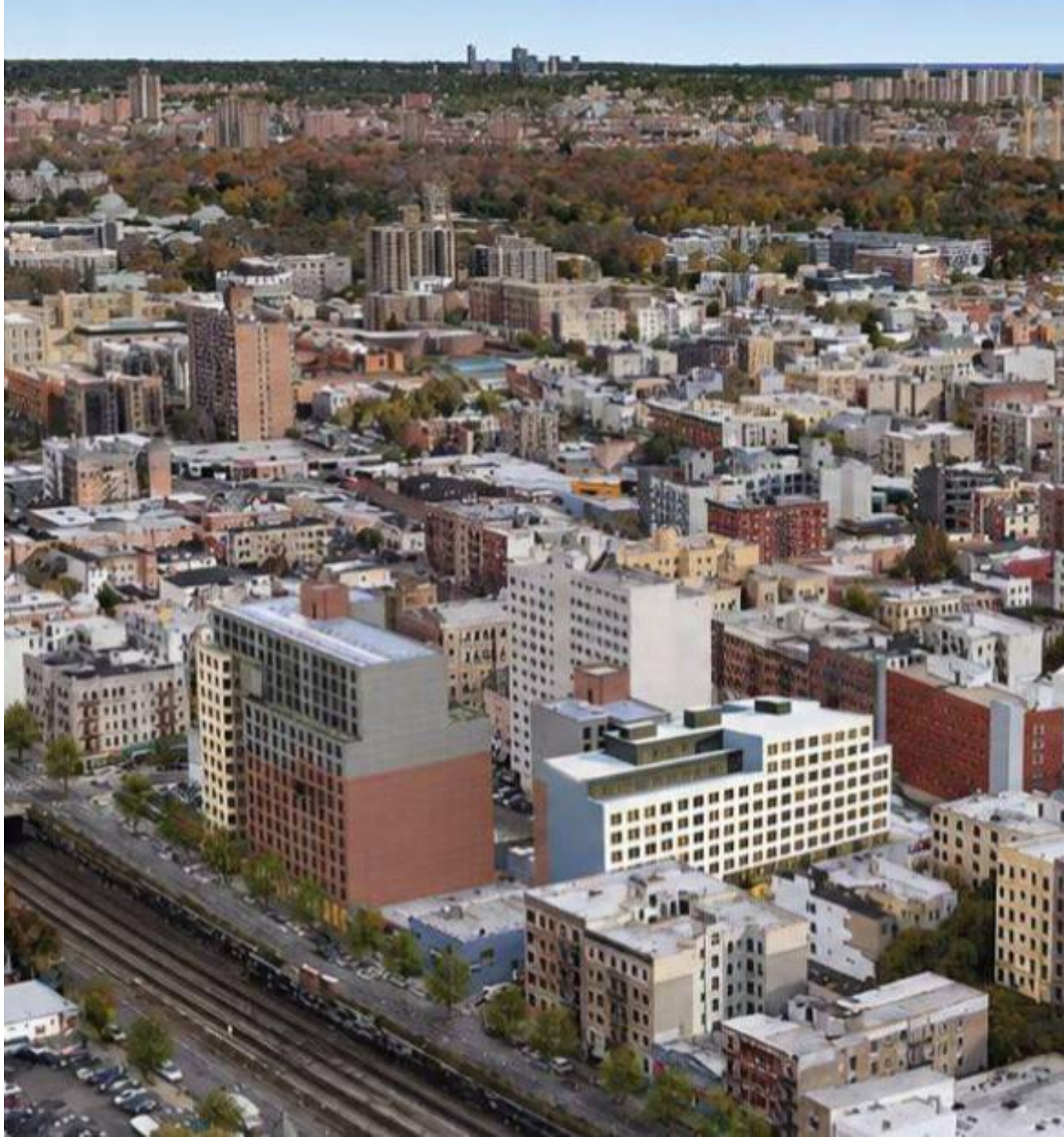
4506 Park Avenue Rezoning



City Planning Commission, Review Session

September 9, 2026

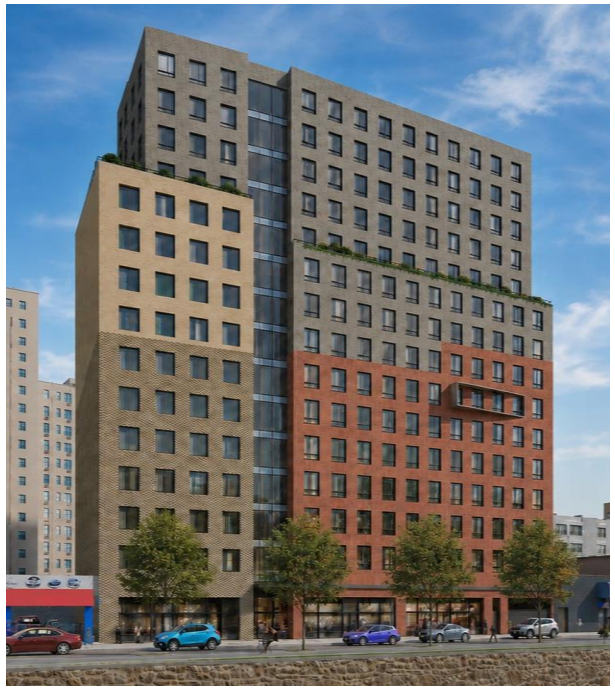
Project Overview

APPLICANT	Rocky & Brothers Realty LLC
LOCATION	**4506 Park Avenue** *(Block 3038, Lots 1, 3, 7, 8, 9, 11, 12, 13, 14, 16, 87, 187, p/o 5, p/o 20, p/o 29, and p/o 45)* Community District 6, Belmont Council District 15 (CM Feliz)
ACTIONS REQUESTED	<u>Zoning Map Amendment:</u> M1-1 District to R7X/C2-4 Districts R6A District to R7A/C2-4 Districts <u>Zoning Text Amendment:</u> Map Mandatory Inclusionary Housing (MIH) Area



Proposed Development: Mixed-use Buildings

14-story Mixed-Use Building



146,990 ZSF (6 FAR)

- 142,490 Residential ZSF
- 4,500 Commercial ZSF

179 units

- 45 income-restricted

71 accessory parking spaces

9-story Mixed-Use Building



105,256 ZSF (5.29 FAR)

- 99,843 Residential ZSF
- 5,413 Commercial ZSF

129 units

- 32 income-restricted

50 accessory parking spaces

Renderings for illustrative purposes only

Project Area Context



Local Context



Existing Land Use and Zoning

4506 Park Avenue Rezoning, Bronx

Area Map

Block: 3038, Lots: 1, 3, 5 (p/o), 7, 8, 9, 11-14, 16
20 (p/o), 29 (p/o), 38, 45, 87 & 187

