BRONX METRO-NORTH
NEIGHBORHOOD PLAN

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NYC PLANNING

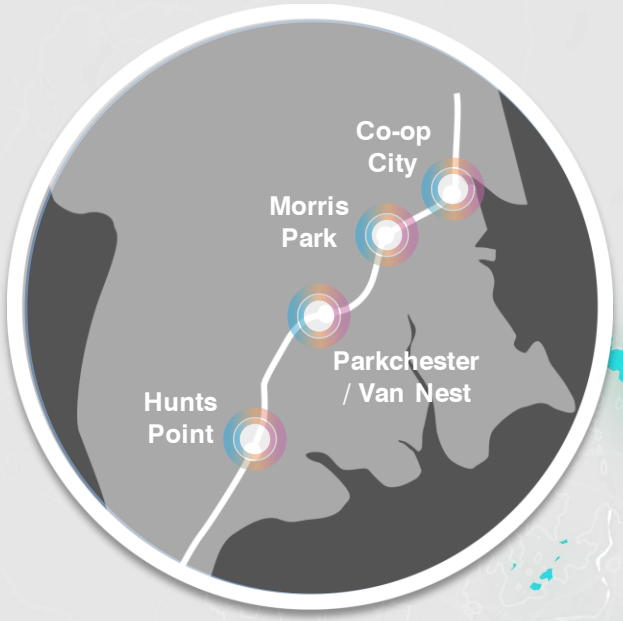
Pre-Hearing Review Session
May 13, 2024

BRONX METRO-NORTH | CPC Pre-Hearing Presentation

- OVERVIEW
- SUMMARY OF PROPOSAL
- ENVIRONMENTAL REVIEW
- ULURP OUTCOMES TO DATE
- QUESTIONS

Introduction

Regional Access Today



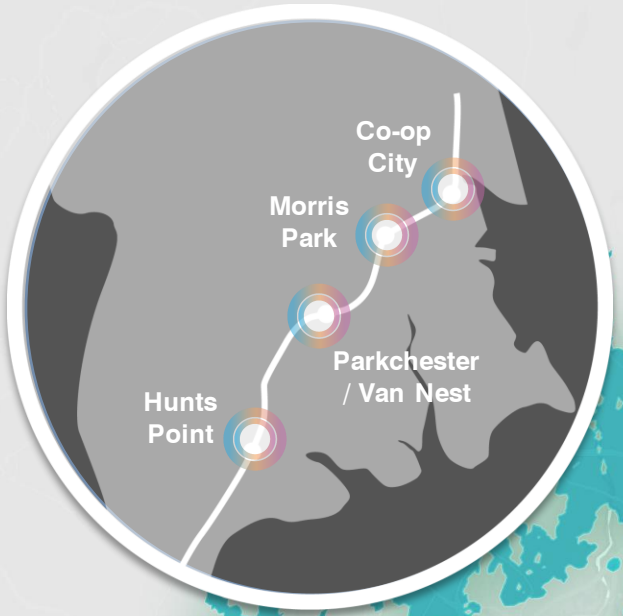
THE EAST BRONX TODAY LACKS REGIONAL RAIL ACCESS

Areas accessible within 30, 60, and 90-minute trips on rail today:

- Up to 30 minutes
- ~30-60 minutes
- ~60-90 minutes

Introduction

Regional Access Tomorrow



NEW SERVICE WILL DRAMATICALLY INCREASE ACCESS TO THE BOROUGH, THE CITY, AND THE REGION

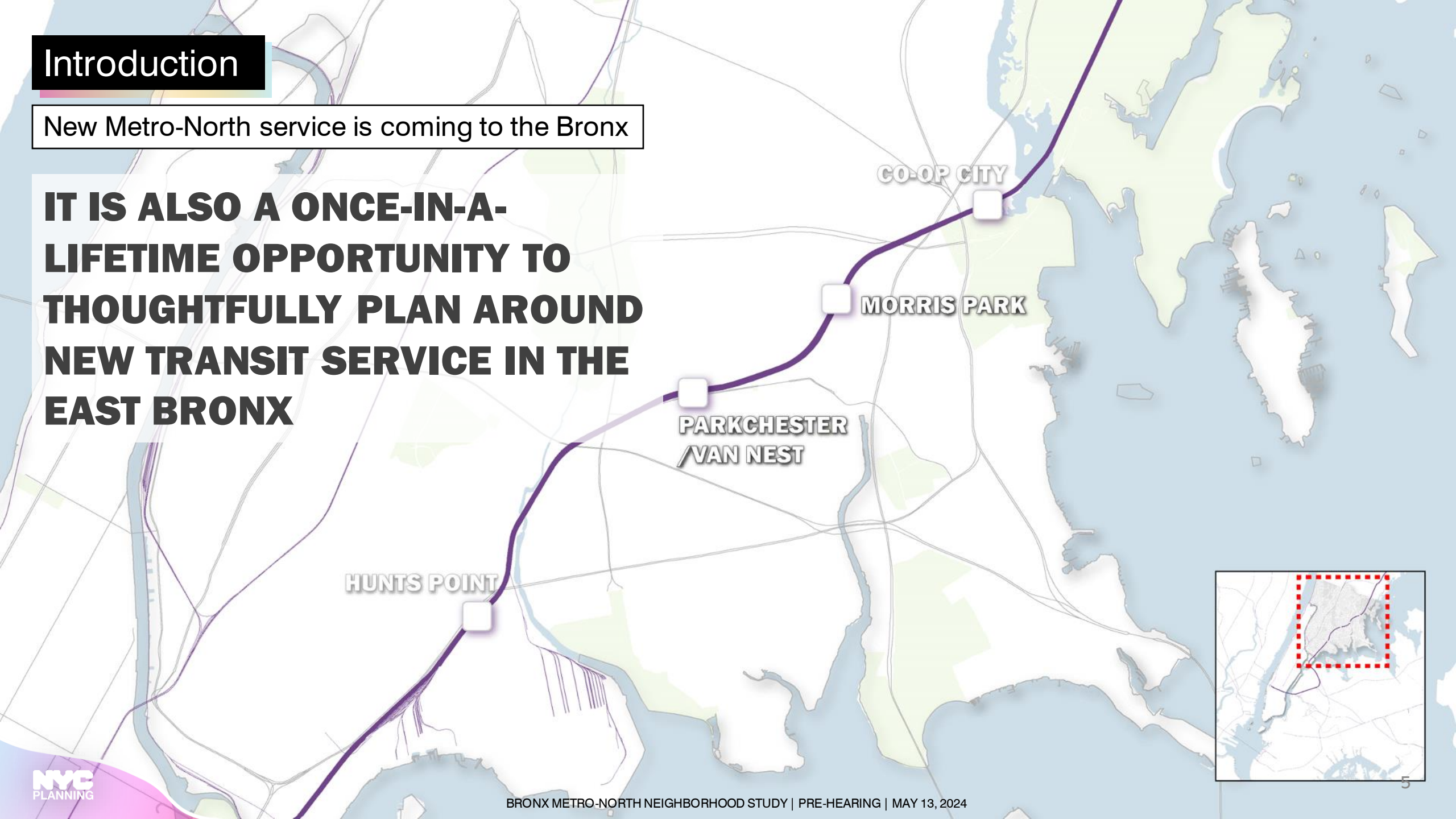
Areas accessible within 30, 60, and 90-minute trips on rail tomorrow:

- Up to 30 minutes
- ~30-60 minutes
- ~60-90 minutes

Introduction

New Metro-North service is coming to the Bronx

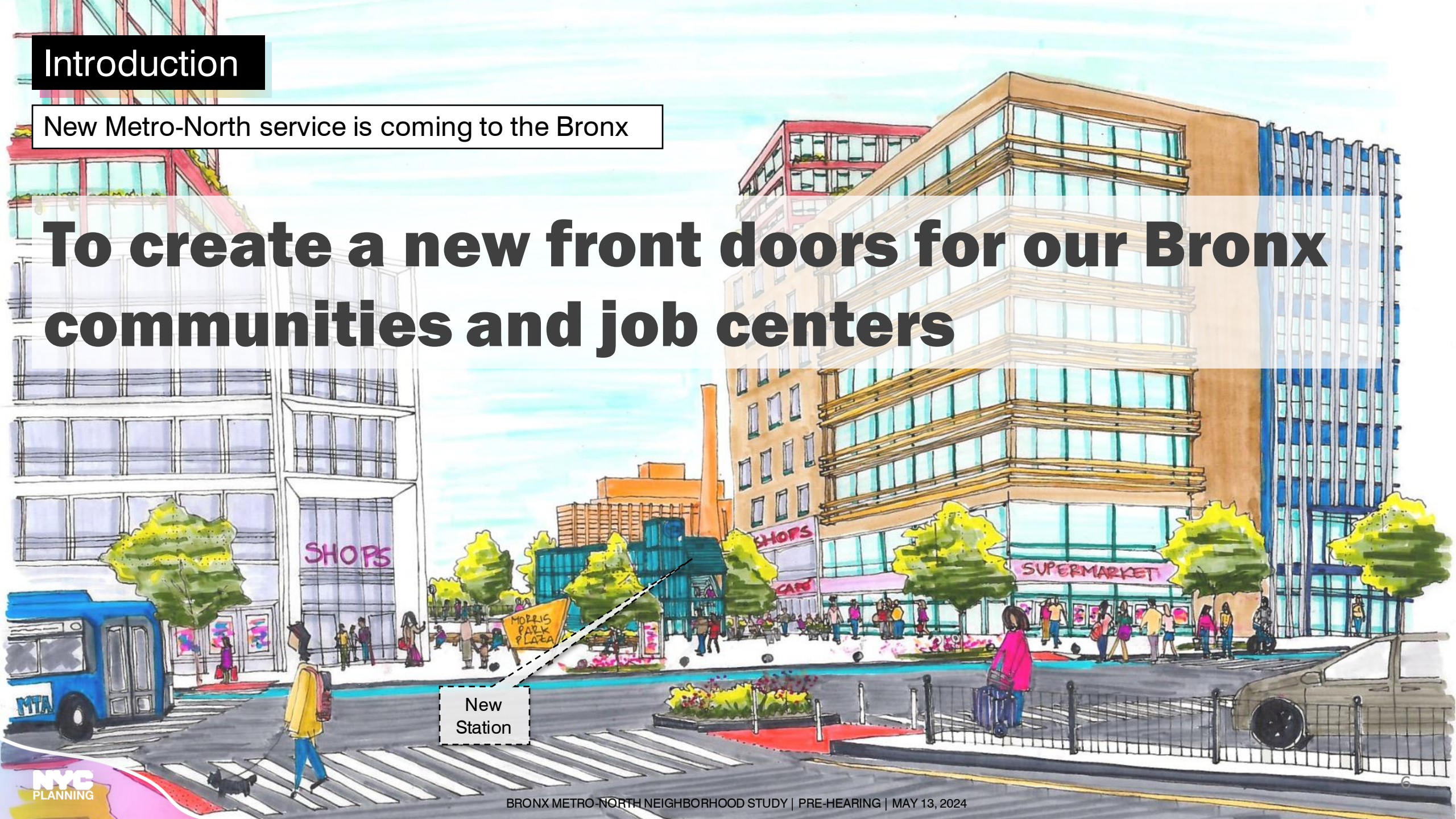
IT IS ALSO A ONCE-IN-A-LIFETIME OPPORTUNITY TO THOUGHTFULLY PLAN AROUND NEW TRANSIT SERVICE IN THE EAST BRONX



