

1460-1480 Sheridan Boulevard Rezoning

Pre-Hearing Session

Project Overview



APPLICANT	• Simone Companies
LOCATION	• 1460-1480 Sheridan Boulevard • Crotona Park East Neighborhood • Community District 9, The Bronx
ACTIONS REQUESTED	• **Zoning Map Amendment** to rezone from the existing M1-1 zoning district to R7-3/ C2-4 • **Zoning Text Amendment** to amend Appendix F of the Zoning Resolution to establish an MIH Area (Options 1 and 2) coterminous with the rezoning area

PROPOSED DEVELOPMENT	• 3 24-story **mixed-use buildings** on two sites with:
	  • 970 income restricted residential units (intended)
	  • Commercial space
	  • 100 parking spaces in basement

Proposed Development

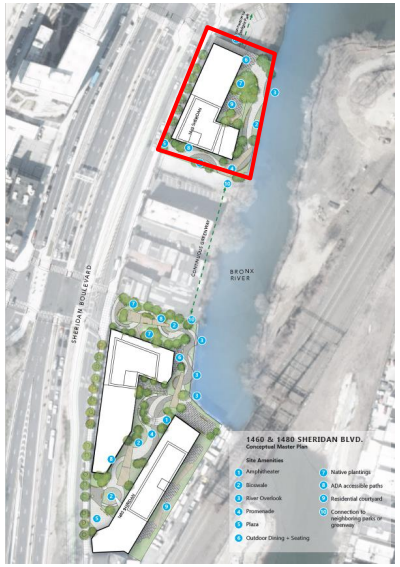
- The Proposed Development is in two sites.
- Consists of three twenty-four story mixed use buildings
- 970 income restricted dwelling units (intended)
- Approx. 21,229 sq-ft of commercial space.
- 100 parking spaces in basement.
- Approx. 56,123 sq-ft of public access areas



Proposed Development

Site 1. 1460 Sheridan Blvd

- Approx. 234,684 sq-ft of total floor area.
- 304 units
- Approx. 5,000 sq-ft of commercial space.

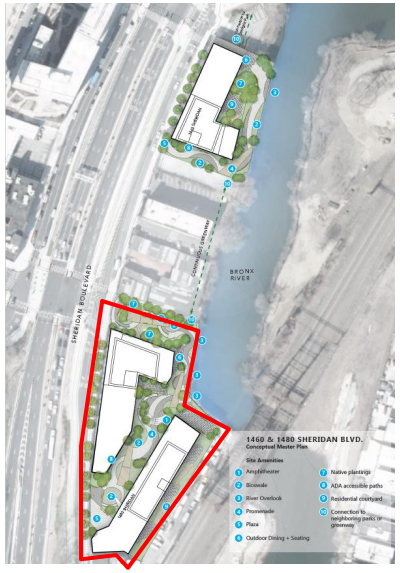




Proposed Development

Site 2. 1480 Sheridan Blvd

- Approx. 866,000 sq-ft of total floor area.
- 666 units
- Approx. 8,000 sq-ft of commercial space.
- 100 parking spaces in basement.



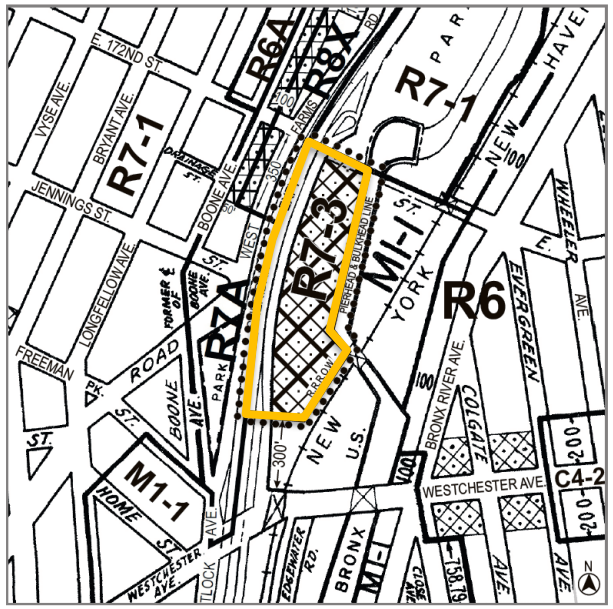


Requested Land Use Actions

Zoning Change Map

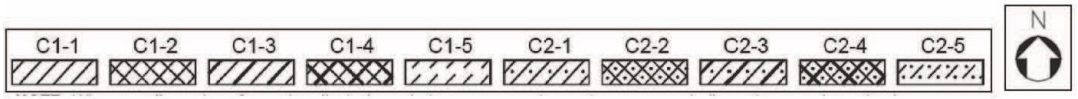


Current Zoning Map (3d)



