

4541 Furman Avenue Rezoning

C 200228 ZMX / N 200229 ZRX

Pre-Hearing Review Session

April 11, 2022

Project Overview

APPLICANT	Markland 4551 LLC
LOCATION	4541 Furman Avenue Community District 12 Borough of the Bronx
ACTIONS REQUESTED	Zoning Map Amendment to rezone from M1-1 to R7D & R7D/C2-4
	Zoning Text Amendment to amend Appendix F to establish an MIH Area (Options 1 and 2) coterminous with the rezoning area; and to Appendix I to extend Transit Zone 1 to include the rezoning area and the southern half of Block 5084, which is not included within the rezoning area

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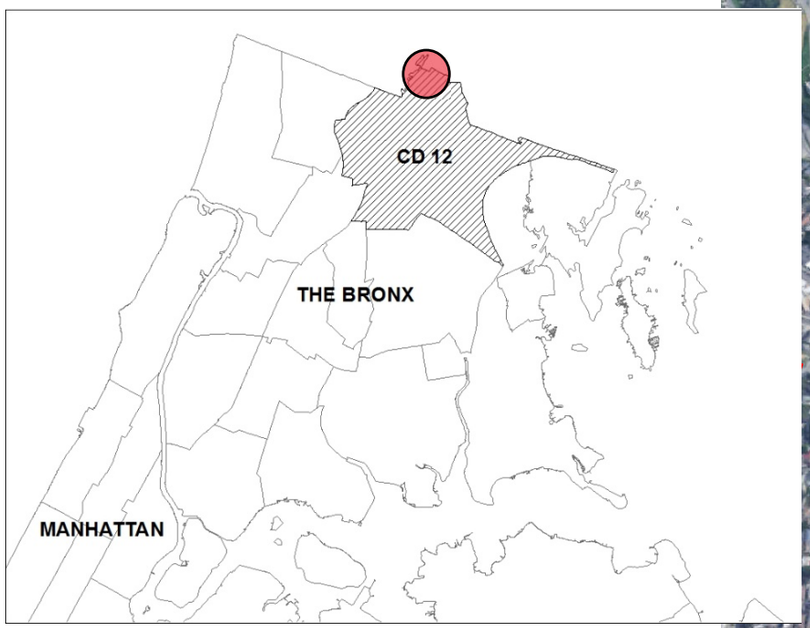
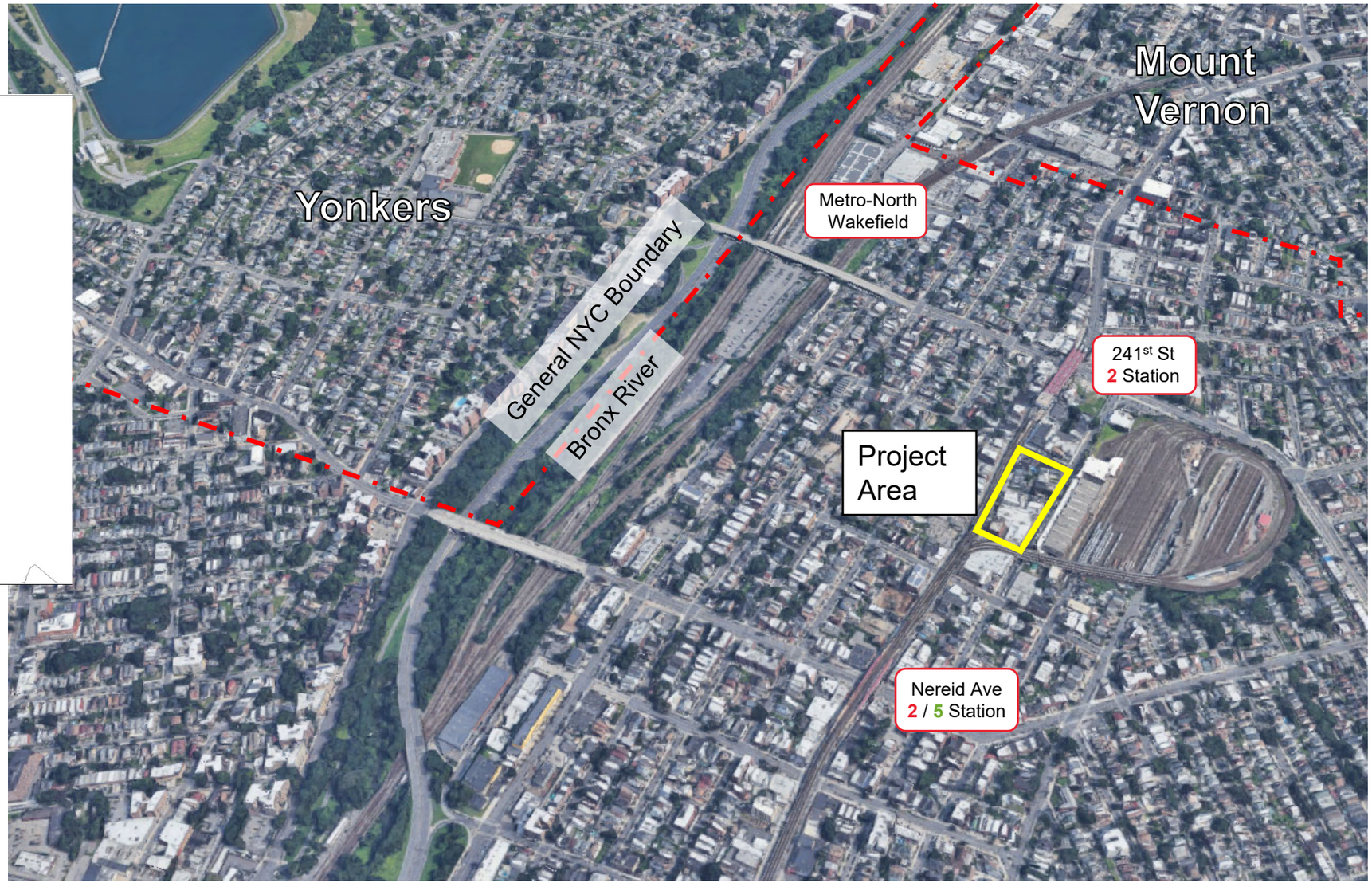
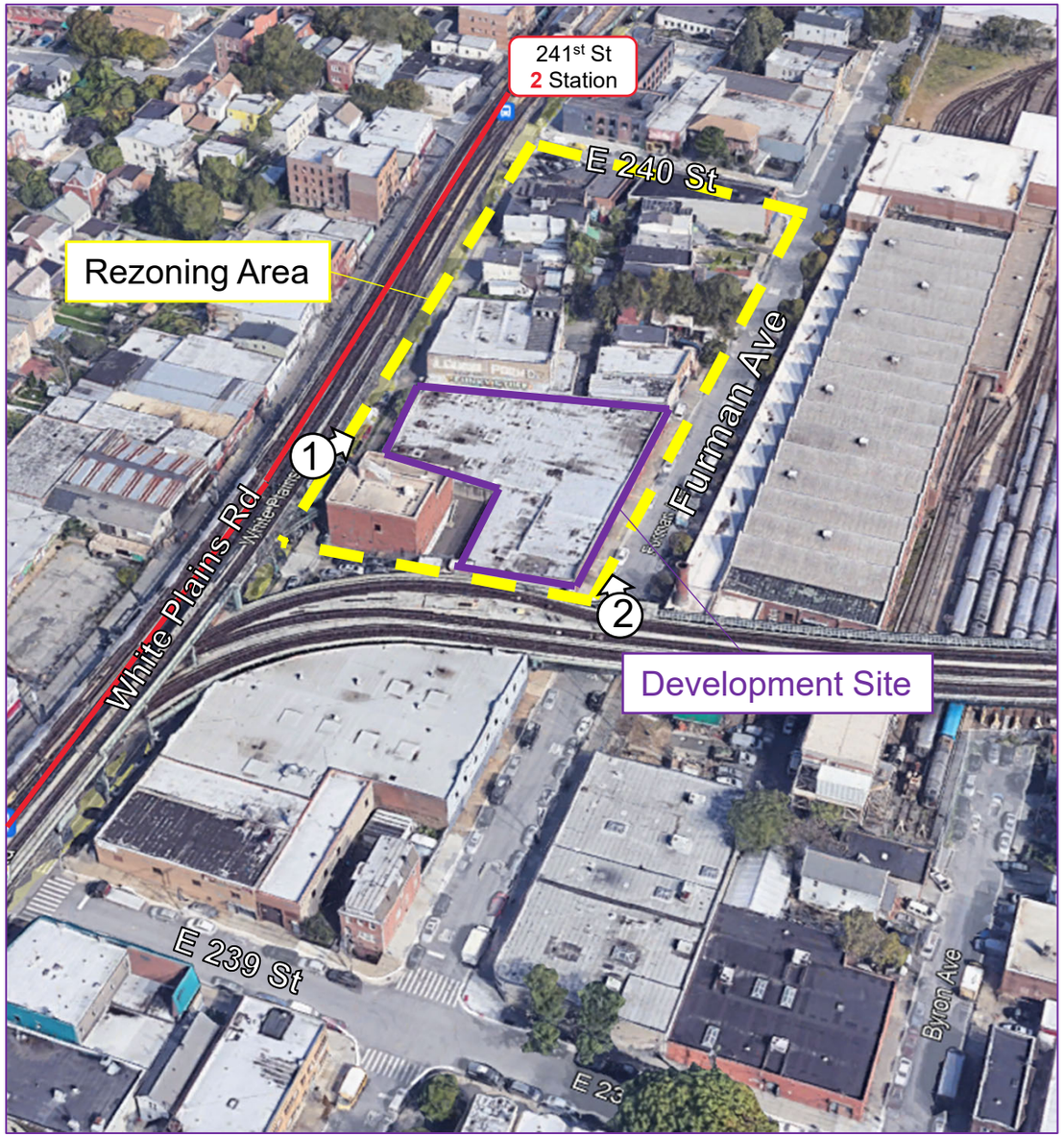
Area Context





