# 438 CONCORD AVENUE REZONING

**ULURP Nos:** 

C 240104 ZMX, N 240105 ZRX

City Council Subcommittee on Zoning and Franchises

January 9, 2025

If you are a member of the public who wishes to testify, please register on the City Council Website at <u>council.nyc.gov</u>. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.



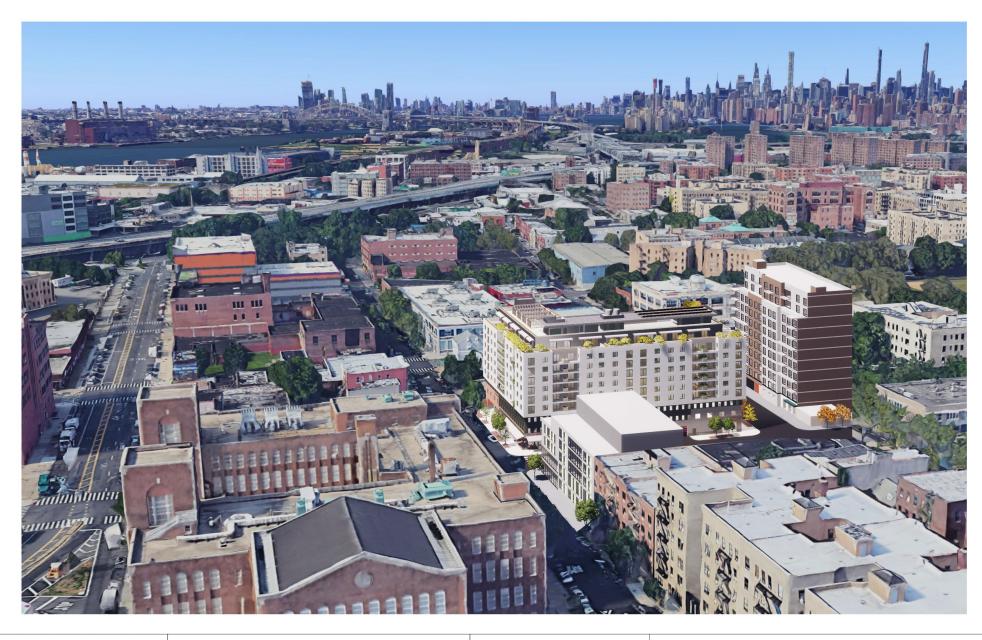
# **PROJECT SUMMARY**

- 1. Zoning Map Amendment to rezone Bronx Block 2577, Lots p/o 6, 7, 8, 9, 14 and p/o 20 (the "Proposed Project Area") from the existing M1-2 zoning district to an M1-4/R7D (MX-18) zoning district.
  - The proposed Zoning Map Amendment will facilitate the redevelopment of 438 Concord Avenue (Block 2577, Lots 9 and 14, the "Proposed Development Site") with a new 10-story plus cellar, mixed-use commercial, light manufacturing, community facility, and residential building with approximately 141,852 SF/5.6 FAR (entire zoning lot including Lots 7 and 8) and a total of 87 dwelling units.
- 2. Zoning Text Amendment to amend ZR Section 123-63 to add R7D to the Special MX-18 Community District 1, The Bronx row.
  - The proposed Zoning Text Amendment will facilitate the proposed MX district (M1-4/R7D (MX-18)).
- 3. Zoning Text Amendment to amend ZR Appendix F to designate a MIH area with Options 1 and 2 coterminous with the Proposed Project Area.
  - The proposed Zoning Text Amendment will facilitate the development of approximately 24 permanently affordable dwelling units at the Proposed Development Site pursuant to MIH Option 1.

# PROPOSED DEVELOPMENT

438 CONCORD AVENUE (BLOCK 2577, LOTS 9 AND 14)

Number of Stories	10-stories plus cellar
Floor Area/FAR	141,852 SF/5.6 FAR (entire zoning lot including Lots 7 and 8)
Program	<ul> <li>7,602 SF light manufacturing – cellar, first and second floors         <ul> <li>Potential tenants - pottery, glass, tradesman or furniture workshops; maker, artist or 3D printing spaces; wholesalers or a brewery</li> </ul> </li> <li>3,301 SF commercial retail – cellar and first floor – with public passageway         <ul> <li>Potential supermarket</li> </ul> </li> <li>25,597 SF commercial office – cellar, first, second and third floors         <ul> <li>Potential recording studio and professional offices</li> </ul> </li> <li>6,634 SF community facility – first and second floors         <ul> <li>Potential health care facility or daycare</li> </ul> </li> <li>95,279 SF residential</li> </ul>
Base Height/Setback/Total Height	92'/15 feet at 10 <sup>th</sup> floor/111'
Parking/Loading	43 vehicular parking spaces (cellar), 52 bicycle spaces (ground floor)/2 loading berths
Units	87 – 6 studios, 12 one-bedroom, 47 two-bedroom, 18 three-bedroom, 4 four-bedroom
Affordable Units	24 (Option 1) – 2 studios, 6 one-bedroom, 12 two-bedroom, 3 three-bedroom, 1 four-bedroom
Sustainability	High efficiency materials to limit energy consumption and carbon footprint, solar panels, vegetation and planted trees, positioning of glass and transparent surfaces in façade to reduce energy consumption and light pollution, green roof for urban farming space on roof with local vegetation to preserve/enhance biodiversity and serve as a habitat for bees and other insects, collection of rainwater with reuse for irrigation, cross-ventilation when possible, exterior shades and/or brise-soleil for commercial/community facility/business areas in most exposed façades (east and west), exterior blinds for all dwellings, pergolas above private-use terrace areas



438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

TITLESHEET

SCALE



438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

CONCORD AVENUE



438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

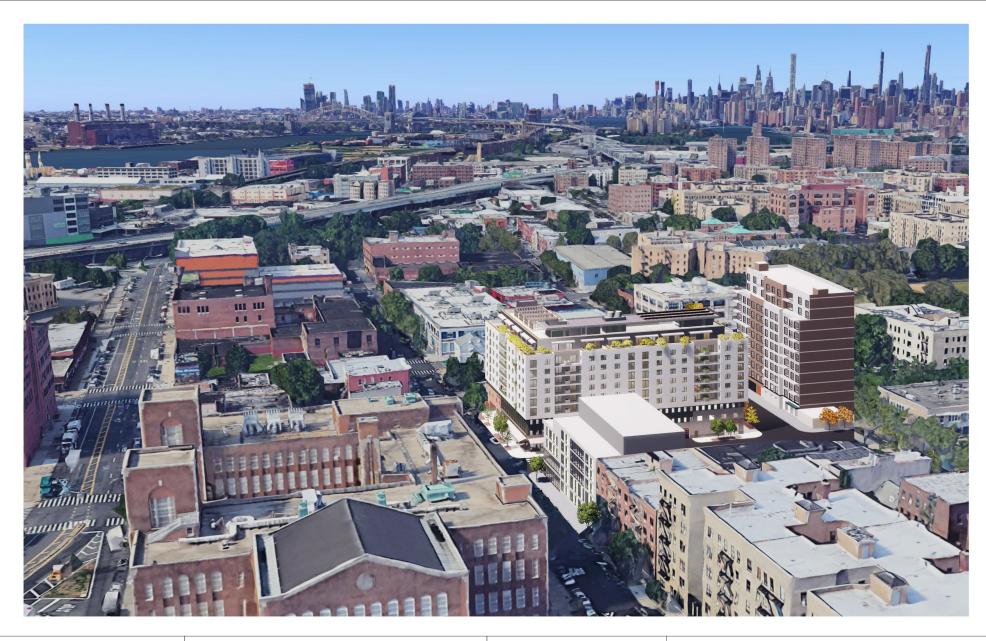
SCALE

**CONCORD AVENUE** 



438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

WALES AVENUE



438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

**AERIAL VIEW** 



Martin della Paolera Architects 65 Saint Felix Street, Brooklyn NY11217

Marina della Paolera

438 CONCORD AVENUE BRONX, NY 10045

08-22-2023

145TH ST AND CONCORD AVENUE

.5°



438 CONCORD AVENUE BRONX, NY 10045

08-22-2023

145TH ST AND WALES AVENUE



438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

WALES AVENUE

**7**1



438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

WALES AVENUE



438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

SCALE

CONCORD AVENUE

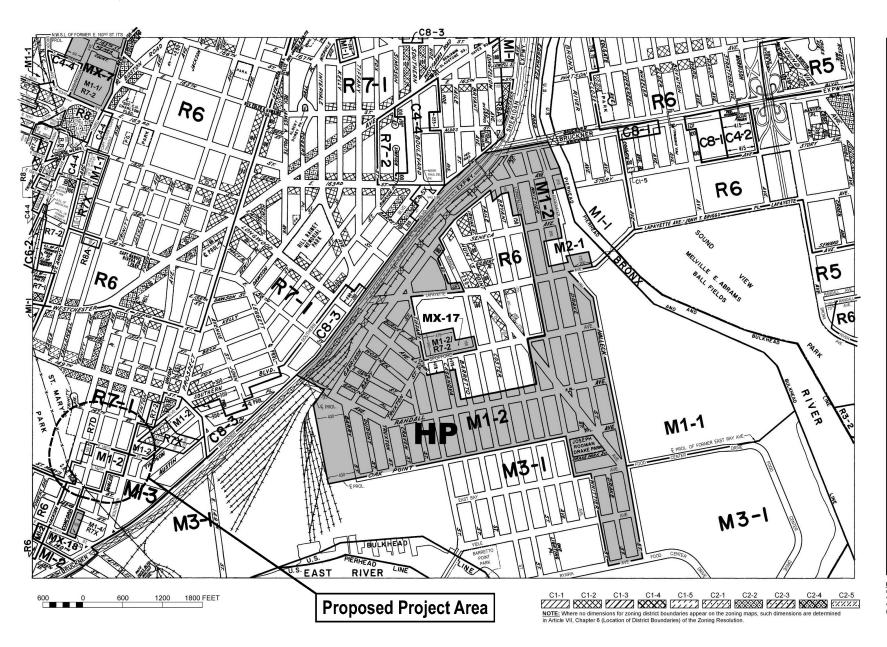


438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

CONCORD AVENUE

.104





## **ZONING MAP**

THE NEW YORK CITY PLANNING COMMISSION

#### Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

#### Effective Date(s) of Rezoning:

05-27-2021 C 200274 ZMX

#### Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

3b	3d	4b
6a	6с	7a
6b	6d	7b

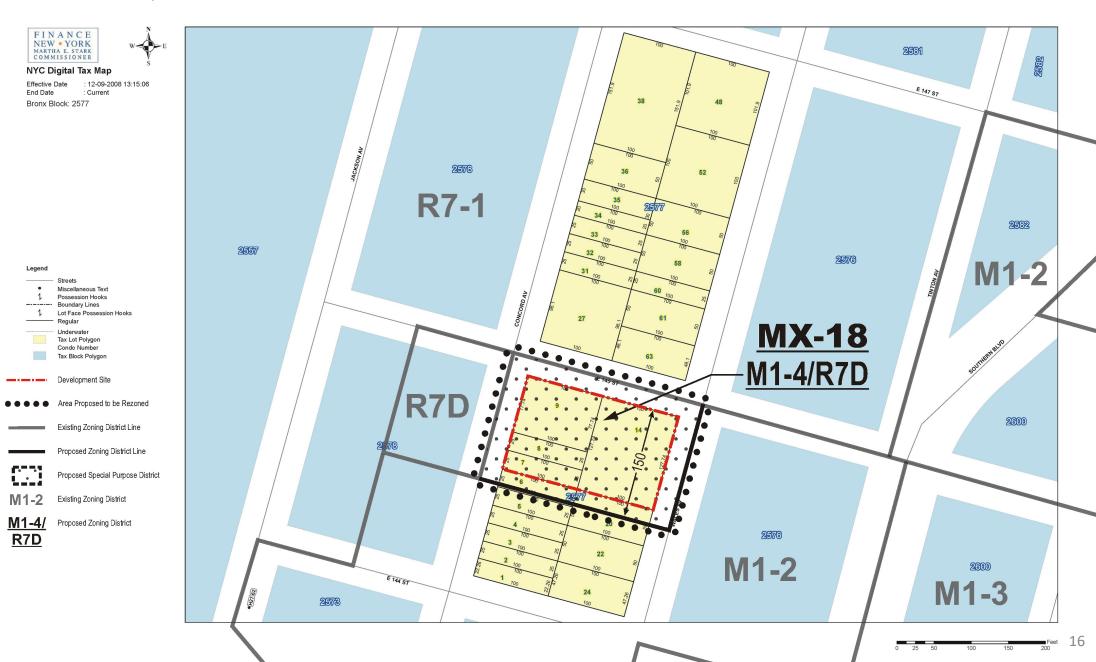
O Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

ZONING

9

# 438 Concord Avenue, Bronx



# 438 Concord Avenue, Bronx

### Area Map

Block: 2577, Lots: 6 (p/o), 7, 8, 9, 14, 20 (p/o)

#### **Project Information**

600' Radius

Development Site

Area Proposed to be Rezoned

#### **Existing Commercial Overlays & Zoning Districts**

C1-1 C2-1

Zoning Districts

Special Districts

**₩** C2-2

C1-3

C2-3

C2-4

**⋘** C1-4 C1-5

C2-5

Elevated Rail Structure / Roadway Overpass

 Subway Entries 5037 Block Numbers

Property Lines

5 Number of Floors

#### Land Uses

One & Two Family Residential Buildings

Multi-Family Residential Buildings (Walk-up)

Multi-Family Residential Buildings (Elevator)

Mixed Residential & Commercial Buildings

Commercial/Office Buildings

Industrial/Manufacturing

Transportation/Utility

Public Facilities & Institutions

Open Space

Parking Facilities

Vacant Land

No Data/Other

June 2022

Urban Cartographics





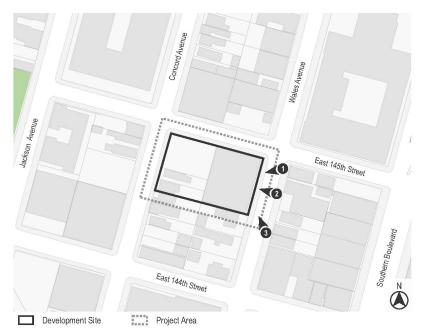
1. View of the Development Site facing west from Wales Avenue.



