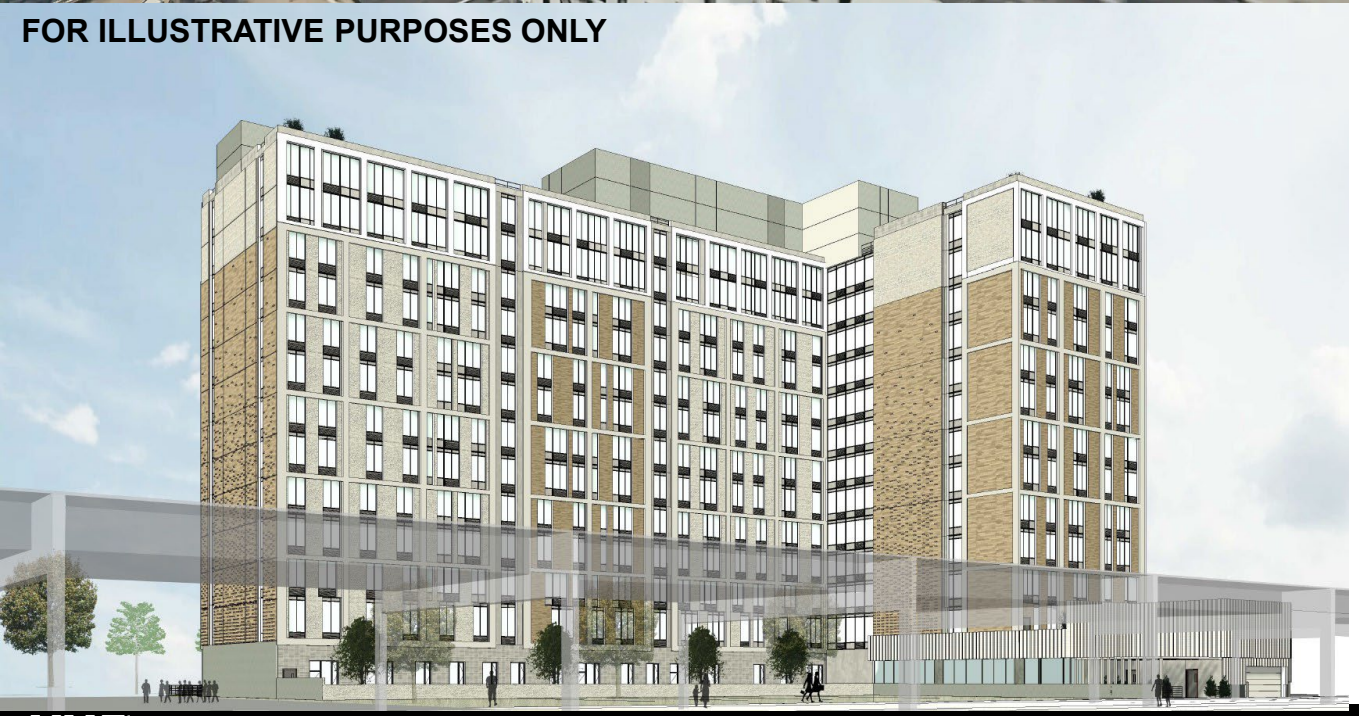




5602-5604 Broadway Rezoning

240278 ZMX; 240279 ZRX

Review Session

April 21, 2025

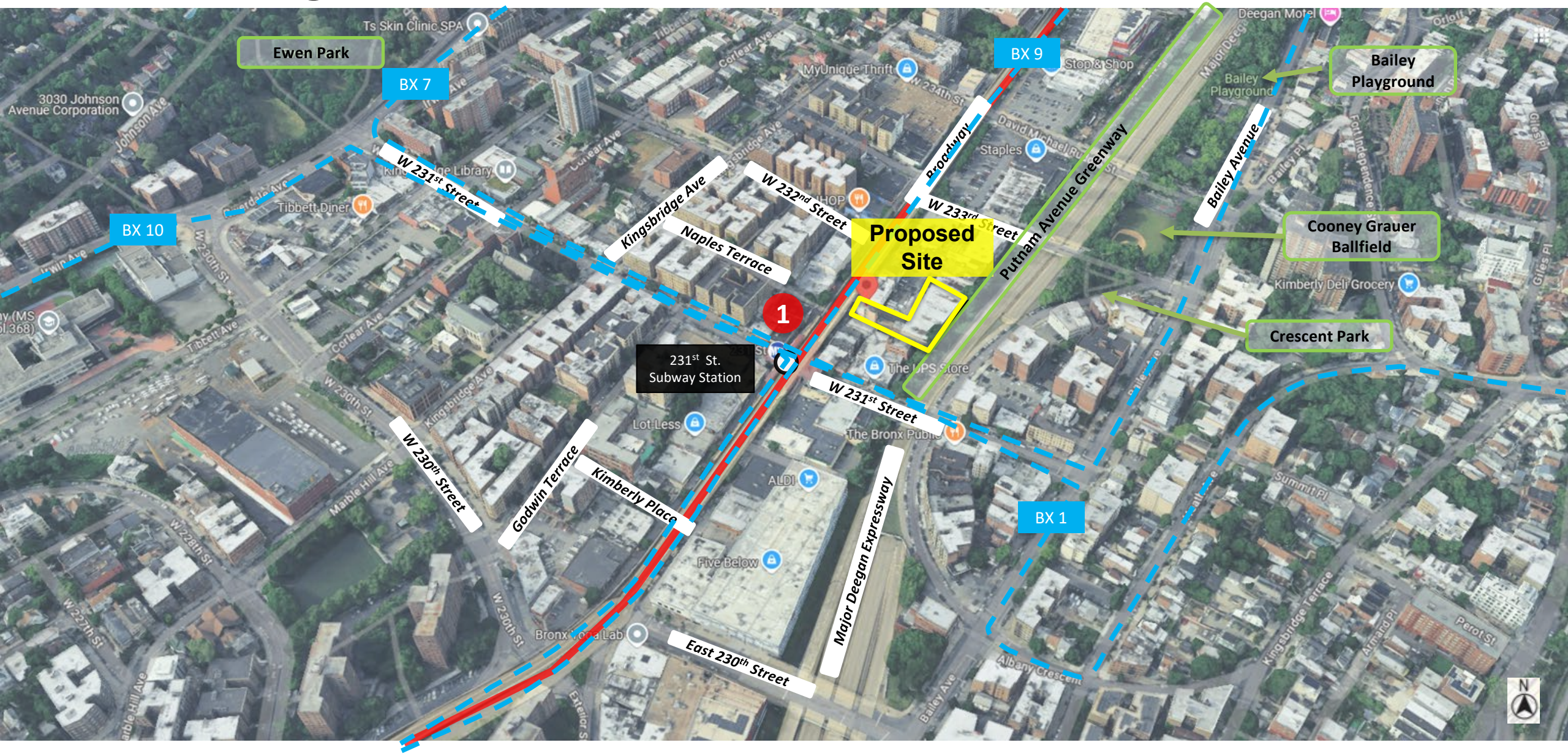
APPLICANT	• Riverdale Garage Corp.
ACTIONS REQUESTED	• Zoning Map Amendment (ZM) from *M1-1 to R7-3/C2-3* • Zoning Text Amendment (ZR) to Appendix F to map MIH
PROPOSED DEVELOPMENT	• 13-story residential building • Approx. 226 income restricted dwelling units (including 57 permanently affordable units, MIH Option 1)

Project Location

- 5602-5604 Broadway (Block 3267, Lots 90 and 91)
- Kingsbridge Neighborhood, Community District 8
- City Council District 11 (Eric Dinowitz)



Surrounding Area



Project Area

5602-5604 Broadway, Bronx

Area Map

Block: 3267, Lots: 72 (p/o), 87 (p/o), 88 (p/o), 90, 91, 93, 95, 97, 98, 99 & 110 (p/o)

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

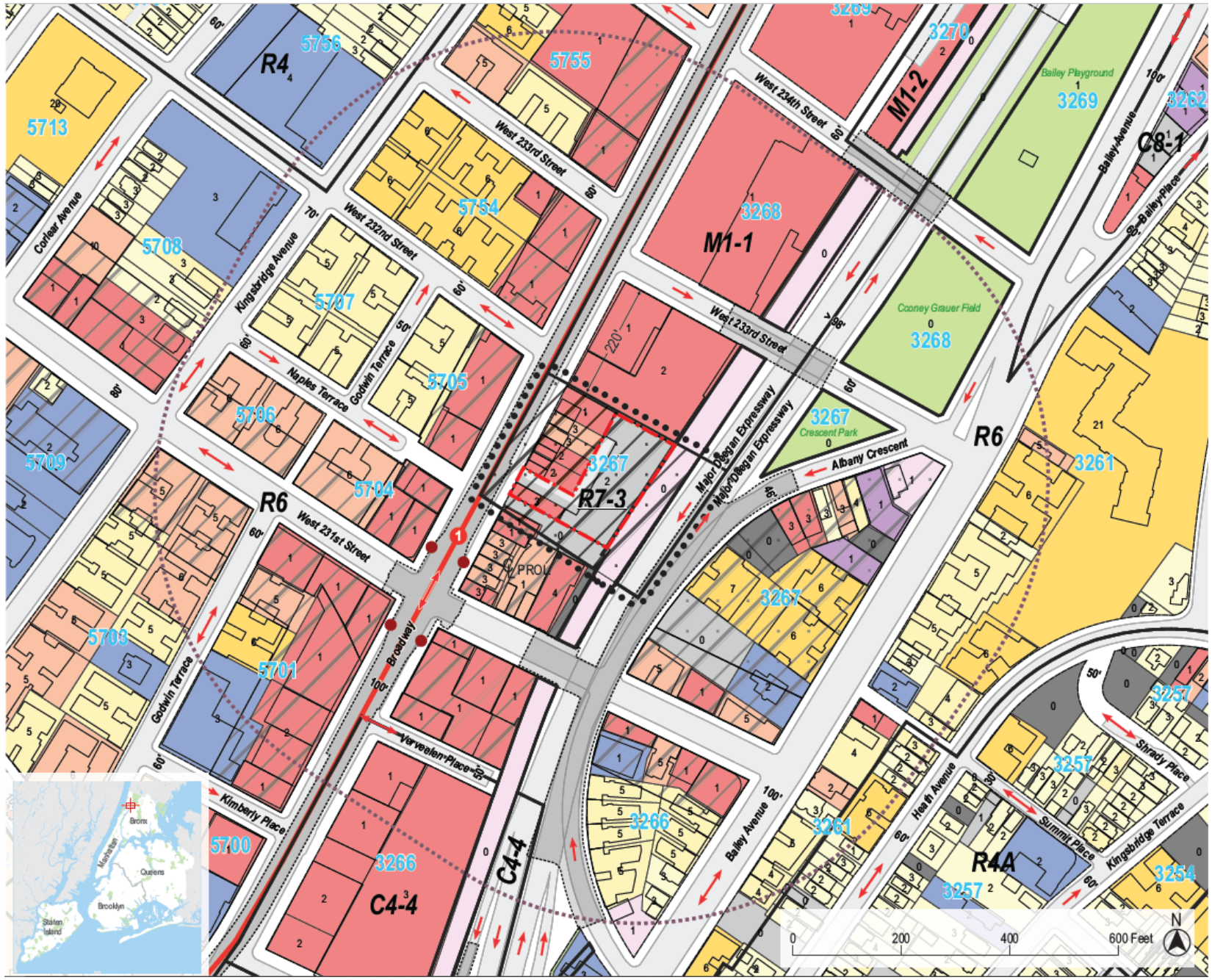
Existing Commercial Overlays & Zoning Districts

