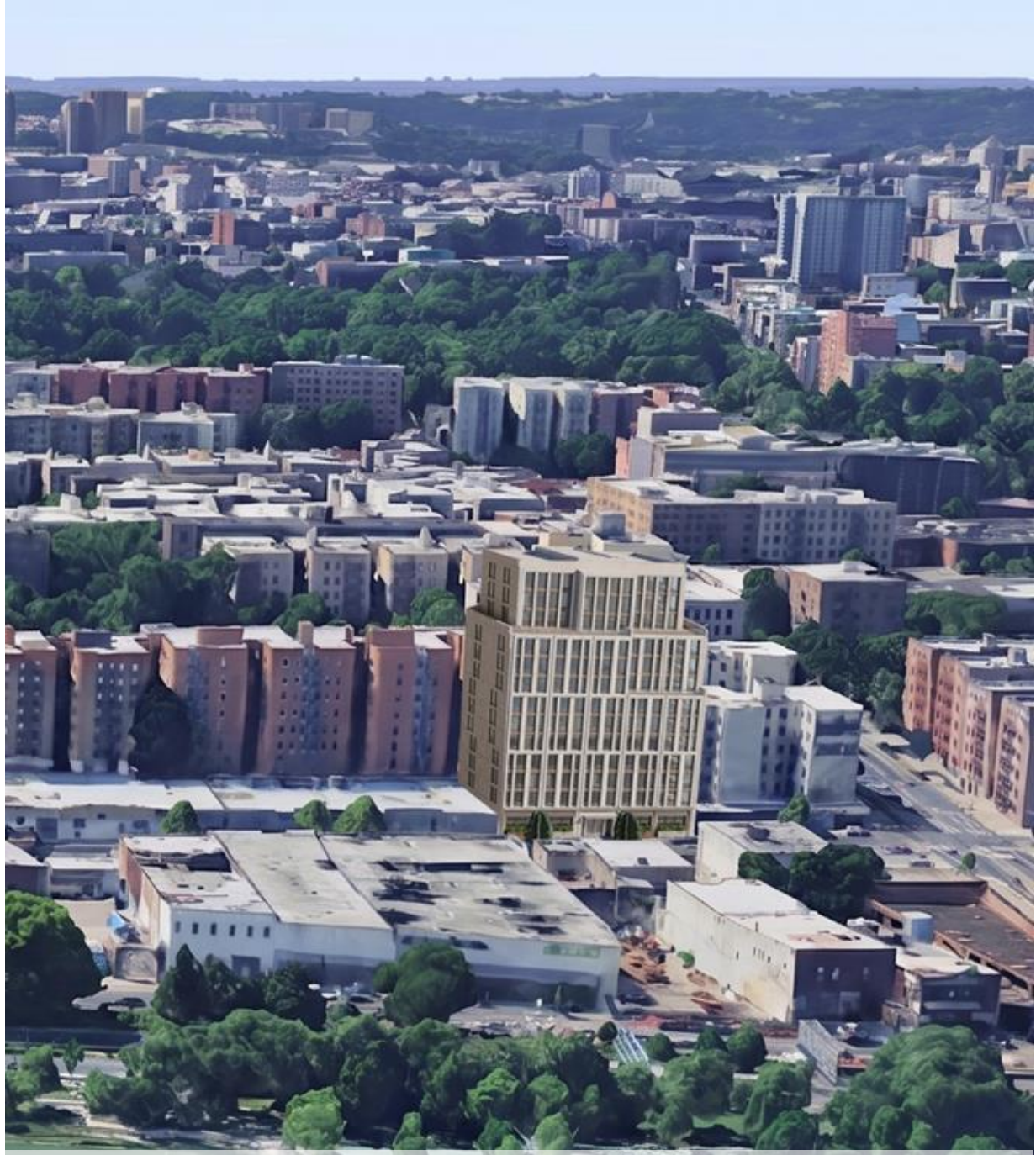
1701 Boone Avenue Rezoning

City Planning Commission, Review Session

October 5, 2026



Renderings for illustrative purposes only

Project Overview

APPLICANT	Boone Avenue Realty LLC
LOCATION	**1701 Boone Avenue** *(Block 3010, Lots 29, 26, and 25)* Community District 3, Belmont Council District 15 (CM Feliz)
ACTIONS REQUESTED	<u>Zoning Map Amendment:</u> R6A District to R8A District R6A/C2-4 Districts to R8A/C2-4 Districts <u>Zoning Text Amendment:</u> Map Mandatory Inclusionary Housing (MIH) Area



