



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 council.nyc.gov. 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 style="list-style-type: none"> • 7,602 SF light manufacturing – cellar, first and second floors <ul style="list-style-type: none"> • Potential tenants - pottery, glass, tradesman or furniture workshops; maker, artist or 3D printing spaces; wholesalers or a brewery • 3,301 SF commercial retail – cellar and first floor – with public passageway <ul style="list-style-type: none"> • Potential supermarket • 25,597 SF commercial office – cellar, first, second and third floors <ul style="list-style-type: none"> • Potential recording studio and professional offices • 6,634 SF community facility – first and second floors <ul style="list-style-type: none"> • Potential health care facility or daycare • 95,279 SF residential
Base Height/Setback/Total Height	92’/15 feet at 10 th 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



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TITLESHEET



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SCALE

CONCORD AVENUE

.1⁵



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WALES AVENUE



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AERIAL VIEW



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145TH ST AND CONCORD AVENUE

.5⁹



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145TH ST AND WALES AVENUE



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WALES AVENUE

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WALES AVENUE



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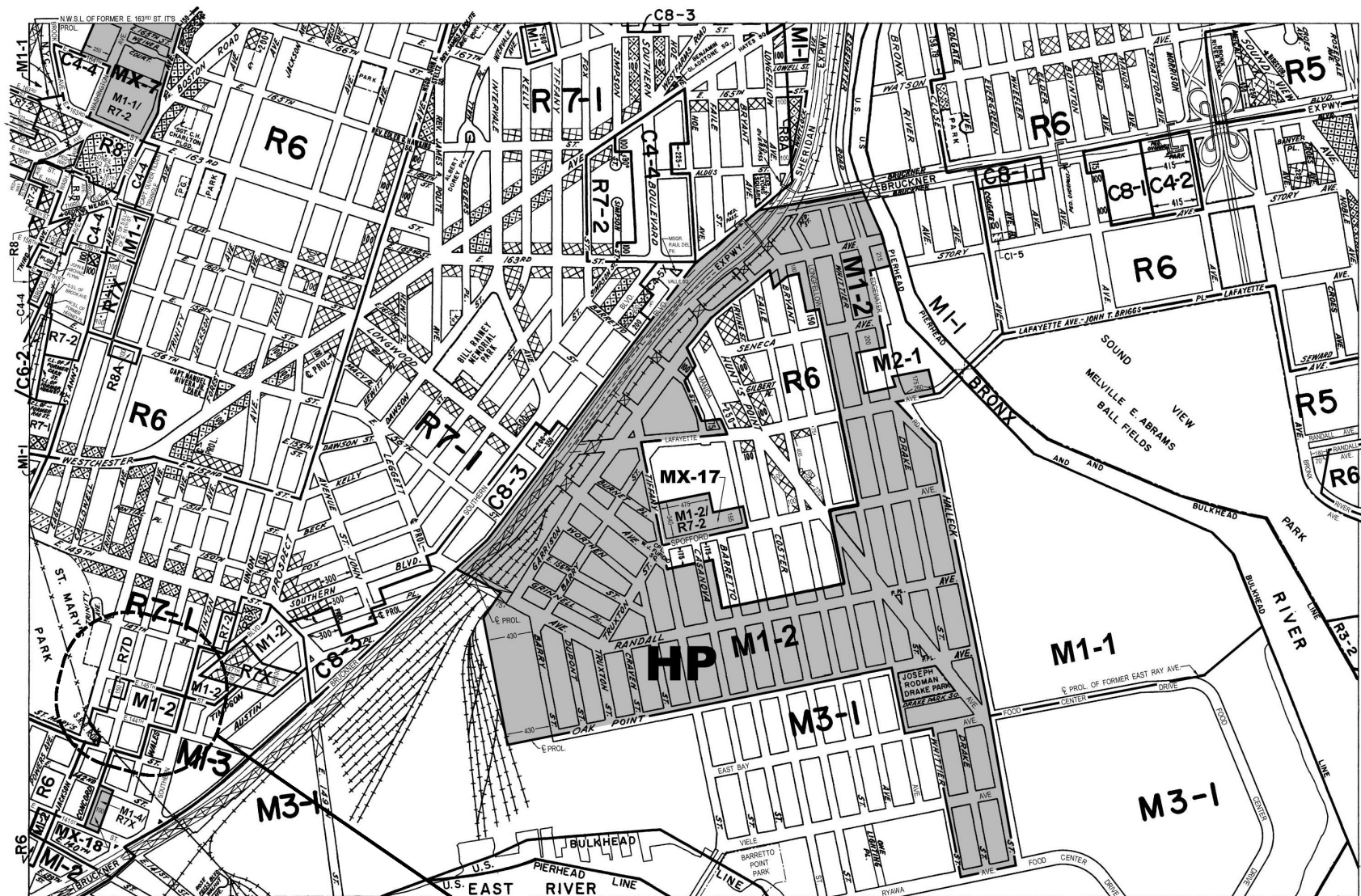
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CONCORD AVENUE

.10



Proposed Project Area

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	6c	7a
6b	6d	7b

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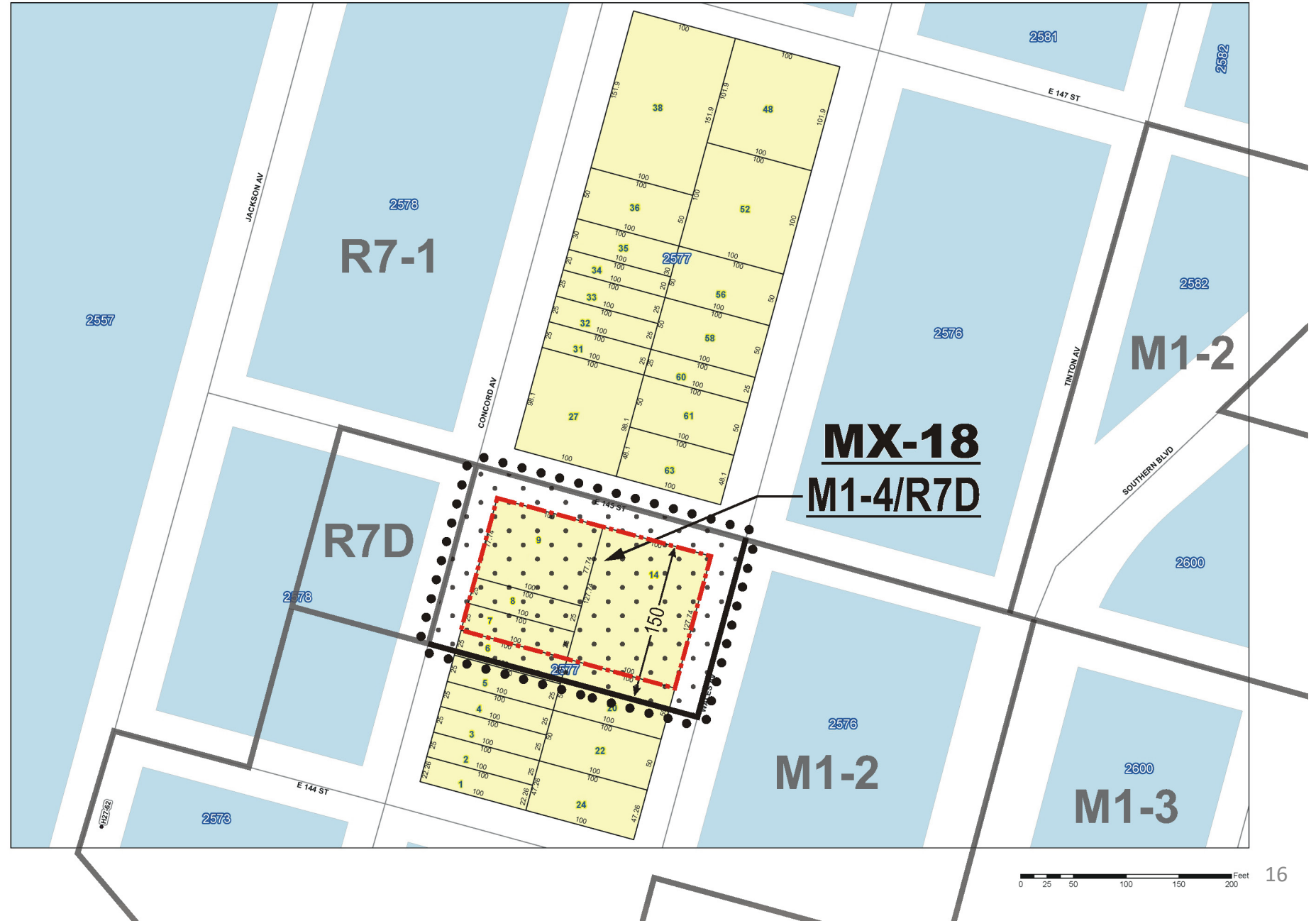
ZONING MAP 6c

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.

FINANCE
NEW • YORK
MARTHA E. STARK
COMMISSIONER



Effective Date : 12-09-2008 13:15:06
End Date : Current
Bronx Block: 2577



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 |
| | C1-2 | | C2-2 | | Special Districts |
| | C1-3 | | C2-3 | | |
| | C1-4 | | C2-4 | | |
| | C1-5 | | C2-5 | | |

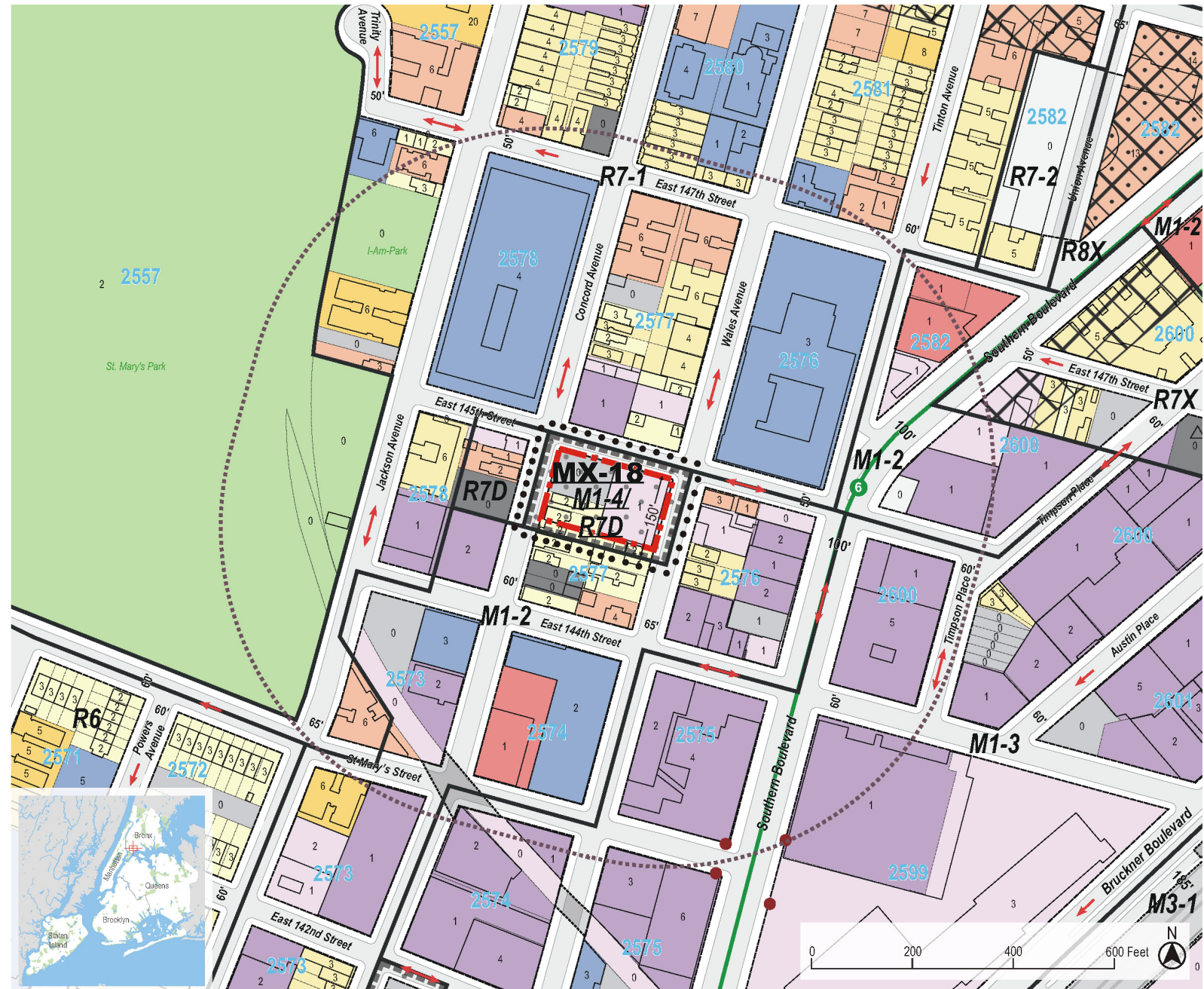
- Elevated Rail Structure / Roadway Overpass
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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





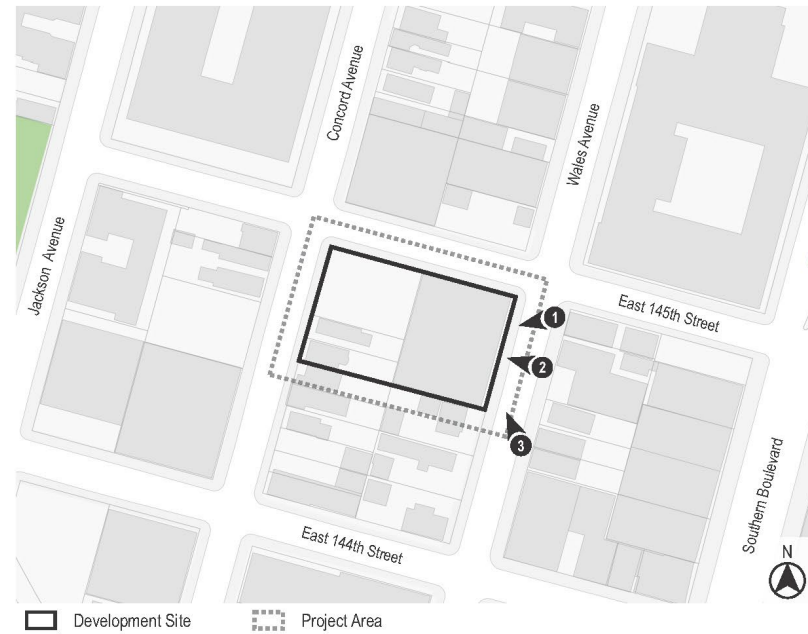
1. View of the Development Site facing west from Wales Avenue.



