



Melrose Concourse NCP

ULURP Nos: 240174 HAX, 240175 PQX

Subcommittee on Landmarks, Public Sitings & Dispositions

Hon. Kamilah Hanks, Chair

March 28, 2024

"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 live streams of all city council meetings and find recordings of previously held meetings."



Proposed Land Use Actions

Applicant: NYC Department of Housing Preservation & Development

NCP Designation: March 2018

ULURP Certification: November 27, 2023

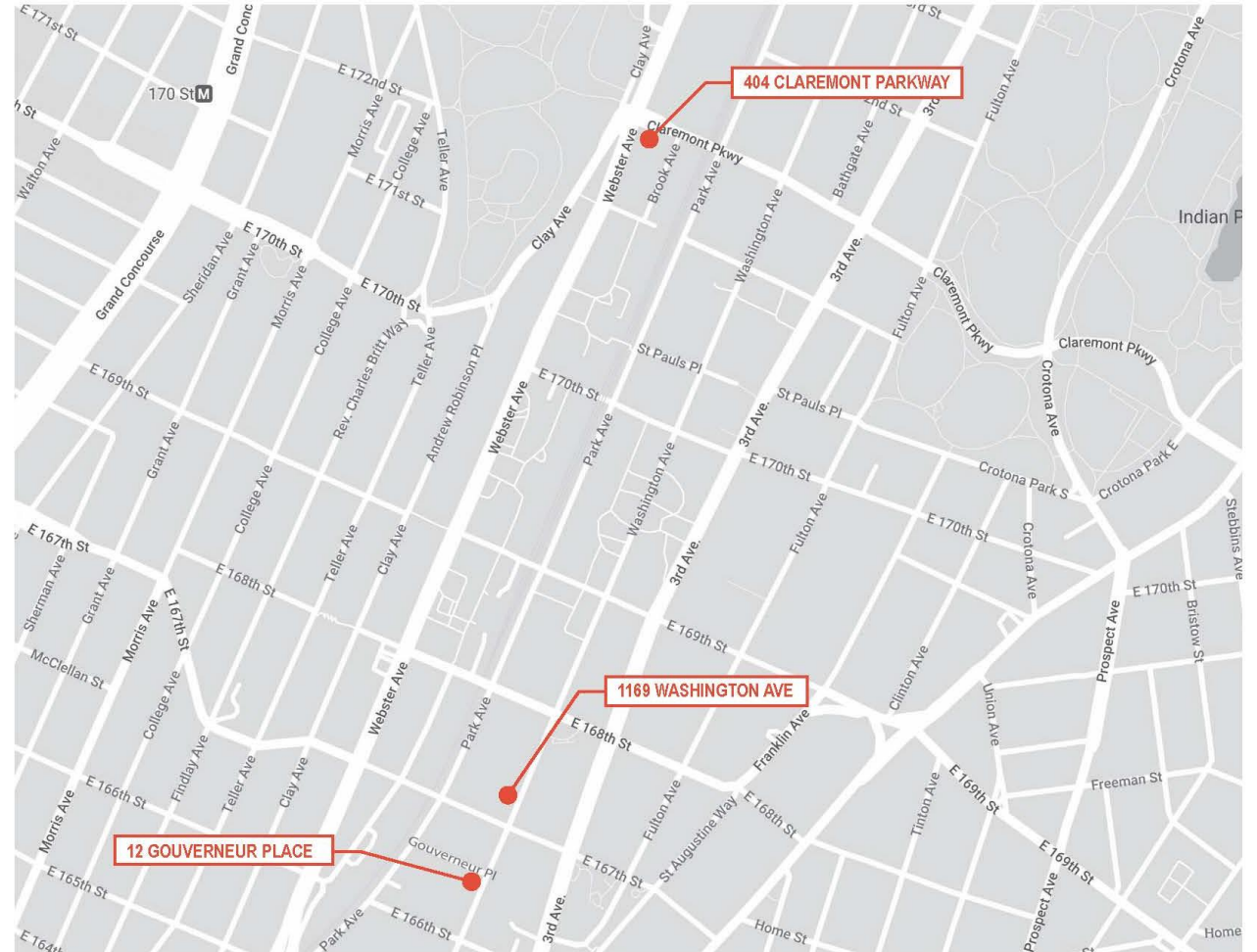
- Bronx Community Board 3 voted to approve the project on January 23, 2024
- Bronx Borough President Public Hearing was on February 6, 2024. Approved the project with modifications.
- City Planning Commission Public Hearing was held on March 6, 2024. CPC voted to approve on March 20, 2024

Requested Actions

- Designation of an Urban Development Action Area
- Approval of an Urban Development Action Area Project
- Approval of the re-acquisition of Block 2389, Lot 47 (1169 Washington Ave.), which was previously City-owned
- Approval of the disposition of City-owned property
- Article XI Approval

Project Summary

- Development Team
 - Settlement Housing Fund, Inc.
 - The Beechwood Organization
- 3 buildings on small separate sites
- Financed through HPD's Neighborhood Construction Program (NCP), a program aimed at developing infill sites normally difficult to finance
- 71 affordable units + 1 Super's Unit
 - Mix of studios, one-bedroom units, and two-bedroom units



Proposed Affordability

- Serving households earning between 30% and 80% of the Area Median Income
- Approximately 85% of units will be affordable to households earning up to 60% AMI
- 23 Affordable Independent Residences for Seniors (AIRS)
 - 8 Project Based Vouchers for formerly homeless