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

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

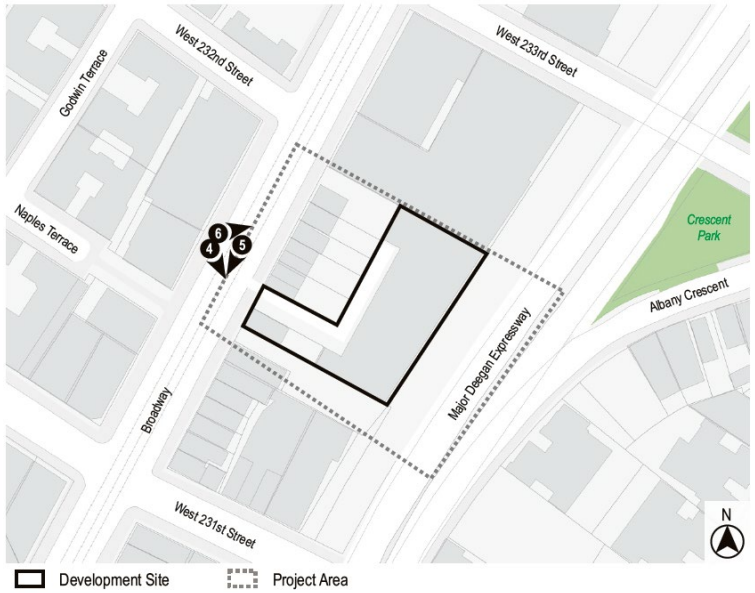
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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



Proposed Development Site



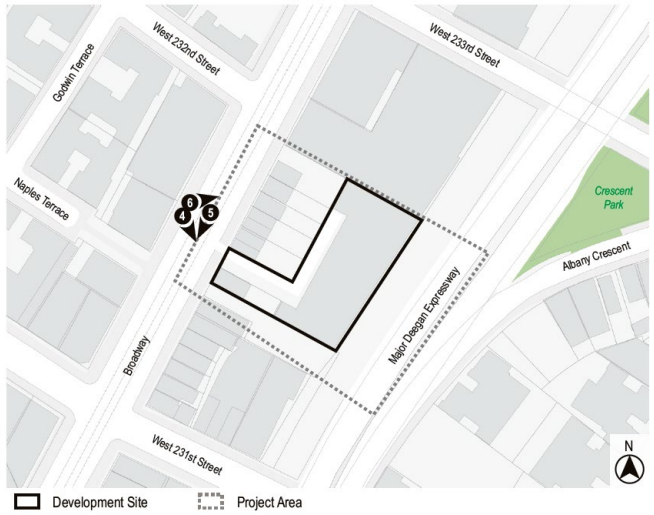
Site Photos





4. View of Development Site facing Southeast

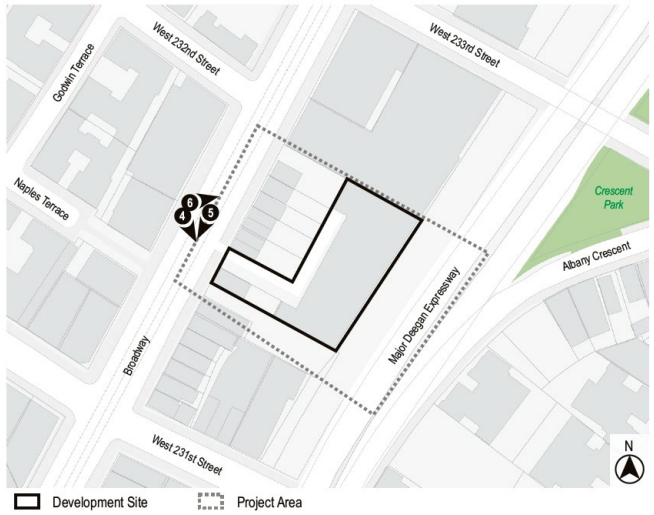
Site Photos





5. View of Development Site and East side of Broadway, facing South

Site Photos





6. View of East side of Broadway, facing North

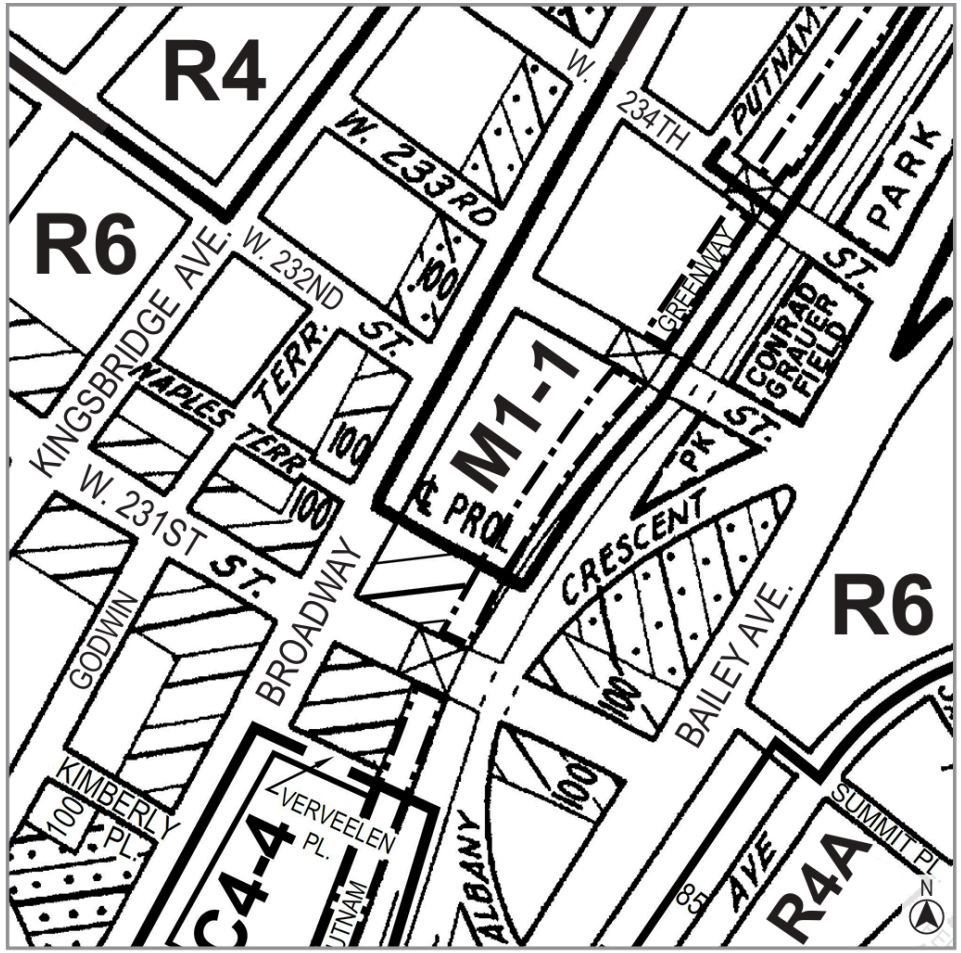
Proposed Development

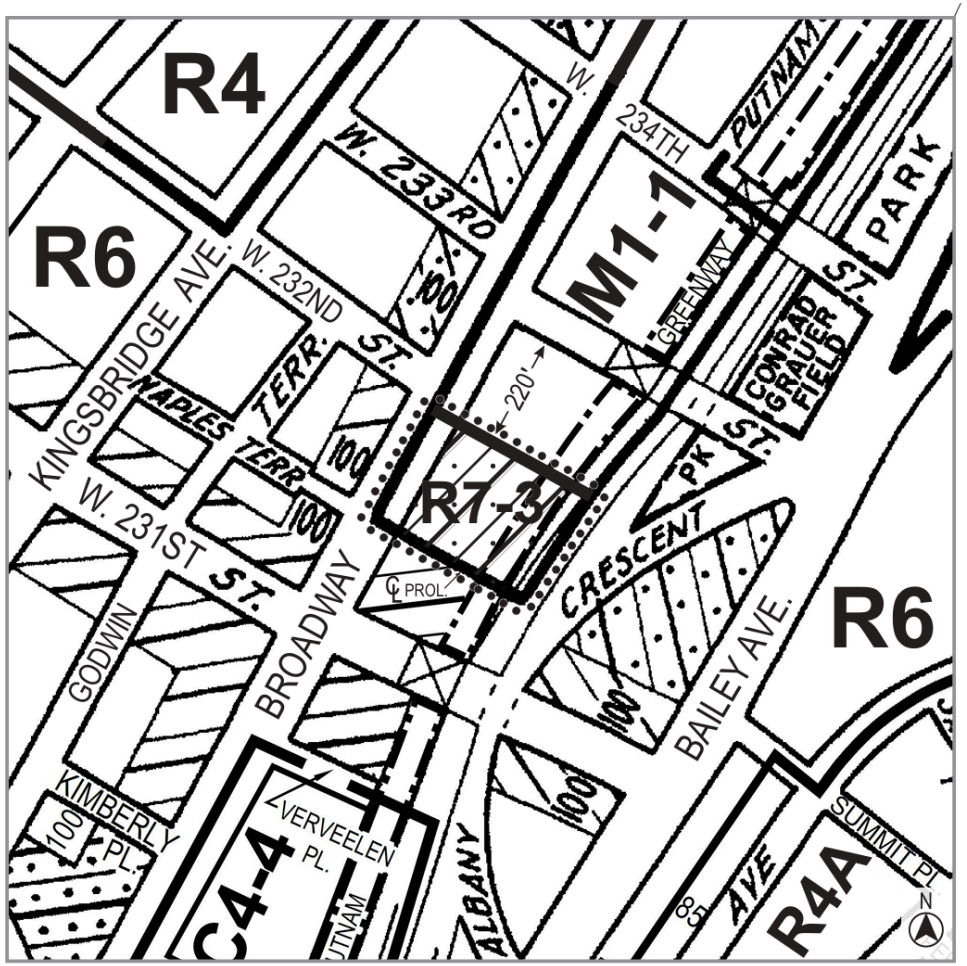
- 13 Stories
- 226 income restricted Dwelling Units
- Approx. 185,000 square feet of residential floor area (6.0 FAR)
- 100% affordable
- Approx. 57 dwelling units would be permanently affordable (MIH Option 1)
- A 188-space accessory group parking facility on the cellar and sub-cellar levels.



