

1810 RANDALL AVENUE REZONING

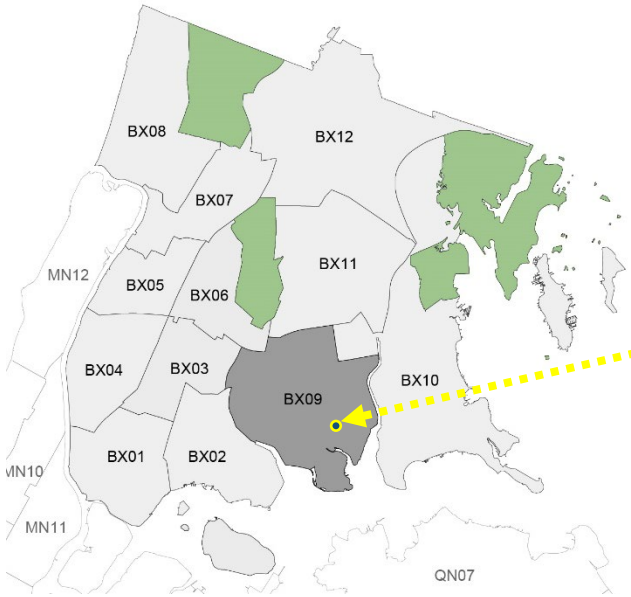
Bronx Community District 9 C 220203 ZMX / N 220204 ZRX

Review Session of June 6, 2022

INTRODUCTION

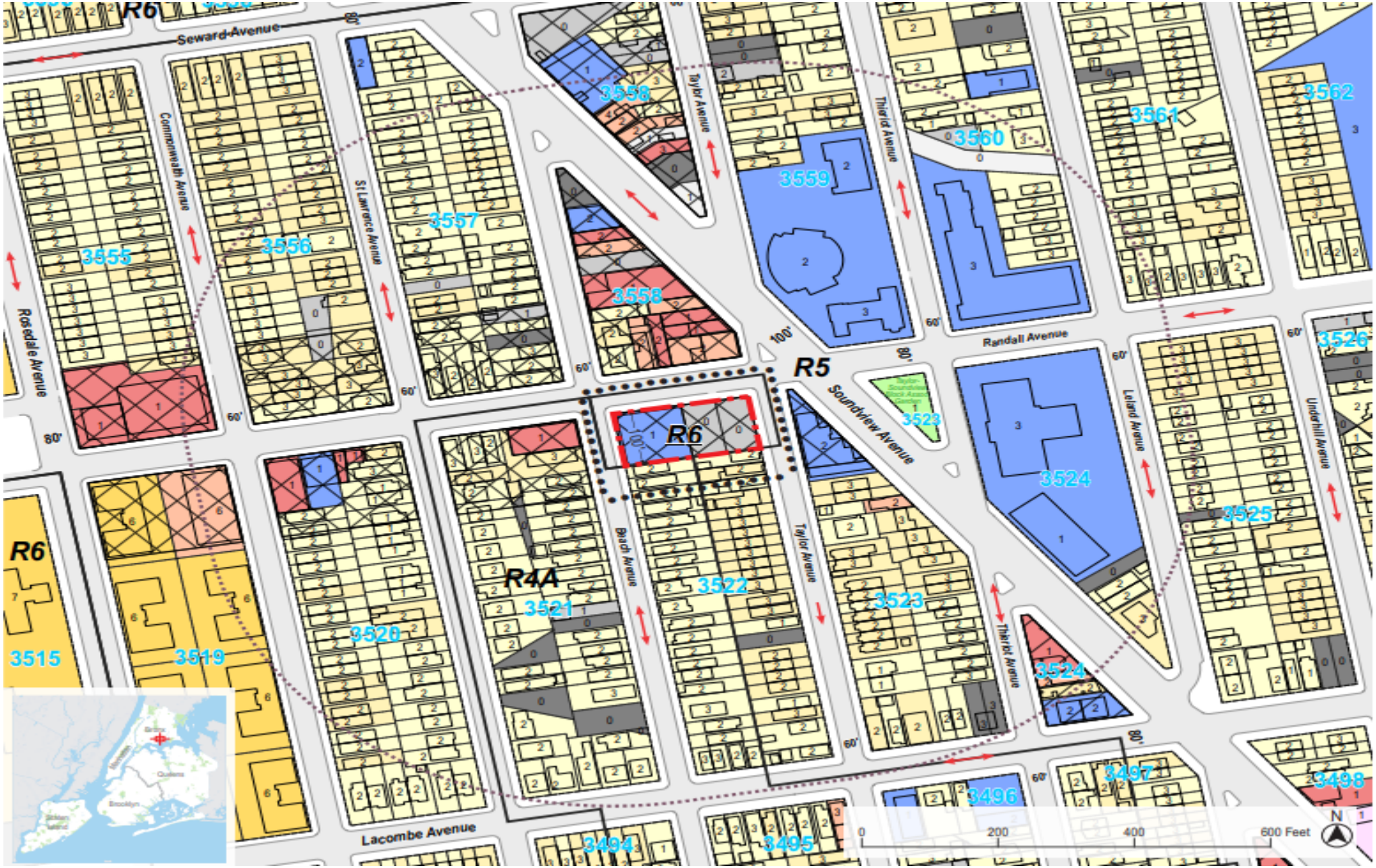
Applicant	• Second Pentecostal Church of God La Hermosa & Vertical Community Development, LLC.
Location	• 1810 Randall Avenue (Block 3522, Lots 38, 45 & 47) • Soundview Neighborhood • Community District 9
Actions Requested	• Zoning Map Amendment from R4A/C1-2 and R5/C1-2 to R6/C1-2. Zoning Text Amendment to Appendix F of the Zoning Resolution designating the rezoning area as an MIH area.
Background	• There have been no recent land use actions relating to the proposed project area.