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

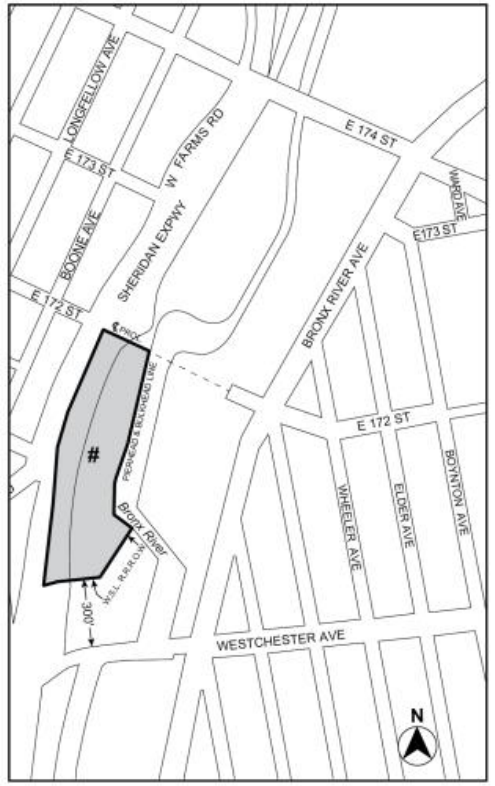
Rezoning from M1-1 to R7-3/C2-4



Zoning Text Amendment

[PROPOSED MAP]

Map 8 – [date of adoption]