Introduction

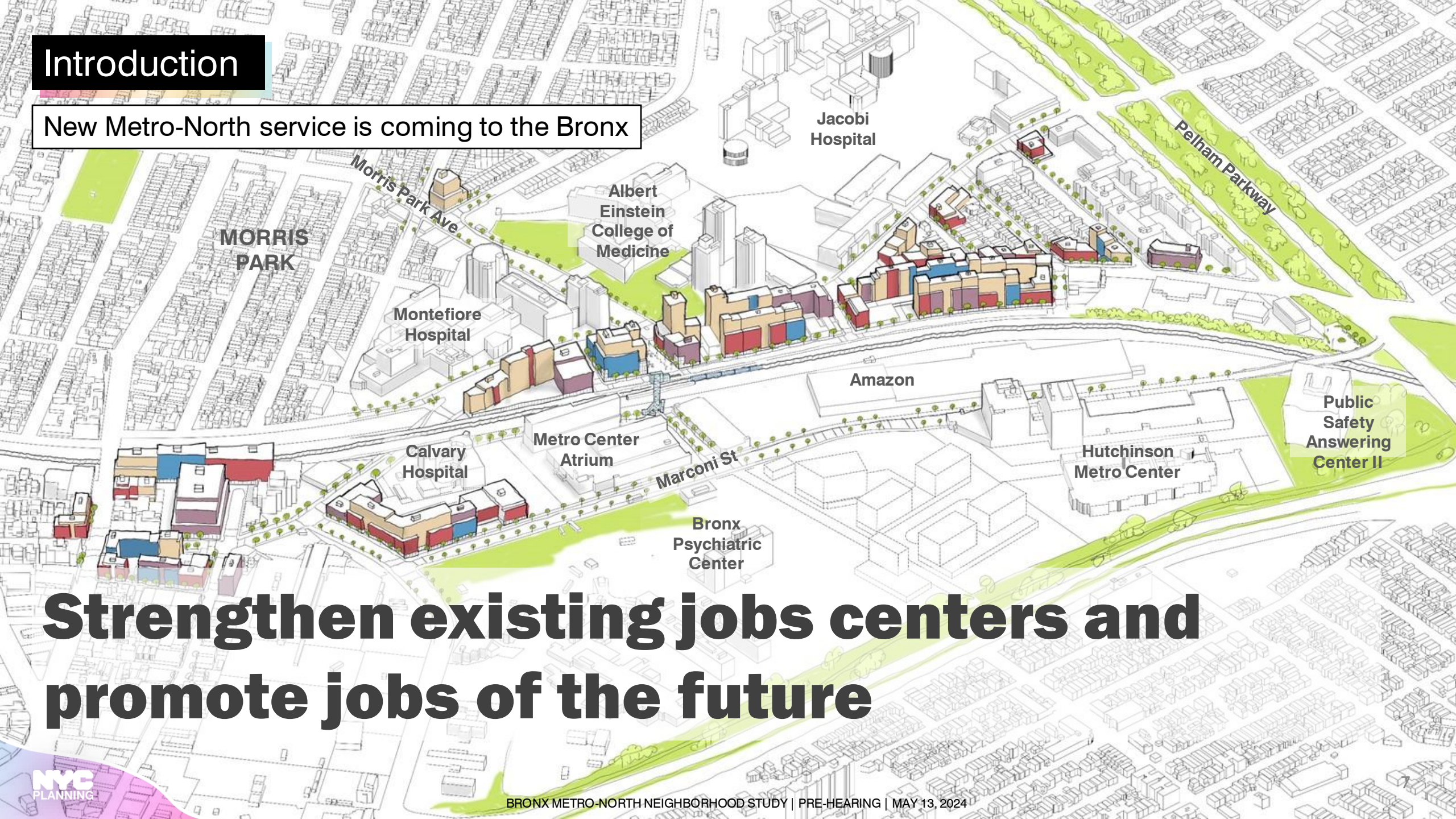
New Metro-North service is coming to the Bronx

To create a new front doors for our Bronx communities and job centers



Introduction

New Metro-North service is coming to the Bronx



Strengthen existing jobs centers and promote jobs of the future

Introduction

New Metro-North service is coming to the Bronx

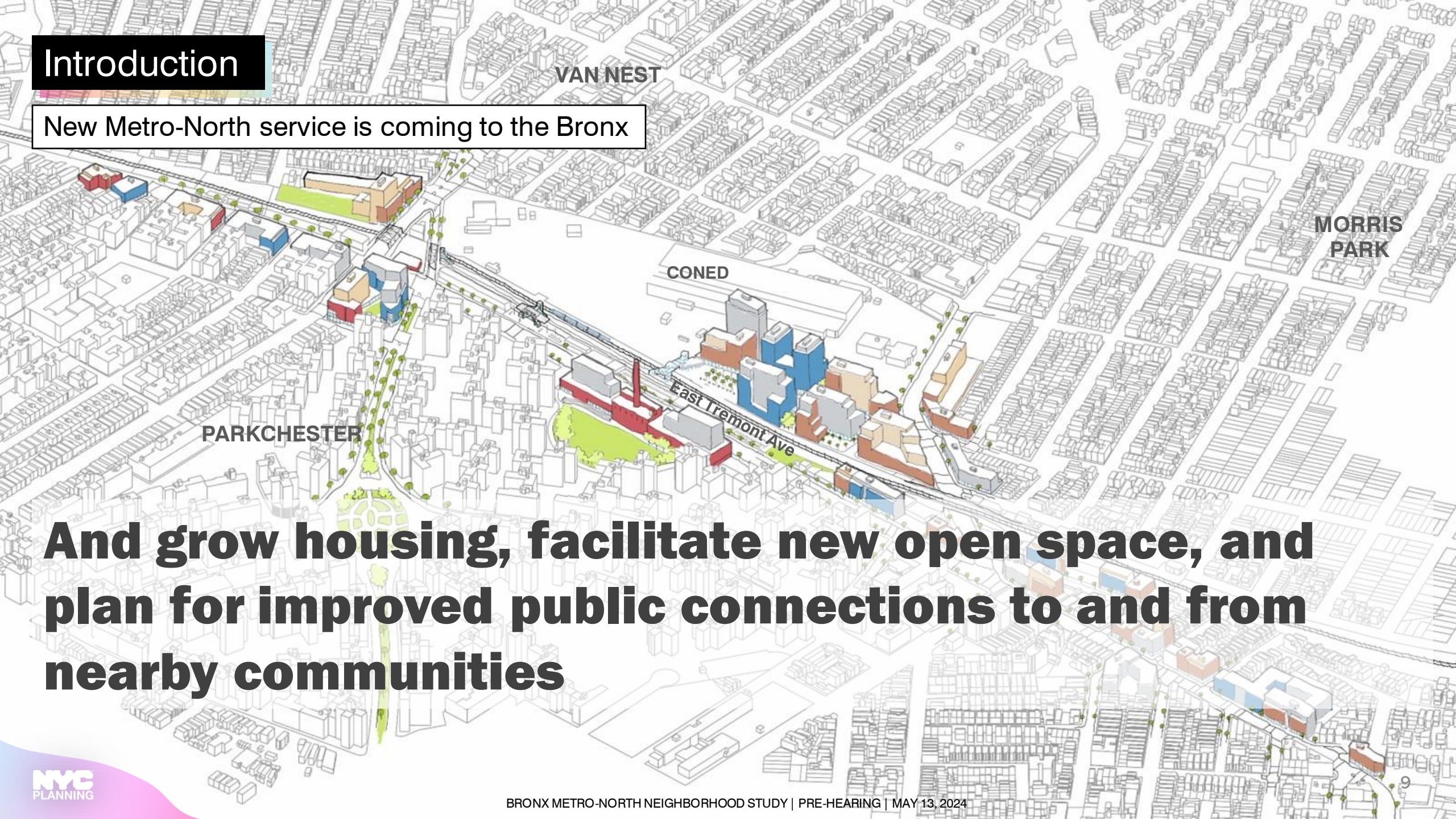


Re-envision key corridors as places for the community to meet

NYC PLANNING

Introduction

New Metro-North service is coming to the Bronx



And grow housing, facilitate new open space, and plan for improved public connections to and from nearby communities

Background

Project Location

Population center with potential for housing and retail

Land use actions

Population center

Focus on connections

Major jobs center and housing growth

Land use actions

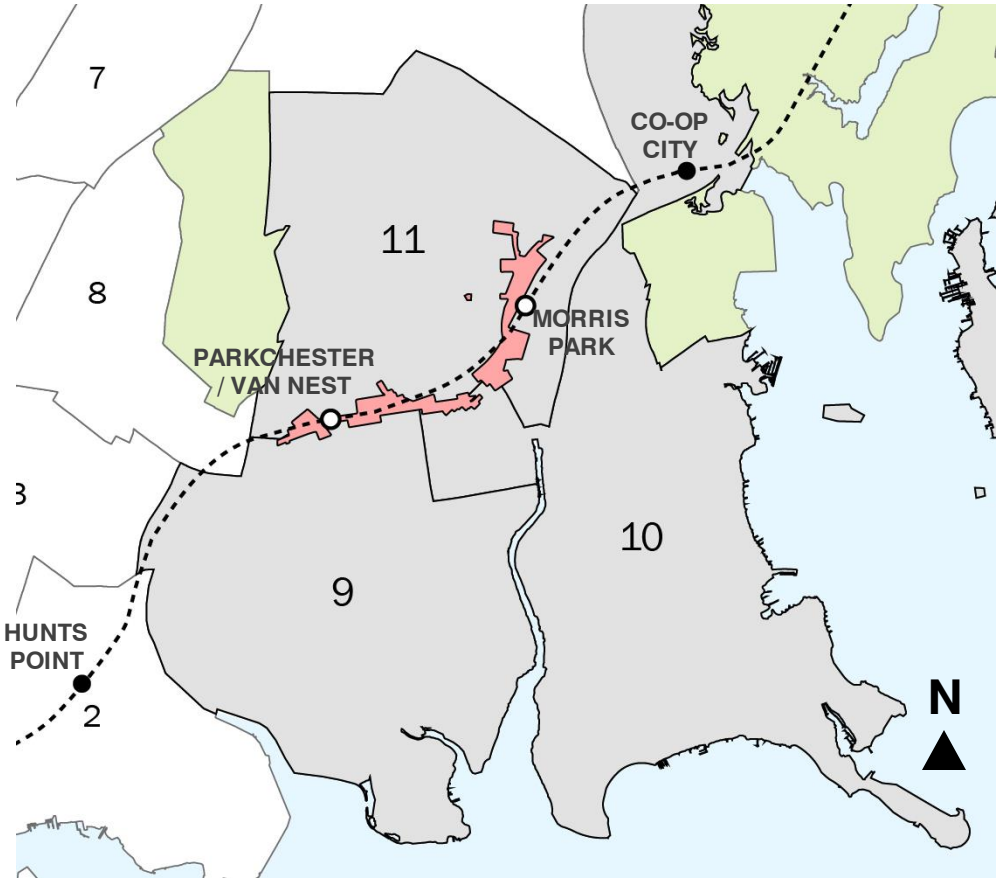
Focus on connections

Population center, connection to subway, and Hunts Point markets



Project Overview

Planning work has encompassed all four station areas, with the actions before the Commission today focused on the Parkchester/Van Nest and Morris Park station areas.



- The neighborhoods of Morris Park, Parkchester, Van Nest, and Westchester Square in Bronx Community Districts 9, 10, and 11.
- Support the growth of jobs and housing in the East Bronx, including:
  - Nearly 7,500 units of housing, including some 2,000 permanently affordable units
  - 1.23M sqft of growth in commercial uses
  - 1.29M sqft of growth in community facility uses
  - 10,000 jobs

Proposed Actions

Zoning Map Amendments

- Rezone to promote growth of affordable housing and retail uses near new transit
- Rezone to strengthen the Morris Park jobs cluster and promote industries of the future
- Modify the boundaries of the Parkchester Special Planned Community Preservation District

Zoning Text Amendments

- Establish and map the Special Eastchester - East Tremont Corridor District
- Apply Mandatory Inclusionary Housing (MIH)
- Create the new R6-1 and M1-1A zoning districts
- Extend the Transit Zone

City Map Changes

New open space, expanded sidewalks, and improved street connections



THE PROPOSAL

The Proposal

Goals and Strategies: GENERAL

1. **Leverage the new transit service for the creation of housing near transit**
2. **Strengthen existing jobs centers and commercial corridors**
3. **Encourage uses and development compatible with transit-oriented development**
4. **Increase density on major streets, large sites, and at new transit stations**

The Proposal

Proposed Actions

Zoning Map Amendments

- Rezone automotive-focused areas to allow for transit-oriented development
- Modify the boundaries of the Parkchester Special Planned Community Preservation District