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



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





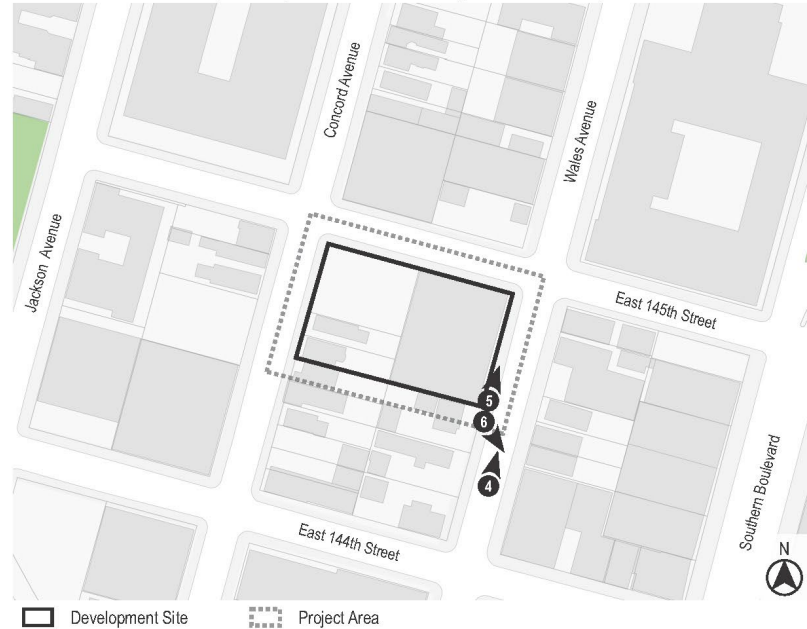
4. View of Wales Avenue facing northeast (Development Site and Project Area at left).



5. View of the sidewalk along the west side 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.





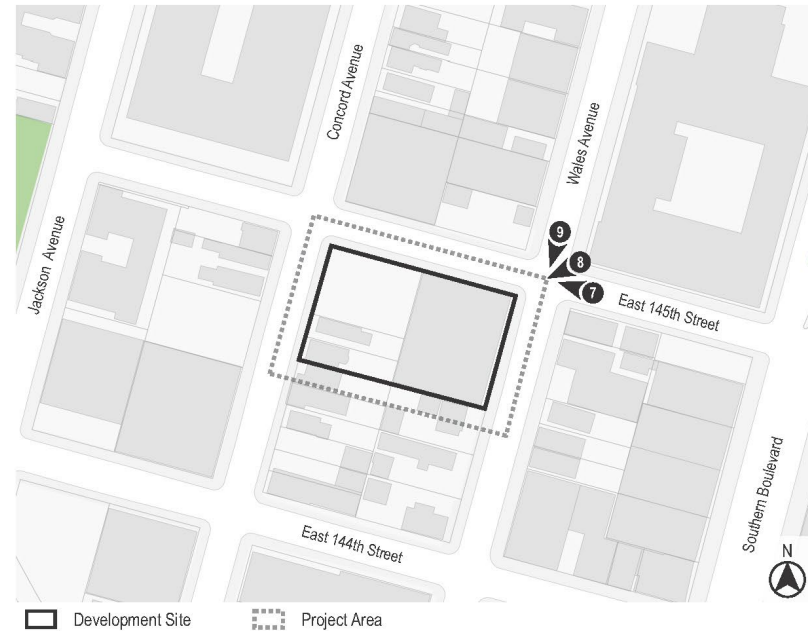
7. View of East 145th Street facing northwest from Wales Avenue (Development Site at left).



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

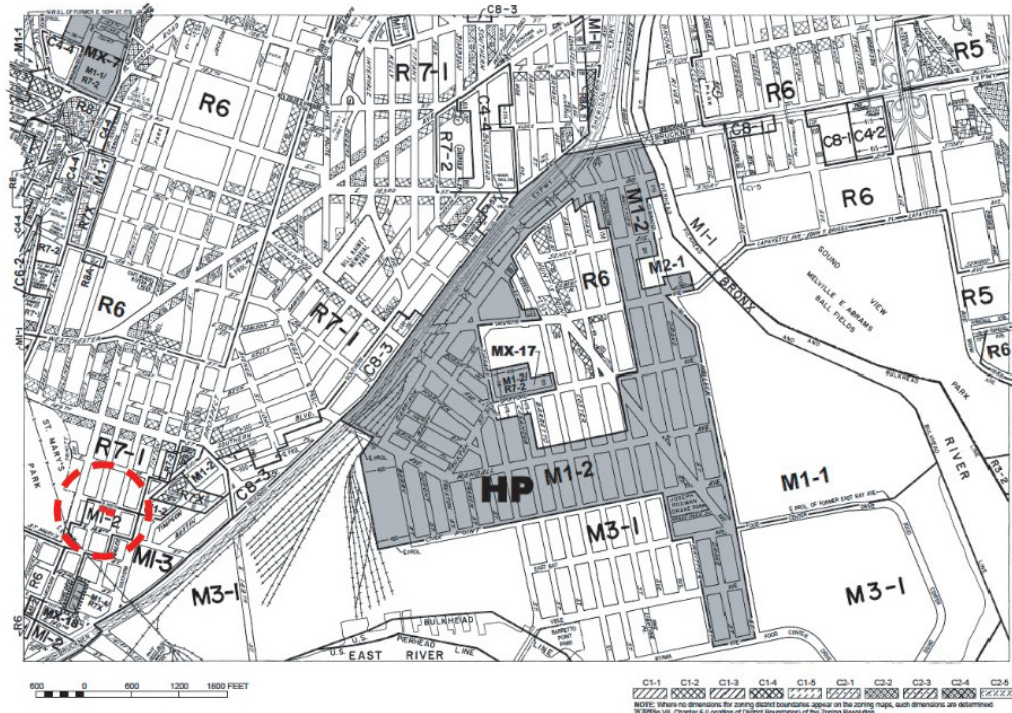


9. View of Wales Avenue facing southwest from East 145th Street (Development Site at right).



DRAWING LIST

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SITE DATA

ADDRESS	438 Concord Avenue, Bronx, NY10045 (Lot 9) 435 Wales Avenue, Bronx, NY10045 (Lot 14) 434 Concord Avenue, Bronx, NY10045 (Lot 8) 432 Concord Avenue, Bronx, NY10045 (Lot 7)
BLOCK, LOT	2577, 9 2577, 14 2577, 8 2577, 7
ZONING DISTRICT	M1-2
ZONING MAP	6C
COMMUNITY DISTRICT	Bronx Community District 1
LOT DIMENSIONS	Lot 9: Rectangular 77'-8 13/16" x 100'-0" Lot 14: Rectangular 127'- 8 7/8" x 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 transferred to lot 8) 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
LITTLE "E" DESIGNATION	NO
LANDMARK DESIGNATED BUILDING WITHIN 90'-0" RADIUS OF SITE SUBJECT TO TPPN 10/88	NO
M. T. A. / AMTRAK APPROVAL	NO SITE > 200 FT FROM SUBWAY
HISTORIC DISTRICT	NO
PROPOSED ZONING	Special Mixed Use District (MX) - R7D / M1-4
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 LARGER	NONE FOR SMALLER BUSINESSES, REDUCED FOR LARGER

*Includes Mandatory Inclusionary Housing
**With Qualifying Ground Floor

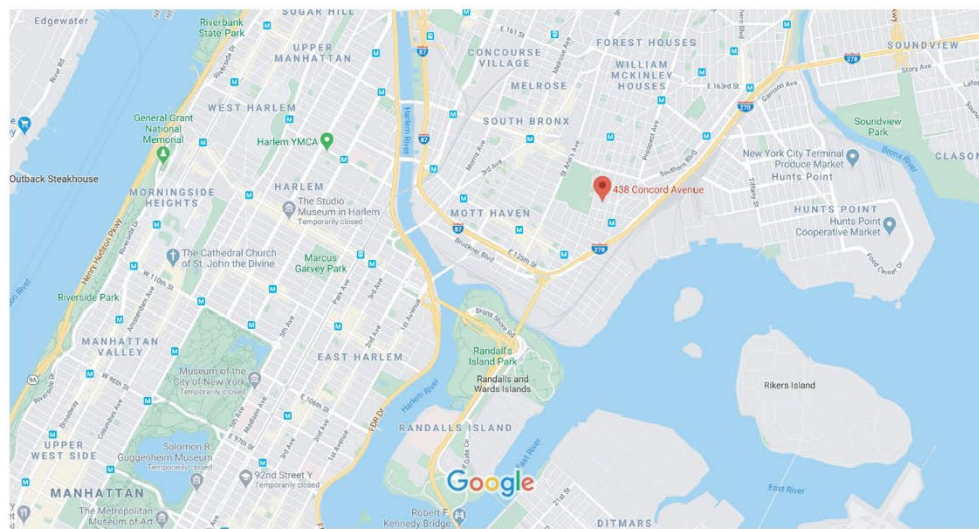
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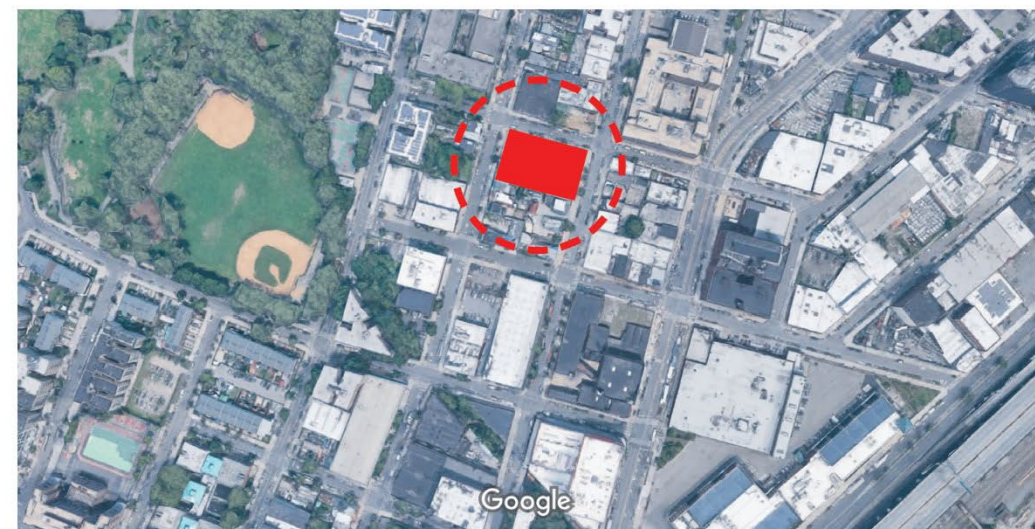
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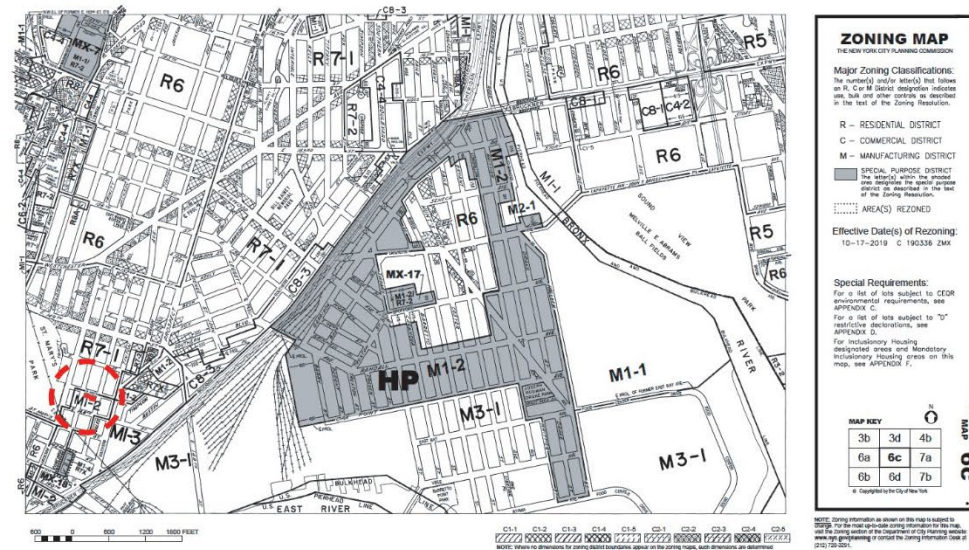
SITE DATA