3. View of the Development Site facing northwest from Wales Avenue.



2. View of the Development Site facing northwest from Wales Avenue.



Urban Cartographics Photographs Taken on June 29, 2022 18



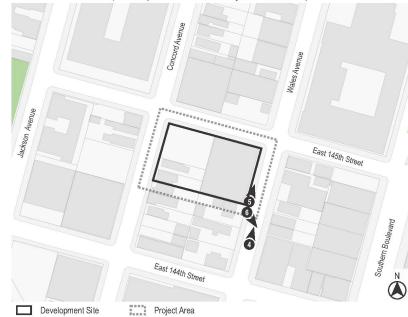
4. View of Wales Avenue facing northeast (Development Site and Project Area at left).



6. View of the east side of Wales Avenue facing southeast from the Development Site.



5. View of the sidewalk along the west side of Wales Avenue facing northeast (Development Site and Project Area at left).



Urban Cartographics Photographs Taken on June 29, 2022 19



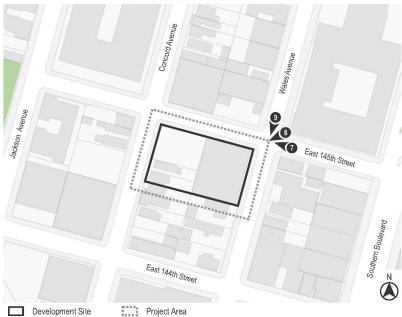
7. View of East 145th Street facing northwest from Wales Avenue (Development Site at left).



9. View of Wales Avenue facing southwest from East 145th Street (Development Site at right).



8. View of the Development Site facing southwest from the intersection from Wales Avenue and East 145th Street.



Urban Cartographics Photographs Taken on June 29, 2022 20

# **DRAWING LIST**

Lay	Layout Name
	TITLESHEET
A - 00	DRAWING LIST
A - 01	SITE DATA
A - 02	SITE LOCATION
A - 03	LAND USE IN SITE AREA
A - 04	PROPOSED LAND USE
A - 05	SITE SURVEY LOT 9
A - 06	SITE SURVEY LOT 8
A - 07	PART OF LOT 9 TO BE TRANSFERR
A - 08	SITE SURVEY LOT 7
A - 09	SITE SURVEY LOT 14
A - 10	INITIAL SKETCHES
A - 11	DIAGRAMS
A - 12	DIAGRAMS
A - 13	ZONING ANALYSIS
A - 14	FLOOR AREA
A - 15	RESIDENTIAL AREAS PER FLOOR
A - 16	MIH AREAS
A - 17	MIH APARTMENT DISTRIBUTION
A - 18	OTHER AREAS
A - 19	SITE PLAN
A - 20	CELLAR PLAN
A - 21	FIRST FLOOR PLAN
A - 22	2ND FLOOR PLAN
A - 23	3RD FLOOR PLAN
A - 24	4TH FLOOR PLAN

A - 25	5TH FLOOR PLAN
A - 26	6TH TO 9TH FLOOR PLAN
A - 27	10TH FLOOR PLAN
A - 28	ROOF PLAN
A - 29	BULKHEAD PLAN
A - 30	NORTH EAST ELEVATION
A - 31	NORTH WEST ELEVATION
A - 32	SOUTH EAST ELEVATION
A - 33	SOUTH WEST ELEVATION
A - 34	BUILDING SECTION
A - 35	BUILDING SECTION
A - 36	BUILDING SECTION
A - 37	BUILDING SECTION
A - 38	CONCORD AVENUE AXONOMETRI
A - 39	WALES AVENUE AXONOMETRIC VI
A - 40	REAR AXONOMETRIC VIEW

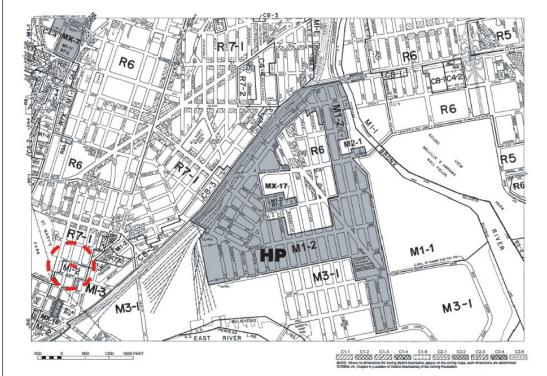
Martin della Paolera Architects 65 Saint Felix Street, Brooklyn NY11217 Marina della Paolera ADE HMONP

, Brooklyn NY11217 438 CONCORD AVENUE BRONX, NY 10045

08-22-2023

**DRAWING LIST** 

A - 00<sup>1</sup>



#### SITE DATA

ADDRESS	438 Concord Avenue, Bronx, NY10045 (Lot 9)
020000000000000000000000000000000000000	435 Wales Avenue, Bronx, NY10045 (Lot 14)
	434 Concord Avenue, Bronx, NY10045 (Lot 8)
	432 Concord Avenue, Bronx, NY11045 (Lot 7)
BLOCK, LOT	2577, 9
BEGGIN, EGT	2577, 14
	2577, 8
	2577, 7
ZONING DISTRICT	M1-2
ZUNING DISTRICT	W11-2
ZONING MAP	BC BC
COMMUNITY DISTRICT	Bronx Community District 1
LOT DIMENSIONS	Lot 9: Rectangular 77'-8 13/16" × 100'-0"
	Lot 14: Rectangular 127'- 8 7/8" × 100'-0"
	Lot 8: Rectangular 25' x 100'
	Lot 7: Rectangular 25' x 100'
LOT AREA	Lot 9: 7,774 SF per survey ( - 604 SF to be transfered to lot 8)
LOTANEA	Lot 14: 12,774 SF per survey
	Lot 8: 2,500 SF per survey ( + 604 SF to receive from lot 9)
	Lot 7: 2,500 SF per survey
	Total area: 25,548 SF
FEMA FIRM MAP	3604970091F, ZONE X, area of minimal flood hazard
LANDMARK BUILDING	NO
EARTH BOILDING	
LITTLE "E" DESIGNATION	NO
LANDMARK DESIGNATED BUILDING WITHIN	NO
90'-0" RADIUS OF SITE SUBJECT TO TPPN	
10 <i>1</i> 88	
M. T. A. / AMTRAK APPROVAL	NO SITE > 200 FT FROM SUBWAY
LUCTORIO DICTRIOT	NO
HISTORIC DISTRICT	INO
PROPOSED ZONING	Special Mixed Use District (MX) - R7D / M1-4
THOI OSED ZOMING	opedar mixed ode District (MX) - TCID / MT-4
QUALITY HOUSING	YES

	ZONING DISTRICT	PROPOSED ZONING
	M1-2	R7D/M1-4
USES	4-14, 16, 17	2-14, 16, 17

#### MAX FAR BY USE

MANUFACTURING	2	2
RESIDENTIAL*	0	5.6
TOTAL MAX FAR	2	5.6

#### HEIGHT

BASE	60' - 4 STORIES	95'**
MAX HEIGHT	DEFINED BY SKY EXPOSURE PLANE	115' - 11 STORIES**

#### OTHER

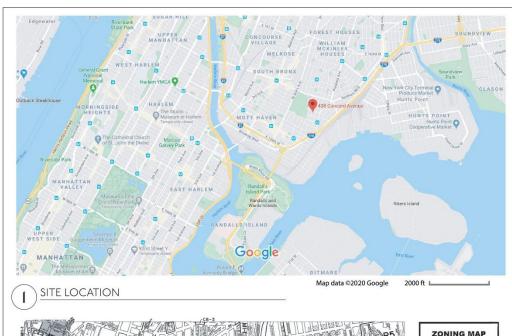
PARKING REQUIREMENTS	NONE REQUIRED	50% OF DWELLING UNITS
LOADING REQUIREMENTS	NONE FOR SMALLER BUSINESSES, REDUCED FOR	NONE FOR SMALLER BUSINESSES, REDUCED FOR
25 C. (C. 15 24 S. C.) (15 C. C. (25 ) 25 C. (25 C.	LARGER	LARGER

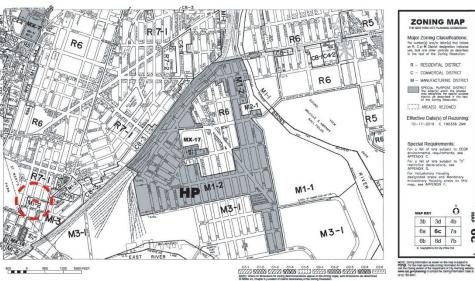
\*Includes Mandatory Inclusionary Housing \*\*With Qualifying Ground Floor

Martin della Paolera Architects 65 Saint Felix Street, Brooklyn NY11217 Marina della Paolera ADE HMONP

438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

SITE DATA







3 AERIAL VIEW OF SITE AREA

Imagery ©2020 Google, Map data ©2020

200 ft

STREET VIEW: CONCORD AVE. AND 145TH ST.

Martin della Paolera Architects
65 Saint Felix Street, Brooklyn NY11217
Marina della Paolera

ZONING MAP

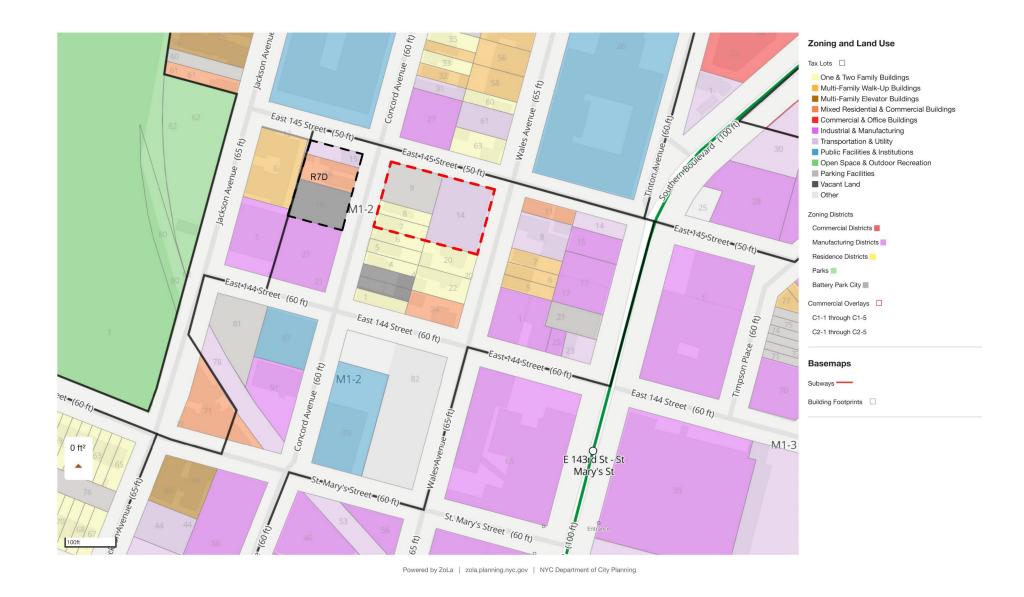
ADE HMONP

438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

SITE LOCATION

A - 023

SCALE



Martin della Paolera Architects 65 Saint Felix Street, Brooklyn NY11217

Marina della Paolera

438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

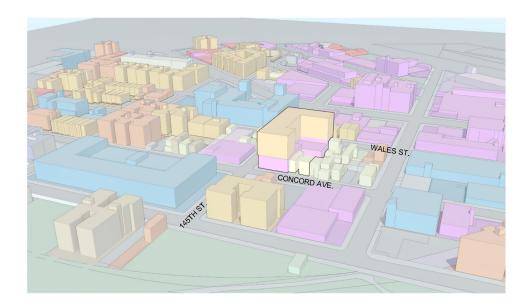
**SCALE** 

AS SHOWN

LAND USE IN SITE AREA

# 431, CONCORD AVE. RECENT REZONING TO R7D **PUBLIC** MOTT HAVEN HEKETI COMMUNITY SCHOOL 754 HIGH-SCHOOL CHARTER SCHOOL ST MARY'S NCS BRONX PROJECT PARK SCHOOL LOT E 143 ST SUBWAY STATION WALES ST. CONCORD AVE.

# One & Two Family Buildings Multi-Family Walk-Up Buildings Multi-Family Elevator Buildings Mixed Residential & Commercial Buildings Commercial & Office Buildings Industrial & Manufacturing Transportation & Utility Public Facilities & Institutions Open Space & Outdoor Recreation Parking Facilities Vacant Land Other



# Proposed Land Use

# **Existing Land Use**

- \* 785 E 144 ST Warehouse Owner : My Hub Studios
- \* 789 E 144 ST Commercial Unit + 2 Residential Units (grandfather residential use) Owner: My Hub Studios

Martin della Paolera Architects 65 Saint Felix Street, Brooklyn NY11217 Marina della Paolera