Aerial Map

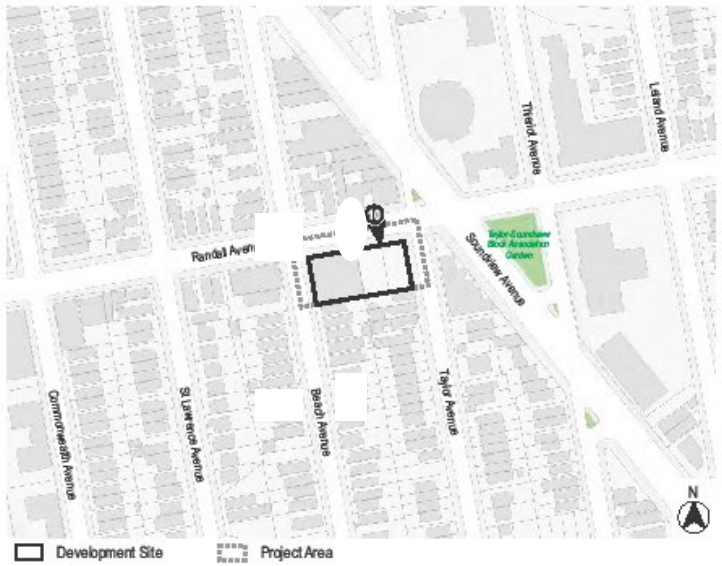

BX08
BX12
BX07
BX11
MN12
BX05
BX06
BX04
BX03
BX10
BX09
BX01
BX02
MN10
MN11
QN07


Randall Avenue
Soundview Avenue
1810 Randall Ave
St. Lawrence Avenue
Beach Avenue
Taylor Avenue