Proposed Actions (Zoning Map Change)

Zoning Map Amendment: M1-1 to R7-3/C2-3

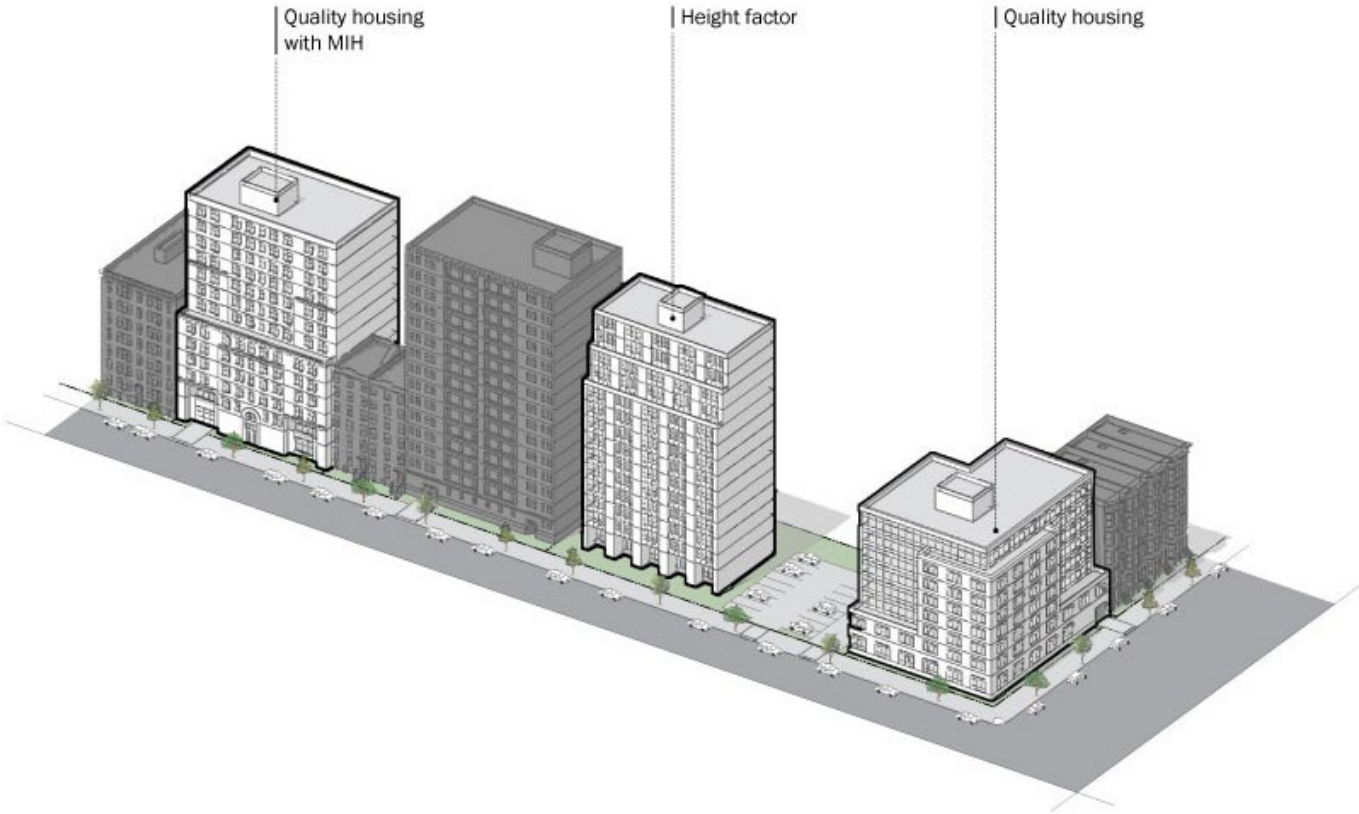




Proposed Actions (Zoning Map Change)

Zoning Map Amendment: M1-1 to R73/C2-3

R7-3/C2-3	
Max Building Height (modified)	185 ft
Max Base Height (modified)	85 ft
Min Rear Yard	20-30 ft
Max Residential FAR	6.0
Max Commercial	2.0
Required Parking	15% of market rate units within the Outer Transit Zone.



Proposed Actions (Zoning Text Amendment)

A Zoning Text Amendment to establish an MIH area



Mandatory Inclusionary Housing area

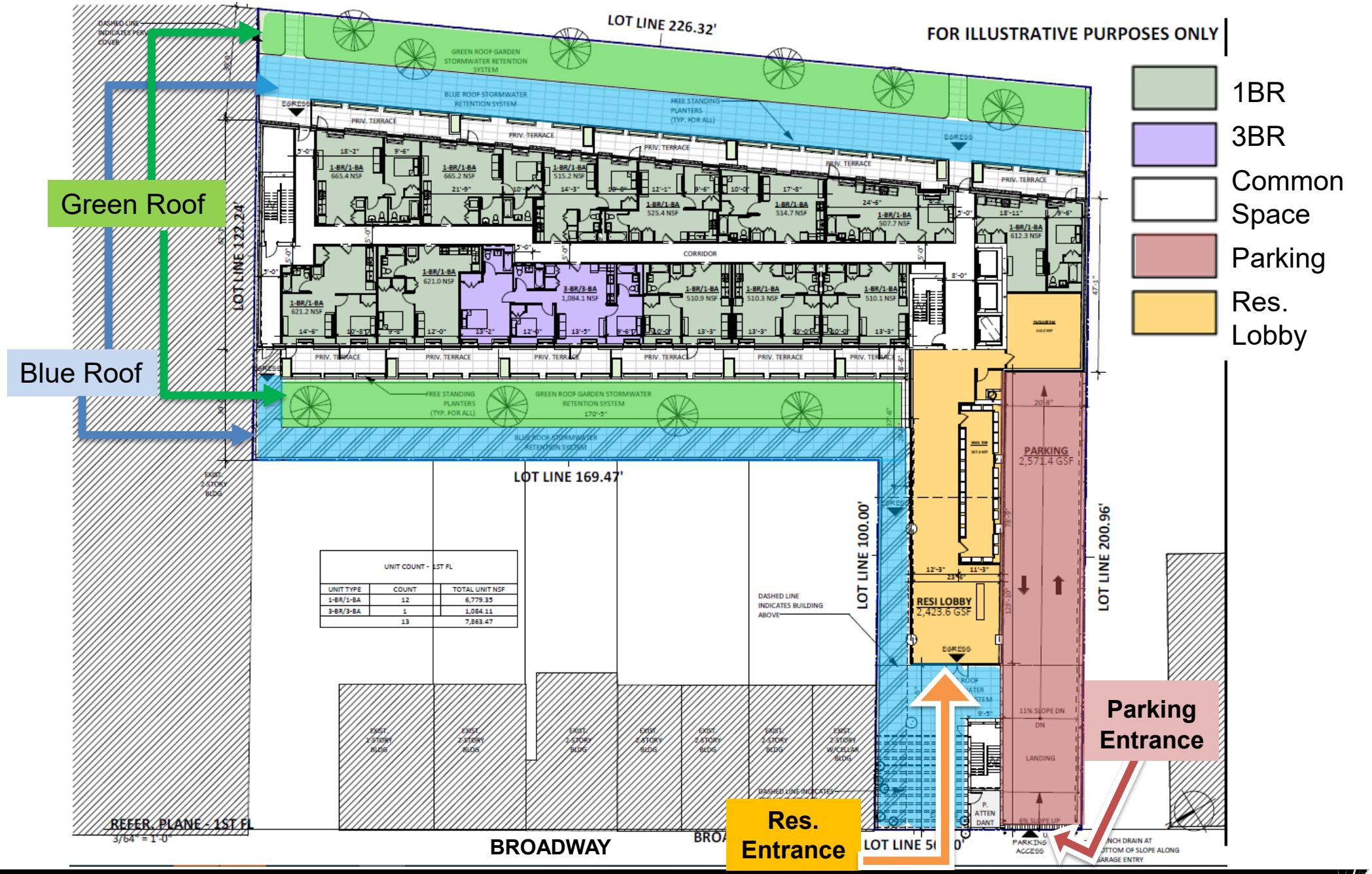
Area # — [date of adoption] MIH Program Option 1 and Option 2

Amend **Appendix F** to designate the project as an MIH area with Options 1 and 2.