Proposed Development: Residential Buildings

13-story Residential Building:

72,000 ZSF (7.2 FAR)

106 units

- 26 income-restricted

53 bicycle parking spaces



Renderings for illustrative purposes only

Project Area Context



Local Context



Existing Land Use and Zoning

1701 Boone Avenue, Bronx
Area Map

Block: 3010, Lots: 25, 26 & 29

Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned

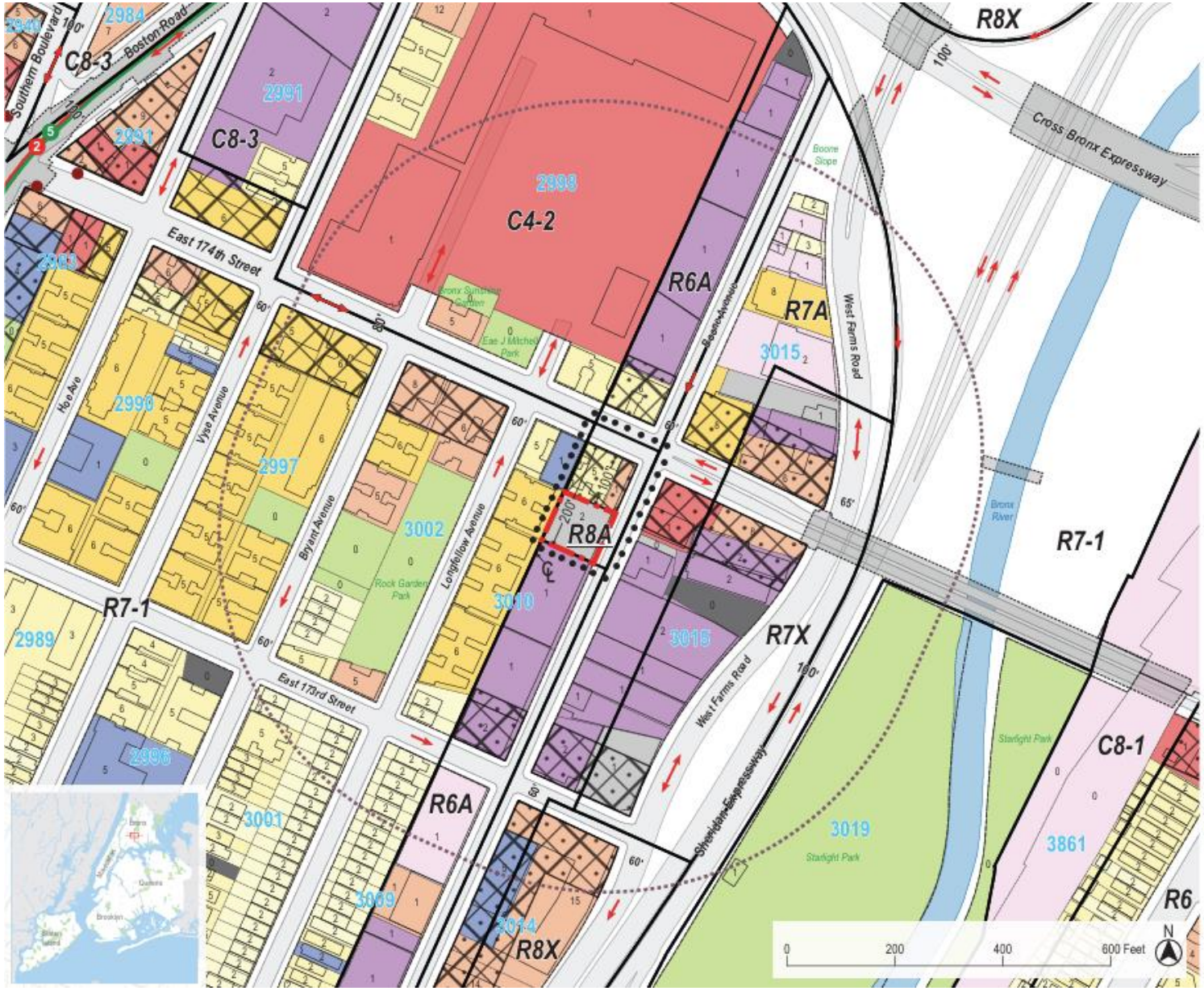
- Elevated Rail Structure / Roadway Overpass
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Existing Commercial Overlays & Zoning Districts