ADE HMONP

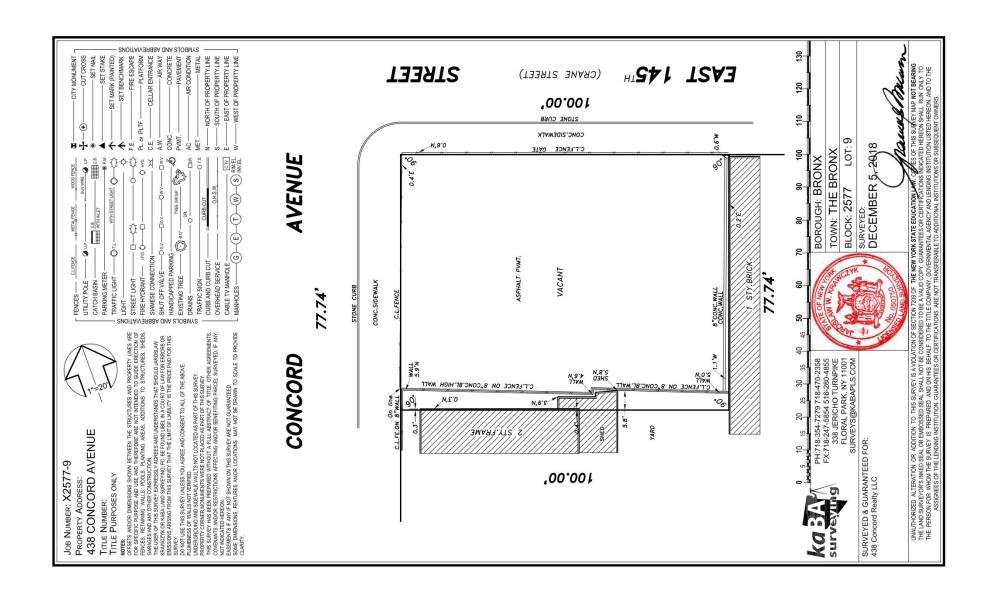
438 CONCORD AVENUE BRONX, NY 10045

08-22-2023

PROPOSED LAND USE

A - 045

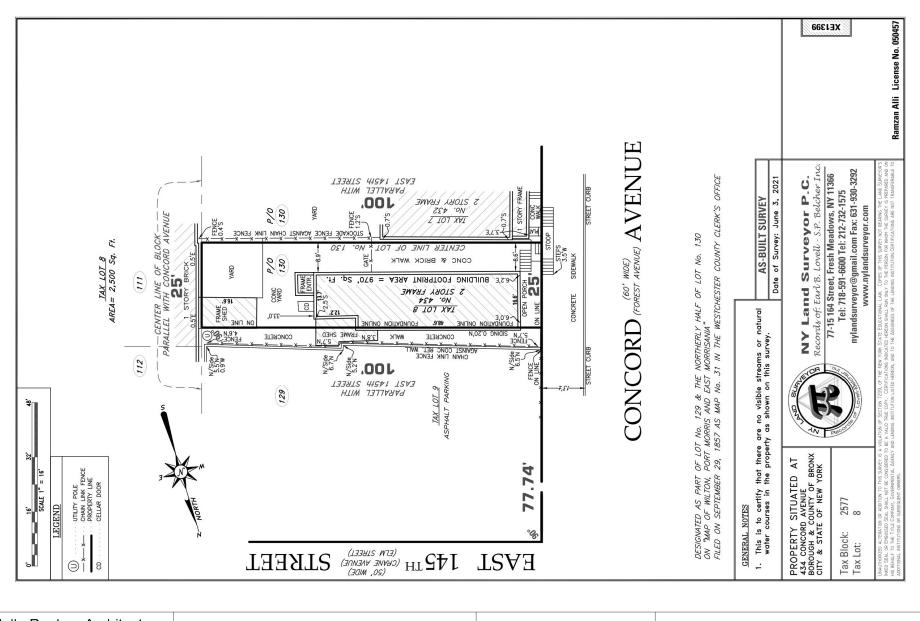
SCALE



438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

**SCALE** 

SITE SURVEY LOT 9

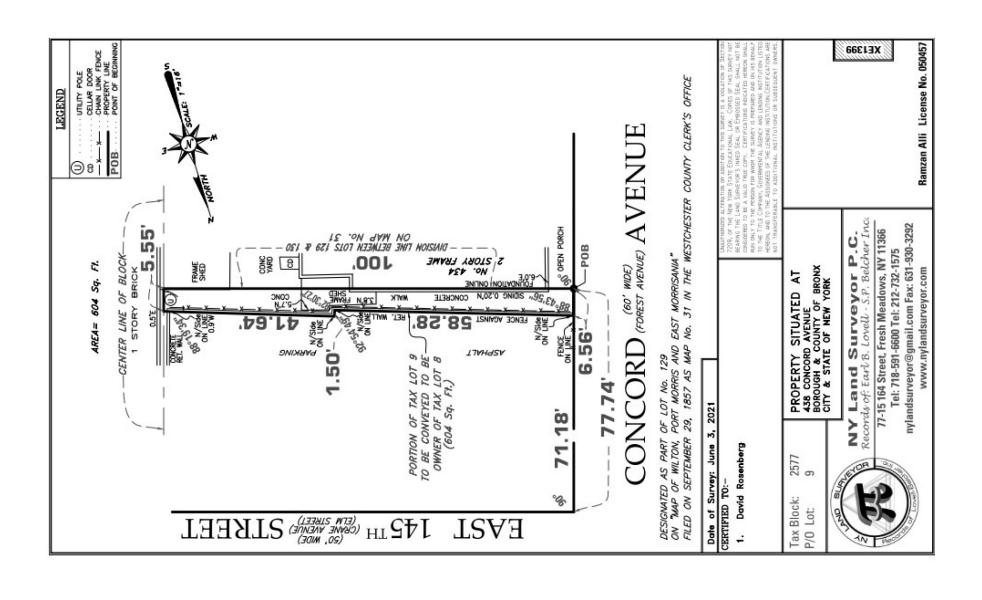


438 CONCORD AVENUE BRONX, NY 10045

08-22-2023

**SCALE** 

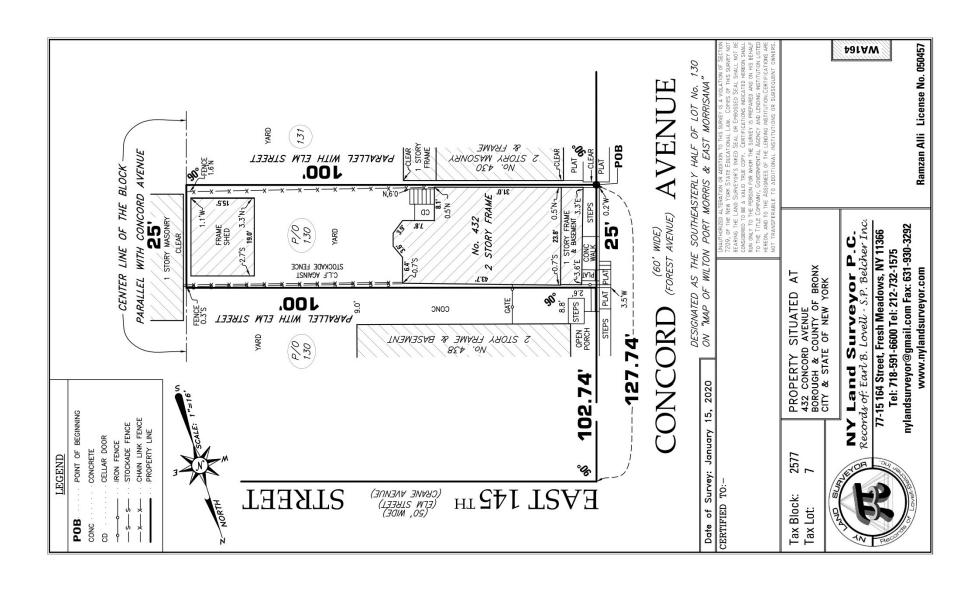
SITE SURVEY LOT 8



438 CONCORD AVENUE BRONX, NY 10045

08-22-2023

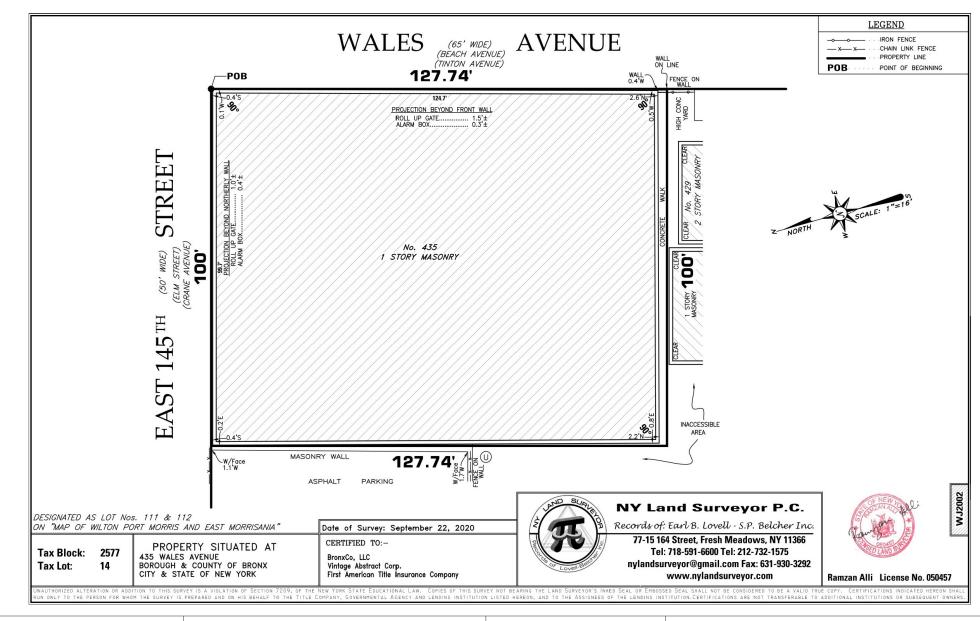
PART OF LOT 9 TO BE TRANSFERRED



438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

**SCALE** 

SITE SURVEY LOT 7



Martin della Paolera Architects
65 Saint Felix Street, Brooklyn NY11217

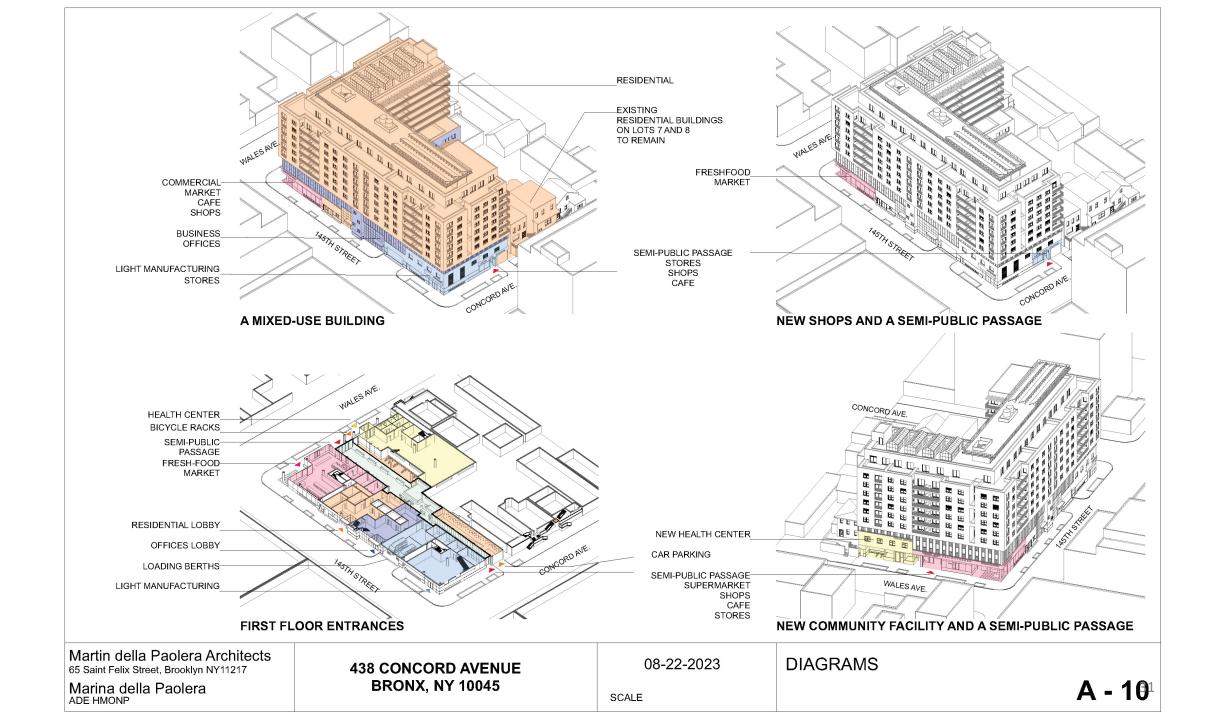
Marina della Paolera

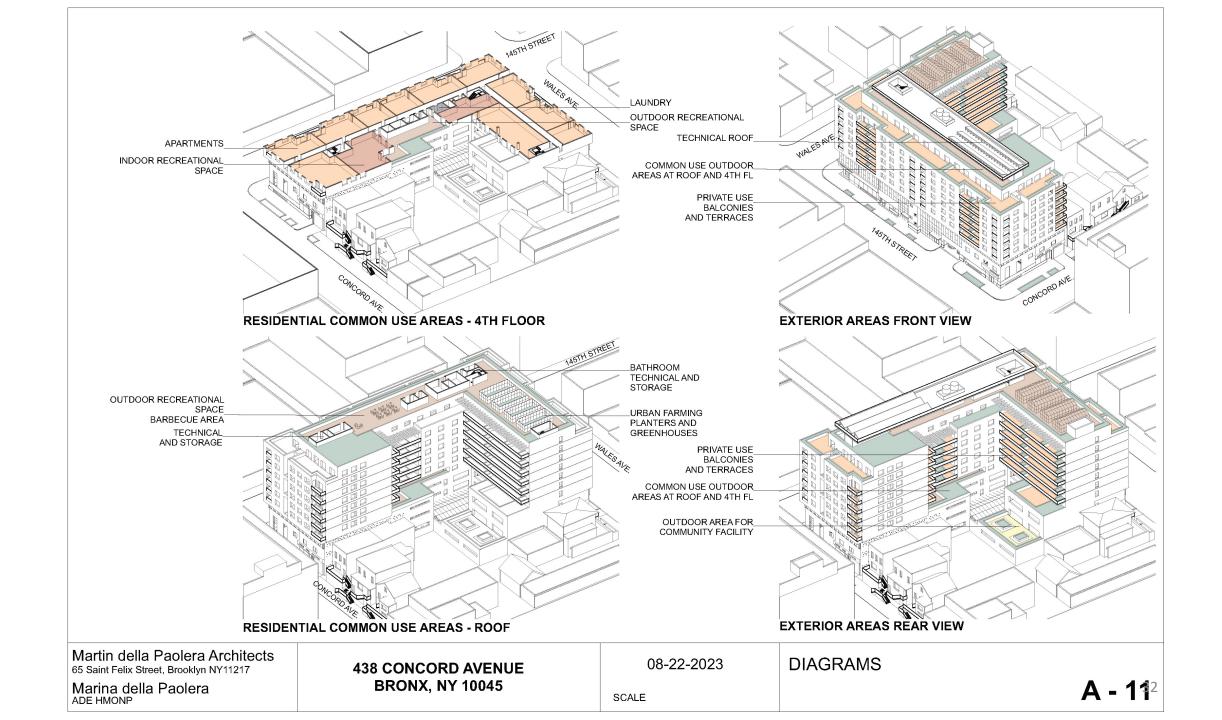
438 CONCORD AVENUE BRONX, NY 10045

08-22-2023

SITE SURVEY LOT 14

A - 09°





SECTION		TITLE OF SECTION	ZONING REGULATION - SUMMARY		ALLOWED AND / OR REQUIRED	PROVIDED		
USE GROUPS	ZR: 123-20	USE GROUPS	IN SPECIAL MIXED USE DISTRICTS, ALL USES PERMITTED IN THE DESIGNATED F	RESIDENCE	SINGLE & MULTI-FAMILY RESIDENTIAL USES ,	USE GROUP 2 - RESIDENTIAL . OK		
OSE GROUPS	ZR: 22-00 ZR: 42-00	LOCATION OF USES IN MIXED USE BUILDING	DISTRICT AND ALL USES PERMITTED IN THE DESIGNATED M1 DISTRICT SHALL EXCEPT AS SUPERSEDED, MODIFIED OR SUPPLEMENTED BY THIS SECTION (12: PERMITTED USE GROUPS: 1-14, 16-17	BE PERMITTED,	TRANSIENT RESIDENTIAL, AND COMMUNITY	USE GROUP 6 - RETAIL AND OFFICES , OK USE GROUP 9 - CUSTOM MANUFACTURING ACTIVITIES SUCH AS : > Food Production Cluster □ Confectionery manufacturing from purchased chocolate		
	ZR: 123-31		IN ANY BUILDING OR PORTION OF A BUILDING OCCUPIED BY RESIDENTIAL USES OR MANUFACTURING USES MAY BE LOCATED ONLY ON A STORY BELOW THE LOCCUPIED BY DWELLING UNITS. IF COMMERCIAL OR MANUFACTURING USES OISTORY, OR ON A STORY HIGHER THAN THAT OCCUPIED BY DWELLING UNITS, PITHEY HAVE SEPARATE DIRECT ACCESS TO THE STREET, AND ARE NOT LOCATE OVER ANY PORTION OF A BUILDING CONTAINING DWELLING UNITS.	OWEST STORY N THE SAME ROVIDED THAT	COMMERCIAL AND MANUFACTURING USES TO BE LOCATED ON A STORY BELOW THE LOWEST STORY OCCUPIED BY DWELLING UNITS OR TO HAVE SEPARATED ACCESS TO THE STREET AND NOT BE LOCATED OVER ANY PORTION OF DWELLING UNITS	□ Cookie, cracker, & pasta manufacturing     □ Breweries     □ Confectionery wholesalers     □ Wine & liquor wholesalers     □ Yine & liquor wholesalers     □ Yars & Crafts Manufacturing Cluster     □ Commercial screen printing (Consumer goods/retail focus – not print shops)     □ Pottery product manufacturing     □ Omamental & architectural metalwork manufacturing     ➤ Research & Development in the Hard Sciences (No hazardous materials)		
						USE GROUP 4 - COMMUNITY FACILITY, OK		
						MULTIPLE DWELLING BUILDING: THE LOWEST STORY OCCUPIED BY DWELLING UNITS IS THE FOURTH FLOOR. COMMERCIAL AND MANUFACTURING USES ARE LOCATED ON FIRST, SECOND AND THIRD FLOORS EXCLUSIVELY. TOWN HOUSES TO REMAIN: HAVE SEPARATE DIRECT STREET ACCESS THAN THE MULTIPLE DWELLING BUILDING.		
LOT COVERAGE	ZR: 123-64	MAXIMUM FLOOR AREA RATIO AND LOT COVERAGE REQUIREMENTS FOR ZONING	LOT COVERAGE REQUIREMENTS SHALL NOT APPLY. THE MAXIMUM TOTAL FLOOR AREA IN A MIXED USE BUILDING SHALL BE THE MA	AXIMUM FLOOR	MAX TOTAL ZFA [25,548 x 5.60] = 143,069 SF	TOTAL ZFA PROVIDED = 141,852 SF, OK		
F.A.R.		LOTS CONTAINING MIXED USE BUILDINGS. FLOOR AREA REGULATIONS FOR	AREA PERMITTED FOR EITHER THE COMMERCIAL, MANUFACTURING, COMMUNI RESIDENTIAL USE WHICHEVER PERMITS THE GREATEST AMOUNT OF FLOOR AF INCLUSIONARY HOUSING DESIGNATED AREAS, THE MAXIMUM FLOOR AREA RA-	ITY FACILITY OR REA. IN TIO PERMITTED	[25,548 x 2.00] = 51,096 SF	MANUFACTURING AND COMMERCIAL = LIGHT MANUFACTURING 7,602 SF + OFFICES 25,597 SF + COMMERCIAL 3,301 SF = 36,500 SF, OK		
	(b) HOUSING F		SHALL BE THE BASE FLOOR AREA RATIO SET FORTH IN SECTION 23-154 (INCLUSING), SUCH BASE FLOOR AREA RATIO MAY BE INCREASED TO THE MAXIMI	UM FLOOR AREA	MAX COMMUNITY FACILITY ZFA [25,548 x 4.20] = 107,301 SF.	COMMUNITY FACILITY = 6,634 SF, OK		
			RATIO SET FORTH IN SUCH SECTION ONLY THROUGH THE PROVISION OF AFFORM HOUSING, PURSUANT TO SECTION 23-90, INCLUSIVE.  (1) MANUFACTURING AND COMMERCIAL (SECTION 43-12) MAX FAR = 2	RDABLE	MAX RESIDENTIAL ZFA (INCLUDING INCLUSIONARY HOUSING) [25,548 x 5.60] = 143,069 SF	TOTAL RESIDENTIAL = 95,279 + 1,940 (EXISTING HOUSE LOT 8) + 1,500 (EXISTING HOUSE LOT 7) = 98,719 SF, OK		
			(1) MANUFACTURING AND COMMERCIAL (SECTION 45-12) MAX FAR = 2 (2) COMMUNITY FACILITY (SECTIONS 24-10, 24-11) MAX FAR = 4.20 (3) RESIDENTIAL USES WITH INCLUSIONARY HOUSING (SECTION 23-154) MAX RE = 5.6	ESIDENTIAL FAR		AFFORDABLE HOUSING = 24,797 SF (25%)		
DENSITY	ZR: 23-22	MAXIMUM NUMBER OF DWELLING UNITS	MAX. NO OF DWELLING UNITS (D.U.) EQUALS THE MAX. ALLOWABLE RESIDENTIAN DIVIDED BY THE APPLICABLE DENSITY FACTOR	AL FLOOR AREA	98,805 SF / 680	PROVIDED = 87 D.U.'s + 4 EXISTING = 91 D.U.'s, OK		
		BWEELING GWING	R7: IMAX. ALLOWABLE RES. FLR AREA - NON-RESIDENTIAL FLR. AREA1 / 680		= 145 D.U.'s			
MIN LOT	ZR: 23-32	MINIMUM LOT AREA OR LOT	(a) THE MINIMUM LOT WIDTH MUST BE 18 FEET IN R7D DISTRICTS		LOT WIDTH = 127.74'	SITE COMPLIES		
SIZE REQS.		WIDTH FOR RESIDENCES	(b) THE MINIMUM LOT ARE MUST BE 1,700 SQUARE FEET IN R7D DISTRICTS		LOT AREA = 25,548 SF	REFER TO SURVEY		
YARD REGULATIONS		MIN. REQUIRED REAR YARDS	(B) FOR ZONING LOTS CONTAINING QUALITY HOUSING BUILDINGS, NO REAF REGULATIONS SHALL APPLY TO ANY ZONING LOT THAT INCLUDES A THROUGH THAT IS CONTIGUOUS ON ONE SIDE TO TWO CORNER LOT PORTIONS AND SUCCOCUPIES THE ENTIRE BLOCK FRONTAGE OF A STREET.	LOT PORTION	-	-		