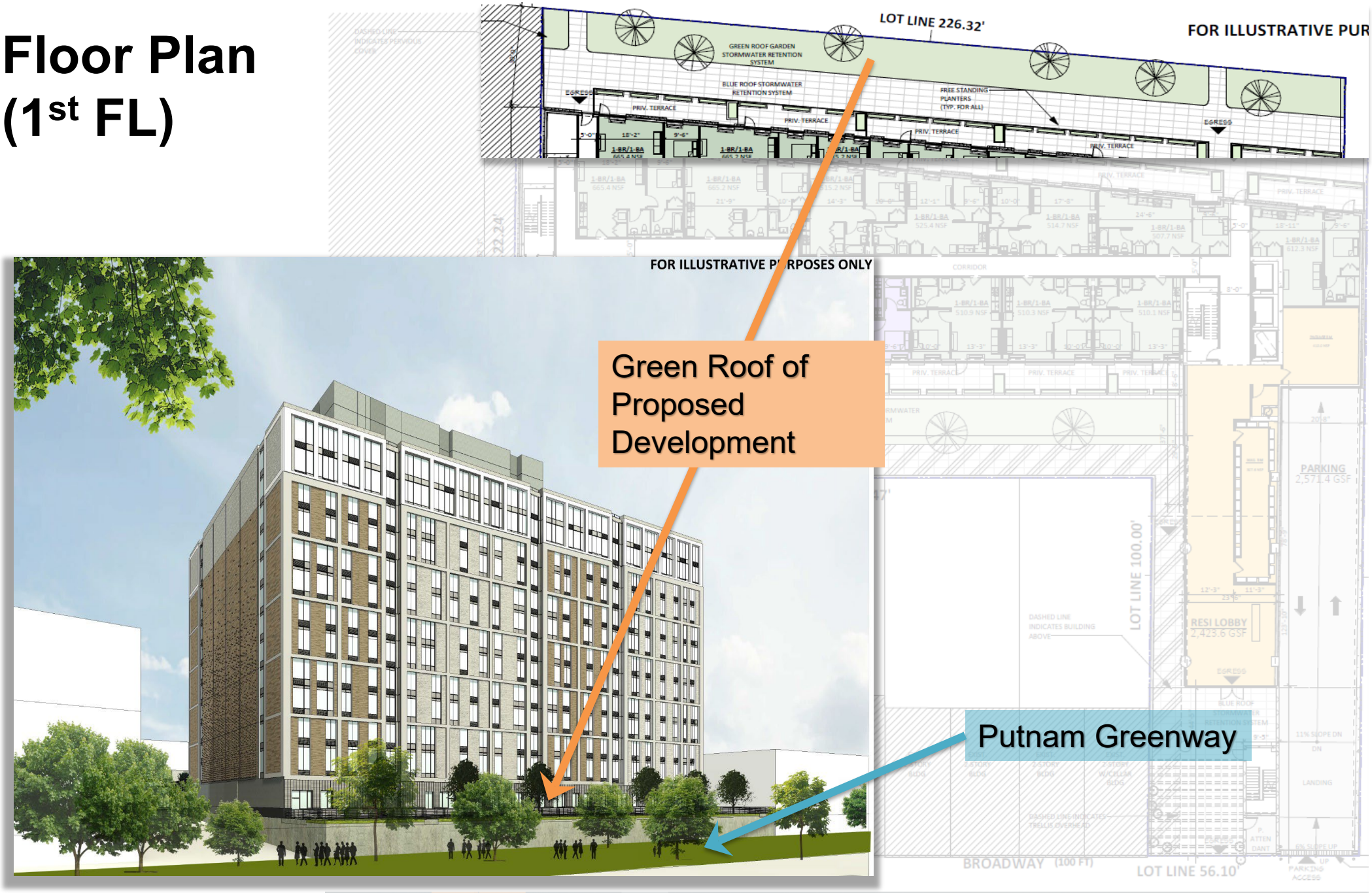
MIH Option 1:

- *57 of the proposed 226 dwelling units (25%) income restricted for incomes averaging 60% of the Area Median Income ("AMI")*

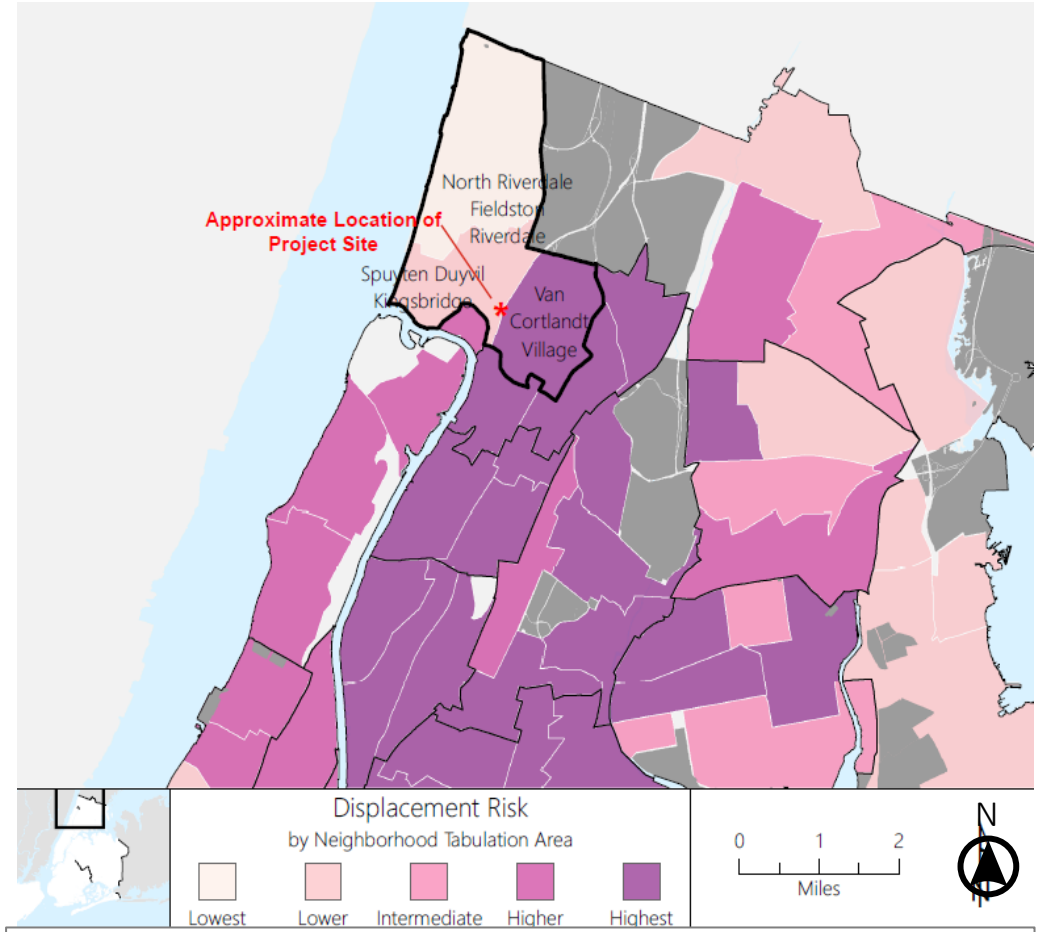
Floor Plan (1st FL)



Floor Plan (1st FL)



Racial Equity Report



Annual Median Household Income:

$62,672

Riverdale, Fieldston, & Kingsbridge: Public Use Microdata Area (PUMA) 3701

Greater than Bronx and Less Than NYC

Income Restriction	Units		Anticipated Affordability*				
			AMI Band	Rent (2024)*		Eligible Income (2024)**	
				Studio	2-Bedroom	1-person House-hold	4-person House-hold
Formerly Homeless	46	20%	**40%**	$1,090	$1,400	$43,500	$62,100
Very Low Income	35	15%	**50%**	$1,360	$1,750	$54,400	$77,700
Low Income	100	44%	**80%**	$2,180	$2,800	$87,000	$124,200
Moderate Income	45	20%	**90%**	$2,450	$3,150	$97,800	$139,800
Total	**226**	100%					

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2024 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.*

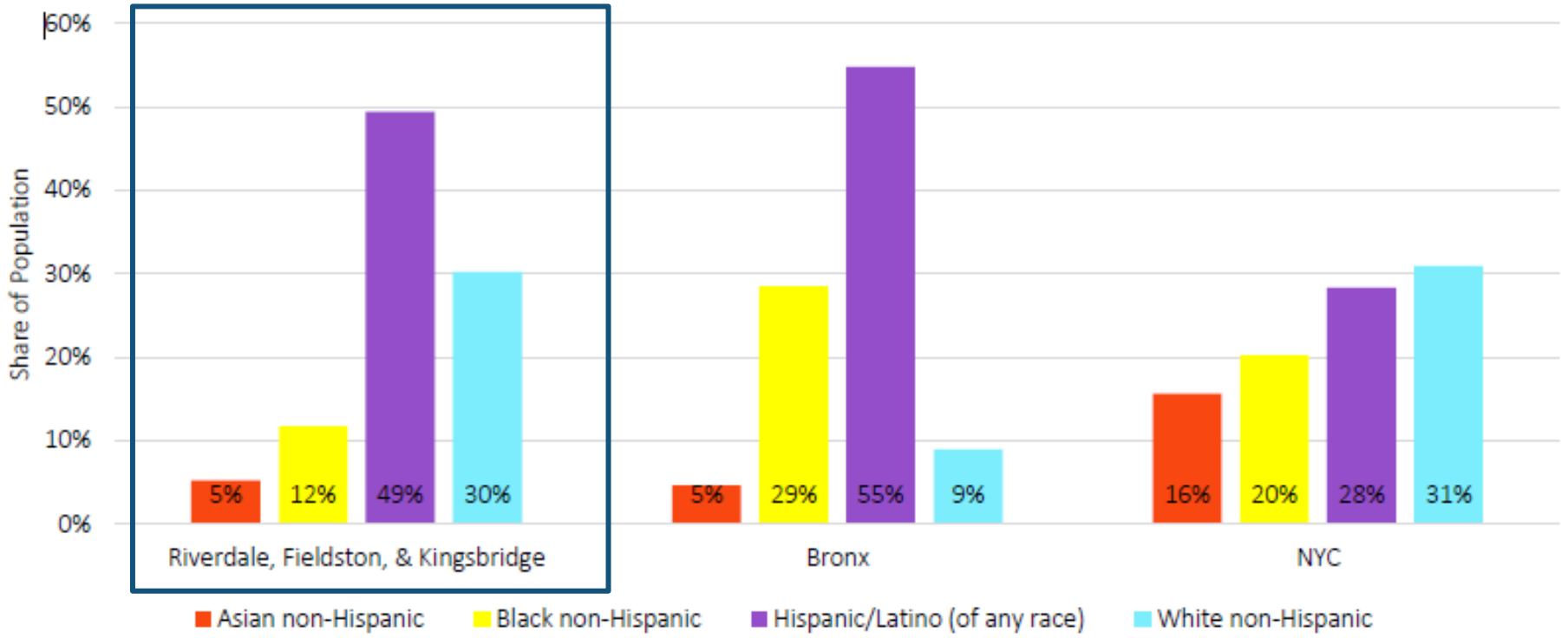
*** Qualifying incomes are based on household size.* ***Incomes shown are illustrative*** *(based on 2024 AMI, rounded to the nearest $100)* ***and will change.*** *Final qualifying incomes will be determined based on the HUD Income Limits in place at time of project marketing.*

Racial Equity Report: Demographic Conditions

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]."



