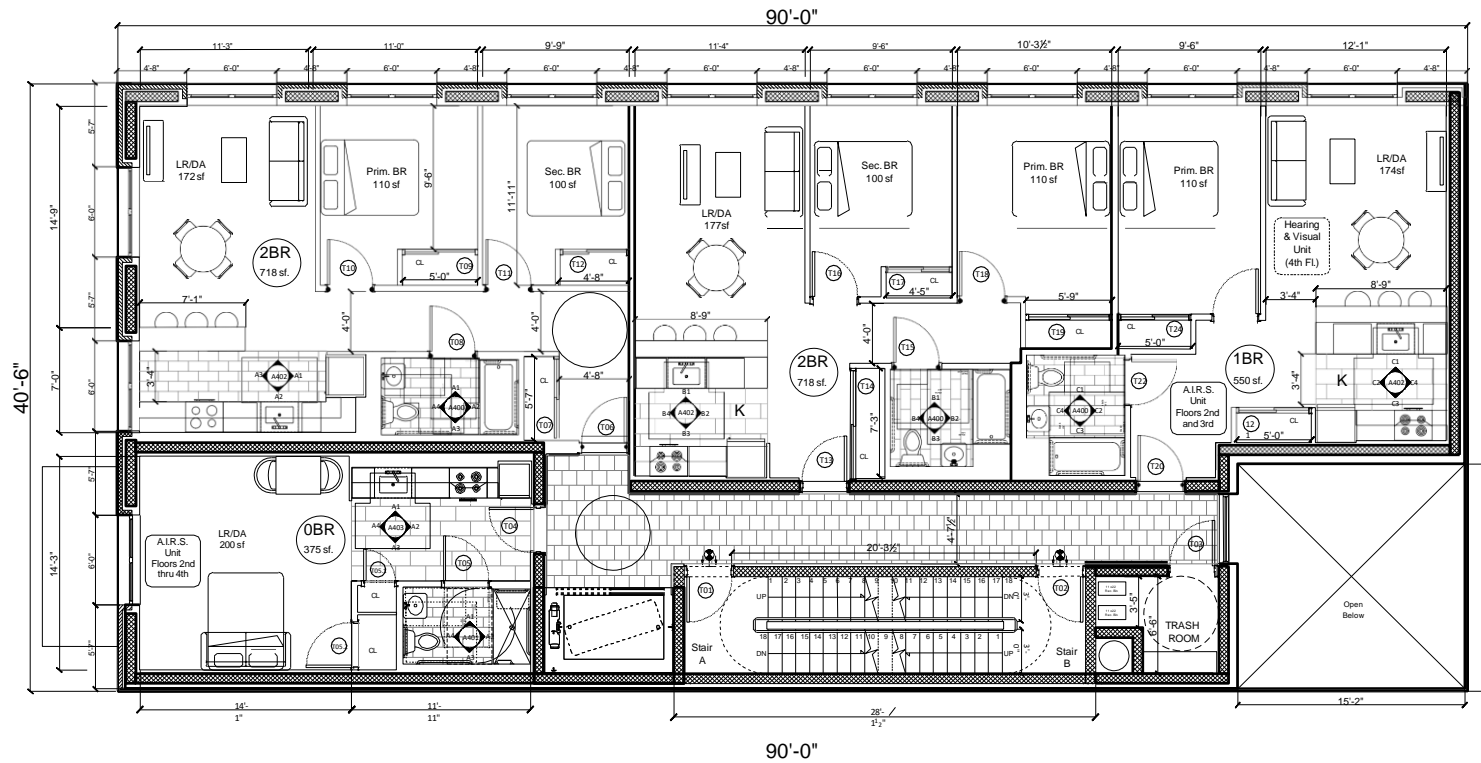
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1 2nd thru 5th Floor Plan  
1/4"=1'-0"

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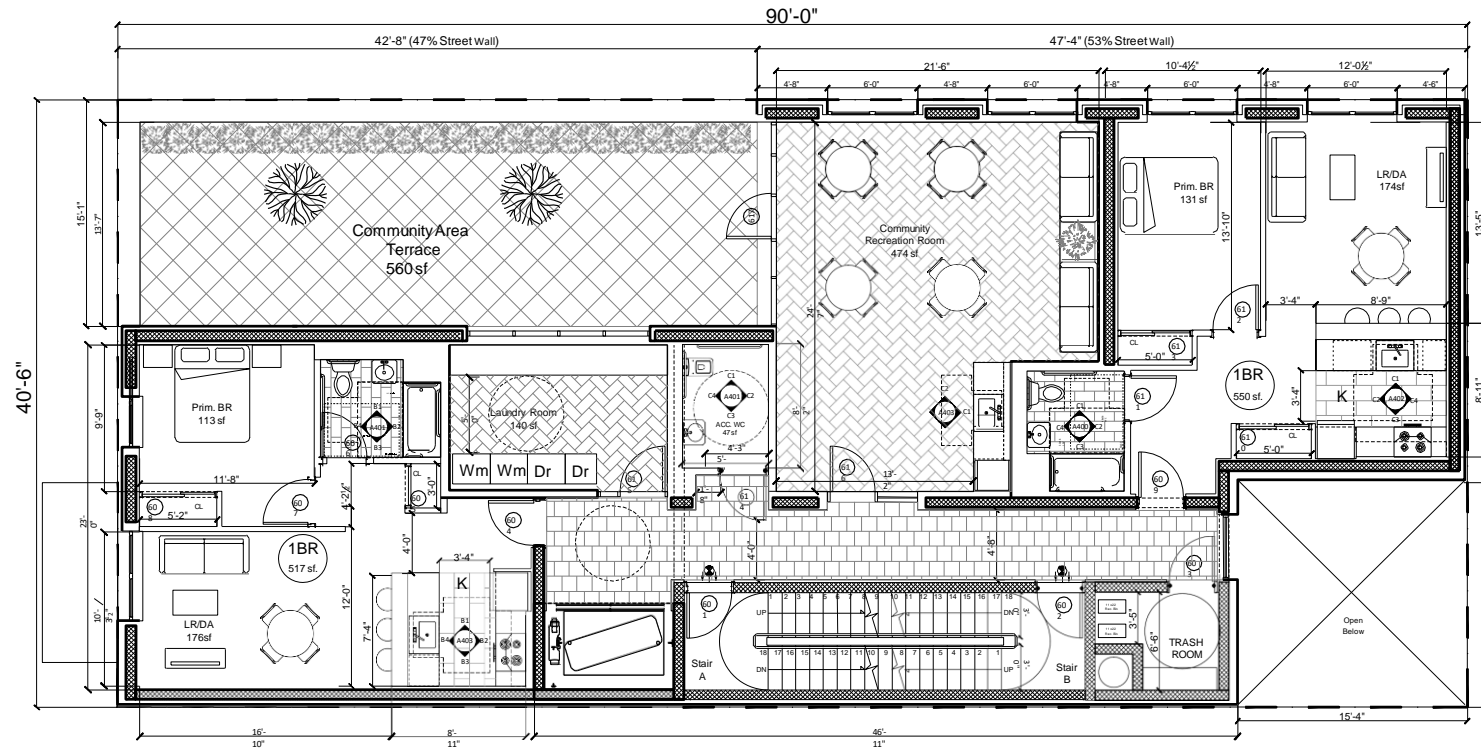
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1 6th Floor Plan - Set Back  
1/4"=1'-0"