		SPECIAL YARD REGULATIONS FOR MIXED-USE BUILDINGS	NO FRONT YARDS OR SIDE YARDS ARE REQUIRED IN SPECIAL MIXED USE DISTI					
HEIGHT & SETBACK REGULATIONS	ZR: 23-664	HEIGHT & SETBACK REGULATIONS	IN CONTEXTUAL DISTRICT R7D THE MAXIMUM BASE HEIGHT, MAXIMUM BUILDIN QUALITY HOUSING BUILDINGS WITH QUALITYHING GROUND FLOORS AND INCLUS HOUSING ARE SET FORTH IN TABLE 1 OF SECTION 23-664. AT BASE HEIGHT, SETBACK OF AT LEAST 15' FOR NARROW STREETS.		MAX BASE HEIGHT = 95-0" MAX BLDG. HEIGHT = 115-0" SETBACK AT CONCORD AVE. = 15-0" SETBACK AT WALES AVE. = 15-0" SETBACK AT WALES AVE. = 15-0"	92'-0" PROVIDED, COMPLIES 111'-0" PROVIDED, COMPLIES 15'-6" PROVIDED, COMPLIES 15'-0" PROVIDED, COMPLIES 15'-0" PROVIDED, COMPLIES		
STREET WALL LOCATION	ZR: 23-661	STREET WALL LOCATION FOR QUALITY HOUSING BUILDINGS (a) (d)	(a) STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN T ADJACENT BUILDING THAT IS WITHIN 25 FEET.	HE CLOSEST	DEPTH OF ADJ. BLDG. ON CONCORD AVENUE = 0'-0" DEPTH OF ADJ. BLDG.	DEPTH ON CONCORD AVE.: 2'-0", COMPLIES  DEPTH ON 145TH STREET: 2'-0", COMPLIES		
			(d) STREET WALL SHALL NOT BE LOCATED CLOSER TO THE STREET LINE THAN PORTION OF SUCH EXISTING ADJACENT STREET WALL THAT IS AT LEAST 5 FEE	THE FURTHEST T IN WIDTH.		DEPTH ON WALES AVE. : 2'-0", COMPLIES		
VEHICULAR	ZR: 25-11	GENERAL PROVISIONS	IN R7D DISTRICTS ACCESSORY OFF STREET PARKING SPACE MAY BE PROVIDE	D FOR	MAX# OF SPACES = 200 SPACES	43 SPACES PROVINDED IN UNDERGROUND PARKING		
PARKING	ZR: 25-13	MAXIMUM SIZE OF ACCESSORY GROUP PARKING FACILITIES	RESIDENCES  NO GROUP PARKING FACILITY SHALL CONTAIN MORE THAN 200 OFF-STREET PA	ARKING SPACES.	NUMBER OF DWELLINGS : 87 APARTMENTS			
	ZR: 25-162	MAXIMUM SPACES FOR RESIDENCES PARKING SPACES REQUIRED	NOT MORE THAN ONE OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR OF LOT AREA IN R7D.	EVERY 300 SF	87 x .50 = 43 43 SPACES REQUIRED	43 SPACES PROVIDED, OK		
	ZR: 44-20	ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR		CES SHALL BE				
		COMMUNITY FACILITY USES	M1-4 TYPE OF USES LISTED IN ZR-44-20 - NONE REQUIRED					
	ZR: 44-52	REQUIRED ACCESSORY OFF-STREET LOADING BERTHS	USE GROUPS 6A, 6C, 9A, 9B: FIRST 8,000 SF NO LOADING BERTH REQUIRED, NE. ONE LOADING BERTH REQUIRED, NEXT 15,000 SF ONE LOADING BERTH REQUIRED.	XT 17,000 SF RED.	MANUFACTURING/COMMERCIAL FLOOR AREA = 35,516 SF, 2 LOADING BERTHS REQUIRED	2 LOADING BERTHS PROVIDED, OK		
Martin de	ella Pa	olera Architects		00	20 0000 ZONUNIO	2.411412/010		

438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

**ZONING ANALYSIS** 

LOT AREA	25,548 SF	
FAR	5.6	
MAXIMUM ZONING FLOOR AREA ALLOWED	143,069 SF	
FLOOR AREA PROVIDED	141.852 SF	(includes 3.4

SF (includes 3,440 SF - existing houses to remain)

	N	/lanufacturing	1		Commercial			Business	Community Facility					Residential		Parking	Parking Total Gross Total Floor				Resid	ential		
	Gross Area	Deductions	Floor Area	Gross Area	Deductions	Floor Area	Gross Area	Deductions	Floor Area	Gross Area	Deductions	Floor Area	Gross Area	Deductions	Floor Area	Gross Area	Area	Area	Studio	1BR	2BR	3BR	4BR	Total
Cellar	2,186	2,186	0	986	986	0	4,173	4,173	0	0	0	0	2,488	2,488	0	10,041	19,874	0						
1ST FL	3,673	231	3,443	3,541	240	3,301	2,209	128	2,081	3,760	330	3,430	4,795	2,742	2,052		17,977	14,306						
2nd FL	4,399	240	4,159				7,804	303	7,501	3,428	223	3,205			0		15,631	14,865						
3rd FL							16,544	530	16,014						0		16,544	16,014						
4th FL													15,219	4,000	11,219		15,219	11,219	1	2	6	1	1	1
5th FL													15,701	1,210	14,491		15,701	14,491	1	2	8	3	0	1
6th FL													15,784	1,210	14,574		15,784	14,574	1	2	8	3	0	1
7th FL													15,701	1,210	14,491		15,701	14,491	1	2	8	3	0	1
8th FL													15,784	1,210	14,574		15,784	14,574	1	2	8	3	0	1
9th FL													15,701	1,210	14,491		15,701	14,491	1	2	8	3	1	1
10th FL													9,868	934	8,934		9,868	8,934			1	2	2	
ROOF													904	450	454		904	454						
TOTAL	10,258	2,657	7,602	4,526	1,226	3,301	30,730	5,133	25,597	7,187	553	6,634	111,943	16,665	95,279	10,041	174,687	138,412	6	12	47	18	4	8
																			7%	14%	54%	21%	5%	

Martin della Paolera Architects 65 Saint Felix Street, Brooklyn NY11217 Marina della Paolera ADE HMONP

438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

SCALE

FLOOR AREA

RESIDENTIAL AREAS PER FLOOR			
Level	Name	(SF)	(SF)
4TH FLOOR	STUDIO	489,25	469,68
4TH FLOOR	1BR	575,89	552,85
4TH FLOOR	1BR	575,89	552,85
4TH FLOOR	2BR	781,29	750,04
4TH FLOOR	2BR	787,81	756,30
4TH FLOOR	2BR	799,79	767,80
4TH FLOOR	2BR	799,81	767,82
4TH FLOOR	2BR	799,81	767,82
4TH FLOOR	2BR	800,21	768,20
4TH FLOOR	3BR	1 194,58	1146,80
4TH FLOOR	4BR	1 525,63	1 464,60
		9129,96 sq ft	8764,76 sq ft
5TH FLOOR	STUDIO	490,21	470,60
5TH FLOOR	1BR	575,89	552,85
5TH FLOOR	1BR	575,89	552,85
5TH FLOOR	2BR	781,29	750,04
5TH FLOOR	2BR	787,81	756,30
5TH FLOOR	2BR	799,79	767,80
5TH FLOOR	2BR	799,81	767,82
5TH FLOOR	2BR	799,81	767,82
5TH FLOOR	2BR	800,21	768,20
5TH FLOOR	2BR	938,92	901,36
5TH FLOOR	2BR	946,99	909,11
5TH FLOOR	3BR	1 140,03	1 094,43
5TH FLOOR	3BR	1 195,43	1 147,61
5TH FLOOR	3BR	1229,96	1 180,76
		11862,04 sq ft	11387,55 sq ft
6TH FLOOR	STUDIO	490,21	470,60
6TH FLOOR	1BR	575,89	552,85
6TH FLOOR	1BR	575,89	552,85
6TH FLOOR	2BR	781,29	750,04
6TH FLOOR	2BR	787,81	756,30
6TH FLOOR	2BR	799,79	767,80
6TH FLOOR	2BR	799,81	767,82
6TH FLOOR	2BR	799,81	767,82
6TH FLOOR	2BR	800,21	768,20
6TH FLOOR	2BR	938,92	901,36
6TH FLOOR	2BR	946,99	909,11
6TH FLOOR	3BR	1140,03	1 094,43
6TH FLOOR	3BR	1 195,43	1 147,61
6TH FLOOR	3BR	1229,96	1 180,76
		11862,04 sq ft	11387,55 sq ft
7TH FLOOR	STUDIO	490,21	470,60
7TH FLOOR	1BR	575,89	552,85
7TH FLOOR	1BR	575,89	552,85

