1810 Randall Avenue Rezoning
Bronx Community District 9
July 13, 2021

1. INTRODUCTION

Second Pentecostal Church of God La Hermosa (the "Church") and Vertical Community Development, LLC (collectively referred to as the "Applicant") request the following land use actions: for the property located at in Bronx Community District 9:

1. a zoning map amendment to change an existing R4A/C1-2 and R5/C1-2 zoning districts to an R6-1/C1-2 zoning district at the Development Site, which fronts on Randall Avenue and is bounded by Beach Avenue to the west and Taylor Avenue to the east (the "Project Area");

2. a zoning text amendment to Zoning Resolution ("ZR") §§ 11-122, 23-154 and 23-155 to establish an R6-1 zoning district; and

3. a zoning text amendment to ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing ("MIH") Areas for Community District 9, Bronx to establish the Project Area as an MIH Area.

The proposed actions would facilitate the redevelopment of the existing obsolete Church located at 1810 Randall Avenue (Bronx, Block 3522, Lots 38, 45, and 47) (the "Development Site") into a new 8-story, mixed use development containing an upgraded new house of worship and community center for the Church to support their evolving programming needs as well as to develop approximately 167 affordable senior housing units.[1] In addition, either 25% of the residential floor area in the proposed development (approximately 42 units) would be permanently affordable pursuant to MIH Option 1 or 30% of the residential floor area (approximately 50 units) would be permanently affordable pursuant to MIH Option 2. All senior affordable units within the project will be restricted by regulatory agreement. In total, the proposed development would have approximately 95,966 square feet of floor area (4.8 FAR) and approximately 16 accessory parking spaces on the ground floor accessible from a new curb cut proposed on Taylor Avenue.

2. BACKGROUND

The Soundview area of the Bronx has been predominantly residential in nature with a mix of both community facility uses and low density and multifamily residences. The Project Area has been mapped with an R5/C1-2 zoning district since the adoption of the ZR, effective December 15, 1961.

In 2007, the eastern half of the Development Site (*i.e.*, Lot 38 and a portion of Lot 45) was rezoned to an R4A/C1-2 zoning district pursuant to the Clason Point/Harding Park Rezoning (C 070265 ZMX, effective April 11, 2007.) In addition, just three blocks west of the Development Site, the New York City Housing Authority ("NYCHA") was granted a Zoning Map Amendment from an R5 zoning district to the R6 zoning district and a Chairperson Certification pursuant to ZR § 62-811 that no water front public access area or visual corridor were required in order to facilitate the construction of 18 new residential buildings, including one building with senior housing and 16 two-family houses (C 120173 ZMX, N 120174 ZCX, November 21, 2012.)

3. DESCRIPTION OF THE SURROUNDING AREA

Land Uses

The Project Area is located in the Soundview neighborhood of the Bronx in Community District 9. Land uses within 600 feet of the Development Site (the "Surrounding Area") consist of low and medium density residential buildings, which are generally characterized by two- and three- story, detached and semi-detached one- and two-family buildings, as well as attached multi-family, walk-

[1] The proposed development at 1810 Randall Avenue will contain approximately 167 affordable senior housing units comprised of 150 affordable independent residences for seniors ("AIRS") and 17 senior supportive housing units.

up, buildings. Six-story multi-family residential buildings are located along Commonwealth Avenue, south of Randall Avenue, in the western portion of the Surrounding Area. The NYCHA Soundview Housing complex is also located just west of the Surrounding Area and consists of 18 buildings, including seven- and eight-story residential buildings, as well as attached two-family houses.

In addition to the existing house of worship on the Development Site, community facility uses in the Surrounding Area include the Holy Cross Church and P.S. 069, both of which are located to the east of the Development Site across Soundview Avenue. The Seabury Day Care Center is located just east of the Development Site across Taylor Avenue.

Although the Project Area is located outside of the Transit Zone, the Surrounding Area is well served by public transportation including the Bx27 bus line (Clason Point/Soundview or Hunts Point), which travels along Soundview Avenue and Randall Avenue and has a stop immediately in front of the Development Site. In addition, the Bx39 bus line runs along White Plains Road and is located just a few blocks east of the Development Site. Soundview Avenue is the main thoroughfare in the Surrounding Area, which runs from Clason Point Park to the south and the Bruckner Expressway to the north.

Open spaces in the Surrounding Area include the Taylor-Soundview Block Association Garden, which is located just east of the Development Site at the intersections of Thieriot Avenue, Randall Avenue, and Soundview Avenue. Just west of the Surrounding Area is Soundview Park, which is a 205-acre park which is referred to as “the Gateway to the Bronx River.” It includes six basketball courts, six baseball field, a cricket pitch, a running tack, a soccer field, six handball courts, a dog run, walking and biking paths, and a performance lawn.

