1. PROJECT DESCRIPTION

INTRODUCTION

The NYC Department of City Planning proposes to rezone portions of approximately 12 blocks along East Fordham Road in the Belmont neighborhood of the Bronx, Community District 6. The rezoning area is generally bounded by East 191st street, East 187th street, Southern Boulevard and Bathgate Avenue. Figure 1 illustrates the areas affected by the proposed actions.

The East Fordham Road rezoning was undertaken in response to concerns raised by Community Board 6, local elected officials and property owners that the existing zoning does not reflect or support prevailing land use trends in the area. The proposed actions, detailed further in the "Purpose and Need for the Proposed Actions" section of this chapter, seek to create new opportunities for growth and investment while reinforcing the established commercial character and preserving the existing built context in targeted locations.

The East Fordham Road rezoning area primarily consists of two existing zoning districts: C8-1 and R6. The C8-1 district is located along East Fordham Road between Bathgate Avenue and Southern Boulevard. While some of the auto-related uses remain, there has been a shift in focus to commercial and community facility uses. New uses include a bank, barber shop, a dermatologist office and most recently a 3-story 22,000 sf full service medical facility with ground floor retail. The R6 district encompasses a portion of the study area bounded by Bathgate Avenue and Crotona Avenue north of East Fordham Road and another portion along Arthur Avenue between East Fordham Road and East 187th Street. The area bounded by the Bathgate Avenue and Crotona Avenue is characterized predominantly by 2-3 story row houses. The area along Arthur Avenue between East Fordham Road and East 187th Street is characterized by multifamily walkup buildings many with ground floor retail as well as single-story retail establishments.

The proposal reflects the department's on-going consultation with Community Board 6, local elected officials and local property owners seeks to achieve the following objectives:

- Create a new gateway to the Central Bronx
- Establish height and bulk limits to establish a unified look and feel of the corridor
- Stimulate revitalization through private investment
- Incentivize permanently affordable housing
- Protect neighborhood character and ensure predictable future development
- Reinforce existing commercial character

BACKGROUND

Belmont is a diverse and vibrant community in the central Bronx, generally surrounded by Fordham University to the north, East Tremont to the south, the Bronx Zoo, Bronx Park and the Bronx Botanical Gardens to the east and Bathgate neighborhood to the west. Belmont was once home to the Lorillard

family, for whom a street is named. In the late 18th century after relocating their tobacco operations from Lower Manhattan to the Central Bronx, the family greatly expanded their property holdings in the area and its land came to be known as the Belmont estate. After the Lorillards left for New Jersey in 1870, the city acquired part of their land for Bronx Park; another section was divided into the streets that form Belmont today.

Belmont is today known as the Little Italy of the Bronx and in the early part of the 20th century home to a large Italian population and Arthur Avenue; the neighborhood's main commercial area continues to thrive with eateries and markets some of which have been in business for decades. Presently, the population of Belmont continues to grow, with an influx of Albanian immigrants and Puerto Ricans. From 2000-2010 the population grew by more than 5%. Comparatively the population in the Bronx as a whole only grew by 3.9% and City of New York grew by 2.1%. [1] Students from Fordham University just north of Belmont across East Fordham Road make up a sizeable part of the population. A majority of the off-campus housing for students is located in the Belmont neighborhood. University students live, eat, work and shop in Belmont and the surrounding area. As the university student body and the neighborhood population grows so does the need for housing and new retail.

The study area contains approximately 19 full or partial blocks and 471 lots. The area is well served by mass transit. Fordham Plaza located just west of the study area is the multi-modal transit nexus at the heart of the Bronx and is the terminal destination for three local bus routes, three regional bus lines, and New York City's first bus rapid transit line, the Bx12 Select Bus Service and also provides connections to the B, D, 2, 4 and 5 subway lines and the Fordham Metro-North regional rail station. The Fordham Metro North station with 11,000 daily riders is the third busiest station system-wide for Metro-North Railroad and has the highest ridership of any station in the Bronx with 4,509 outbound riders daily.

Historically East Fordham Road was characterized by auto-related uses including car dealerships, gas stations and auto repair shops. The section of East Fordham Road from Bathgate Avenue to Southern Boulevard, which is the focal point of the rezoning study, differs greatly from Fordham Road to the west. The western section of Fordham Road is lined with commercial businesses and bustles with activity on a day-to-day basis. In comparison there is a lack of activity at the street level on East Fordham Road and while commercial enterprises exist, they are not at the same scale as the western section. In addition, these businesses produce a vastly different pedestrian experience and in the evenings and weekends the area feels somewhat desolate.

The surrounding area has seen significant improvements and economic investment in recent years. In 2009, a new 14-story commercial/office building was completed at the intersection of Webster Avenue and East Fordham Road just west of the study area. Fordham Plaza is scheduled to undergo a $26 million redesign and reconstruction later this year. The redesign will significantly improve traffic circulation in and around the plaza and access to mass transit, while creating new space for events and bringing in new retailers and amenities. Fordham Road is one of the busiest shopping centers seeing an average of more than 80,000-plus pedestrians walk the corridor between Jerome Avenue and Webster Avenue.