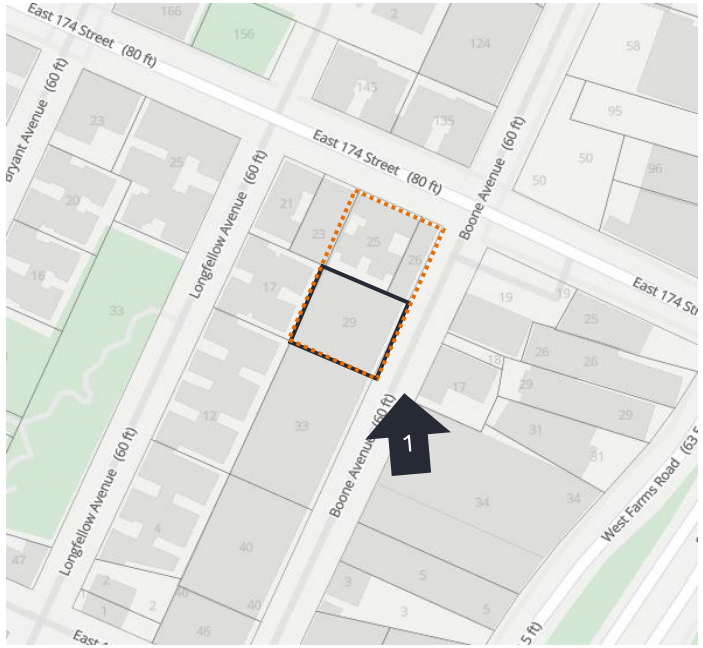
C1-1, C1-2, C1-3, C1-4, C1-5, C2-1, C2-2, C2-3, C2-4, C2-5