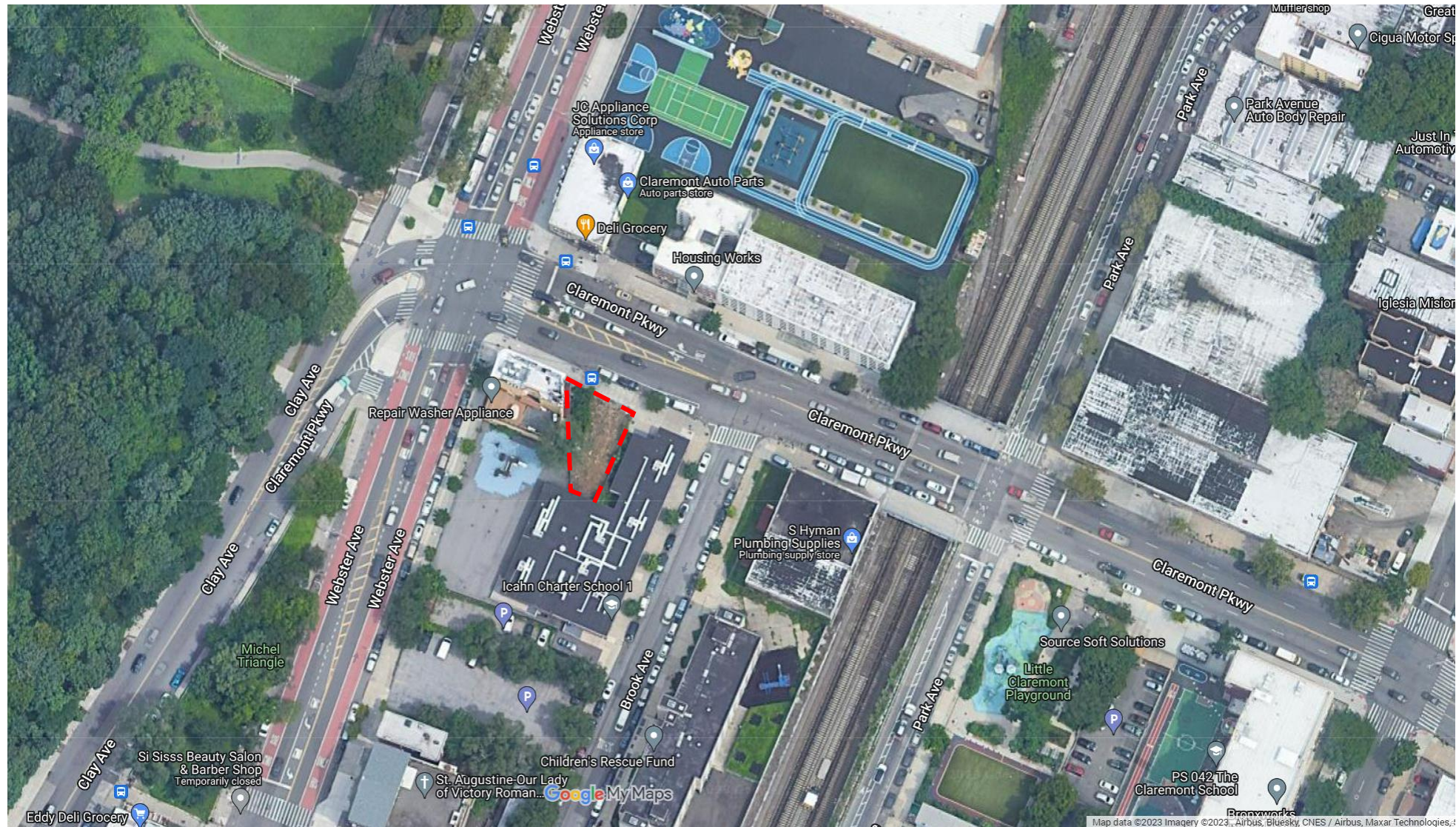
Income Limit	# Units	Eligible Income Range
30% of AMI	12	\$29,670 – \$38,130
40% of AMI	9	\$39,560 – \$50,840
50% of AMI	11	\$49,450 – \$63,550
60% of AMI	21	\$59,340 – \$76,260
80% of AMI	10	\$69,230 - \$101,680
Formerly Homeless (serving up to 40% AMI)	8	N/A (incl. zero income)
Superintendent	1	N/A
Total	72	

*Proposed affordability is subject to change

Site 1: 404 Claremont Parkway

Block 2896, Lot 96

404 Claremont Parkway – Context Map



404 Claremont Parkway-Design



Four-stories comprising 8 units

- 2 one-bedroom units
- 6 two-bedroom units

Proposed Building Height: 44' to the main roof, 54'-8" to the bulkhead

Proposed FAR: 2.29

Complies with 2020 Enterprise Green Communities

Building amenities include a laundry room, roof terrace and landscaped rear yard for common use.

Site 2: 1169 Washington Avenue

Block 2389; Lot 47

*formerly Lots 47 and 48

1169 Washington Avenue – Context Map



1169 Washington Avenue



Nine stories comprising 34 units:

- 12 studios (including 6 studios for seniors)
- 14 one-bedroom units (including 6 1BR units for seniors)
- 8 two-bedroom units

Proposed Building Height: 94'-8" to the roof;
116'-4" to the bulkhead

Proposed FAR: 3.30 Res + 1.59 AIRS = 4.90
Total FAR

Complies with 2020 Enterprise Green Communities

Building amenities include a landscaped rear yard, community room, bicycle storage room, laundry room, and office for tenant services.

Me

Site 3: 12 Gouverneur Place

Block 2388, Lot 55

12 Gouverneur Place – Context Map



12 Gouverneur Place



Nine stories comprising 30 units including

- 7 studios (including 3 studios for seniors)
- 16 one-bedroom units (including 8 1-BR units for seniors)
- 6 two-bedroom units
- 1 Super's Unit (2BR)

Proposed Height: 94'-8" to the roof; 112'-4" to the bulkhead

Proposed FAR: 3.30 Res + 1.71 AIRS = 5.01
Total FAR

Complies with 2020 Enterprise Green Communities

Building amenities include a landscaped rear yard community room, gym, bicycle storage, laundry room, and terrace at the 8th floor for common.

Project Summary

- Nonprofit-led development team with a rich range of experience and deep connections to the neighborhood
- 72 units (inclusive of one superintendent's unit) of affordable housing for seniors, formerly homeless, families, and individuals
 - Includes 23 units for low-income seniors
- Attractive, contextual design that accommodates the site and surrounding neighborhood.
- A range of affordability levels that responds to the needs and economics of the neighborhood

