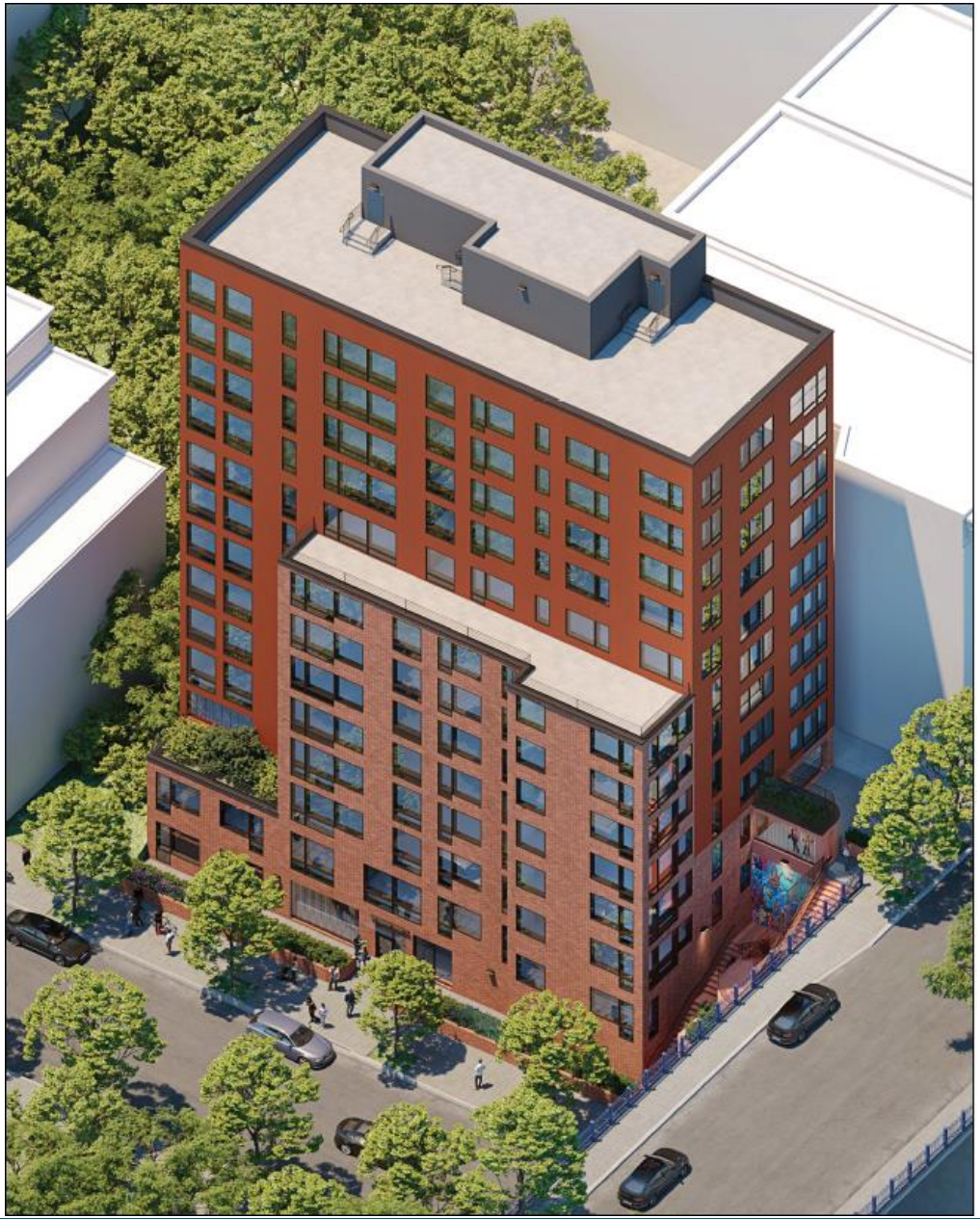


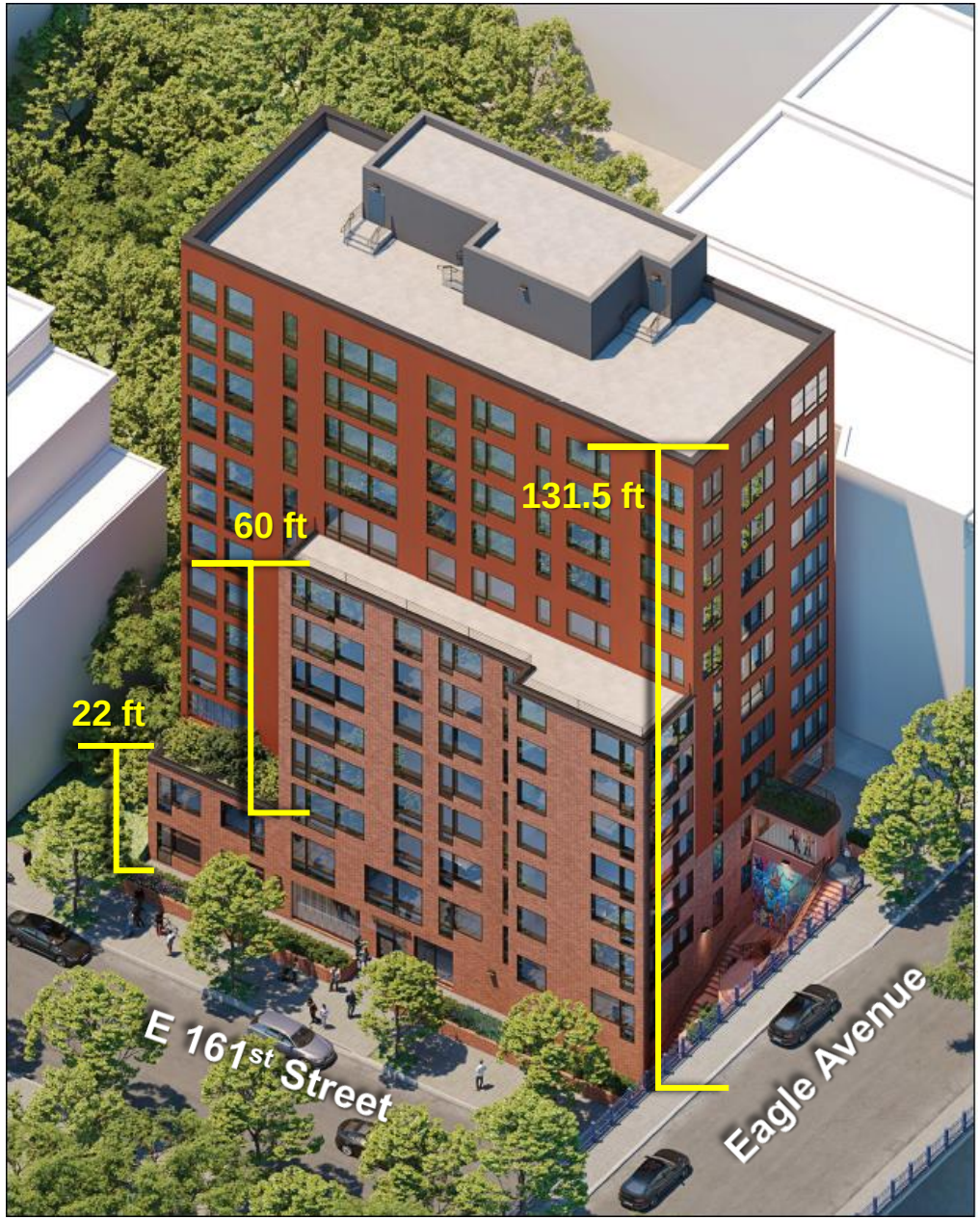
893 EAGLE AVENUE REZONING

Pre-Hearing
June 26, 2023

Certified February 13, 2023

NYC PLANNING

PROPOSED DEVELOPMENT



Proposed Development

- 55,324 gsf of community facility
- 11-story building plus cellar and sub-cellar levels
- Philanthropic or non-profit institution with sleeping accommodations with a total of 83 units
- On-site supportive services for residents