- Zoning Districts
- Special Districts

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



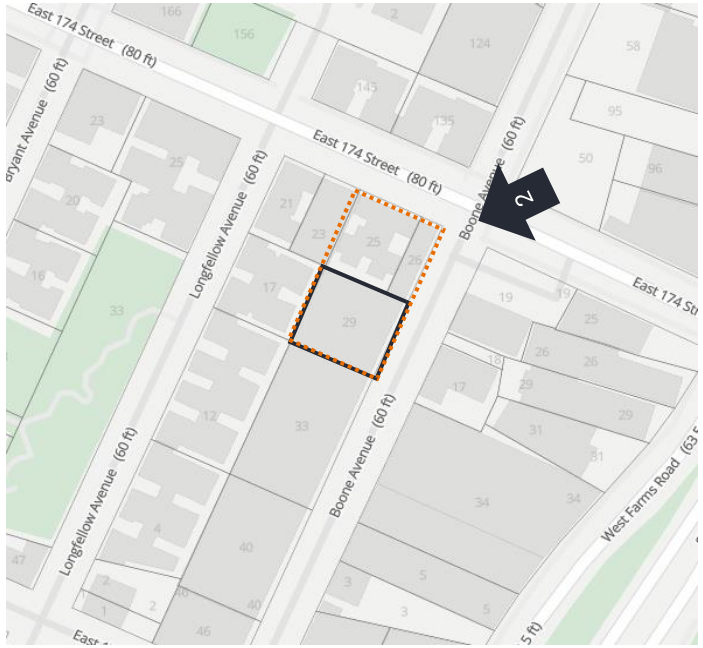
Development Site Photos





1 *View of the Development Site facing north from Boone Avenue.*

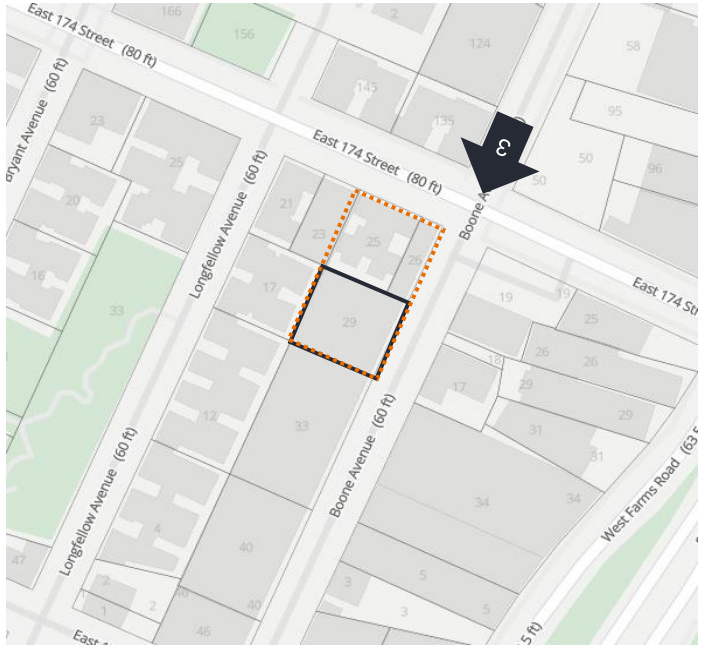
Development Site Photos





2 *View of the Development Site facing southwest from Boone Avenue.*

Development Site Photos





3 *View of Boone Avenue facing southwest from East 174th Street (Project Area at right).*

Requested Actions

Proposed Development:

- Development of a 13-story residential building containing approximately 72,000 SF of floor area
- 106 dwelling units (26 income-restricted)



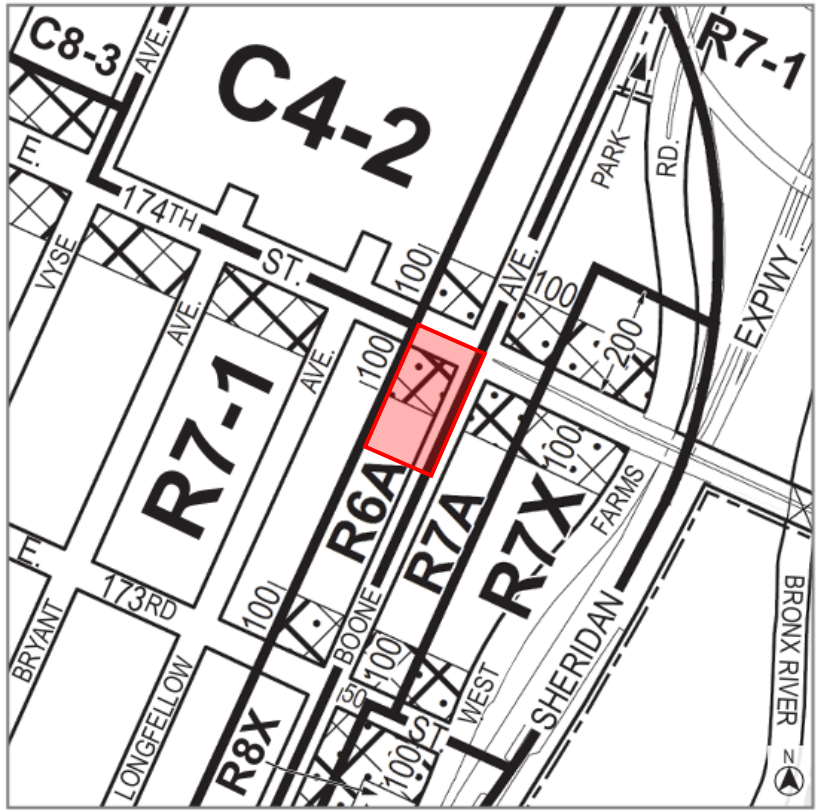
Renderings for illustrative purposes only

