BRONX METRO-NORTH
NEIGHBORHOOD PLAN

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NYC PLANNING

Post-Hearing Follow-Up
June 10, 2024

BRONX METRO-NORTH | CPC Post-Hearing Follow-Up

- SUMMARY OF SPOKEN + WRITTEN TESTIMONY
- PROPOSED CPC MODIFICATIONS
- CAPITAL PLANNING PROCESS
- Q&A

Summary of Public Testimony

Total: 43 | **Oral:** 19 **Written:** 24

Comments in Favor: 26 *Written: 10 Oral: 16*

- Support for proposal and opportunity to create new housing, commercial, and community facility space near new transit
- Support for community outreach and collaboration with local institutions
- Advocacy for increased housing density near new train stations and underutilized manufacturing-zoned sites.
- Strong support for upzoning and expanding the rezoning area to include additional sites.
- Institutional support for the proposal as an opportunity to integrate healthcare services with local development.
- General support for a special district to enhance transit-oriented development near Morris Park station.

Comments Not in Favor: 10 *Written: 7 Oral: 3*

- Concerns about the potential negative impact of increased density, including new apartments and formerly homeless populations.
- Concerns related to specific development sites
- Concerns related to infrastructure needs, including schools, roadways, and stormwater/wastewater management
- Concerns about impacts to Parkchester community

Other Comments: 7

- Call for inclusion of public art and cultural programming in public spaces.
- Requests for modifications to specific portions of the proposed rezoning area
- Emphasis on the need for adequate community facilities (schools, libraries, senior services, emergency services).
- Importance of new open spaces, maintaining parks, and planting trees.
- Concerns about the impact of shadows on open spaces and residential buildings.

Major themes:

- Excitement about scale and nature of proposal
- Recognition of extensive outreach process
- Mix of concern and excitement about proposed density and growth
- Calls for infrastructure improvements, including for parks, transportation improvements, and community facility spaces
- Concern about density in Parkchester community
- Concerns about loss of parking
- Excitement about MTA work and this complementary set of changes

Environmental Review

Final Environmental Impact Statement

A Final Environmental Impact Statement (FEIS) is being prepared that analyzes the following technical areas of concern. A Notice of Completion for the Final Environmental Impact Statement (FEIS) will be issued on June 14, 2024:

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Community Facilities and Services
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Water and Sewer Infrastructure
- Solid Waste and Sanitation Services
- Energy
- Transportation
- Air Quality
- Greenhouse Gas Emissions and Climate Change
- Noise
- Public Health
- Neighborhood Character
- Construction

Environmental Review

Final Environmental Impact Statement

A Notice of Completion for a Final Environmental Impact Statement (FEIS) will be issued on June 14, 2024.

The FEIS identified significant adverse impacts with respect to:

- Community Facilities and Services (elementary schools)
- Open Space
- Shadows
- Historic and Cultural Resources (architectural and archaeological resources)
- Transportation (traffic, transit, and pedestrians)
- Construction (traffic, architectural resources, and noise)

Mitigation measures to minimize or eliminate the identified impacts to the extent possible will be discussed in the Final EIS.

To completely avoid significant adverse impacts across all categories, the amount of development would have to be so limited that the goals and objectives of the Proposed Actions would not be achieved.

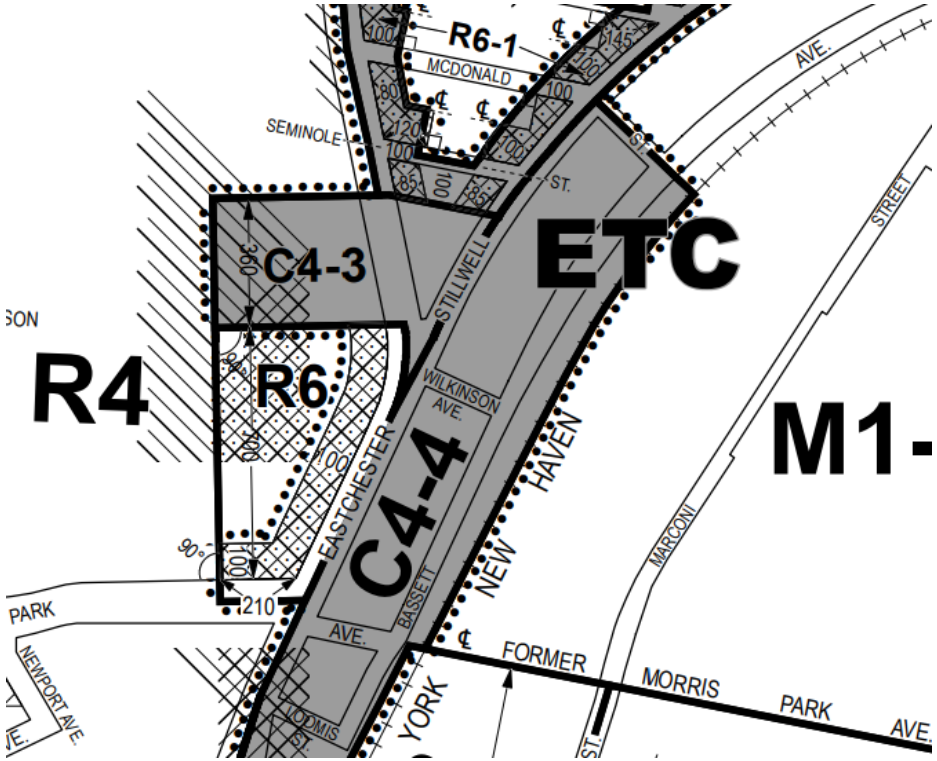
CPC Modifications: General

- **Removal of text referencing the creation of the M1-1A district**
  - Rationale: No longer necessary following adoption of ZEO text on 6/6/2024

