

161st Street / River Avenue Rezoning Proposal The Bronx Civic Center

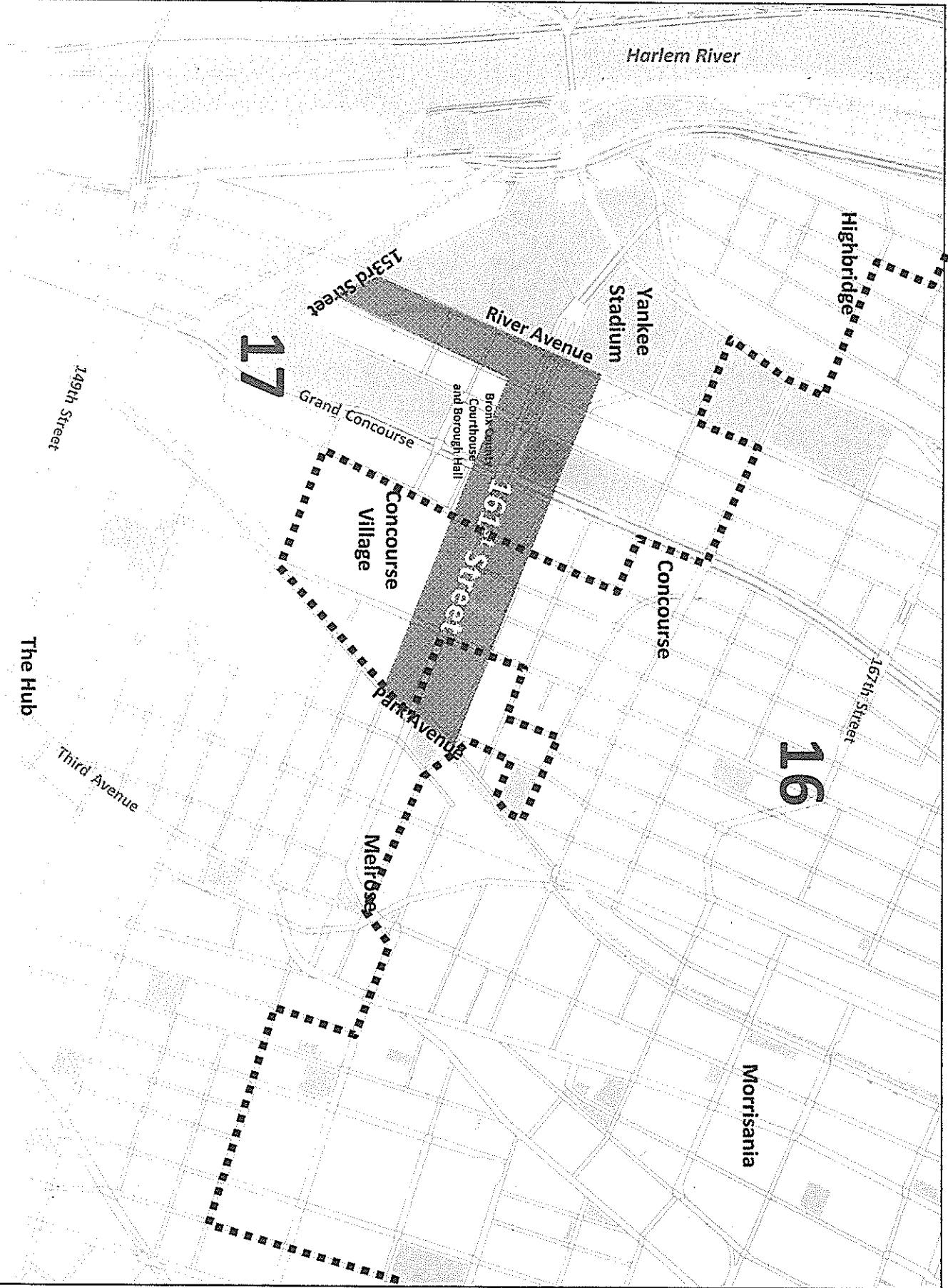
City of New York . Department of City Planning . Bronx Office

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(718) 220-8500

THE Borough
Five Economic Opportunity
FOR

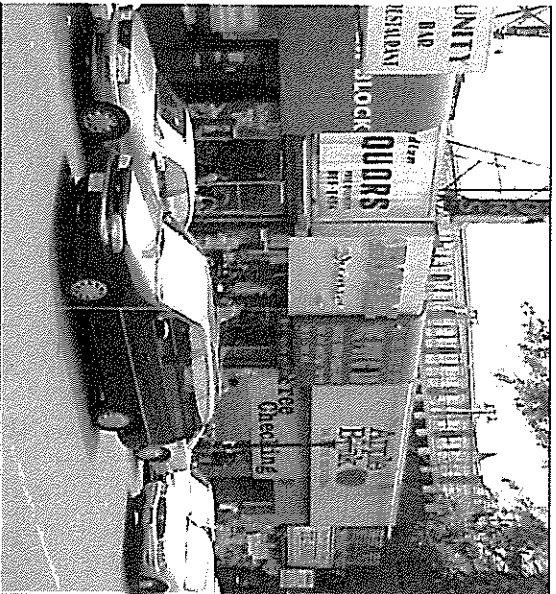




Goals

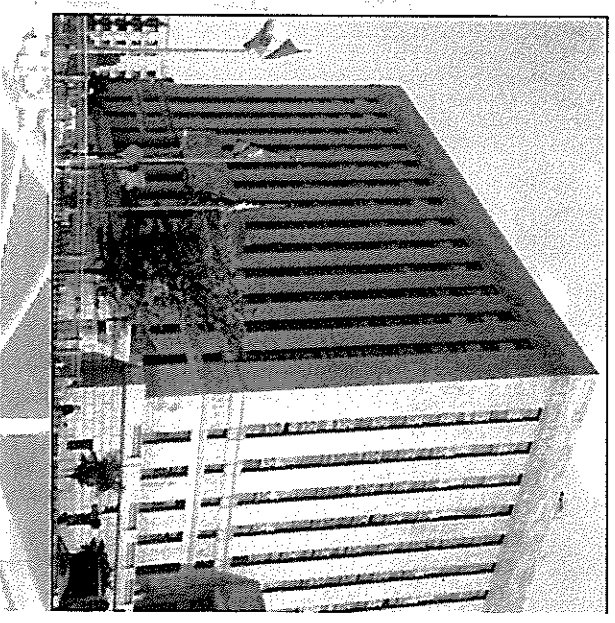
Revive 161st Street, Bronx Civic Center

- Attract Investment
- Change Small Parts to Strengthen Whole



Strengthen Business

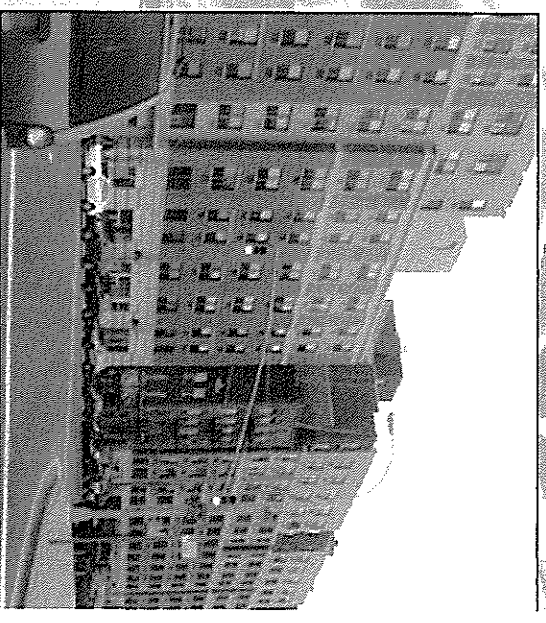
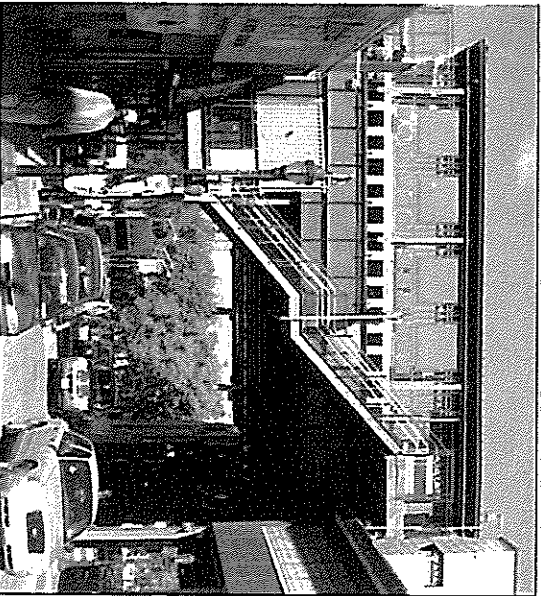
- Increase Office and Retail Opportunities
- Redevelop Underutilized Sites
- Create Jobs



Incentivize Affordable Housing

Target Growth

Near Transit (Subway, Bus, Metro North)