Requested Actions

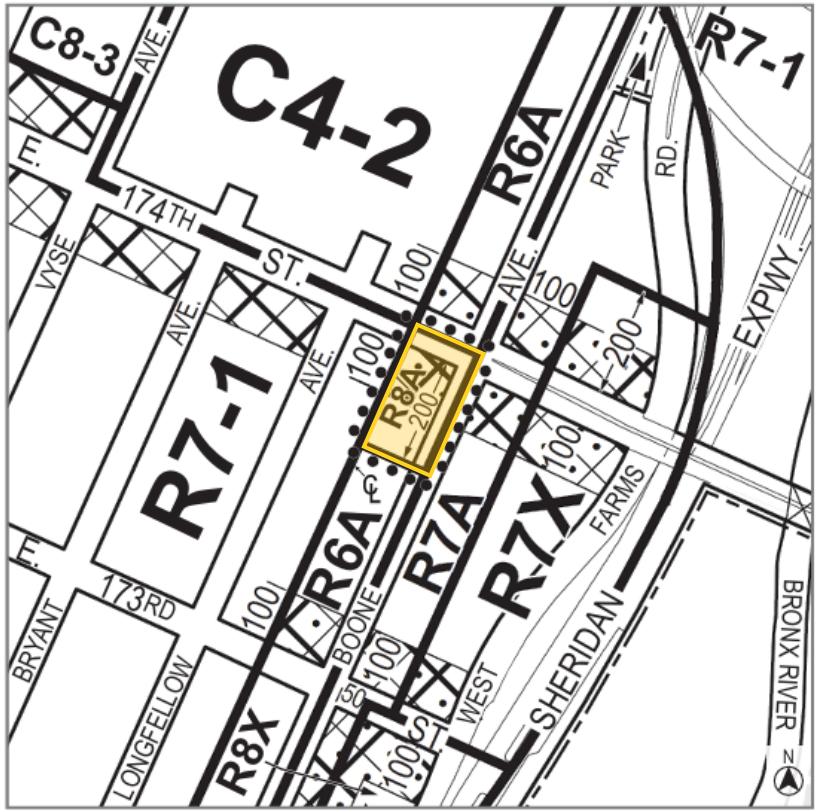
Zoning Map Amendment

Current Zoning R6A		Proposed Zoning R8A	
Res. FAR	3.0	Res. FAR	6.02
Com. FAR	n/a	Com. FAR	n/a
CF FAR	3.0	CF FAR	6.5

Current Zoning R6A/C2-4		Proposed Zoning R8A/C2-4	
Res. FAR	3.0	Res. FAR	6.02
Com. FAR	2.0	Com. FAR	2.0
CF FAR	3.0	CF FAR	6.5

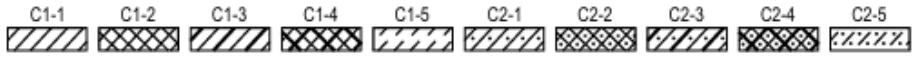


Current Zoning Map (3d)



Proposed Zoning Map (3d) - Area being rezoned is outlined with dotted lines

Rezoning from R6A/C2-4 to R8A/C2-4
Rezoning from R6A to R8A



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.