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

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

Portion of Community District 9, The Bronx

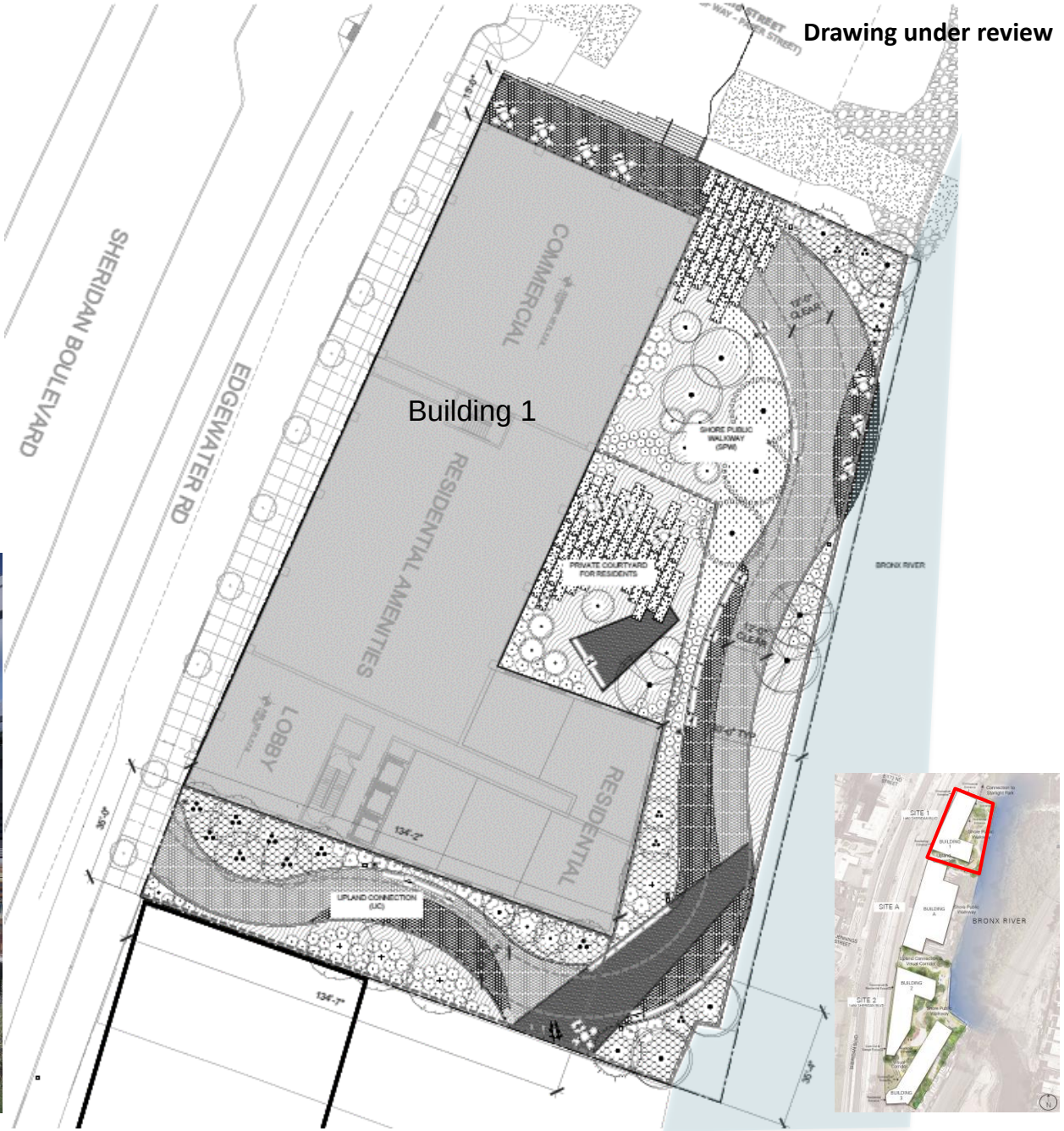
Related Actions : Waterfront

Site 1. 1460 Sheridan Blvd

- Action: Waterfront Certification
- Approx. 18,000 sq-ft of waterfront public access area