EXISTING ZONING

The East Fordham Road rezoning area is predominantly zoned with either C8-1 or R6 districts. The zoning in this area has virtually remained unchanged since its inception in 1961.

[1] Source: 2000 and 2010 Census

The **C8-1 district** is located along East Fordham Road between Bathgate Avenue and Southern Boulevard. C8-1 districts are general service districts that allow commercial and community facility uses in Use Groups 4 through 14 and 16. The most prevalent uses in C8 districts are automotive and heavy commercial uses such as auto repair and showrooms, warehouses, gas stations and car washes. Residential uses are not permitted. The maximum commercial (FAR) is 1.0. The maximum building height is determined by its sky exposure plane, which begins 30 feet above the street line. Community facilities are permitted at an FAR of 2.4. Off-street parking requirements vary with the use, but generally most uses require one accessory parking space per 300 square feet of commercial space.

An **R6 district** currently encompasses a portion of the study area bounded by Bathgate Avenue and Crotona Avenue north of East Fordham Road and another portion along Arthur Avenue between East Fordham Road and East 187th Street. R6 is a height factor district where residential and community facility uses are regulated by a sky exposure plane. R6 districts result in developments usually between three and twelve stories. Residential FAR ranges from 0.78 to 2.43, with the higher ratio applicable to buildings that provide more open space. Community facility FAR is 4.8 and the parking requirement is set at 70% of dwelling units. Residential development under the Quality Housing Program within an R6 District has a maximum FAR of 2.2 on narrow streets (defined as less than 75 feet wide) with a 55-foot building height limit and a maximum of 3.0 FAR on wide streets (defined as 75 feet wide or greater) with a height limit of 70 feet. Off-street parking is required for 70% of the dwelling units. This requirement is lowered to 50% of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used. If fewer than five spaces are required, then the off-street parking requirement is waived.

C2-3 and C2-4 commercial overlay districts permit Use Groups 1 through 9 and 14; this includes a wide range of commercial uses frequently used by neighborhood residents including grocery stores, dry cleaners and restaurants with a maximum FAR is 2.0. Commercial uses are limited to the first two floors in a mixed use building and always located below residential uses. C2-3 districts require one accessory parking space per 400 square feet of commercial floor space. C2-4 districts require one parking space per 1,000 square feet of floor area.

PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The East Fordham Road rezoning seeks to create a new gateway for the Bronx by stimulating growth, protecting neighborhood character and reinforcing the existing commercial character. Existing zoning does not reflect the current land use patterns. The area has transitioned from auto-related uses to commercial and community facility uses; however existing capacity is limited for these uses. There is also no fixed height limit and no street wall requirement under the existing zoning. Recent development has been limited to 1-3 stories.

The proposed rezoning will facilitate new development opportunities through the use of a medium density commercial district (C4-5D). The C4-5D zoning district will maximize development potential along the corridor, promote an active, vibrant streetscape and support the existing commercial character. The proposed commercial district will increase the capacity for commercial and community facility development; introduce residential development which is not permitted today and incentivize permanently affordable housing. It will also mandate a fixed street wall and building height while promoting active ground floor uses which will provide a unified look and feel to the corridor.

The proposed rezoning also protects neighborhood character. The proposed R6B district along East 191st Street reflects the predominant built context of the area and provides predictability for future development on narrow streets.

The proposed R6 zoning district between Cambreleng Avenue and Crotona Boulevard reflects the residential character of the area.

In addition, new commercial overlay districts will reinforce the existing commercial character and create retail continuity along Arthur Avenue between the commercial core of Belmont and East Fordham Road.

PROPOSED ACTION

The proposed actions would affect approximately 157 lots on 12 blocks. The rezoning area covers a portion of zoning map 3c. The proposed rezoning replaces all or portions of existing C8-1 and R6 zoning districts with C4-5D, R6 and R6B zoning districts, eliminates an existing C2-4 overlay, eliminates a portion of an existing C2-3 overlay and establishes new C2-4 overlays.

Proposed C4-5D (from C8-1, R6, R6/C2-3, R6/C2-4)

A C4-5D zoning district is proposed for portions of 12 blocks along East Fordham Road from Bathgate Avenue to Southern Boulevard. This area is characterized by a variety of building types and uses including single-story auto-related uses, two-story commercial and community facility buildings and gas stations. There is currently no street wall requirement and the streetscape is haphazard. The proposed C4-5D district would allow residential, community facility and commercial uses. It will also impose mandatory street wall requirements, active ground floor uses and glazing requirements.

C4-5D zoning permits residential, commercial and community facility development with a maximum FAR of 4.2. The proposed C4-5D would be subject to the Inclusionary Housing program, where developer could receive a 33% floor area bonus permitting a maximum FAR of 5.6 in exchange for a minimum of 20% of the floor area being developed as affordable housing. . New development require a 60 to 85 foot street wall before an allowable setback of 10 feet on a wide street and 15 feet on a narrow street before rising to the maximum building height of 100 feet. The proposed C4-5D requires mandatory active ground floor uses and glazing for fifty percent of the building frontage on the ground floor between a height of 2 and 12 feet above curb level with transparent materials. Parking must be provided for fifty percent of the dwelling units. Affordable dwelling units require parking for twenty percent of the units. One parking space is required for every 1,000 square feet of commercial floor area.