Requested Actions

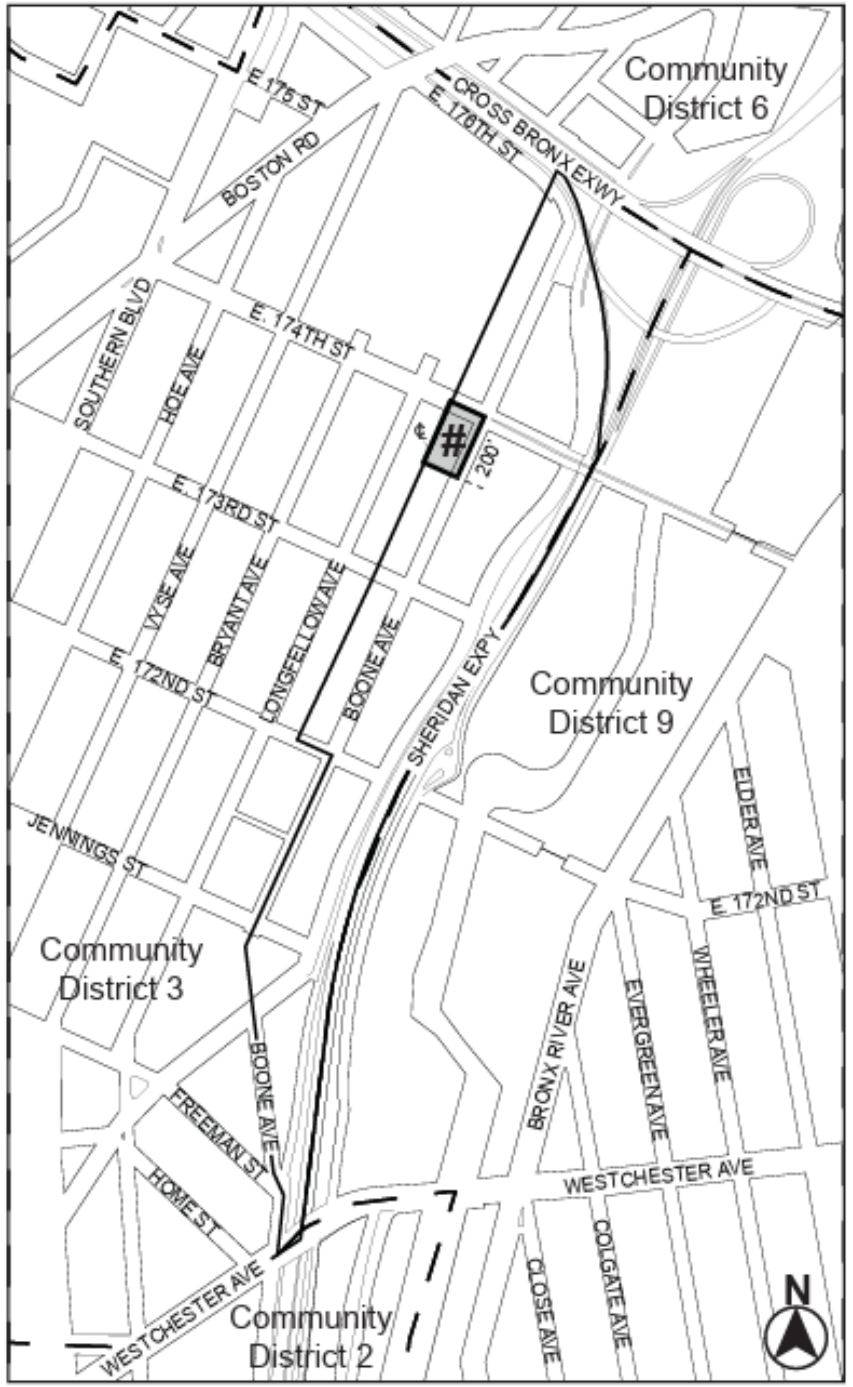
Zoning Text Amendment (MIH)

	Option 1	Option 2
Required Percentage of Residential Floor Area	25%	30%
Average AMI of Income Bands	60%	80%

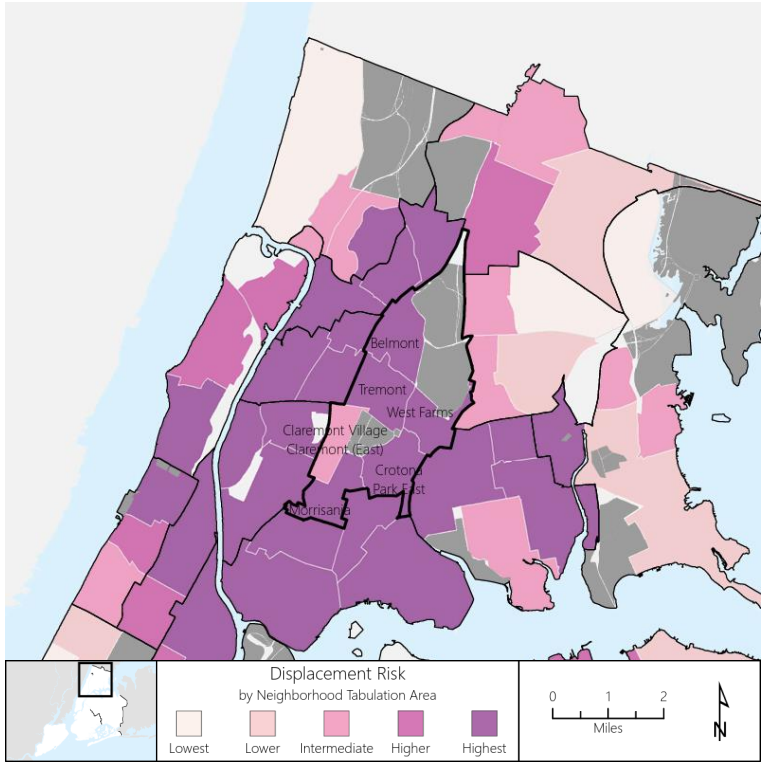
---- Community District Boundaries

Former Inclusionary Housing designated area

Mandatory Inclusionary Housing area
Area # — [date of adoption] MIH Option 1 and Option 2