Project Information

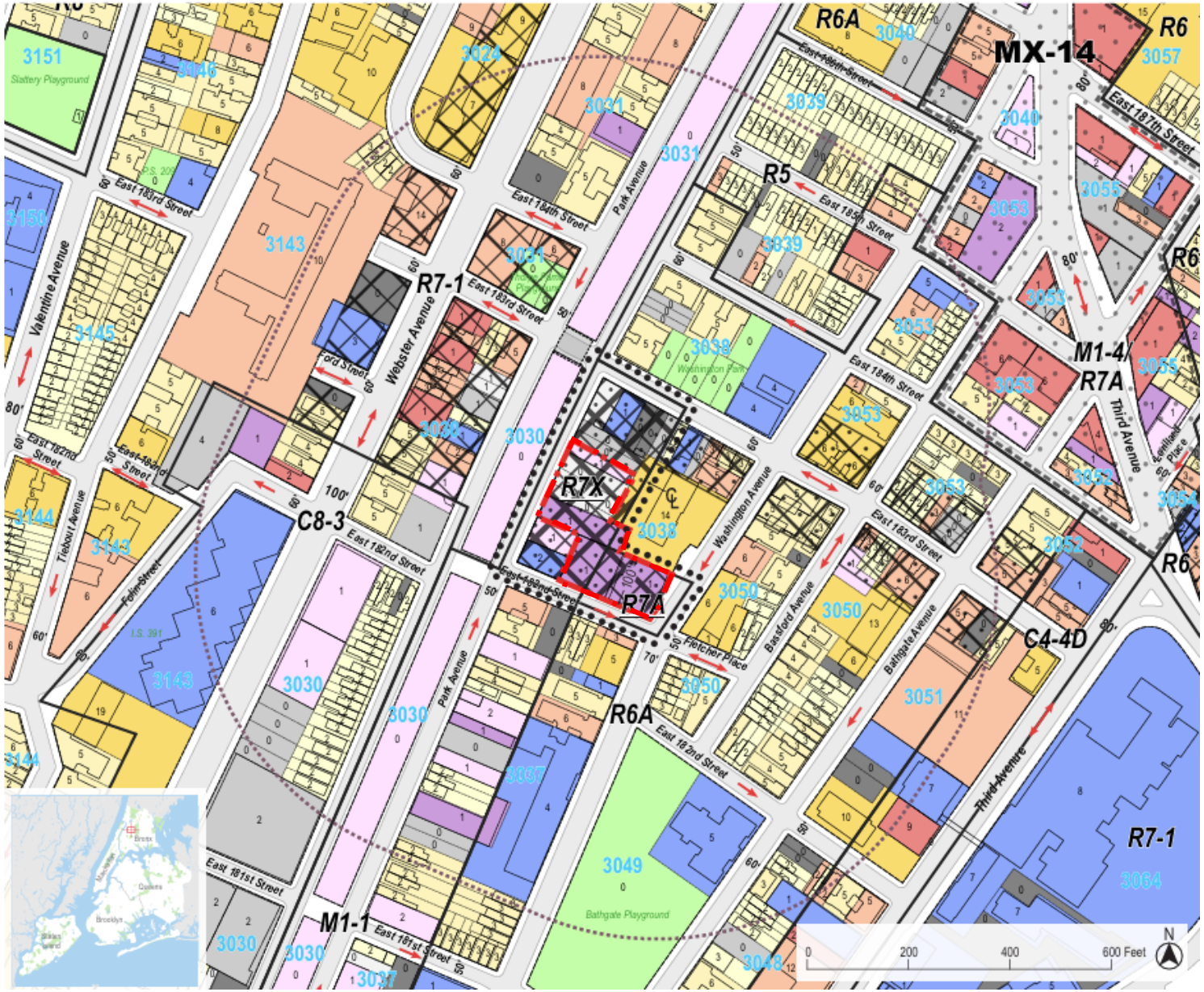
- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- Elevated Rail Structure / Roadway Overpass
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



Development Site Photos





4

View of the Development Site facing northwest from the intersection of Washington Avenue and East 182nd Street.

Development Site Photos





2 *View of Park Avenue facing northeast from East 182nd Street (Project Area at the right)*

Development Site Photos





3 *View of the Project Area facing south from the intersection of East 183rd Street and Park Avenue.*

Proposed Development

Project Details:

- Two new 14- and 9-story buildings
- 308 total units
  - 77 permanently income-restricted
- 242,300 ZSF of residential floor area
- 9,900 ZSF of commercial floor area
- 116 total parking spaces



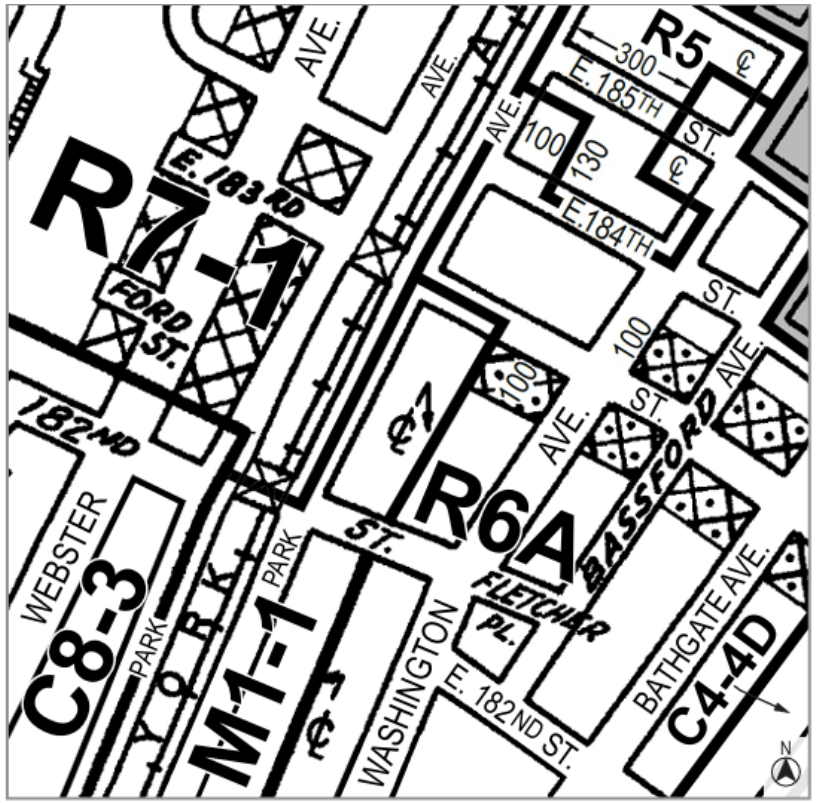
Renderings for illustrative purposes only