- **Administrative Changes**
  - Text map updates for legibility
  - Base heights clarification

CPC Modifications

- **Modification to southern boundary of proposed C4-3 district on east side of Eastchester Rd at Morris Park**
  - Administrative correction to ensure existing LSCFD plan that includes Block 4205, Lot 2, is not impacted by the proposed C4-3 district.



CAPITAL PLANNING PROCESS

Capital Planning Process

1. Engagement preparation

Understand current assets and community priorities through:

- Internal research
- Interagency engagement
- Conversations with the public and elected officials

2. During engagement

Capture potential investment opportunities through:

- Workshops
- Open houses
- Online/Digital engagement
- Collaboration with agency partners

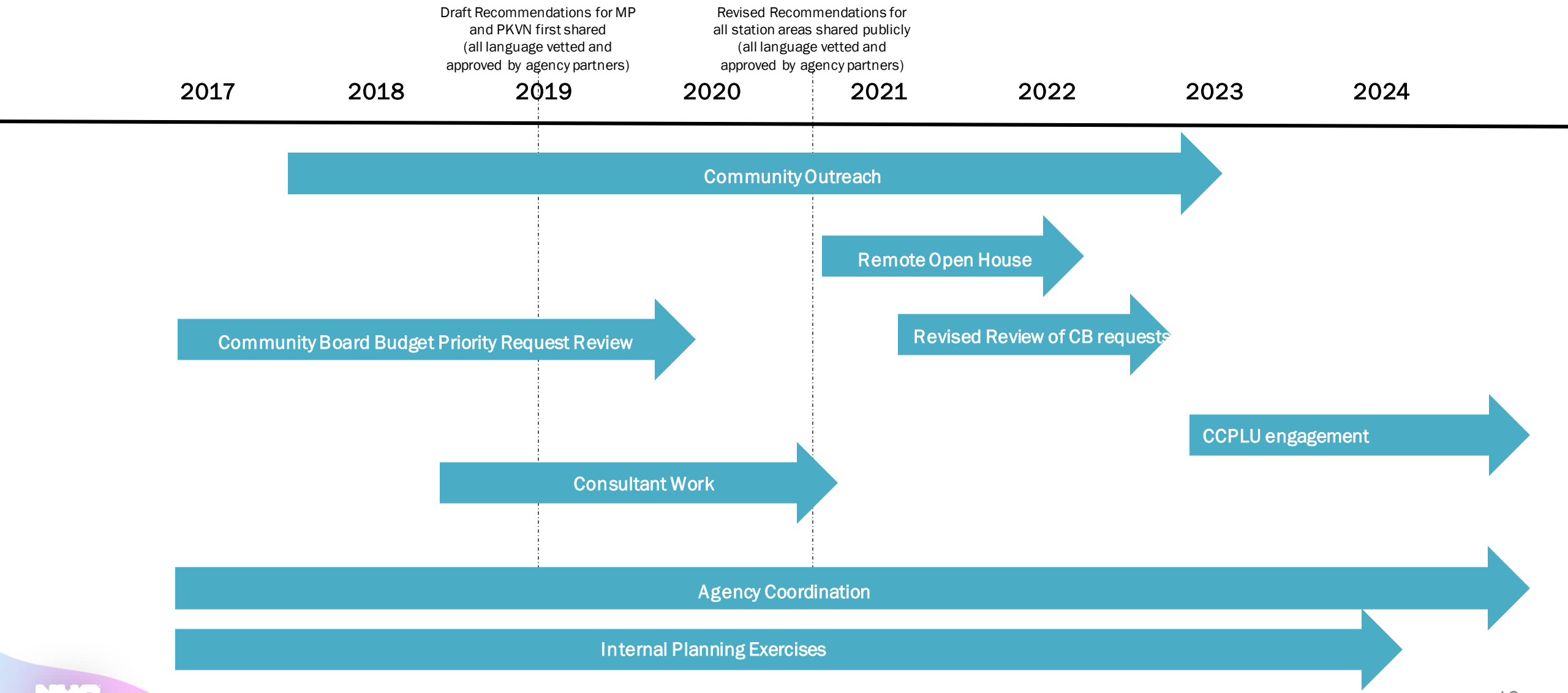
3. Engagement follow-up

Compile a list of investment opportunities and refine scopes to:

- Determine benefits and costs to prioritize projects and inform the ultimate neighborhood plan

Community conversations, interagency engagement, internal research ongoing

Capital Planning Process



Capital Planning Process

Capital Planning Process Contemplates:

- Parks and open spaces
- Pedestrian safety and comfort
- Transportation network improvements
- Infrastructure

THANK YOU.



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