Project Area





1. View of the Development Site looking northeast on White Plains Road



2. View of the Development Site north on Furman Ave

Proposed Development

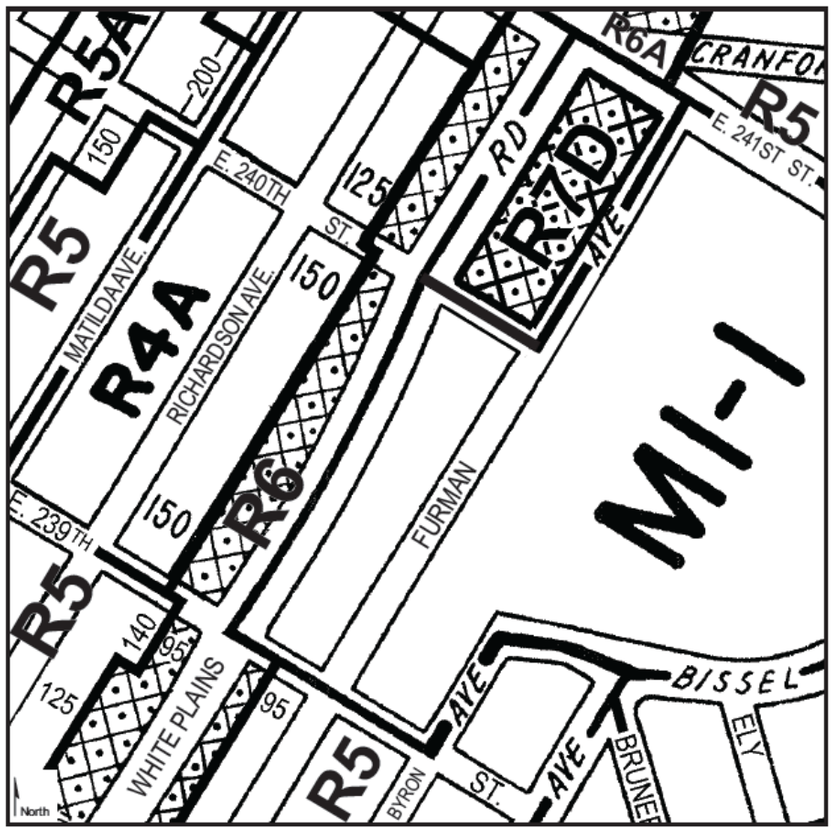


- Mixed use residential/commercial/community facility building
  - Segment A (White Plains Rd frontage): 9 Stories - 99’
  - Segment B (Furman Ave frontage): 10 Stories - 102’
- 148 dwelling units. 100% affordable through HPD’s ELLA program
  - MIH Option 1 (37 of 148 units)
- ~7,150 square feet of ground floor retail space in Segment A
- ~11,100 sf of cellar level community facility floor area in Segment B – Planned day care
- 52 parking spaces will be provided in sub-cellar of Segment B
  - Increase from 22 at certification

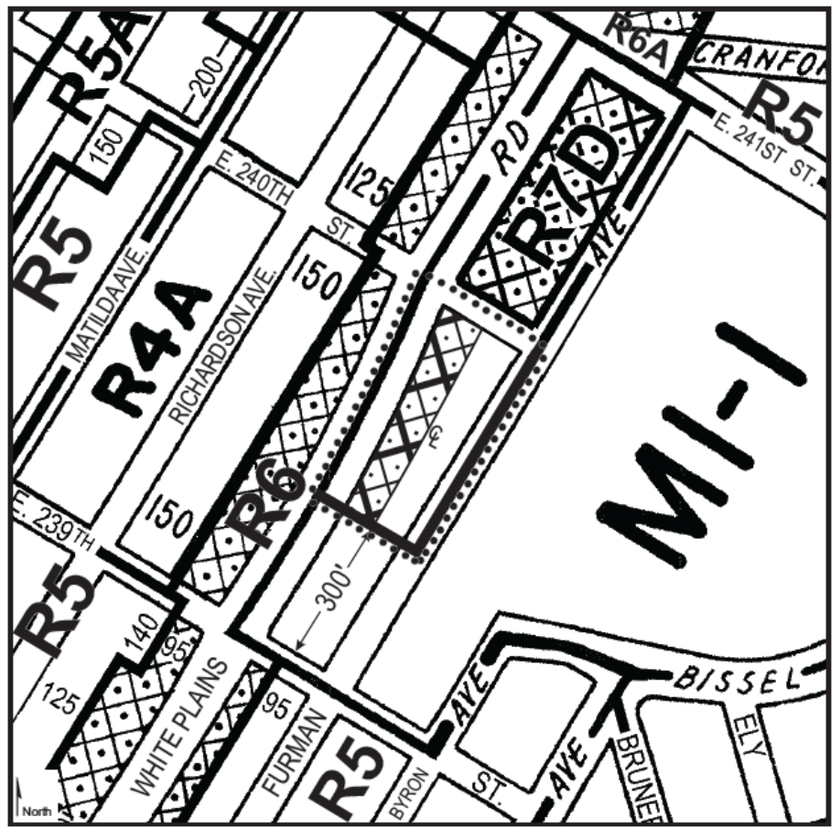
Actions: Rezoning

Zoning Map Amendment to rezone from M1-1 to R7 & R7D/C2-4.

Zoning Change Map



Current Zoning Map (2a)



Proposed Zoning Map (2a) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to R7D
Rezoning from M1-1 to R7D/C2-4

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.