- Publicly accessible stairway to connect both streets
- FAR of 6.18 (6.5 permitted per requested special permit)
- Initial base height of 60 feet
- The building subsequently rises in accordance with sky exposure plane (2.7 to 1 ratio)

Cellar and Sub-cellar Levels

- Lobby on E 161st Street
- Counseling offices
- Multipurpose rooms to serve building residents

NYC PLANNING

PROPOSED ACTIONS

- **Zoning Map Amendment** to rezone from the existing R6 zoning district to R7-2
- **Special Permit (ZR § 74-903)** to allow bulk modifications—specifically to apply the community facility FAR—for certain community facility uses
- **Zoning Text Amendment** to amend Appendix F to establish an MIH Area (Options 1 and 2) coterminous with the rezoning area

COMMUNITY BOARD AND BOROUGH PRESIDENT VOTE

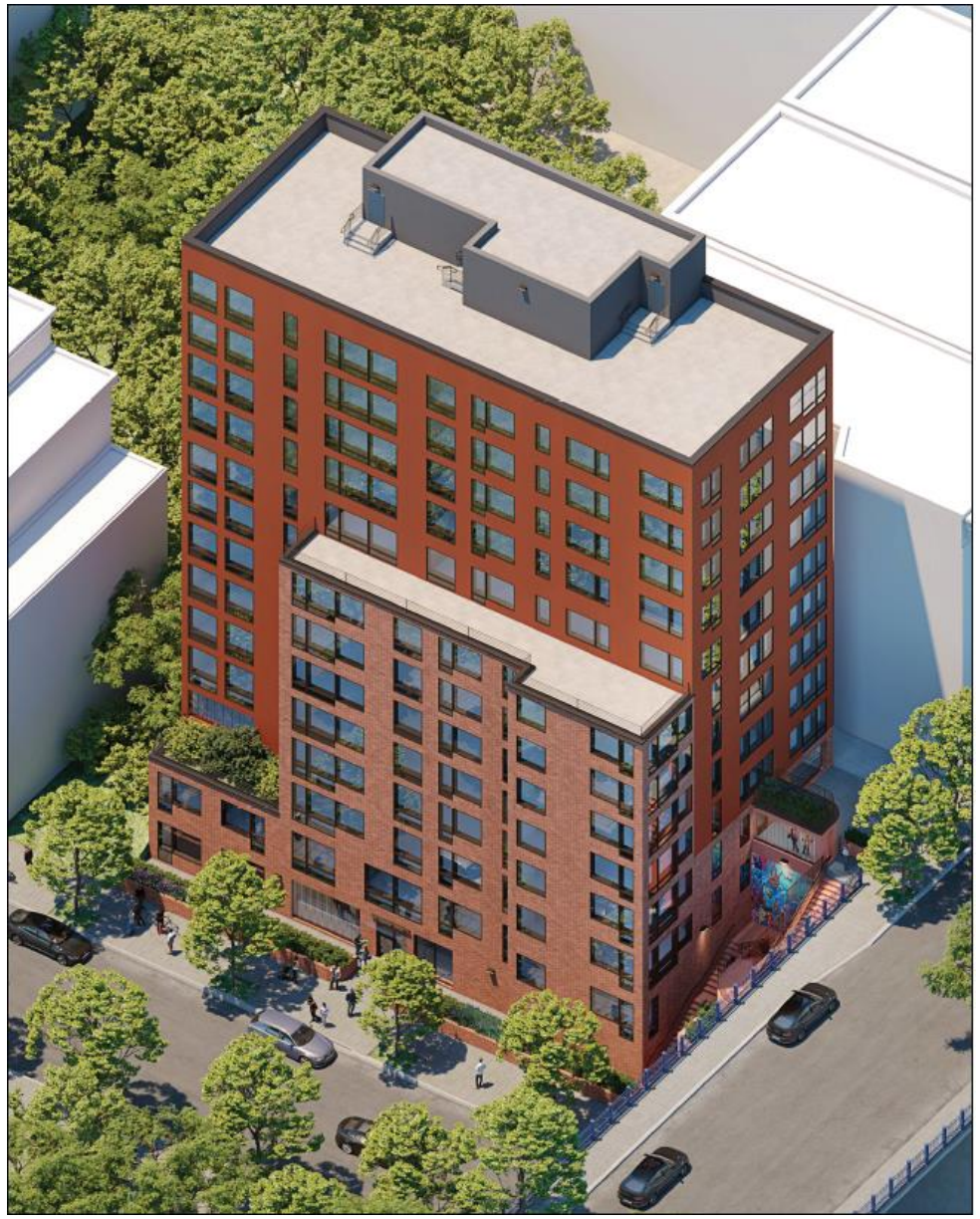
Bronx Community Board 3: Zoning Text Amendment, Zoning Map Amendment, and Special Permit

- Community Board 3 submitted a favorable recommendation, without conditions, – by a vote of 14 in favor, six opposed, and five abstaining – for the application on April 26, 2023.

Bronx Borough President: Zoning Text Amendment, Zoning Map Amendment, and Special Permit

- Borough President Gibson submitted a favorable recommendation, without conditions, for the application on May 24, 2023.