Drawing under review



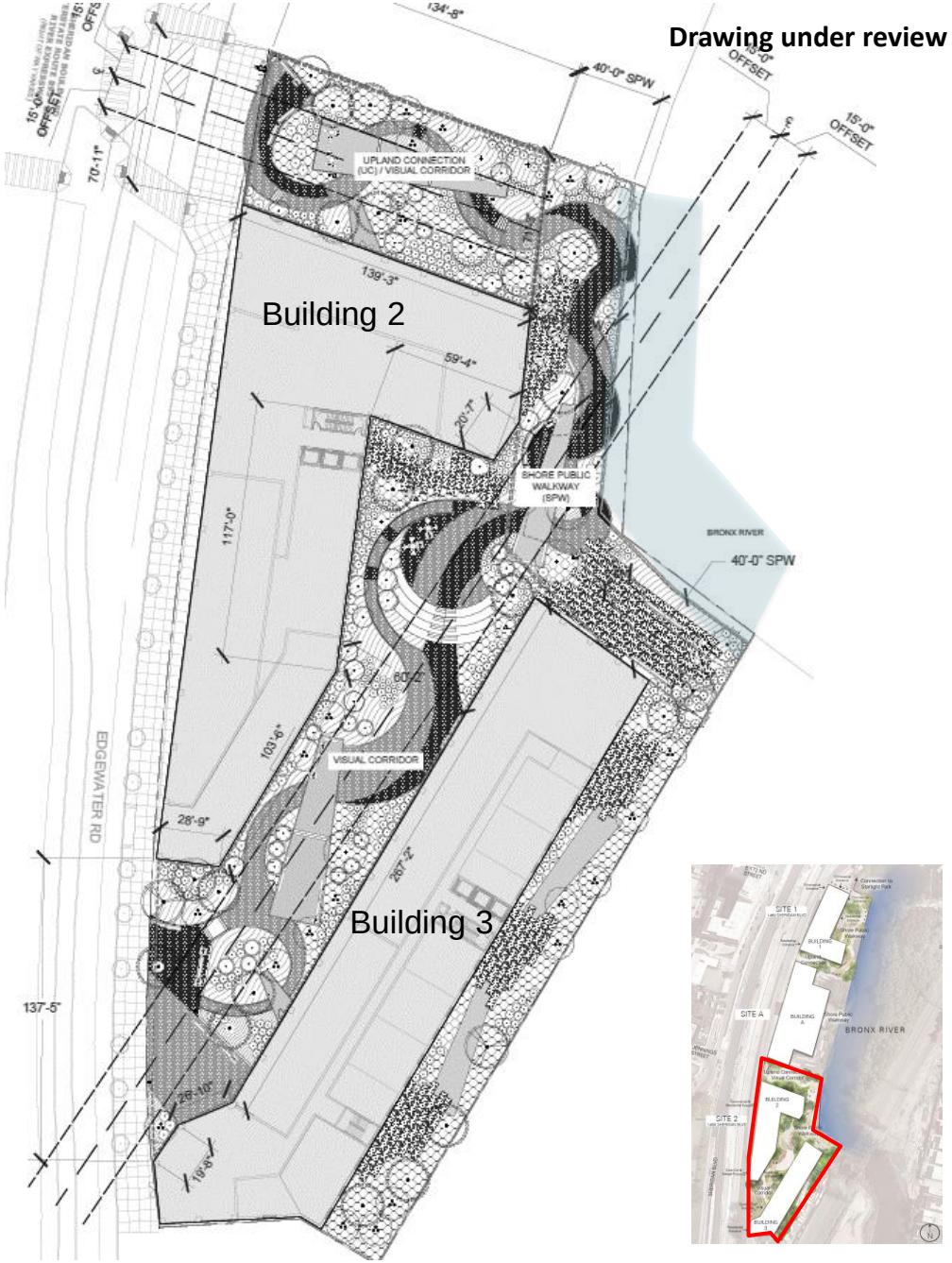
Related Actions : Waterfront

Site 2. 1480 Sheridan Blvd

- Actions: Waterfront Certification and Waterfront Authorization to waive visual corridors
- Approx. 20,317 sq-ft of waterfront public access area