Proposed R6B (from R6)

An R6B district is proposed for 4 partial blocks along 191st Street between Bathgate Avenue and Belmont Avenue. This area is predominantly characterized by 2-3 story row houses.

R6B is a typical row house district that includes height limits and street wall lineup provisions to ensure that new buildings are consistent with the scale of the existing built context. R6B permits residential and community facility uses to a maximum FAR of 2.0. Building base heights must be between 30 and 40 feet, with a 50 foot maximum building height after a setback (10 feet on a wide street, 15 feet on a narrow street). New development in the proposed R6B district would be required to line up with adjacent structures to maintain the continuous street wall character. New multifamily residences must provide one off-street parking space for 50% of dwelling units, which may be waived if 5 or fewer spaces would be required.

Proposed R6 (from C8-1)
An R6 district is proposed for a partial block on East 189th Street between Cambreleng Avenue and Beaumont Avenue. This area is characterized by a mix of 4-6 story apartment buildings and row houses.

R6 is a height factor district where residential and community facility uses are regulated by the sky exposure plane. R6 districts typically result in developments between three and twelve stories. Residential FAR ranges from 0.78 to 2.43, with the higher ratio applicable to buildings that provide more open space. Community facility FAR is 4.8. . Residential development under the Quality Housing Program within an R6 District has a maximum FAR of 2.2 on narrow streets (defined as less than 75 feet wide) with a 55-foot building height limit and a maximum of 3.0 FAR on wide streets (defined as 75 feet wide or greater) with a height limit of 70 feet. Off-street parking is required for 70% of the dwelling units. This requirement is lowered to 50% of the units if the lot area is less than 10,000 square feet or if Quality Housing provisions are used. If fewer than five spaces are required, then the off-street parking requirement is waived.

Proposed Commercial Overlays
New C2-4 commercial overlays are proposed along Arthur Avenue East 187th Street to East Fordham Road. No commercial overlays are mapped along at this location. The commercial overlays will recognize the existing commercial character, facilitate expansion of existing businesses where appropriate and provide retail continuity from the Belmont neighborhood to East Fordham Road.

Parking requirements vary by use, however most retail uses require one accessory parking space per 1,000 square feet of commercial floor area.

Zoning Text Amendment
The zoning text amendment would establish the Inclusionary Housing program in the C4-5D districts within the proposed rezoning area in Community District 6, the Bronx.

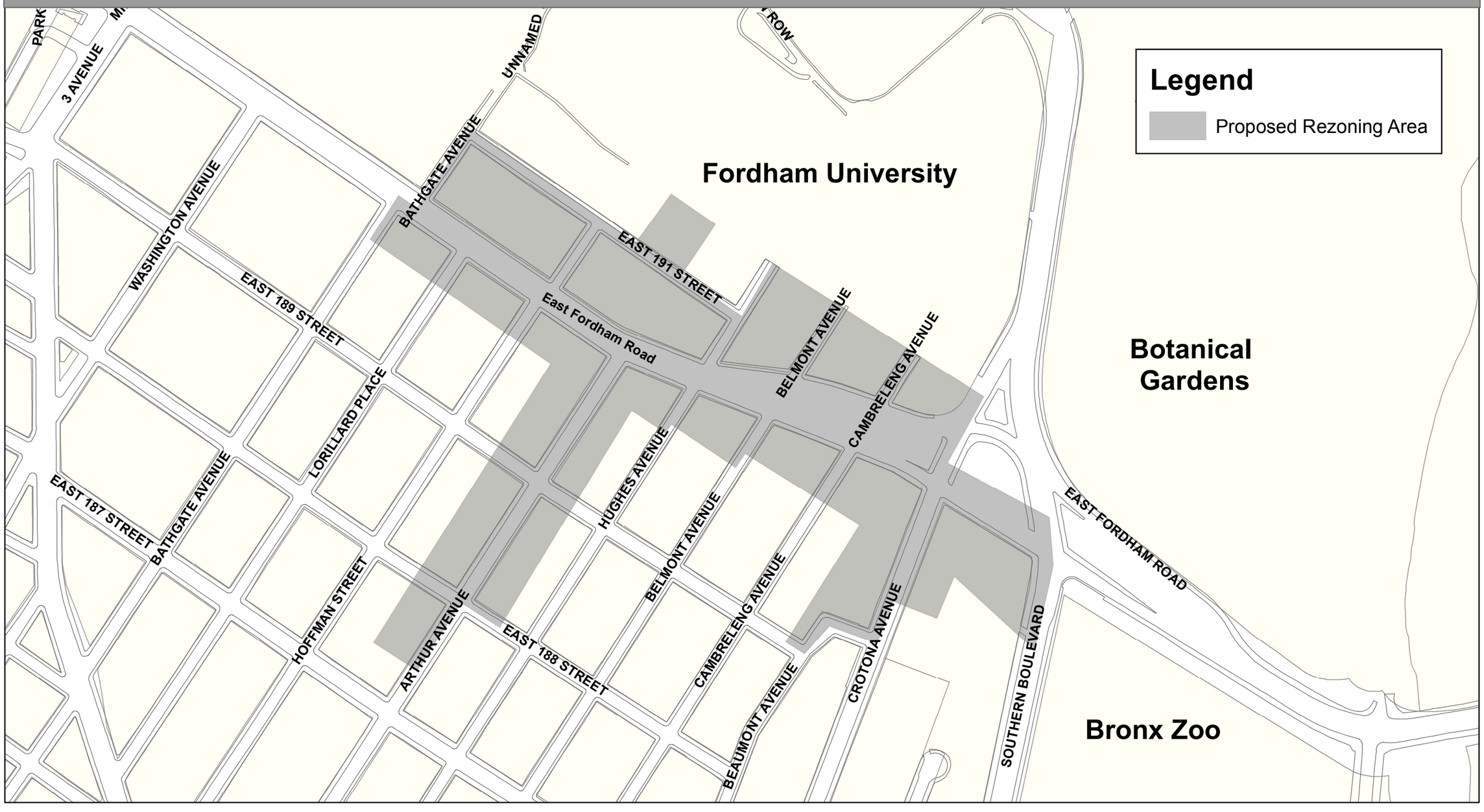
The Inclusionary Housing Program (IHP) would be made applicable to the entire proposed C4-5D zoning district to encourage and to establish incentives for the creation and preservation of affordable housing in conjunction with new development.