Actions

Rezone

1 full block and
8 partial blocks

Create New District

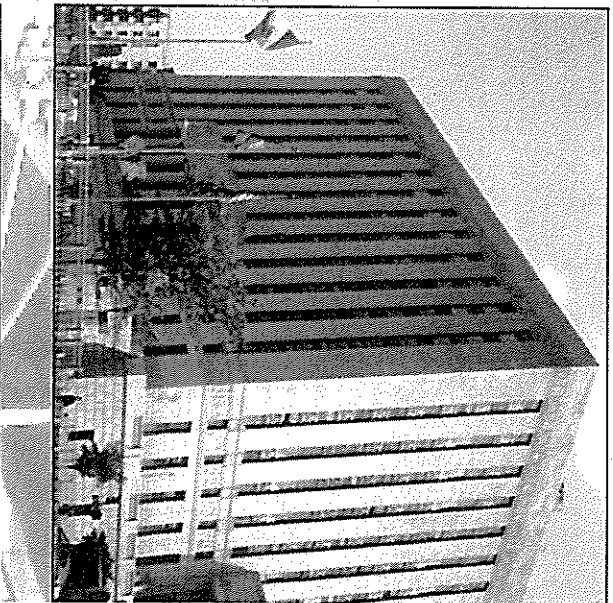
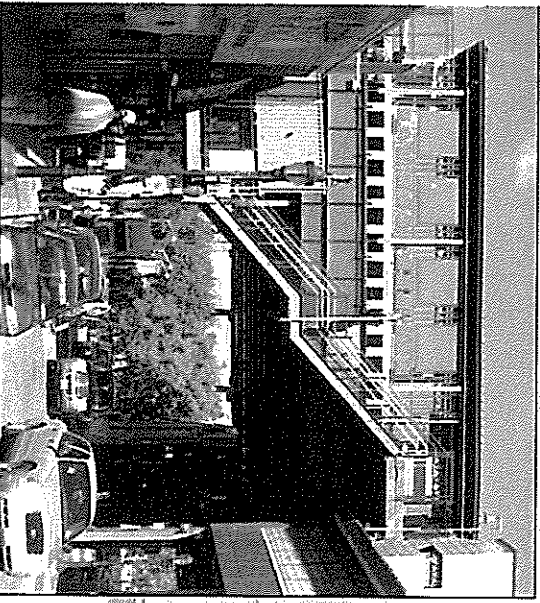
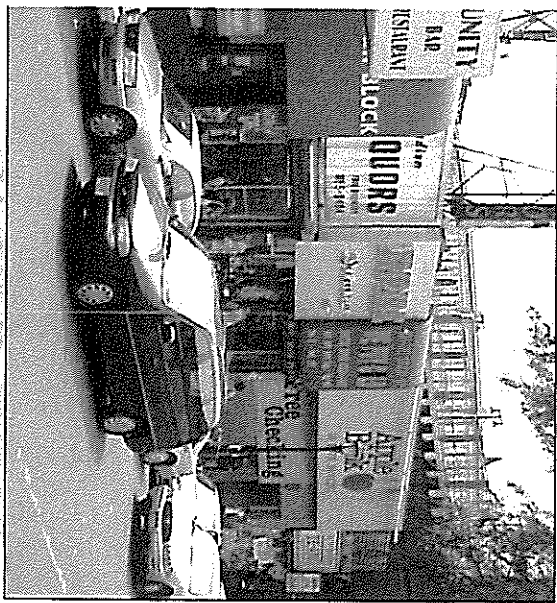
C6-3D/R9D