Thank You

Q&A

Appendix

12 Gouverneur Place – Site Context



PHOTO #3 : PROJECT SITE - LOOKING EAST ALONG GOUVERNEUR PLACE



PHOTO #2 : PROJECT SITE - LOOKING SOUTH - WEST ALONG GOUVERNEUR PLACE - ADJACENT BUILDING



PHOTO #1 : PROJECT SITE - LOOKING SOUTH

1169 Washington Avenue – Site Context



PHOTO #3 : PROJECT SITE - LOOKING NORTH-EAST FROM THE INTERSECTION OF WASHINGTON AVE AND E 167TH ST

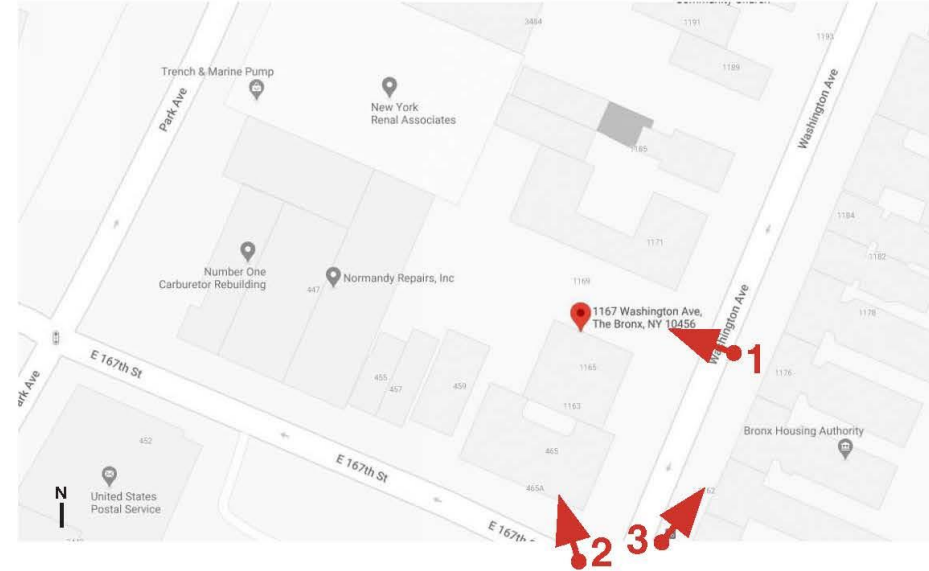


PHOTO #2 : PROJECT SITE - LOOKING NORTH-WEST FROM THE INTERSECTION OF WASHINGTON AVE AND E 167TH ST



PHOTO #1 : PROJECT SITE - LOOKING WEST

Unit Mix Summary

	404 Claremont Parkway			1169 Washington Avenue			12 Gouverneur Place			Melrose Concourse Project		
	Individual/ Family	AIRS	Total	Individual/ Family	AIRS	Total	Individual/ Family	AIRS	Total	Individual/ Family	AIRS	Total
Studio	0	0	0	6	6	12	4	3	7	10	9	19
1BR	2	0	2	8	6	14	8	8	16	18	14	32
2BR	6	0	6	8	0	8	6	0	6	20	0	20
Super's Unit (2BR)	0	0	0	0	0	0	1	0	1	1	0	1
Total	8	0	8	22	12	34	19	11	30	49	23	72

- 21 units (29% of units) are family-sized two-bedroom units
- 23 units (32% of units) are dedicated to the AIRS program for seniors

