Site Data	
Block/Lots	Block 2356, Lots 2 & 72; Block 2539, Lot 1, portion of Lot 2; tentative Block 2356, tentative Lot 102 (de mapped portion of E.150th St.)
Street Address(es)	575 Exterior Street
Existing Zoning	M2-1/ C4-4
Proposed Zoning	R7-2/ C2-5 Within North Subdistrict Parcel 10 North Subdistrict of Special Harlem River Waterfront District
Community District	Bronx CD4
Zoning Section Map No.	6a
Zoning Lot Area (SF)	201,291

List of Required Actions

1. Zoning map change from M2-1 to R7-2 with a C2-5 overlay and to add the Project Site to the Special Harlem River Waterfront District.
2. Zoning Text Amendment to create a new subdistrict to the Special Harlem River Waterfront District, to modify portions of the waterfront regulations, to extend the Waterfront Access Plan and to designate the subdistrict as a Mandatory
3. Disposition of real property through sale or long-term ground lease for future development.
4. Special permit pursuant to ZR Section 74-533 to waive the required accessory off-street parking spaces for dwelling units to facilitate affordable housing

ZR Section	Item/Description	Permitted/Required	Proposed	Compliance/Notes
I. Uses				
22-10; 32-10	Uses	UG 1-9, 14	UG 1-9, 14	Yes
Location of Uses				
32-421 87-121	Location of floors occupied by commercial uses	Commercial uses permitted to be on any story, provided no access exists between commercial and residential uses.	Commercial uses permitted to be on any story, no access proposed between commercial and residential uses.	Yes
II. FAR & Floor Area				
23-154	**Residential**			
62-322	Max FAR	4.6	4.6	Yes
87-22	Max Floor Area (SF)	925,939	925,939	Yes
33-121	**Commercial**			
	Max FAR	2.0	2.0	Yes
	Max Floor Area (SF)	402,582	402,582	Yes
33-121	**Community Facility**			
87-22	Max FAR	4.6	4.6	Yes
87-22	Max Floor Area (SF)	925,939	925,939	Yes
	Total Max. Permitted Floor Area for Zoning tot (SF)	**925,939**	**925,939**	**Yes**
III. Lot Coverage / Open Space				
62-322	Maximum Lot Coverage (Waterfront Lot: Residential)	65%	65%	Yes
62-324	Maximum Lot Coverage (Waterfront Lot: Community Facility)	75%	75%	Yes
IV. Height and Setback				
23-641	Maximum front wall height within initial setback distance	85'	85'	Yes
23-662 62-341 87-33	Maximum base height	Within 30' of shore public walkway: 80% streetwall maximum 85'; 20% streetwall maximum 65'; Within 10' of wide streets or 15' of narrow streets: Maximum height 85'	Within 30' of shore public walkway: 80% streetwall maximum 85'; 20% streetwall maximum 65'; Within 10' of wide streets or 15' of narrow streets: Maximum height 85'	Yes
	Tower Provisions	Above 85', special district provisions (below) apply	Above 85', special district provisions (below) apply	
	Tower in Location A, (Portion of North Subdistrict located within 100' of northerly boundary of E. 149th Street)	One tower permitted	One tower proposed	Yes
		Maximum width of any story facing the shoreline: 100'	Maximum width of any story facing the shoreline: 100'	Yes
		Residential stories above the base: max 10,000 SF	Residential stories above the base: max 10,000 SF	Yes
		Lot coverage for uppermost three stories (towers less than 300') or uppermost four stories (towers greater than 300') in any tower above 260': 90% of lot coverage of story immediately below	Lot coverage for uppermost three stories (towers less than 300') or uppermost four stories (towers greater than 300') in any tower above 260': 90% of lot coverage of story immediately below	
		Maximum height: 375'	Maximum height: 375'	
	Tower In Location B (Remainder of North Subdistrict not included in Location A)	No tower located within 60' of a tower In Location A	No tower located within 60' of a tower In Location A	Yes
		Aggregate width of any story facing the shoreline and located within 100' of a shore public walkway: 185'	Aggregate width of any story facing the shoreline and located within 100' of a shore public walkway: 185'	Yes
		Aggregate width of all towers along the southern border of the visual corridor: 150'	Aggregate width of all towers along the southern border of the visual corridor: 150'	Yes
		Maximum height: 260'	Maximum height: 260'	Yes
		Lot coverage for the uppermost three stories on any tower above 200': 80% of lot coverage of story Immediately below	Lot coverage for the uppermost three stories on any tower above 200': 80% of lot coverage of story Immediately below	Yes
V. Yards				
23-45	Front yard	None	None	Yes
23-46	Side yard	None	None	Yes
33-25	Rear yard	None	None	Yes
62-331 62-332	Waterfront yard	40'	40'	Yes
VI. Parking				
Accessory Parking				
25-23; 25-231; 25-251	Parking Spaces (income restricted)	0	0	Yes
	Parking Spaces (non-income restricted)	1,045 units proposed, with 5O% of the total units (523 units) would be affordable to households with an Income above 80% of the Area Median Income (AMI). **Required parking for 523 units = 262 parking spaces**	0	Special permit pursuant to ZR Section 74-533: **Reduction of parking spaces to facilitate affordable housing**
Bicycle Parking				
25-80	Accessory bicycle parking spaces	672	672	Yes
VII. Street Trees				
26-41	Street Trees	36trees (1 tree / 25 feet; 890' of frontage)	36 trees	

LOWER CONCOURSE NORTH

575 EXTERIOR STREET
BRONX, NY 10451

Zoning Compliance Tabulations

S9ARCHITECTURE

322 8TH AVENUE
NEW YORK, NY 10001
T 212.457.4077
S9ARCHITECTURE.COM

Borough: Bronx
Block and Lots
Block 2356, Lots 2 & 72; Block 2539, Lot 1, portion of Lot 2; tentative Block 2356, tentative Lot 102 (de mapped portion of E.150th St.)

Address:
575 Exterior Street
Bronx, NY 10451

DATE: 24 November 2020

SEAL

CITY PLANNING COMMISSION
120 BROADWAY, 31ST FLOOR, NEW YORK, NY 10271-0001

C 170315 ZSX
SPECIAL PERMIT
ZR 74-533
CPC APPROVED: 08/23/2017 (CAL. No. 9)
CC APPROVED: 10/17/2017 (RES. No. 1695)

N 200239 CSX
SUBSTANTIAL COMPLIANCE
DCP APPROVED: 11/19/2020

SUBJECT TO VERIFICATION BY THE DEPARTMENT OF BUILDINGS FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE ZONING RESOLUTION OF THE CITY OF NEW YORK.

CITY PLANNING COMMISSION COPY

Notes:

1. The project Site includes two lots within a C4-4 district; however, both lots are less than 25' in depth, and therefore would be governed by the zoning of the majority lot.

Owner:
BRONX POINT OWNER LLC
2 Park Ave, Floor 23
New York, NY
10016

PROJECT TITLE:

BRONX POINT

575 EXTERIOR STREET
BRONX, NY 10451

PROJECT NO: 66237.00

DOB NO: 210179929

SCALE: NTS PAGE: 1 OF 1

REGISTERED ARCHITECT
SITAL ARVIND PATEL
No. 028577
STATE OF NEW YORK

CHECKED BY: DG

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