Area Map


R6
Seward Avenue
80'
Commonwealth Avenue
St Lawrence Avenue
Taylor Avenue
Third Avenue
Rosedale Avenue
3555
3556
3557
3558
3559
3560
3561
3562
100'
60'
R5
Soundview Avenue
Randall Avenue
3523
3524
3525
3526
Leland Avenue
Underhill Avenue
R6
3515
3519
3520
R4A
3521
Beach Avenue
3522
3523
3524
Lacombe Avenue
3494
3495
3496
3497
3498
0
200
400
600 Feet
N

Site Photographs





10. View of the Development Site facing south from Randall Avenue.

Site Photographs

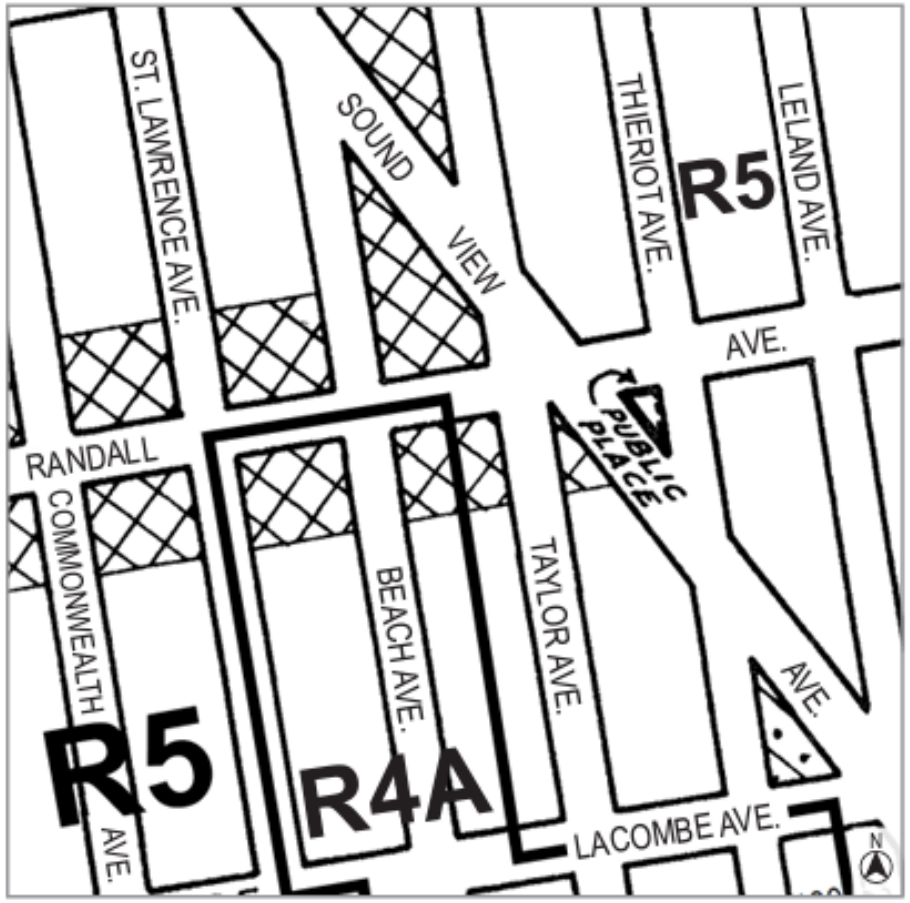




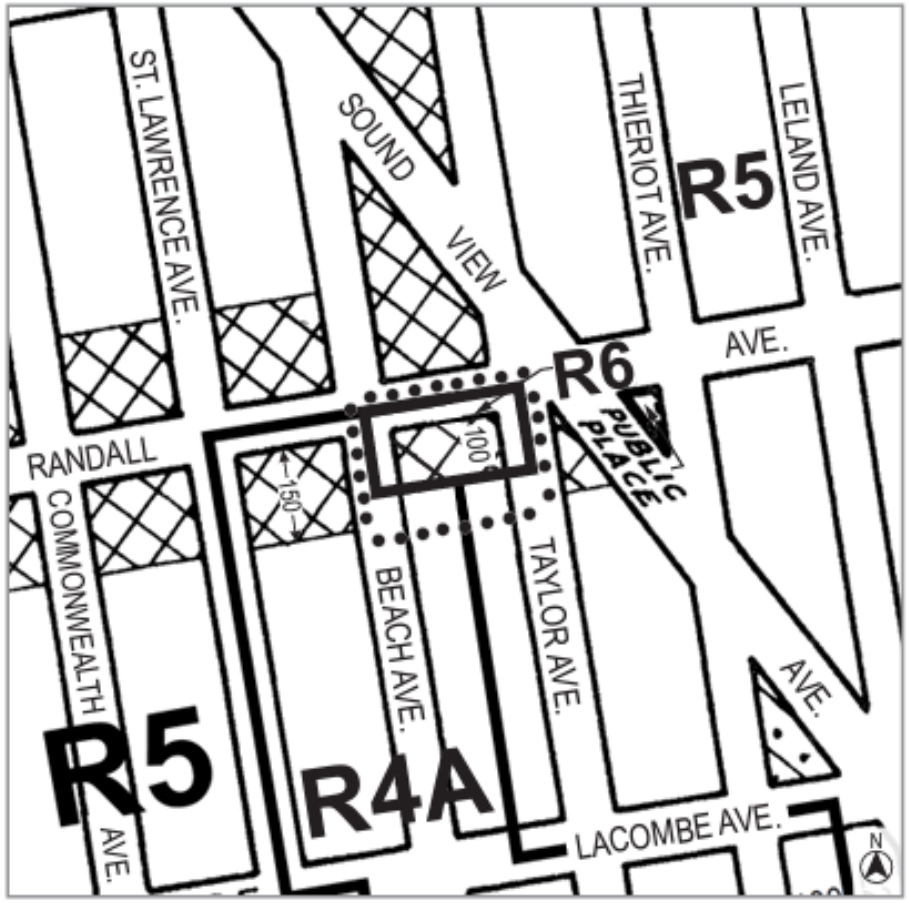
11. View of the development site facing southwest from Randall Avenue.

Proposed Actions: Zoning Change

Zoning Change Map

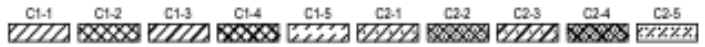


Current Zoning Map (7a)



Proposed Zoning Map (7a) - Area being rezoned is outlined with dotted lines

Rezoning from R4A to R6
Rezoning from R4A/C1-2 to R4A
Rezoning from R5 to R6
Rezoning from R5/C1-2 to R5