Requested Actions

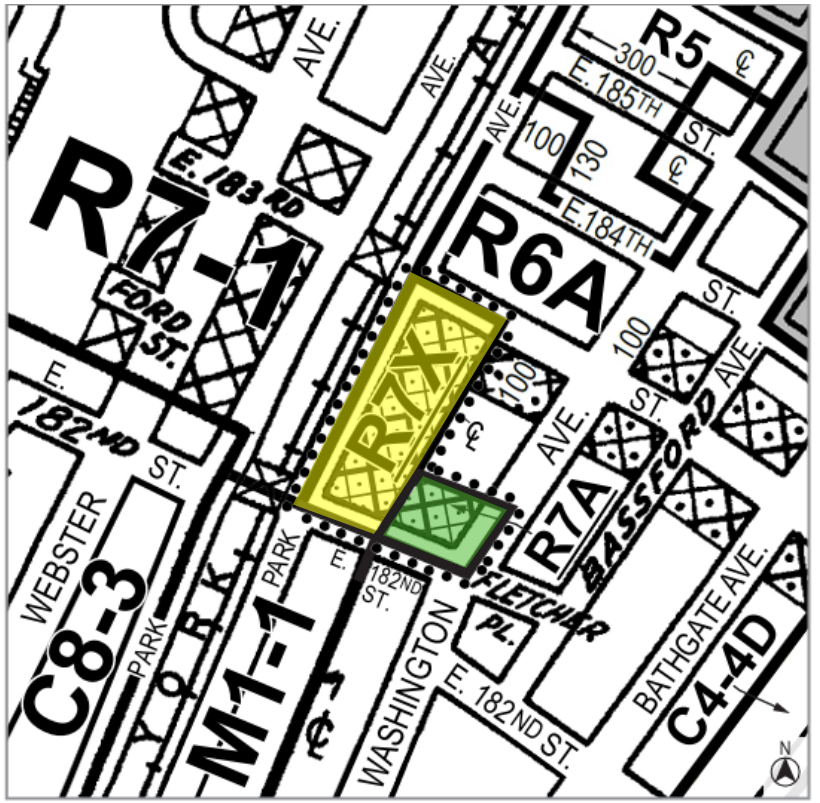
Zoning Map Amendment

- From M1-1 to R7X/C2-4
- From R6A to R7A/C2-4

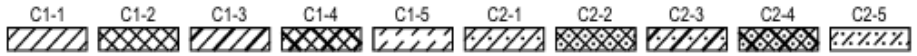
Zoning Text Amendment to modify Appendix F and establish a Mandatory Inclusionary Housing area (Options 1 and 2)



Current Zoning Map (3c)



Proposed Zoning Map (3c) – Area being rezoned is outlined with dotted lines
Rezoning from M1-1 to R7X/C2-4
Rezoning from R5A to R7A/C2-4



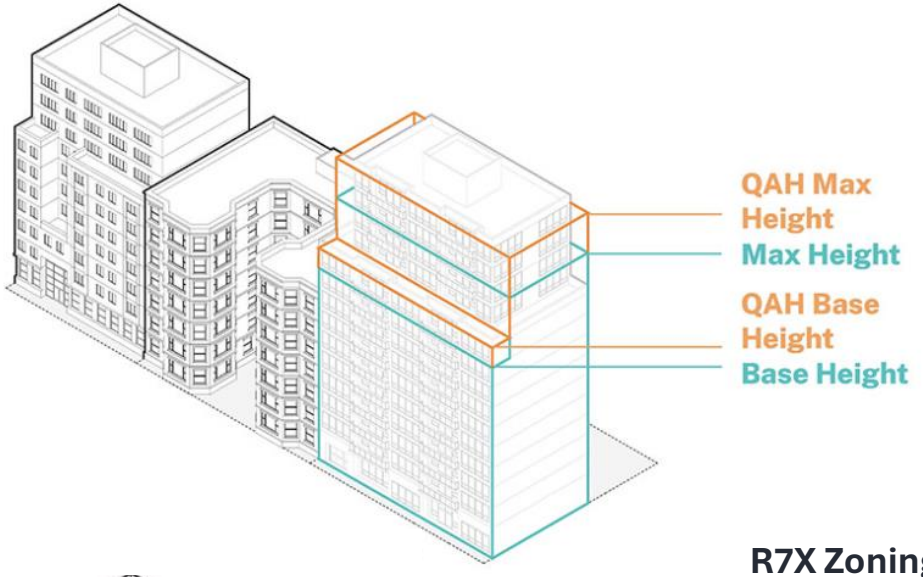
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Requested Actions