1 SITE LOCATION



3 AERIAL VIEW OF SITE AREA



2 ZONING MAP



4 STREET VIEW: CONCORD AVE. AND 145TH ST.

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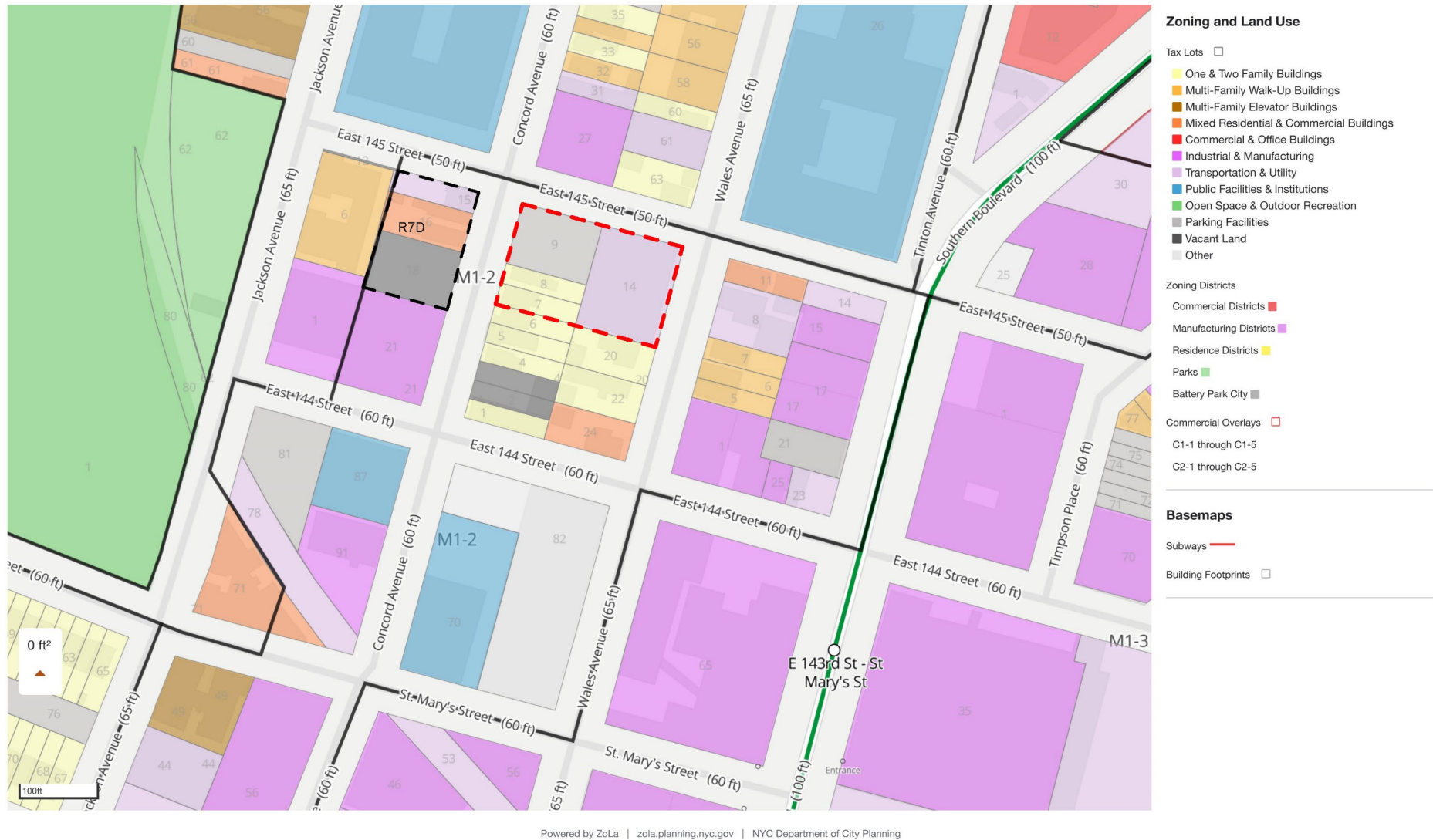
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SITE LOCATION

A - 02



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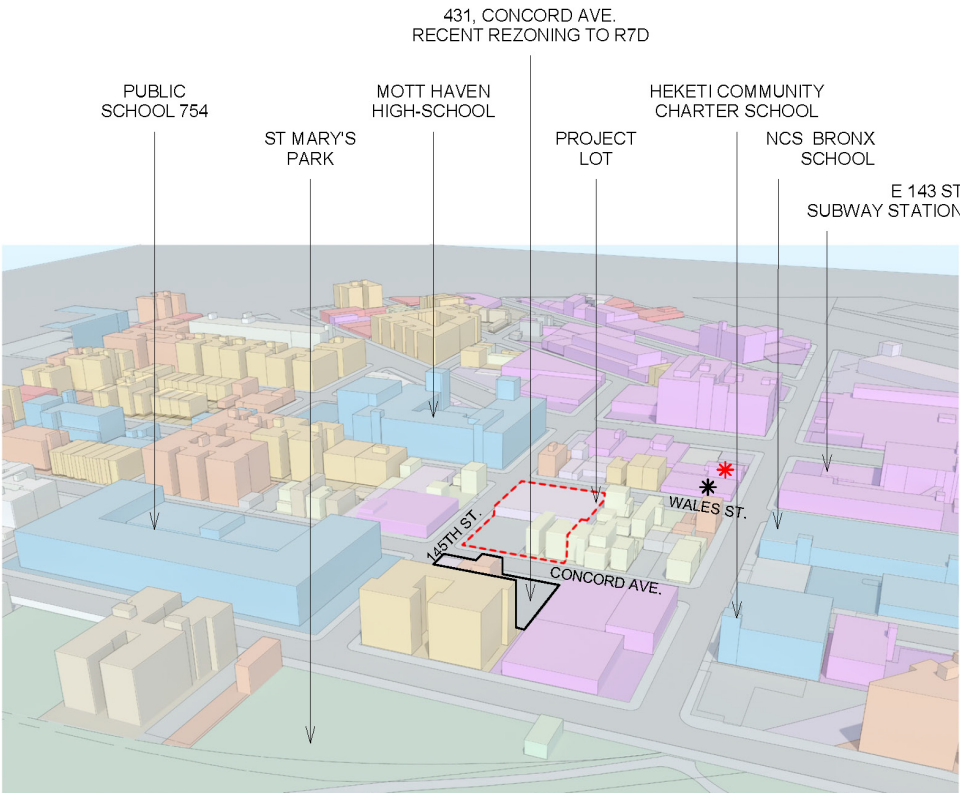
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AS SHOWN

LAND USE IN SITE AREA

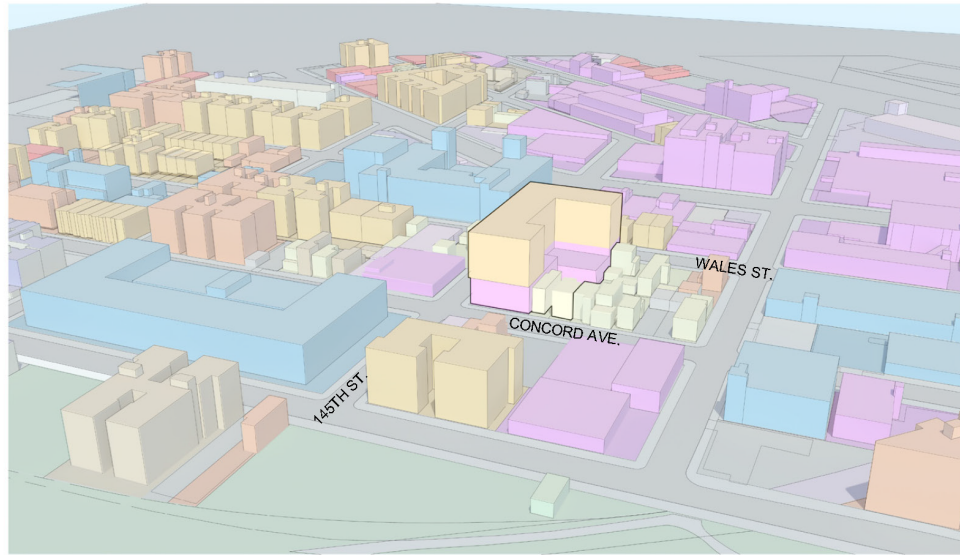
A - 03⁴

- 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



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



Proposed Land Use

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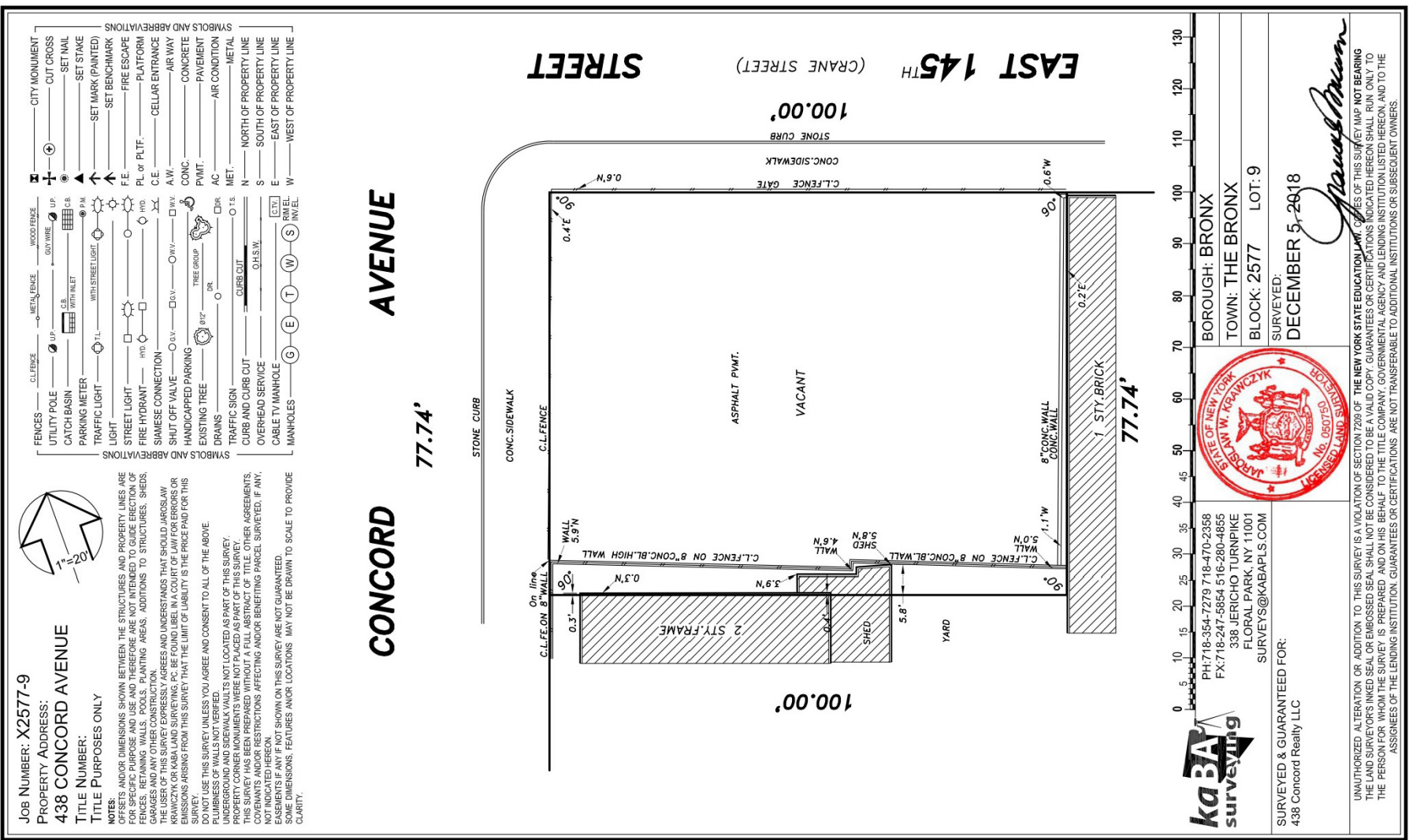
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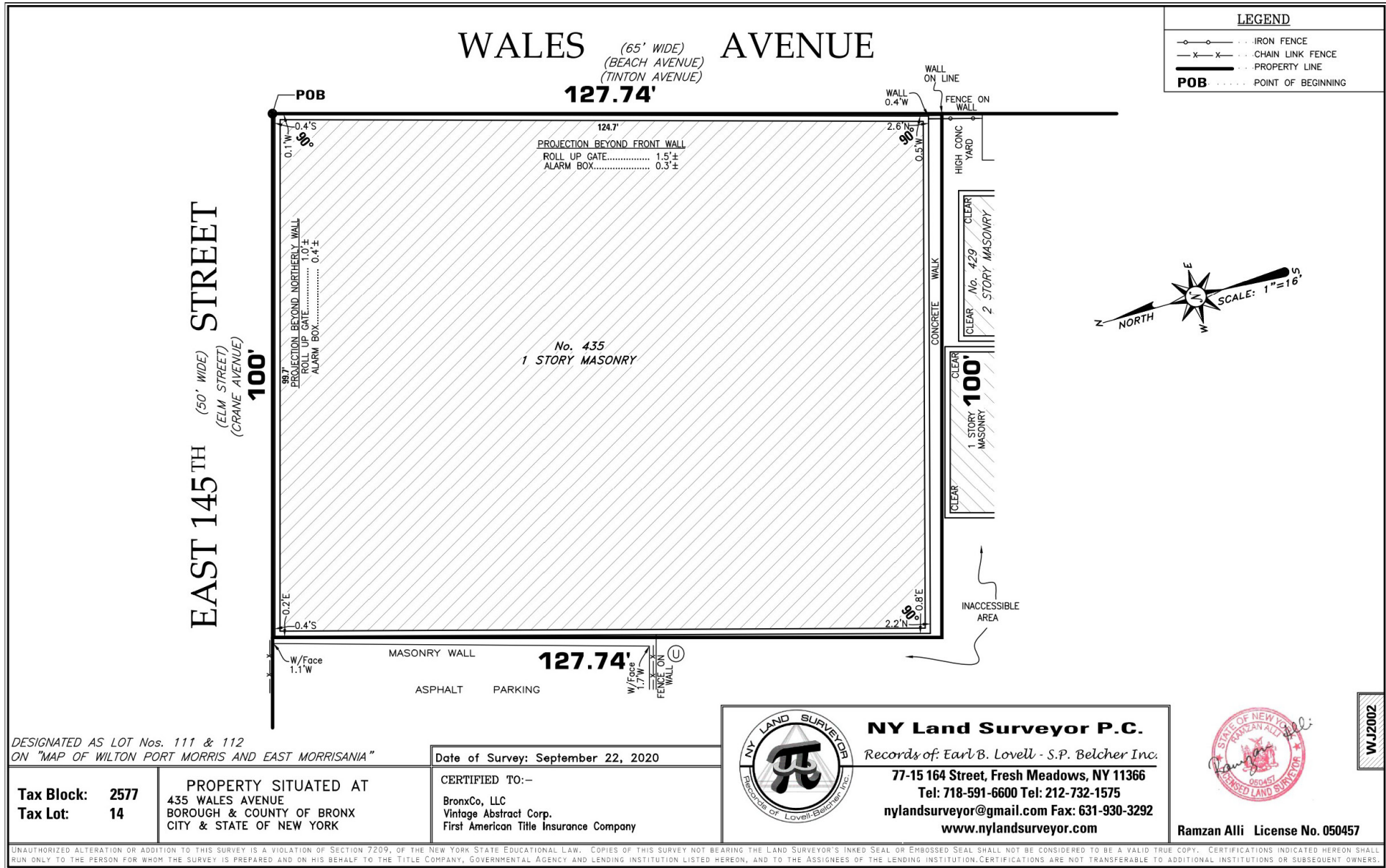
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SITE SURVEY LOT 9