In the proposed C4-5D where the IHP would be applicable, new residential developments that provide on- or off- site housing that will remain permanently affordable for low- and moderate-income families would receive increased floor area. The IHP provides 33% bonus in exchange for 20% of floor area set aside as affordable units. The additional floor area must be accommodated within the bulk regulations of the underlying zoning district. Affordable units could be financed through city, state, and federal affordable housing subsidy programs. Within the proposed rezoning area, portions of approximately five blocks would be subject to the IHP.

The affordable housing requirement of the Inclusionary Housing zoning bonus could be met through the development of affordable units, on-site, or off-site either through new construction or preservation of existing affordable units. Off-site affordable units must be located within the same community district, within a half-mile of the bonused development or anywhere within Community District 6. The availability of on-site and off-site options provides maximum flexibility to ensure the broadest possible utilization of the program under various market conditions.

Figure 1: Rezoning Area

East Fordham Road Rezoning



1.1 REASONSBLE WORST CASE DEVELOPMENT SCENARIO

SOFT SITE SELECTION METHODOLOGY

In order to assess the possible impacts of the components of the proposed action, a reasonable worst-case development scenario (RWCDS) was established for both the current (Future No-Action) and proposed zoning (Future With-Action) conditions, assuming a 2023 build year. The incremental difference between the Future No-Action and Future With-Action conditions will serve as the basis for the impact analyses of the Environmental Assessment Statement. A ten-year period typically represents the amount of time developers would act on the proposed action for an area-wide rezoning not associated with a specific development.

To determine the With-Action and No-Action conditions, standard methodologies have been used following the *CEQR Technical Manual* guidelines employing reasonable assumptions. These methodologies have been used to identify the amount and location of future development. In projecting the amount and location of new residential development, several factors have been considered in identifying likely development sites. These include known development proposals, past development trends, and the development site criteria described below. Generally, for area-wide rezonings which create a broad range of development opportunities, new development can be expected to occur on selected, rather than all, sites within the rezoning area. The first step in establishing the development scenario was to identify those sites where new development could be reasonably expected to occur.

Development sites were identified based on the following criteria:

- Lots utilizing less than half in permitted Floor Area Ratio (FAR) is proposed
- Lots with a total size greater than or equal to 5,000 square feet (including potential assemblages totaling 5,000 square feet or more if assemblage seems probable*)
- Underutilized lots – defined as vacant lots or surface parking lots
- Properties with existing auto-related uses

**Assemblages* *are defined as a combination of adjacent lots, which satisfy one of the following conditions:*

- *the lots share common ownership and, when combined, meet the aforementioned soft site criteria*
- *or at least one of the lots, or combination of lots, meets the aforementioned soft site criteria, and ownership of the assemblage is shared by no more than two distinct owners*

The development scenario's universe of "soft" sites was further refined by eliminating lots with any of the following uses or buildings that are very unlikely to be redeveloped:

- New York City parkland
- New York City- or New York State-owned or -leased properties
- Schools (public and private), municipal libraries, government offices, and houses of worship
- Lots containing active businesses which have recently undergone extensive investment within the last 5 years
- Lots with proposed buildings or buildings currently undergoing construction that conform to the proposed zoning district use standards
- Lots utilized for public transportation and/or public utilities

- Lots containing multi-family (6 or more dwelling unit) residential buildings; due to required relocation of rent-stabilized units

PROJECTED AND POTENTIAL DEVELOPMENT SITES

To produce a reasonable, conservative estimate of future growth, the development sites were further divided into two categories: projected development sites and potential development sites. The projected development sites are considered more likely to be developed within the ten-year analysis period. Potential sites are considered less likely to be developed over the approximately ten-year analysis period:

- Lots upon which the majority of floor area is occupied by active businesses
- Lots that contain businesses that provide valuable and/or unique services to the community
- Highly irregular lots or otherwise encumbered parcels that would make development difficult
- Sites in need of extensive environmental remediation

In the future without the proposed action, the identified projected and potential development sites are assumed to either remain unchanged from existing conditions, or become occupied by uses that are as of-right under existing zoning and reflect current trends if they are vacant, occupied by vacant buildings, or occupied by low intensity uses that are deemed likely to support more active uses.