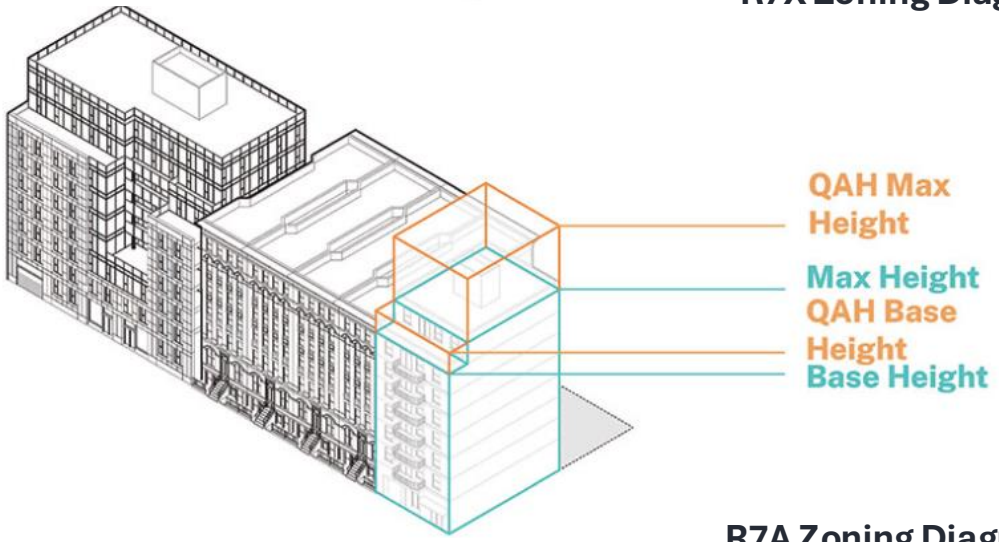
Zoning Map Amendment

Current Zoning M1-1		Proposed Zoning R7X/C2-4	
Res. FAR	N/A	Res. FAR	6.0
Com. FAR	1.0	Com. FAR	2.0
CF FAR	2.4	CF FAR	5.0
Man. FAR	2.4	Man. FAR	0

Current Zoning R6A		Proposed Zoning R7A/C2-4	
Res. FAR	3.9	Res. FAR	5.01
Com. FAR	0.0	Com. FAR	2.0
CF FAR	3.0	CF FAR	4.0