Existing Zoning

The zoning districts mapped within the Surrounding Area include the R5 and R4A zoning districts, as well as the C1-2 commercial overlay along Randall and Soundview Avenues. An R6 zoning district is mapped just to the west of the Surrounding Area south of Randall Avenue and west of Rosedale Avenue.

R4A

R4A are contextual districts that are often mapped to preserve or establish the character of older neighborhoods with pitched roof homes on smaller zoning lots. The district allows for single- and two-family residences in detached homes. R4A districts allow residential (Use Group 1 and 2) uses and community facility (Use Group 3 and 4) uses at a maximum FAR of 0.75 (FAR may be increased up to 20 percent for attic allowance) and 2.0 FAR, respectively. No commercial or industrial/manufacturing uses are permitted in R4A districts. R4A districts require a minimum front yard of 10 feet, minimum rear yard of 30 feet, and maximum building height of 35 feet. Two side yards that total at least 10 feet are required, and there must be at least eight feet between buildings on adjacent lots. Accessory parking is required at a rate of one space for every dwelling unit and for 50 percent of income-restricted housing units.

R5

R5 is a widely mapped, non-contextual district that often serves as a transition district between medium and lower density areas. R5 districts are intended for neighborhoods with an assortment of housing types and allow single- or two-family homes along with multi-family buildings. The district allows residential (Use Group 1 and 2) uses and community facility (Use Group 3 and 4) uses at a maximum FAR of 1.25 and 2.0 FAR, respectively. No commercial or industrial/ manufacturing uses are permitted in R5 districts. Above a height of 30 feet, a 15 foot setback from the street wall is required before the building can rise to a maximum height of 40 feet. R5 districts require a minimum front yard of 10 feet and a minimum rear yard of 30 feet. Detached houses and multi-family buildings must have two side yards that total at least 13 feet and 16 feet, respectively,

while semi-detached homes must have one side yard of at least eight feet. Accessory parking is required for 85 percent of dwelling units and for 42.5 percent of income-restricted housing units.

R6

R6 districts allow all housing types at a maximum FAR of up to 2.43 and a maximum FAR of up to 4.8 for buildings containing certain community facility uses. No commercial or industrial/ manufacturing uses are permitted in R6 districts. R6 is a height factor district where residential and community facility uses are permitted with no fixed height limits. Building envelopes are regulated by open space ratio and a sky exposure plane that begins at a height of 60 feet above the street line and then slopes inward over the zoning lot. Off-street parking is generally required for 70 percent of a building's dwelling units, but requirements are lower for income-restricted housing units. Residential development under the optional Quality Housing Program has a maximum FAR of 2.2 on narrow streets with a 55-foot building height limit and a maximum of 3.0 FAR on wide streets with a height limit of 70 feet. Off-street parking is required for 70 percent of the dwelling units. This requirement is lowered to 50 percent of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used. In R6 districts, if fewer than five spaces are required, the off-street parking requirement is waived. Accessory parking is required for 25 percent of income-restricted housing units.

Commercial Overlay

C1 commercial overlays are typically mapped within residential districts with high off-street parking requirements. These overlays are mapped along streets that serve local retail needs, and are found widely throughout the City's lower- and medium-density areas and occasionally in higher-density districts. C1 districts generally only permit Use Group 6 retail and service establishments. When commercial overlays are mapped in R1 through R5 districts, the maximum commercial FAR is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. However, in mixed residential and commercial buildings, commercial uses are limited to one or two floors and must always be located below residential uses. Parking requirements vary by use group.

4. DESCRIPTION OF THE PROPOSED PROJECT AREA

The Project Area is comprised of Lots 38, 45, and 47 in Block 3522 and is a single rectangular zoning lot with 200 feet of frontage on Randall Avenue, 100 feet of frontage on Taylor Avenue, and 100 feet of frontage on Beach Avenue. Randall Avenue is a wide street (80 feet wide) and Taylor Avenue and Beach Avenue are both narrow streets (each, 60 feet wide).

The Project Area and the Development Site are comprised of the same area and consists of two corner lot portions. In total, the Project Area contains approximately 20,000 feet of lot area. Lot 38 and a portion of Lot 45 are located in the R4A/C1-2 zoning district, while the remainder of Lot 45 and Lot 47 are located within the R5/C1-2 zoning district.