A - 05²⁶





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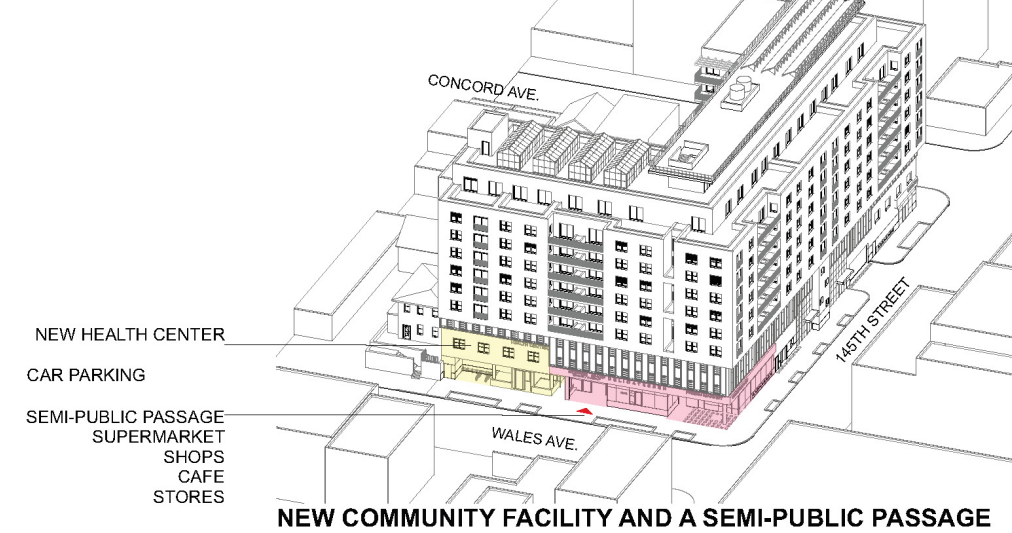
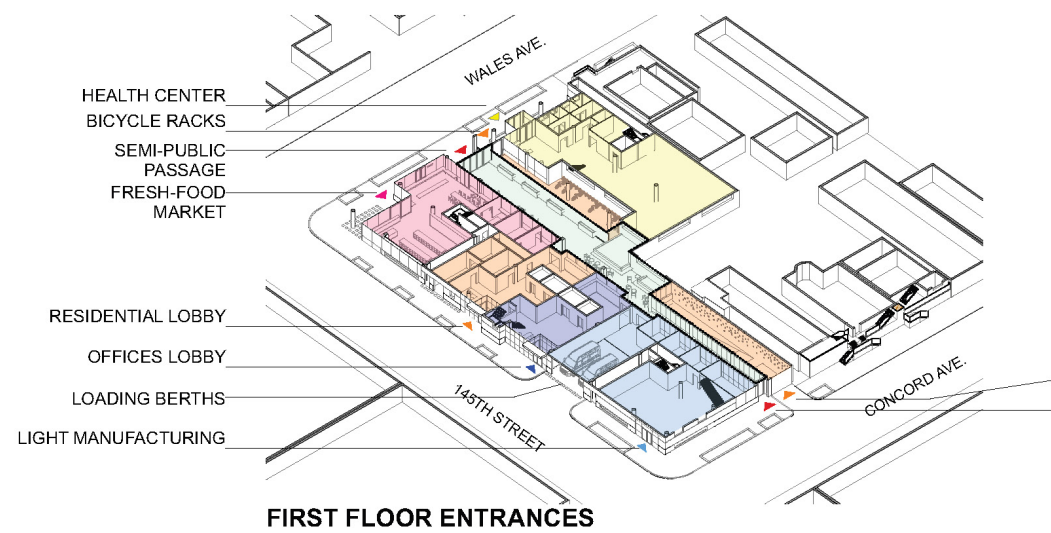
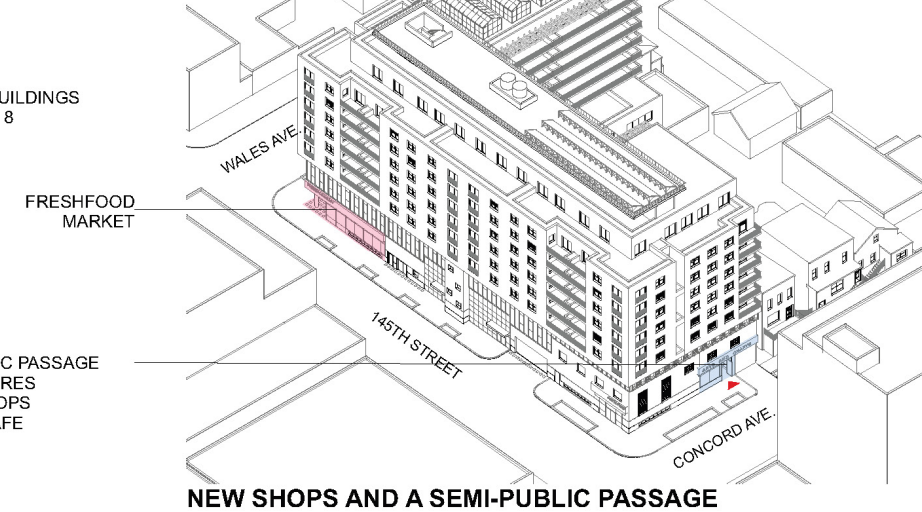
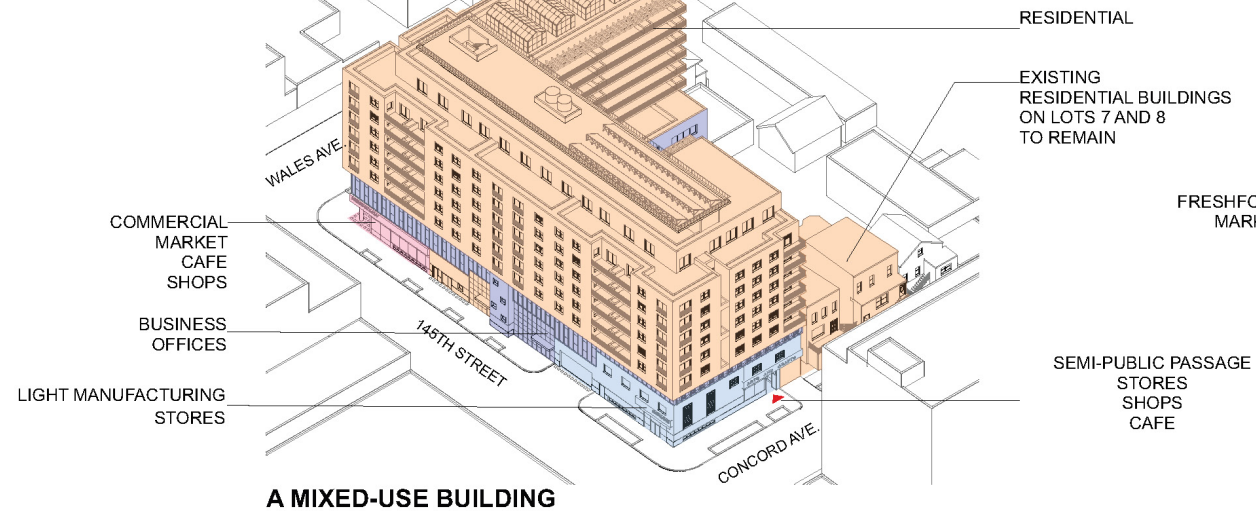
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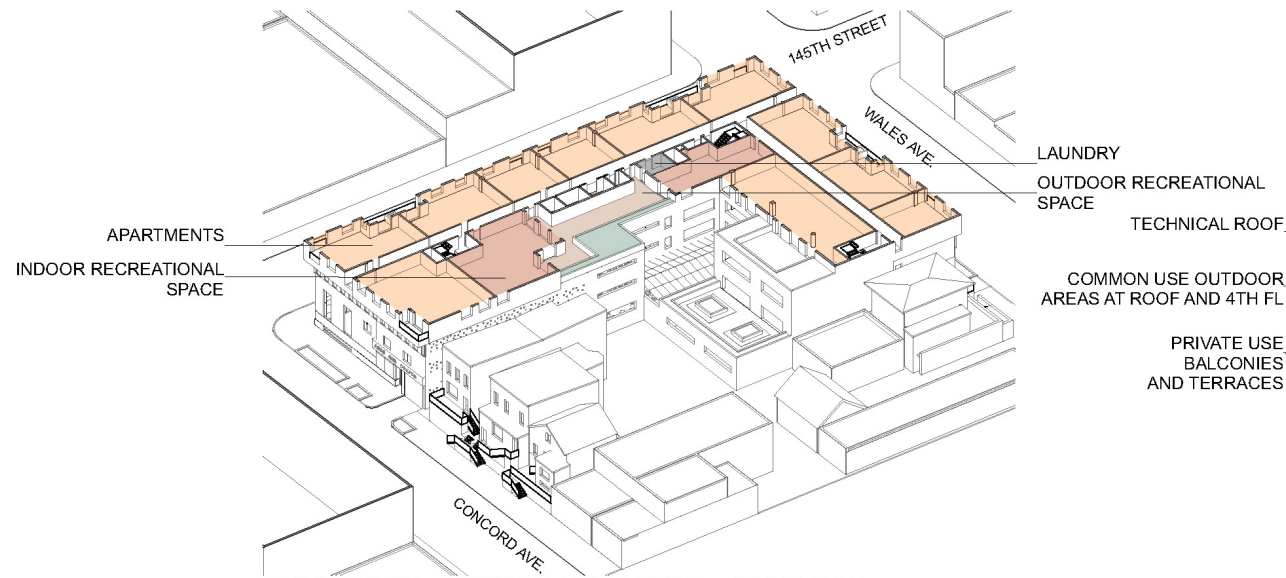
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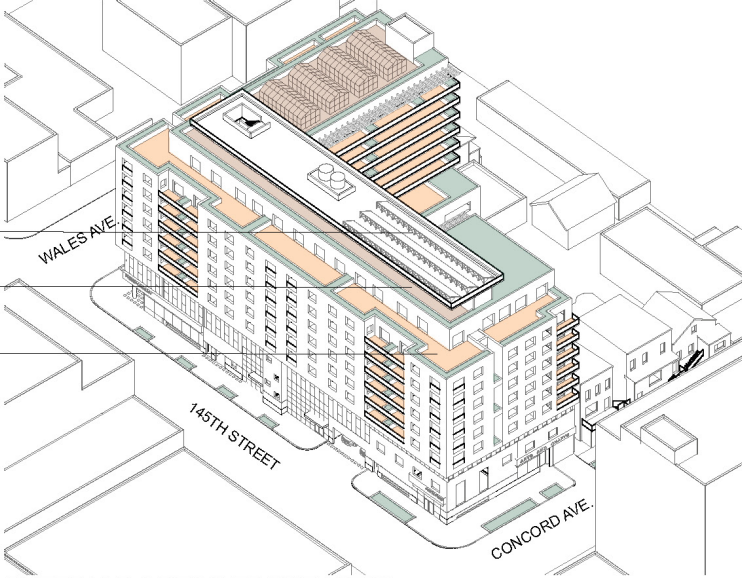
SITE SURVEY LOT 14

A - 09

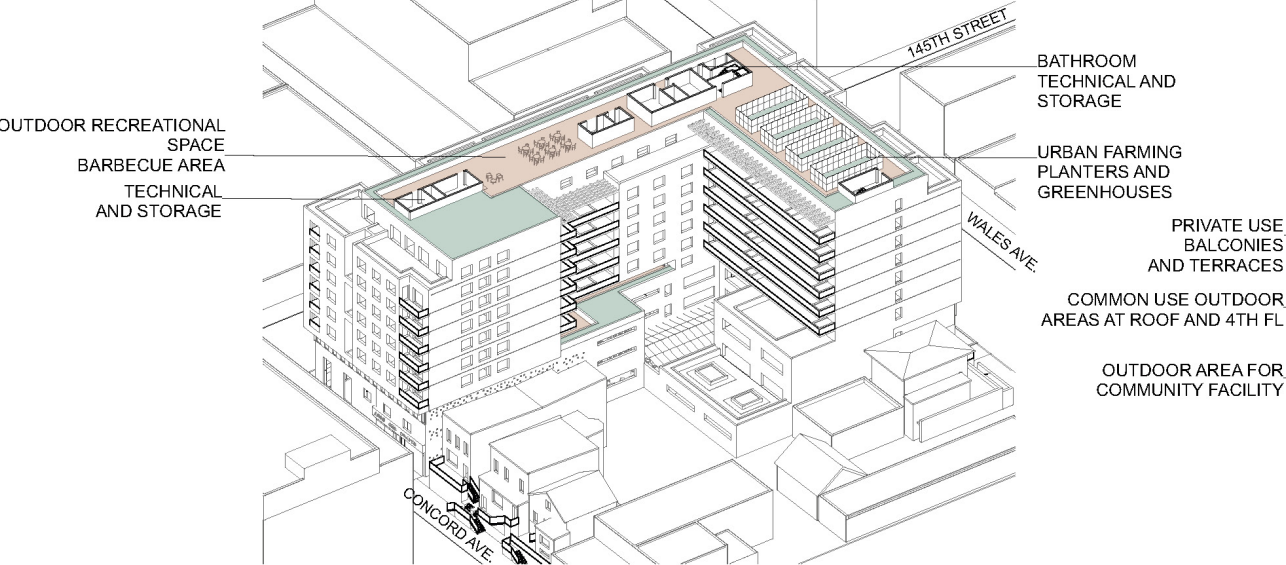




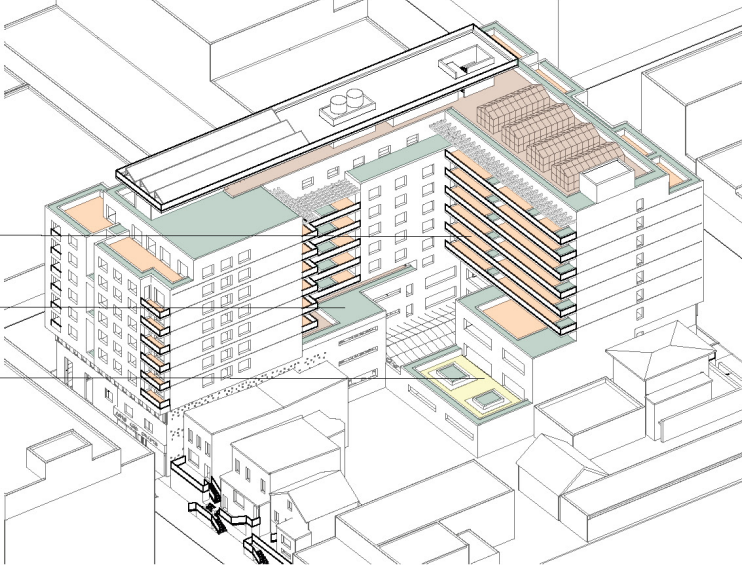
RESIDENTIAL COMMON USE AREAS - 4TH FLOOR