404 Claremont Parkway – Site Context



PHOTO #3 : PROJECT SITE - LOOKING WEST ON CLAREMONT PKWY TOWARD CLAREMONT PARK

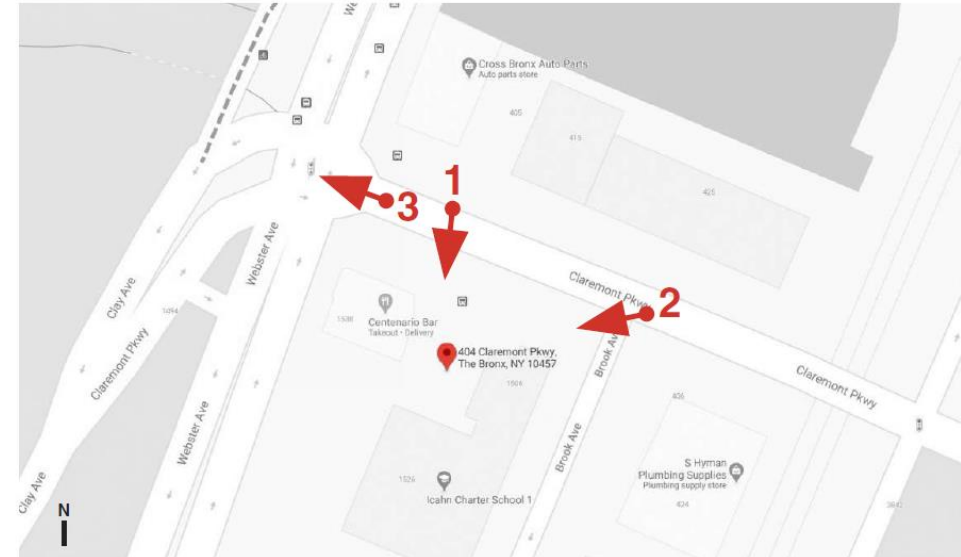


PHOTO #2 : PROJECT SITE - LOOKING SOUTH-WEST FROM THE INTERSECTION OF BROOK AVE AND CLAREMONT PKWY



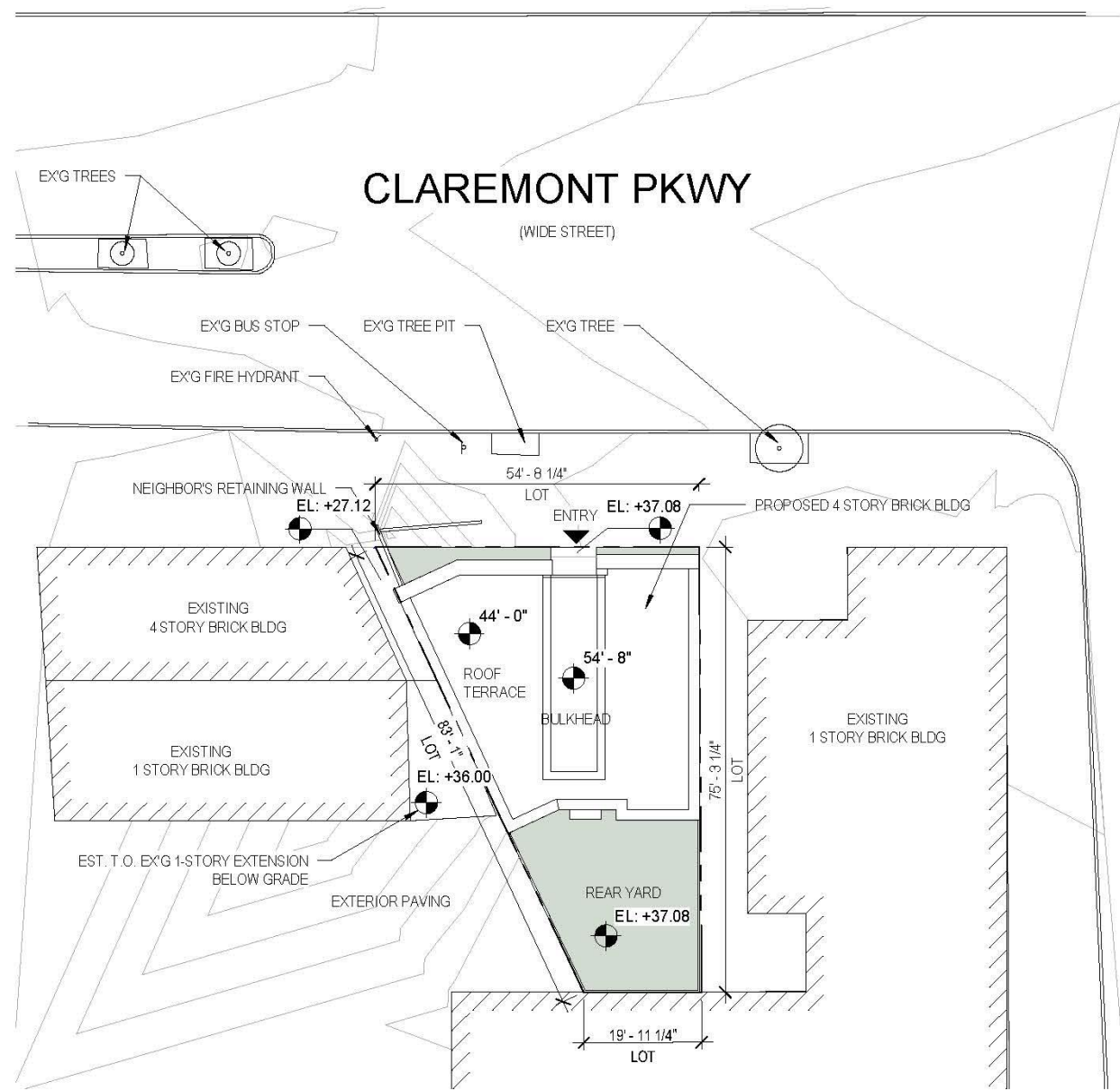
PHOTO #1 : PROJECT SITE - LOOKING SOUTH

Proposed Financing

- Construction loan: Bank
- Permanent Loan: Anticipating Freddie Mac
- HPD Subsidy: City capital through HPD's NCP program
- Tax Credit Equity: Anticipating 9% Low-Income Housing Tax Credits
- Reso A: Applied in February 2024

Site 1: 404 Claremont Parkway

LEGEND		
	EL: +XX.XX'	FROM NAVD88
	XX'-X"	FROM 1ST FFE



WEBSTER AVE

BROOK AVE

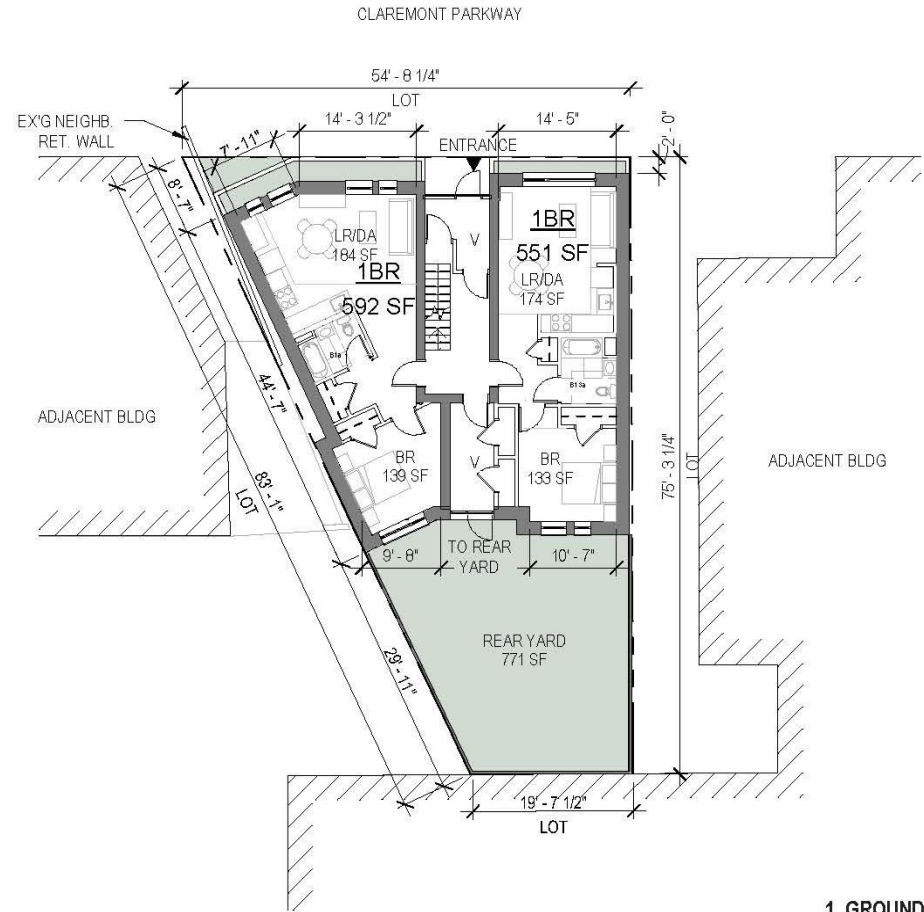
CLAREMONT PKWY

(WIDE STREET)