Drawing under review

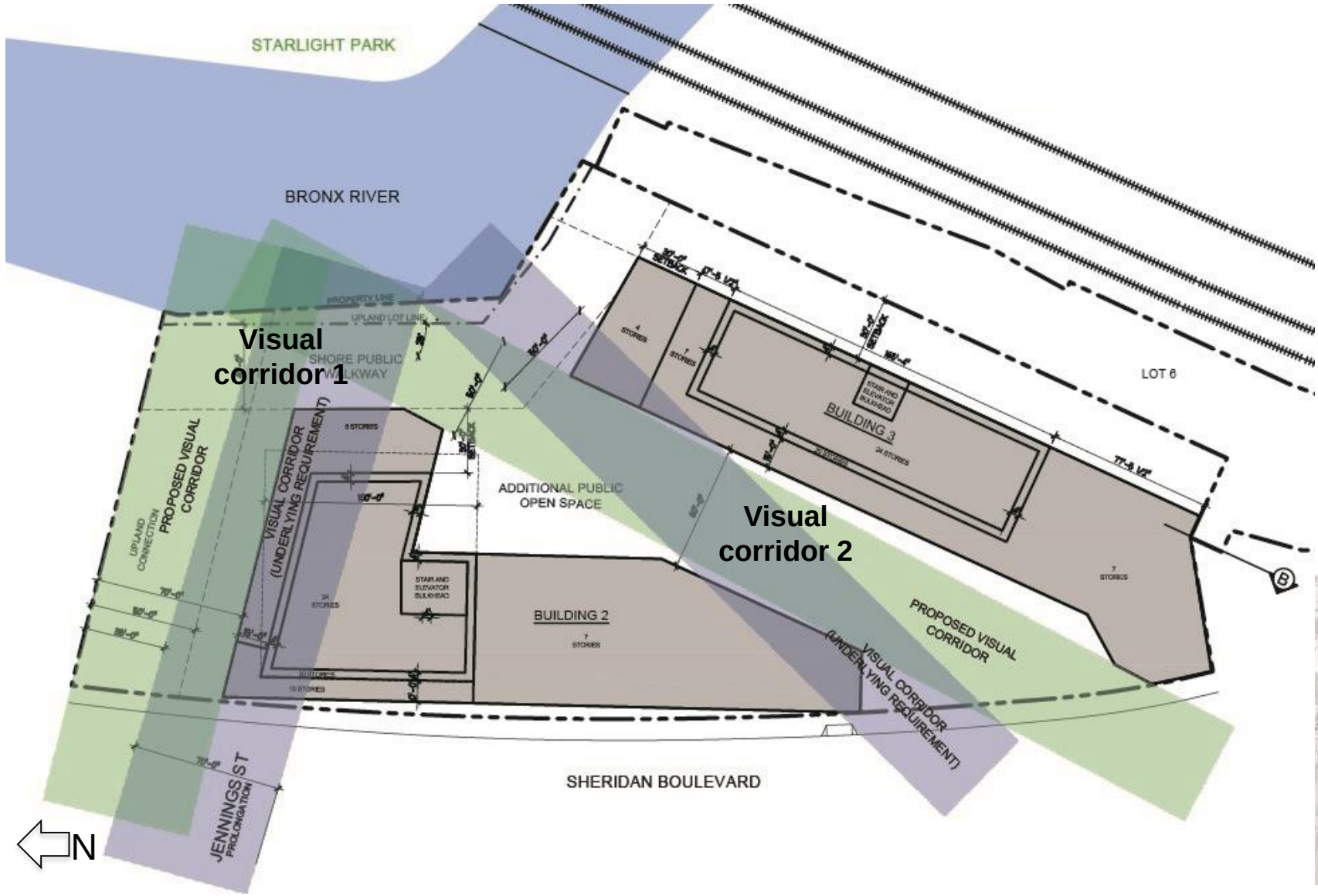


Related Actions : Waterfront

Waterfront Authorization to waive visual corridors

Visual Corridors

- Underlying Requirement
- Proposed





ENVIRONMENTAL REVIEW

- A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on April 7, 2023.

- DEIS identified significant adverse impacts with respect to:

  -Transportation (Traffic)
  -Transportation (Pedestrians)
  -Construction (Traffic)

- No other significant adverse impacts were identified.

- Mitigation measures are identified in the DEIS and will be explored further in the FEIS.

ULURP DATES

Department of City Planning	Certified the application on April 10, 2023.
Community Board 9	Held a public hearing on May 18,2023. Recommended to **approve with conditions** In Favor: 27 Against: 2 Abstaining: 0
Borough President	Held a public hearing on June 15th, 2023. **Approved with conditions**
City Planning Commission	Public hearing scheduled for July 12th, 2023.

Community Board Recommendation

Held a public hearing on May 18,2023.
Recommended to **approve with conditions:**

1. Ensure that the construction work force preferences hiring from zip codes 10473, 10472, 10462, 10460, then the Bronx, then NYC at large.

2. Support local schools, parks, and community initiatives in collaboration with Bronx CB9

3. Creating high quality building service jobs that pay building service workers union standard wages and benefits

4. Collaborate with the Minority Women Contractors and Developments Association, 3-6 months prior to the construction closing, to ensure that the Applicant is creating processes of equitable participation for minority and women owned contractors. The Applicant committed to a maximum amount of $5,000 for such services.

5. Have 24-hour onsite security, lighting of exterior of the building and security cameras around the exterior entrances, common areas, and stairwells.