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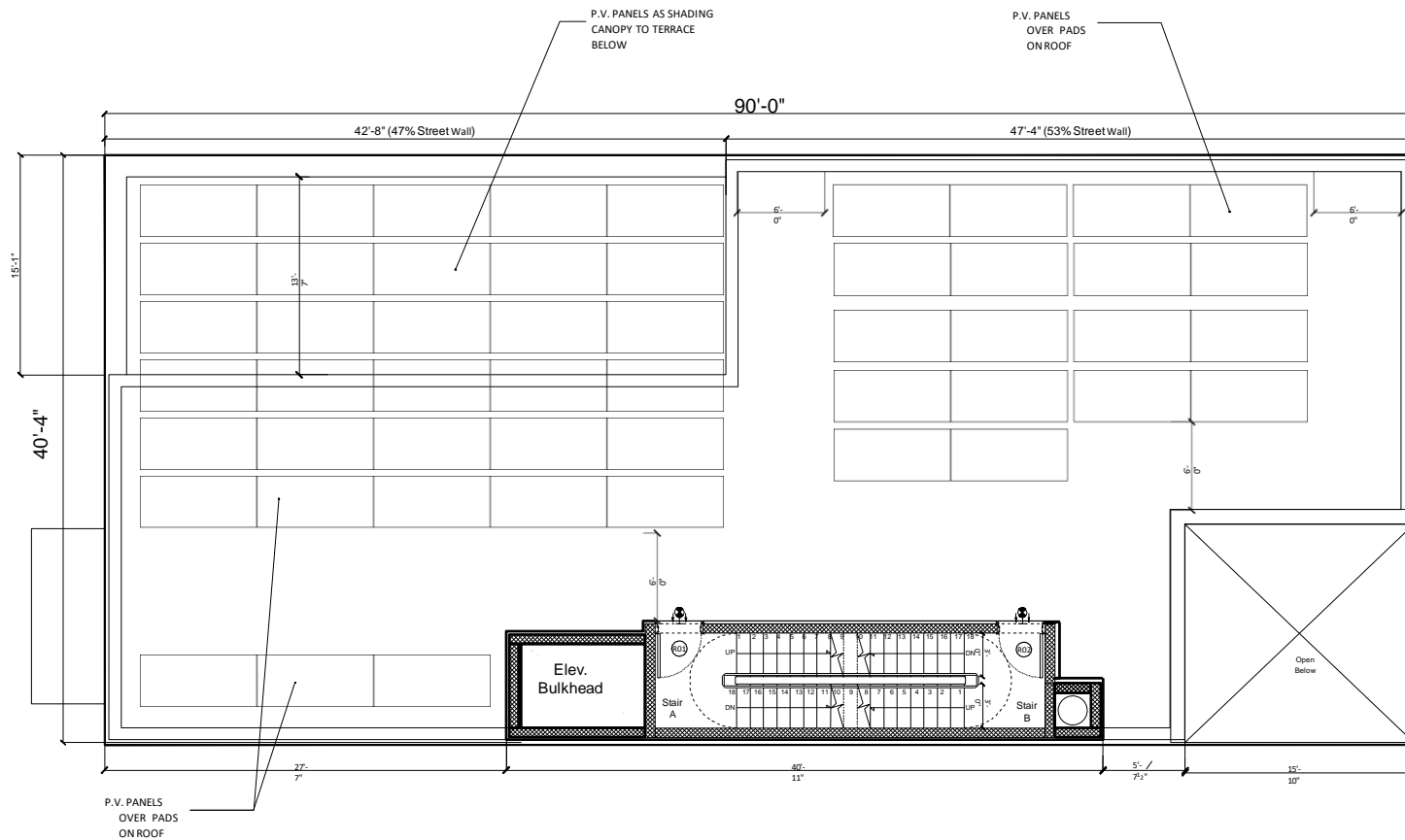
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1 Boiler-Bulkhead Floor Plan  
1/4"=1'-0"

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8.18.20

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Checked by:

**A-104.00**