404 CLAREMONT PARKWAY, THE BRONX
 SITE PLAN - SCALE 1" = 20'-0"

ESKW/Architects



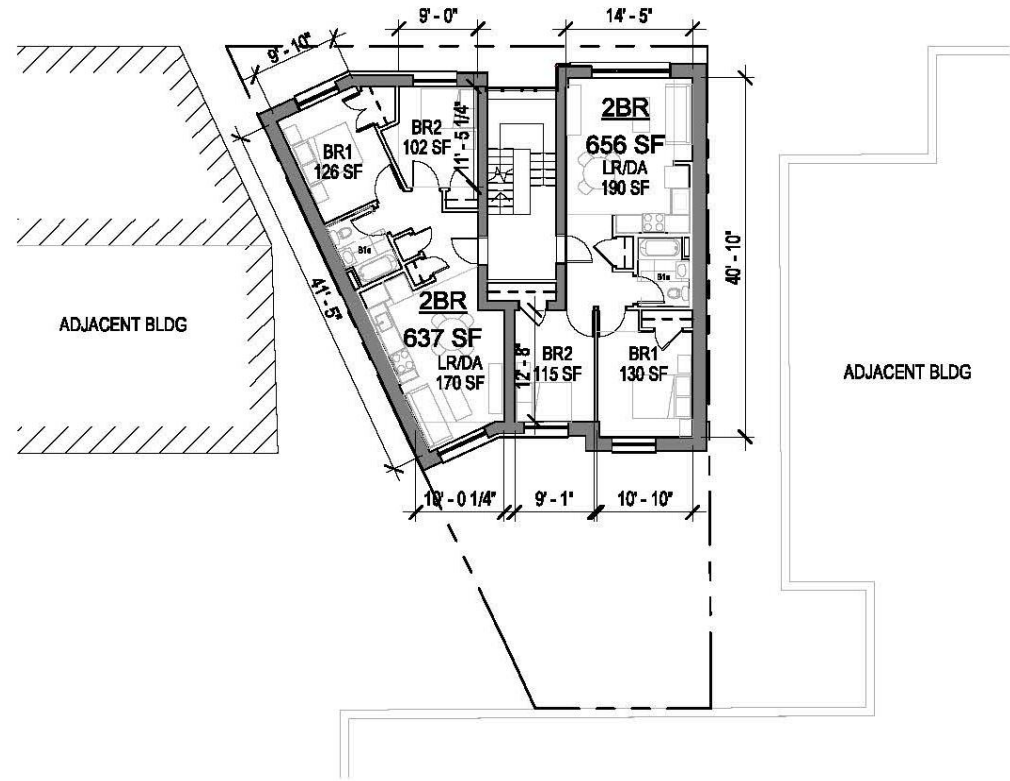


1. GROUND FLOOR PLAN
SCALE - 1/16" = 1'-0"



404 CLAREMONT PARKWAY, BRONX

GROUND FLOOR PLAN

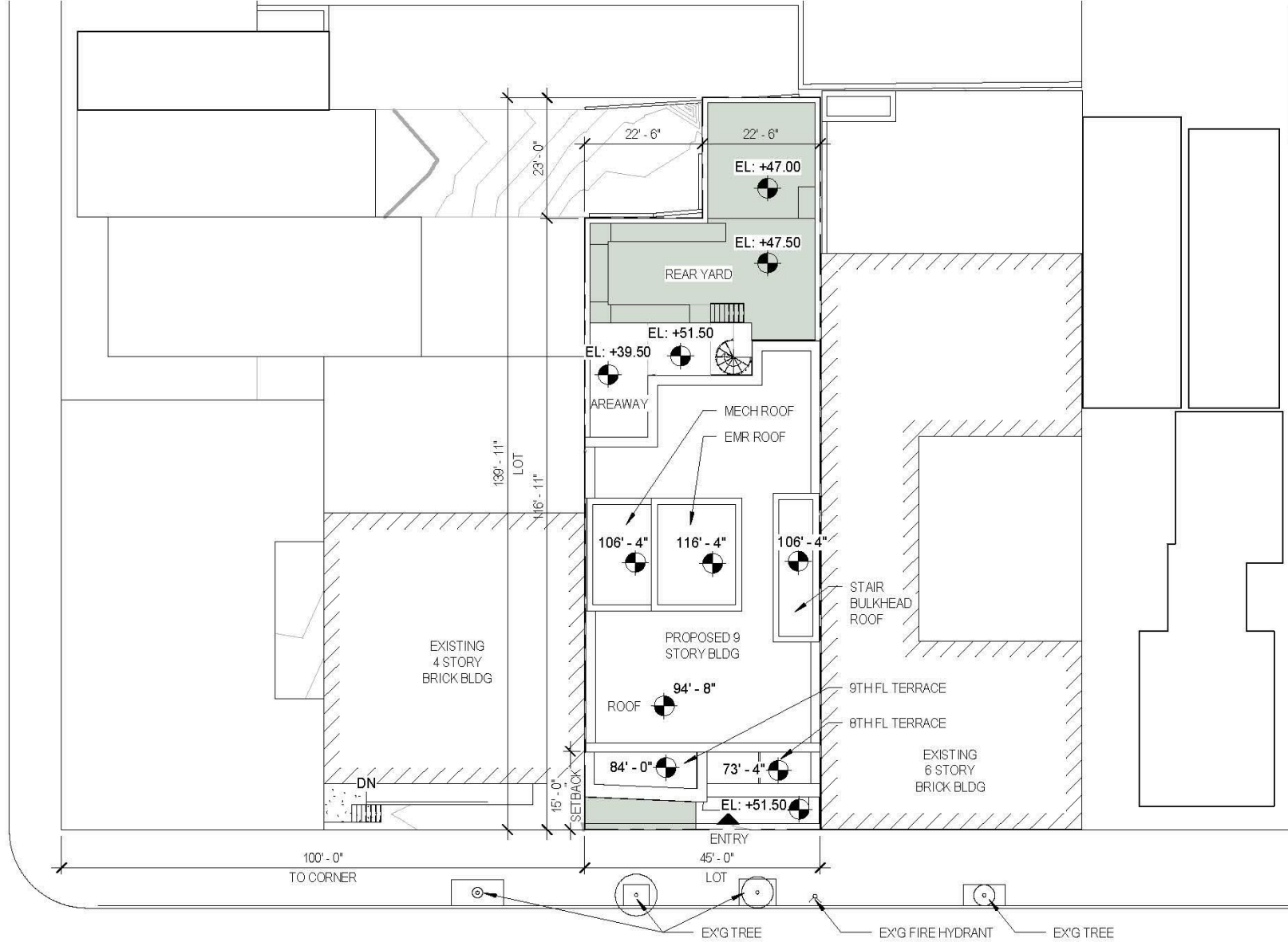


1. TYPICAL FLOOR (2-4) PLAN
 SCALE - 1/16" = 1'-0"



Site 2: 1169 Washington Avenue