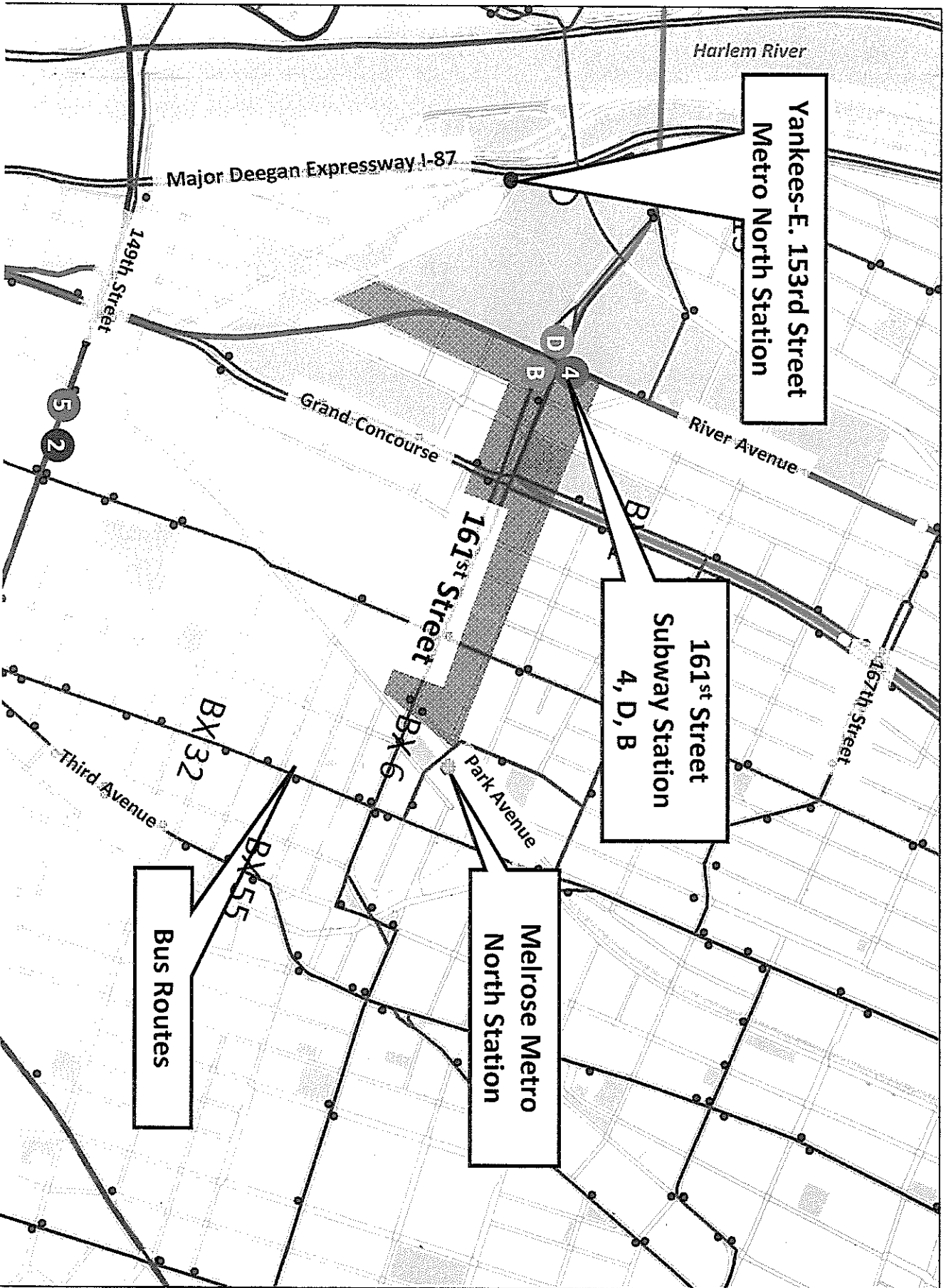
Zoning Text Amendment

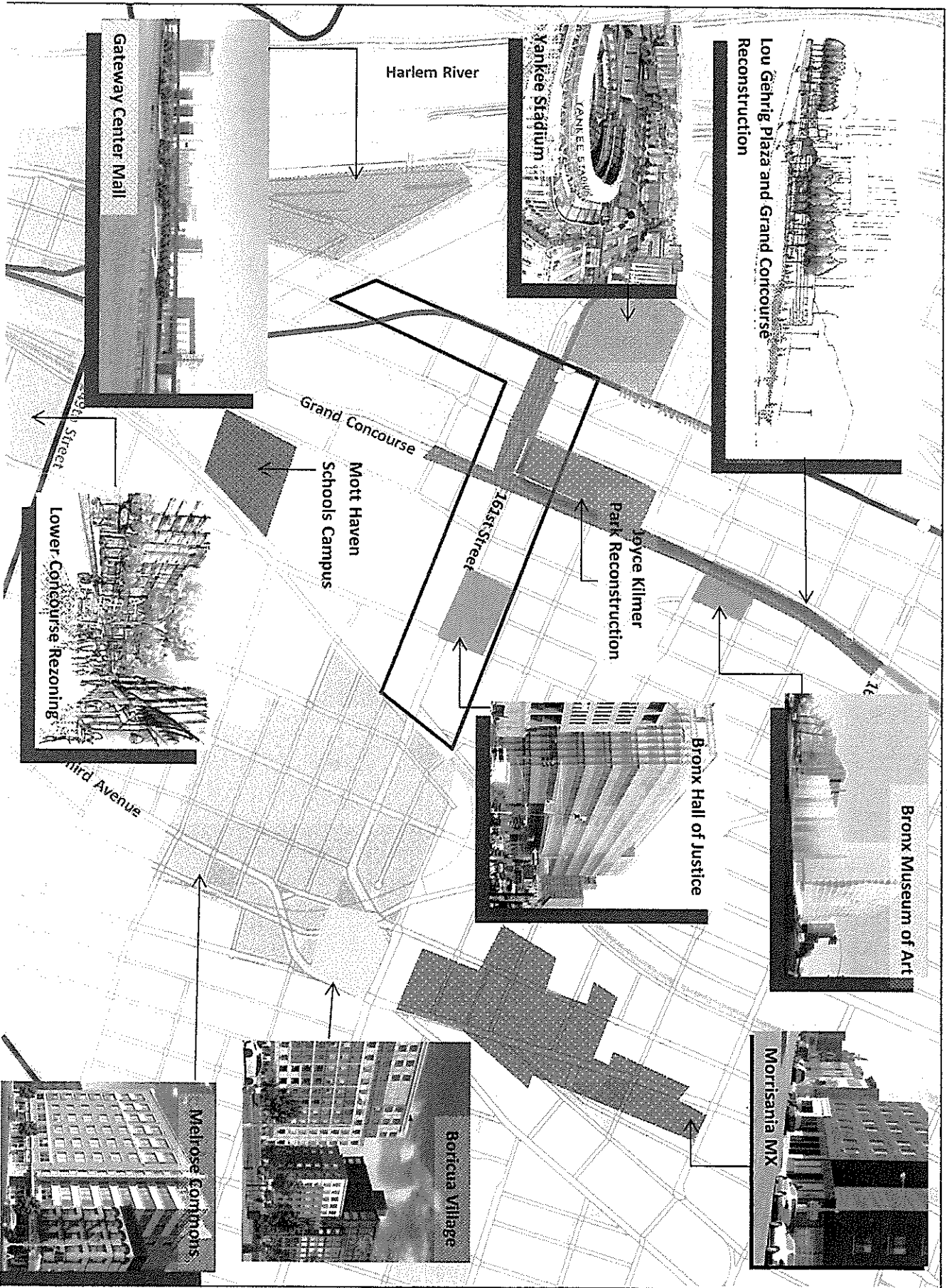
Apply

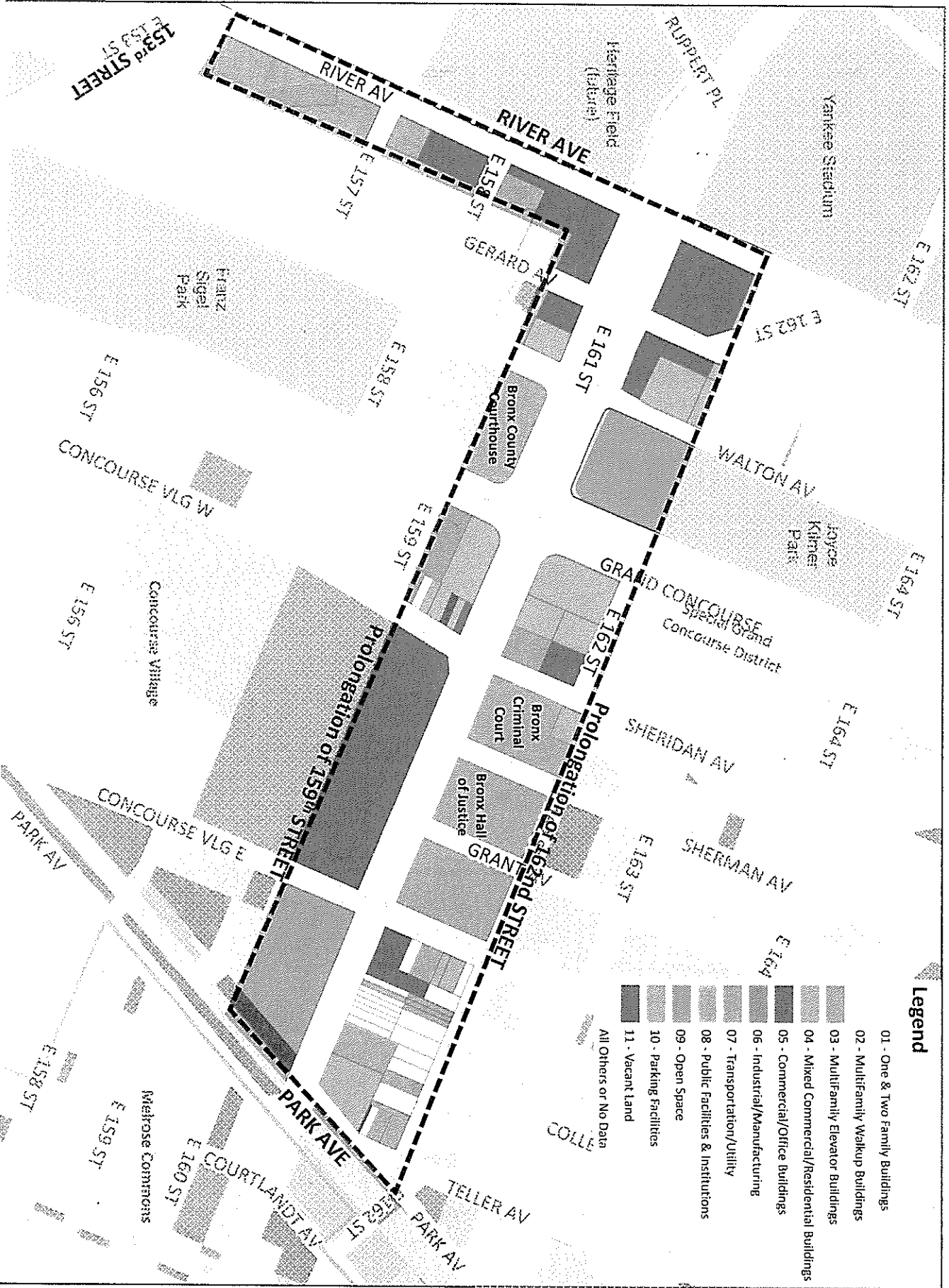
Inclusionary

Housing







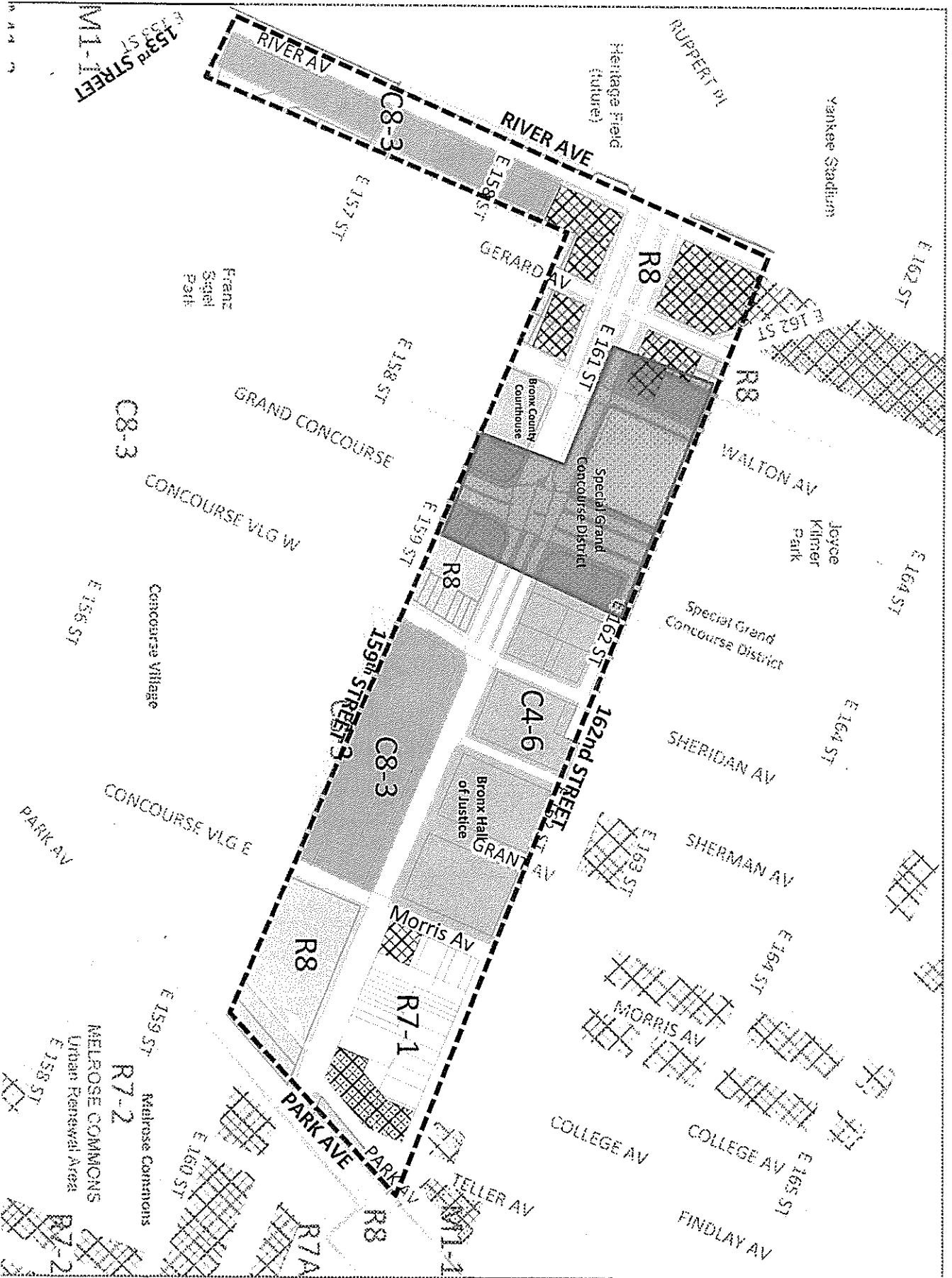


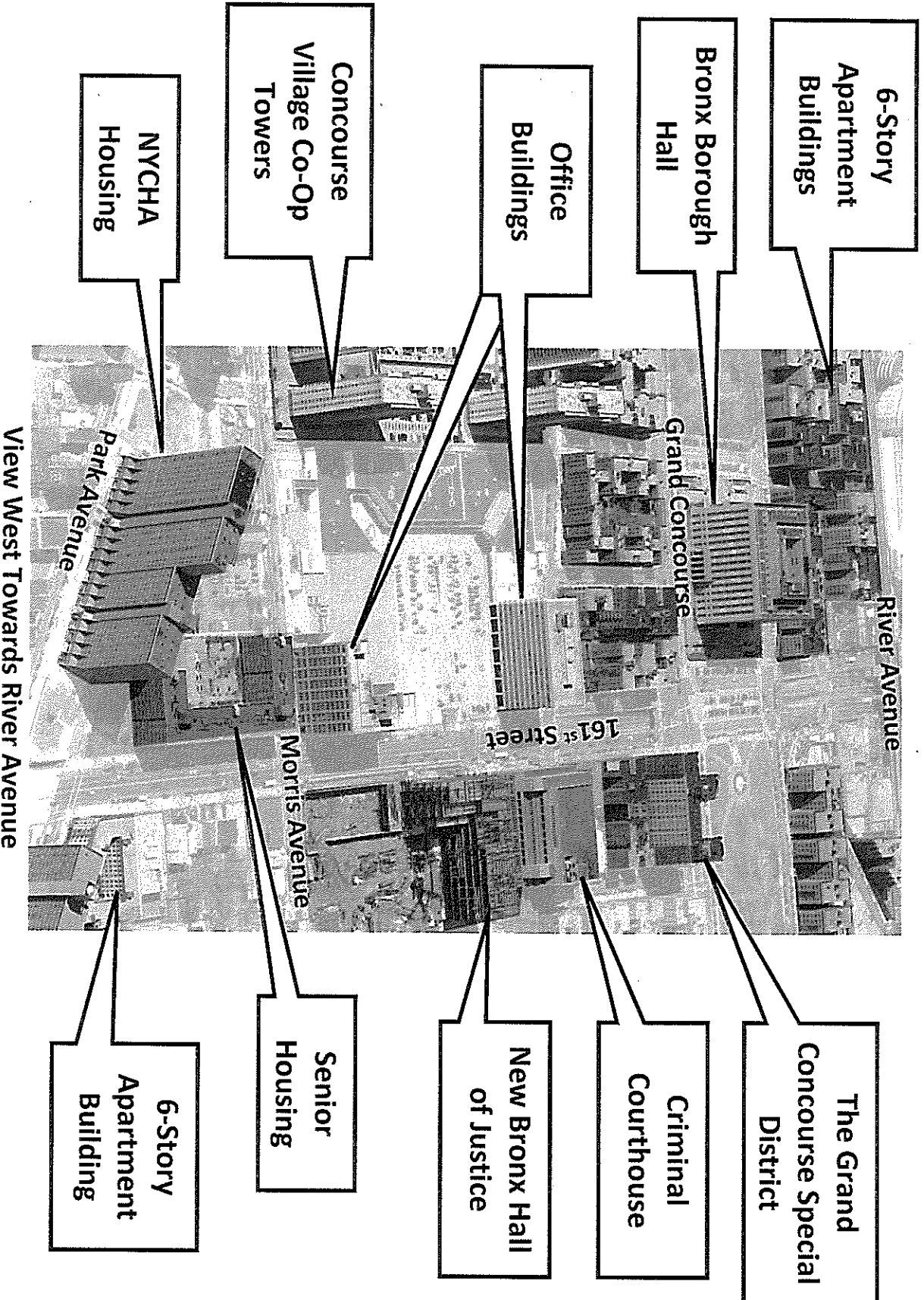
Legend

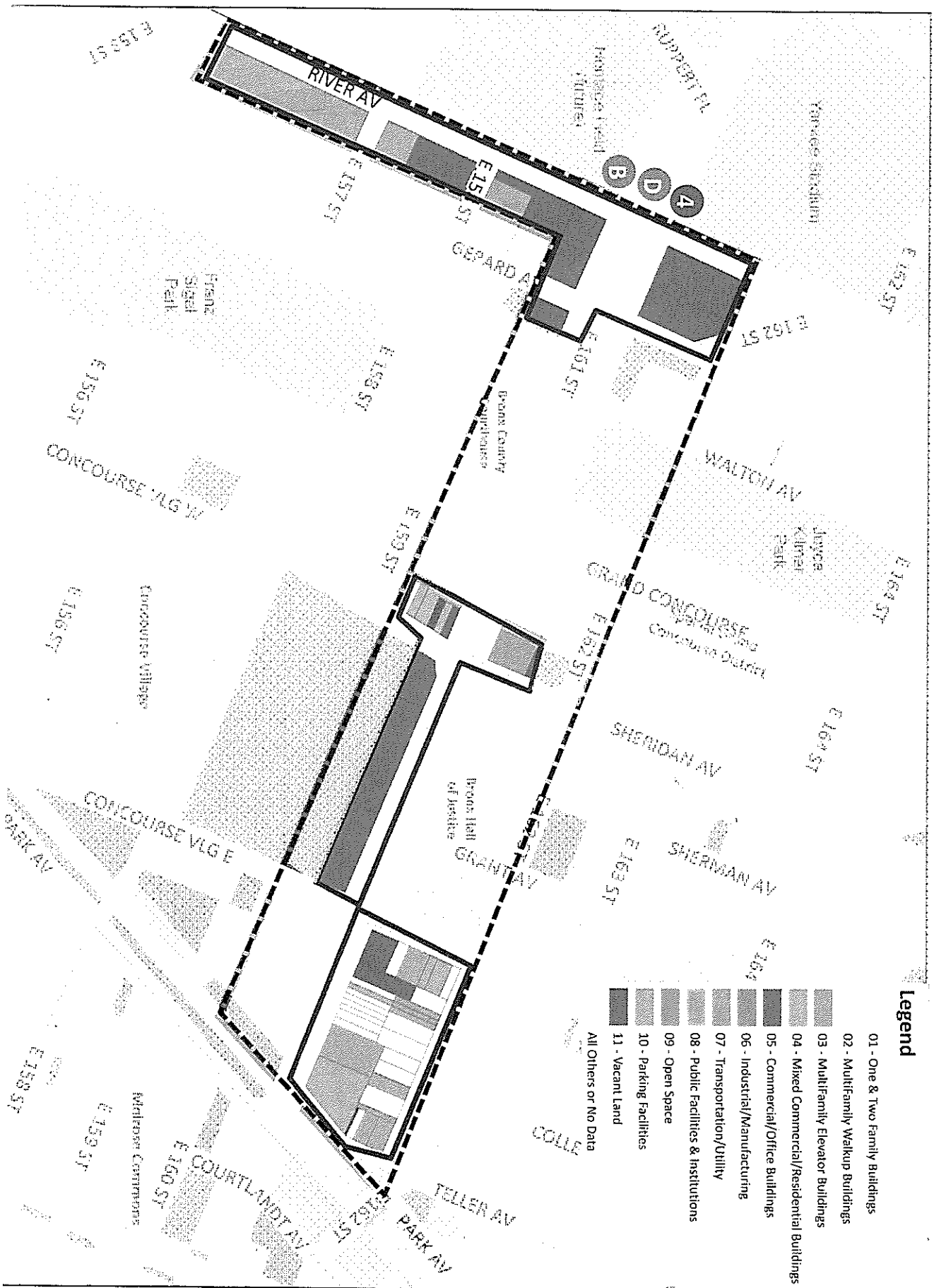
- 01 - One & Two Family Buildings
- 02 - Multifamily Walkup Buildings
- 03 - Multifamily Elevator Buildings
- 04 - Mixed Commercial/Residential Buildings
- 05 - Commercial/Office Buildings
- 06 - Industrial/Manufacturing
- 07 - Transportation/Utility
- 08 - Public Facilities & Institutions
- 09 - Open Space
- 10 - Parking Facilities
- 11 - Vacant Land
- All Others or No Data