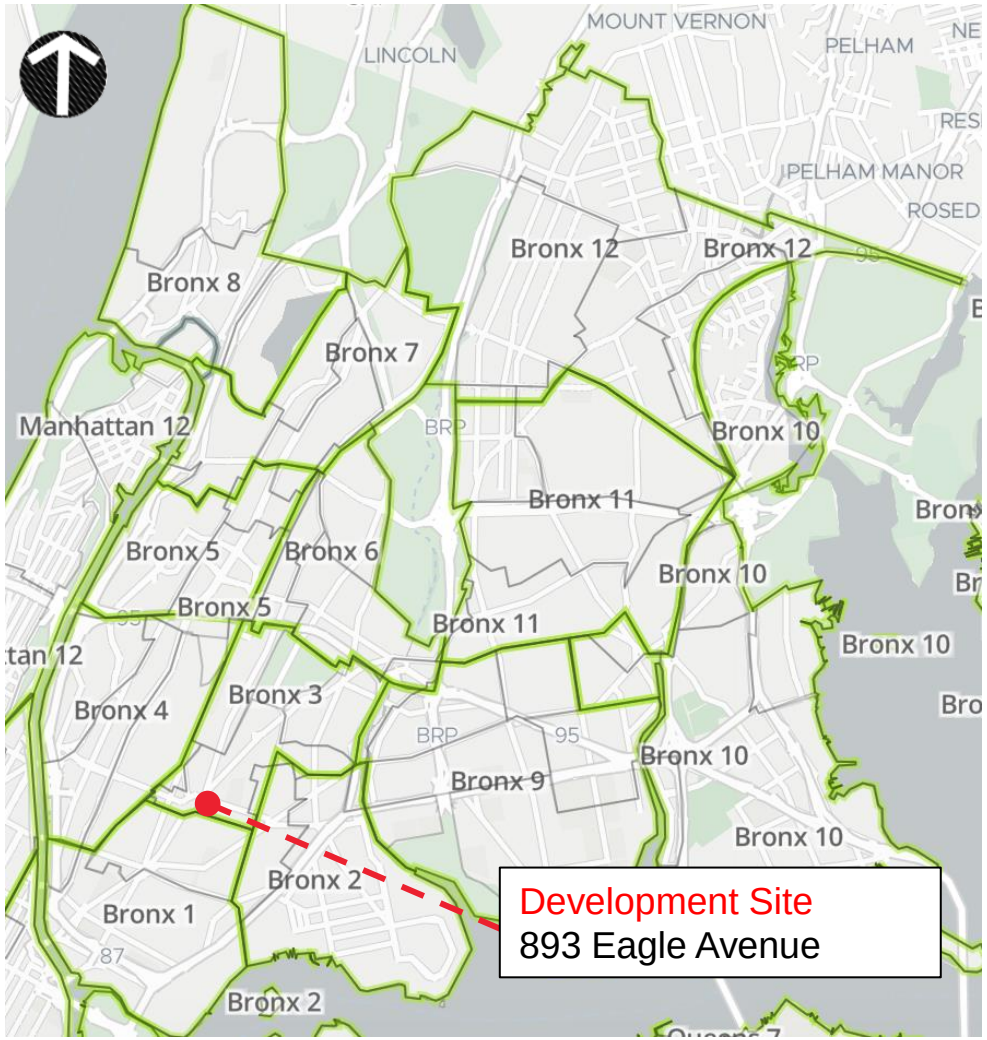
QUESTIONS





APPENDIX

INTRODUCTION



APPLICANT	○ Housing Options and Geriatric Association Resources, Inc. (H.O.G.A.R., Inc.)
LOCATION	○ 893 Eagle Avenue ○ Morrisania neighborhood, The Bronx ○ Community District 3
ACTIONS REQUESTED	○ Zoning Map Amendment ○ Special Permit (ZR § 74-903) ○ Zoning Text Amendment
PROPOSED DEVELOPMENT	○ An eleven-story plus cellar and sub-cellar 55,324 sf community facility building with 83 affordable and supportive housing units and counseling offices and multipurpose rooms to serve the building residents

LOCAL CONTEXT



AREA MAP



Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- Zoning Districts
- Special Districts

Existing Commercial Overlays

C1-1	C2-1
C1-2	C2-2
C1-3	C2-3
C1-4	C2-4
C1-5	C2-5

- Subway Entries
- 5037 Block Numbers
- Elevated Rail/Roadway Overpass
- 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

NYC PLANNING

EXISTING CONDITIONS





Existing Conditions

- Four-story, multi-family residential building with six units (Lot 47, northernmost lot)
- Four-story, multi-family residential building with four units (Lot 48)

EXISTING CONDITIONS





Existing Conditions

- Four vacant lots on the corner of Eagle Avenue and East 161st Street
- The two streets are at different elevations
- Eagle Avenue passes over East 161st Street