Based on the above criteria, 9 projected and 7 potential (16 total) sites have been identified (Figure 1.1). The incremental difference between the Future No-Action and Future With-Action for all projected development sites is:

- An increase of 352 dwelling units;
- An increase of 200,130 square feet of retail space; and
- An increase of 761 square feet of community facility space.

The incremental difference between the future with-action and the future no-action scenarios for all potential development sites is:

- An increase of 209 dwelling units;
- An increase of 5,578 square feet of retail space; and
- An increase of 57,536 square feet of community facility space.

DEVELOPMENT SCENARIO PARAMETERS

The East Fordham Road Rezoning will channel opportunities for growth and development along a major corridor with access to mass transit, particularly the creation of housing which is not permitted today. The Inclusionary Housing Program will be mapped here as well offering a floor area bonus for the creation or preservation of affordable housing on-site or off-site. In addition the rezoning will reinforce and strengthen the established commercial character and preserve the built context in specific locations.

Under the current zoning retail and community facility developments can waive out of the required parking (less than 15 spaces) by subdividing the lot or by developing less than 4,500 square feet. In rare cases establishments provide parking at-grade. Residential is currently not permitted in the majority of the rezoning area. It is assumed that new mixed-use developments will locate most required accessory

parking below grade. Furthermore, in new mixed-use buildings, ground floor commercial totals assume that 15 percent of the floor area is reserved for a lobby.

The number of projected dwelling units in apartment buildings is determined by dividing the total amount of residential floor area by 1,000 and rounding to the nearest whole number.

PROJECTED DEVELOPMENT SITES

Projected Site A
Block 3273, Lot 301
545 East Fordham Road
Existing C8-1/R6, Proposed C4-5D/R6B



Site A consists of a single tax lot of 19,954 sq ft. The site is has an auto parts business. Under the no action, the site could be expanded with additional retail for a total of 15,963 sq. ft. There are currently 18 at-grade parking spaces to accommodate the existing commercial use.

Under the with action, Site A would be developed with 15,026 sq ft of ground floor commercial and 89 dwelling units. A below-grade parking garage would contain 38 parking spaces accessory to the residential units.

Projected Site B
Block 3273, Lots 261
591 East Fordham Road
Existing C8-1/R6, Proposed C4-5D/R6B



Site B is currently an auto repair shop with 13,750 sq ft and 15 at-grade accessory parking spaces. Under the no action, the site would retain its current use.

Under the with action, Site B would be developed with 6,891 sq ft of ground floor retail and 50 dwelling units. A below-grade parking garage would contain 21 parking spaces accessory to the residential units.

Projected Site C
Block 3273, Lots 203, 204, 205, 206, 207
2533-2541 Cambreleng Avenue
Existing R6, Proposed C4-5D



Site C is an assemblage of five tax lots with two separate owners and a size of 14,808 sq ft. The site currently contains 2-story row houses with a total of 12 residential units. Under the no action, Site 3 would be developed with a new classroom/science center for Fordham University totaling 68,857 sq ft. The 34 required accessory parking spaces would be accommodated at the adjacent Fordham garage.

Under the with action, Site C would be developed with a new classroom/science center for Fordham University totaling 62,194 sq ft. No parking would be required.

Projected Site D
Block 3059, Lots 32, 36
528-540 East Fordham Road
Existing C8-1, Proposed C4-5D



Site D is comprised of two tax lots with one owner totaling 27,640 sq ft. The site has a variety of commercial uses including a check cashing store, auto parts and a deli. Under the no action, the site would retain its current use.

Under the with action, Site D would be developed with a mixed-use building containing 15,373 sq ft of ground floor retail, 18,086 sq ft of office space and 68 dwelling units. A below-grade parking garage would contain 29 parking spaces accessory to the residential units.

Projected Site E
Block 3091, Lots 17, 20, 22, 24 26
660-668 East Fordham Road
Existing C8-1, Proposed C4-5D



Site E consists of 5 tax lots with 4 of 5 having the same owner for a total of 24,745 sq ft. Three of the lots are currently surface parking facilities. The other lots contain insurance services and a tattoo parlor. Under the no action, the site would be developed with 21,033 sq ft of commercial and 17,322 sq ft of community facility (medical). 58 parking spaces accessory to the community facility use would be provided below grade.

Under the with action, Site E would be developed with 45,778 sq ft of commercial, 24,745 sq ft of office, 24,745 sq ft of community facility (medical) and 43 dwelling units. 18 parking spaces, accessory to the residential would be provided below grade.