EXTERIOR AREAS FRONT VIEW



RESIDENTIAL COMMON USE AREAS - ROOF



EXTERIOR AREAS REAR VIEW

LOT AREA	25,548 SF
FAR	5.6
MAXIMUM ZONING FLOOR AREA ALLOWED	143,069 SF
FLOOR AREA PROVIDED	141,852 SF (includes 3,440 SF - existing houses to remain)

	Manufacturing			Commercial			Business			Community Facility			Residential			Parking	Total Gross Area	Total Floor Area	Residential					
	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	11
5th FL													15,701	1,210	14,491		15,701	14,491	1	2	8	3	0	14
6th FL													15,784	1,210	14,574		15,784	14,574	1	2	8	3	0	14
7th FL													15,701	1,210	14,491		15,701	14,491	1	2	8	3	0	14
8th FL													15,784	1,210	14,574		15,784	14,574	1	2	8	3	0	14
9th FL													15,701	1,210	14,491		15,701	14,491	1	2	8	3	1	15
10th FL													9,868	934	8,934		9,868	8,934			1	2	2	5
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	87
																			7%	14%	54%	21%	5%	

RESIDENTIAL AREAS PER FLOOR			
Level	Name	Apartment Gross Area (SF)	Apartment Net Area (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	1 146,80
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	1 229,96	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	1 140,03	1 094,43
6TH FLOOR	3BR	1 195,43	1 147,61
6TH FLOOR	3BR	1 229,96	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

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Level	Name	Apartment Gross Area (SF)	Apartment Net Area (SF)
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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	1 523,70	1 462,75
		7605,15 sq ft	7300,94 sq ft
		75970,59 sq ft	72931,71 sq ft

RESIDENTIAL AREAS COMMON		
Level	Name	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

MANDATORY INCLUSIONARY HOUSING

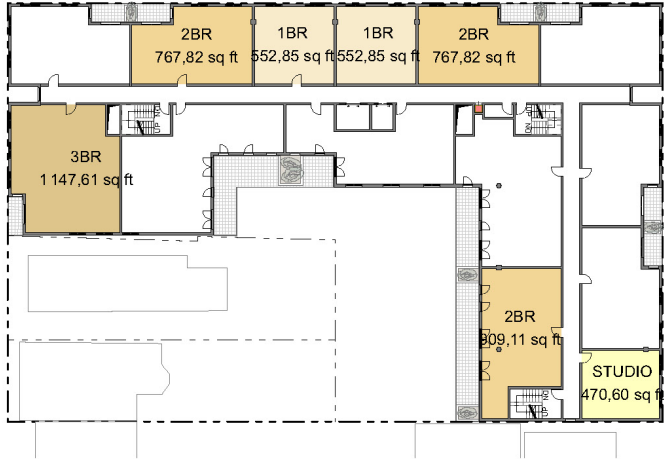
Option 1: At least 25% of residential FAR.

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	1 146,80
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	1 140,03	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	1 140,03	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

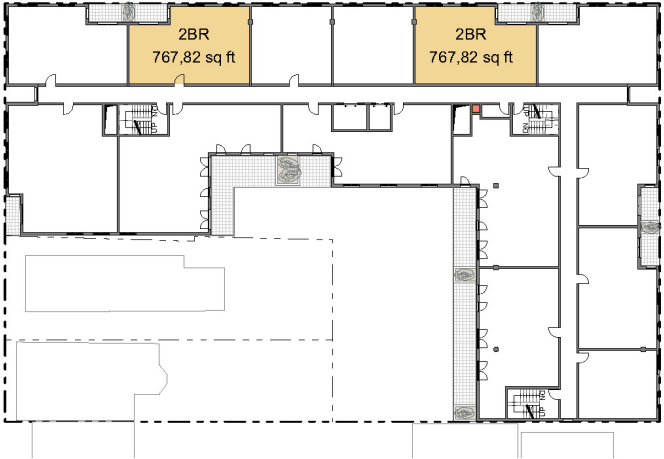
	MIH Floor Area	
	Residential Area	MIH Floor Area
1st FL	2,052	513
2nd FL		
3rd FL		
4th FL	11,219	6731
5th FL	14,491	6666
6th FL	14,574	6704
7th FL	14,491	2029
8th FL	14,574	2040
9th FL	14,491	0
10th FL	8,934	0
ROOF	454	113
TOTAL	95,279	24797

MANDATORY INCLUSIONARY HOUSING

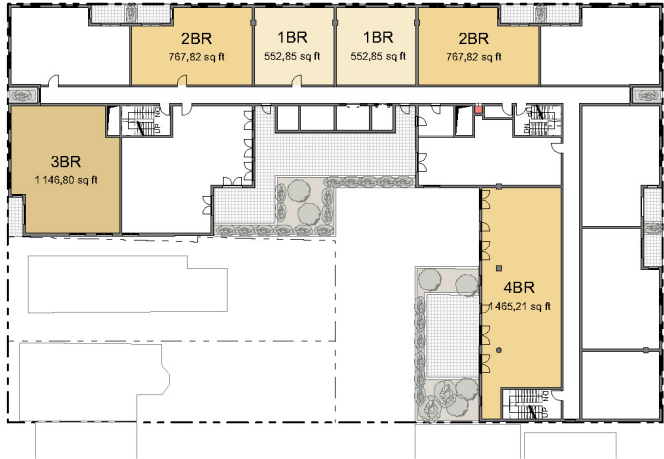
Option 1: At least 25% of residential FAR.



5TH-6TH FLOORS



7TH-8TH FLOORS



4TH FLOOR

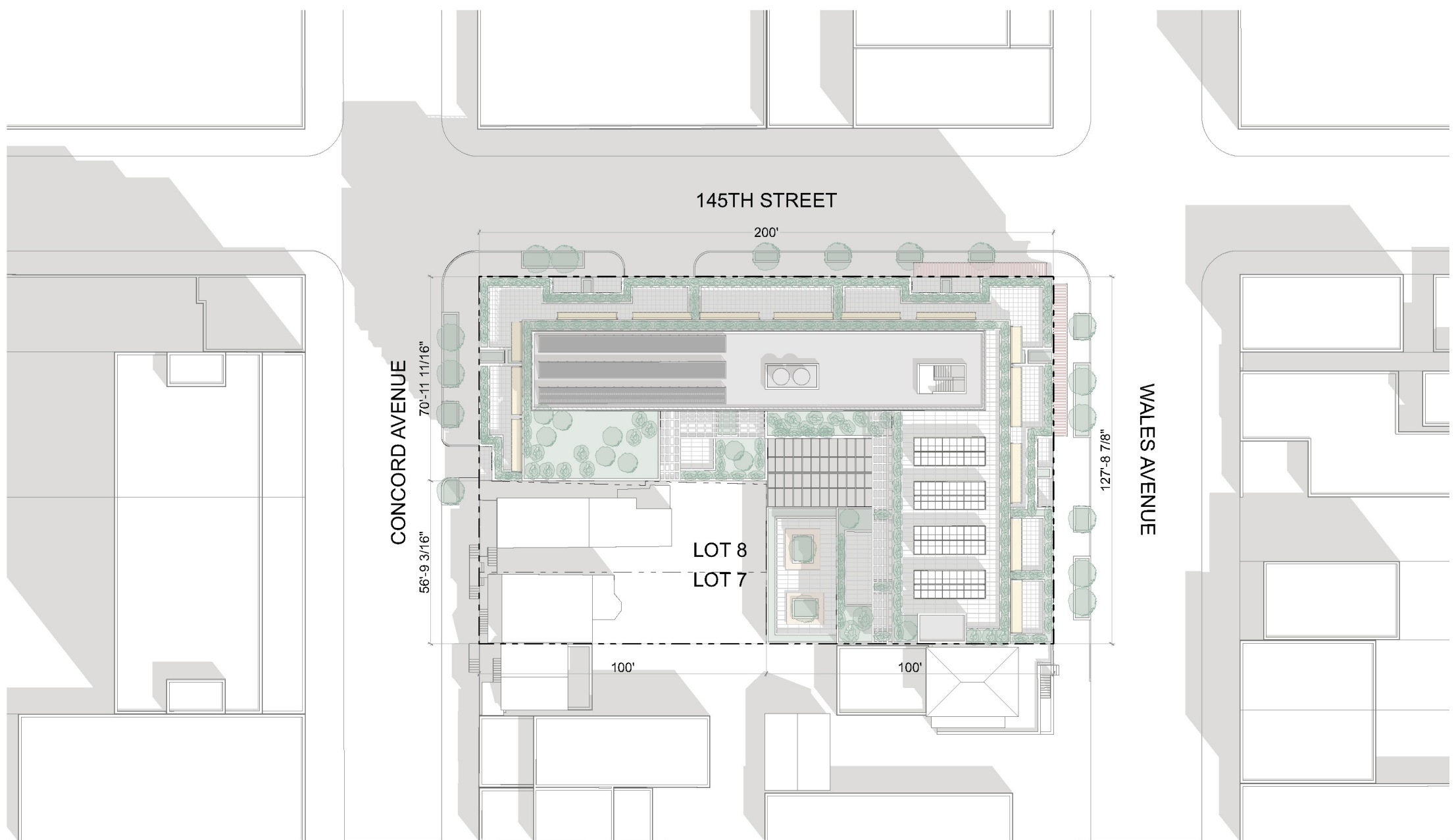
MANUFACTURING AREAS (NET AREAS)		
Level	Name	Area
CELLAR	WORKSHOP	1 855,45
		1855,45 sq ft
FIRST FLOOR	STORE	645,88
FIRST FLOOR	WORKSHOP	1 228,42
		1874,30 sq ft
2ND FLOOR	WORKSHOP	3 945,14
		3945,14 sq ft
		7674,89 sq ft

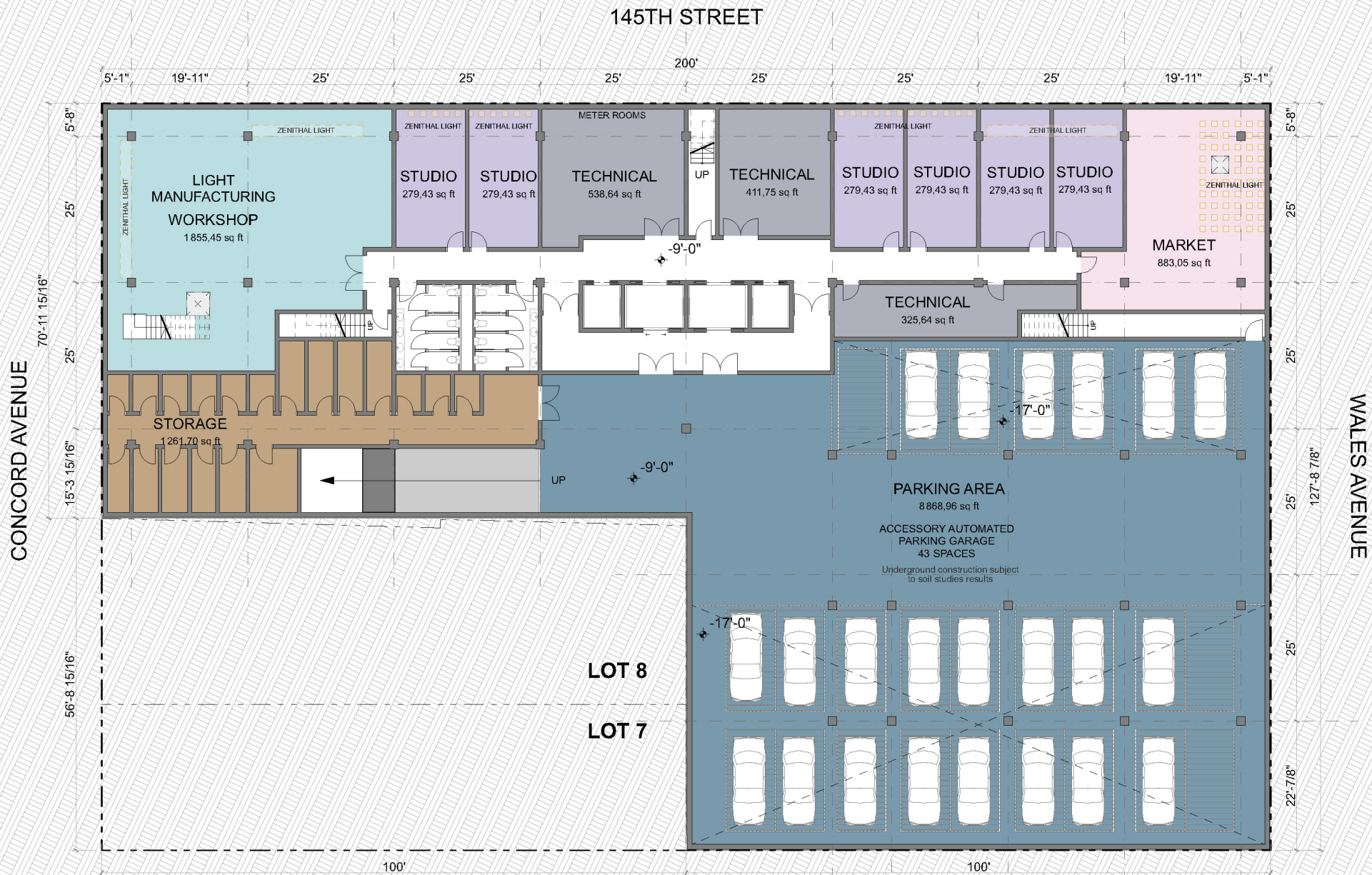
COMMERCIAL AREAS (NET AREAS)		
Level	Name	Area
CELLAR	MARKET	883,05
		883,05 sq ft
FIRST FLOOR	BAKERY	362,88
FIRST FLOOR	CAFE DELI	978,21
FIRST FLOOR	MARKET	1 077,52
		2418,61 sq ft
		3301,66 sq ft