EAST 167TH STREET



LEGEND		
	EL: +XX.XX'	FROM NAVD88
	XX'-X"	FROM 1ST FFE



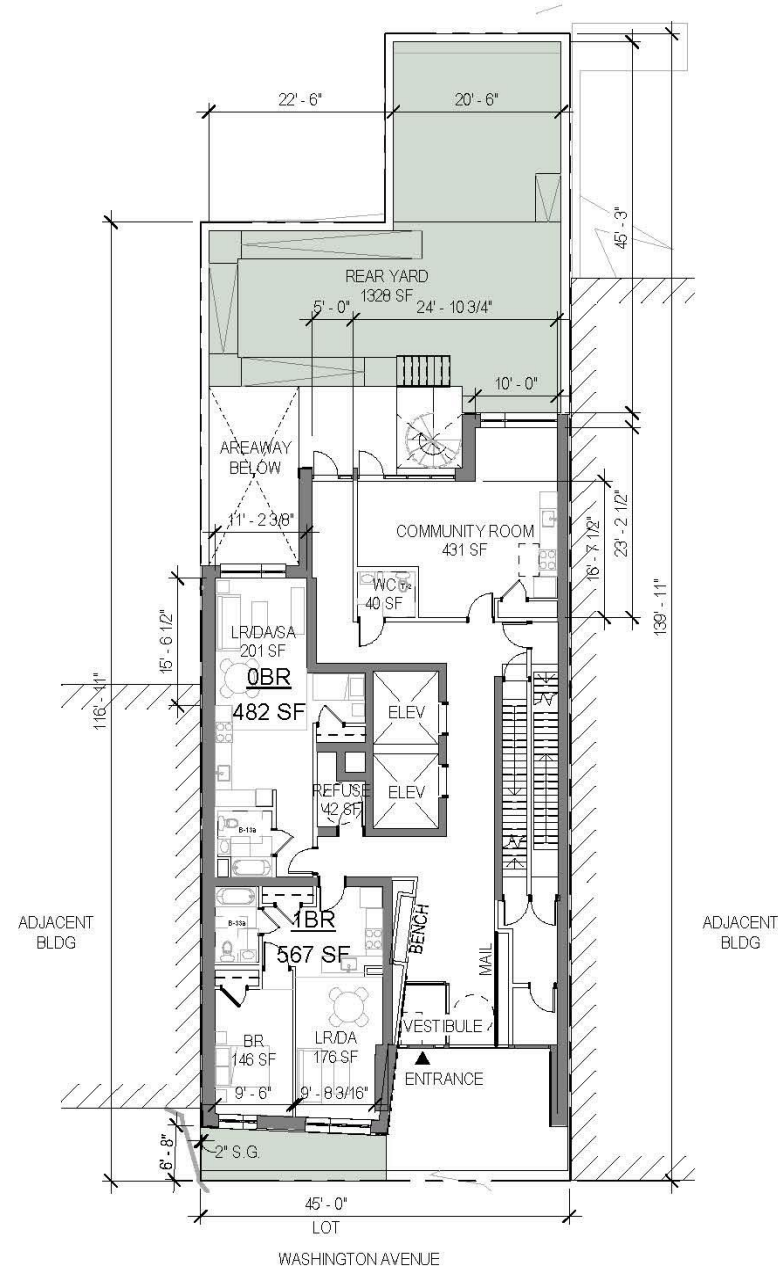
WASHINGTON AVENUE
(NARROW STREET)

1167-1169 WASHINGTON AVENUE, THE BRONX

SITE PLAN - SCALE 1" = 20'-0"

ESKW/Architects





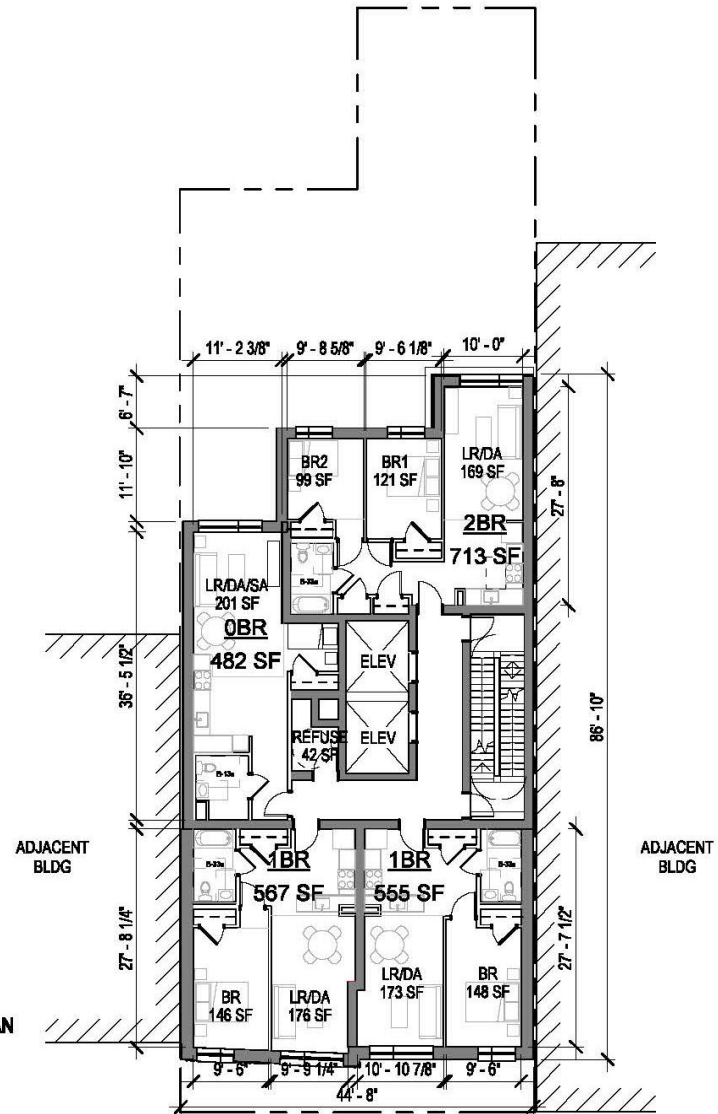
1. GROUND FLOOR PLAN
SCALE - 1/16" = 1'-0"