EXISTING CONDITIONS

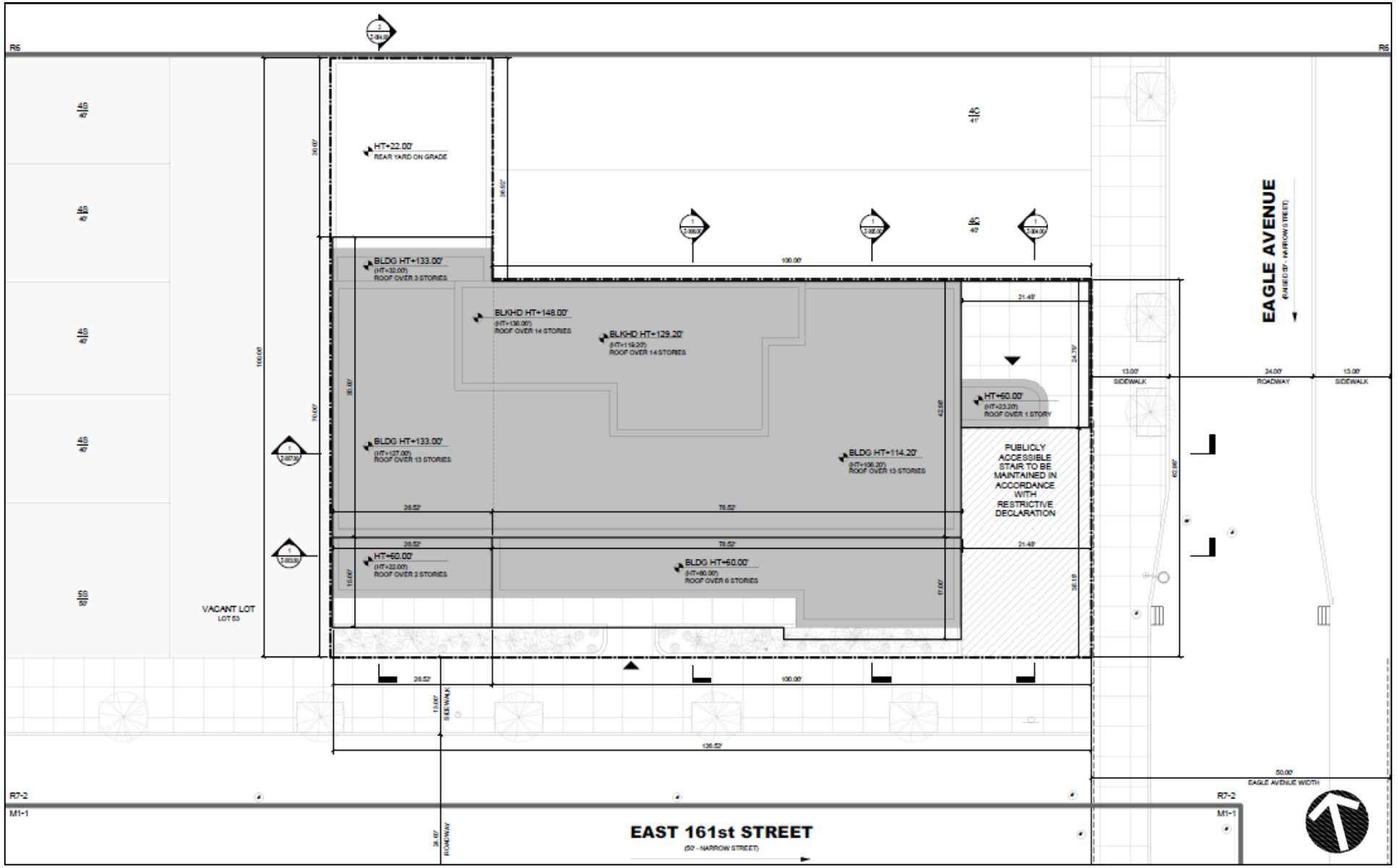




Existing Conditions

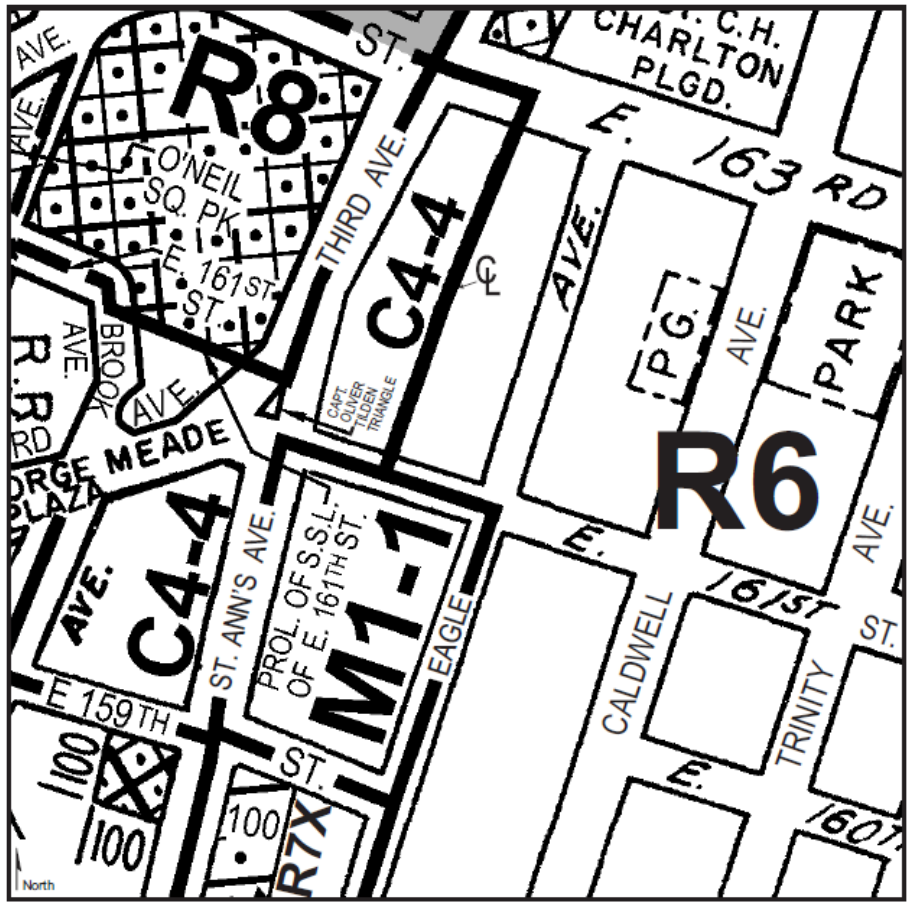
- The vacant lots are characterized by difficult topographical conditions
- The difference in curb level between the two bounding streets is approximately 30 feet

PROPOSED DEVELOPMENT SITE PLAN



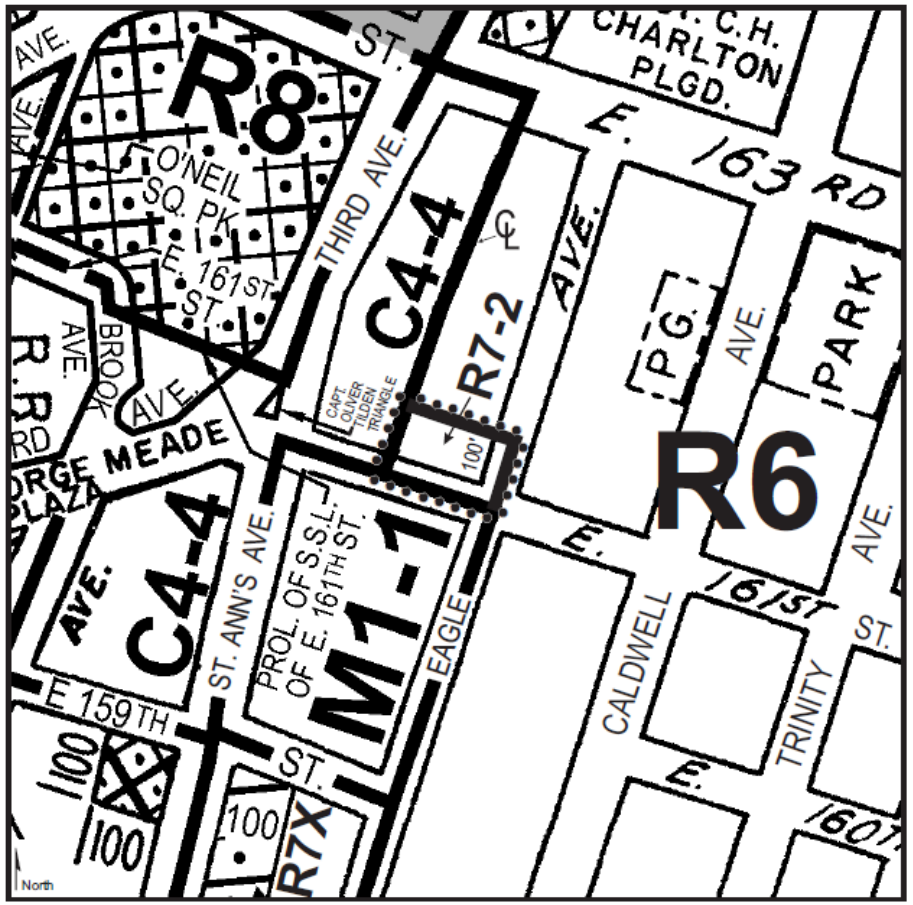
ZONING MAP AMENDMENT

Current Zoning



Current Zoning Map (6c)