R7X Zoning Diagram



R7A Zoning Diagram

Requested Actions

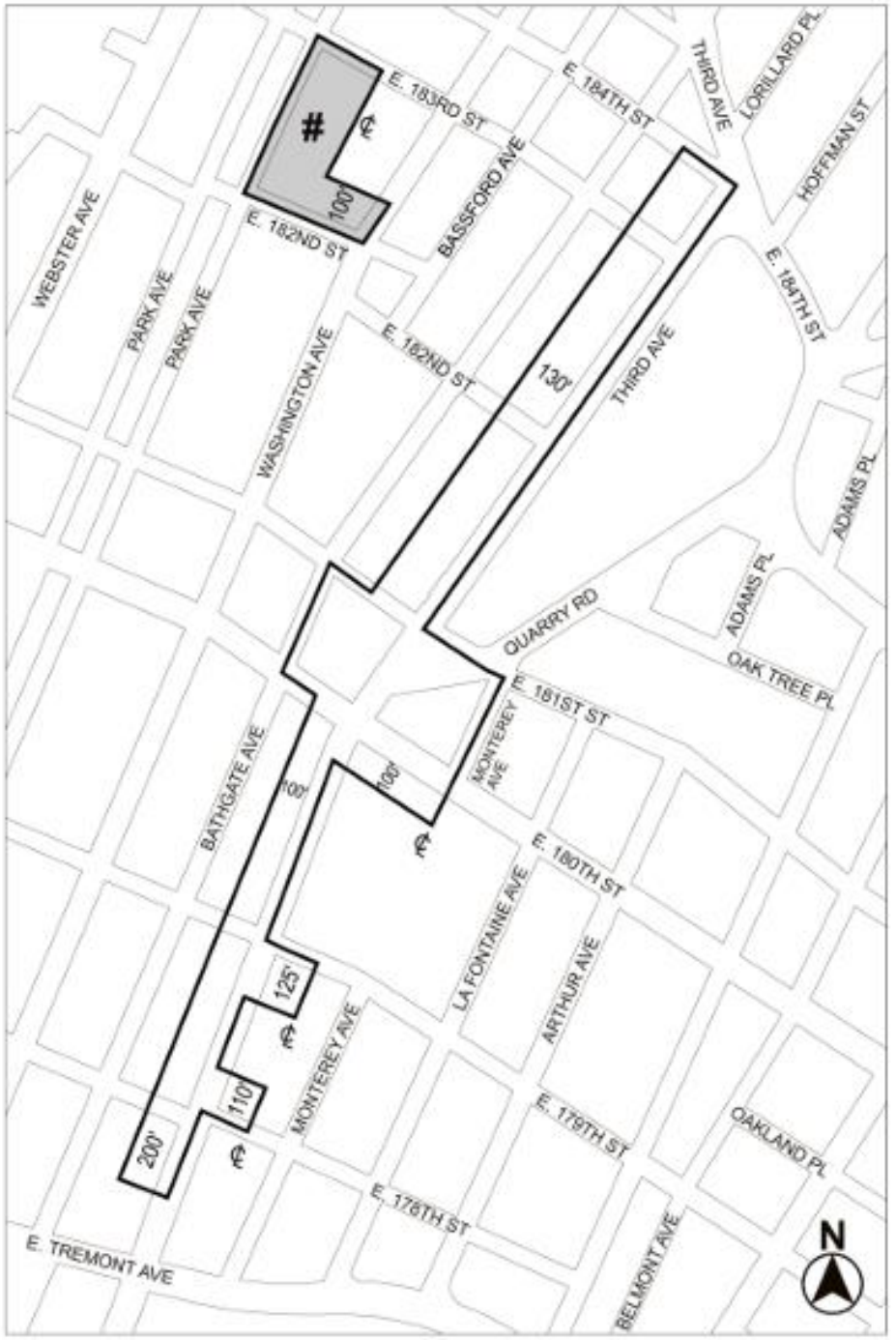
Zoning Text Amendment (MIH)

	Option 1	Option 2
Required Percentage of Residential Floor Area	25%	30%
Average AMI of Income Bands	60%	80%

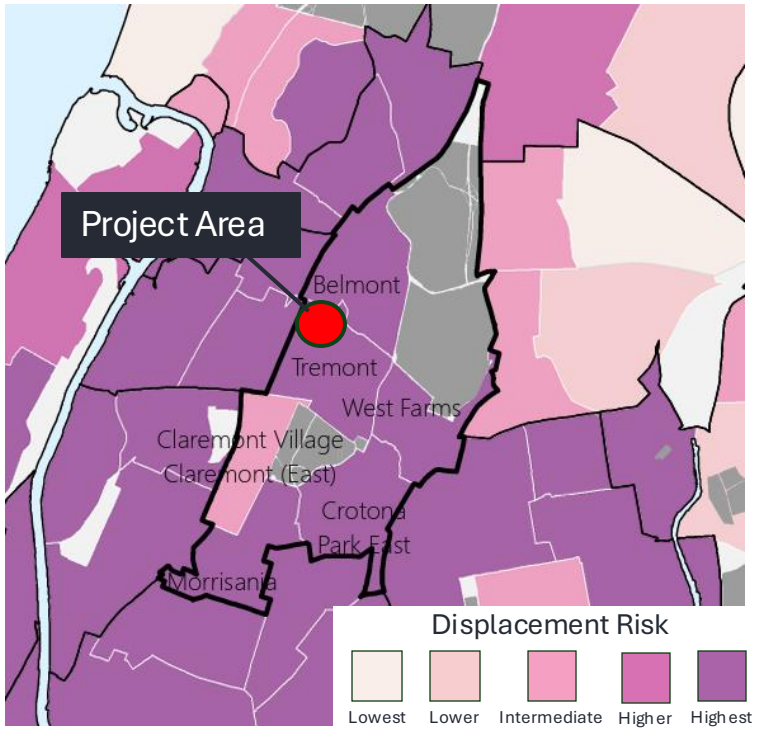
Former Inclusionary Housing designated area