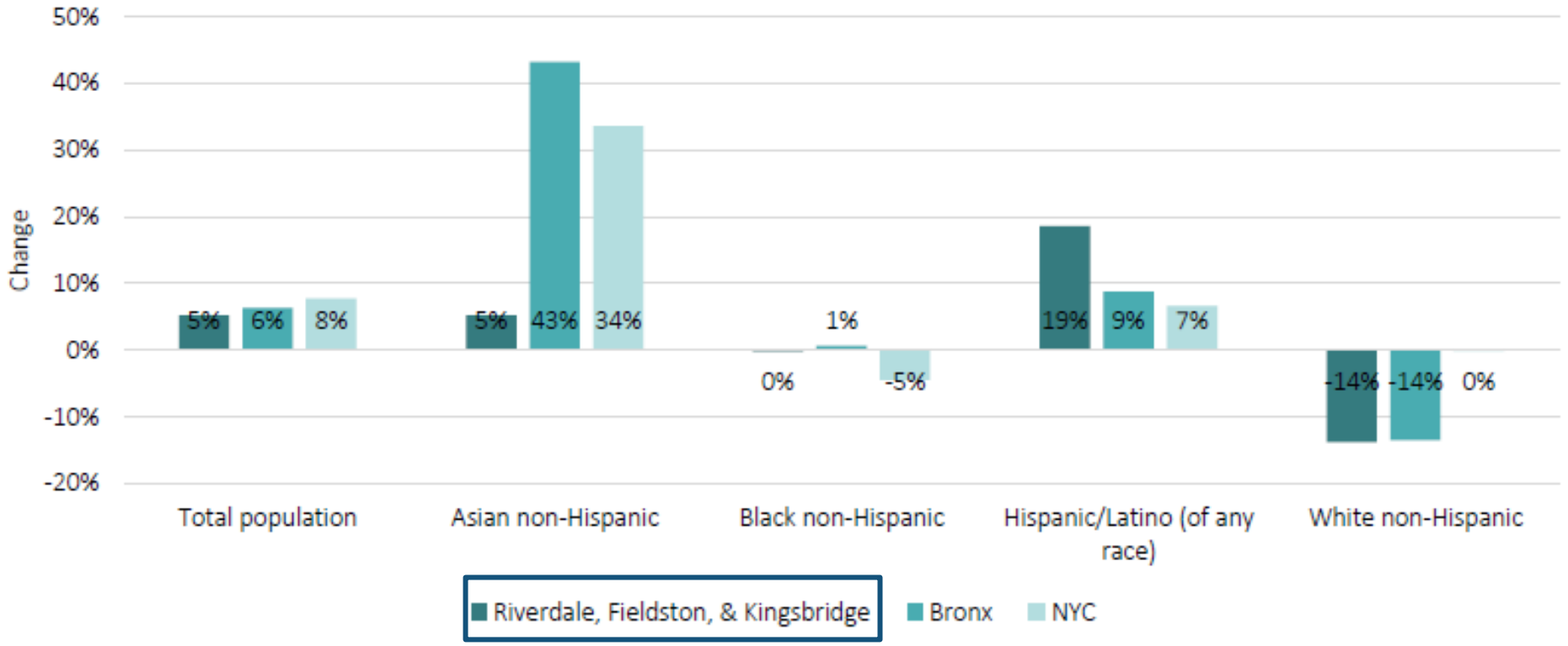
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report: Demographic Conditions

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]."



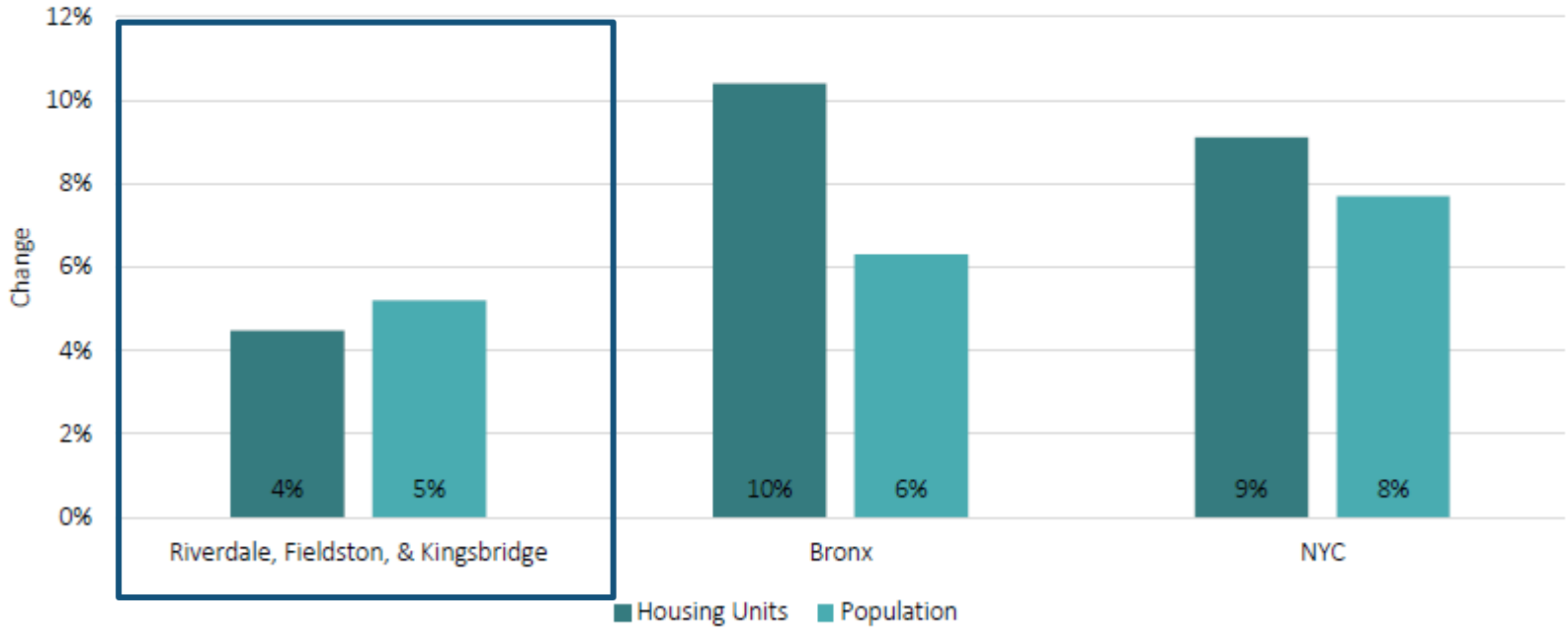
Source: Census 2010, 2020; Community Profile Table 1.01

Racial Equity Report: Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2023

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2023, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2023 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

FOR ILLUSTRATIVE PURPOSES ONLY



Thank You!