Projected Site F
Block 3091, Lot 87
711 East 189th Street
Existing C8-1, Proposed C4-5D



Site F consists of a single tax lot totaling 11,160 sq ft. The site is currently used as a surface parking lot with a small commercial building. Under the no action, the site would be developed with additional commercial totaling 9,486 sq ft. The parking lot would remain.

Under the with action, Site F would be developed as a commercial/office building with a total of 46,872 sq ft.

Projected Site G
Block 3115, Lot 25
2500 Crotona Avenue
Existing C8-1, Proposed C4-5D



Site G is a single tax lot of 23,581 sq ft. The site currently contains a motel with 28 at-grade accessory parking spaces. Under the no action, the site would retain its current use.

Under the with action, Site G would be developed with a mixed-use building containing 73,101 sq ft of commercial including a FRESH grocery store with 79 dwelling units. 34 parking spaces, accessory to the residential would be provided below grade.

Projected Site H
Block 3115, Lot 28
730 East Fordham Road
Existing C8-1, Proposed C4-5D



Site H is single tax lot of 14,900 sq ft. The site currently contains a gas station with a mini mart. Under the no action, the mini mart would expand to 1,863 sq ft and the gas station would remain.

Under the with action, Site H would be developed with a 47,680 sq ft of commercial including a restaurant and regional retail and 36 dwelling units.

Projected Site I
Block 3066, Lots 53, 54
2465 Arthur Avenue
Existing R6, Proposed R6/C2-4



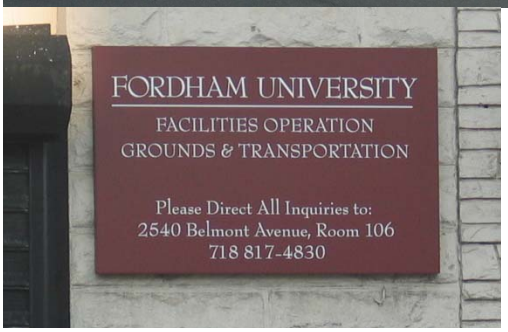
Site I is an assemblage of two tax lots under single ownership that totals 5,586 sq ft. The site currently contains a print shop and real estate/property management office. Under the no action, the site would retain its current use.

Under the with action, Site I would be expanded to 11, 172 sq ft of commercial.

POTENTIAL DEVELOPMENT SITES

Potential Site 1
Block 3273, Lots 297, 332
559-561 East Fordham Road
Existing C8-1, Proposed C4-5D





Site 1 consists of two tax lots totaling 13,450 sq ft under single ownership. The lots are currently used for parking, and maintenance and repair of vehicles for Fordham University. Under the no action, the site would retain its current use.

Under the with action, Site 1 would be developed with a new 36,960 sq ft classroom/office building for Fordham University.

Potential Site 2
Block 3273, Lots 265
585 East Fordham Road
Existing C8-1, Proposed C4-5D



Site 2 consists of a single tax lot totaling of 14,483 sq ft. The site currently used as an office and storage facility for Fordham University. Under the no action, the site would retain its current use.

Under the with action, Site 2 would be developed with a new 27,195 sq ft office building for Fordham University.

Potential Site 3
Block 3273, Lots 257
609 East Fordham Road
Existing C8-1/R6, Proposed C4-5D/R6B



Site 3 consists of a single tax lot with a total area of 12,200 sq ft. The site currently contains a gas station with a small deli and dry cleaner. Under the no action, the site would retain its current use.

Under the with action, Site 3 would be developed with a mixed-use building containing 28,392 sq ft of local commercial and 31 dwelling units.

Potential Site 4
Block 3273, Lot 252
619 East Fordham Road
Existing C8-1/R6, Proposed C4-5D/R6B



Site 4 consists of a single tax lot of 6,758 sq ft with a single story car rental facility. Under the no action, the site would retain its current use and expand with a 3,379 sq ft community facility.

Under the with action, Site 4 would be developed with a new building containing 4,666 sq ft of ground floor retail and 29 dwelling units.

Potential Site 5
Block 3067, Lots 52
580 East Fordham Road
Existing C8-1, Proposed C8-1/C4-5D



Site 5 consists of a single tax lot of 5,400 sq ft. The site currently contains a coffee shop. Under the no action, the site would retain its current use and expand with 3,240 sq ft community facility.

Under the with action, Site 5 would be developed with a new building containing 4,590 sq ft of local retail and 26 dwelling units.

Potential Site 6
Block 3067, Lot 54
588-590 East Fordham Road
Existing C8-1, Proposed C4-5D



Site 6 is a single tax lot of 9,000 sq ft. The site currently contains a gas station and a 7-eleven convenience store. Under the no action, the site would retain its current use.

Under the with action, Site 6 would be developed with 7,650 sq ft of ground floor retail and 43 dwelling units. 19 parking spaces accessory to the residential would be provided below grade.