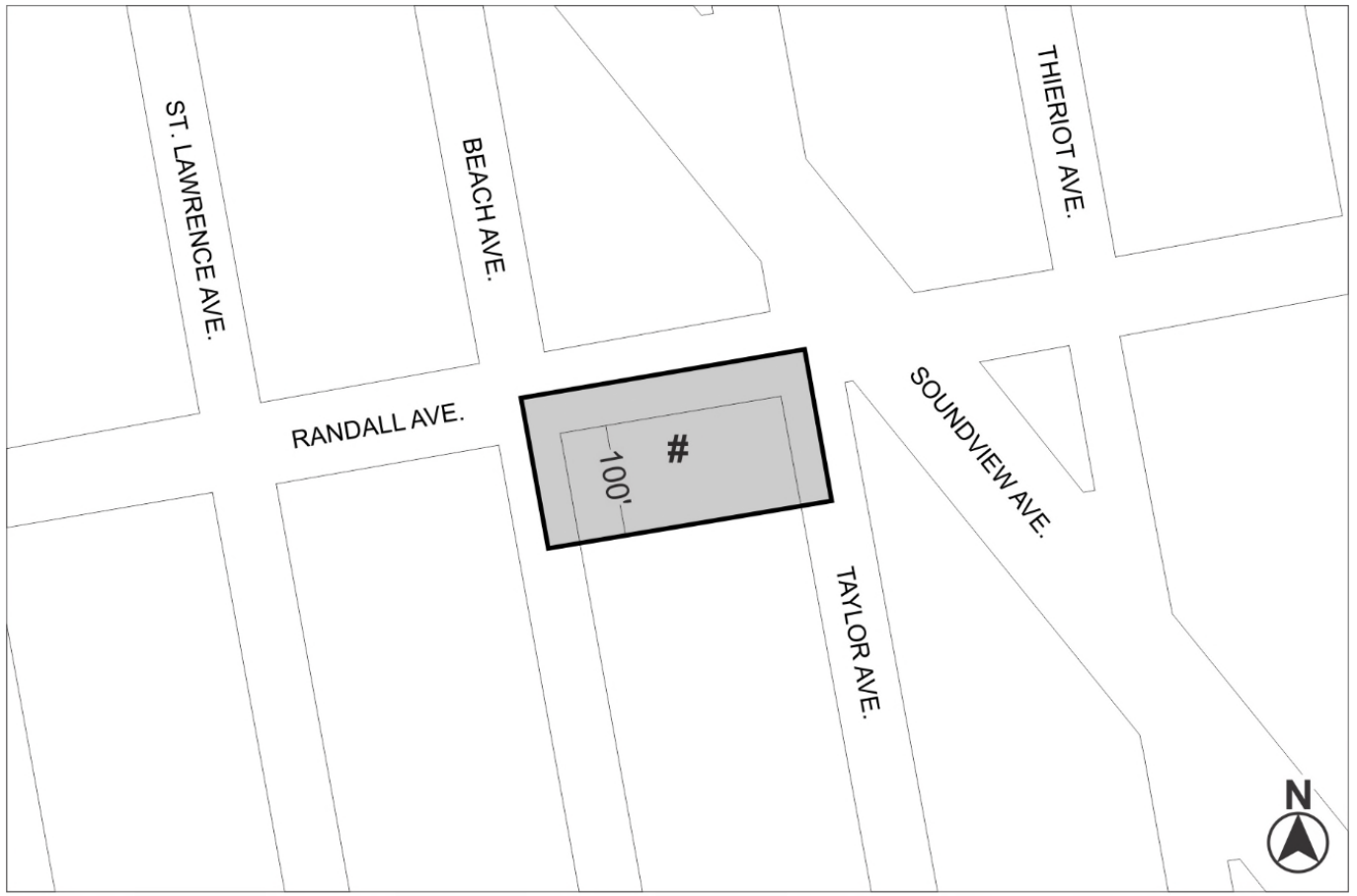


NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NYC PLANNING

Proposed Actions: MIH

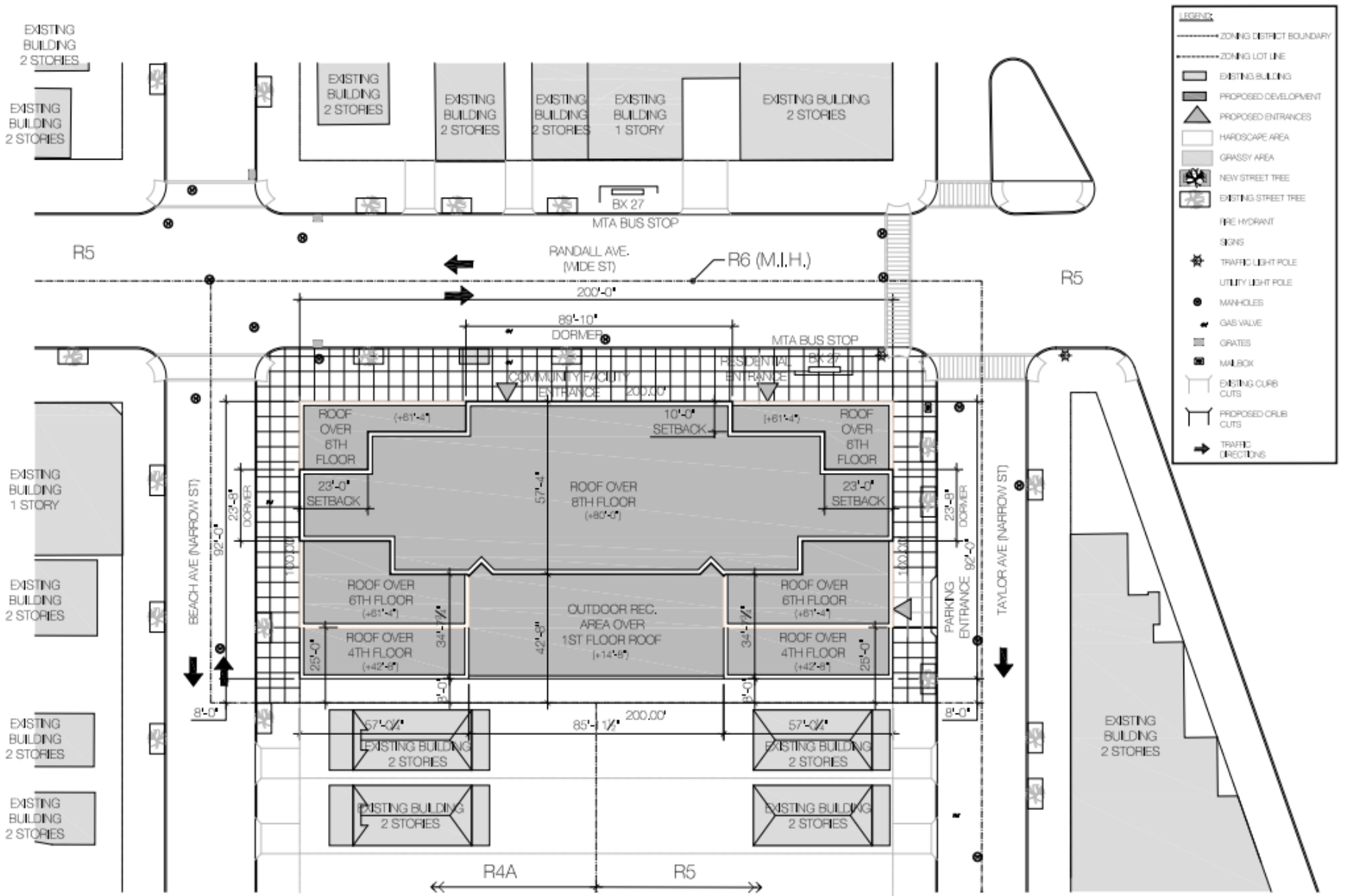
Map MIH Option 1 (42 Dwelling Units) and Option 2 (51 Dwelling Units) over the site



Site Plan

Proposal will:

- Facilitate the development of:
  - 167 affordable apartments (150 AIRS)
  - 14,650 square ft of new church space for 216 congregants