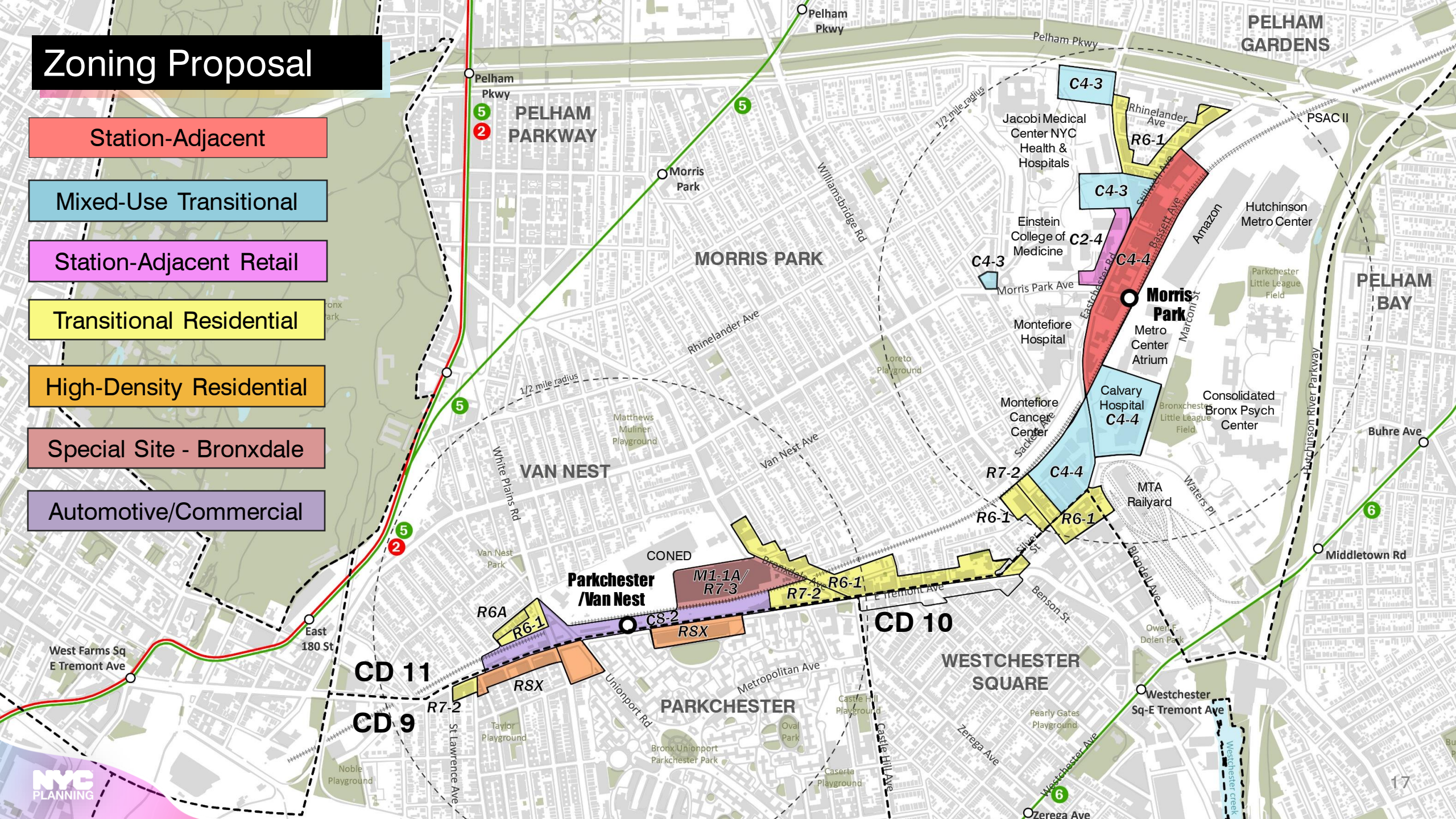
Zoning Text Amendments

- Establish (and map) the Special Eastchester - East Tremont Corridor District
- Establish R6-1 and M1-1A districts
- Apply Mandatory Inclusionary Housing (MIH)
- Remove language that exclusively applies to C8-4 districts within Parkchester Special Planned Community Preservation District
- Extend the Transit Zone

City Map Amendments [parallel applications]

- Facilitate new open space, pedestrian access, improved street connections, and new development

ZONING MAP AMENDMENTS


Zoning Proposal
Station-Adjacent
Mixed-Use Transitional
Station-Adjacent Retail
Transitional Residential
High-Density Residential
Special Site - Bronxdale
Automotive/Commercial
PELHAM GARDENS
PELHAM PARKWAY
MORRIS PARK
VAN NEST
PARKCHESTER
WESTCHESTER SQUARE
PELHAM BAY
CD 10
CD 11
CD 9
Parkchester /Van Nest
CONED
C4-3
C4-4
C2-4
R6-1
R7-2
M1-1A/ R7-3
R6A
R8X
C8-2
Jacobi Medical Center NYC Health & Hospitals
Einstein College of Medicine
Montefiore Hospital
Montefiore Cancer Center
Calvary Hospital
Morris Park
Metro Center Atrium
MTA Railyard
Consolidated Bronx Psych Center
Hutchinson Metro Center
PSAC II
Amazon
Pelham Pkwy
Morris Park
Rhinelander Ave
Van Nest Ave
White Plains Rd
Williamsbridge Rd
Bassett Ave
Eastchester Rd
Morris Park Ave
Marconi St
Sackett Ave
Silver St
Waters Pl
Hutchinson River Parkway
Buhre Ave
Middletown Rd
Blondell Ave
Benson St
E Tremont Ave
Metropolitan Ave
Unionport Rd
Castle Hill Ave
Zerega Ave
Westchester Ave
Westchester Sq-E Tremont Ave
Zerega Ave
West Farms Sq E Tremont Ave
East 180 St
St Lawrence Ave
1/2 mile radius
Loreto Playground
Matthews Muliner Playground
Van Nest Park
Taylor Playground
Noble Playground
Bronx Unionport Parkchester Park
Oval Park
Caserta Playground
Castle Hill Playground
Pearly Gates Playground
Owen F Dolen Park
Parkchester Little League Field
Bronxchester Little League Field
NYC PLANNING

Zoning Proposal

Station Adjacent

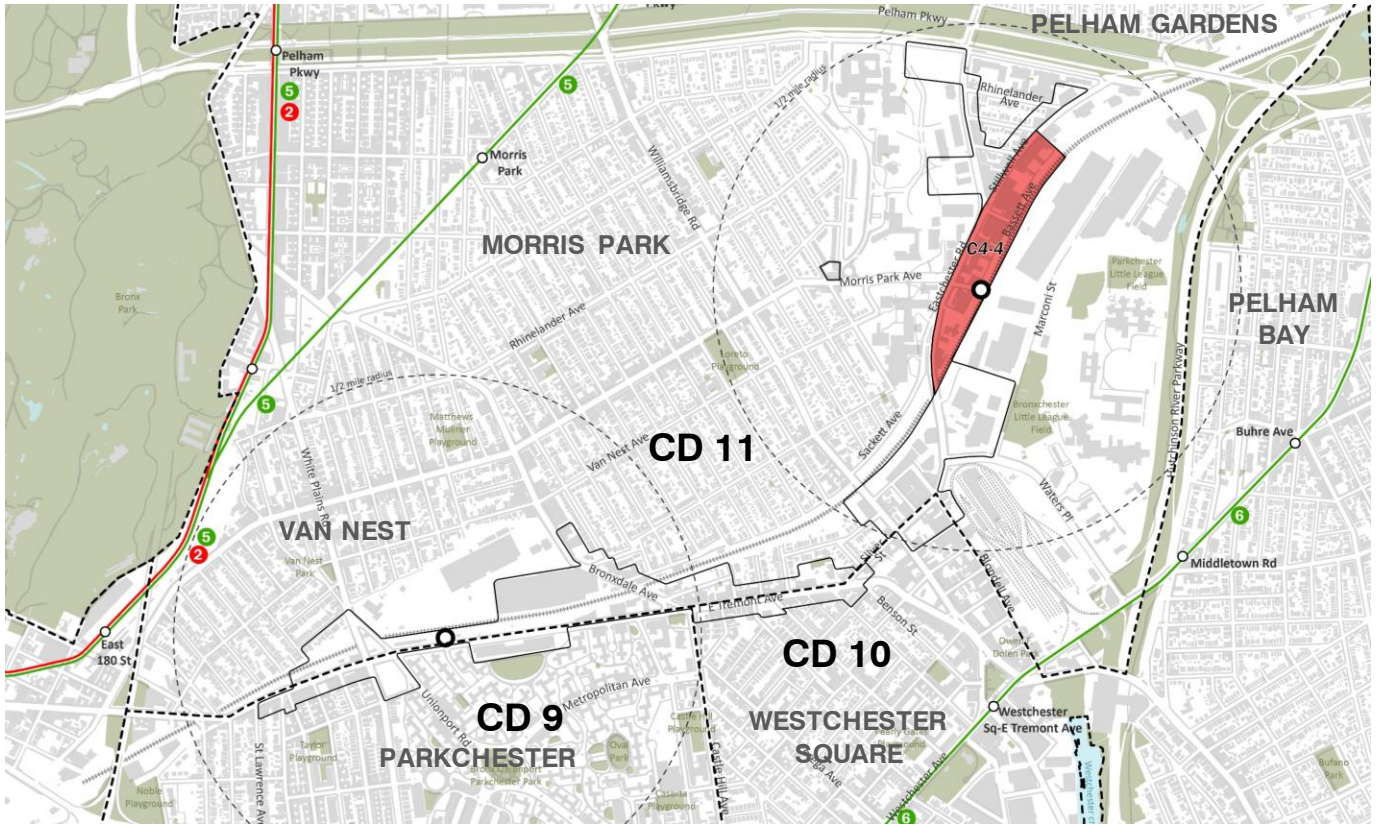
Current Zoning: M1-1
Proposed Zoning: C4-4(R8)

Goals:

- Create a neighborhood center that supports transit-oriented development.
- Support the growth of educational, health and life science sectors in Morris Park.
- Create residential density close to the station.

Context:

- Dominated by low-rise industrial and commercial buildings.
- No housing development permitted today.
- Located between medical and office campuses.



Zoning Proposal

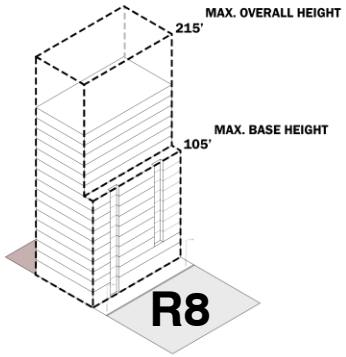
Station Adjacent

Current Zoning: M1-1
Proposed Zoning: C4-4(R8)

Summary of Tools:

- Increase the permitted commercial FAR.
- Modify the residential equivalent district to R8.
- Apply contextual bulk regulations to non-residential developments.

C4-4 district	
Max. Residential FAR	7.2
Max. Community Facility FAR	6.5
Max. Commercial FAR	4.0





View looking north along Eastchester Road



Zoning Proposal

Mixed-Use Transitional

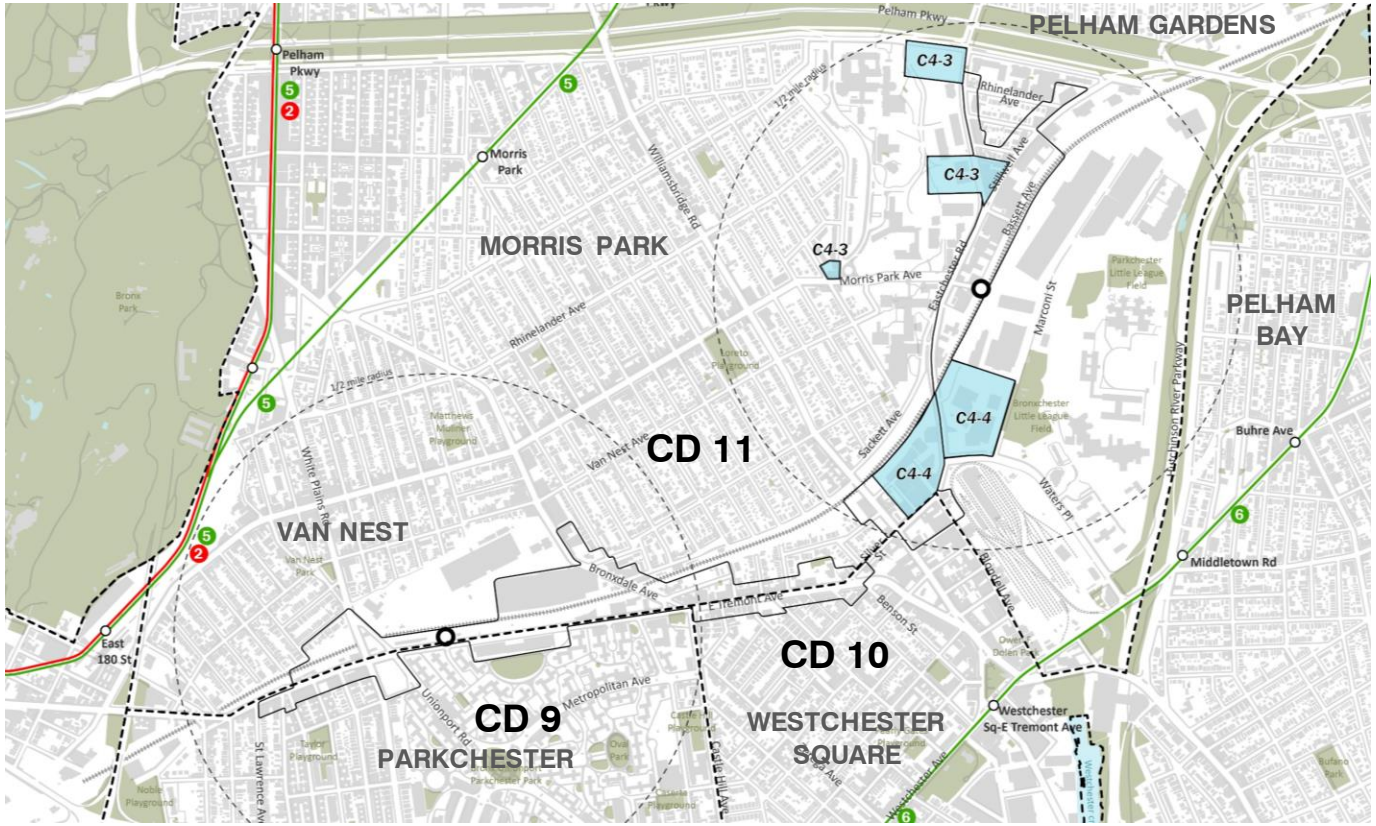
Current Zoning: R4, M1-1
Proposed Zoning: C4-3, C4-4

Goals:

- Support area institutions and job growth.
- Provide a step-down between the station and surrounding neighborhoods.
- Facilitate the growth of health care institutions and life sciences sector.