RESIDENTIAL AREAS PER FLOOR			
Level	Name	Apartment Gross Area (SF)	Apartment Net Area (SF)
7TH FLOOR	2BR	781,29	750,04
7TH FLOOR	2BR	787,81	756,30
7TH FLOOR	2BR	799,79	767,80
7TH FLOOR	2BR	799,81	767,82
7TH FLOOR	2BR	799,81	767,82
7TH FLOOR	2BR	800,21	768,20
7TH FLOOR	2BR	938,92	901,36
7TH FLOOR	2BR	946,99	909,11
7TH FLOOR	3BR	1 140,03	1 094,43
7TH FLOOR	3BR	1 195,43	1 147,61
7TH FLOOR	3BR	1 229,96	1 180,76
		11862,04 sq ft	11387,55 sq ft
8TH FLOOR	STUDIO	490,21	470,60
8TH FLOOR	1BR	575,89	552,85
8TH FLOOR	1BR	575,89	552,85
8TH FLOOR	2BR	781,29	750,04
8TH FLOOR	2BR	787,81	756,30
8TH FLOOR	2BR	799,79	767,80
8TH FLOOR	2BR	799,81	767,82
8TH FLOOR	2BR	799,81	767,82
8TH FLOOR	2BR	800,21	768,20
8TH FLOOR	2BR	938,92	901,36
8TH FLOOR	2BR	946,99	909,11
8TH FLOOR	3BR	1 140,03	1 094,43
8TH FLOOR	3BR	1 195,43	1 147,61
8TH FLOOR	3BR	1 229,96	1 180,76
		11862,04 sq ft	11387,55 sq ft
9TH FLOOR	2BR D	314,49	301,91
9TH FLOOR	STUDIO	490,21	470,60
9TH FLOOR	4BR D	557,78	535,46
9TH FLOOR	1BR	575,89	552,85
9TH FLOOR	1BR	575,89	552,85
9TH FLOOR	2BR	781,29	750,04
9TH FLOOR	2BR	787,81	756,30
9TH FLOOR	2BR	799,79	767,80
9TH FLOOR	2BR	799,81	767,82
9TH FLOOR	2BR	799,81	767,82
9TH FLOOR	2BR	800,21	768,20
9TH FLOOR	2BR	938,92	901,36
9TH FLOOR	3BR	1 140,03	1 094,43
9TH FLOOR	3BR	1 195,43	1 147,61
9TH FLOOR	3BR	1 229,96	1 180,76
		11787,32 sq ft	11315,81 sq ft
10TH FLOOR	2BR D	612,61	588,11
10TH FLOOR	4BR D	916,96	880,28

RESIDENTIAL AREAS PER FLOOR			
Level	Name	Apartment Gross Area (SF)	Apartment Net Area (SF)
10TH FLOOR	2BR	1 003,57	963,43
10TH FLOOR	3BR	1 084,17	1 040,80
10TH FLOOR	3BR	1 208,87	1 160,51
10TH FLOOR	4BR	1 255,27	1 205,06
10TH FLOOR	4BR	1523,70	1 462,75
		7605,15 sq ft	7300,94 sq ft
		75970,59 sq ft	72931,71 sq ft

Level	Area	
CELLAR	STORAGE	1,261.70
CELLAR	PARKING AREA	8,868.96
		10,130.66 sq ft
FIRST FLOOR	SERVICE	396.40
FIRST FLOOR	COMPACTOR	120.42
FIRST FLOOR	RESIDENTIAL LOBBY	994.82
		1,511.64 sq ft
4TH FLOOR	REFUSE ROOM	31.68
4TH FLOOR	LAUNDRY	99.89
4TH FLOOR	INDOOR RECREATIONAL SPACE	1,926.88
4TH FLOOR	OUTDOOR RECREATIONAL SPACE	961.90
4TH FLOOR	CORRIDOR	1,382.56
		4,402.91 sq ft
5TH FLOOR	REFUSE ROOM	32.20
5TH FLOOR	CORRIDOR	1,382.56
		1,414.76 sq ft
6TH FLOOR	REFUSE ROOM	32.20
6TH FLOOR	CORRIDOR	1,382.56
		1,414.76 sq ft
7TH FLOOR	REFUSE ROOM	32.20
7TH FLOOR	CORRIDOR	1,382.56
		1,414.76 sq ft
8TH FLOOR	REFUSE ROOM	32.20
8TH FLOOR	CORRIDOR	1,382.56
		1,414.76 sq ft
9TH FLOOR	REFUSE ROOM	32.20
9TH FLOOR	CORRIDOR	1,382.56
		1,414.76 sq ft
10TH FLOOR	REFUSE ROOM	32.25
10TH FLOOR	CORRIDOR	568.69
		600.94 sq ft
ROOF	STORAGE	44.90
ROOF	BATHROOM	286.41
ROOF	GREENHOUSE	989.96
		1,321.27 sq ft

Martin della Paolera Architects 65 Saint Felix Street, Brooklyn NY11217

Marina della Paolera

438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

RESIDENTIAL AREAS PER FLOOR

### MANDATORY INCLUSIONARY HOUSING

# Option 1: At least 25% of residential FAR.

	MIH APARTMENTS			
Level	Name	Apartment Gross Area (SF)	Apartment Net Area (SF)	
4TH FLOOR	1BR	575,89	552,85	
4TH FLOOR	1BR	575,89	552,85	
4TH FLOOR	2BR	799,81	767,82	
4TH FLOOR	2BR	799,81	767,82	
4TH FLOOR	3BR	1 194,58	1146,80	
4TH FLOOR	4BR	1 525,63	1 464,60	
	6	5471,61 sq ft	5252,74 sq ft	
5TH FLOOR	STUDIO	490,21	470,60	
5TH FLOOR	1BR	575,89	552,85	
5TH FLOOR	1BR	575,89	552,85	
5TH FLOOR	2BR	799,81	767,82	
5TH FLOOR	2BR	799,81	767,82	
5TH FLOOR	2BR	946,99	909,11	
5TH FLOOR	3BR	1140,03	1 094,43	
	7	5328,63 sq ft	5115,48 sq ft	
6TH FLOOR	STUDIO	490,21	470,60	
6TH FLOOR	1BR	575,89	552,85	
6TH FLOOR	1BR	575,89	552,85	
6TH FLOOR	2BR	799,81	767,82	
6TH FLOOR	2BR	799,81	767,82	
6TH FLOOR	2BR	946,99	909,11	
6TH FLOOR	3BR	1140,03	1 094,43	
	7	5328,63 sq ft	5115,48 sq ft	
7TH FLOOR	2BR	799,81	767,82	
7TH FLOOR	2BR	799,81	767,82	
	2	1599,62 sq ft	1535,64 sq ft	
8TH FLOOR	2BR	799,81	767,82	
8TH FLOOR	2BR	799,81	767,82	
	2	1599,62 sq ft	1535,64 sq ft	
	24	19328,11 sq ft	18554,98 sq ft	

	MIH Floor Area	
	Residential Area	MIH Floor Area
1st FL	2,052	513
2nd FL		
3rd FL		
4th FL	11,219	6731
5th FL	14,491	6666
6th FL	14,574	6704
7th FL	14,491	2029
8th FL	14,574	2040
9th FL	14,491	0
10th FL	8,934	0
ROOF	454	113
TOTAL	95,279	24797

Martin della Paolera Architects 65 Saint Felix Street, Brooklyn NY11217 Marina della Paolera ADE HMONP

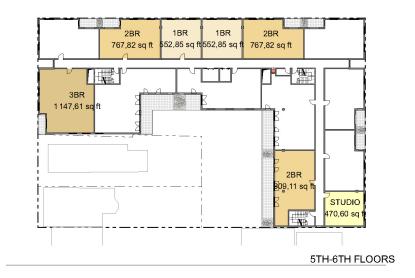
438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

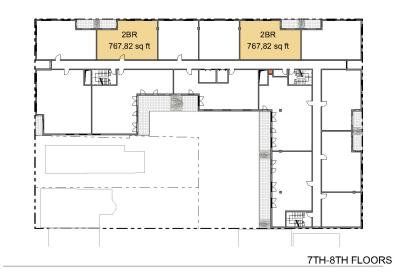
SCALE

MIH AREAS

## **MANDATORY INCLUSIONARY HOUSING**

Option 1: At least 25% of residential FAR.







Martin della Paolera Architects 65 Saint Felix Street, Brooklyn NY11217

Marina della Paolera

438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

MIH APARTMENT DISTRIBUTION

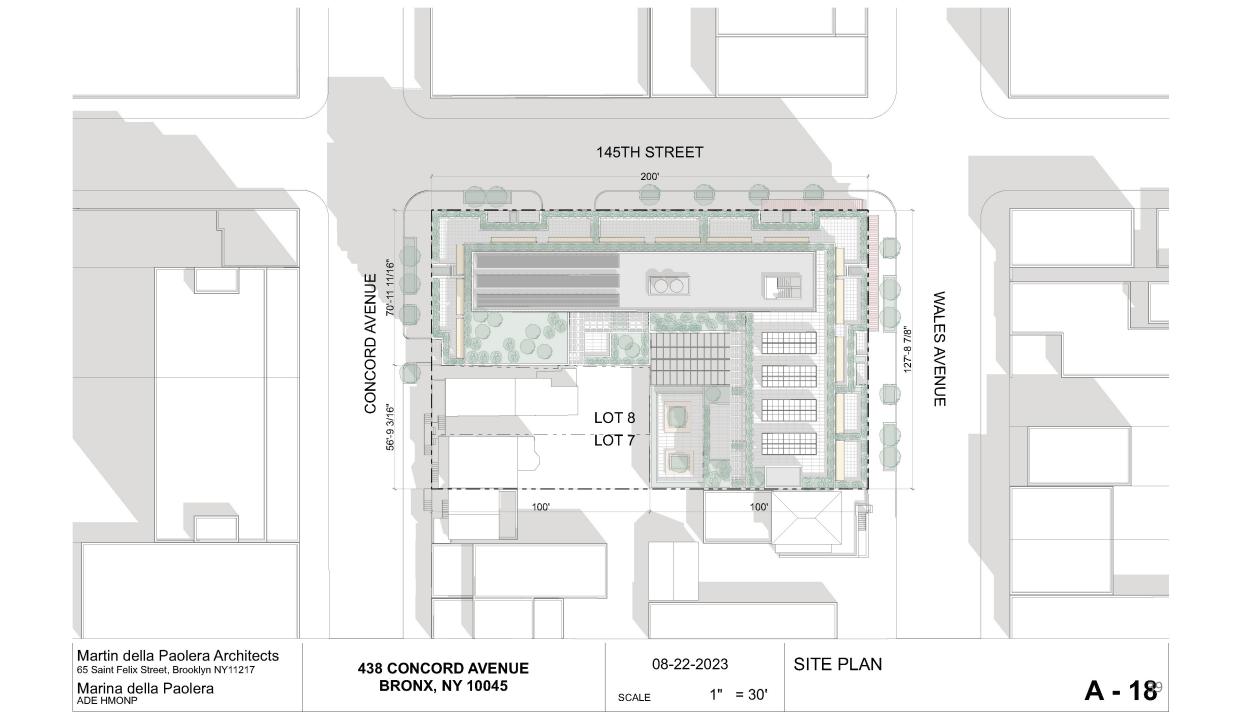
MANUFACTURING AREAS (NET AREAS)								
Level	Name	Area						
CELLAR	WORKSHOP	1 855,45						
		1855,45 sq ft						
FIRST FLOOR	STORE	645,88						
FIRST FLOOR	WORKSHOP	1 228,42						
		1874,30 sq ft						
2ND FLOOR	WORKSHOP	3945,14						
		3945,14 sq ft						
		7674,89 sq ft						

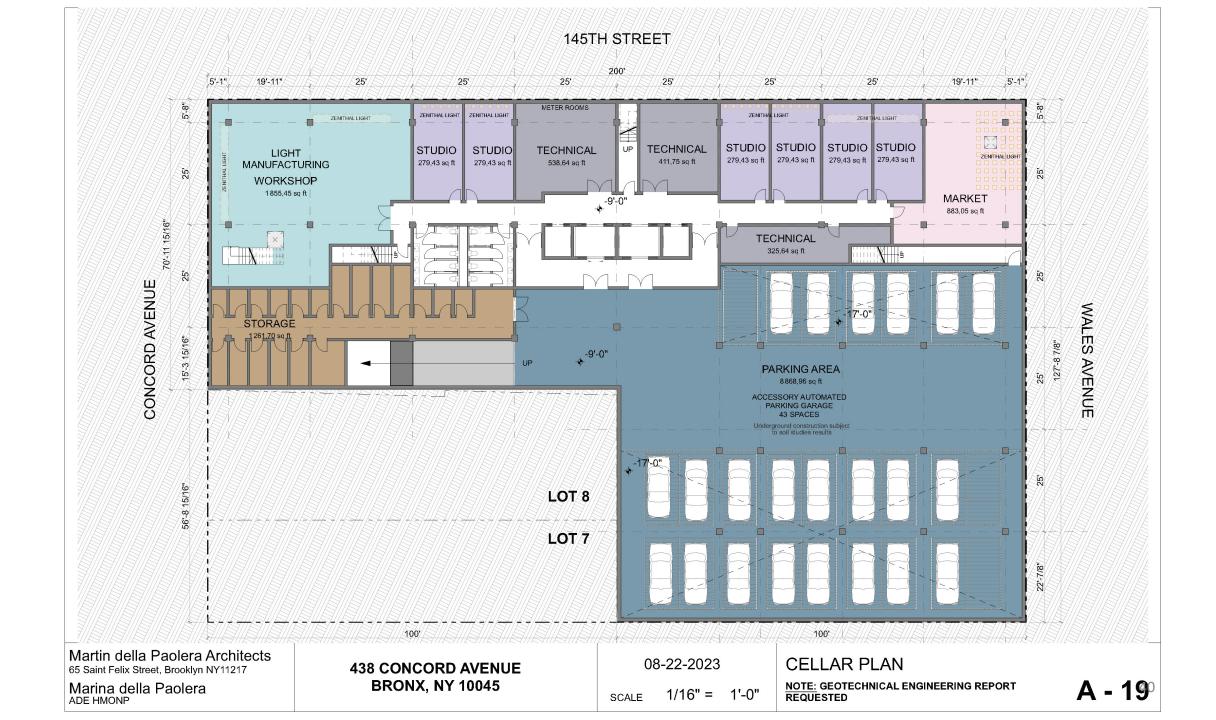
COMMERCIAL AREAS (NET AREAS)								
Level	Name	Area						
CELLAR	MARKET	883,05						
		883,05 sq ft						
FIRST FLOOR	BAKERY	362,88						
FIRST FLOOR	CAFE DELI	978,21						
FIRST FLOOR	MARKET	1 077,52						
		2418,61 sq ft						
		3301,66 sq ft						