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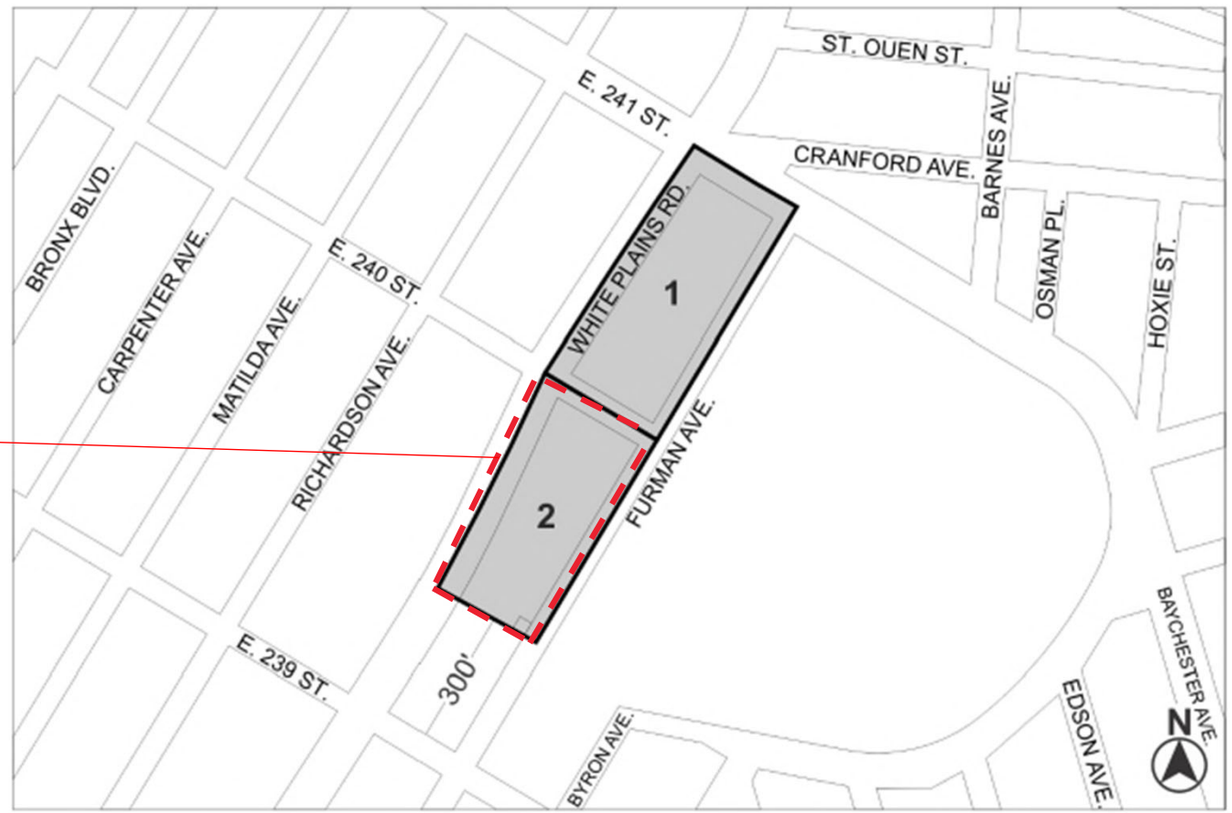
Actions: Zoning Text Amendment

Amend Appendix F to establish an MIH Area (Options 1 and 2) coterminous with the rezoning area

Rezoning Area



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

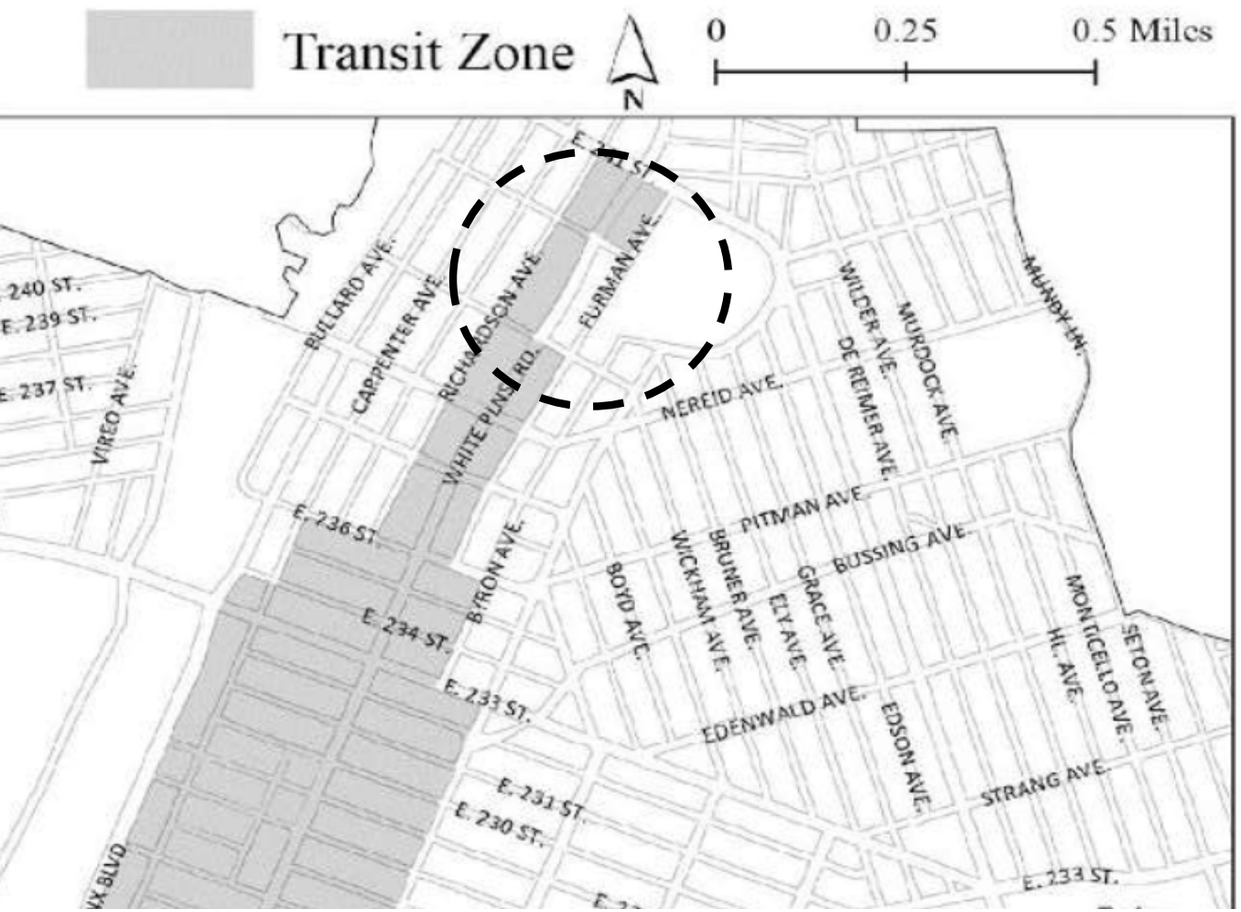
Area **1** — 2/13/19 — MIH Program Option 1 and Option 2