Potential Site 7
Block 3078, Lot 14, 16
602-608 East Fordham Road
Existing C8-1, Proposed C4-5D



Site 7 consists of two tax lots of 17,156 sq ft with a single owner. The site currently contains a carwash and restaurant. Under the no action, the site would retain its current use.

Under the with action, Site 7 would be developed 14,583 sq ft of retail including a restaurant, 81 dwelling units and 36 parking spaces accessory to the residential would be provided below grade.

REQUIRED APPROVALS

The following proposed action requires City Planning Commission (CPC) and City Council approvals through the Uniform Land Use Review Procedure (ULURP):

- A **Zoning Map amendment** to change portions of approximately 12 blocks currently zoned C8-1 R6, R6/C2-3 and R6/C2-4 to C4-5D, R6 and R6B to create opportunities for growth and development and reinforce established development patterns. This action would result in a moderate increase in commercial and community facility density. It would also permit residential use along a portion of East Fordham Road which is not permitted under existing conditions
- A **Zoning Map amendment** to establish new C2-4 overlay districts to reinforce and support existing commercial uses
- A **Zoning Text amendment** to establish the Inclusionary Zoning Program within the proposed rezoning area (ZR Section 23-144 and Appendix F)

The proposed action would affect approximately 471 tax lots on 12 full or partial blocks. The rezoning area affects portions of Zoning Map sections 3c. The proposed zoning changes provide new opportunities for growth and development, providing incentives for the creation of affordable housing, reinforcing the existing commercial character in certain areas area while providing preserving the neighborhood character in targeted locations.

The proposed Zoning Map amendments will replace all or portions of existing C8-1, R6, R6/C2-3 and R6/C2-4 zoning districts with C4-5D, R6 and R6B zoning districts and map new C2-4 commercial overlays.