Context:

- Large sites near the new Morris Park station.
- Dominated by health care and education.
- Little housing development permitted today.



Zoning Proposal

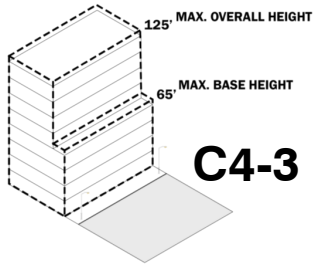
Mixed-Use Transitional

Current Zoning: R4, M1-1
Proposed Zoning: C4-3, C4-4

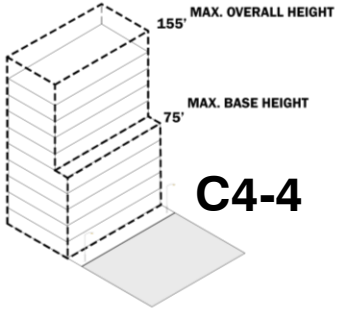
Summary of Tools:

- Increase the permitted commercial FAR.
- Modify the residential equivalent to R6-1 in C4-3 districts.

C4-3 district	
Max. Residential FAR	3.9
Max. Community Facility FAR	4.8
Max. Commercial FAR	4.0



C4-4 district	
Max. Residential FAR	5.0
Max. Community Facility FAR	6.5
Max. Commercial FAR	4.0





Looking northwest from the corner of Eastchester Rd and Waters Place



Zoning Proposal

Neighborhood Commercial

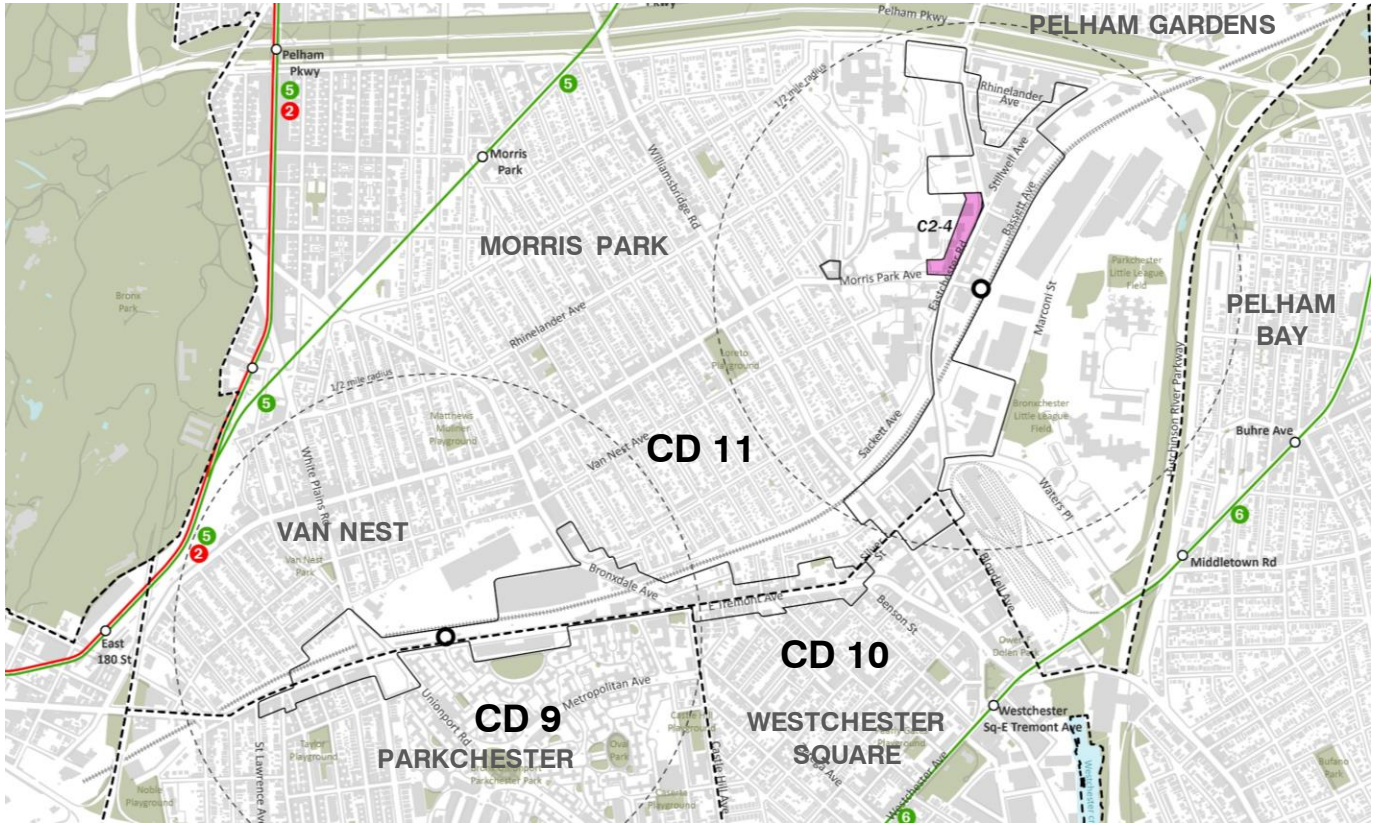
Current Zoning: R6
Proposed Zoning: R6/C2-4

Goals:

- Facilitate a walkable passageway to the station.
- Create opportunities for neighborhood-serving retail and services.

Context:

- Large-scale community facility (LSCF) does not allow for retail.
- LSCF would first need to be modified to make use of proposed C2-4 overlay.



Zoning Proposal

Neighborhood Commercial

Current Zoning: R6
Proposed Zoning: R6/C2-4

Summary of Tools:

- Map a commercial overlay to support the creation of a gateway.

C2-4 overlay	
Max. Residential FAR	*underlying R6*
Max. Community Facility FAR	*underlying R6*
Max. Commercial FAR	2.0



View looking south from the corner of Eastchester Rd and Stillwell Ave



Zoning Proposal

Transitional Residential

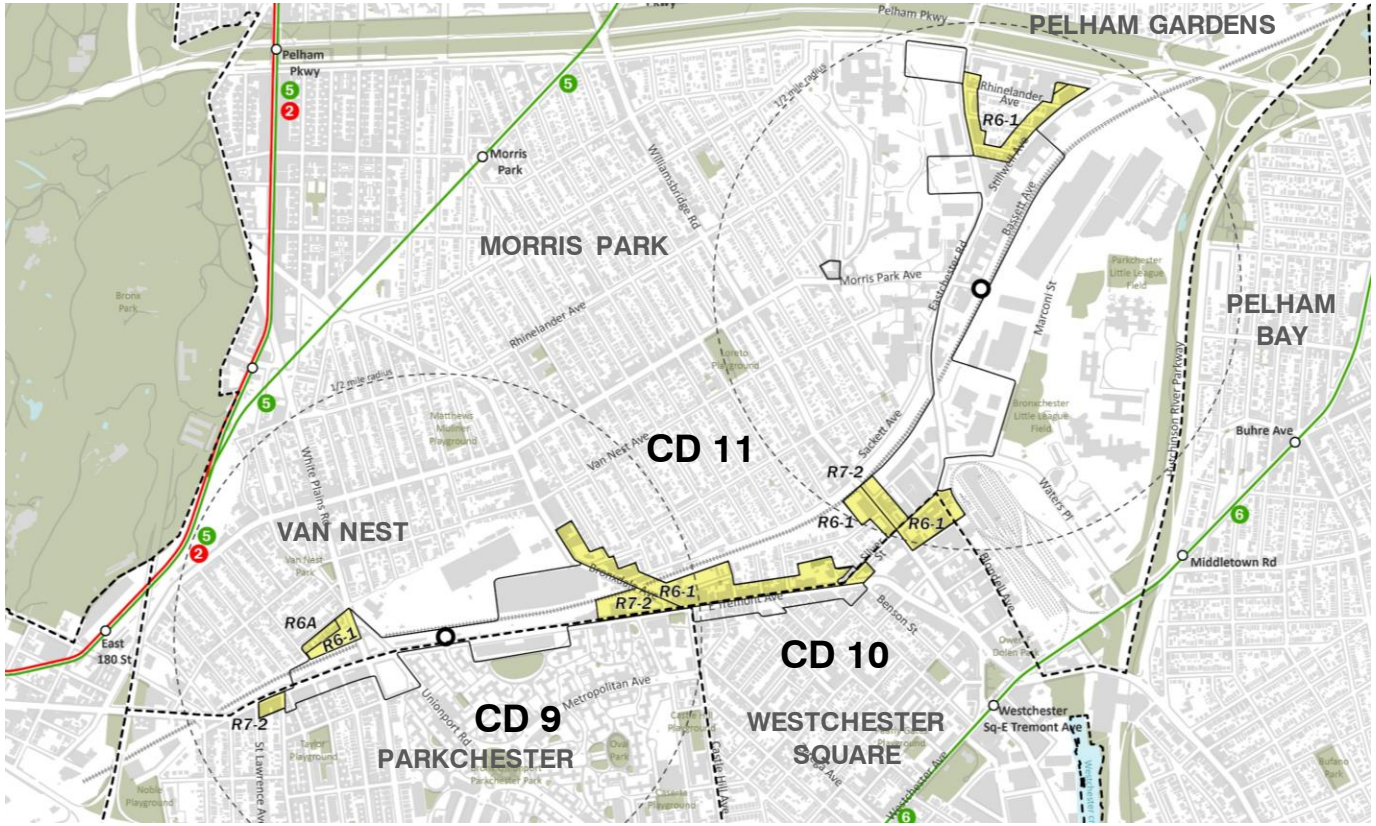
Current Zoning: R4, R6, C8-1, M1-1
Proposed Zoning: R6A, R6-1 and R7-2

Goals:

- Respond to the context of the surrounding neighborhoods.
- Promote safe and active pedestrian corridors.
- Create opportunities for new homes and neighborhood-serving retail.

Context:

- Corridors are dominated by auto-oriented uses.
- R6 districts are mapped along certain frontages.



Zoning Proposal

Transitional Residential

Current Zoning: R4, R6, C8-1, M1-1
Proposed Zoning: R6A, R6-1 and R7-2

Summary of Tools:

- Support residential development on key corridors.
- Provide opportunities for new neighborhood-serving retail.
- Apply streetscape regulations along corridors.



View looking west along E Tremont Ave from Montgomery Place

R6A district	
Max. Residential FAR	3.9
Max. Community Facility FAR	3.0
Max. Commercial FAR	NA

R6-1 district	
Max. Residential FAR	3.9
Max. Community Facility FAR	4.8
Max. Commercial FAR (*if with C2-4)*	2.0

R7-2 district	
Max. Residential FAR	5.0
Max. Community Facility FAR	6.5
Max. Commercial FAR (*if with C2-4)*	2.0

Zoning Proposal

Transitional Residential

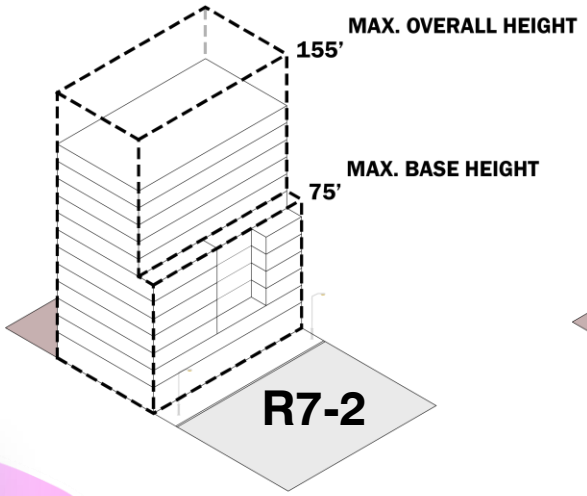
Current Zoning: R4, R6, C8-1, M1-1
Proposed Zoning: R6A, R6-1 and R7-2

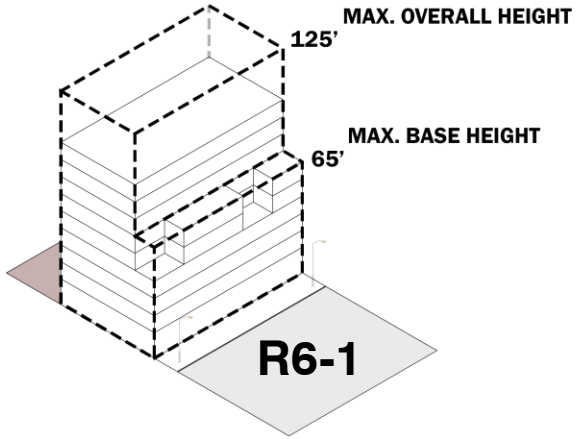
Summary of Tools:

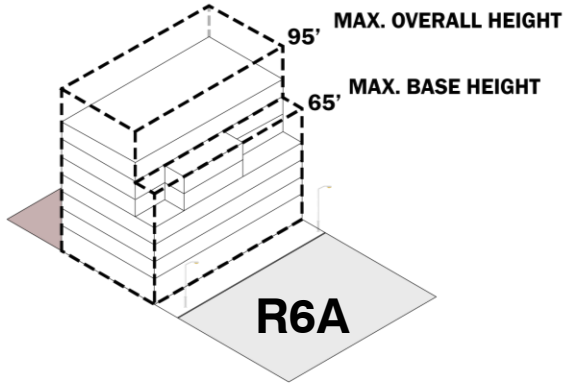
- Support residential development on key corridors.
- Provide opportunities for new neighborhood-serving retail.
- Apply streetscape regulations along corridors.