Lot 38 is currently improved with two existing buildings occupied by the Church (Use Group 4), a soup kitchen affiliated with the Church, and four local retail storefronts (Use Group 6), one of which is vacant. Lots 45 and 47 are currently unimproved and are used as an open accessory parking lot with approximately 20 on-grade parking spaces.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development is a new eight-story and cellar mixed residential and community facility building. The proposed building will have a total of approximately 95,966 square feet of floor area (4.8 FAR). Approximately 14,650 gross square feet of floor space across the cellar, ground floor and mezzanine levels will be designated for use by the Church. The redevelopment will provide a new and improved community asset with a large new worship space for the Church including community-focused space such as four new classrooms, a large community hall with soup kitchen, an audio video room, modest office space for church staff, and new worship space. The proposed development will also contain approximately 86,951 square feet of residential and community facility floor area for senior affordable housing, which the Applicant anticipates

will be restricted by regulatory agreement. The proposed development will provide permanently income-restricted housing pursuant to either MIH Option 1, with 25 percent of residential floor area (approximately 42 dwelling units) reserved as permanently income-restricted at an average of 60 percent of the Area Median Income ("AMI") or MIH Option 2, with 30 percent of the residential floor area (approximately 51 dwelling units) reserved as permanently income-restricted at an average of 80 percent of the AMI.

The proposed building has maximum base building height of approximately 61 feet, 4 inches and a maximum building height of approximately 80 feet. The proposed building's height steps down to four stories away from Randall Avenue to the Development Site's southern portion consistent with the lower density residential context to the south. In addition, an 8-foot side yard will be provided along the Development Site's southern lot line.

The cellar of the proposed building will contain classrooms for the Church and an audio visual room. Approximately 16 parking spaces accessed from a new curb cut along Taylor Avenue will be located on the ground floor. In addition, the ground floor will contain the main chapel for the Church, two accessory recreation centers, and an activity room. The second floor will contain a small mezzanine area for the main chapel, dwelling units, and tenant recreation space that will also include an outdoor terrace for the building's residents. The building's remaining upper floors will contain additional AIRS and senior supportive housing units. Both the residential and community facility entrances are proposed along Randall Avenue.

6. ACTIONS NECESSARY TO FACILITATE THE PROJECT

The Applicant proposes the following actions to facilitate the proposed development:

1. a zoning map amendment to Zoning Section Map 7a to change the existing R4A/C1-2 and R5/C1-2 zoning districts mapped within the Project Area to an R6-1/C1-2 zoning district;

2. a zoning text amendment to establish the R6-1 zoning district; and

3. a zoning text amendment to establish the Project Area as an MIH Area.

Zoning Map Amendment

The proposed zoning map amendment would rezone the Project Area to an R6-1 zoning district while maintaining the existing C1-2 commercial overlay, which extends 150 feet from the centerline of Randall Avenue. The proposed rezoning would facilitate provide an adequate increase in density for this much-needed new residential development within Bronx Community District 9, including the provision of affordable senior housing, community facility supportive units, and a new house of worship and community center for a longstanding pillar within the community. Bronx Community District 9 leads the City in need for affordable housing for its senior population and this project will meet both of these community needs.[2]

The Project Area is currently located within the R5/C1-2 and R4A/C1-2 zoning districts, which have a maximum residential FAR of 1.25 and 0.75, respectively, and a maximum community facility FAR of 2.0. The maximum permitted commercial FAR in both the R5/C1-2 and R4A/C1-2 zoning districts is 1.0. Compared to existing zoning, the proposed R6-1/C1-2 zoning district would permit a modest increase in maximum residential FAR of 3.6 in MIH Areas, and a maximum of 3.9 FAR with the provision of AIRS dwelling units in MIH Areas. In addition, the R6-/C1-2 zoning district would permit a higher maximum community facility FAR of 4.8 and a maximum commercial FAR of 2.0 FAR. The modified maximum base height in the R6-1/C1-2 district is 65 feet and the modified maximum building height is 115 feet or 11 stories pursuant to the Quality

[2] Based on the American Community Service (ACS) from 2014-2018 data, the Neighborhood Tabulation Area (NTA) in Bronx Community District 9 that comprises Soundview, Clason Point, Harding Park and Castle Hill has an area median income of $41,716 which is significantly lower than the AMI Citywide of $68,0004. Additionally, this area in particular is comprised of a significantly higher senior population indicating that 34% of the NTA collecting social security as opposed to 26% Citywide. Further 20% of those aged 65 and over are considered to be below the poverty level. This data indicates that Bronx CD 9 is particularly in need of quality housing for the senior population.

Housing Regulations. The Project Area is outside of the Transit Zone, where off-street accessory parking is required for 50 percent of the market rate dwelling units and 10 percent of the AIRS dwelling units.

The rezoning is necessary to transform this underutilized property into a modern building with new space for the Church, which has been a fixture in the Surrounding Area since approximately 1976. Moreover, the rezoning will result in the creation of approximately 167 new senior affordable dwelling units especially in Bronx Community District 9 where there is an increased need for affordable housing for the senior population. Finally, the redevelopment will transform the existing streetscape by providing an improved pedestrian ground floor along Randall Avenue. proposed rezoning also reinforces existing predominately residential land use patterns in the Surrounding Area and is consistent with the medium and low density residential development in the Surrounding Area, as well as the existing R6 zoning district located just west of the Surrounding Area.