Mandatory Inclusionary Housing Program Area

Area # — [date of adoption] MIH Program Option 1 and Option 2



Racial Equity Report



Morrisania, Tremont, Belmont, & West Farms (PUMA) 4263

Annual Median Household Income: **$34,287** (ACS 2019-2023)

Lower than The Bronx and NYC

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2025)*		Eligible Income (2026)**	
				Studio	2 BDM	1-person Household	4-person Household
Very Low Income	31	10%	**40%**	$1,130	$1,460	$47,520	$67,840
Low Income	31	10%	**60%**	$1,700	$2,190	$71,280	$101,760
Low Income	15	5%	**80%**	$2,270	$2,920	$95,040	$135,680
Not Income-Restricted	231	75%	**N/A**	$2,520	$3,010	$100,800	$120,400
Total	308	100%					

Estimated monthly rent of affordable units for households earning 40%-80% AMI*:

$1,130 - $2,920

Estimated average income of a household earning 40%-80% AMI*:

$47,520 - $135,680

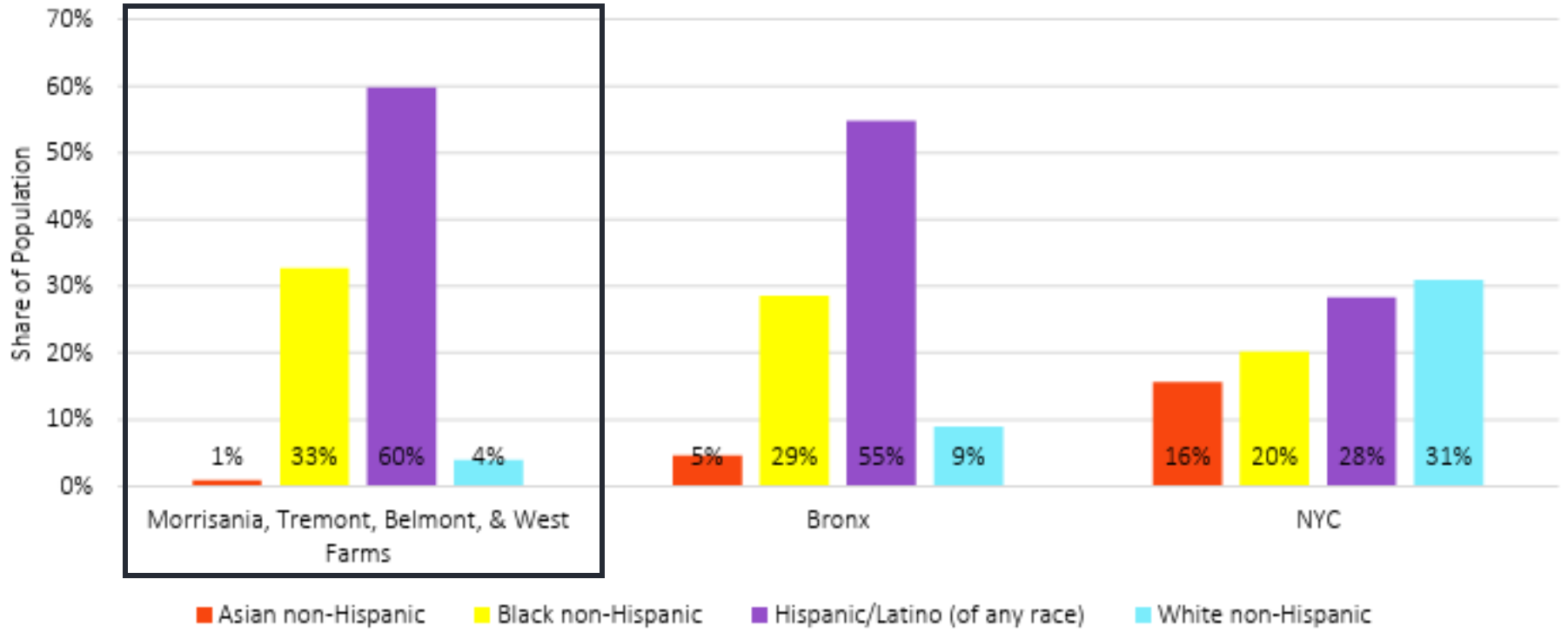
Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2025 AMI, rounded to the nearest $10)* ***and will change****. Final rents will be determined based on the HUD Income Limits in place at time of project construction*