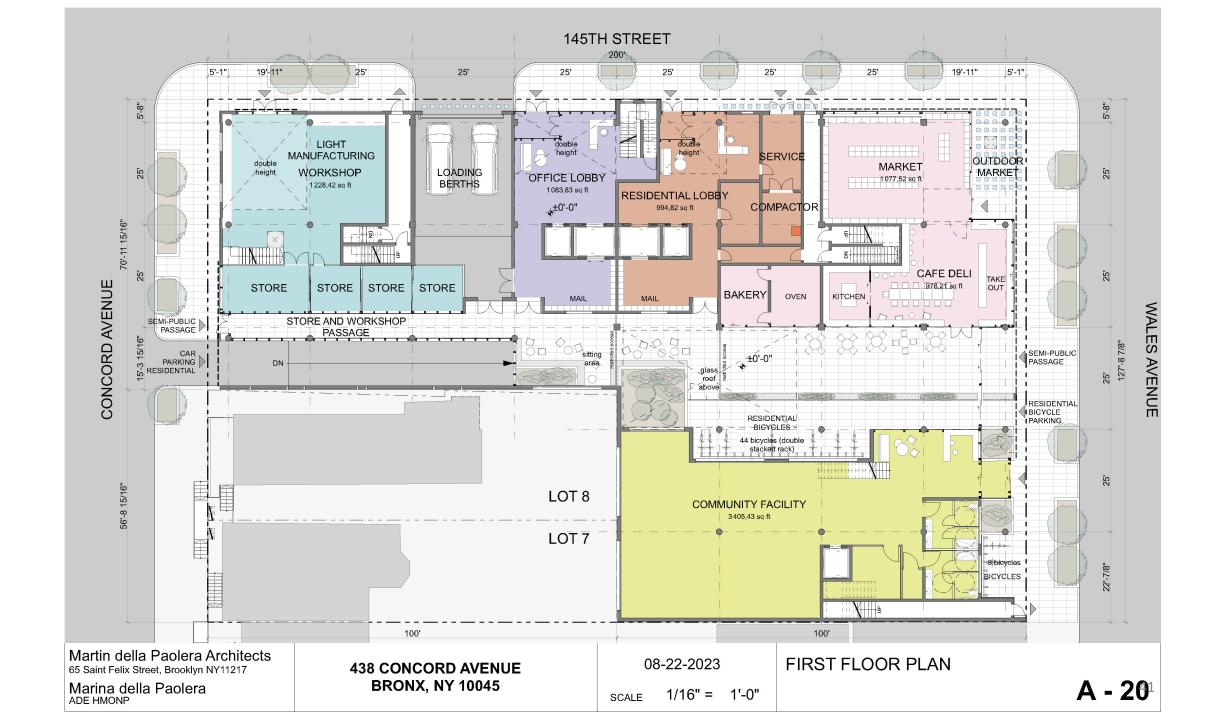
BUSINESS AREAS (NET AREAS)									
Level	Name	Area							
CELLAR	STUDIO	1 676,58							
		1676,58 sq ft							
FIRST FLOOR	OFFICE LOBBY	1 083,83							
		1083,83 sq ft							
2ND FLOOR	ARCHIVE	273,67							
2ND FLOOR	BATHROOM	509,13							
2ND FLOOR	CORRIDOR	1 473,89							
2ND FLOOR	EAT AND RELAX	339,64							
2ND FLOOR	OFFICE	3 560,59							
		6156,92 sq ft							
3RD FLOOR	ARCHIVE	287,96							
3RD FLOOR	BATHROOM	509,13							
3RD FLOOR	CORRIDOR	2 066,25							
3RD FLOOR	EAT AND RELAX	339,36							
3RD FLOOR	OFFICE	9 388,33							
3RD FLOOR	OPEN SPACE AREA	1 554,95							
		14145,98 sq ft							
		23063,31 sq ft							

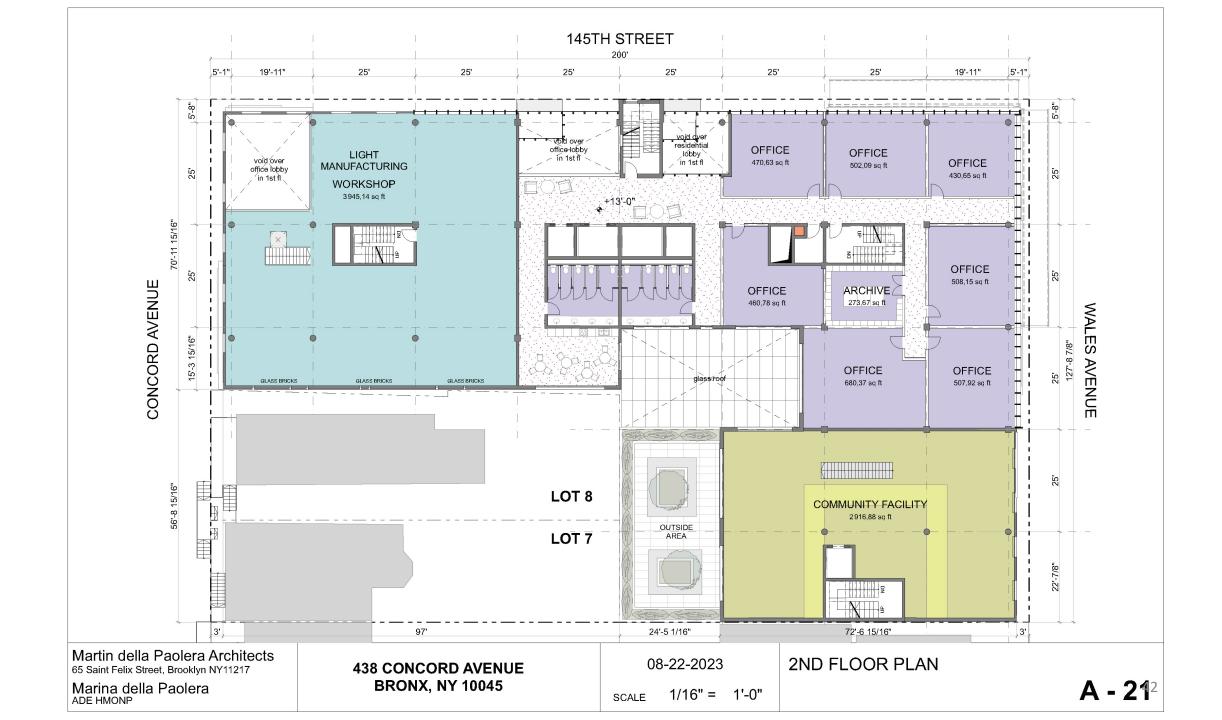
COMMUNITY FACILITY AREA (NET AREAS)								
Level	Name	Area						
FIRST FLOOR	COMMUNITY FACILITY	3 405,43						
		3405,43 sq ft						
2ND FLOOR	COMMUNITY FACILITY	2916,88						
		2916,88 sq ft						
		6322,31 sq ft						

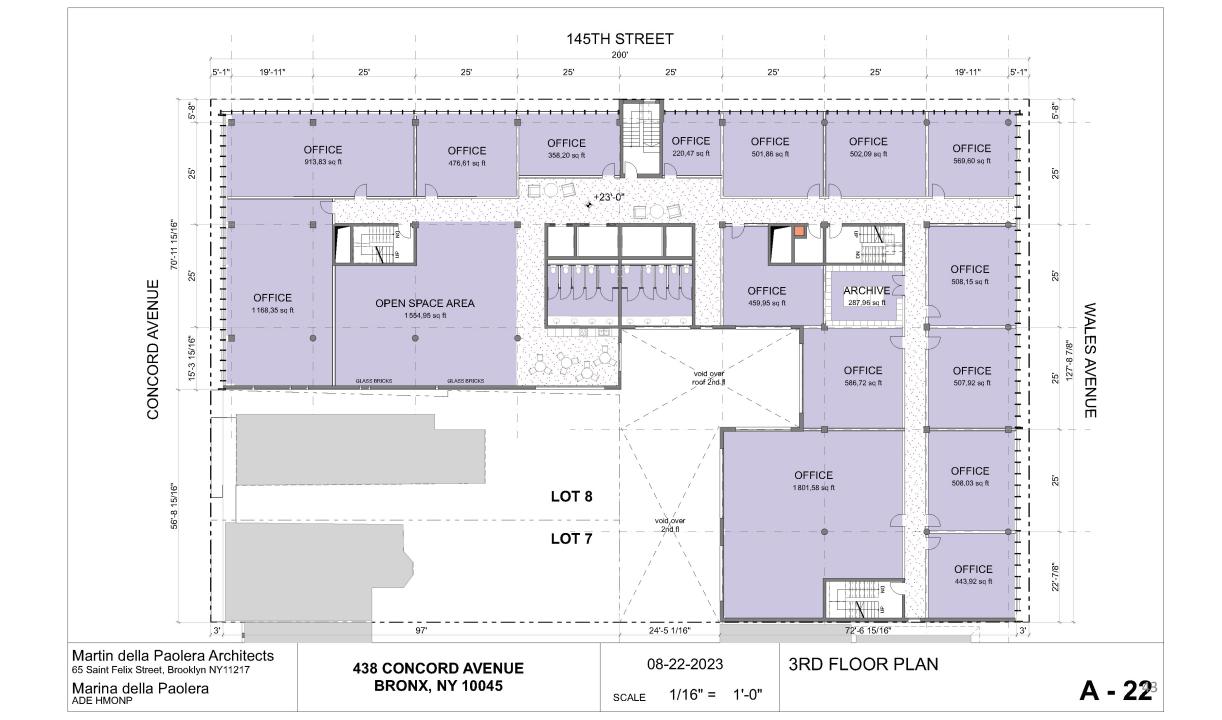
COMMON USE AREAS (NET AREAS)									
Level	Area								
CELLAR	BATHROOM	342,60							
CELLAR	CELLAR CORRIDOR								
		1552,07 sq ft							
FIRST FLOOR	EGRESS	393,19							
FIRST FLOOR	SEMI PUBLIC PASSAGEWAY	2 384,59							
		2777,78 sq ft							
		4329,85 sq ft							