Racial Equity Report



Morrisania, Tremont, Belmont, & West Farms (PUMA) 4263

Annual Median Household Income: **$34,287** (ACS 2019-2023)

Lower than The Bronx and NYC

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2025)*		Eligible Income (2026)**	
				1-bedroom	2-bedroom	2-person Household	4-person Household
Very Low Income	11	10%	**40%**	$1,134	$1,458	$45,360	$64,800
Low Income	8	8%	**60%**	$1,701	$2,187	$68,040	$97,200
Low Income	7	7%	**80%**	$2,268	$2,916	$90,720	$129,600
Not Income-Restricted	80	75%	**N/A**	$2,678	$2,834	$107,120	$113,350
Total	106	100%					

Estimated monthly rent of affordable units for households earning 40%-80% AMI*:

$1,134 - $2,834

Estimated average income of a household earning 40%-80% AMI*:

$64,800 - $113,350

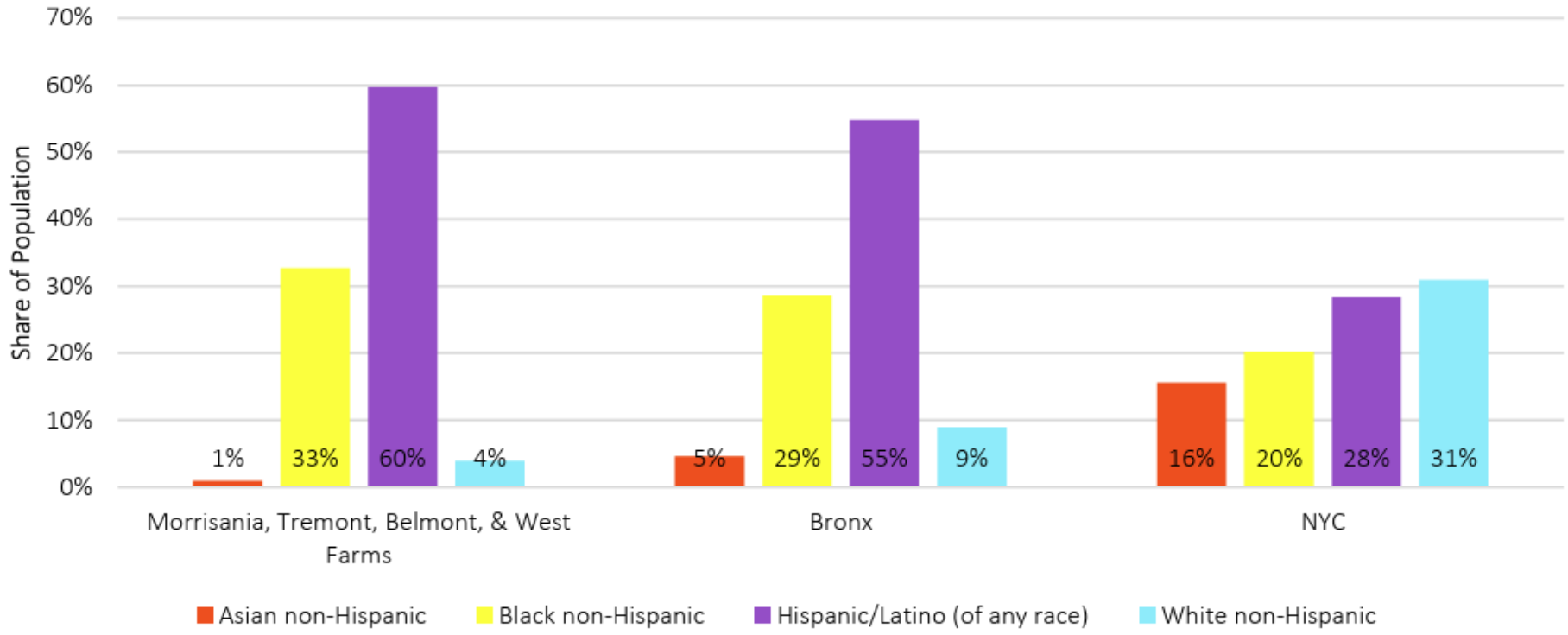
Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2025 AMI, rounded to the nearest $10)* ***and will change****. Final rents will be determined based on the HUD Income Limits in place at time of project construction*