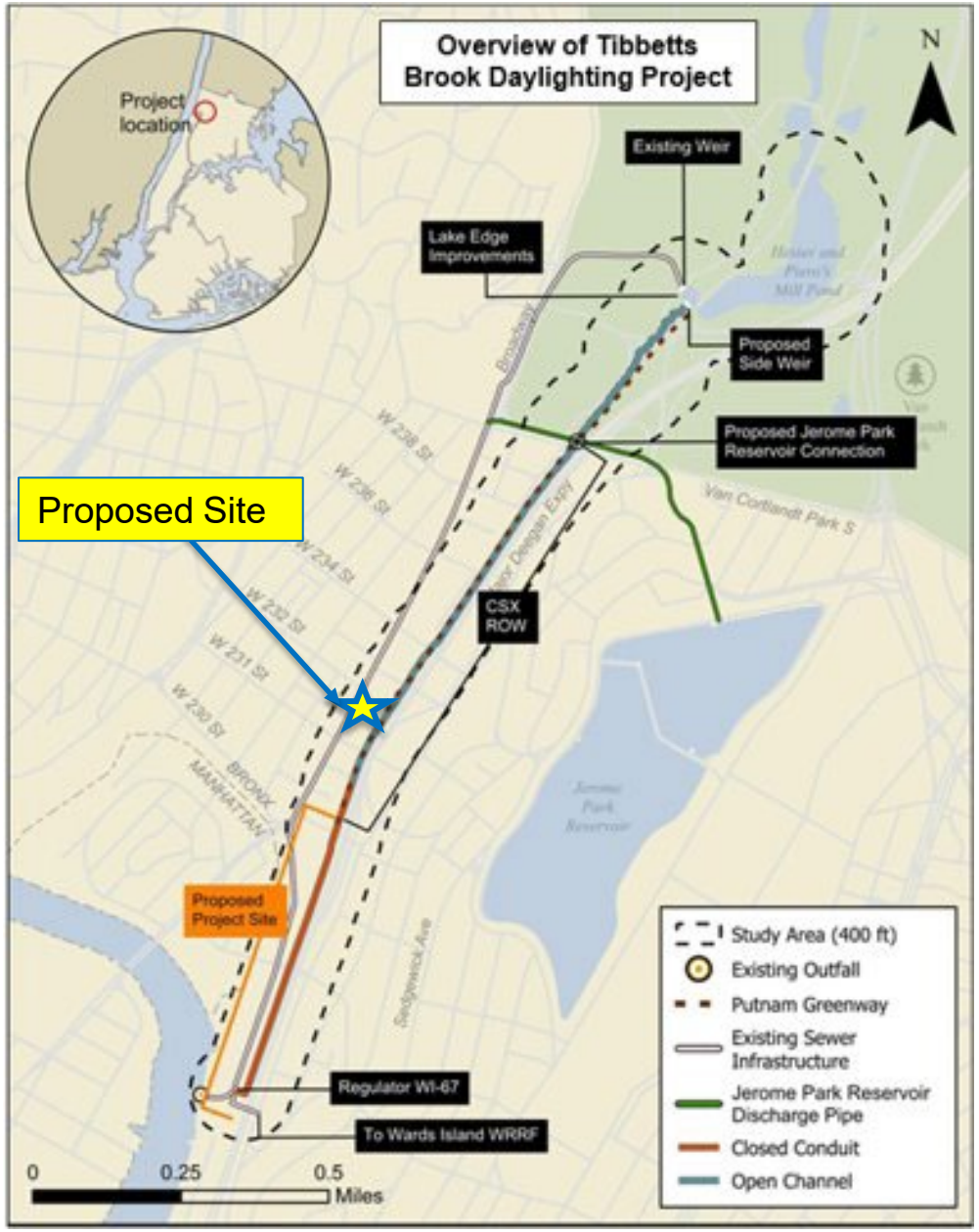
Appendix

Proposed Site Rendering with Neighboring Context



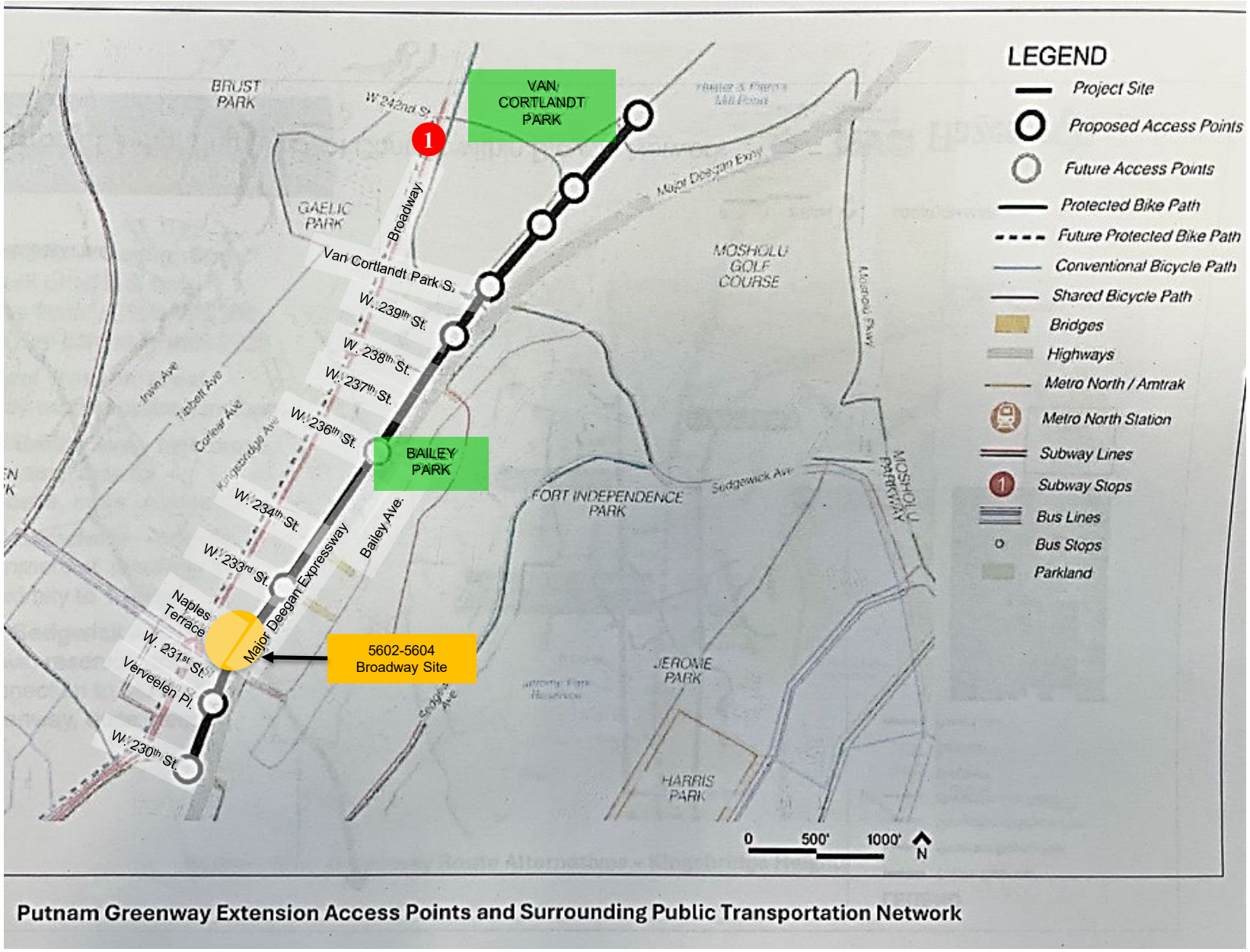
Putnam Greenway and Tibbets Brook Daylighting Project

- Tibbets Brook Daylighting Project (ULURP No. C 240232 PQX), Adopted by Commission on July 10, 2024.
- Tibbets Brook Daylighting extended Putnam Greenway through the CSX Railroad right-of-way as far south as 230th Street.



Putnam Greenway

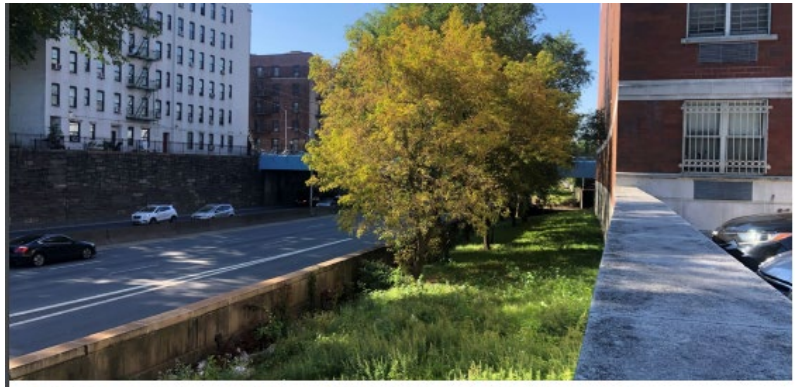
- 2009 ULURP application
- Established a park along CSX Railroad right-of-way: from Van Cortlandt Park South (north end) to West 230th Street (south end)
- Connect Putnam Trail from Van Cortlandt Park to the existing bike network at West 230th Street.
- It will include a trail and run along a daylighted stream



Putnam Greenway Extension Access Points and Surrounding Public Transportation Network

Tibbets Brook Daylighting & The Greenway

Tibbetts Brook Daylighting project will provide a new greenway from Van Cortlandt Park to W 230th St. but won't be complete until 2030.



Existing: CSX corridor at 239th Street, looking south



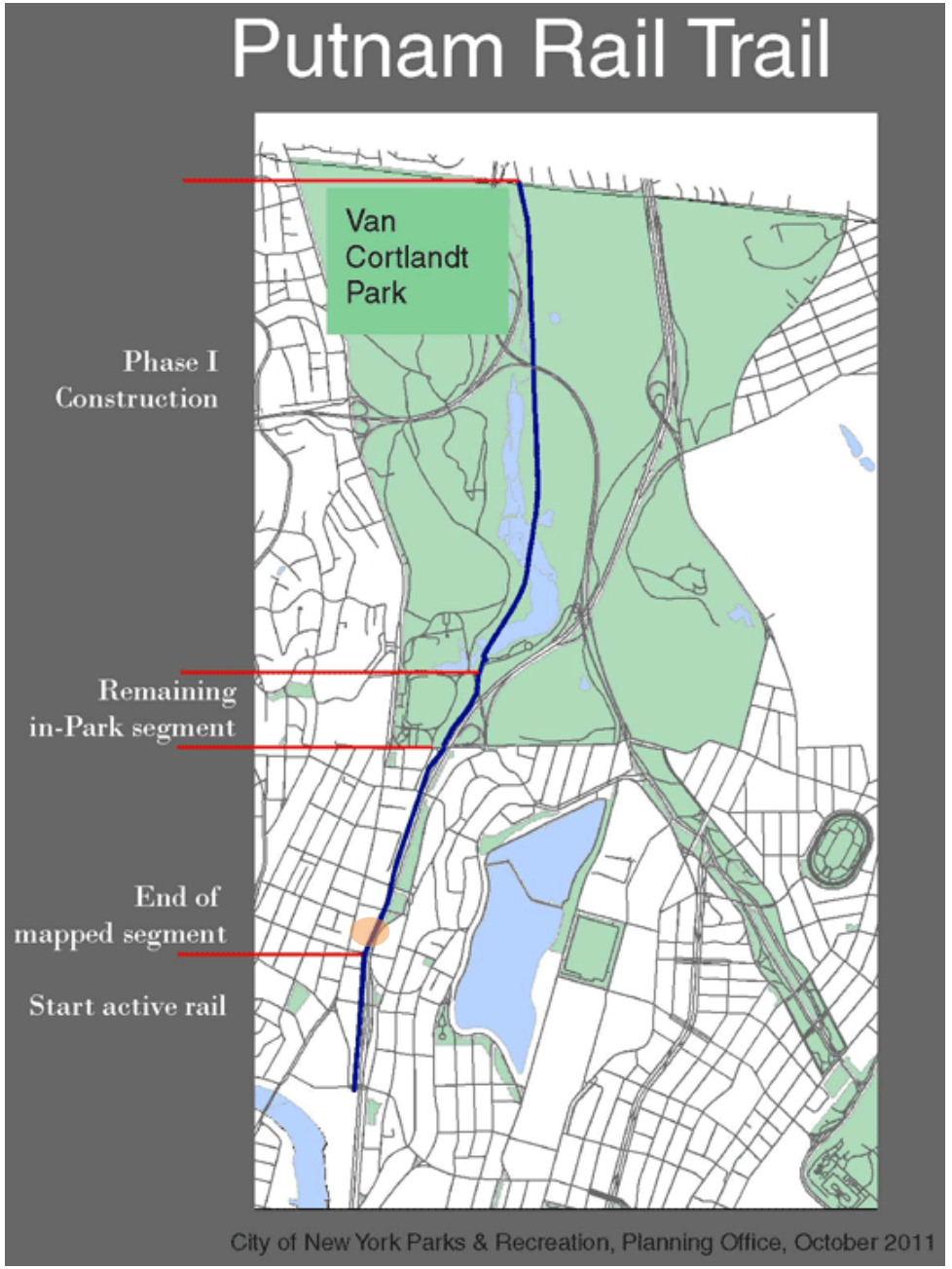
Planned: Tibbetts Brook at 239th Street, looking south