161st STREET / RIVER AVENUE

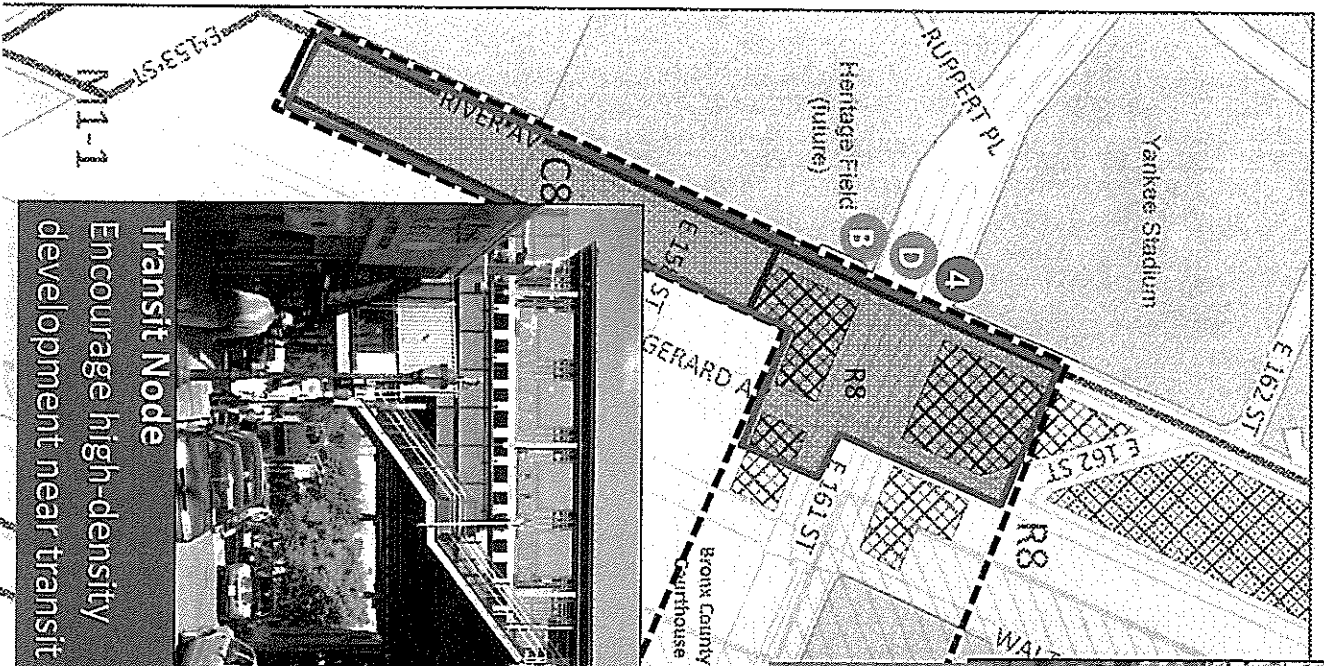
EXISTING ZONING



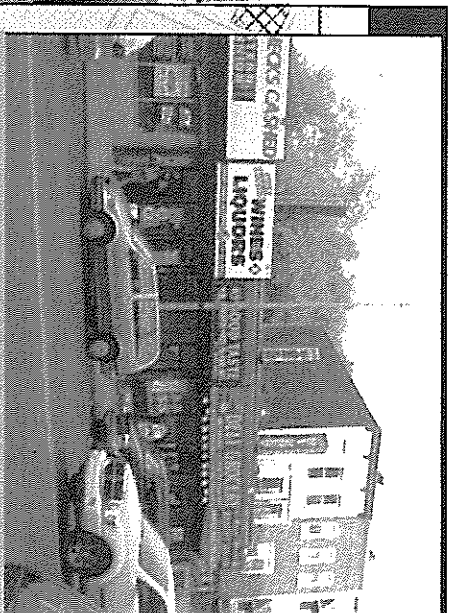




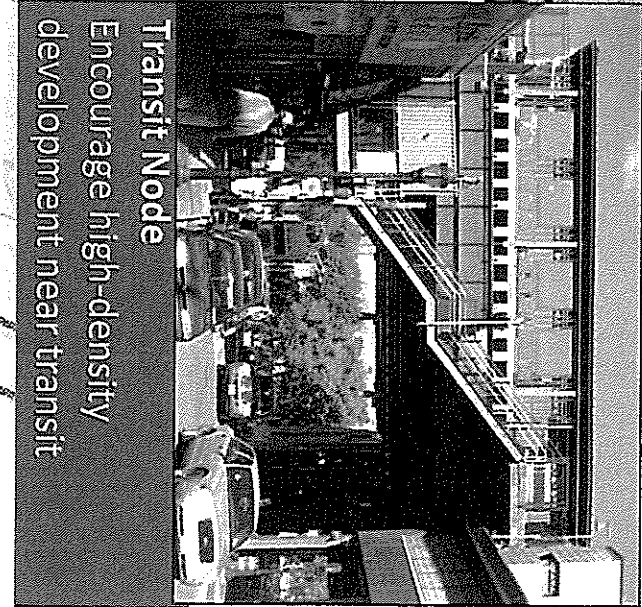
161st STREET / RIVER AVENUE



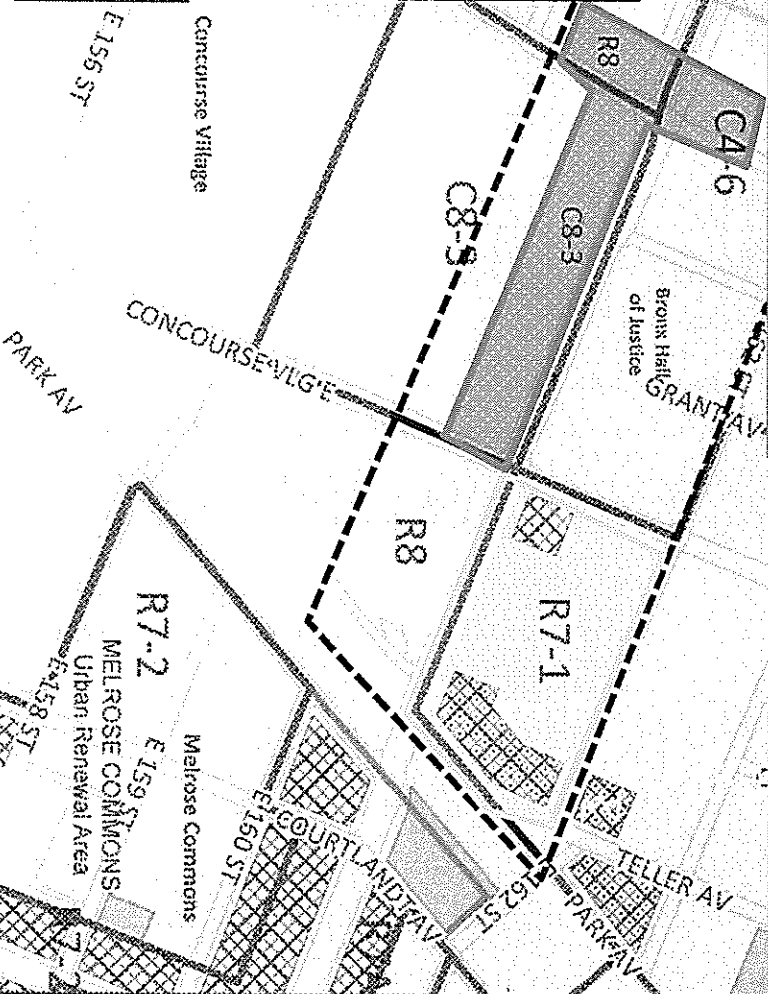
Civic Node
 Encourage office development
 consistent with existing civic
 buildings