Proposed Zoning



Proposed Zoning Map (6c) - Area being rezoned is outlined with dotted lines

Rezoning from R6 to R7-2

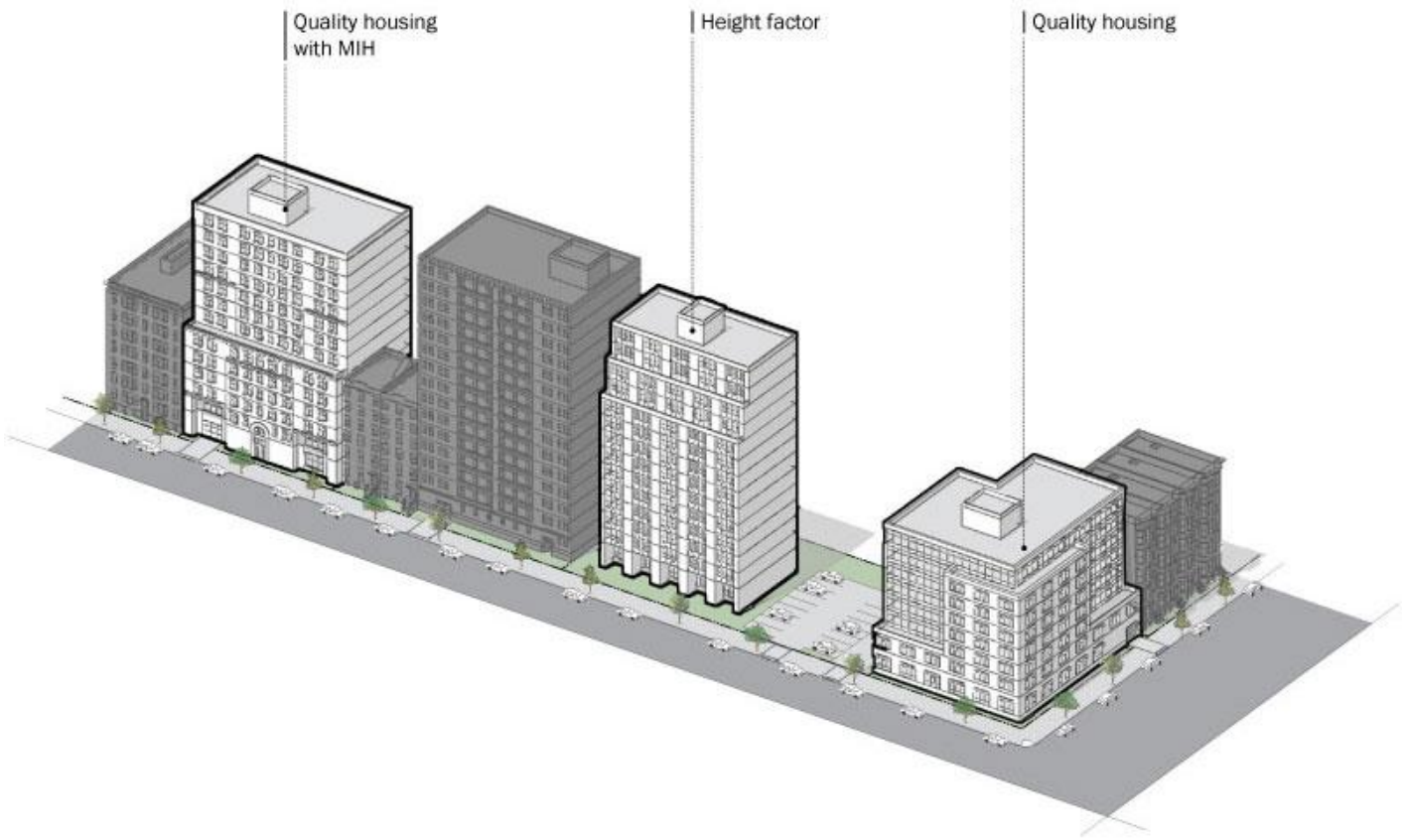
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NYC PLANNING

ZONING MAP AMENDMENT: R7-2 DISTRICT

Max Building Height	135 feet or Sky Exposure Plane
Max no. of Stories	13
Base Height	40 to 75 feet
Max Residential FAR	4.60
Max Community Facility FAR	6.50 (3.44 for philanthropic or non-profit institutions with sleeping accommodations pursuant to ZR § 24-111)
Parking, Community Facility	Dependent on use; None required for philanthropic or non-profit institutions with sleeping accommodations
Parking, Residential	50% of dwelling units; 0% of income-restricted units (inside Transit Zone)



SPECIAL PERMIT PURSUANT TO ZONING RESOLUTION § 74-903

Pursuant to ZR § 24-11, the maximum FAR is 3.44 for philanthropic or non-profit institutions with sleeping accommodations in R7-2 districts.

Pursuant to ZR § 74-903, the maximum FAR may be modified by special permit of the City Planning Commission to apply the community facility FAR, which is 6.5 in an R7-2 district, to philanthropic or non-profit institutions with sleeping accommodations.

In order to grant the special permit, the Commission shall find that:

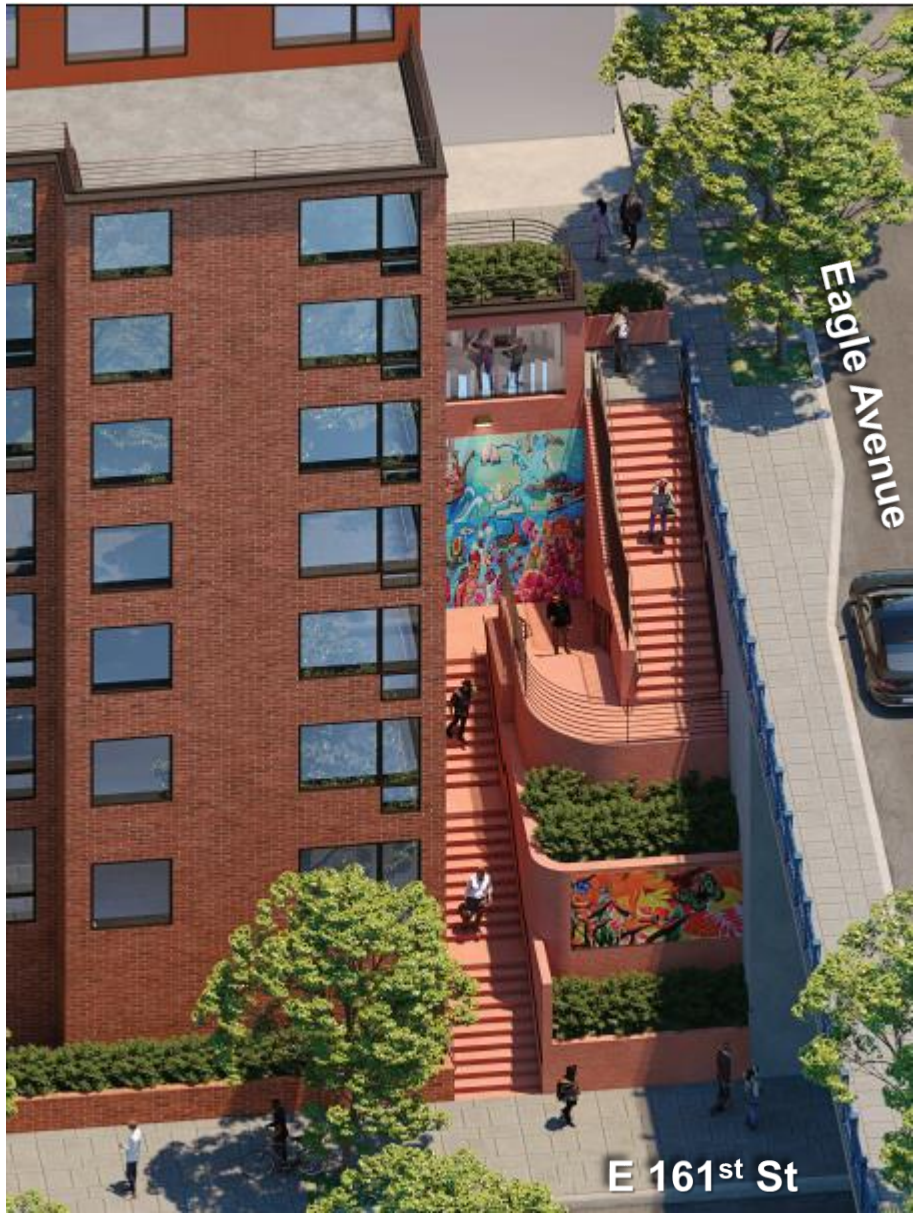
1) *the distribution of bulk on the zoning lot will not unduly obstruct access of light and air to adjoining properties or public streets, and will result in satisfactory site planning and satisfactory urban design relationships to adjacent streets and the surrounding area.*