6. Advocate to hire local workers, businesses, and MWBEs in the day-to-day building operations.

7. Explore affordable parking management companies

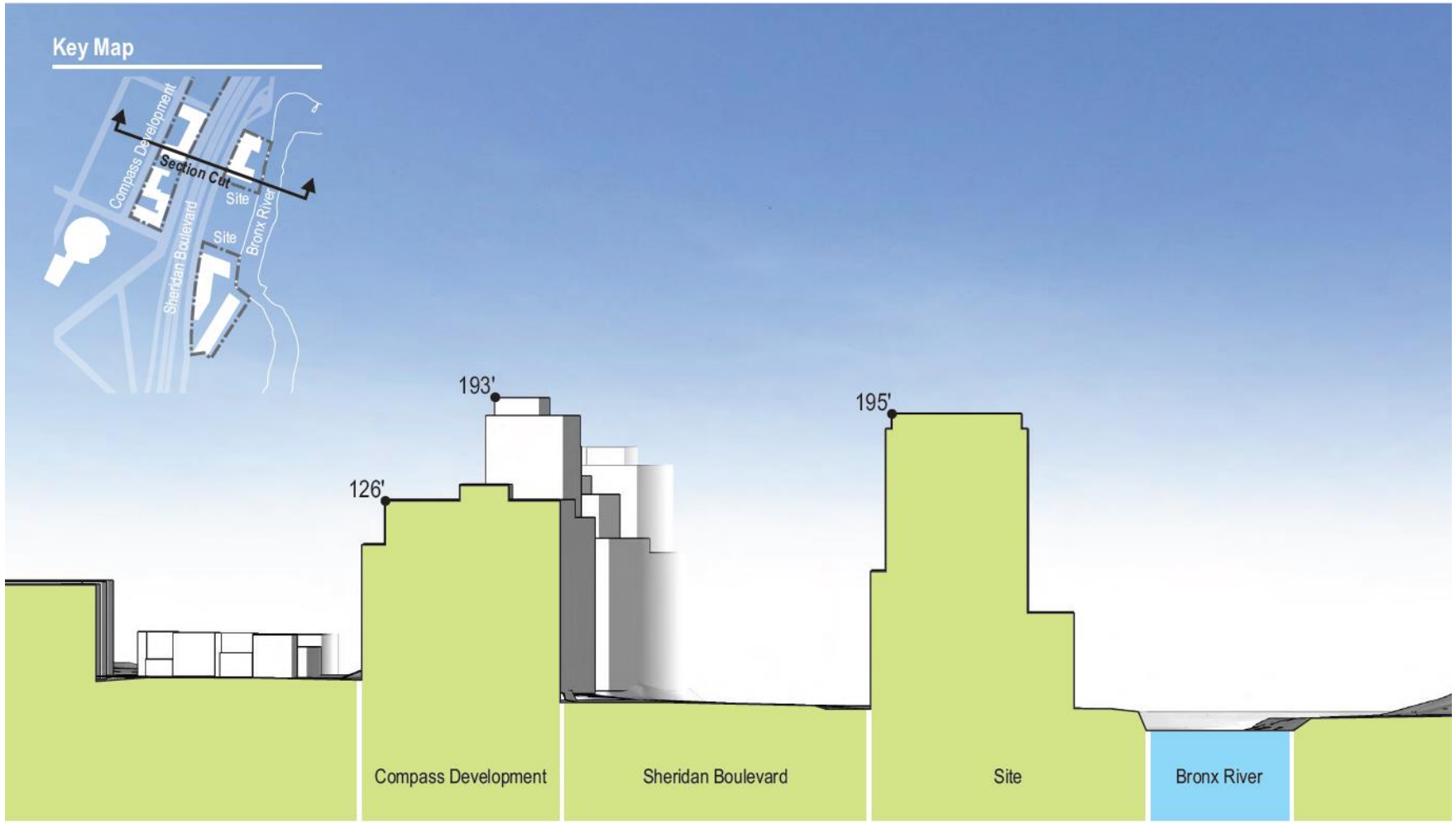
8. Coordinate relationships with NYPD, NYC Parks, Bronx CB9, building security, property manager, and future tenant association to ensure adequate public safety and communication.

9. Arrange a meeting and site visit during with Bronx CB9, Bronx River Alliance, NYC Parks Department, and YMPJ to further discuss the connection to Starlight Park