Harlem River Greenway (Bronx) Route Alternatives - Spring 2024 Presentation

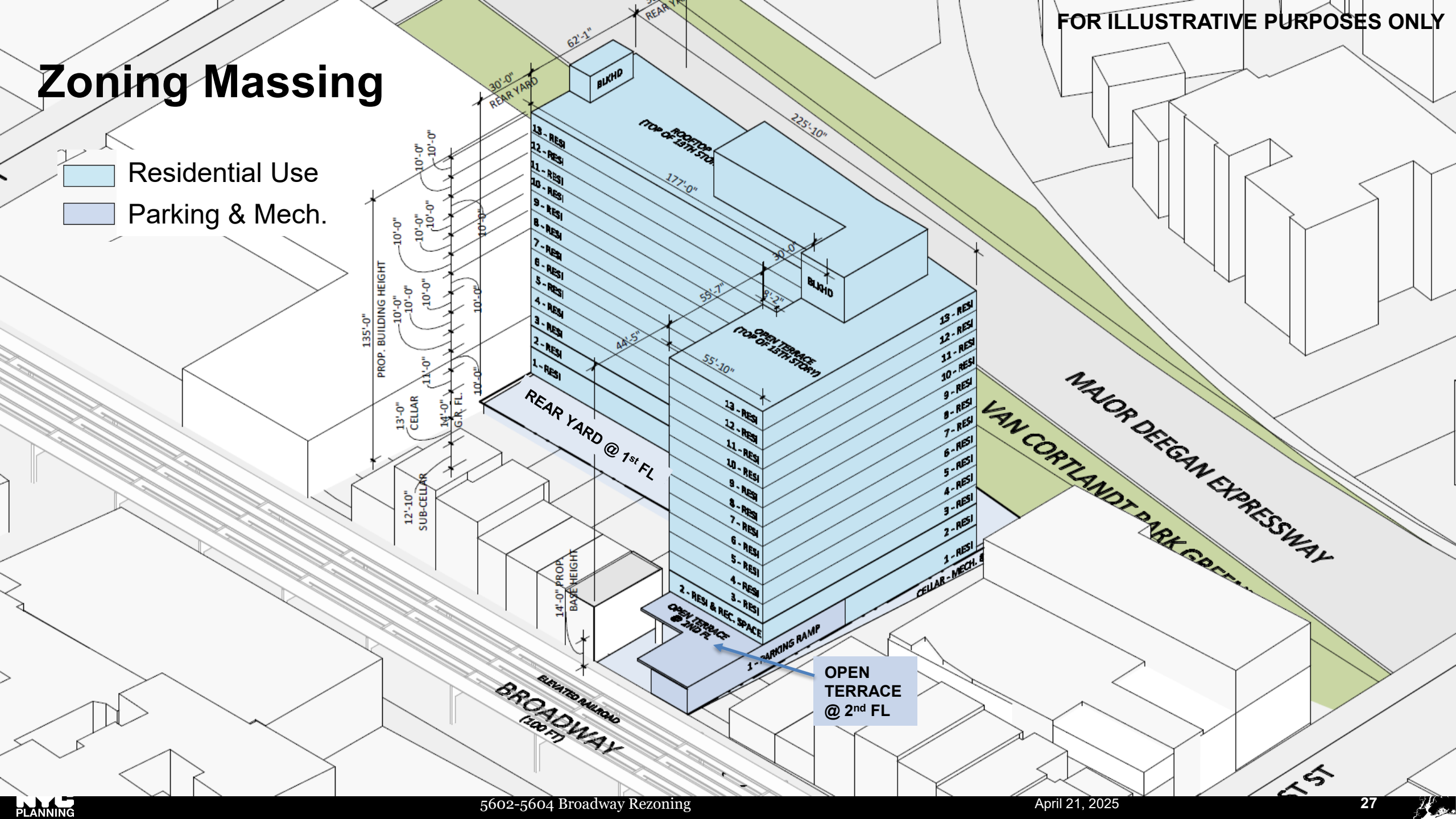
Putnam Greenway

- 2009 ULURP application
- Established a park along CSX Railroad right-of-way: from Van Cortlandt Park South (north end) to West 230th Street (south end)
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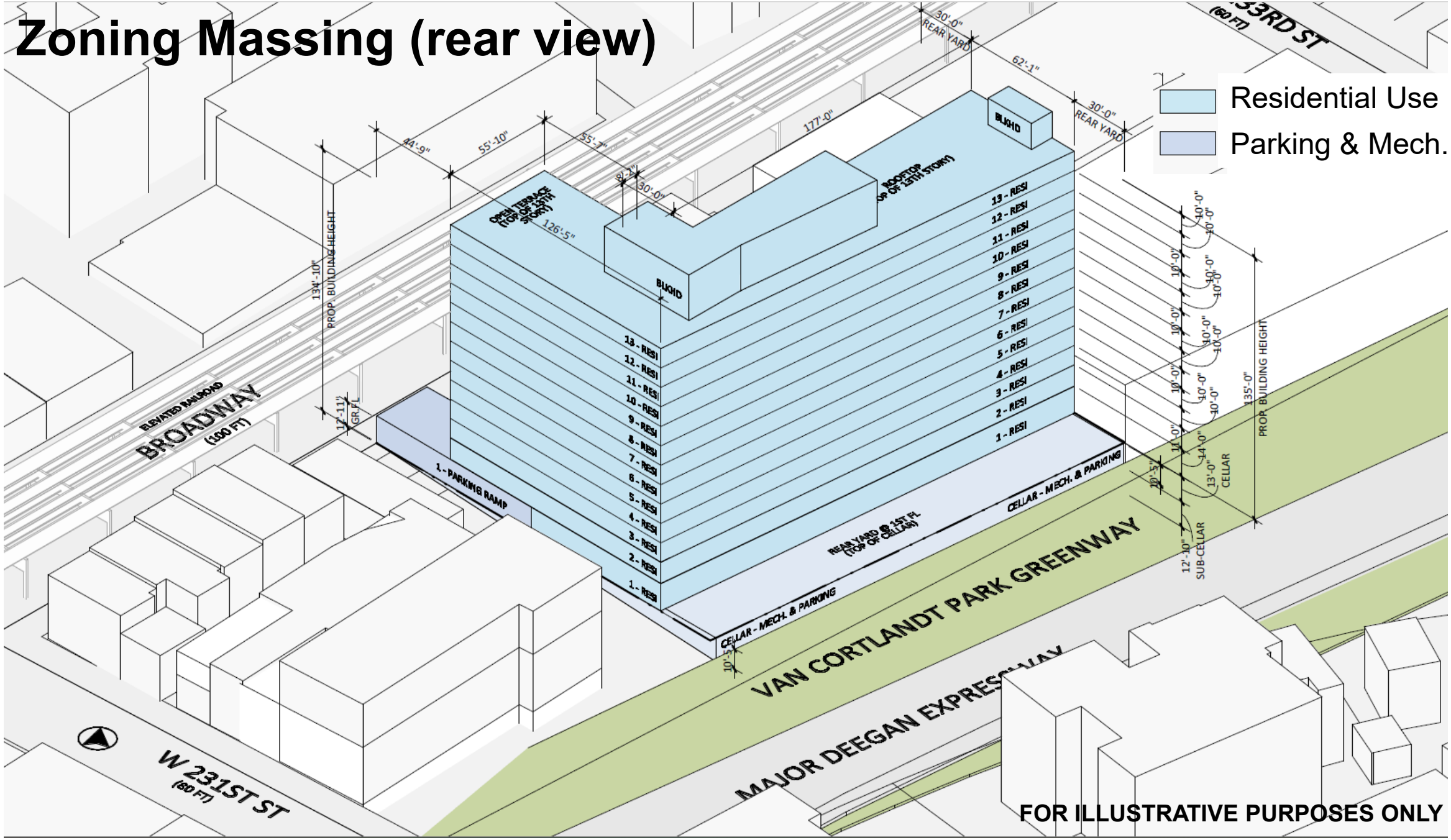


Zoning Massing

FOR ILLUSTRATIVE PURPOSES ONLY

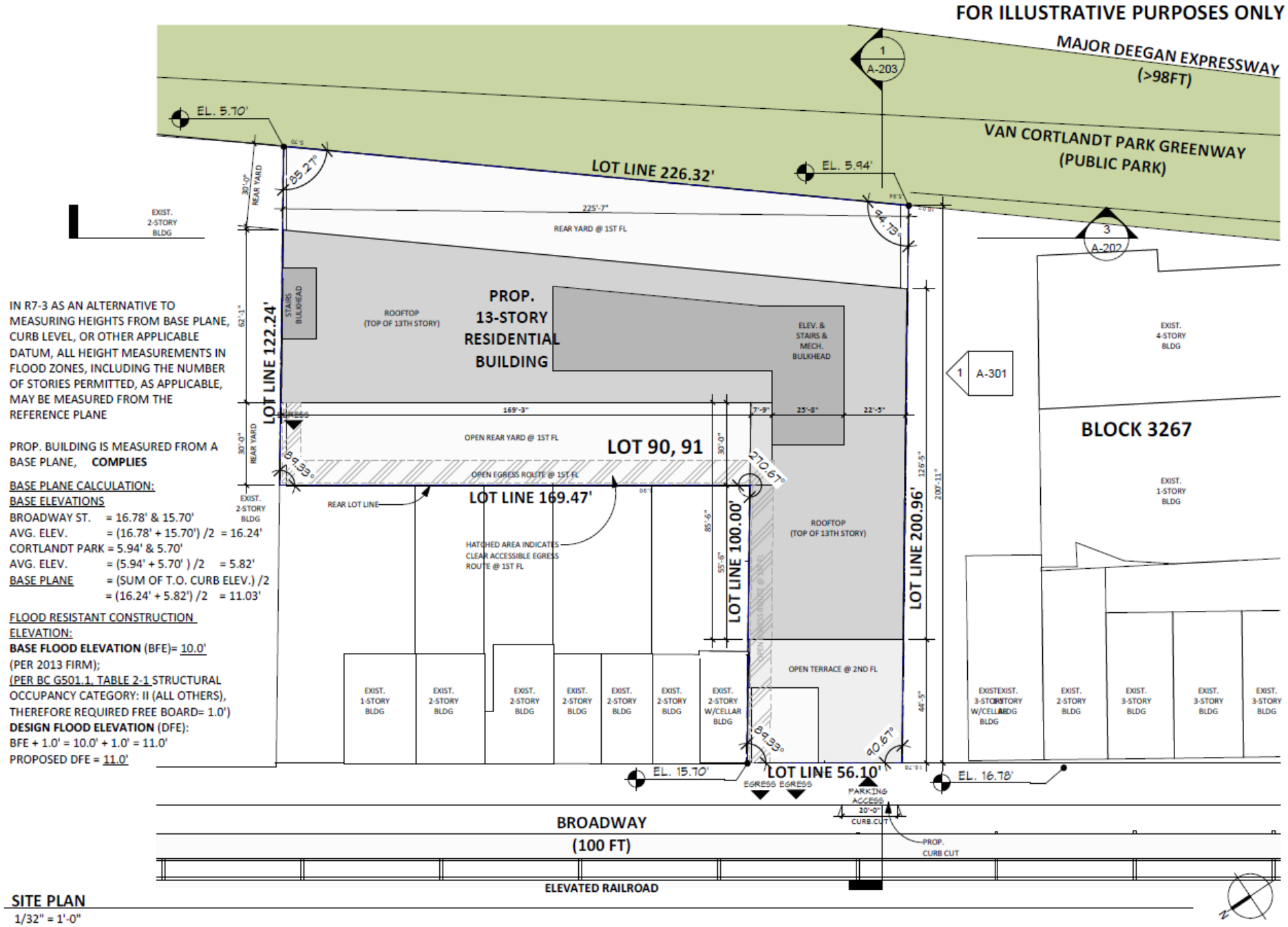


Zoning Massing (rear view)



