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9-story building to grace Bronx Pentecostal Deliverance site

By Bob Guiliano

Permits have been filed for a 312,880-square-foot mixed-use building at 1755 Watson Avenue in Soundview.

The project was made possible after the site was rezoned from R5 to R7A. R5 zoning allows for a Floor Area Ratio of only 1.25, which would typically produce a three- or four-story attached house, according to New York YIMBY.

R7A zoning allows for 4.0 FAR, and a maximum height of 85 feet, the exact height of this new building.

Azimuth Development Group is responsible for development of the site.

The nine-story structure will yield 255,860 square feet for residential use, 16,590 square feet for commercial-retail use on the ground floor, and 10,420 square feet for the Bronx Pentecostal Deliverance center, which currently occupies the site, according to YIMBY.

There will be 326 rental apartments created.

The building will have three elevators, a courtyard, laundry room, fitness center, media room, storage for 17 bicycles, and parking for 54 vehicles.

Permits had been filed in 2015, as YIMBY reported, but the new documents show an increase in size. Previously, the site was to have just 250 apartments.

Aufgang Architects will be responsible for the design.

Demolition permits have not been filed yet. Construction is expected to begin by the summer of 2018, which means a 2020 or 2021 completion date is possible.

Azimuth Development is doubling down on its huge project in the Bronx, according to The Real Deal.

The company, based in the Financial District, had initially planned to construct a 250-unit development at 1755 Watson Avenue in Soundview, according to plans filed with the NYC Department of Buildings on Monday.

Azimuth, led by Guido Subotovsky, is also planning a trio of residential buildings in Grand Concourse at 707 Concourse Village West, 702 Grand Concourse and 180 E. 156th Street on former parking lots.

The buildings would contain about 212,800 square feet of living area and include 275 units.