Looking west along E Tremont Ave from Montgomery Place







Zoning Proposal

High-Density Residential

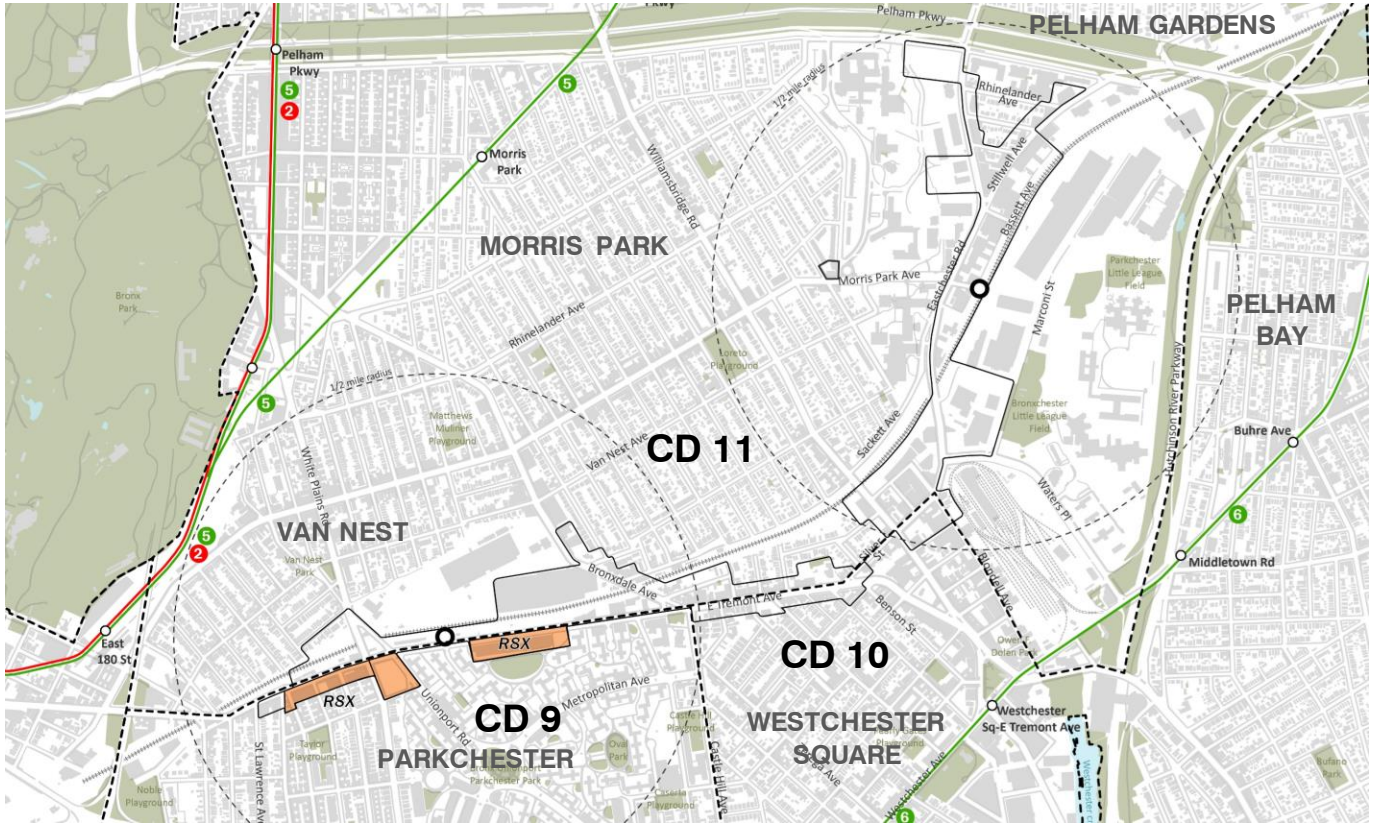
Current Zoning: R6, C8-1, C8-4
Proposed Zoning: R8X/C2-4

Goals:

- Create a gateway to the Parkchester community and future train station.
- Focus residential densities close to the station.
- Allow for commercial uses that strengthen East Tremont Avenue.
- Respond to the context of the Parkchester community.

Context:

- Dominated by automotive uses and parking.
- Large, vacant opportunity site near transit.



Zoning Proposal

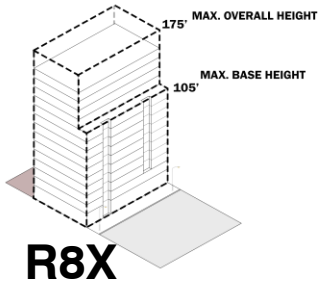
High-Density Residential

Current Zoning: R6, C8-1, C8-4
Proposed Zoning: R8X/C2-4

Summary of Tools:

- Map a district with a context-sensitive building envelope.
- Apply streetscape rules along key corridors.
- Require permanently affordable housing.

R8X district	
Max. Residential FAR	7.2
Max. Community Facility FAR	6.0
Max. Commercial FAR	2.0



R8X



Looking northwest along Unionport Road near Laurel Drive



Zoning Proposal

Special Site - Bronxdale

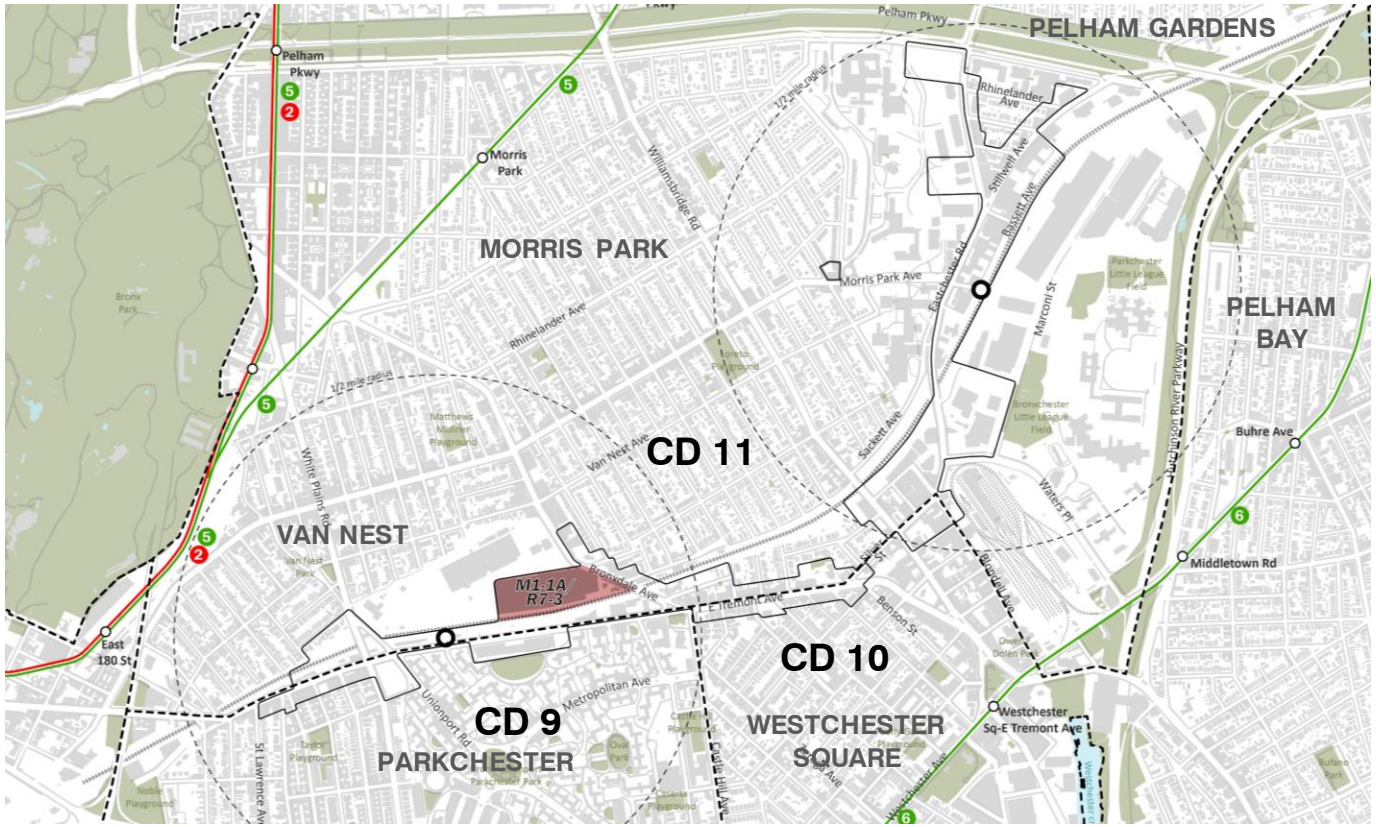
Current Zoning: M1-1
Proposed Zoning: M1-1A/R7-3

Goals:

- Create residential density close to the station.
- Allow for industrial use to remain in the interim.
- Facilitate the creation of open space amenities and pedestrian access to the station.

Context:

- Occupied by light-industrial uses where no residential is permitted.
- Proximate to residential neighborhoods and future train station.



Zoning Proposal

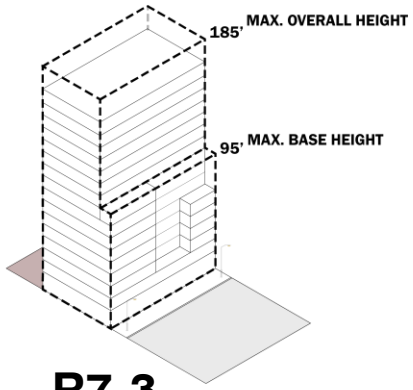
Special Site - Bronxdale

Current Zoning: M1-1
Proposed Zoning: M1-1A/R7-3

Summary of Tools:

- Allow for a wide range of permitted uses.
- Require permanently affordable housing.
- Streetscape regulations apply along Bronxdale Ave and internal street [*separate application*].

M1-1A/R7-3 paired district	
Max. Residential FAR	6.0
Max. Community Facility FAR	6.5
Max. Commercial FAR	2.0
Max. Manufacturing FAR	2.0



R7-3



View of 1601 Bronxdale



Zoning Proposal

Automotive / Commercial

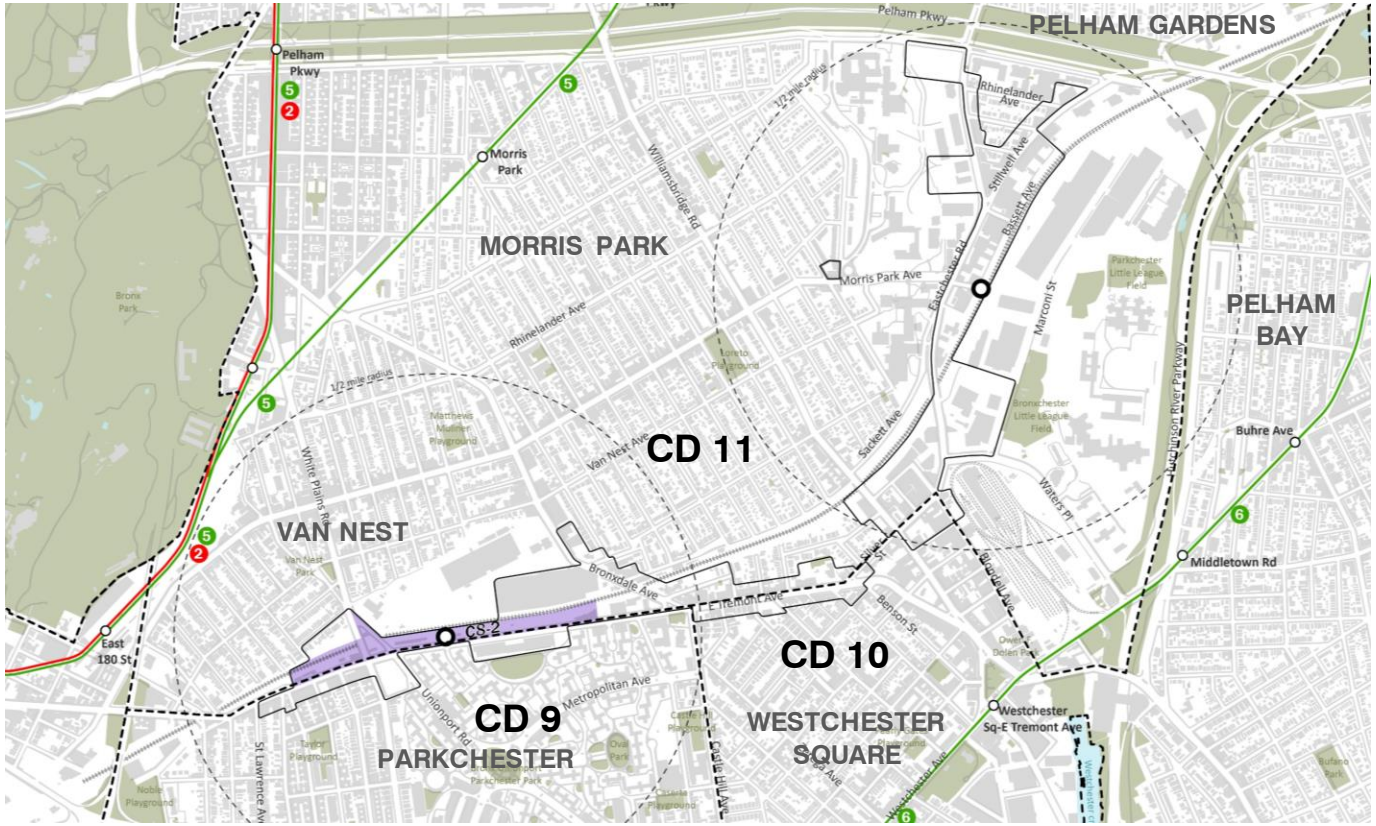
Current Zoning: C8-1, M1-1
Proposed Zoning: C8-2

Goals:

- Create a walkable passageway to the station.
- Allow auto repair uses to remain.
- Encourage a transition to community-serving retail.