1167-1169 WASHINGTON AVENUE, BRONX

GROUND FLOOR PLAN

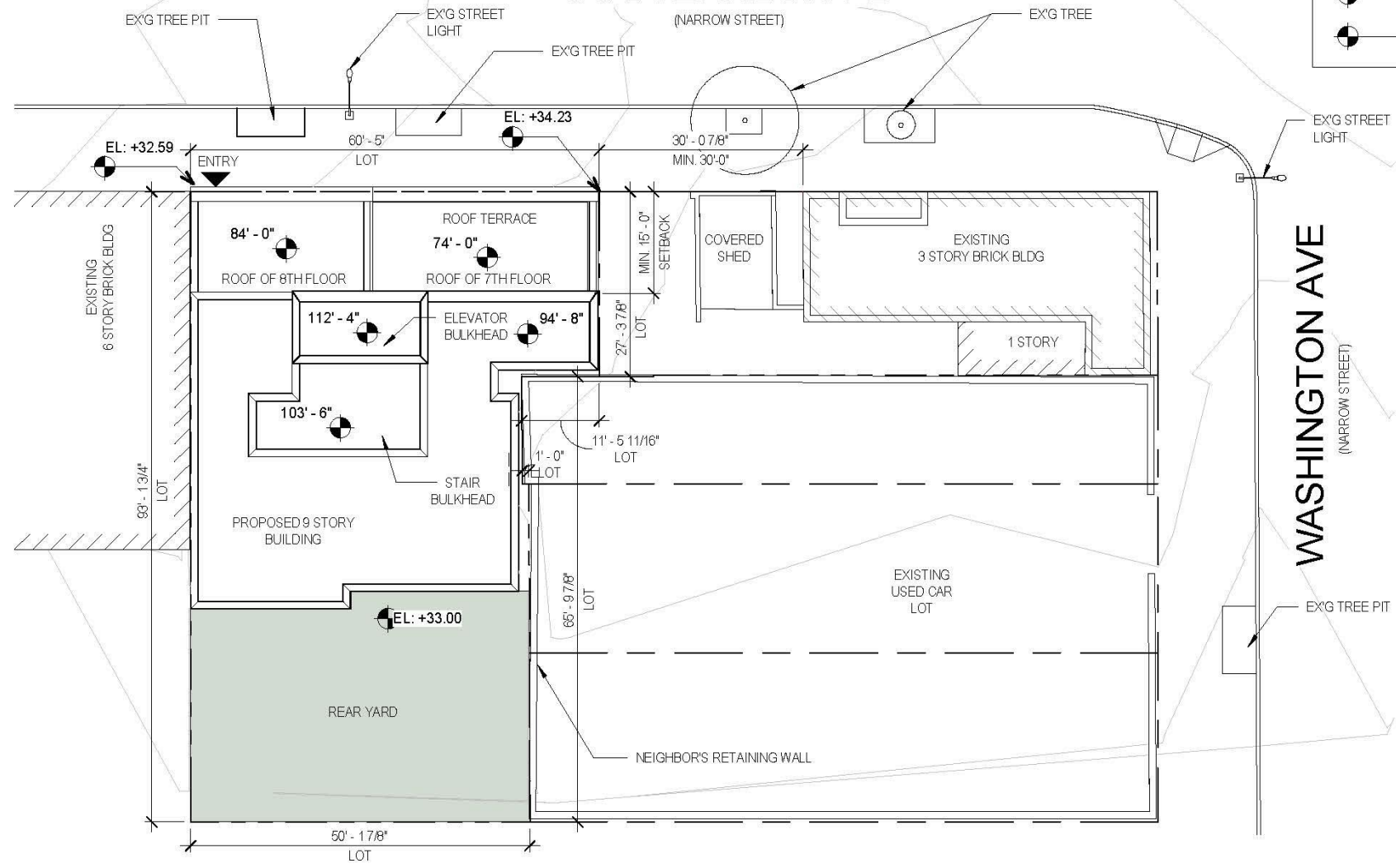
1. TYPICAL FLOOR (2-7) PLAN
 SCALE - 1/16" = 1'-0"