Racial Equity Report, Community Profile

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



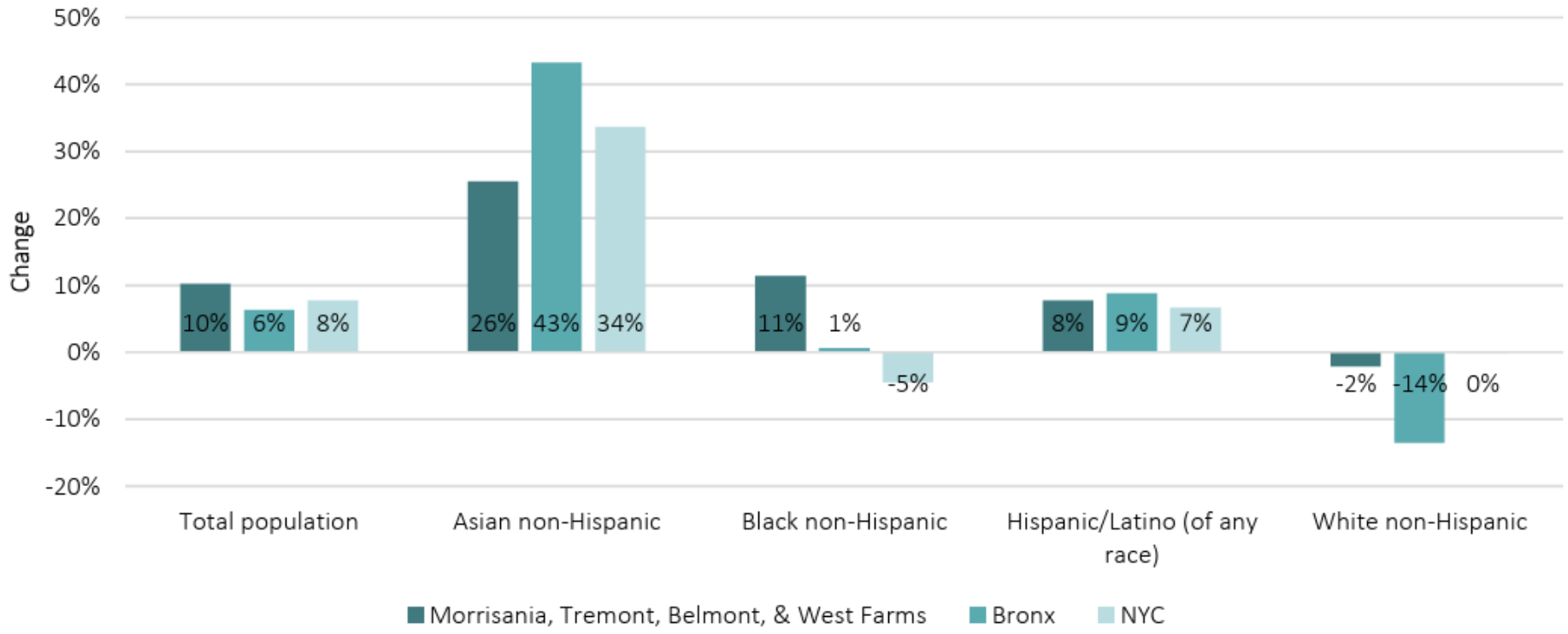
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report, Demographic Changes

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Conclusion

Actions:

Zoning Map Amendment

- From R6A District to R8A District
- From R6A/C2-4 Districts to R8A/C2-4 Districts

Zoning Text Amendment (Appendix F)

- Options 1 and 2

Proposed Development:

Development of a 13-story residential building containing approximately 72,000 SF of floor area

- 106 dwelling units (26 income-restricted)
  - 77-92 MIH (Option 1 and Option 2)



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