Residential Node
 Encourage affordable housing
 consistent with Melrose
 Commons



Transit Node
 Encourage high-density
 development near transit



Existing Zoning

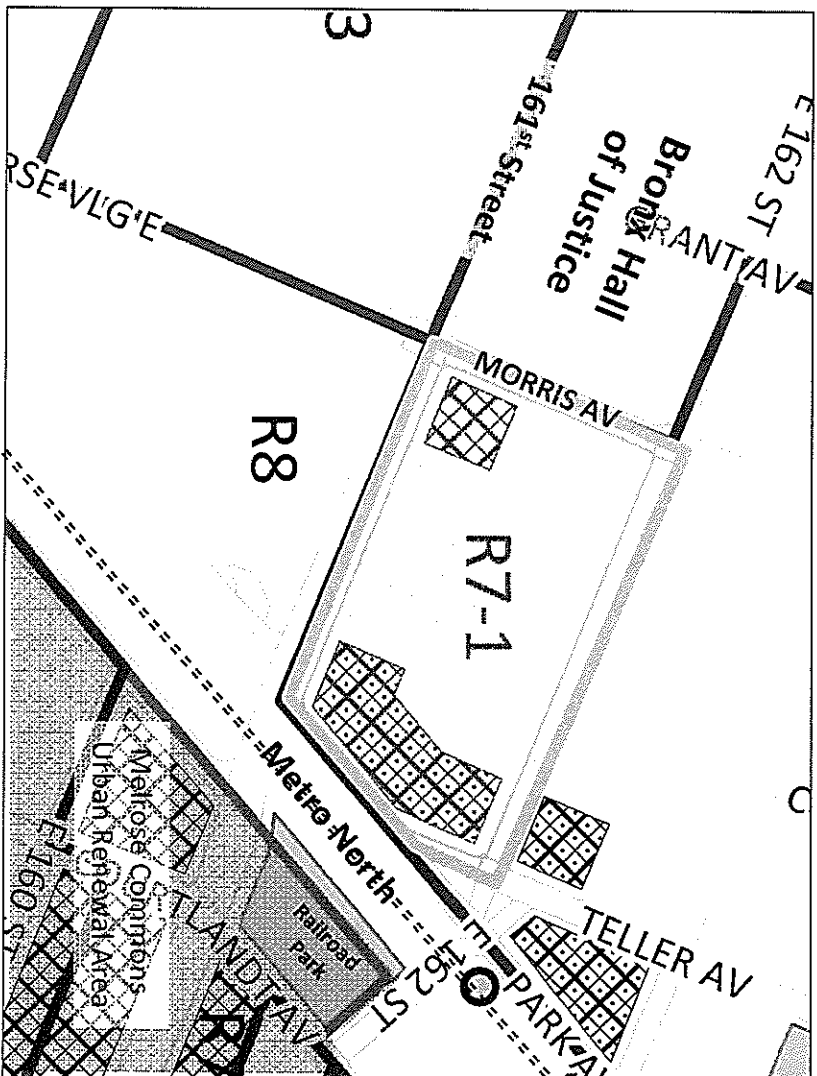
One Full Block

R7-1

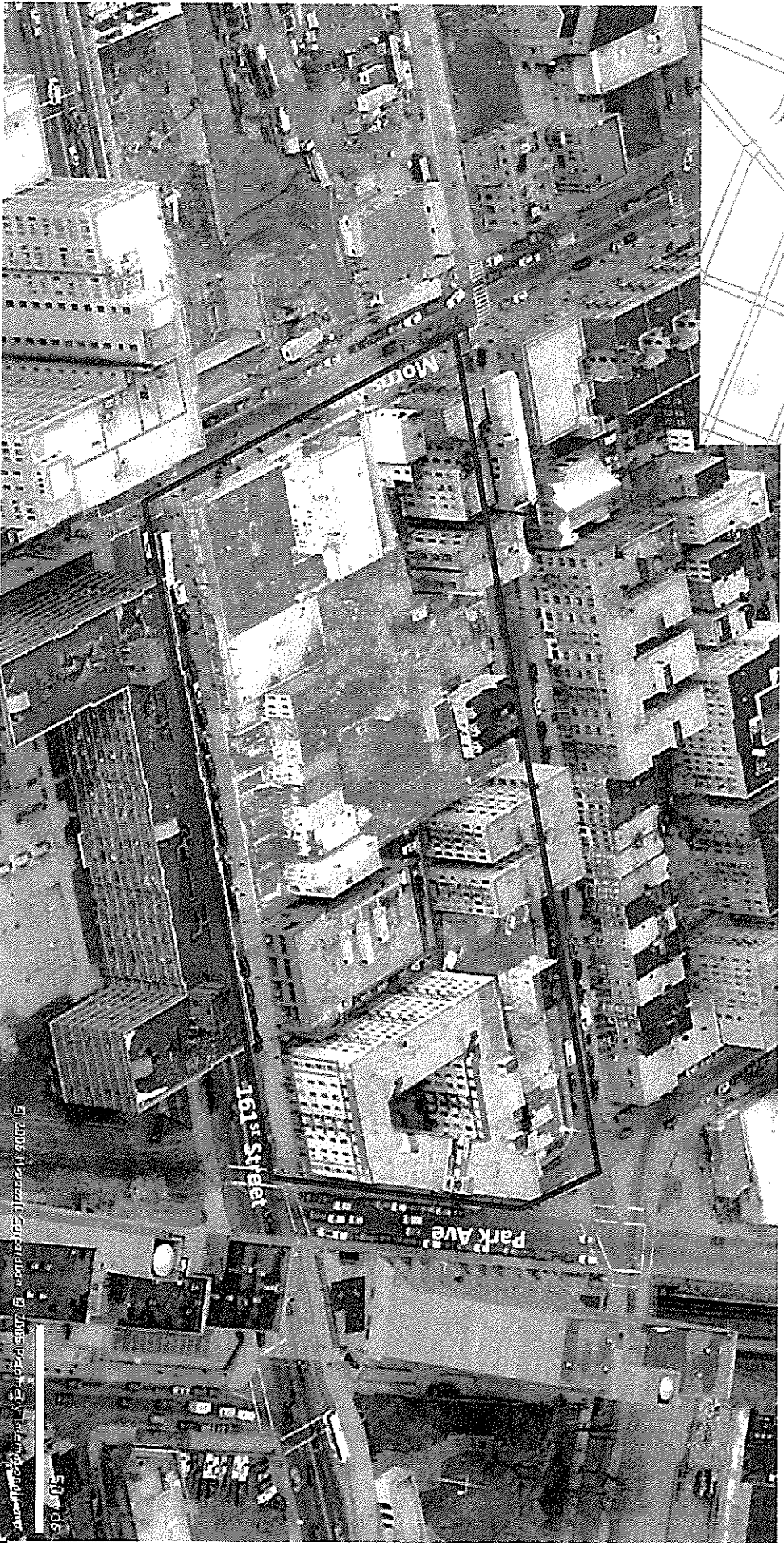
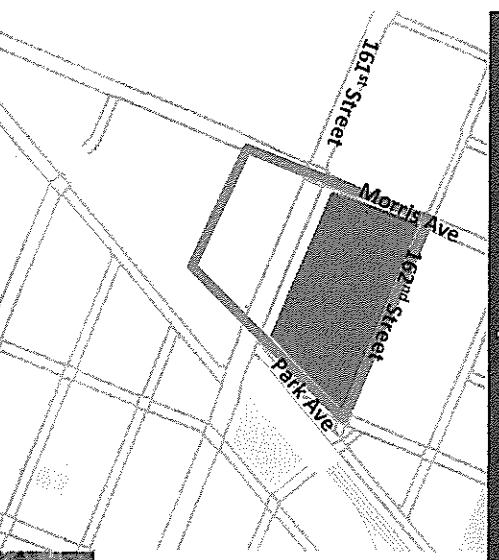
- Mid-density Residential
- 3.4 FAR Residential
- No height limits
- Parking required for 60% of residential units

C1-4 and C2-4

- Local retail and services
- 2.0 FAR Commercial
- Commercial limited to ground floor in mixed bldg
- Only part of blockfront covered



North Side of 161st Street Morris Ave to Park Ave



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Issues

Break in Commercial Activity

Commercial Uses Along 161st Street
Path to Metro-North Station
Path to Melrose Commons

Low-Scale Development

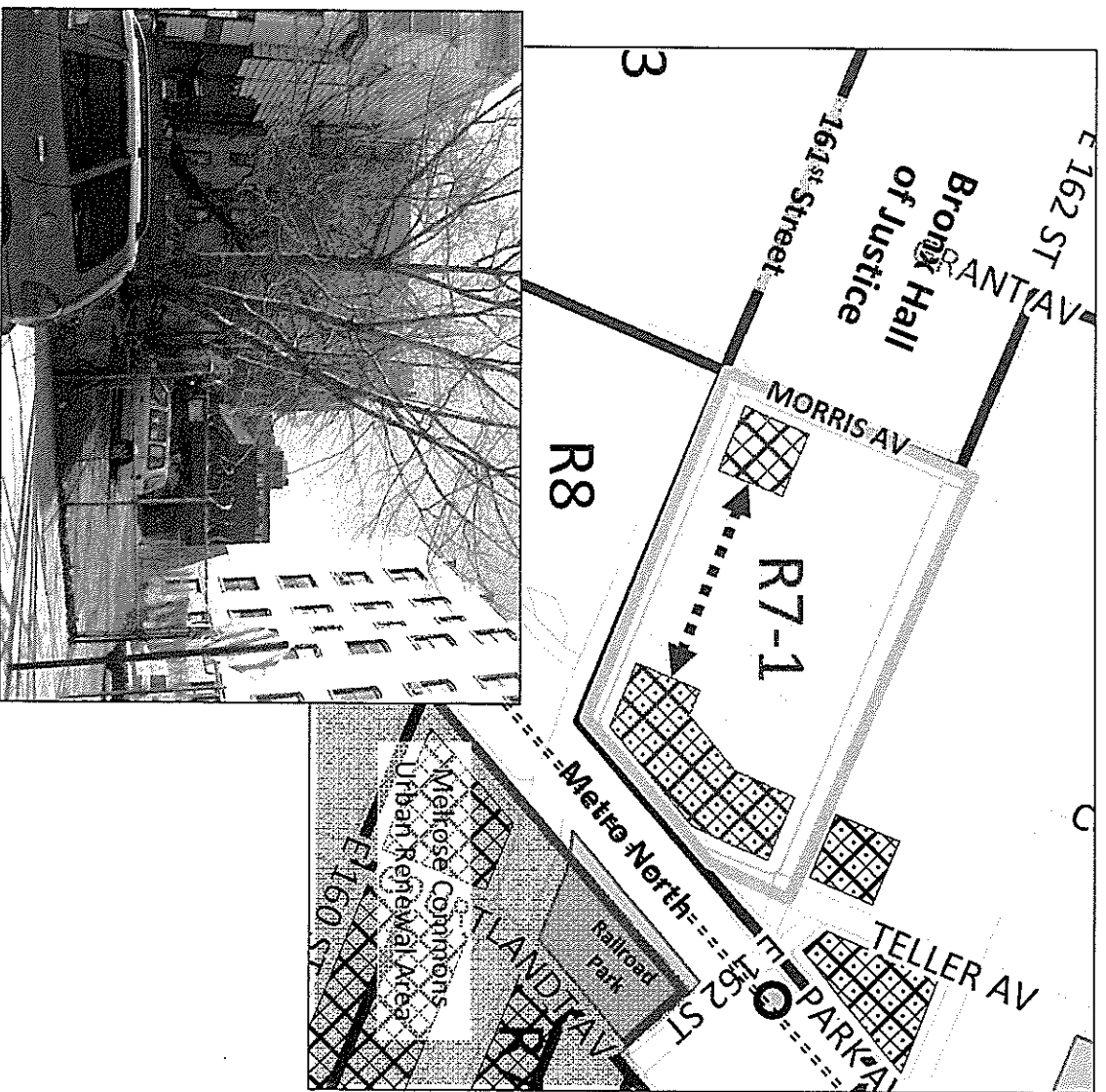
On High-Profile Street
One- & Two-Story Commercial Uses
Row Houses Along 161st Street