The proposed R6-1/C1-2 district is appropriate as the Project Area is located on a wide street and occupies the entire frontage of Randall Avenue between Taylor Avenue and Beach Avenue In addition, the proposed development is located in proximity to public transportation even though it is located outside a Transit Zone. As a result, the Project Area is well equipped to handle to proposed increase in density. In total, the proposed rezoning would facilitate the creation of approximately 167 new senior dwelling units, including AIRS and community facility supportive senior units, in an area of the Bronx with high demand for residential units and senior housing. Notably, Bronx Community District 9 has a higher proportion of adults aged 65 and older (12.1 percent) than the Bronx (11.8 percent) as a whole. The provision of additional dwelling units, including income-restricted housing units dedicated to seniors under the AIRS program would address these community needs.

Zoning Text Amendments

The proposed actions also include an amendment to the Zoning Resolution to establish a new R6-1 zoning district to allow for medium-density residential development. The new R6-1 zoning district, which could later be mapped in other parts of the City, would allow a residential FAR of 3.6 when mapped within an MIH Area and 3.9 FAR with the provision of AIRS dwelling units in MIH Area. Moreover, it would allow a maximum building height of 115 feet or 11 stories pursuant to Quality Housing. As a result, the R6-1 zoning district permits a height and bulk that is comparable to the R6 and R6A zoning districts within MIH Areas.

The proposed zoning text amendment to designate the Development Site as an MIH Area is consistent with the policy goals of the City's Housing New York: A Five-Borough, Ten-Year Plan. The proposed residential development would help provide much-needed affordable residential dwelling units in an area in which population is increasing and there is increased demand for residential uses. According to the Department of City Planning's 2013 report New York City Population Projections by Age/Sex & Borough, the Bronx is anticipated to have the highest rate of growth in the City over the next several decades, estimated at 14 percent from 2010 to 2040.[3] As population in the Bronx is expected to experience substantial and steady growth, additional housing is necessary to ensure adequate supply. Moreover, according to the U.S. Census Bureau, 48.8 percent of households in Bronx Community District 9 are rent burdened, spending 35 percent or more of their income on rent.[4] In addition, 27.6 percent of residents in Bronx Community District 9 have incomes below the New York City Government Poverty Rate 2012-16 5-year average poverty threshold, higher in comparison to the Bronx rate of 26.2 percent and to the City rate of 19.8 percent.

The MIH program requires that permanently income-restricted housing be provided within certain new residential developments, enlargements, and conversions from non-residential to residential

[3] According to the report, "[t]he Bronx is projected to grow from 1,385,000 in 2010 to 1,579,000 in 2040, an increase of 14 percent—the highest level of growth among the city's boroughs. After experiencing growth of 4.5 percent in the 2010-2020 period, growth in the borough is projected to increase to 5 percent in the subsequent decade and then decline to 4 percent between 2030 and 2040." New York City Population Projections by Age/Sex & Borough, 2010–2040, NYC Department of City Planning, December 2013 at 3.

[4] Based on American Community Survey 2013-17 Five Year Estimates for Public Use Microdata Area (PUMA) 3709, which approximates Bronx Community District 9, available at: https://communityprofiles.planning.nyc.gov/bronx/9.

use within the mapped MIH Areas. The proposed zoning text amendment would establish an MIH Area contiguous with the Development Site.

Within the MIH Area, all housing developments, enlargements, and conversions that meet the criteria set forth in the MIH program must comply with the requirements of MIH Option 1 or Option 2. Option 1 requires 25 percent of the residential floor area to be provided as income-restricted housing to households at an average of 60 percent of the AMI with 10 percent at 40 percent AMI, with no unit targeted at a level exceeding 130 percent of AMI. Within the MIH Area, Option 1 would require the creation of approximately 42 permanently income-restricted housing units at the Development Site. Option 2 requires 30 percent of the residential floor area to be provided as income-restricted housing to households at an average of 80 percent AMI, with no unit targeted at a level exceeding 130 percent of AMI. Within the MIH Area, Option 2 requires the creation of approximately 51 permanently income-restricted housing units at the Development Site. As stated above, the Applicant intends to provide permanently income restricted units in the form of AIRS dwelling units.

7. CONCLUSION

The proposed zoning map amendment and zoning text amendments are consistent with existing land uses and built context within the area surrounding the Development Site, and further the objectives of the City's Housing New York: A Five-Borough, Ten-Year Plan. The proposed rezoning reflects sound planning principles by replacing underutilized property with an R6-1 zoning district to permit 167 new affordable senior residences with a modest increase in density, as well as the creation of a new house of worship and community space for the Church.