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

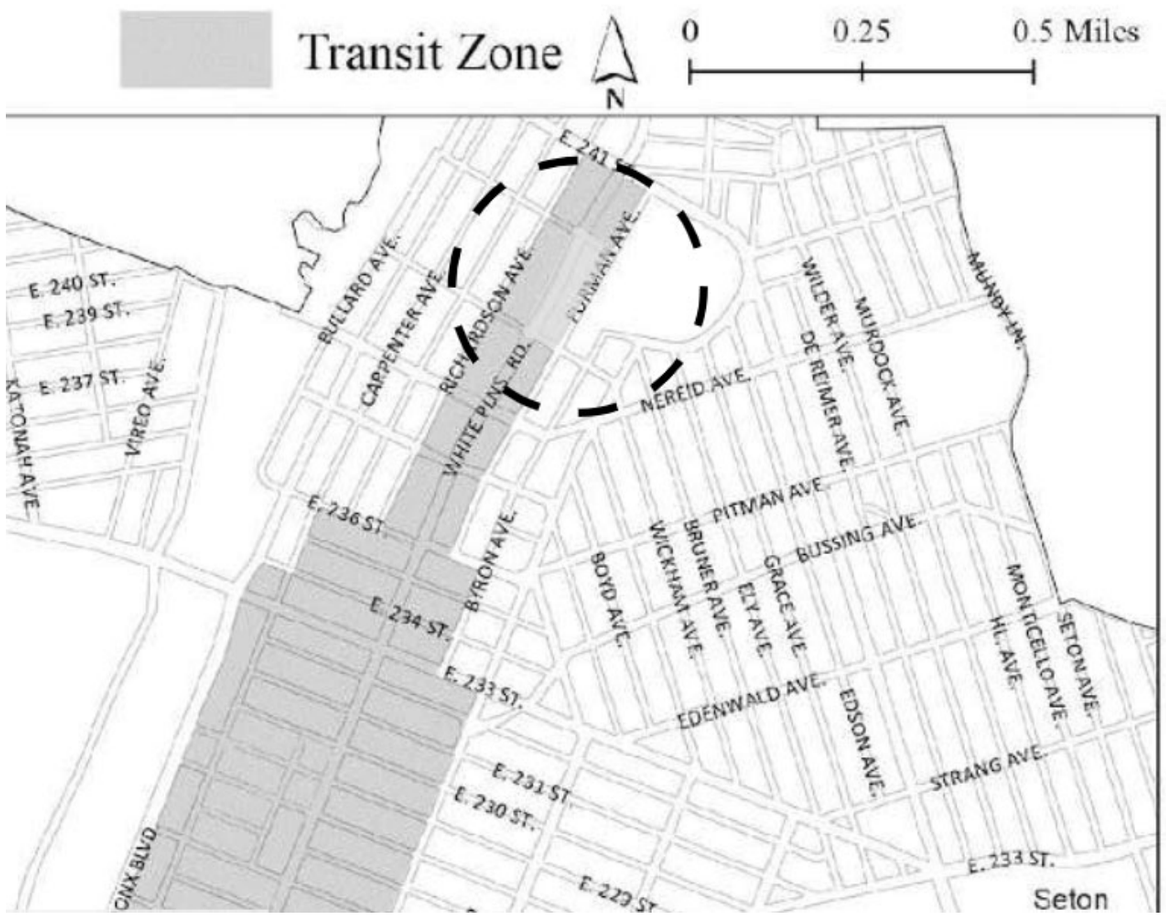
Actions: Zoning Text Amendment

Amend Appendix I to extend Transit Zone 1 over Block 5084

Current Transit Zone



Proposed Transit Zone



Public Review

Bronx Community Board 12:

On January 27, 2022 submitted an unfavorable recommendation with a vote of 7 in favor (of the project), 21 against, 5 abstentions.

- Applicant team increased parking from 22 spaces to 46 spaces.
- CB 12 stated the 46 spaces was insufficient and did not have a recommendation on what number would make the project satisfactory for approval.

Bronx Borough President:

Submitted a favorable recommendation on March 22, 2022.

- BP Gibson stated that Bronx projects will need at least 40% of all units to provide at least 2-bedrooms to get BP support. The BP also stated the need for the affordable housing this project is proposing was too great while applauding the applicant for the day care, retail space, and increasing the parking to 52 spaces to address CB 12's concerns.