Underbuilt Sites

Additional Residential Allowed

Need for Affordable Housing

No Incentive for Affordable Housing



GOAL: Encourage Affordable Housing Consistent with Melrose Commons

Proposal

Rezone 1 full block to R8A

And R8A w/ C2-4 overlay

Increase Residential Bulk

From 3.44 To 5.4 Base FAR

Establish Height Limit

Incentivize Affordable Housing

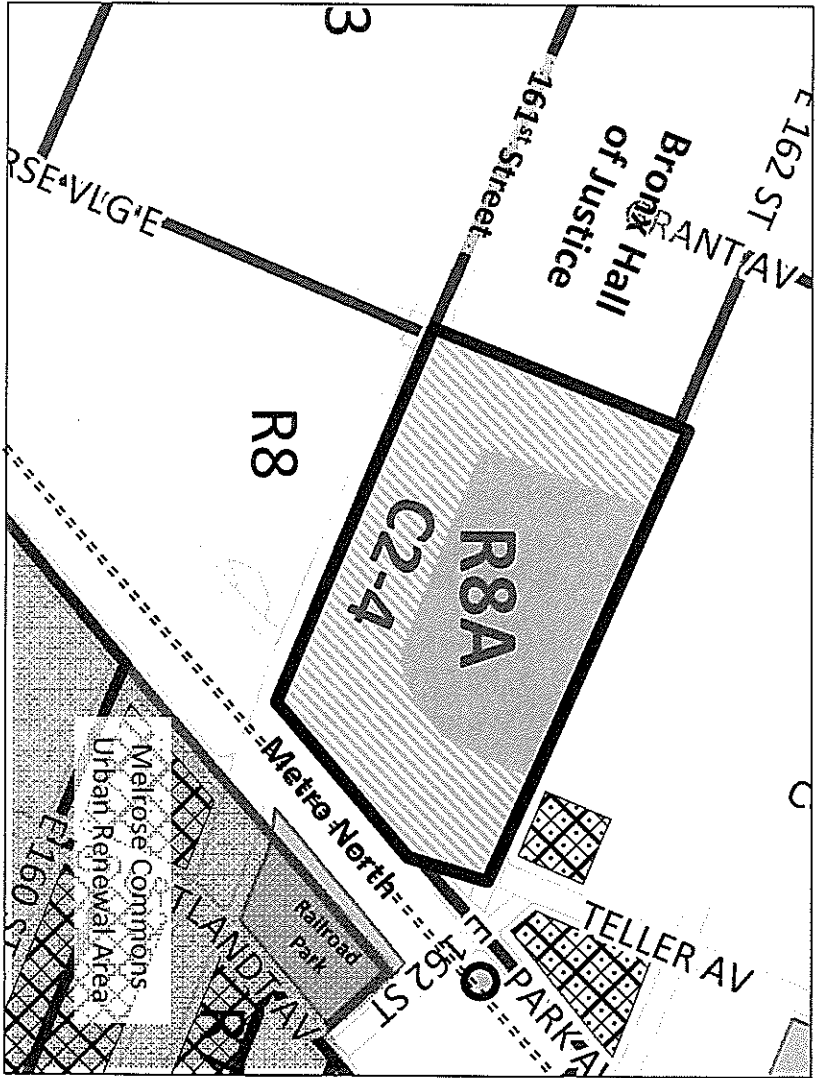
Zoning Bonus – up to 7.2 FAR

Allow More Commercial

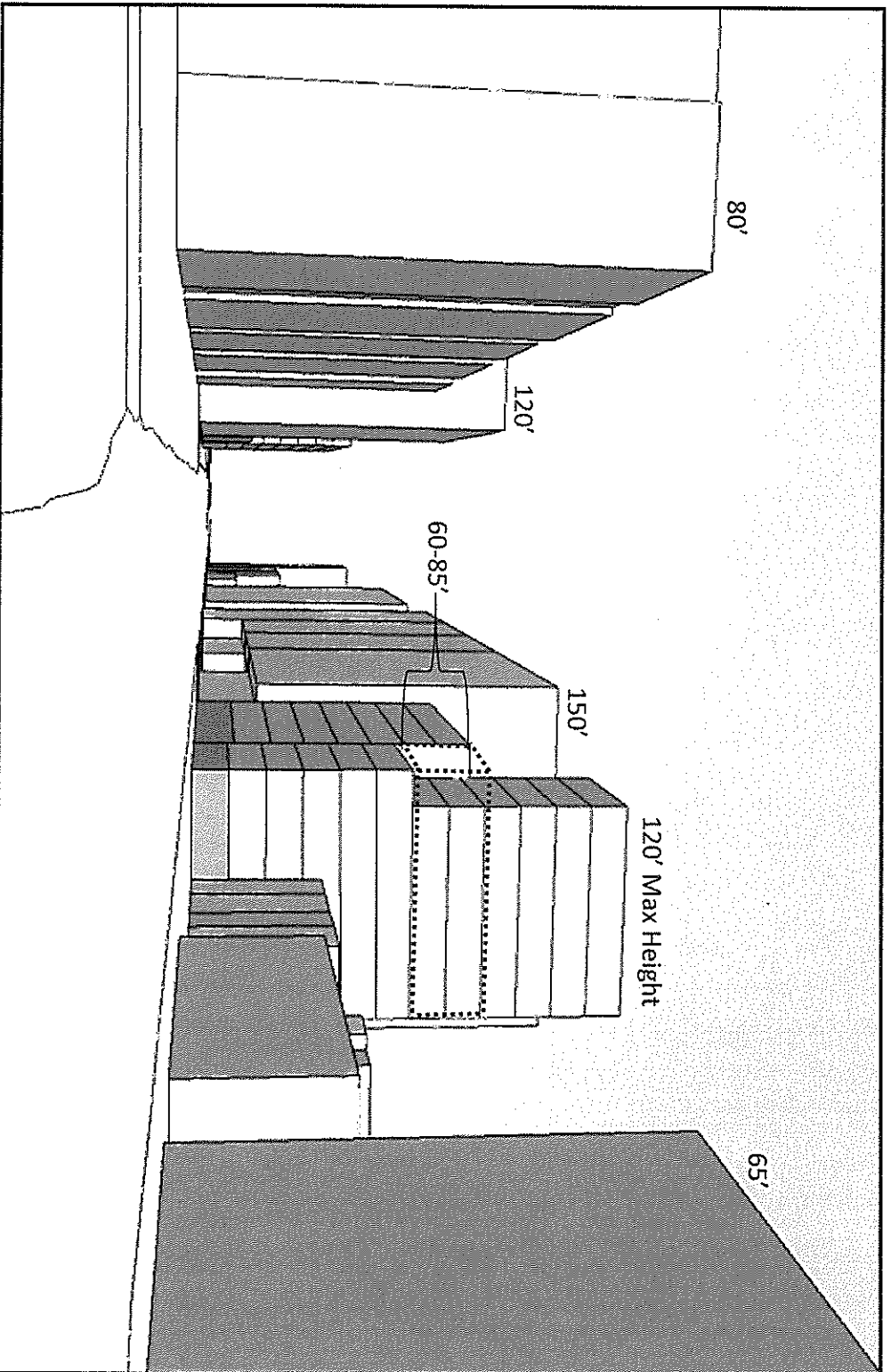
Extend *Commercial Overlay* to

Cover Blockfront on Major Streets

Local Commercial (banks, restaurants, pharmacies, groceries)



Proposed Zoning R8A/C2-4



161st Street and Park Avenue, looking west



Existing Zoning

C8-3

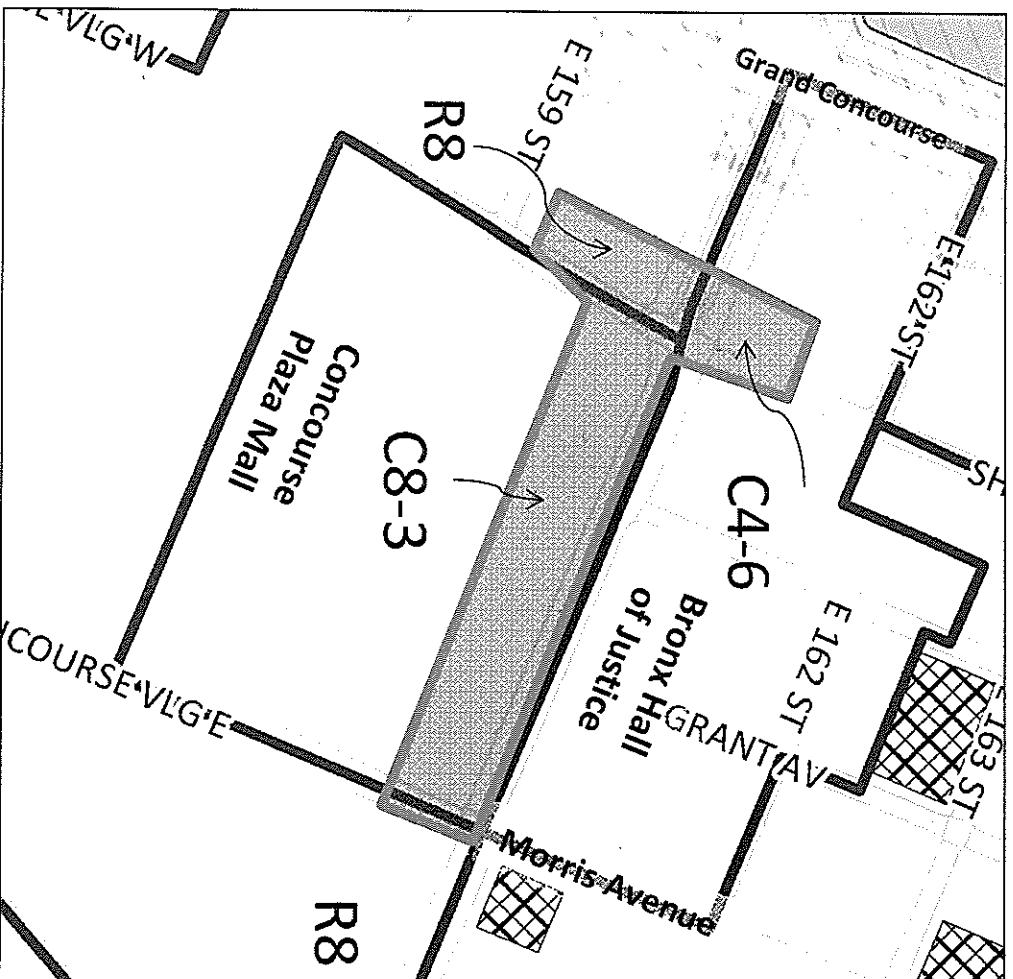
- Light industrial and Auto-related Uses and other commercial
- 2.0 FAR commercial
- No residential allowed