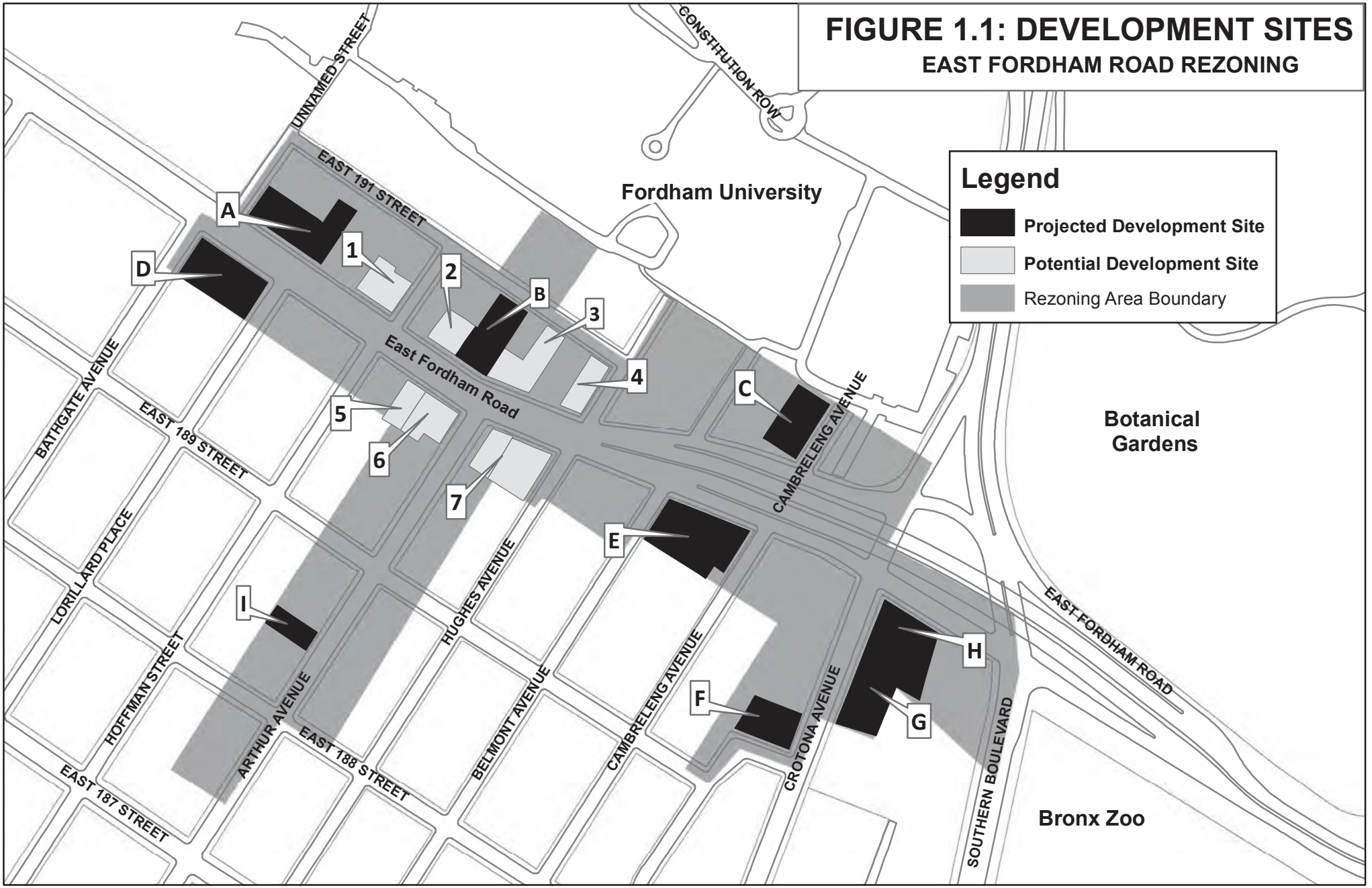


FIGURE 1.1: DEVELOPMENT SITES
EAST FORDHAM ROAD REZONING
Legend
Projected Development Site
Potential Development Site
Rezoning Area Boundary
Fordham University
Botanical Gardens
Bronx Zoo
UNNAMED STREET
CONSTITUTION ROW
EAST 191 STREET
East Fordham Road
BATHGATE AVENUE
EAST 189 STREET
LORILLARD PLACE
HOFFMAN STREET
EAST 187 STREET
ARTHUR AVENUE
EAST 188 STREET
HUGHES AVENUE
BELMONT AVENUE
CAMBRELENG AVENUE
CROTONA AVENUE
SOUTHERN BOULEVARD
EAST FORDHAM ROAD
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Table 1.1: Projected Development Sites Summary

Site Data						***Existing Condition***			***Future Without-Action Condition***			***Future With-Action Condition***			***Increment***		
Site #	**Block**	**Lot**	**Lot Area**	**Ex Zon**	**Prop Zoning**	**Com Area**	**C.f. Area**	**Units Res**	**Com Sf.**	**C.F. SF.**	**Total DU's**	**Com Sf.**	**C.F. SF.**	**Total DU's**	**COM SF**	**CF SF**	**DUs**
A	3273	301	19,954	C8-1	C4-5D/R6B	8,300	0	0	15,963	0	0	15,026	0	89	(937)	0	89
B	3273	261	13,750	C8-1	C4-5D/R6B	5,280	0	0	5,280	0	0	6,891	0	50	1,611	0	50
C	3273	203, 204, 205, 206, 207	14,808	R6	C4-5D	-	0	12	-	68,857	(12)	-	62,194	0	-	(6,663)	(12)
D	3059	32,36	18,086	C8-1	C4-5D	27,640	0	0	27,640	0	0	33,459	0	68	5,819	0	68
E	3091	17,20,22,24,26	24,745	C8-1	C4-5D	11,400	0	0	21,033	17,322	0	70,523	24,745	43	49,490	7,423	43
F	3091	87	11,160	C8-1	C4-5D	2,800	0	0	9,486	0	0	46,872	0	0	37,386	0	0
G	3115	25	23,581	C8-1	C4-5D	20,000	0	0	20,000	0	0	73,101	0	79	53,101	0	79
H	3115	28	14,900	C8-1	C4-5D	750	0	0	1,863	0	0	47,680	0	36	45,818	0	36
I	3066	53,54	5,586	R6	R6/C2-4	3,330	0	0	3,330	0	0	11,172	0	0	7,842	0	0
						79,500	0	12	104,595	86,179	(12)	261,894	86,939	364	200,130	761	352

Table 1.2: Projected Development Sites Summary

Site Data						***Existing Condition***			***Future Without-Action Condition***			***Future With-Action Condition***			***Increment***		
Site #	**Block**	**Lot**	**Lot Area**	**Ex Zon**	**Prop Zoning**	**Com Area**	**C.f. Area**	**Units Res**	**Com Sf.**	**C.F. SF.**	**Total DU's**	**Com Sf.**	**C.F. SF.**	**Total DU's**	**COM SF**	**CF SF**	**DUs**
A	3273	301	19,954	C8-1	C4-5D/R6B	8,300	0	0	15,963	0	0	15,026	0	89	(937)	0	89
B	3273	261	13,750	C8-1	C4-5D/R6B	5,280	0	0	5,280	0	0	6,891	0	50	1,611	0	50
C	3273	203, 204, 205, 206, 207	14,808	R6	C4-5D	-	0	12	-	68,857	(12)	-	62,194	0	-	(6,663)	(12)
D	3059	32,36	18,086	C8-1	C4-5D	27,640	0	0	27,640	0	0	33,459	0	68	5,819	0	68
E	3091	17,20,22,24,26	24,745	C8-1	C4-5D	11,400	0	0	21,033	17,322	0	70,523	24,745	43	49,490	7,423	43
F	3091	87	11,160	C8-1	C4-5D	2,800	0	0	9,486	0	0	46,872	0	0	37,386	0	0
G	3115	25	23,581	C8-1	C4-5D	20,000	0	0	20,000	0	0	73,101	0	79	53,101	0	79
H	3115	28	14,900	C8-1	C4-5D	750	0	0	1,863	0	0	47,680	0	36	45,818	0	36
I	3066	53,54	5,586	R6	R6/C2-4	3,330	0	0	3,330	0	0	11,172	0	0	7,842	0	0
						79,500	0	12	104,595	86,179	(12)	261,894	86,939	364	200,130	761	352