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	2 916,88
		2916,88 sq ft
		6322,31 sq ft

COMMON USE AREAS (NET AREAS)		
Level	Name	Area
CELLAR	BATHROOM	342,60
CELLAR	CORRIDOR	1 209,47
		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





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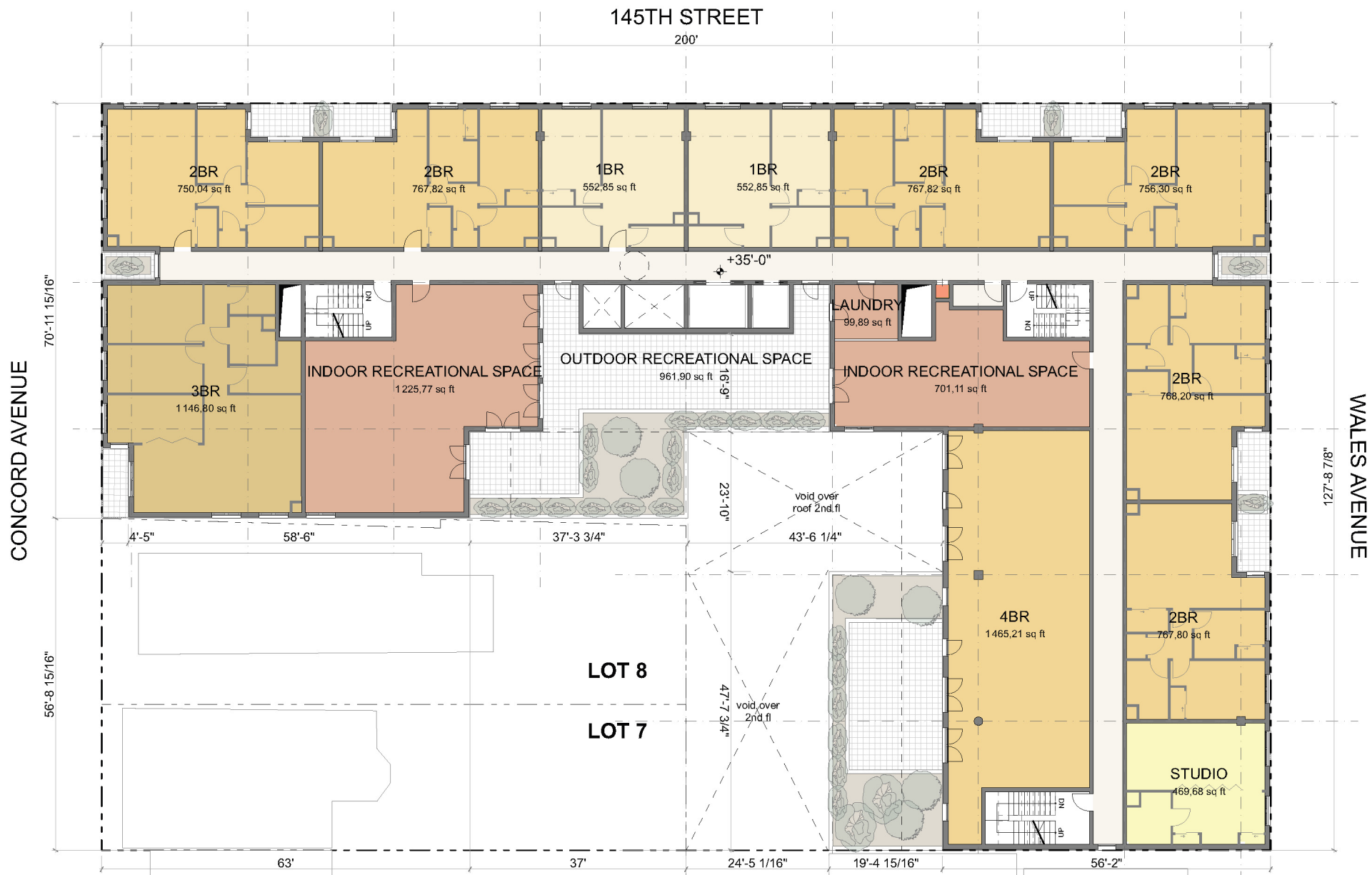
08-22-2023

SCALE 1/16" = 1'-0"

CELLAR PLAN

**NOTE: GEOTECHNICAL ENGINEERING REPORT
REQUESTED**

A - 19



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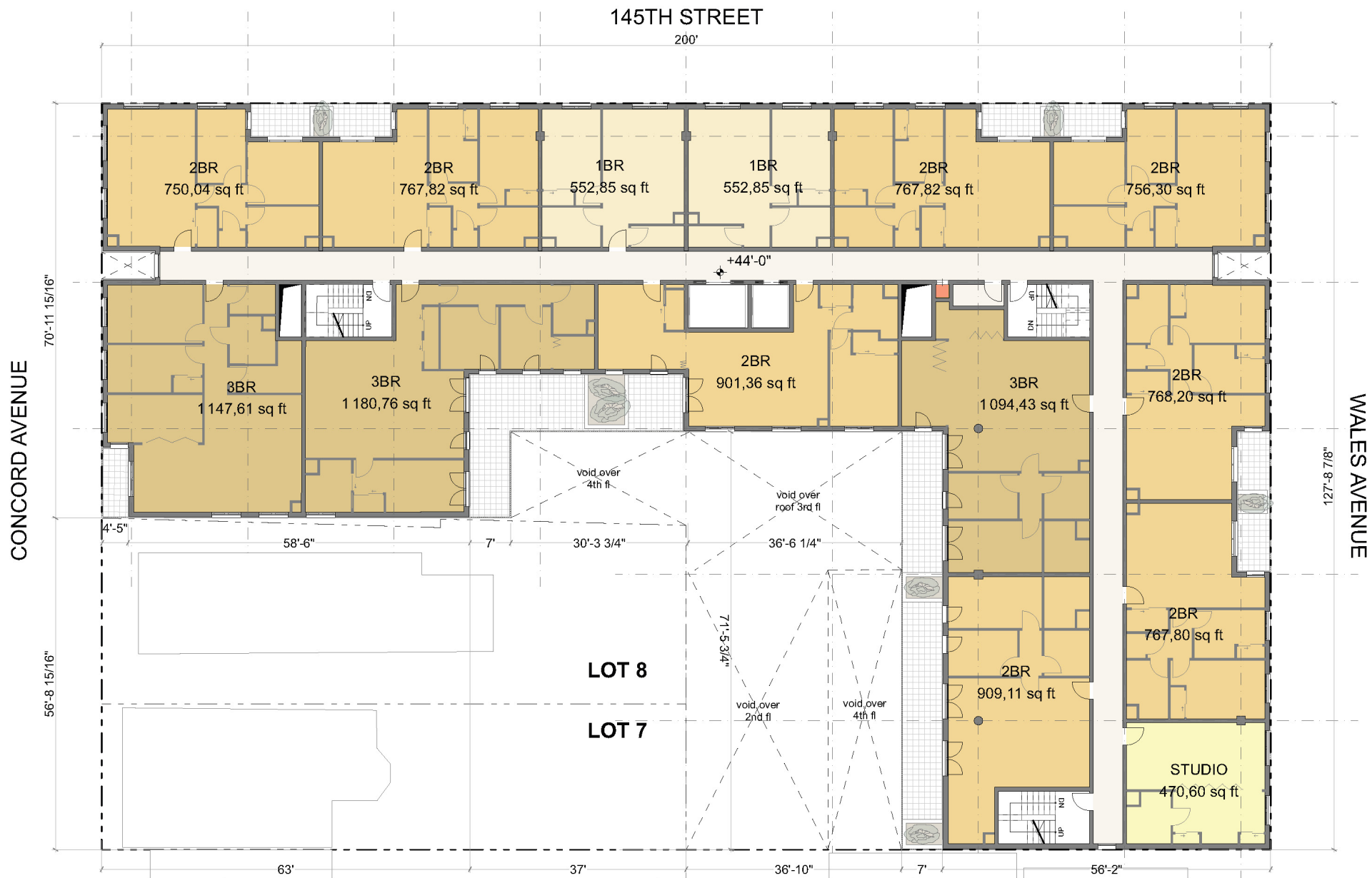
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SCALE 1/16" = 1'-0"

4TH FLOOR PLAN

A - 23



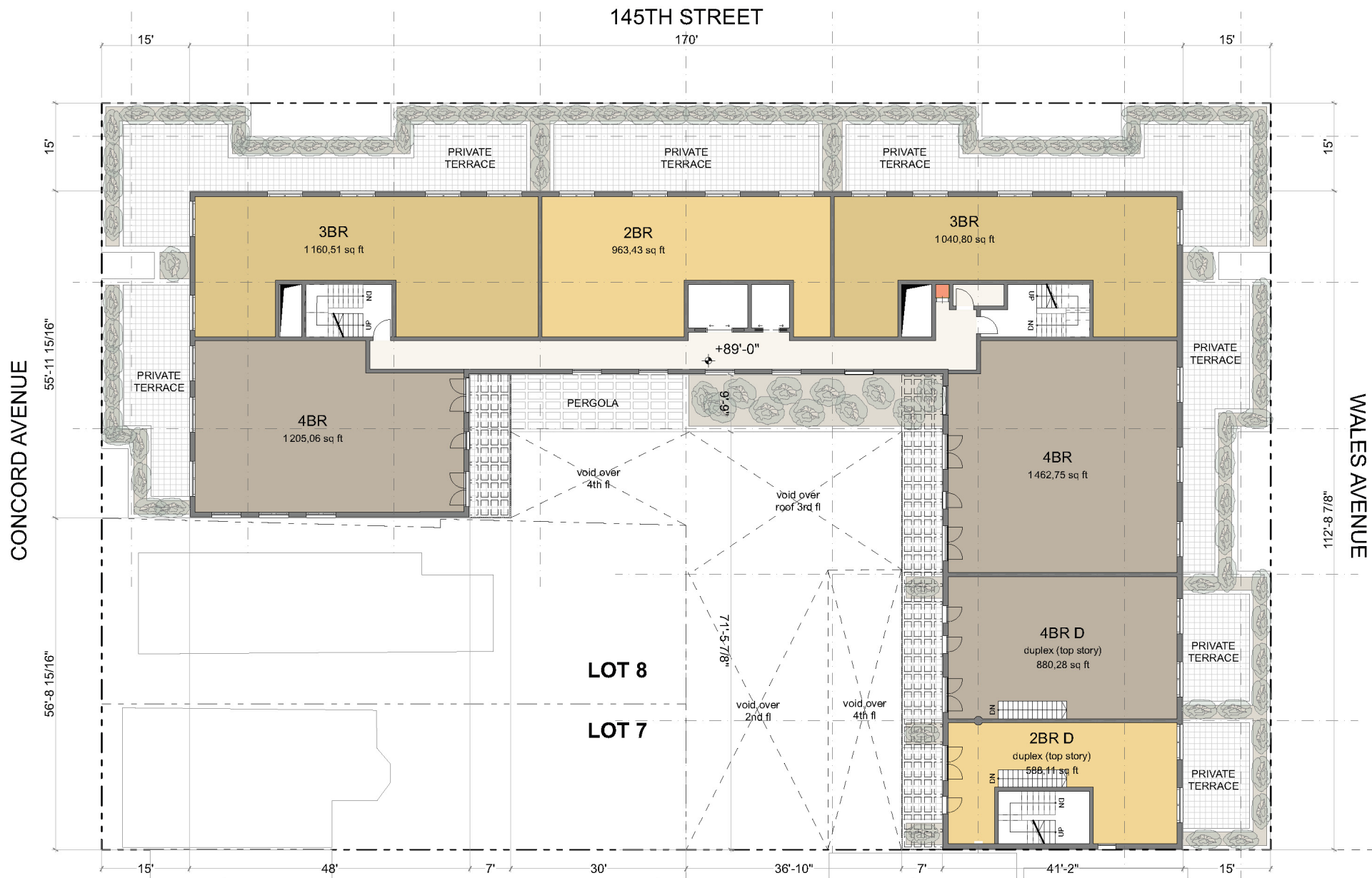
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SCALE 1/16" = 1'-0"