Context:

- A strip of auto-oriented uses along the rail line.
- Shallow lots are hard to develop.



Zoning Proposal

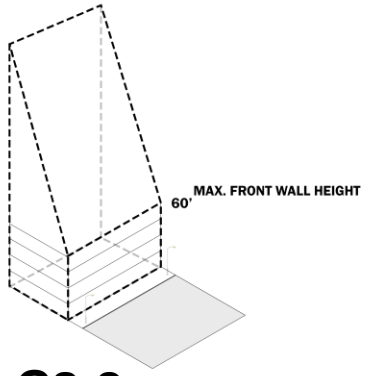
Automotive / Commercial

Current Zoning: C8-1, M1-1
Proposed Zoning: C8-2

Summary of Tools:

- Allow automotive uses to continue as-of-right.
- Incentivize a transition to neighborhood serving retail.
- Facilitate development on shallow lots.

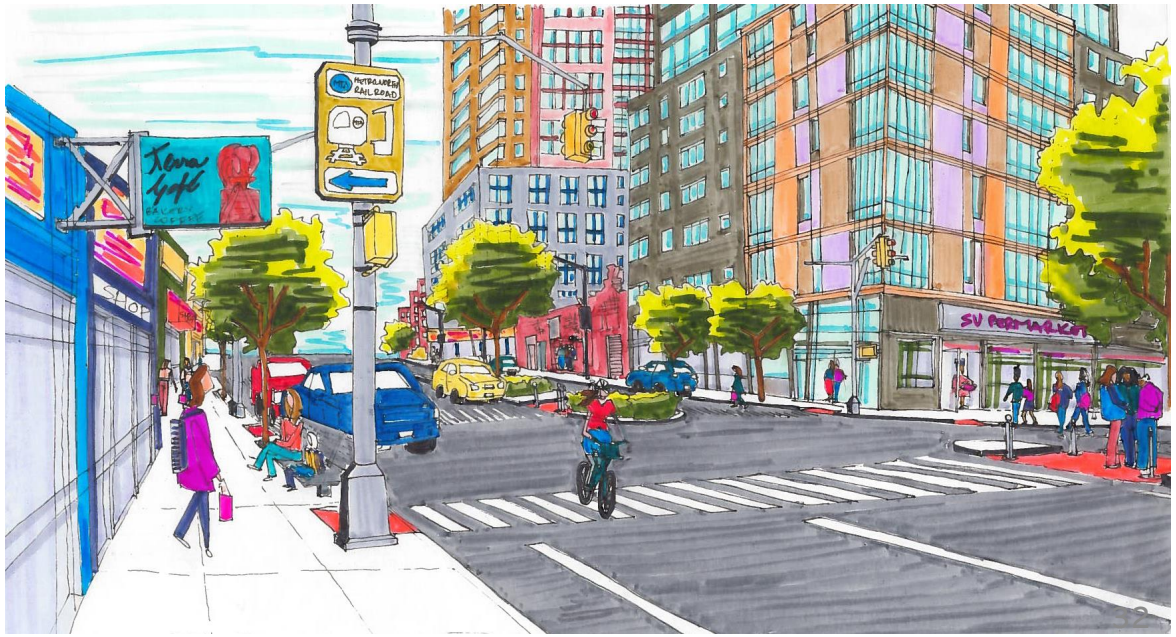
C8-2 district	
Max. Residential FAR	N/A
Max. Community Facility FAR	4.8
Max. Commercial FAR	2.0



C8-2

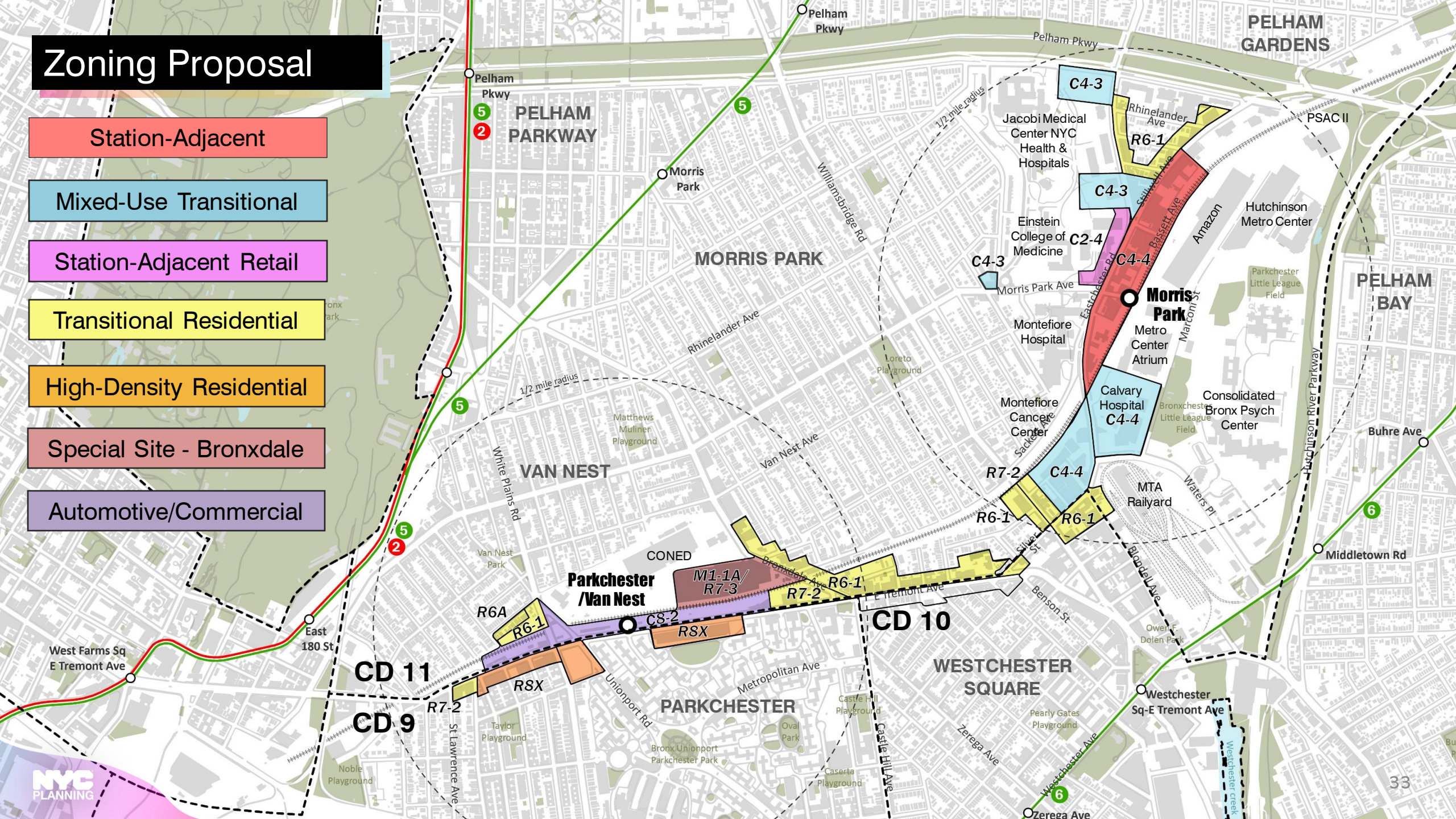


View looking north along East Tremont Avenue near Leland Avenue.



Zoning Proposal

- Station-Adjacent
- Mixed-Use Transitional
- Station-Adjacent Retail
- Transitional Residential
- High-Density Residential
- Special Site - Bronxdale
- Automotive/Commercial



ZONING TEXT AMENDMENTS

Proposed Actions

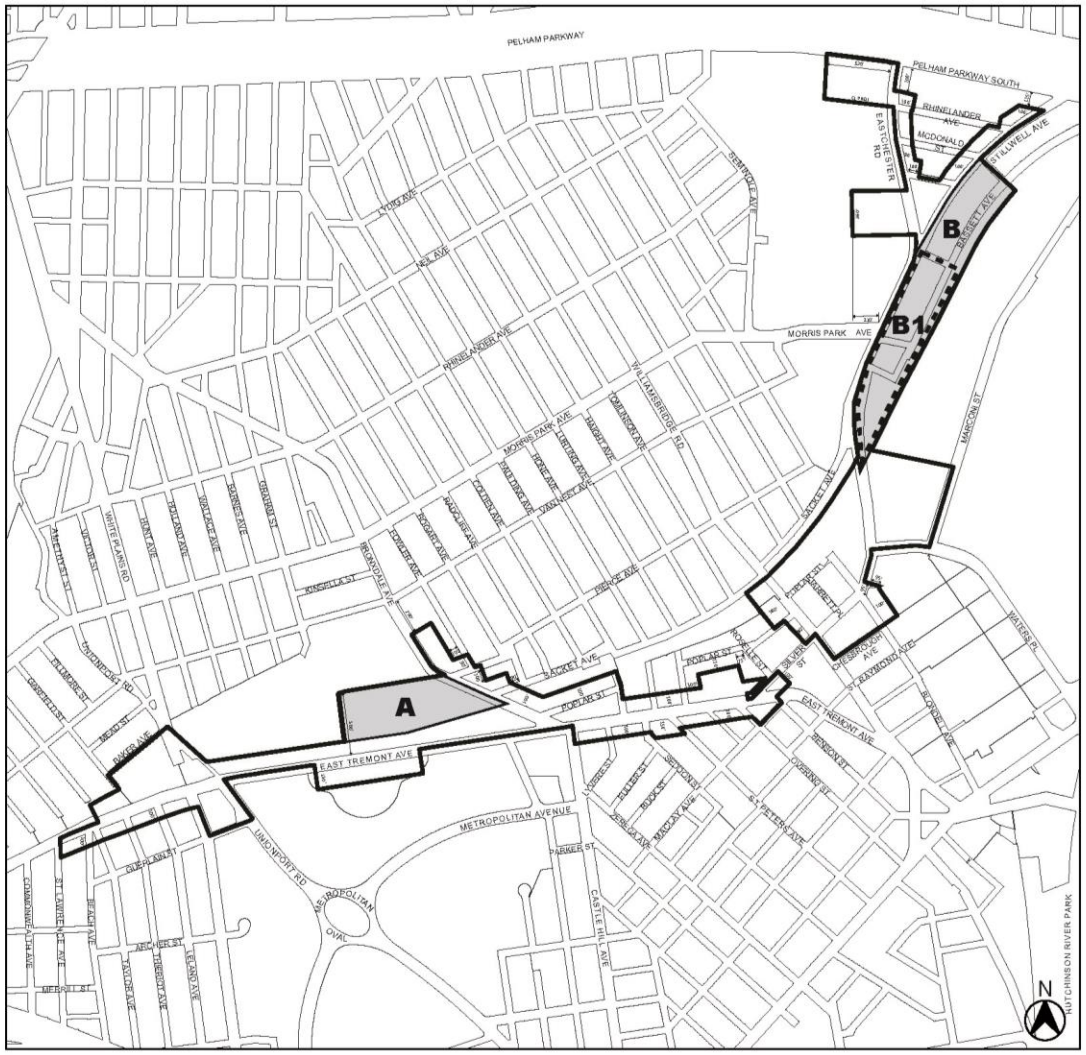
Zoning Text Amendments

- Establish (and map) the Special Eastchester - East Tremont Corridor District
- Establish R6-1 and M1-1A districts
- Apply Mandatory Inclusionary Housing (MIH)
- Extend the Transit Zone
- Remove language that exclusively applies to C8-4 districts within Special Planned Community Preservation District areas *(as discussed)*

Special District Text

The Special Eastchester – East Tremont Corridor District establishes a framework to:

- Promote the growth of housing and employment centers around transit.
- Foster an adequate range of services and amenities for residents, workers, and visitors.
- Ensure a lively and attractive urban streetscape along major corridors.
- Create a cohesive public realm network that would better connect future developments with future stations and surrounding neighborhoods.