Site 3: 12 Gouverneur Place

GOUVERNEUR PL

LEGEND		
	EL: +XX.XX'	FROM NAVD88
	XX'-X"	FROM 1ST FFE




 462 GOUVERNEUR PL / 14 GOUVERNEUR PL / 1119 WASHINGTON AVE, BRONX
 SITE PLAN - SCALE 1/16" = 1'-0"

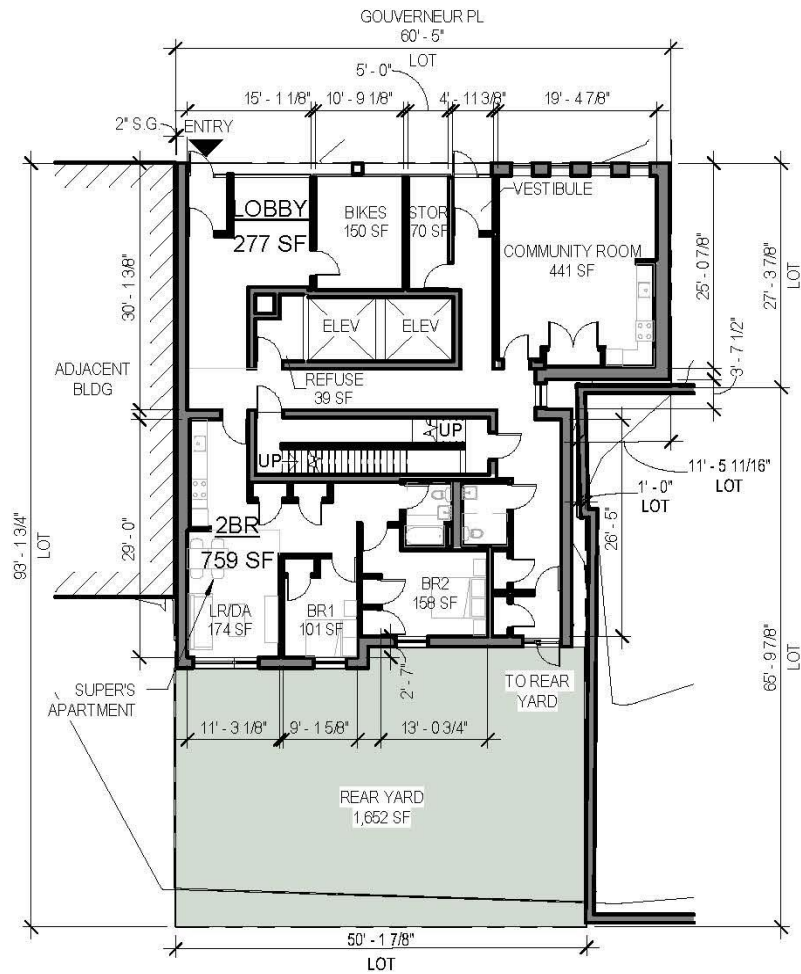
ESKW/Architects



SETTLEMENT
HOUSING
FUND-INC



THE BEECHWOOD
ORGANIZATION
Division of City Collaborator

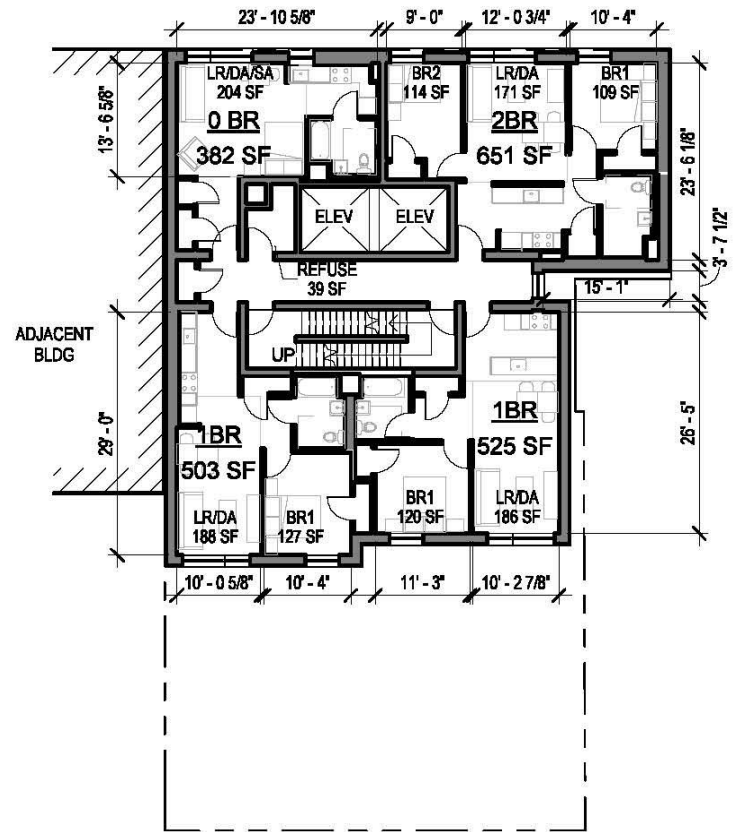


1. GROUND FLOOR PLAN
 SCALE - 1/16" = 1'-0"



462 GOUVERNEUR PL / 14 GOUVERNEUR PL / 1119 WASHINGTON AVE, BRONX

GROUND FLOOR PLAN



1. TYPICAL (2-7) FLOOR PLAN
 SCALE - 1/16" = 1'-0"

Commitment to Local Hiring

- Uses bidding software called Bid Connect that searches by zip code
- Has a Workforce Development Liaison, who is responsible for soliciting bids from local contractors
- Partnering with an on-the-job training program, New Settlement YouthBuild program, sponsored by YouthBuild Federal Grant.
 - Local at-risk youth to be trained and then employed on the Melrose Concourse construction sites.
- Signage on Site directing prospective contractors how to contact our Workforce Development Liaison

BUILDINGCONNECTED
AN AUTODESK COMPANY

Products Network General Contractors Subcontractors Owners Resources Login

HOW TO WIN THE BIDS YOU WANT

[Get discovered by GCs on the network »](#)
Receive the right ITBs on the biggest network for construction.

[Get Started with our Bidding Toolkit »](#)
Learn how to bid through BuildingConnected.

[Move Your Bid Board Online »](#)
Save time, eliminate errors, and track all bids from one place.

[Win More with Bid Board Pro »](#)
Check out the full set of features.

OPPORTUNITY TRACKING

[Bid Board Pro »](#)
Manage all your bid invites with our online bid board so you can win the right jobs.

[Automated Bid Tracking](#) [Bid Analytics](#)
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The network that powers preconstruction.

The largest real-time construction network that connects owners and builders through an easy-to-use platform to streamline the bid and risk management process.

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Welcome to BuildingConnected

Streamline your bid and risk management processes with the largest real-time construction network that connects owners and builders.

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[I need help finding my way around](#)

[I'd like to connect with a rep](#)

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WEBCORBUILDERS Balfour Beatty HITT SKANSKA Hathaway Dinwiddie

Example Of Registered Subcontractors In the Area

This screenshot shows the 'Electrical' bid package page in BuildingConnected. The breadcrumb trail is 'Projects / Melrose Concourse / Electrical'. The page title is 'Electrical' with a 'Not published' status. The 'Bidders' tab is selected. The main content area contains a search prompt: 'Search, import, or add companies by email.' Below this is a separator 'or' and another prompt: 'Let us start your bidder list for you.' A highlighted yellow box states: 'We found 466 companies that best match Electrical in The Bronx, NY. Clicking the button below adds companies to your bidder list with just one click.' At the bottom, there is a pagination control showing '0 < 10 >' and a total of '466', along with a '+ Add 10 Bidders' button.

This screenshot shows the 'Plumbing' bid package page in BuildingConnected. The breadcrumb trail is 'Projects / Melrose Concourse / Plumbing'. The page title is 'Plumbing' with a 'Not published' status. The 'Bidders' tab is selected. The main content area contains a search prompt: 'Search, import, or add companies by email.' Below this is a separator 'or' and another prompt: 'Let us start your bidder list for you.' A highlighted yellow box states: 'We found 464 companies that best match Plumbing in The Bronx, NY. Clicking the button below adds companies to your bidder list with just one click.' At the bottom, there is a pagination control showing '0 < 10 >' and a total of '464', along with a '+ Add 10 Bidders' button.

Example Of Registered Subcontractors In the Area:
Narrowed search by Distance Proximity to the Project

Add Bidders: Masonry - Melrose Concourse

Search Import Email

Filter

Has office within:
 miles of

[Search by "willing to travel to" »](#)

Work Performed

Tags

Labor Requirements
 Union
 Non-Union
 Prevailing Wages

Country
 Domestic bidders only

Enterprise Type

Certification Type

Search for companies

29 companies potentially match your filters, sorted by proximity to project location

	J. United Construction Corp. Bronx, NY	Invited 0 times Submitted 0 Bidding 0 Not Bidding 0	? Potential match	<input type="button" value="+ Add"/>	Faye Harris	
	Casa Building Materials Bronx, NY	Invited 0 times Submitted 0 Bidding 0 Not Bidding 0	? Potential match	<input type="button" value="+ Add"/>	Len Valvano	
	Badji NY LLC The Bronx, NY	Invited 0 times Submitted 0 Bidding 0 Not Bidding 0	? Potential match	<input type="button" value="+ Add"/>	Ibrahima Badji CEO	
	West New York Restoration The Bronx, NY	Invited 0 times Submitted 0 Bidding 0 Not Bidding 0	? Potential match	<input type="button" value="+ Add"/>	alfredg@wnyrct.com <input type="button" value="+ Add"/> alfred gallicchio President	