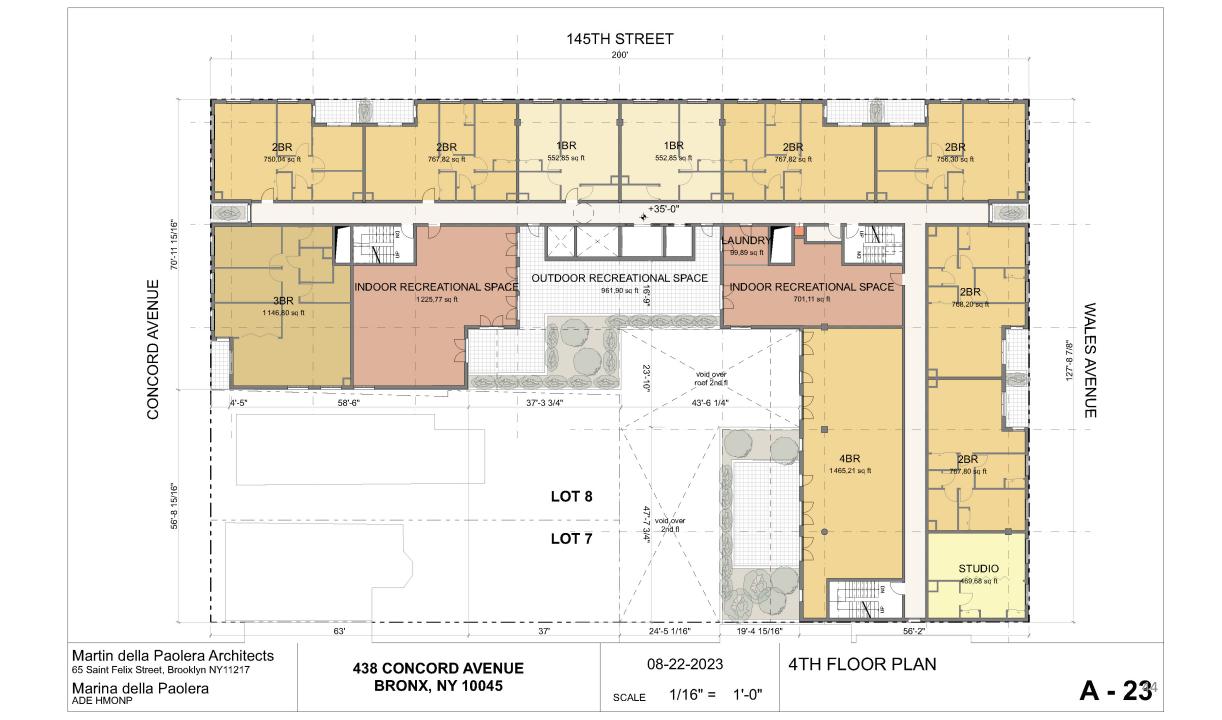


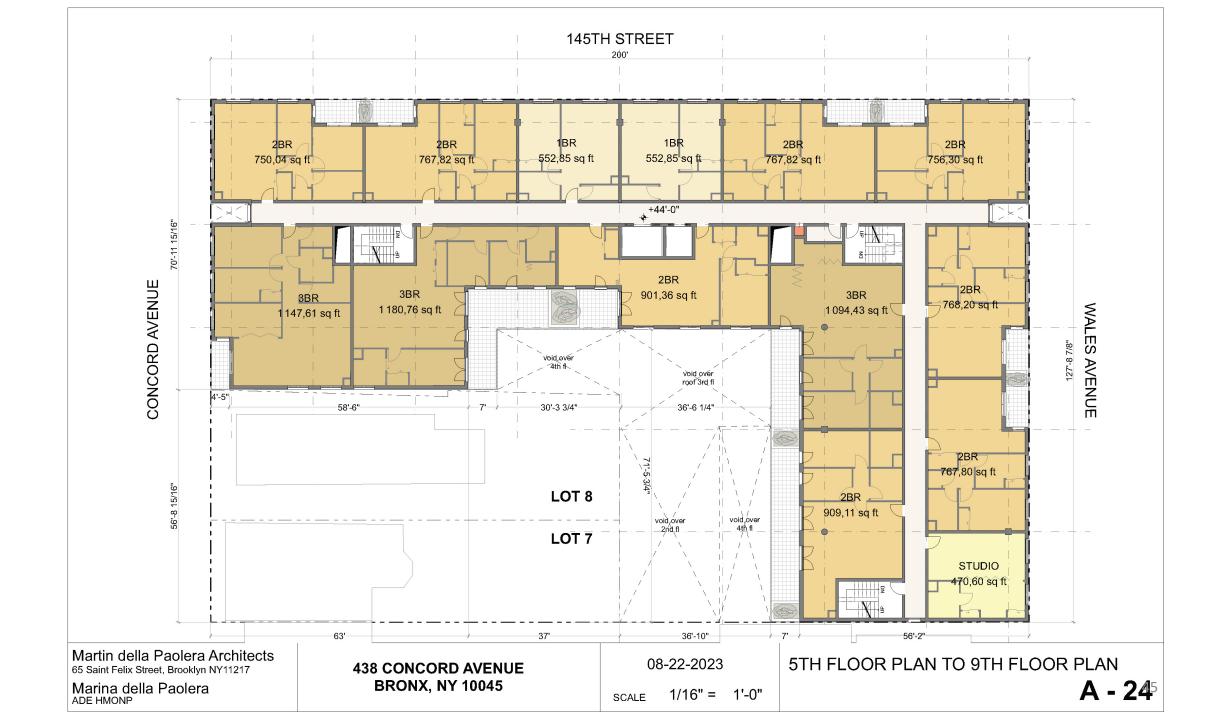


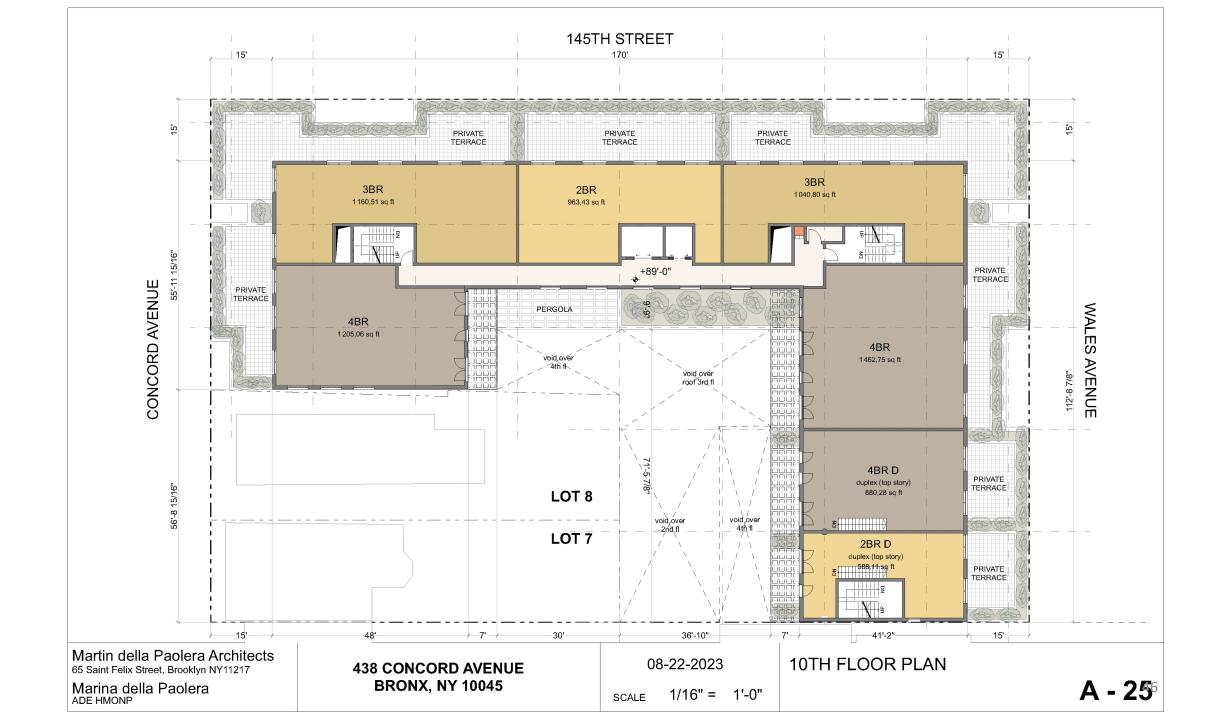


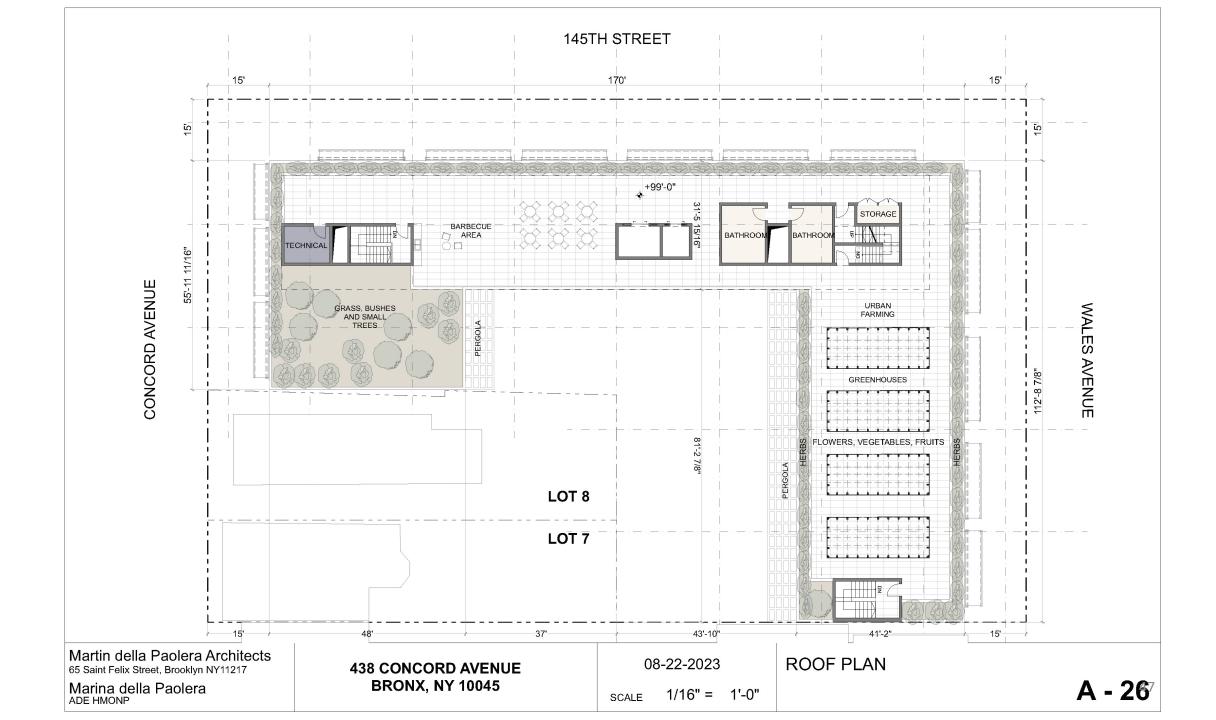
















Martin della Paolera Architects 65 Saint Felix Street, Brooklyn NY11217

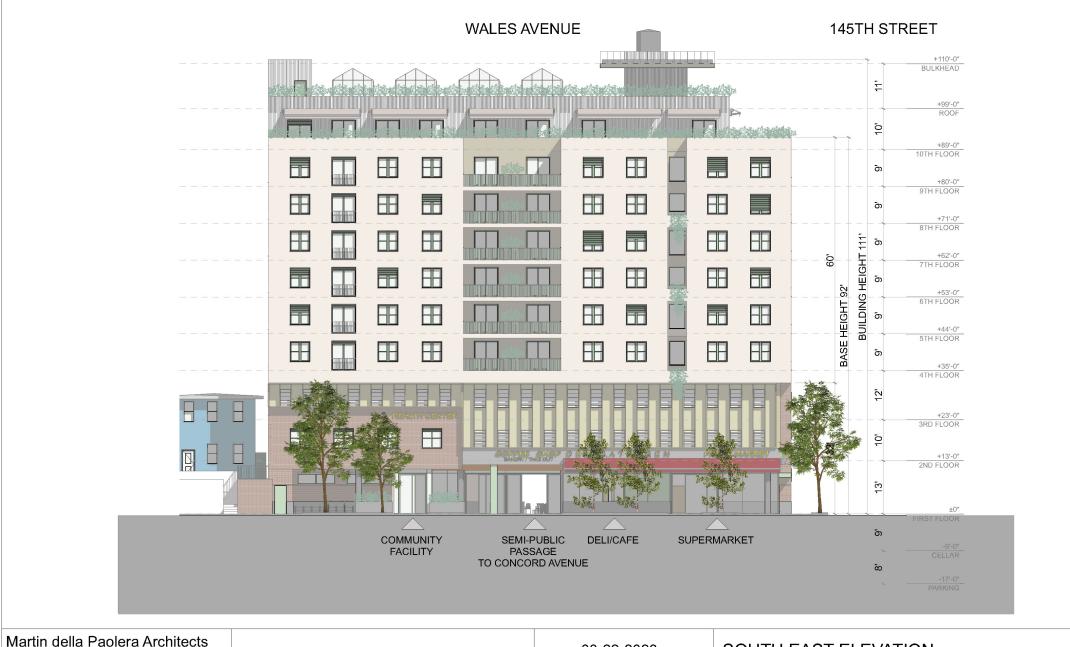
Marina della Paolera

438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

SCALE 1/16" = 1'-0"

NORTH WEST ELEVATION

A - 29°



438 CONCORD AVENUE BRONX, NY 10045

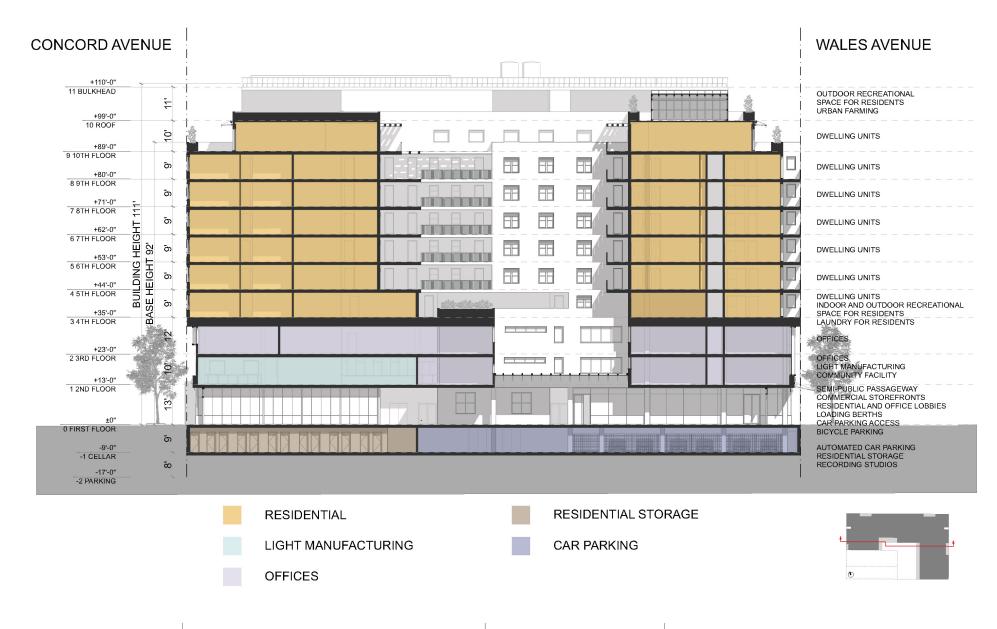
08-22-2023

SCALE 1/16" = 1'-0"

**SOUTH EAST ELEVATION** 

A - 30°





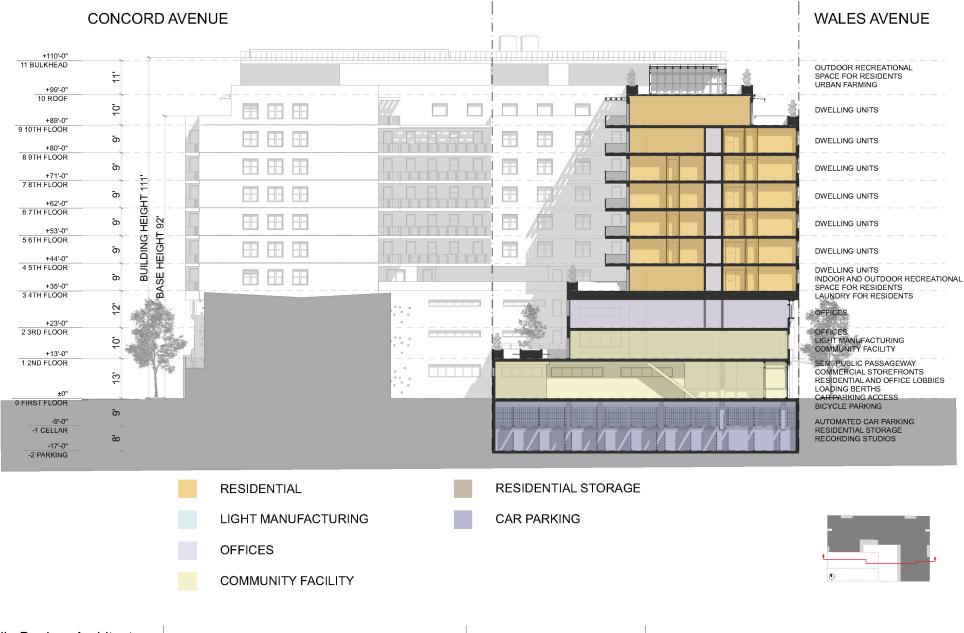
438 CONCORD AVENUE BRONX, NY 10045

08-22-2023

SCALE 3/64" = 1'-0"