148 total units:
Studios – 24 (16%)
1-BR – 73 (49%)
2-BR – 32 (22%)
3-BR – 19 (13%)
} 35%

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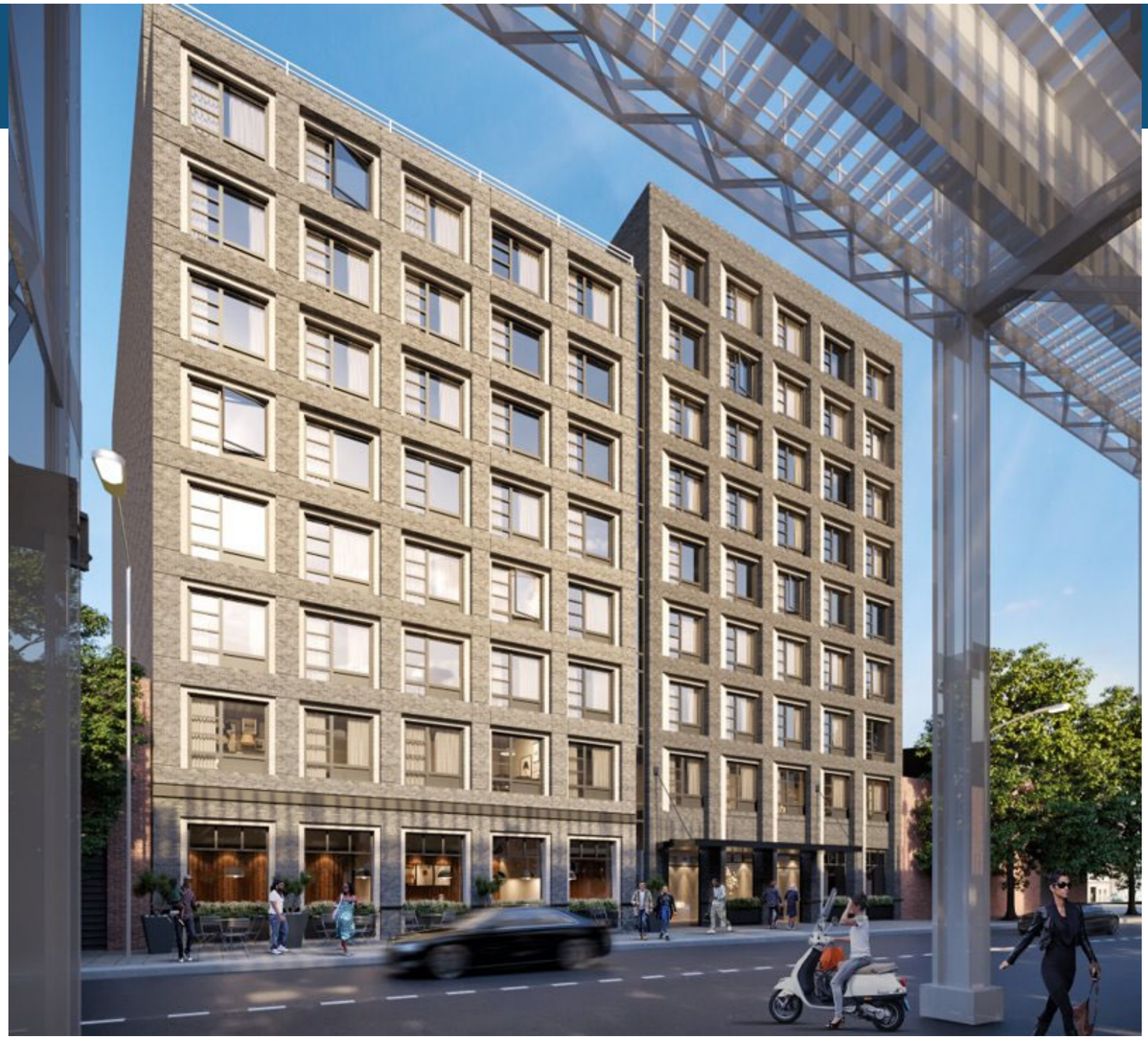
Questions