10. Collaborate with Bronx CB9 to identify retail needs

Responses to Questions during Review Session

1. Density & Height of Buildings.



Responses to Questions during Review Session

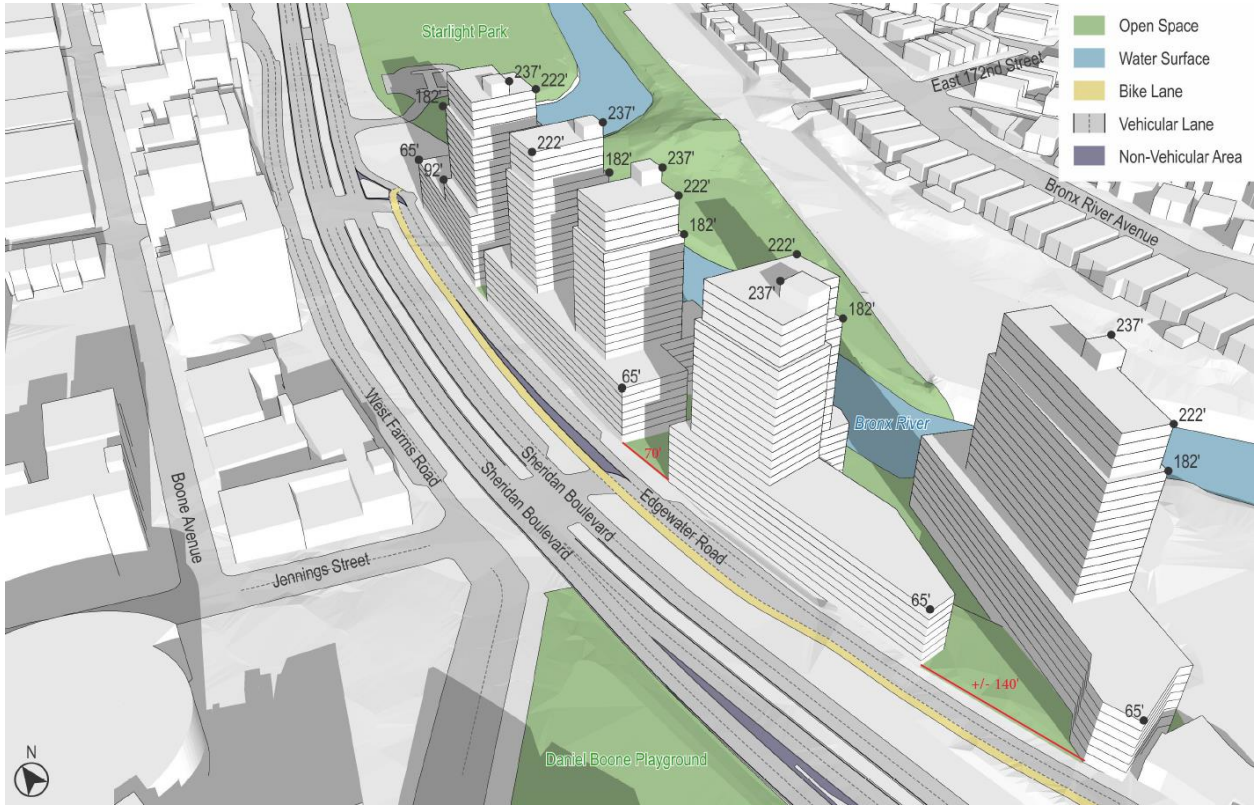
2. Building Architecture & Materials



Responses to Questions during Review Session

3. 1480 Sheridan Boulevard Visual Corridor

- Scenario waiving the visual corridors requirement



- Scenario without waiving the visual corridors requirement



Responses to Questions during Review Session

4. Preliminary AMI and Unit Breakdown

# of Bedrooms	# of Units
Studios (400 sq. ft)	219
1BR (550 sq. ft.)	463
2BR (675 sq. ft.)	235
3BR (900 sq. ft.)	53
Total	970

Income	# of Units
0-30% AMI	146
31-50% AMI	242
51-80% AMI	195
81-120% AMI	387
121-165% AMI	0

Income Restriction	Units		Anticipated Affordability				
	#	%	AMI Band	Rent (year)* Studio	Rent (year)* 2-bedroom	Eligible Income (year) ** 1-person HH	Eligible Income (year) ** 4-person HH
Extremely Low Income	146	15%	0-30%	$700	$900	$0-$28,000	$0-$40,000
Very Low Income	242	25%	31-50%	$930-$1,170	$1,200-$1,500	$37,400-$46,70	$53,400-$66,70
Low Income	195	20%	51-80%	$1,400-$1,870	$1,800-$2,400	$56,000-$74,7	$80,000-$106,7
Moderate Income	387	40%	81-120%	$2,100-$2,800	$2,700-$3,600	$84,100-$112,1	$120,100-$160
Total	970	100%					

*Rents are based on unit size. Rents shown are illustrative (based on [2022] 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.

**Qualifying incomes are based on household size. Incomes shown are illustrative (based on [2022] AMI, rounded to the nearest $100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in place at time of project marketing.

Responses to Questions during Review Session

5. Consideration of the Bronx River Greenway



Responses to Questions during Review Session

6. Community Outreach Efforts

- Meeting with the Community Boards of adjacent Community Districts 2 and 3
- Communication with the Ministries for Peace and Justice
- Communication with the Bronx Chamber of Commerce
- Communication with the Bronx River Alliance
- Close communication with Community Board 9
- Close communication with Borough President Gibson and Councilmember Salamanca

Borough President Recommendation

Held a public hearing on June 15th, 2023.
Approved with conditions

- Increasing the amount of two-, three-, and four-bedroom units.
- Accomplishing a seamless connection to Starlight Park
- Making the commercial space a restaurant, café, supermarket, day care, recreational, or educational use
- Working to accomplish a better depicted high-quality design of the buildings and coming back to the borough president's office for approval before going to the Department of Buildings
- Makes use of union labor, hiring locally, and Minority- and Women-Owned Business Enterprises.



Thank you!

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