Special Eastchester - East Tremont Corridor District
Subdistrict
Subarea

Special District Text

Support residential growth around new transit



Modify FARs and building heights in certain R districts **(CHO)**



Incentivize the construction of schools



Eliminate parking requirements for new housing developments **(CHO)**

Special District Text

Encourage the creation of a lively public realm and urban streetscape

- Density bonus for public realm improvements
- Authorization for bulk flexibility to accommodate bonus floor area
- Transfer of floor area mechanism for Morris Park station plaza
- Allow commercial activity on 2nd floors in C2-4 districts **(ZEO)**
- Streetscape regulations **(ZEO)**

Special District Text

Grow existing jobs centers

- Simplify and rationalize bulk envelopes for non-residential
- Modify FARs in C4-3 and C4-4 districts
- Facilitate development on shallow lots along the rail line
- Consistent parking and loading framework for non-residential uses

Proposed Actions

Zoning Text Amendment: ***Designate MIH Areas***

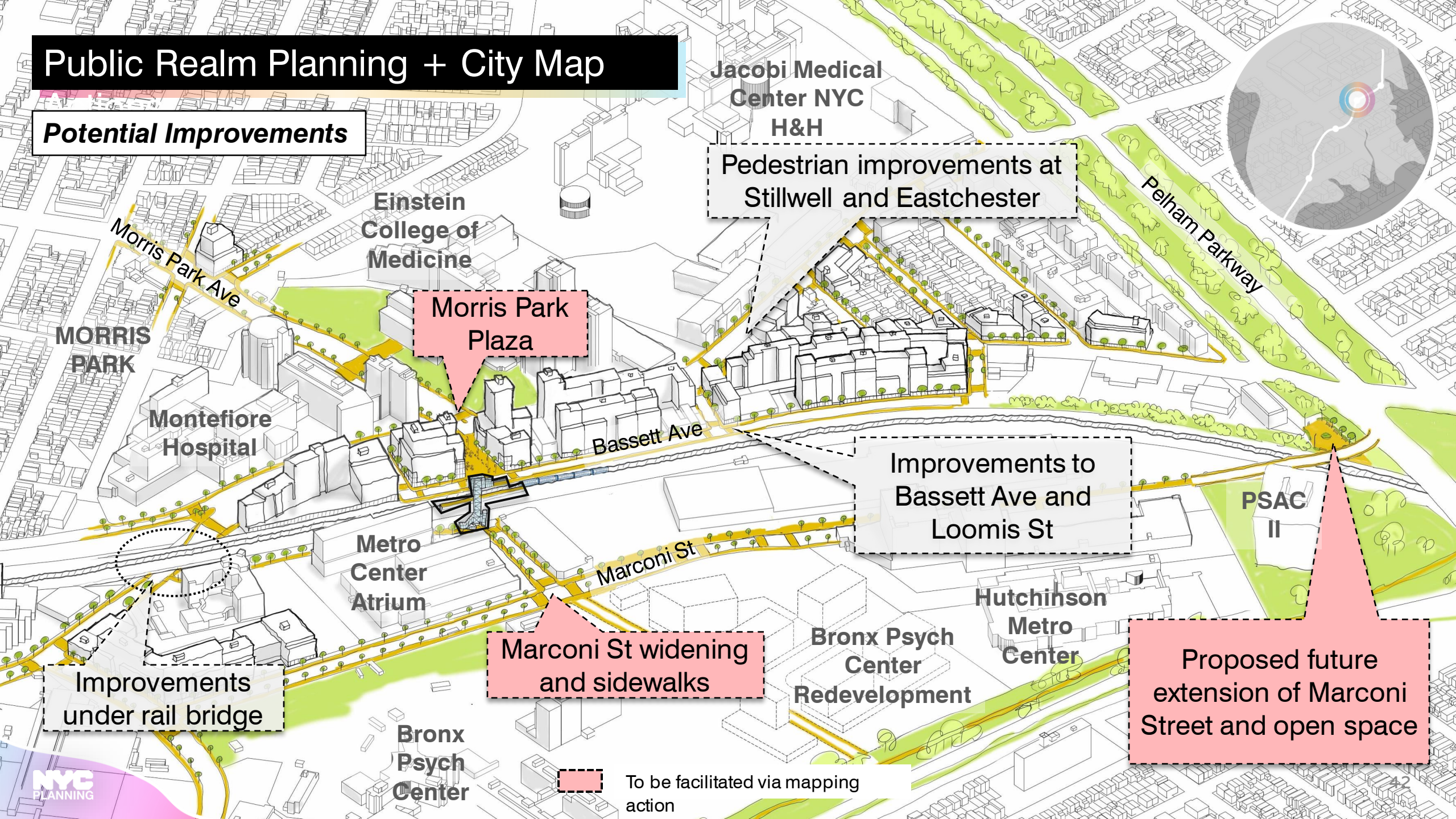
Tool: Designate MIH areas to require a share of new housing to be permanently affordable where new housing capacity would be created in the East Bronx, where limited construction of income-restricted housing has taken place in the past.



CITY MAP ACTIONS + PUBLIC REALM PLANNING

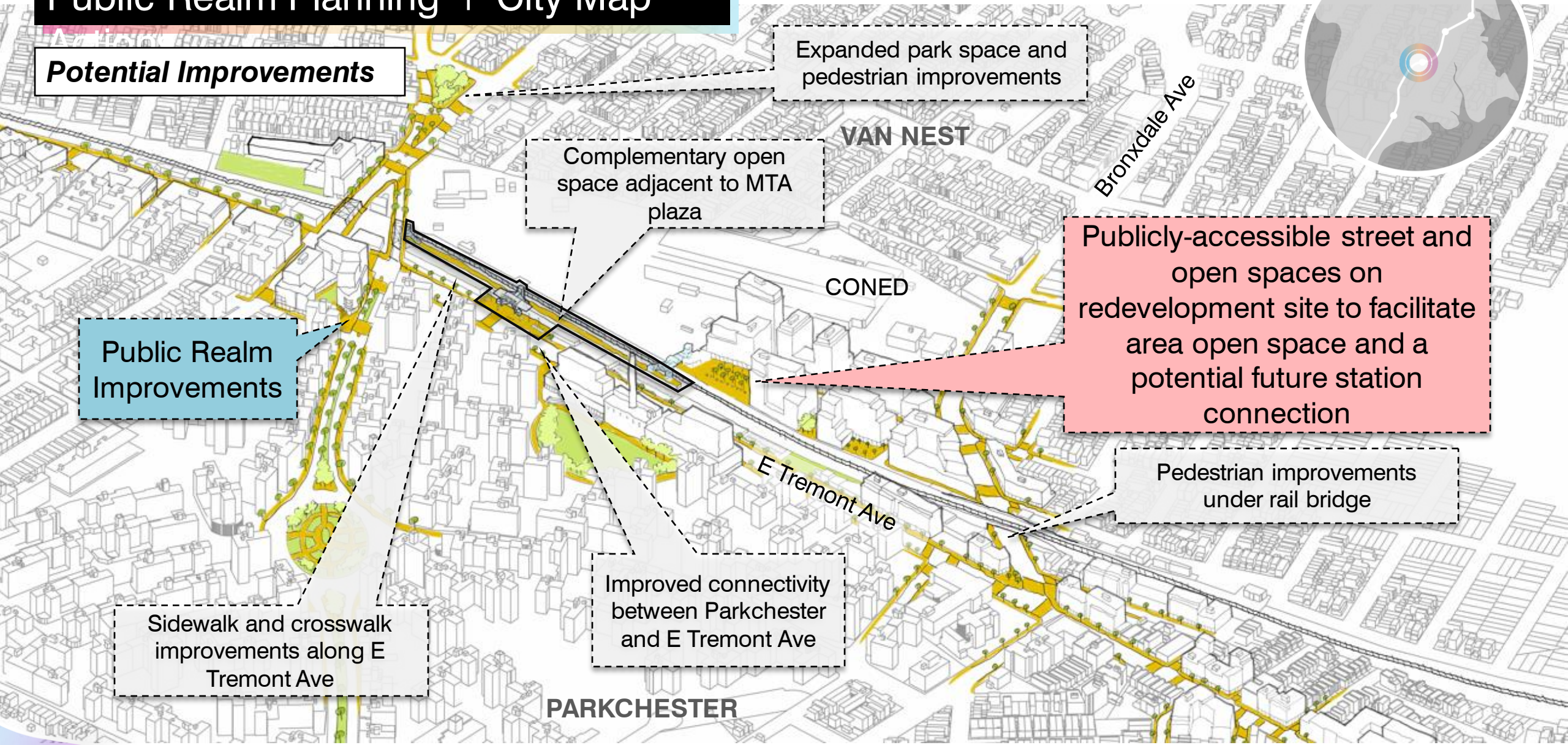
Public Realm Planning + City Map

Potential Improvements



Public Realm Planning + City Map

Potential Improvements



Improvement facilitated via mapping action

Improvement facilitated via de-mapping action

ENVIRONMENTAL REVIEW & RACIAL EQUITY REPORT

Environmental Review

Draft Environmental Impact Statement

A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on January 19, 2024

The DEIS 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)

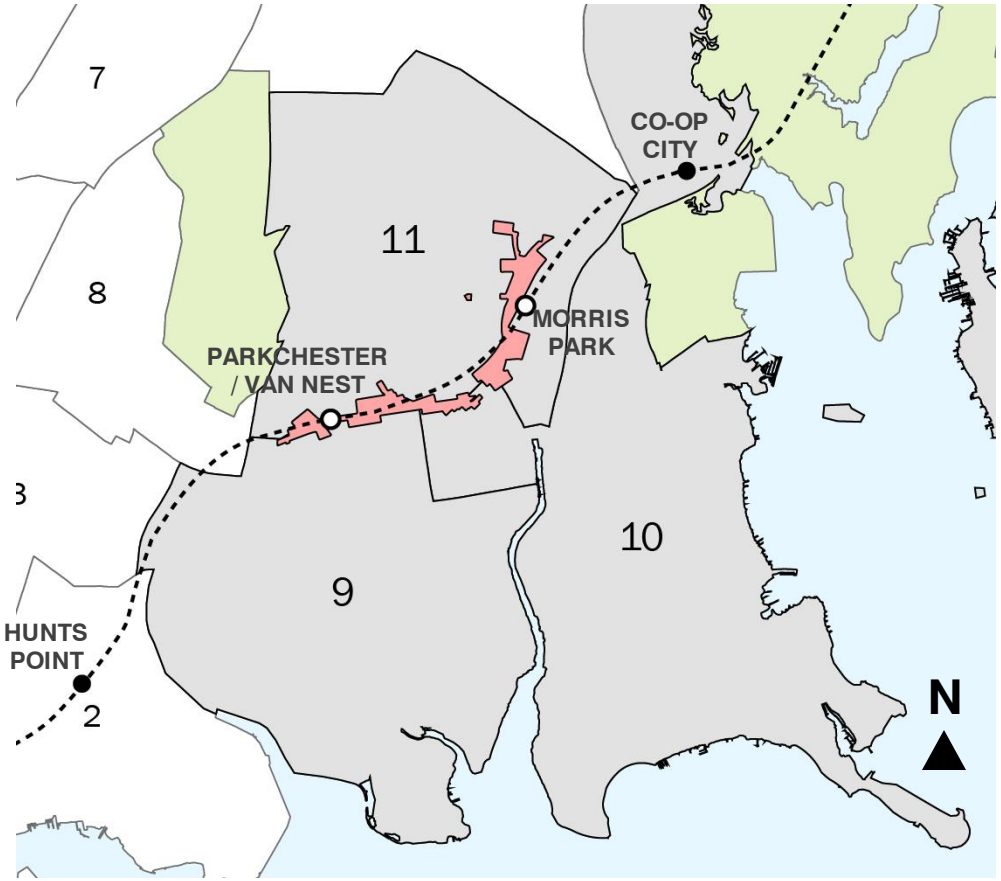
Mitigation measures are identified in the DEIS and will be explored further between the Draft and Final EIS.

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.