Ground Floor Plan

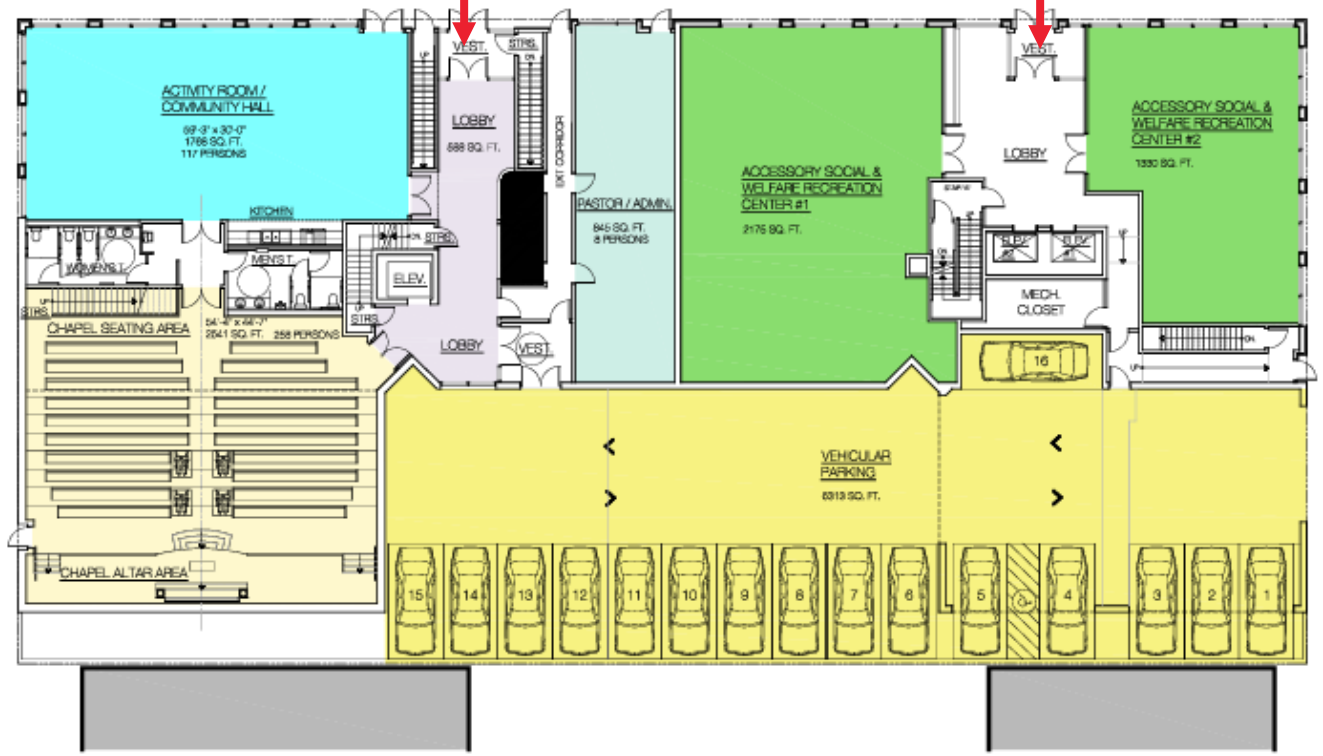
Randall Avenue

Congregation Access

Residential Access

Beach Avenue

Taylor Avenue



SCHEMATIC 1ST FLOOR PLAN

SCALE: 1/ 32" = 1'-0"

LEGEND:

- 0 BEDROOM A.I.R.S. APARTMENT
- 1 BEDROOM A.I.R.S. APARTMENT
- 0 BEDROOM SUPPORTIVE HOUSING APARTMENT
- 1 BEDROOM SUPPORTIVE HOUSING APARTMENT
- RESID. ACCESSORY SPACE

THESE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

Rendering



Community Board & Bronx Borough President's Recommendation

CB 9 Recommendation - Approved the application 29-0-0 with the following conditions:

1. Collaborate with the independent non-profit United Hispanic Construction Workers (UHCW), Building Skills NYC and union trades to facilitate and ensure that the construction work force preference is from zip codes 10473, 10472, 10462, 10460 and the Bronx.
2. Include your local school and park with your planned community programs and initiative, in collaboration with Bronx CB 9.
3. Commit to creating high quality building service jobs that pay all building service workers the union standard wages and benefits.
4. Collaborate with the Minority Women Contractors(MWCDA) 3-6 months prior to the construction closing, so that the MWCDA) can provide oversight, as an independent entity, on behalf of CB 9, to ensure that Vertical/Omnibuild are creating and sustaining processes for equitable participation for minority and women owned contractors with a preference placed on the specific zip codes, as determined by CB9, and then New York City at large.
5. In addition to 24-hour onsite security, commit to appropriately lighting the exterior of the building and placing security cameras robustly around the exterior entrances of the building as well as in all common areas.

Bronx Borough President's Recommendation- Approved