**BUILDING SECTION** 

NOTE: GEOTECHNICAL ENGINEERING REPORT REQUESTED

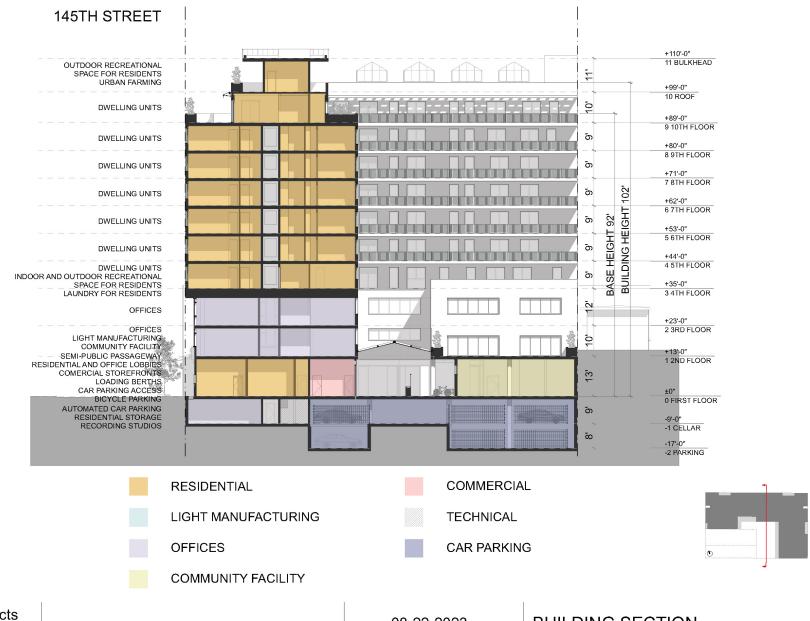


438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

SCALE 3/64" = 1'-0"

**BUILDING SECTION** 

NOTE: GEOTECHNICAL ENGINEERING REPORT REQUESTED



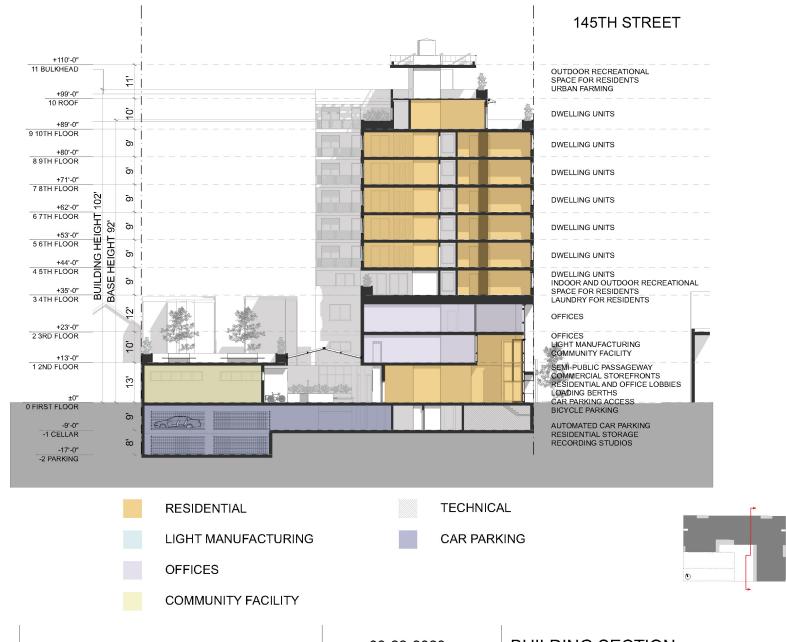
438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

SCALE

3/64" = 1'-0"

**BUILDING SECTION** 

NOTE: GEOTECHNICAL ENGINEERING REPORT REQUESTED



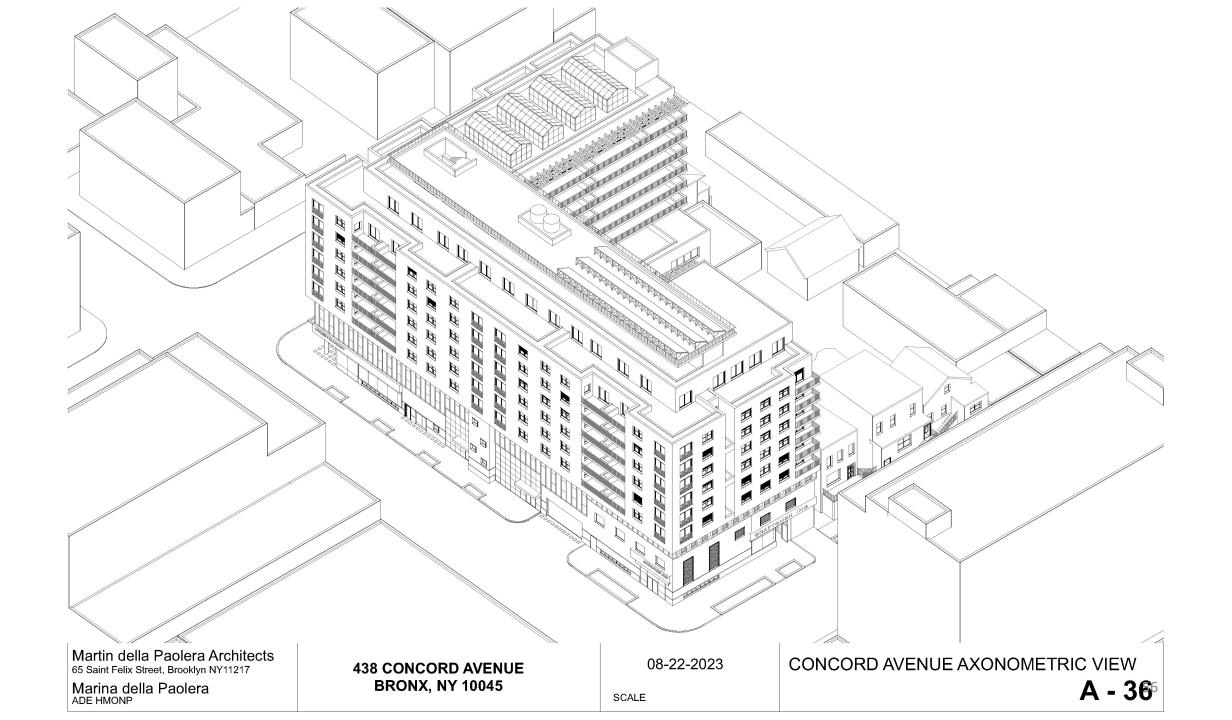
438 CONCORD AVENUE BRONX, NY 10045 08-22-2023

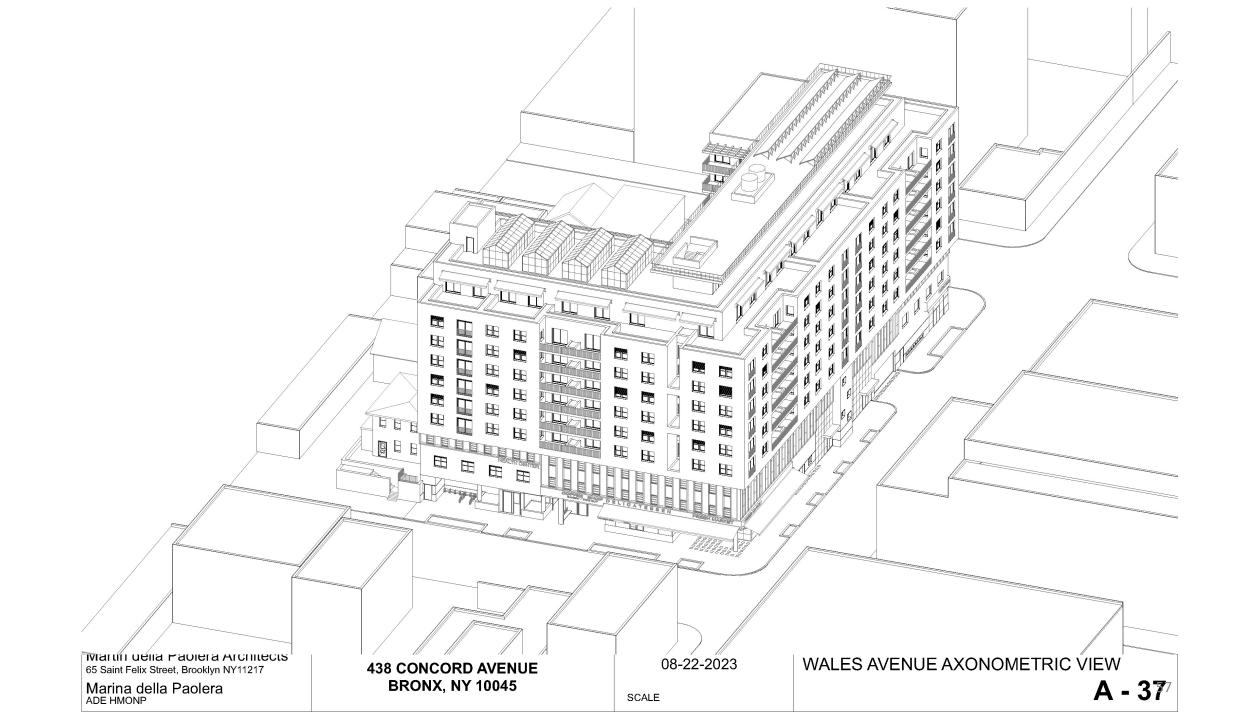
SCALE

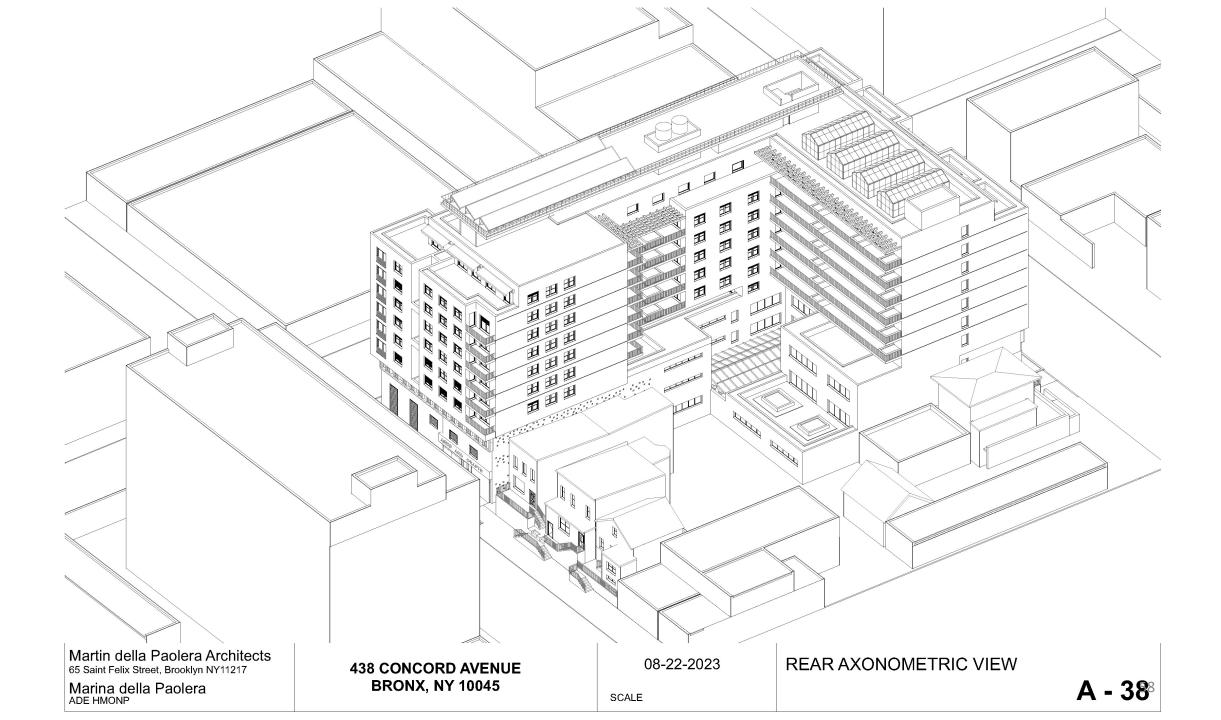
3/64" = 1'-0"

**BUILDING SECTION** 

NOTE: GEOTECHNICAL ENGINEERING REPORT REQUESTED







## 2024 New York City Area AMI

Family Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
1	\$32,610	\$43,480	\$54,350	\$65,220	\$76,090	\$86,960	\$97,830	\$108,700	\$119,570	\$130,440	\$141,310	\$179,355
2	\$37,290	\$49,720	\$62,150	\$74,580	\$87,010	\$99,440	\$111,870	\$124,300	\$136,730	\$149,160	\$161,590	\$205,095
3	\$41,940	\$55,920	\$69,900	\$83,880	\$97,860	\$111,840	\$125,820	\$139,800	\$153,780	\$167,760	\$181,740	\$230,670
4	\$46,590	\$62,120	\$77,650	\$93,180	\$108,710	\$124,240	\$139,770	\$155,300	\$170,830	\$186,360	\$201,890	\$256,245
5	\$50,310	\$67,080	\$83,850	\$100,620	\$117,390	\$134,160	\$150,930	\$167,700	\$184,470	\$201,240	\$218,010	\$276,705
6	\$54,030	\$72,040	\$90,050	\$108,060	\$126,070	\$144,080	\$162,090	\$180,100	\$198,110	\$216,120	\$234,130	\$297,165
7	\$57,780	\$77,040	\$96,300	\$115,560	\$134,820	\$154,080	\$173,340	\$192,600	\$211,860	\$231,120	\$250,380	\$317,790
8	\$61,500	\$82,000	\$102,500	\$123,000	\$143,500	\$164,000	\$184,500	\$205,000	\$225,500	\$246,000	\$266,500	\$338,250

## 2024 New York City Area Affordable Monthly Rents

Unit Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI	130% AMI	165% AMI
Studio	\$815	\$1,087	\$1,358	\$1,630	\$1,902	\$2,174	\$2,445	\$2,717	\$2,989	\$3,261	\$3,532	\$4,483
One- bedroom	\$873	\$1,165	\$1,456	\$1,747	\$2,038	\$2,330	\$2,621	\$2,912	\$3,203	\$3,495	\$3,786	\$4,805
Two- bedroom	\$1,048	\$1,398	\$1,747	\$2,097	\$2,446	\$2,796	\$3,145	\$3,495	\$3,844	\$4,194	\$4,543	\$5,766
Three- bedroom	\$1,211	\$1,615	\$2,018	\$2,422	\$2,826	\$3,230	\$3,633	\$4,037	\$4,441	\$4,845	\$5,248	\$6,661