SUMMARY

Project Overview

In summary, the Department of City Planning Proposes:

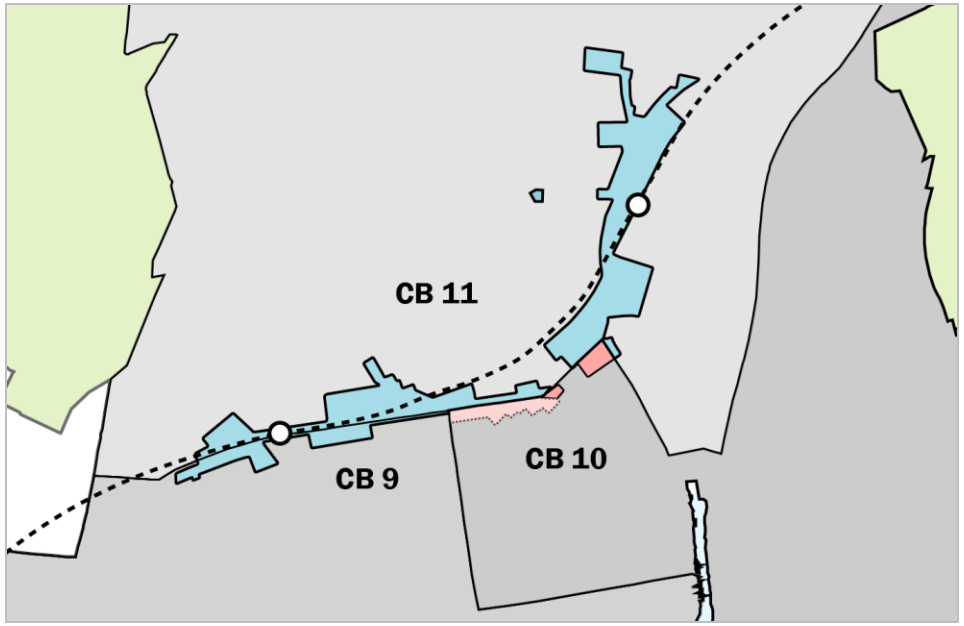


- Zoning Map, Zoning Text and City Map Changes
- The neighborhoods of Morris Park, Parkchester, Van Nest, and Westchester Square in Bronx Community Districts 9, 10, and 11.
- Support the growth of jobs and housing in the East Bronx, including nearly 7,500 units of housing, including some 2,000 permanently affordable units
- 1.23M sqft of growth in commercial uses
- 1.29M sqft of growth in community facility uses
- 10,000 jobs

Public Review Process

Community Boards

Land Use Participant	Outcome	Vote
Bx Community Board 9	Favorable, with Conditions	27 in favor; 0 against; 0 abstaining
Bx Community Board 10	Unfavorable, with Conditions	9 in favor; 14 against; 0 abstaining
Bx Community Board 11	Favorable, with Conditions	25 in favor; 5 against; 0 abstaining

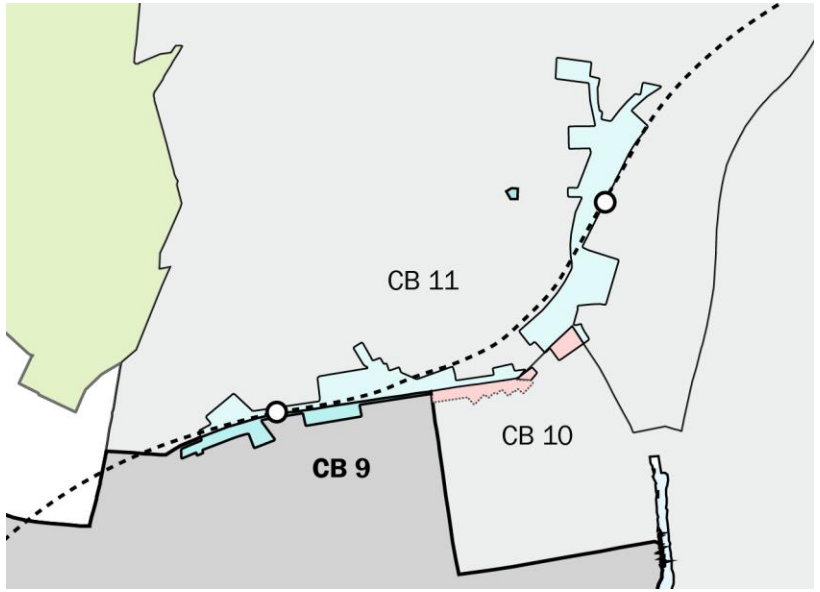


Favorable with Conditions

Unfavorable with Conditions

Community Board Recommendations

Community Board 9: Favorable, with Conditions



Modification to Proposed Zoning Map or Zoning Text:

- Greater density near station along E Tremont Ave
- Request to increase MIH (Mandatory Inclusionary Housing) requirement to 30%

Publicly Funded Housing:

- Improvements to HPD programs, encouraging affordable homeownership

Transportation and Public Realm:

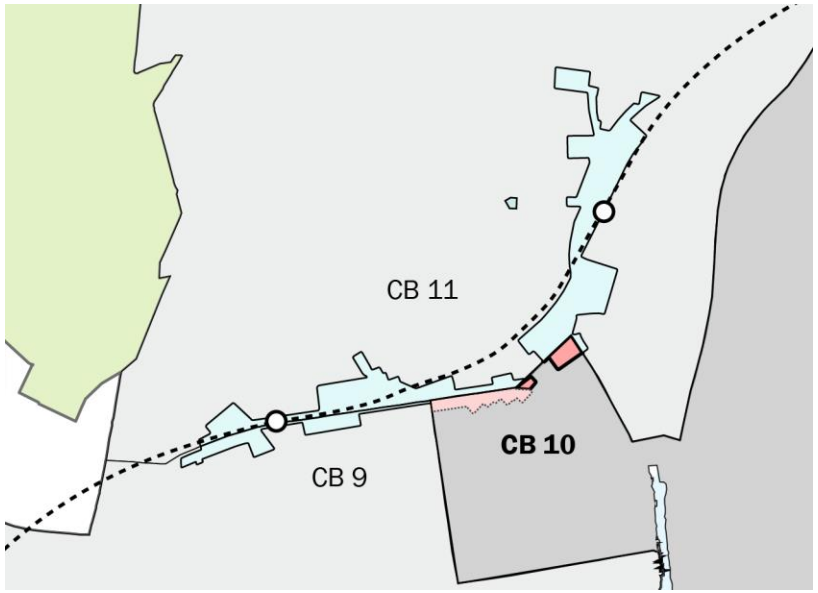
- Request for parking opportunities and designated spaces throughout corridor and parking set-asides for residents
- Street lighting

Other:

- Request that DCP stress to developers the importance of engaging with the CB during development planning
- Request to address issues with Parkchester management

Community Board Recommendations

Community Board 10: Unfavorable, with Conditions



Conditions:

Modification to Proposed Zoning Map or Zoning Text:

- Request for contextual zoning to remain in effect, exemption from SD parking changes, side yard requirements, and limiting heights along E Tremont Ave to 5-7 stories.

Publicly Funded Housing:

- Request for more affordable homeownership opportunities
- Request for greater affordability options for renters

Sustainability and Resiliency:

- Flooding mitigation & DEP improvements

Education, Childcare, and Libraries:

- Additional school seats

Health and Safety:

- Public service improvements (police, fire, sanitation)

Community Board Recommendations

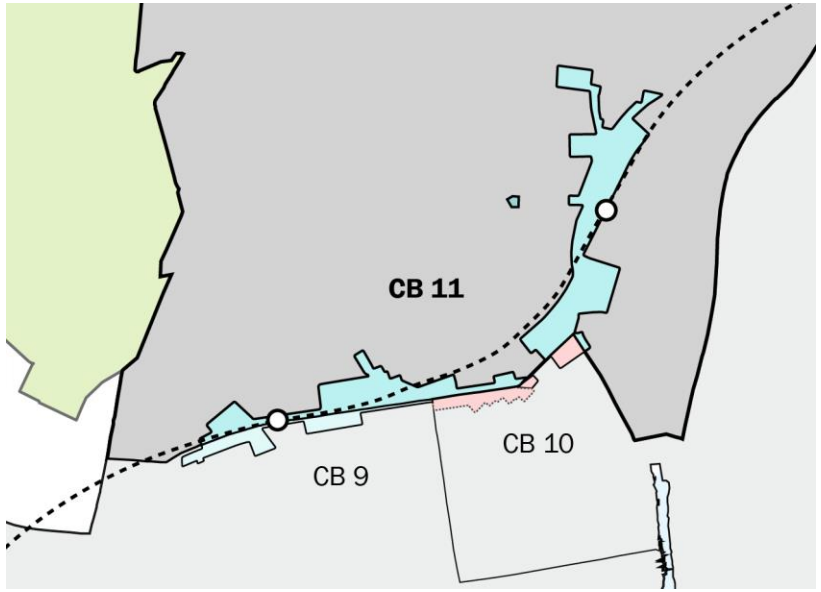
Community Board 11: Favorable, with Conditions

Conditions:

Modification to Proposed Zoning Map:
- Capping districts to R6A
- Removal of small rezoning area west of Montefiore campus

Transportation and Public Realm:
- Bus route improvements and shuttle service to and from station and surrounding areas
- Request for parking lots at stations
- Street lighting
- Public safety — more MTA and NYPD police

Economic Development:
- Support for MWBEs (Minority and Women-Owned Business Enterprises)
- Economic development and community benefit agreements, including commitments to hire locally



Education, Childcare, and Libraries:
- Increasing affordable housing and homeownership opportunities
- Schools — specifically "at least three new STEM schools"
- Cultural/education/library centers

Publicly Funded Housing:
- Increasing affordable housing and homeownership opportunities

Sustainability and Resiliency:
- Independent infrastructure/flooding assessment

Parks, Open Space, and Recreation:
- Creation of more green spaces

Borough Board Recommendation

Favorable

Discussion:

Affordable Housing and Economic Development:

- Advocacy for strategies to increase affordable housing
- Emphasis on the importance of projects like MTA's Penn Station Access and the Bronx Metro North Neighborhood Plan in addressing housing needs and bolstering the economy
- Inquiry into additional affordable housing opportunities and financing tools
- Questions regarding discussions with property owners and potential developers

Infrastructure:

- Concerns about infrastructure investments in open space, school seats, and other impacted areas

Public Transit and Mobility:

- Questions regarding fare affordability for Bronx residents and potential improvements to existing Bronx stations
- Questions relating to potential improvements to circulation in and out of the Hutchinson Metro Center.

Borough President Recommendation

Favorable, with conditions

Discussion:

Overarching Recommendations:

- Support more overall affordable housing development.
- Advocate for infrastructure improvements, including schools and parkland.
- Push for labor standards and apprenticeship programs.
- Improve transportation access, explore public-private partnerships for parking, and introduce economy cars on Metro-North trains.
- Enhance public realm through beautification projects and pedestrian infrastructure.
- Emphasize ongoing community engagement and collaboration with local officials.

Morris Park Station:

- Concern about outlying C4-3 area due to lack of connection to the larger study area.
- Support for City Map amendments including street widening and future extension.

Parkchester/Van Nest Station:

- Endorse proposed zoning changes along main corridors.
- Support additional parking at East Tremont garages.
- Back development at 1601 Bronxdale Avenue including potential new school and open spaces.

Co-op City Station:

- Acknowledge challenges due to low-density area.
- Call for parking study, future bus connections, and park-and-ride partnerships.
- Advocate for zero-emission bus fleet at Gun Hill Bus Depot.

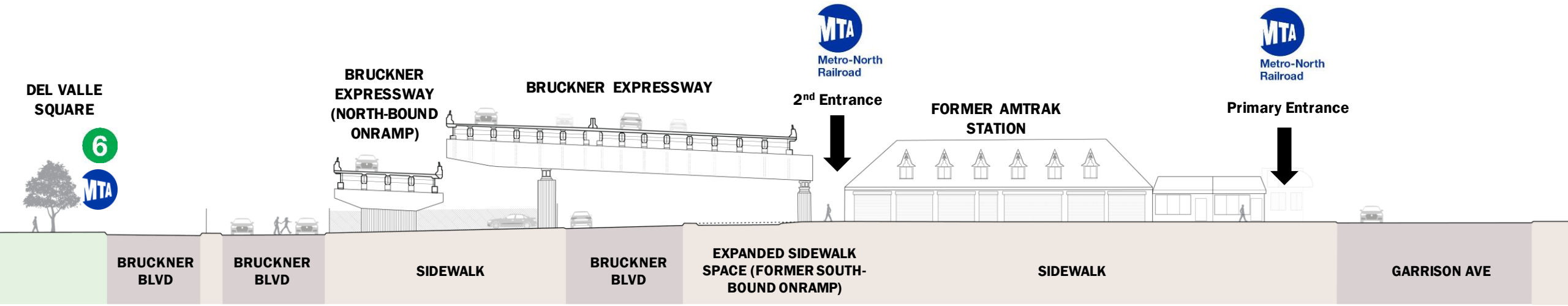
Hunts Point Station:

- Prioritize Hunts Point as commercial e-vehicles hub.
- Highlight job opportunities and reverse commuting benefits.
- Focus on safe pedestrian connections, especially near Bruckner Boulevard.

Review Session Follow-Up

Hunts Point:

Cross-section showing connection between Del Valle Square and future Metro-North service



THANK YOU.