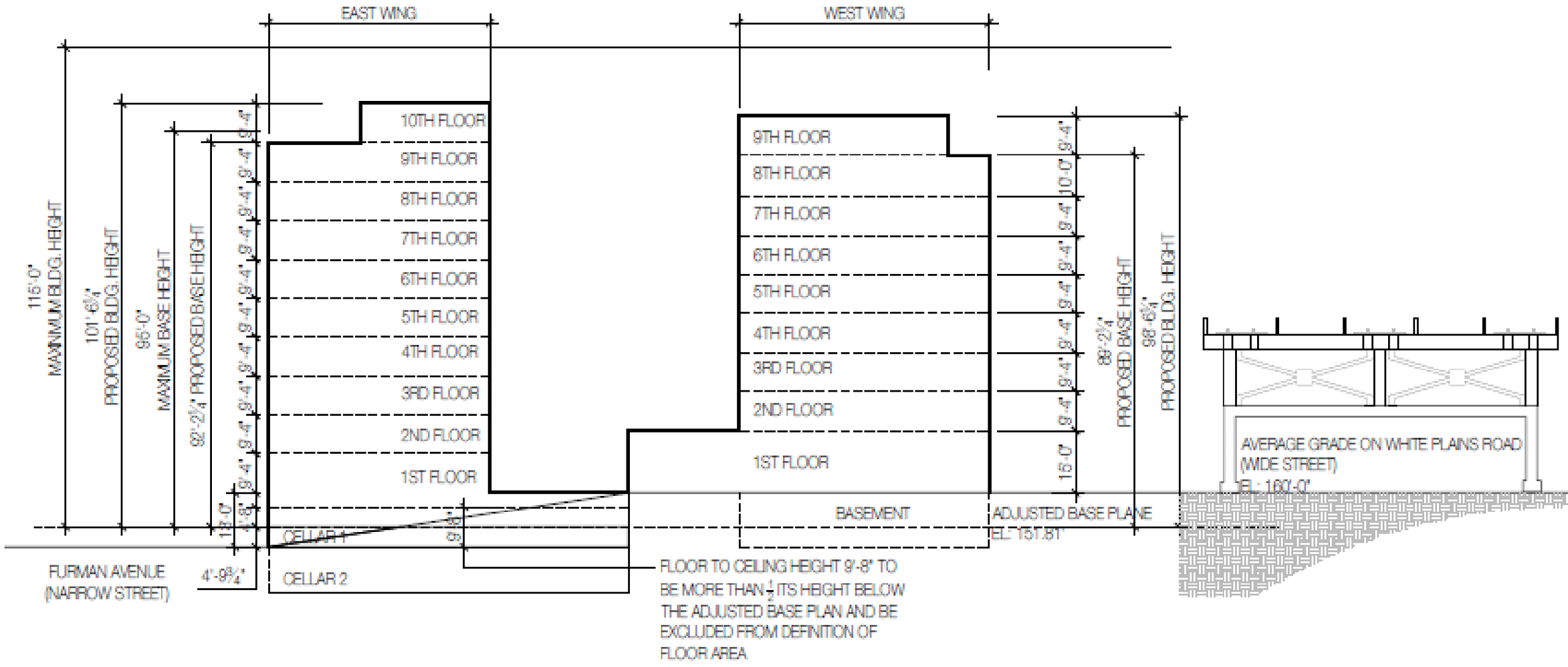


Appendix

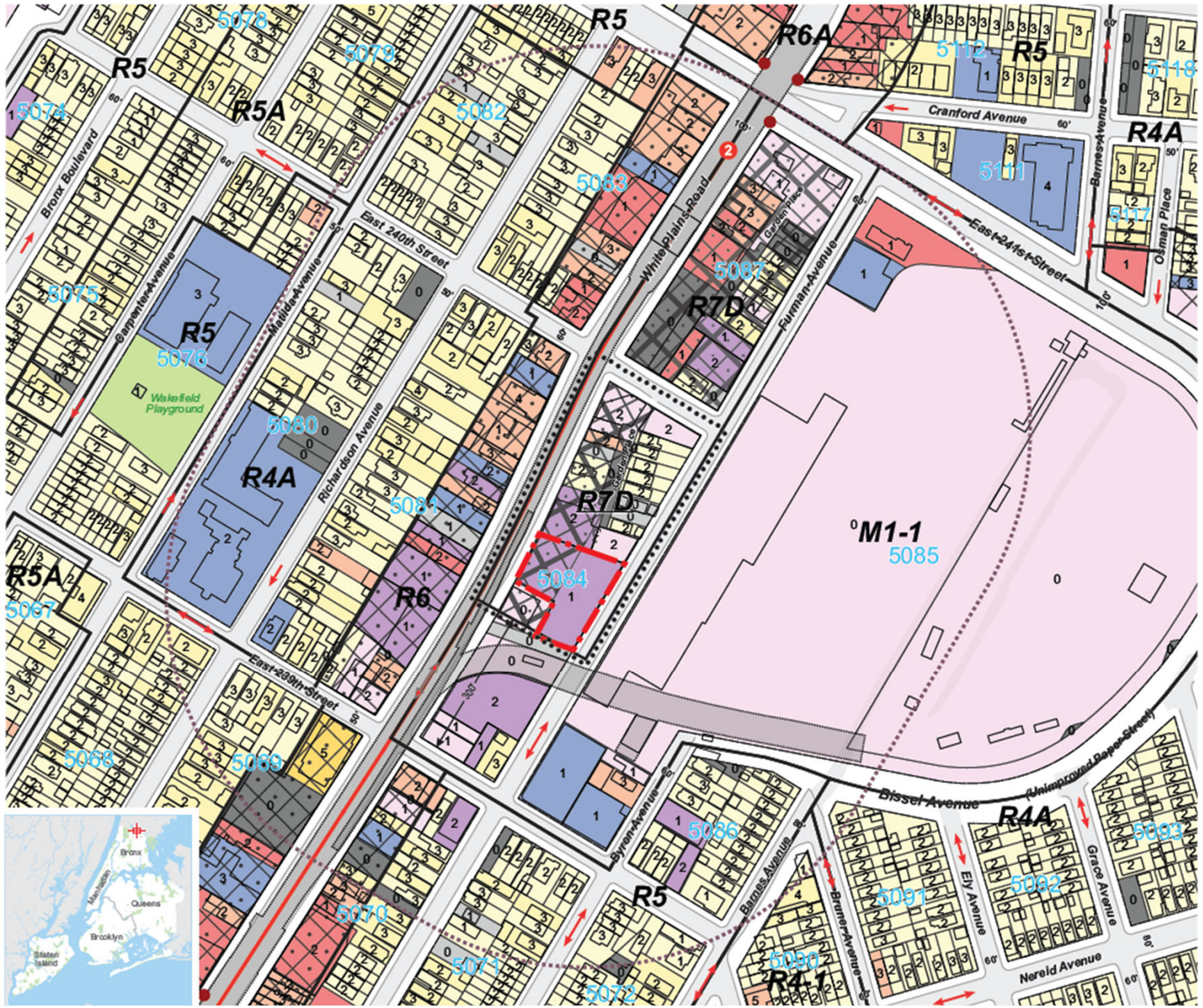
Proposed Development Elevation

Segment B: 10 stories / 102’

Segment A: 9 stories / 99’



Land Use



R5
R5A
R6A
R4A
R7D
R6
M1-1
5085
5084
5083
5082
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Bronx Boulevard
Carpenter Avenue
Matilda Avenue
East 240th Street
Richardson Avenue
White Plains Road
Furman Avenue
East 241st Street
Cranford Avenue
Barnes Avenue
Osman Place
Wakefield Playground
East 239th Street
Byron Avenue
Bissel Avenue
(Unimproved Paper Street)
Ely Avenue
Grace Avenue
Nereid Avenue
Bruner Avenue
Bronx
Manhattan
Queens
Brooklyn
Staten Island