Racial Equity Report, Community Profile

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



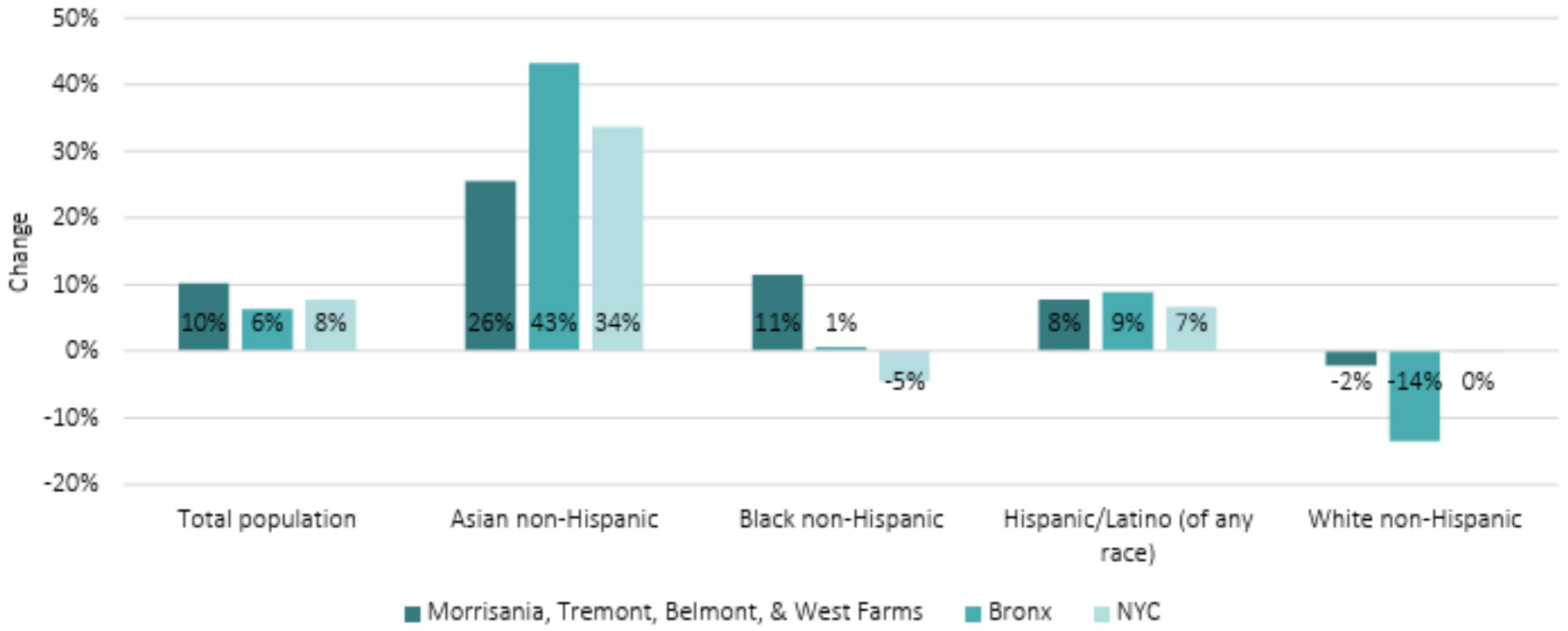
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report, Demographic Changes

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Conclusion

Actions:

Zoning Map Amendment, from M1-1 District to R7X/C2-4 Districts and from R6A District to R7A/C2-4 Districts

Zoning Text Amendment, Map Mandatory Inclusionary Housing (MIH) Area, Option 1 and Option 2

Proposed Development:

Development of a 14-story and 9-story, mixed-use building containing approximately 252,300 SF of floor area

- 308 dwelling units
  - 77 MIH (Option 1)
- 116 parking spaces



Renderings for illustrative purposes only