FOR ILLUSTRATIVE PURPOSES ONLY

Alt. Site Plan



IN R7-3 AS AN ALTERNATIVE TO MEASURING HEIGHTS FROM BASE PLANE, CURB LEVEL, OR OTHER APPLICABLE DATUM, ALL HEIGHT MEASUREMENTS IN FLOOD ZONES, INCLUDING THE NUMBER OF STORIES PERMITTED, AS APPLICABLE, MAY BE MEASURED FROM THE REFERENCE PLANE

PROP. BUILDING IS MEASURED FROM A BASE PLANE, **COMPLIES**

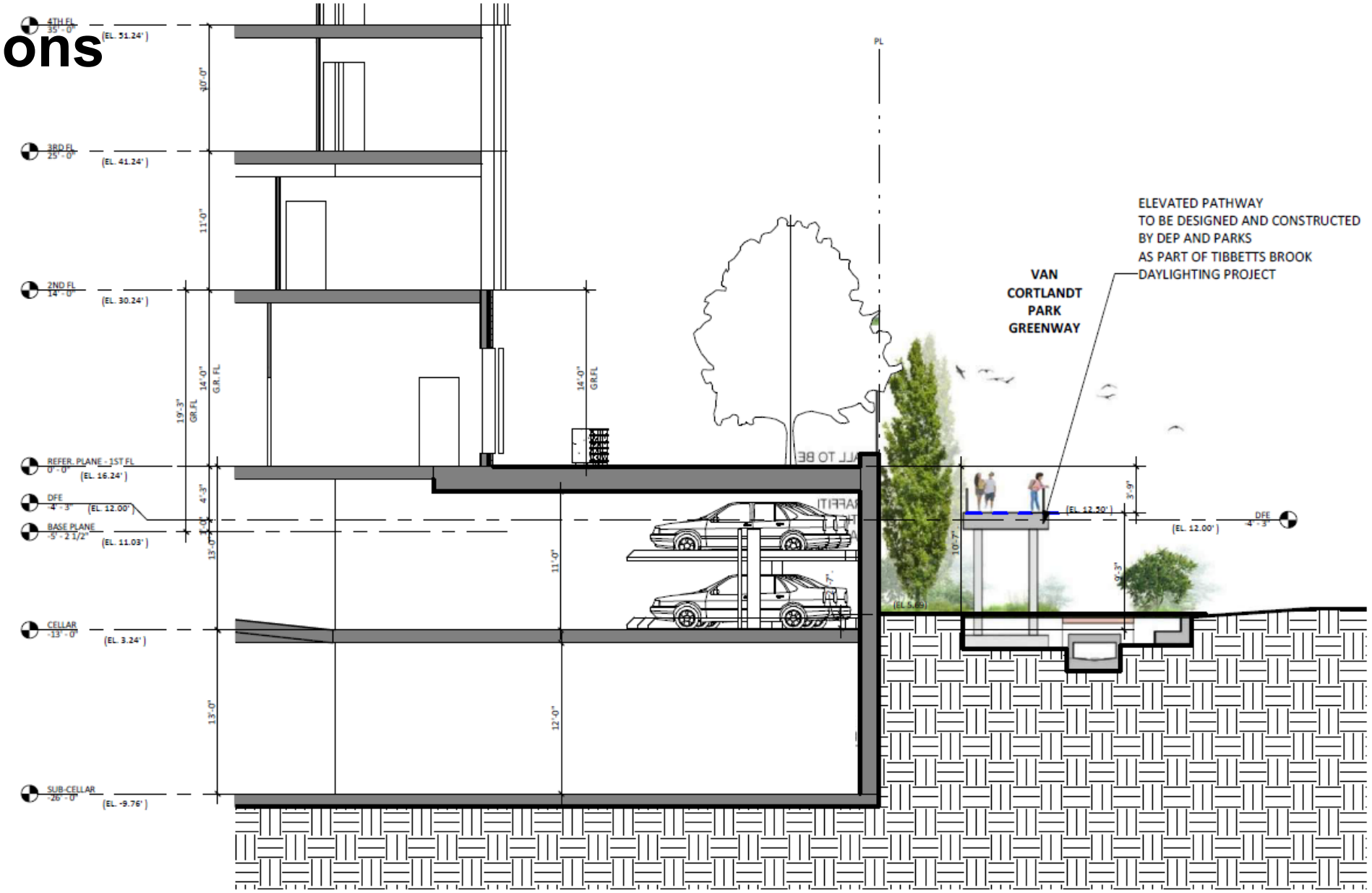
BASE PLANE CALCULATION:
BASE ELEVATIONS
BROADWAY ST. = 16.78' & 15.70'
AVG. ELEV. = (16.78' + 15.70') /2 = 16.24'
CORTLANDT PARK = 5.94' & 5.70'
AVG. ELEV. = (5.94' + 5.70') /2 = 5.82'
BASE PLANE = (SUM OF T.O. CURB ELEV.) /2
= (16.24' + 5.82') /2 = 11.03'

FLOOD RESISTANT CONSTRUCTION ELEVATION:
BASE FLOOD ELEVATION (BFE)= 10.0'
(PER 2013 FIRM);
(PER BC G501.1, TABLE 2-1 STRUCTURAL OCCUPANCY CATEGORY: II (ALL OTHERS), THEREFORE REQUIRED FREE BOARD= 1.0')
DESIGN FLOOD ELEVATION (DFE):
BFE + 1.0' = 10.0' + 1.0' = 11.0'
PROPOSED DFE = 11.0'

SITE PLAN
1/32" = 1'-0"

FOR ILLUSTRATIVE PURPOSES ONLY

Building Sections



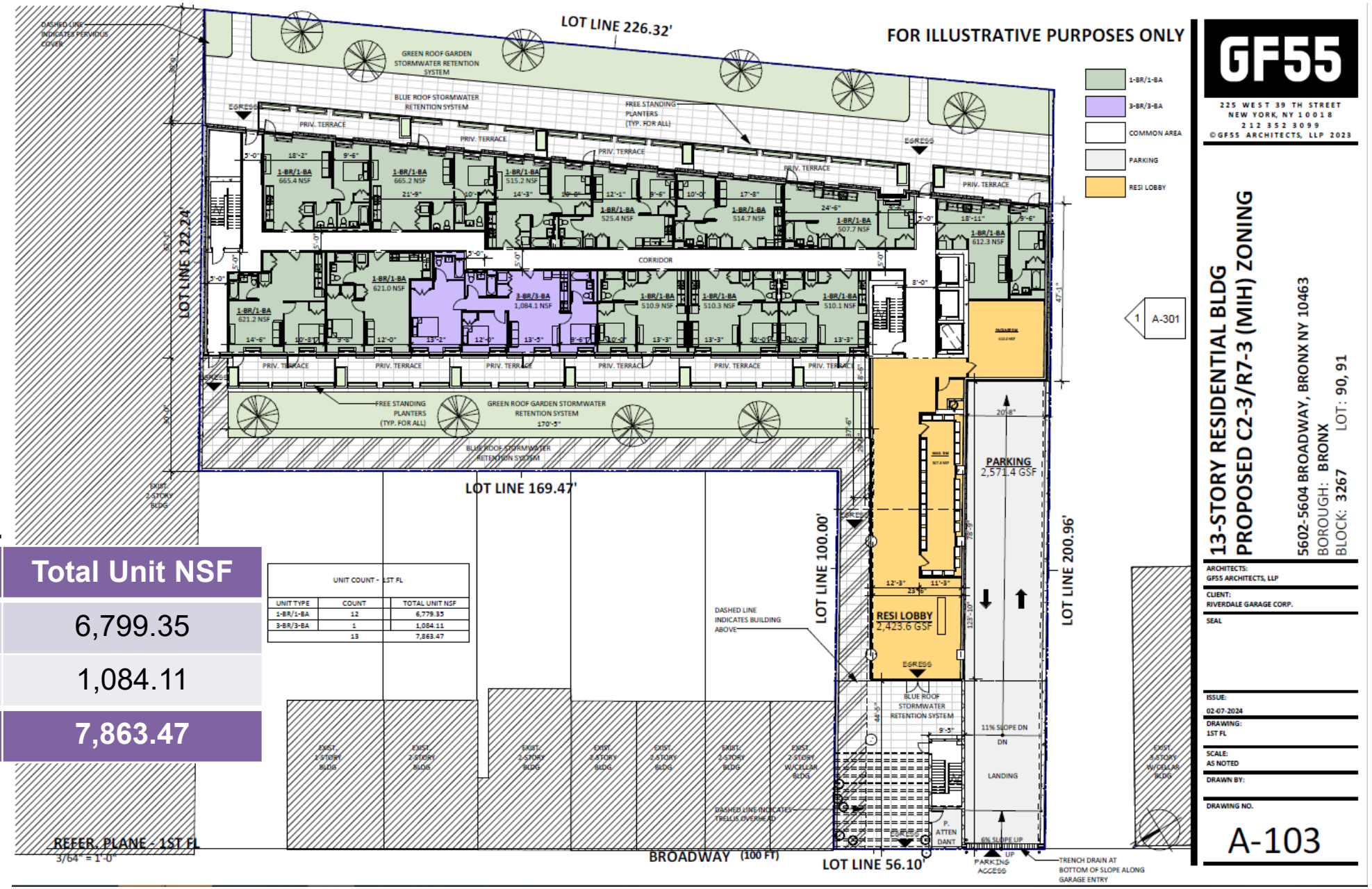
SECTION 4-4

1/8" = 1'-0"

Floor Plan (1st FL)

Unit Count (1st Floor)

Unit Type	Count	Total Unit NSF
1 Bed/ 1 Bath	12	6,799.35
3 Bed/ 3 Bath	1	1,084.11
TOTAL	**13**	**7,863.47**



Tax Map

NYC Finance

NYC Digital Tax Map

Effective Date : 01-29-2019 10:42:35
End Date : Current

Bronx Block: 3267



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- Existing Special Purpose District
- M1-1 Existing Zoning District
- Existing C1-3 Overlay
- Existing C2-3 Overlay
- R7-3 Proposed Zoning District
- Proposed C2-3 Overlay

Proposed Development Site

Block 3267

Lots 90 and 91

Proposed Rezoning Area:

On Block 3267 (Lots 90, 91, 93, 95, 97, 98, 99 and part of Lots 72, 75, 87, 88 and 110)