Proposed Site Plan – Rooftop

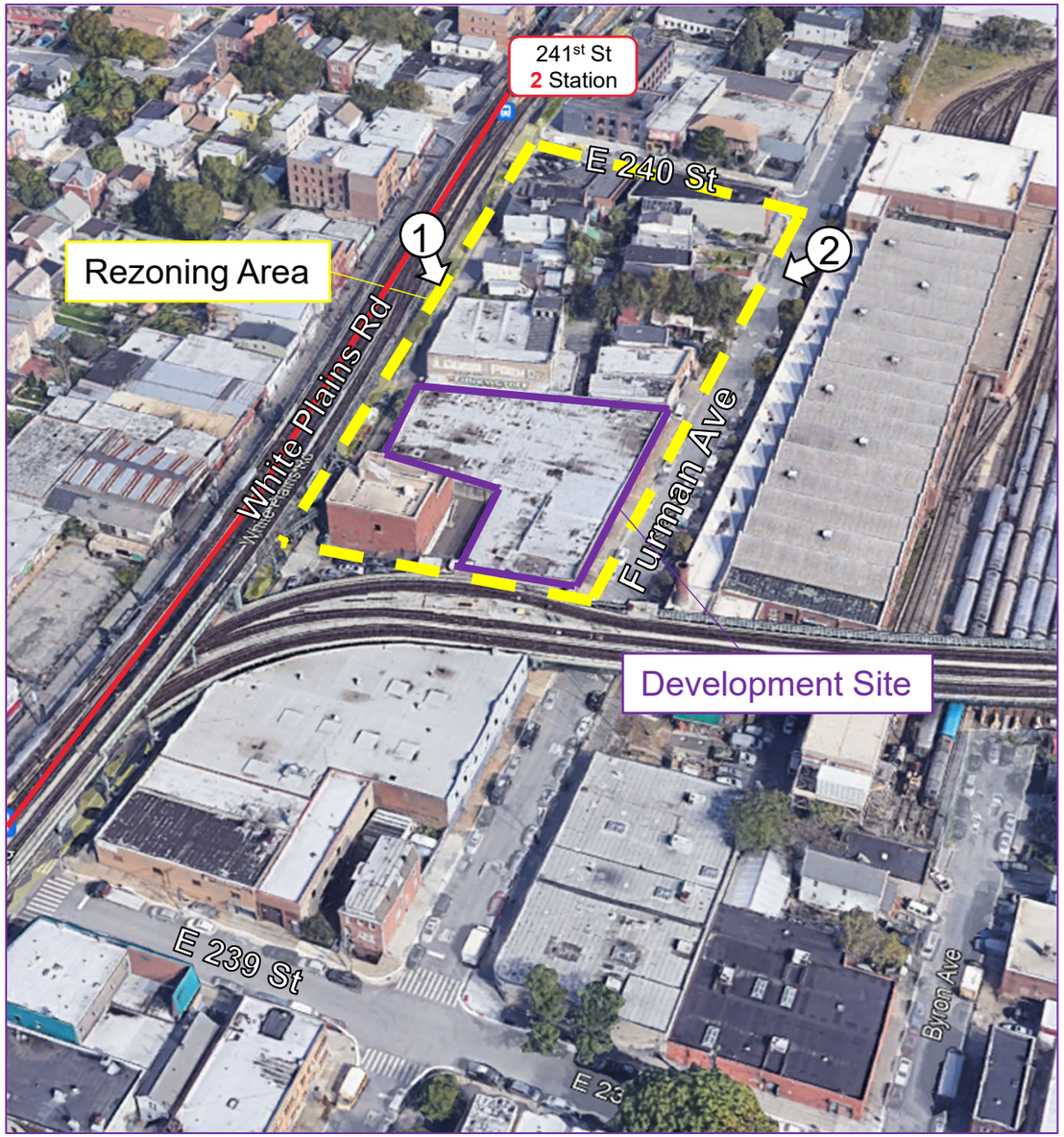


Actions: Zoning Text Amendment

Amend Appendix I to extend Transit Zone 1 over Block 5084



Local Context





1. View of the Project Area facing southeast from White Plains Rd



2. View of the Project Area facing southwest from Furman Ave

Existing Conditions



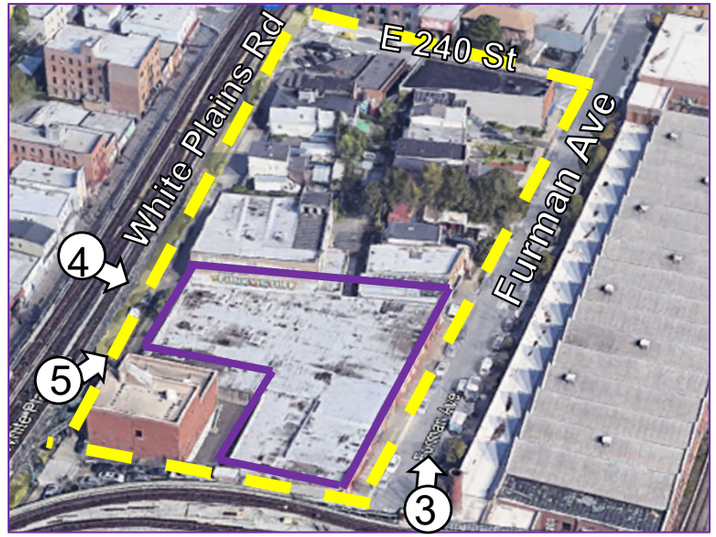
3. View of the Development Site north on Furman Ave



4. View of Development Site from White Plains Rd



5. View of the Development Site looking northeast on White Plains Road



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