Appendix A

Zoning Text Amendments and No Build List

Text Amendments

Kingsbridge Armory Redevelopment

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

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ARTICLE VII
ADMINISTRATION

Chapter 4
Special Permits by the City Planning Commission

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74-10
SPECIAL PERMIT USES

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74-18
Recreation, Entertainment and Assembly Spaces

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74-182
Arenas, auditoriums, stadiums or trade expositions

C4 C6 C7 C8 M1 M2 M3

(a) The City Planning Commission may permit arenas, auditoriums or stadiums, or trade expositions, as listed in Use Group VIII, with a capacity in excess of 2,500 seats for arenas, auditoriums or stadiums, or with a rated capacity in excess of 2,500 persons for trade expositions, provided that the following findings are made:

(1) that the principal vehicular access for such #use# is not located on a local #street# but is located on an arterial highway, a major #street# or a secondary #street# within one-quarter mile of an arterial highway or major #street#;

(2) that such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas;

(3) that such #use# is not located within 200 feet of a #Residence District#;

(4) that adequate reservoir space at the vehicular entrance, and sufficient vehicular entrances and exits, are provided to prevent traffic congestion;

(5) that vehicular entrances and exits for such #use# are provided separately and are located not less than 100 feet apart; and

(6) that due consideration has been given to the proximity of bus and rapid transit facilities to serve such #use#.

(b) In Community District 7 in the Borough of the Bronx, the Commission may permit an indoor arena with a maximum seating capacity of ~~6,000~~ 17,000 within 200 feet of a #Residence District# and, in conjunction with such arena, permit modifications ~~of the provisions of Sections 32-64 (Surface Area and Illumination Provisions), 32-655 (Height of signs in all other Commercial Districts), and 36-62 (Required Accessory Off-street Loading Berths),~~ to #sign# regulations and parking or loading regulations, provided that:

(1) the provisions of paragraphs (a)(1), (a)(2), (a)(4), (a)(5) and (a)(6) of this Section are met;

(2) open space surrounding such arena will be located and arranged to provide adequate pedestrian gathering areas to minimize disruption to the surrounding areas;

(3) the arena includes noise attenuation features and measures which serve to reduce arena-related noise in the surrounding area, including at nearby #residences#;

(4) where ~~Sections 32-64 and 32-655~~ the #sign# regulations are modified, a #signage# plan has been submitted showing the location, size, height and illumination of all #signs# on the #zoning lot#, and the Commission finds that all such #signs#, and any illumination from or directed upon such #signs#, are located and arranged so as to minimize any negative effects from the arena #use# on nearby #residences#; and

(5) where ~~Section 36-62 is~~ the parking or loading regulations are modified, a loading plan has been submitted that addresses the operational needs of all servicers of the arena and shows the number, location and arrangement of all loading berths on the #zoning lot#, and the Commission finds that such loading plan is adequate to address the loading demand generated by the arena #use# and has received assurances that the arena operator will implement such plan in accordance with its terms.

* * *

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs#, requirements

for soundproofing of arenas or auditoriums, shielding of floodlights, screening of open #uses# or surfacing all access roads or driveways. The Commission may also prescribe requirements for pedestrian-accessible open areas surrounding the arena, auditorium or stadium, including #accessory# directional or building identification #signs# located therein.

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ARTICLE XII
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Mixed Use District

* * *

123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED

* * *

#Special Mixed Use District# - 30 [date of adoption]
Kingsbridge Heights, The Bronx

The #Special Mixed Use District# - 30 is established in Kingsbridge Heights in The Bronx as indicated on the #zoning maps#.