A - 24



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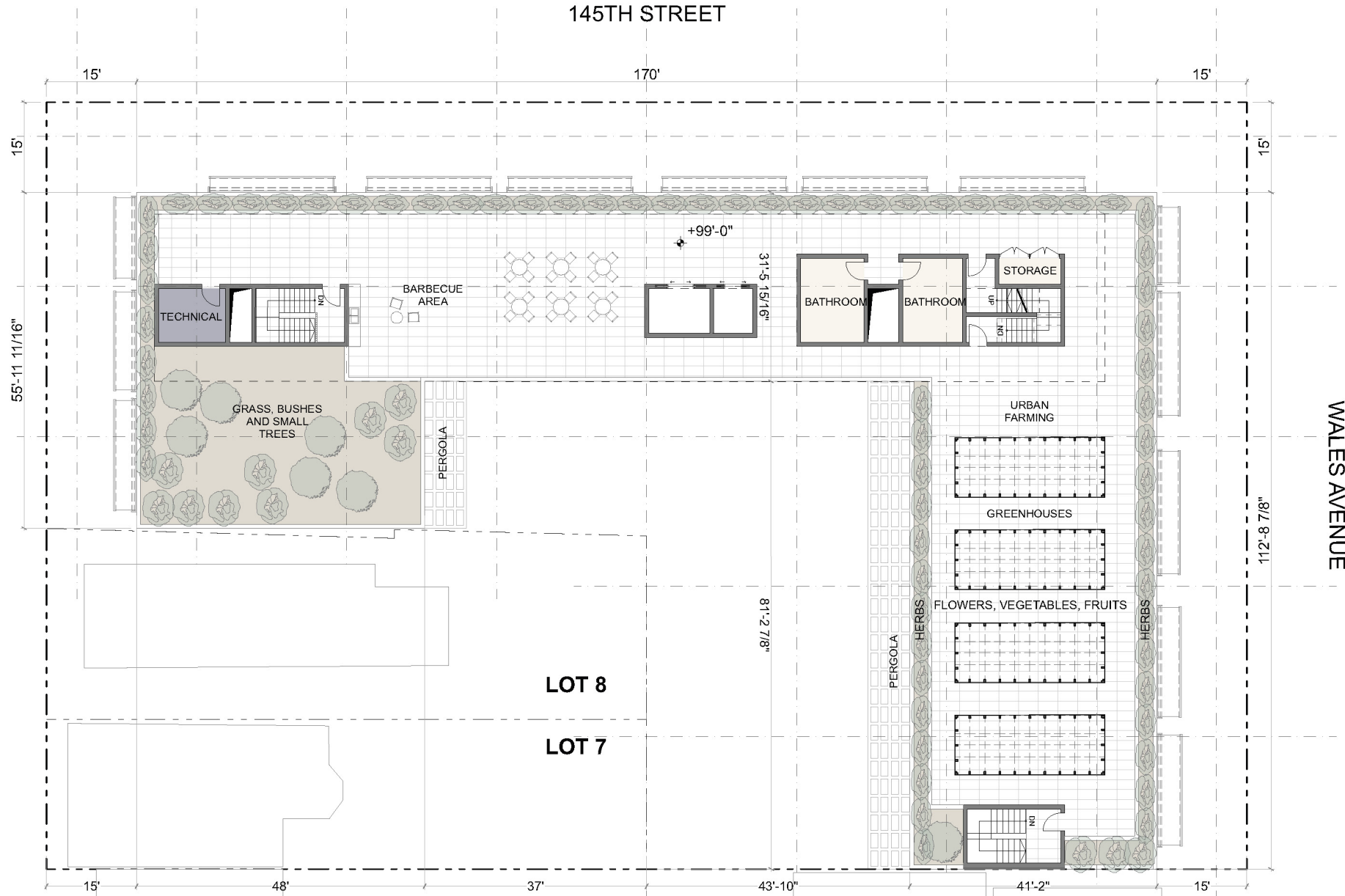
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SCALE 1/16" = 1'-0"

10TH FLOOR PLAN

A - 25

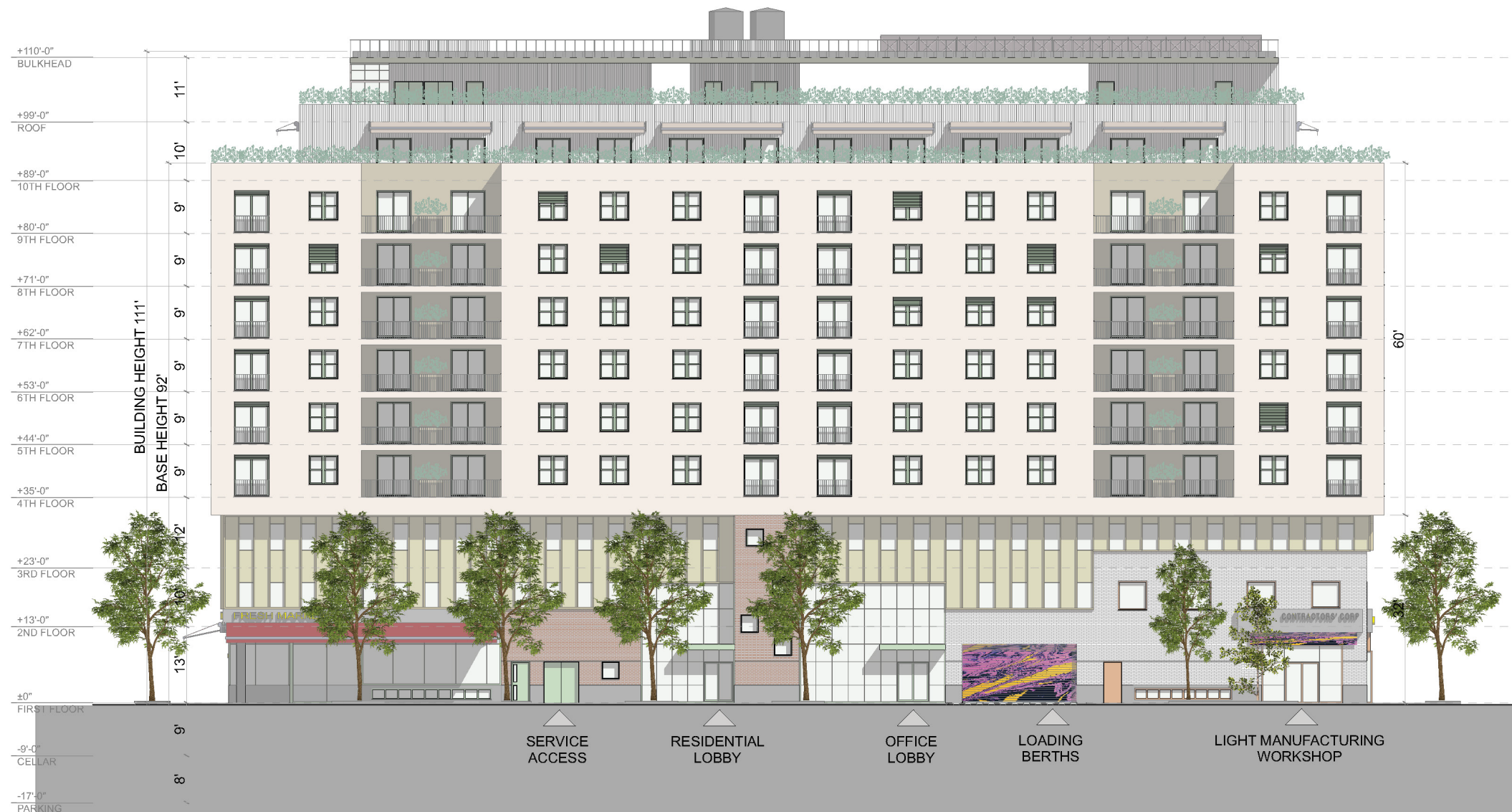
CONCORD AVENUE



WALES AVENUE

145TH STREET

CONCORD AVENUE



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SCALE 1/16" = 1'-0"

NORTH EAST ELEVATION

A - 28

145TH STREET

CONCORD AVENUE



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SCALE 1/16" = 1'-0"

NORTH WEST ELEVATION

A - 29



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SCALE 1/16" = 1'-0"

SOUTH EAST ELEVATION

A - 30

CONCORD AVENUE

WALES AVENUE



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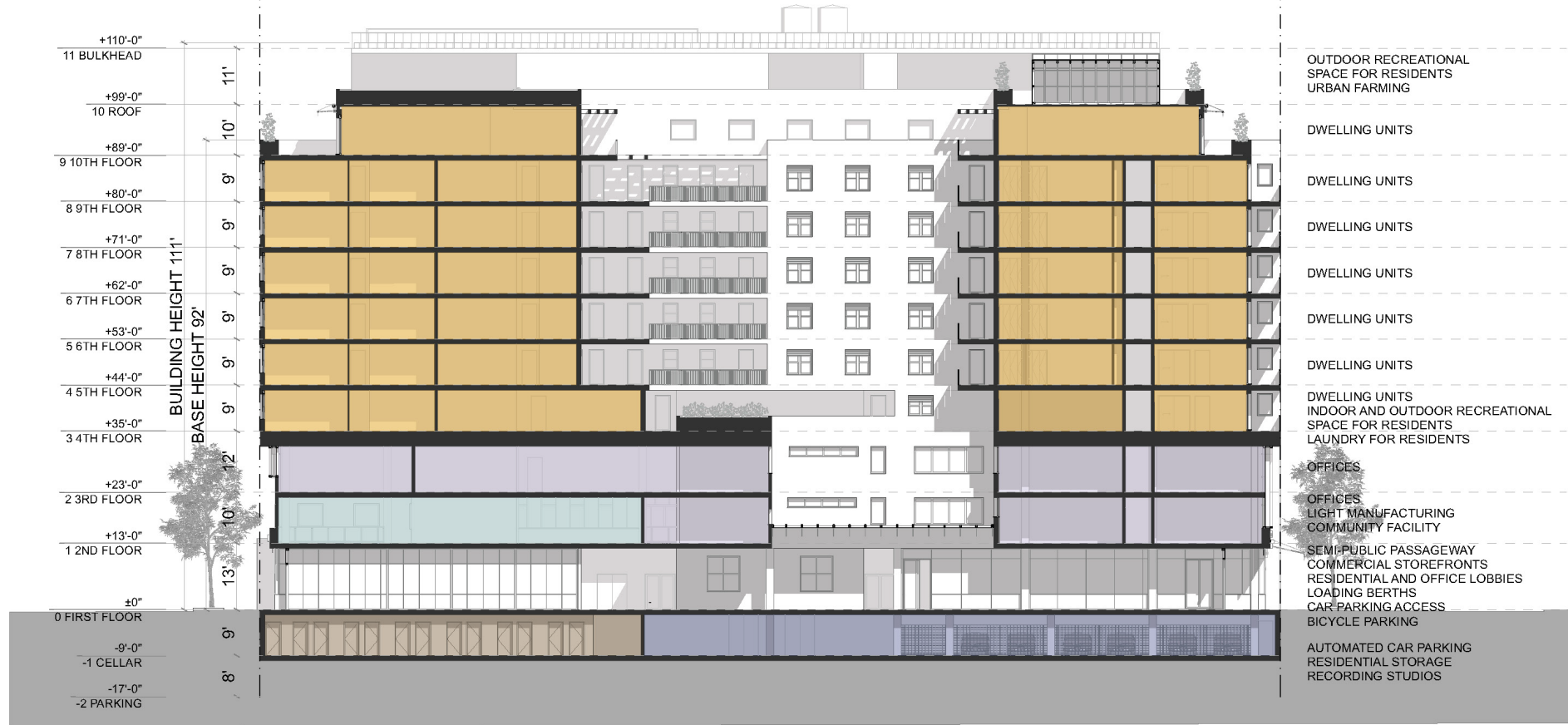
SCALE

SOUTH WEST ELEVATION

A - 31

CONCORD AVENUE

WALES AVENUE



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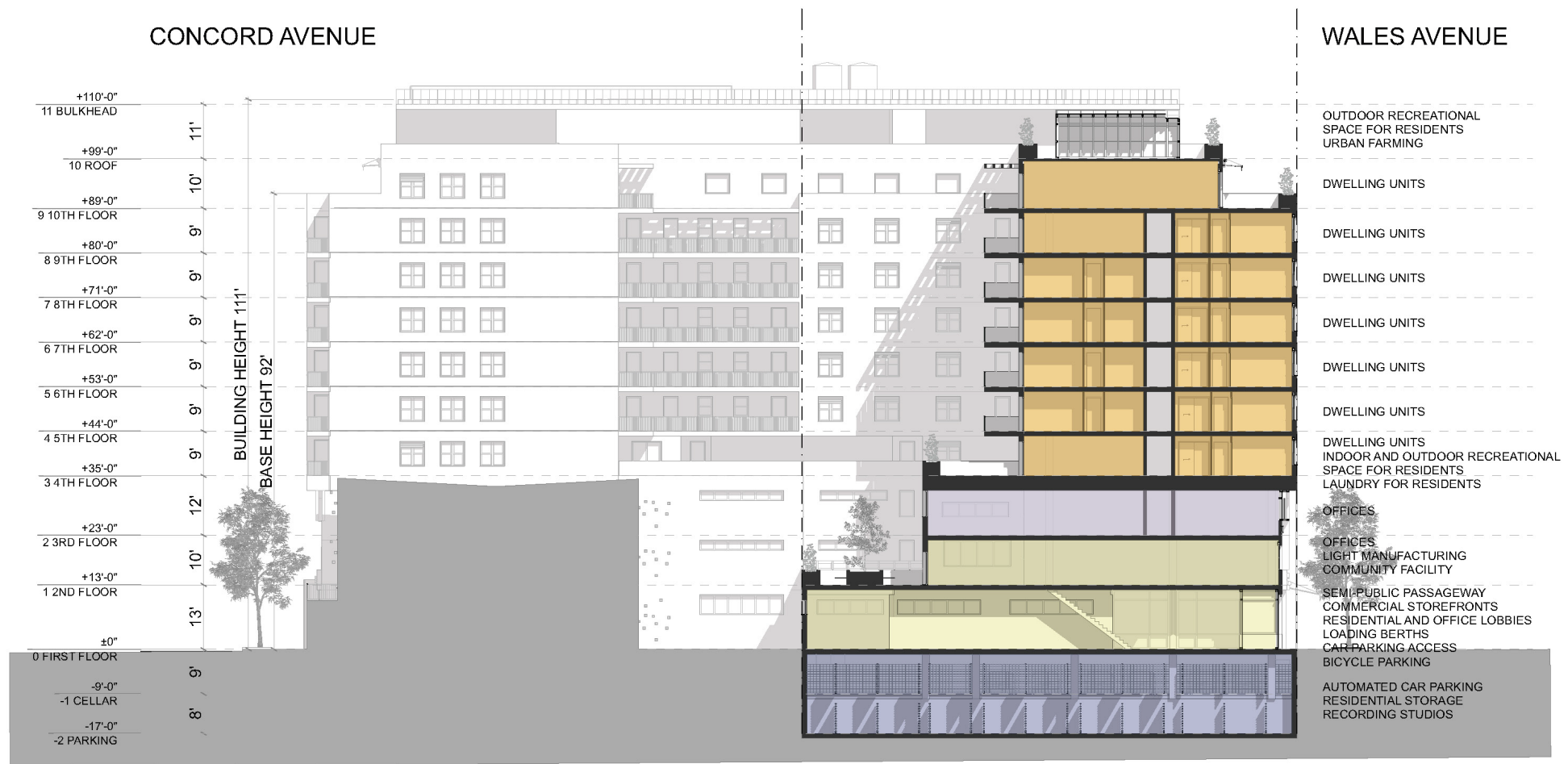
SCALE