2) *that the proposed facility will not require any significant additions to the supporting services of the neighborhood or that provision for adequate supportive services has been made; and*

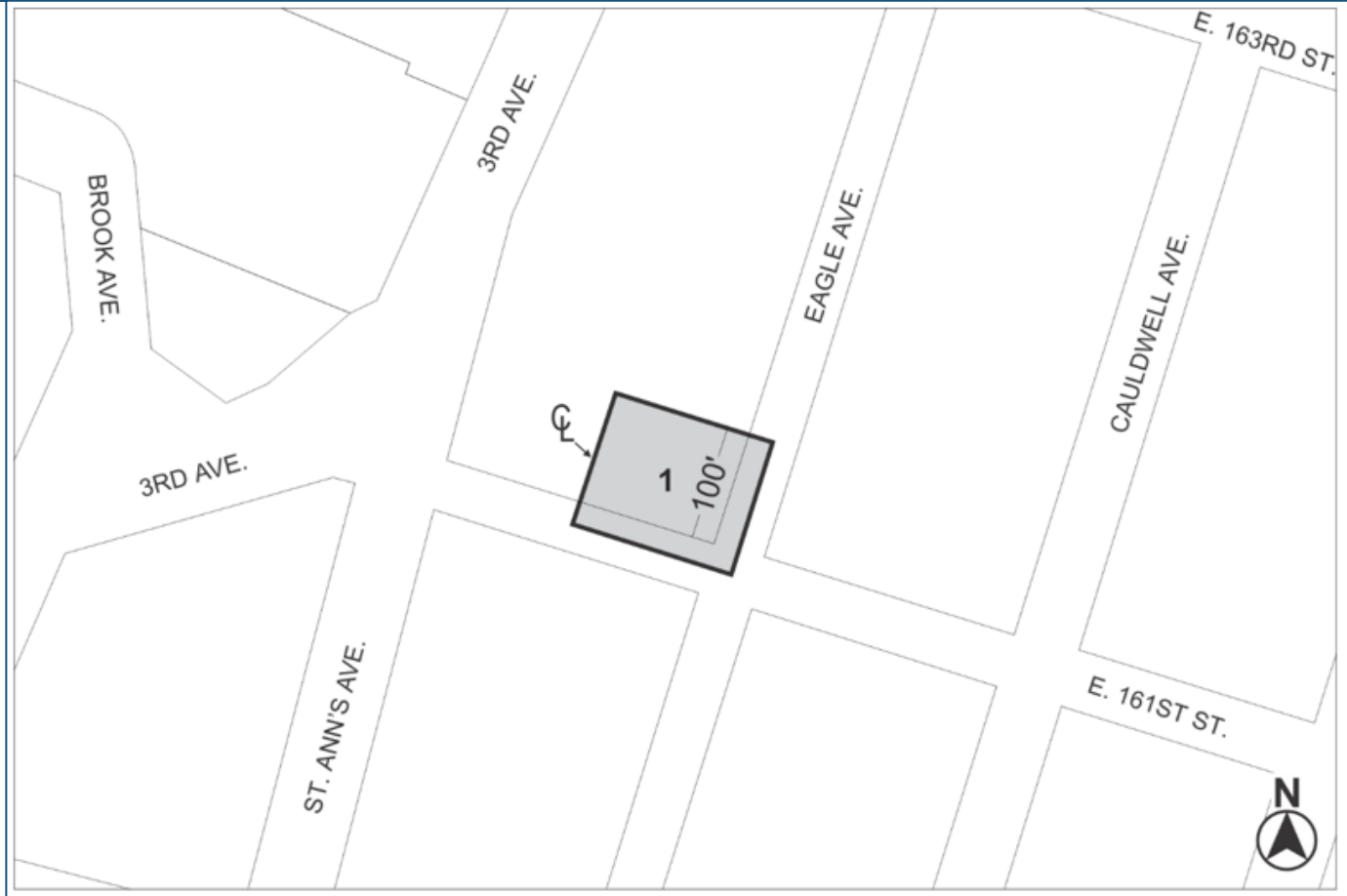
3) *the streets providing access to such use will be adequate to handle the traffic generated thereby or provision has been made to handle such traffic.*

SPECIAL PERMIT: PAA AND RESTRICTIVE DECLARATION

- Facilitate increased pedestrian circulation by creating a publicly accessible stairway
- The stairway would provide direct pedestrian access between Eagle Avenue and East 161st Street
- The stairway would bridge the difference in elevation (about 30 feet) between these two streets
- The PAA is to be maintained by the property owner in accordance with a restrictive declaration and is tied to the findings of the special permit