* * *

No Build Projects

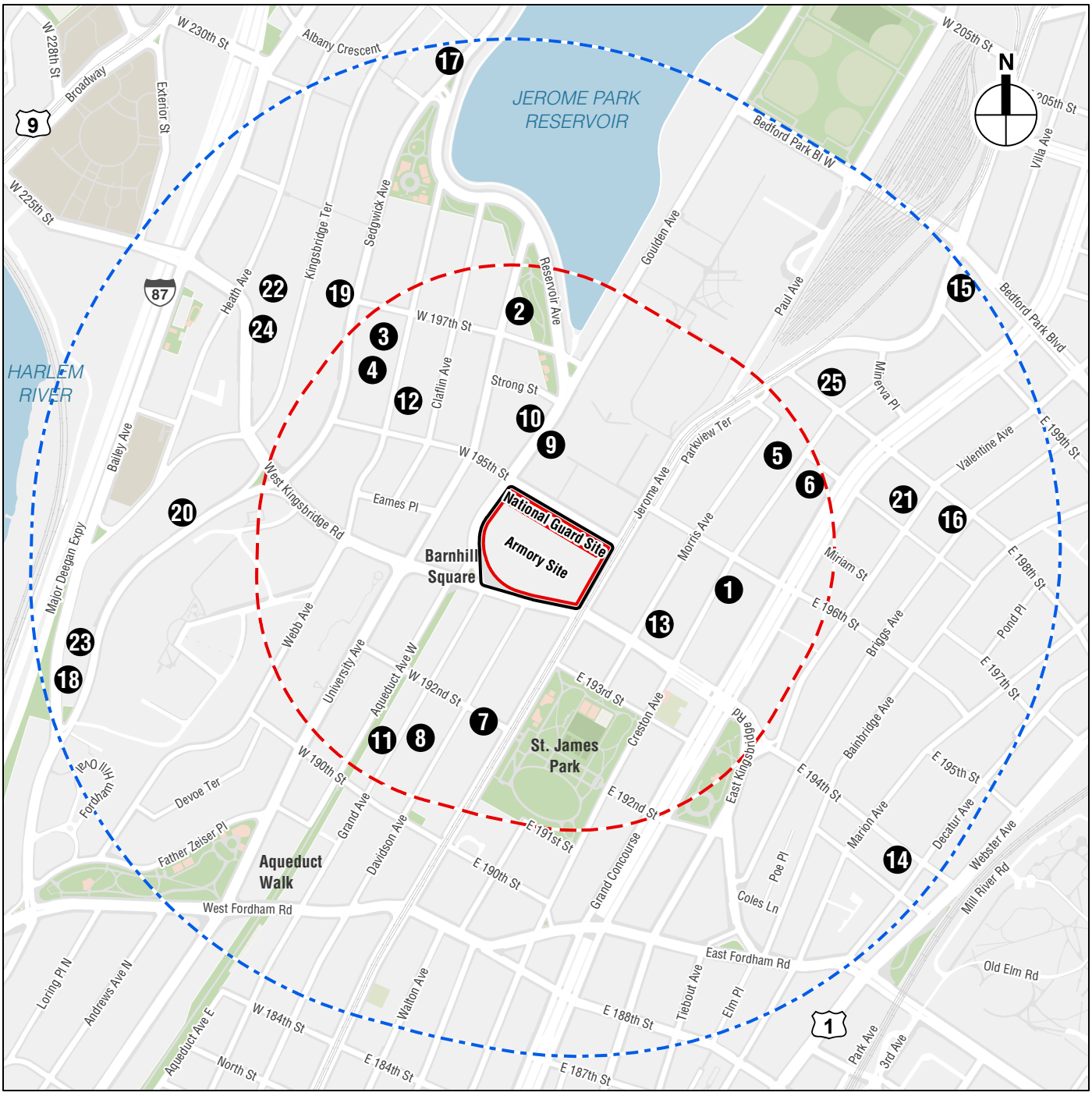
Table A-1
Project Planned for Study Area by 2032

Map No.	Project	Build Year	Description
400-foot Study Area			
-	-	-	-
Quarter-Mile Radius			
1	2702 Creston Avenue	2032	New construction of a 12-story building with 73 DUs and 49,758 zsf.
2	2828 University Avenue	2032	New multifamily construction with 17 DUs and 1,927 zsf of community facility.
3	2797 Webb Avenue	2032	Alteration of existing building resulting in the addition of 8 DUs and a total of 8,273 zsf of residential space.
4	2783 Webb Avenue	2032	Alteration of 4-story building resulting in the addition of 17 DUs.
5	2769 Creston Avenue	2032	New construction of 9-story building with 44 DUs and 1,343 zsf of community facility.
6	2758 Creston Avenue	2032	Construction of a new 6-story building with 21 DUs and 8,596 zsf of residential space.
7	18 West 192 Street	2032	Alteration of existing building resulting in 12 DUs.
8	2532 Grand Avenue	2032	Construction of new building resulting in 16 DUs.
9	2773 Reservoir Avenue	2032	New construction resulting in 22 DUs
10	2775 Reservoir Avenue	2032	Alteration of existing 2-story building resulting in 15 DUs and one enclosed parking space.
11	2527 Grand Avenue	2032	New Construction of a 4-story multifamily building with 24 DUs and 13 parking spaces.
12	2768 Webb Avenue	2032	Alteration of existing building resulting in a total of 16 DUs.
13	2680 Morris Avenue	2032	New construction of a 12-story mixed use building resulting in 36 DUs with commercial and community facility space.
Half-Mile Radius			
14	364 East 194 Street	2032	Construction of new 6-story building resulting in 12 DUs.
15	2962 Jerome Avenue	2032	New construction of a 12-story mixed use building with 28 DUs and 1,610 zsf of commercial space.
16	244 East 198 Street	2032	Construction of a new mixed use 6-story building with 46 DUs and 2,345 zsf of commercial space.
17	3055 Sedgewick Avenue	2032	Construction of new 6-story building with 30 DUs and 10 parking spaces.
18	2495 Sedgewick Avenue	2032	New construction of 7-story mixed use building with 113 DUs and 13,913 zsf of commercial space.
19	2809 Sedgewick Avenue	2032	Construction of new residential building with 10 DUs.
20	2605 Sedgewick Avenue	2032	New construction of a 7-story residential building with 20 DUs.
21	2829 Valentine Avenue	2032	Construction of a new 13-story building with 81 DUs.
22	229 West Kingsbridge Road	2032	Construction of a new 7-story mixed use building with 37 DUs and 1,239 zsf of community facility.
23	2519 Sedgewick Avenue	2032	Construction of new 7-story residential building with 40 DUs and 20 parking spaces.

24	215 West Kingsbridge Road	2032	Construction of a new 6-story residential building with 23 DUs and 12 parking spaces.
25	19 East 198 Street	2032	Construction of a new 9-story residential building with 99 DUs.

Notes: Subject to change if new information becomes available.

Sources: DCP Housing Database. DOB Active Major Construction Database.



No Build Locations

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure A-1