3/64" = 1'-0"

BUILDING SECTION

NOTE: GEOTECHNICAL ENGINEERING REPORT
REQUESTED

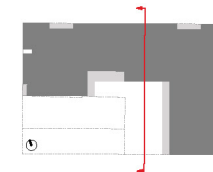
A - 32²



145TH STREET



- | | |
|---|--|
| RESIDENTIAL | COMMERCIAL |
| LIGHT MANUFACTURING | TECHNICAL |
| OFFICES | CAR PARKING |
| COMMUNITY FACILITY | |



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**438 CONCORD AVENUE
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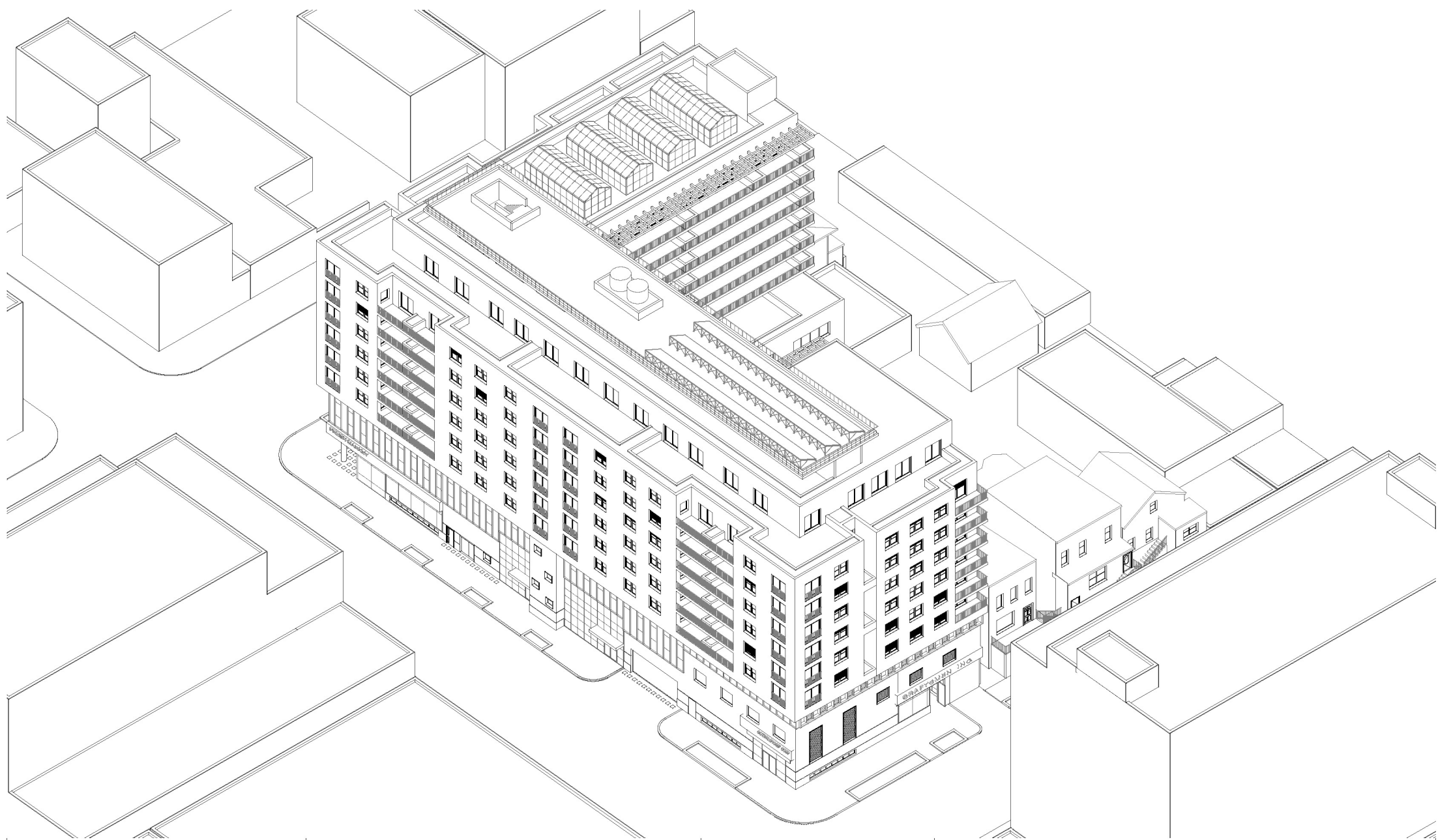
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SCALE 3/64" = 1'-0"

BUILDING SECTION

**NOTE: GEOTECHNICAL ENGINEERING REPORT
REQUESTED**

A - 34



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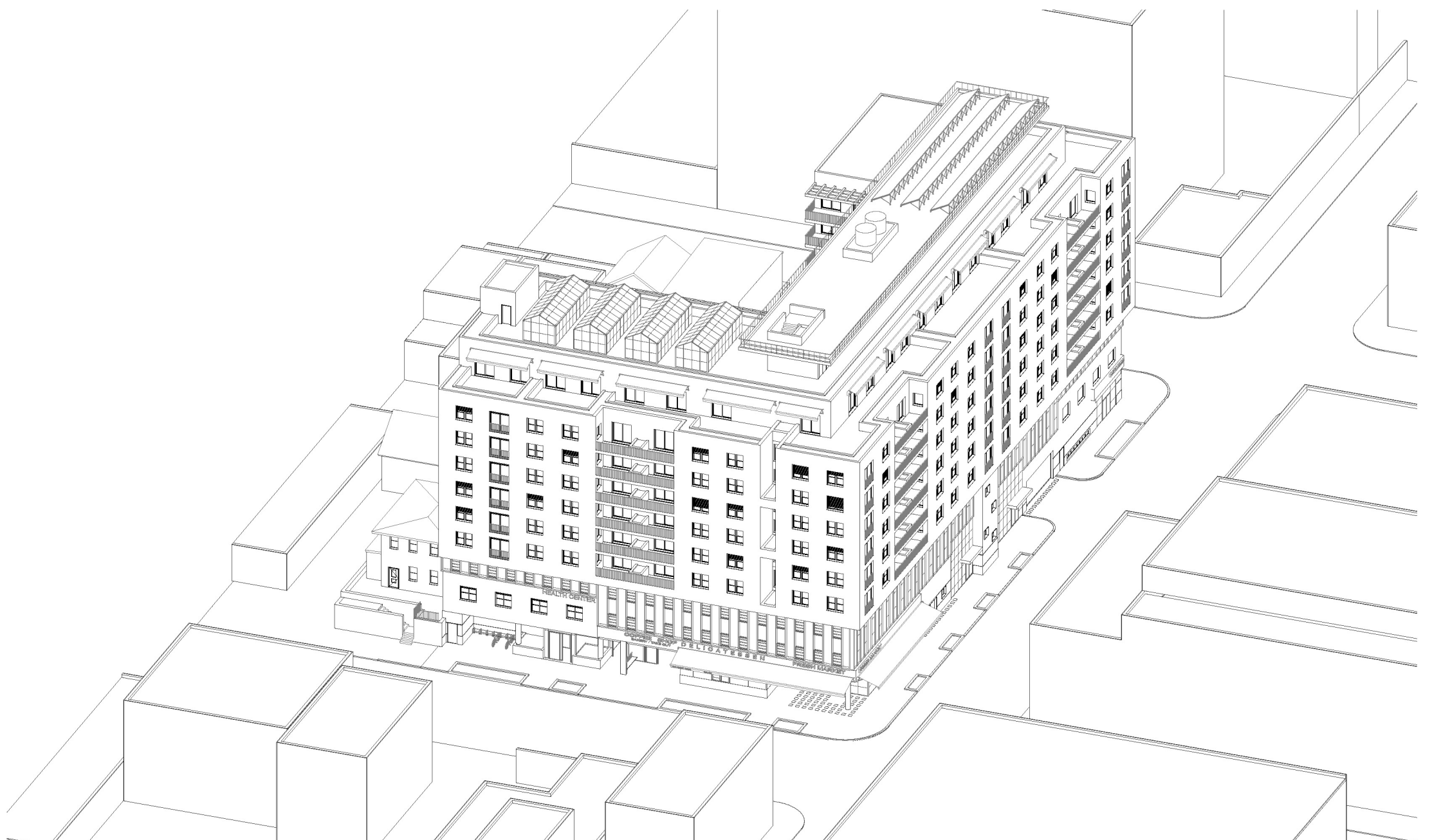
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SCALE

CONCORD AVENUE AXONOMETRIC VIEW

A - 36



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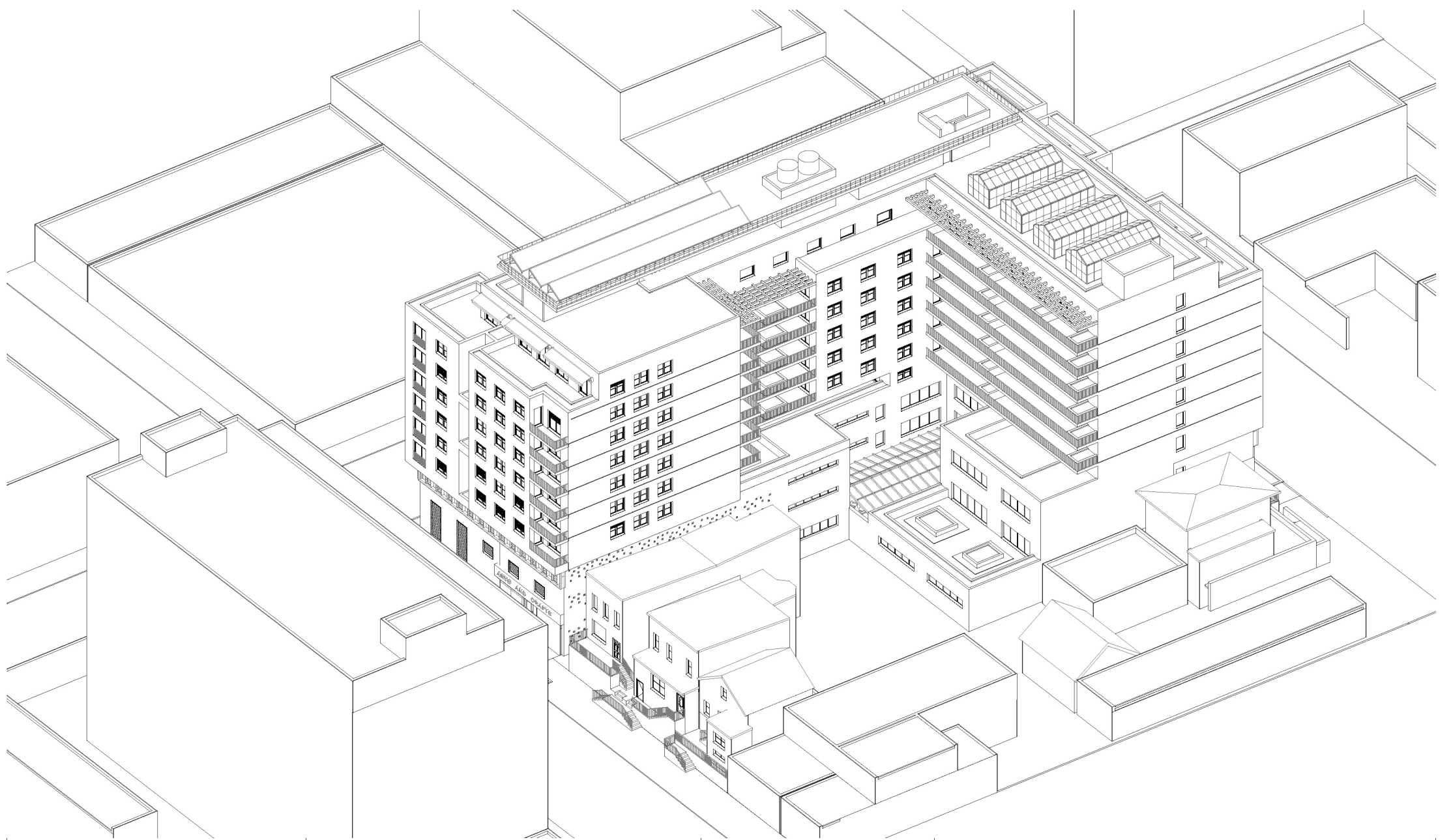
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SCALE

WALES AVENUE AXONOMETRIC VIEW

A - 37



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**438 CONCORD AVENUE
BRONX, NY 10045**

08-22-2023

SCALE

REAR AXONOMETRIC VIEW

A - 38

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