ZONING TEXT AMENDMENT: MIH AREA OPTIONS 1 AND 2



Mandatory Inclusionary Housing Area *(see Section 23-154(d)(3))*

Area **1** — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 3, The Bronx

* * *

APPENDIX

PROJECT AREA PHOTOS





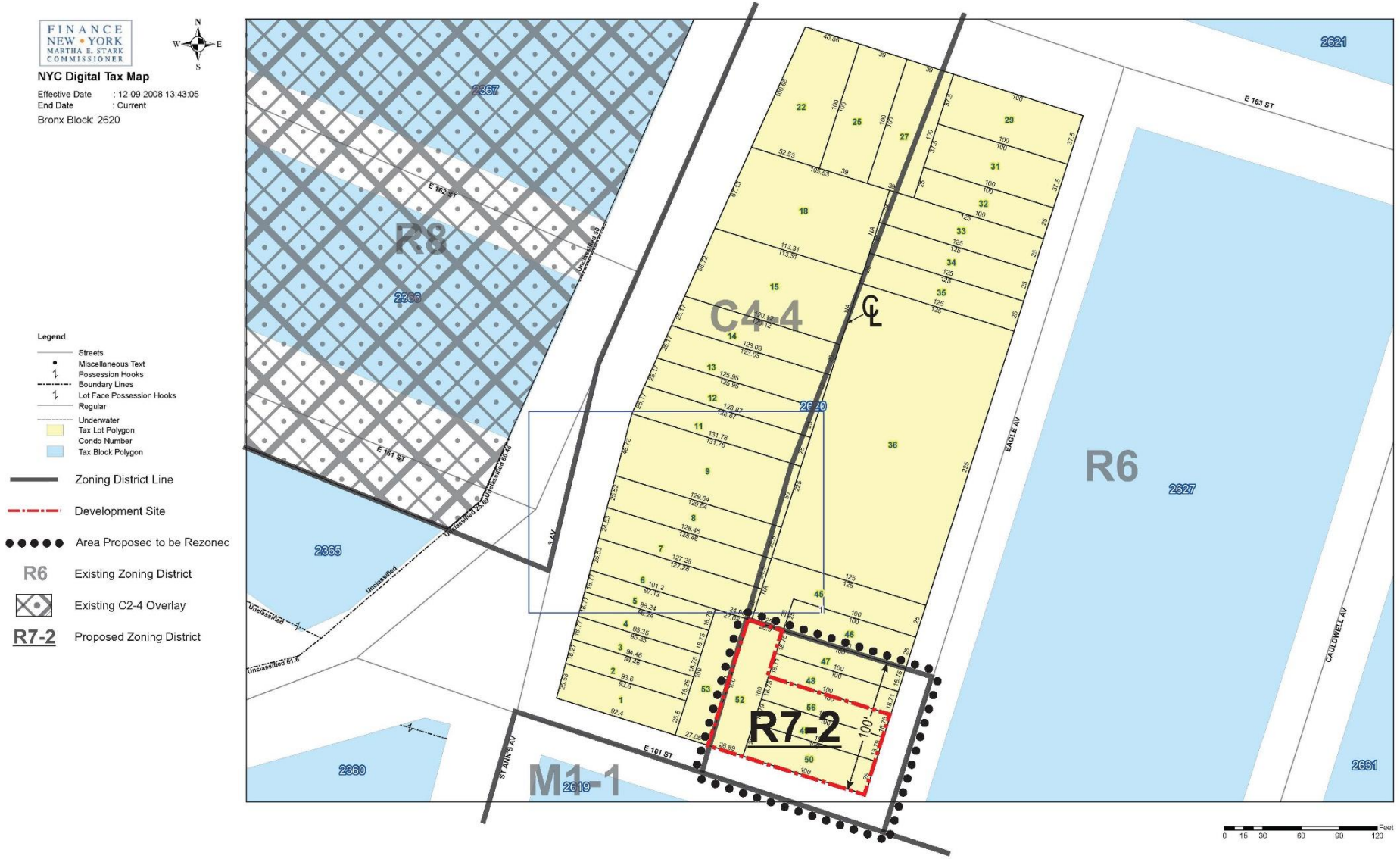






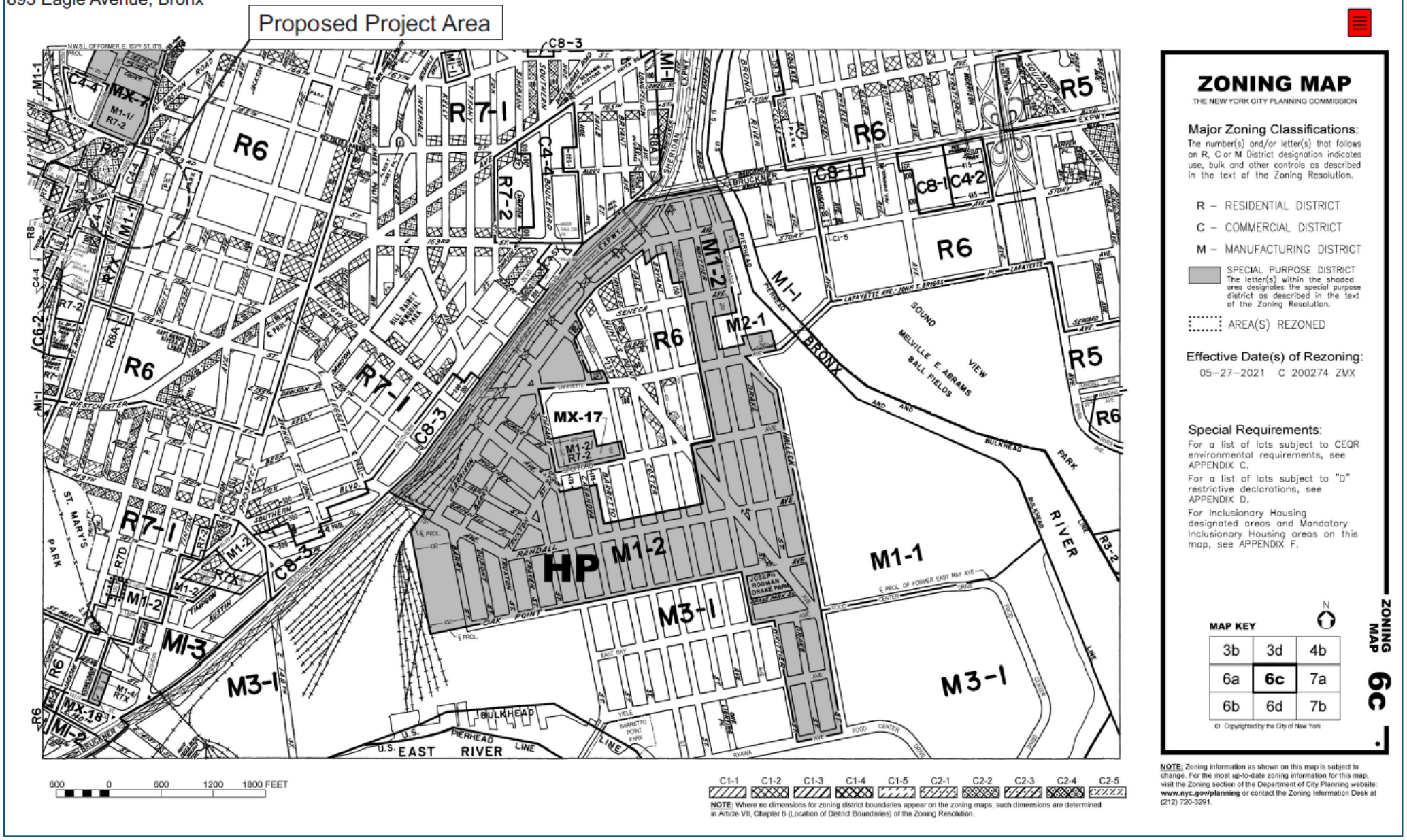
TAX MAP

893 Eagle Avenue, Bronx



ZONING MAP

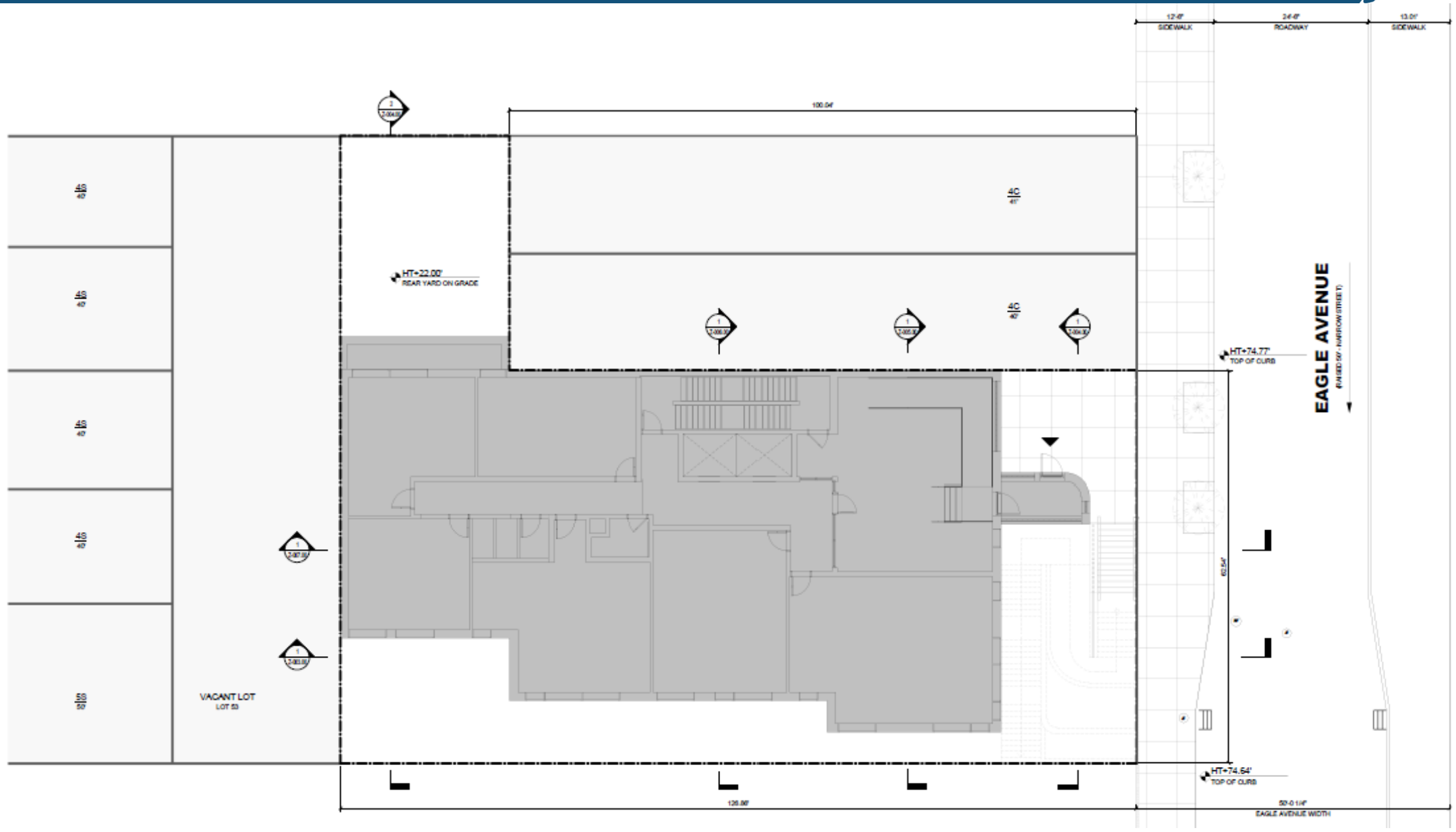
893 Eagle Avenue, Bronx



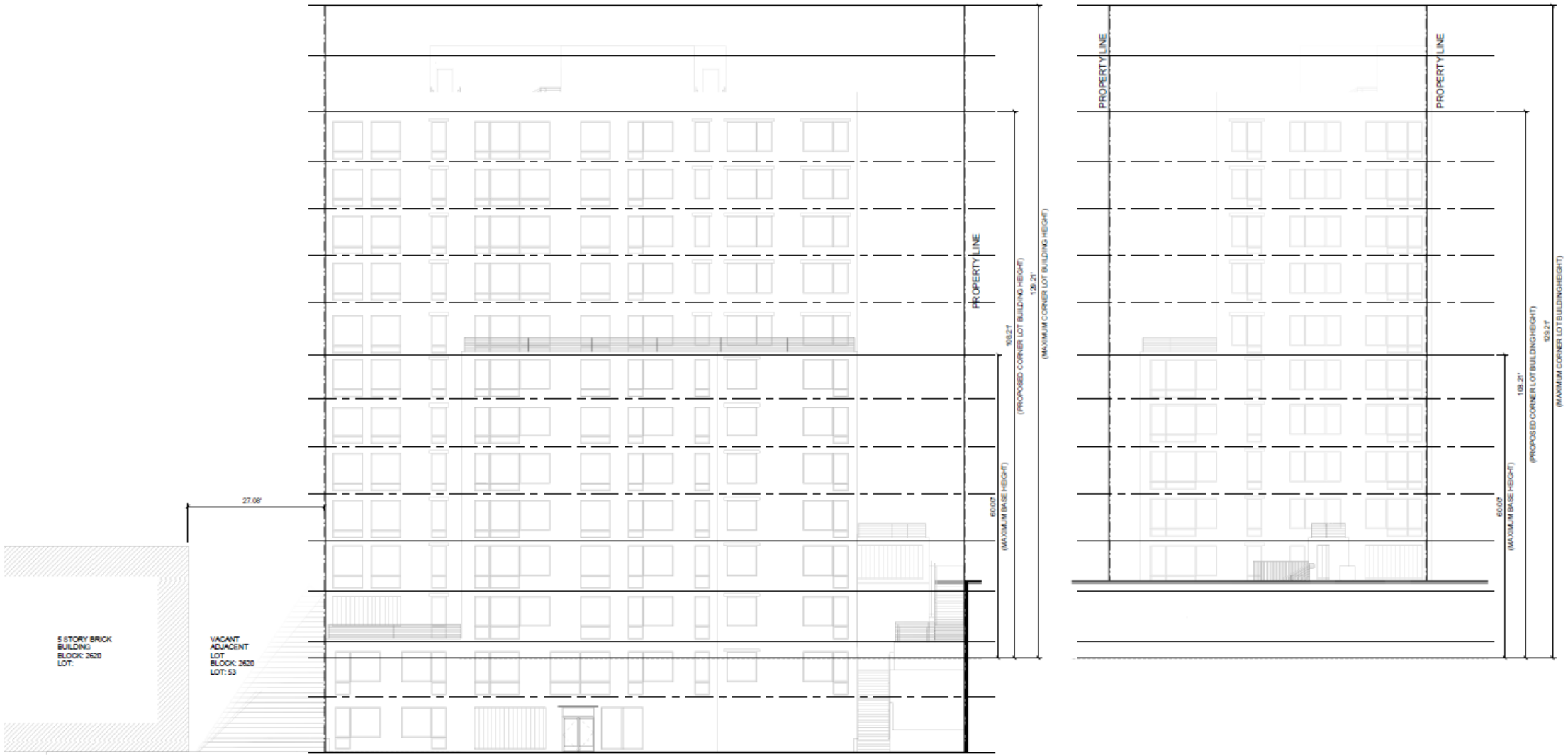
GROUND FLOOR PLAN – SUB-CELLAR



GROUND FLOOR PLAN – SECOND FLOOR



PROPOSED DEVELOPMENT ELEVATION



② BUILDING ENVELOPE - NORTH ELEVATION
3/32" = 1'-0"

① BUILDING ENVELOPE - WEST ELEVATION
3/32" = 1'-0"

SPECIAL PERMIT (ZR § 74-903): STATEMENT OF FINDINGS

1) No unduly obstruction of access of light and air, satisfactory site planning and urban design relationships to adjacent streets and surrounding properties

The proposed development includes the provision of an improved courtyard to the rear of neighboring residential properties, setbacks at grade accommodating landscaped open spaces and a publicly accessible staircase, and rises in accordance with sky exposure plane requirements to allow access of light and air.

Furthermore, the EAS concluded that no significant adverse shadow impacts would result from the proposed actions.

2) No significant additions needed to the supporting services of the neighborhood

The proposed 24/7 provision of on-site (social) services by trained staff would prevent the proposed development from depending on existing services in the neighborhood.

3) Streets providing access will be adequate to handle the traffic by the use

Based on the low car-ownership rate in this area, the projected trip generation, and access to public transit, the EAS concluded that the projected development would not cause traffic congestion on the surrounding street network.