R8

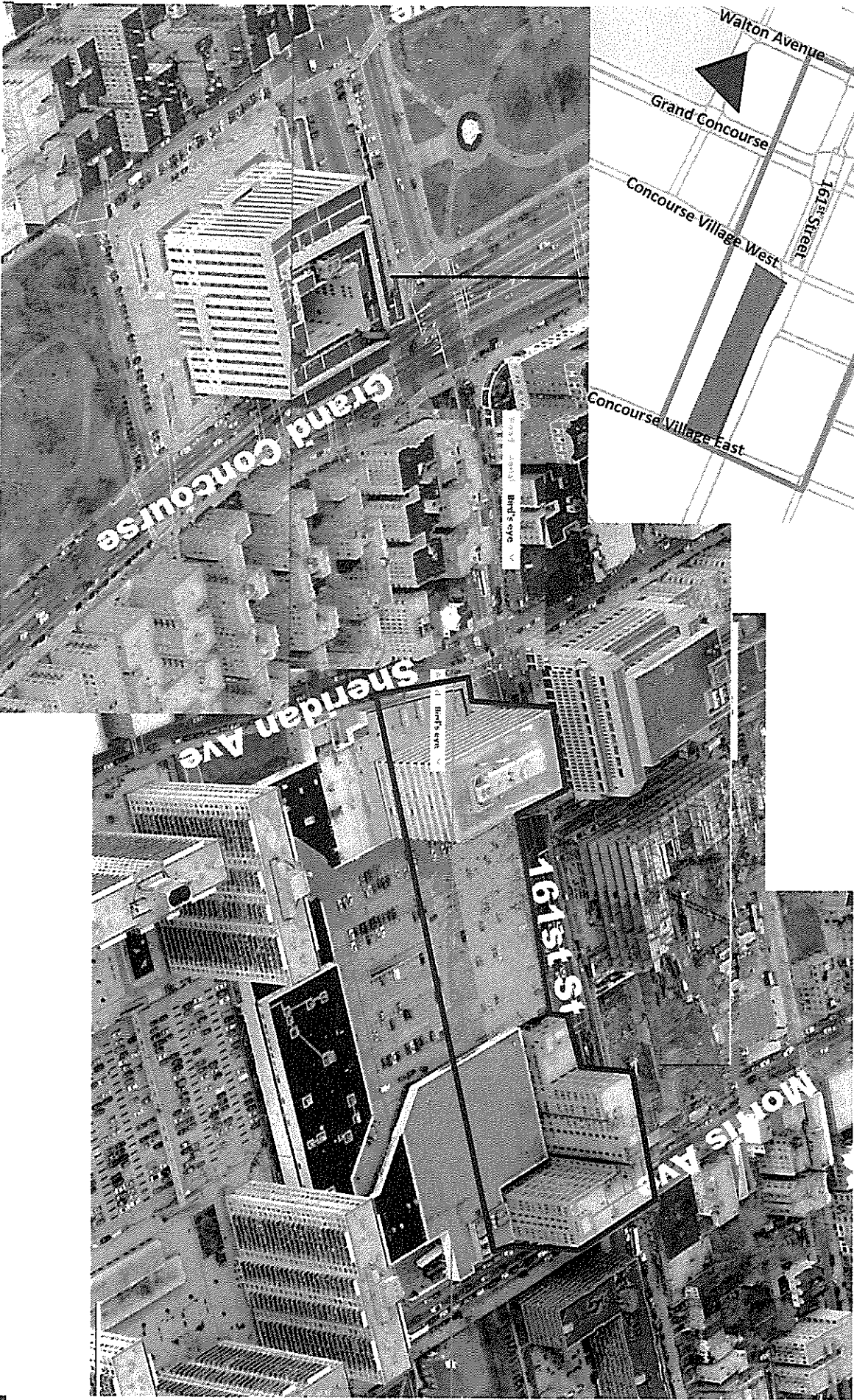
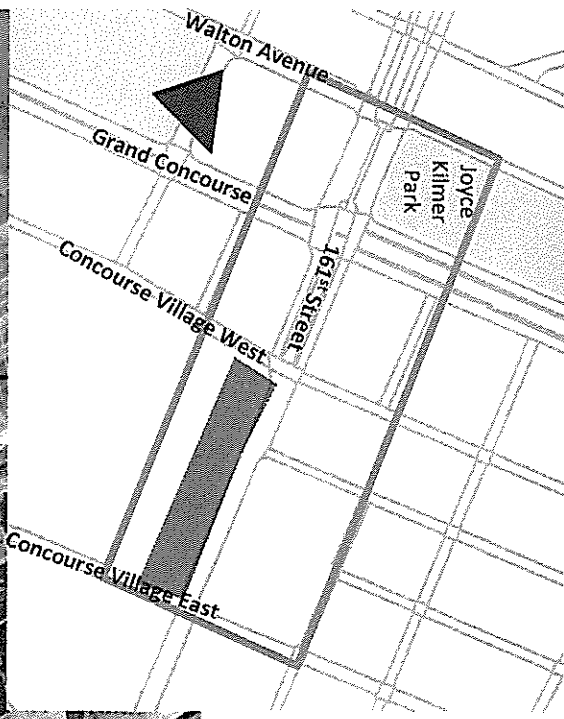
- High-density Residential
- 6.02-7.2 FAR Residential
- No height limits
- Parking required for 40% of units

C4-6

- High-density Community Facility District (Courts, Hospitals, for example)
- 10.0 FAR Residential and Community Facility
- 3.4 FAR Commercial
- Parking required for 40% of residential units and None for Commercial or Community Facility



South Side of 161st Street: Concourse Village West
to Concourse Village East



Issues

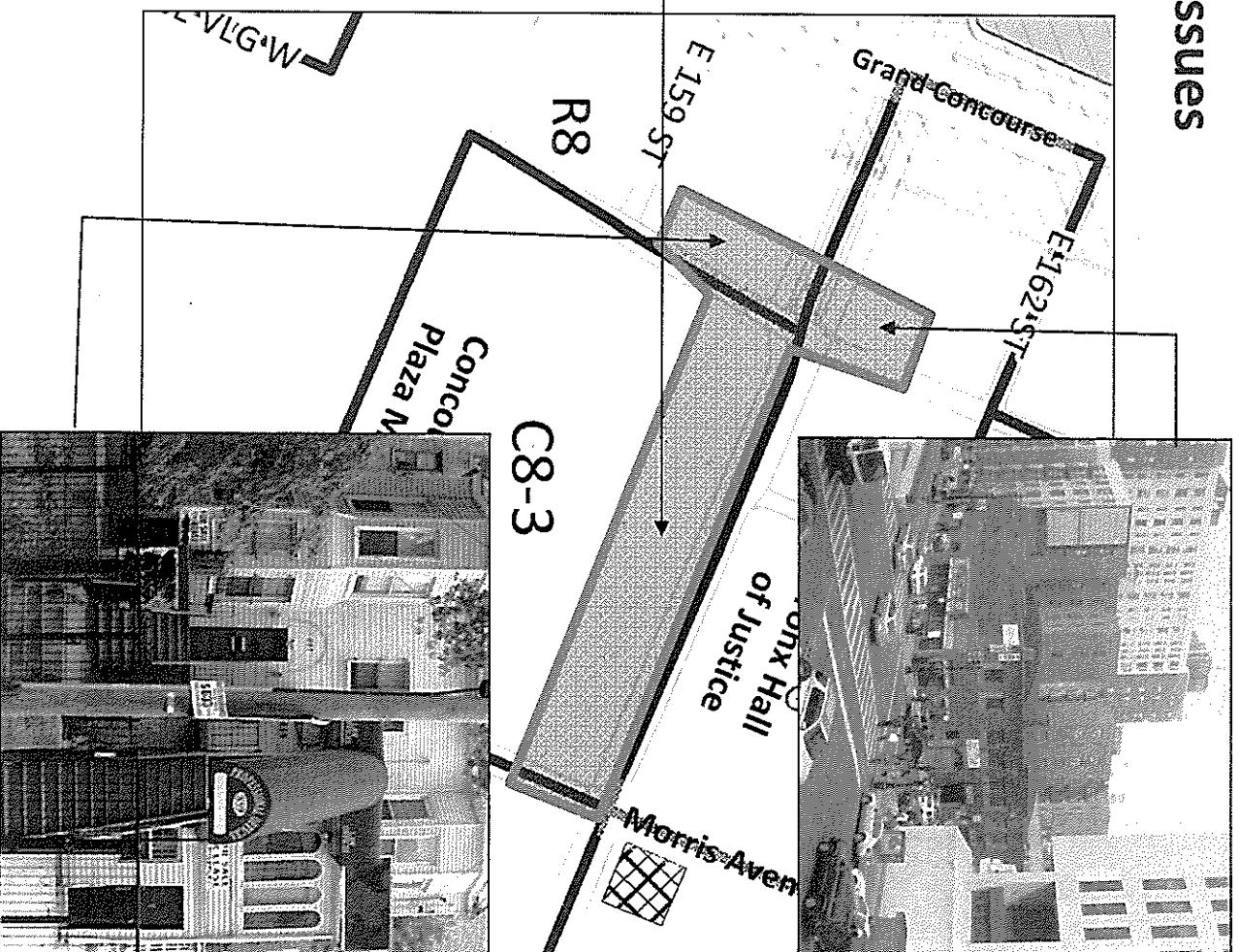
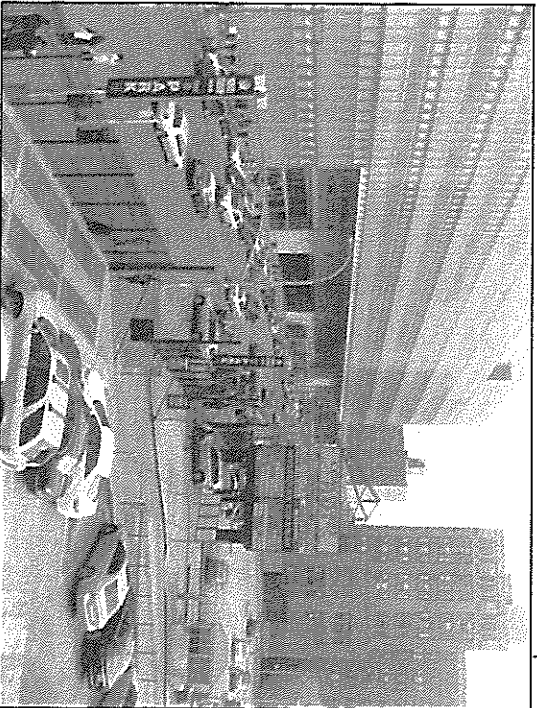
Zoning Mismatch

- C8-3: Semi-Industrial Zoning In Civic Area
- C4-6: Community Facility/Residential District
- R8: Office Not Allowed

Underutilized Sites

Out-of-Character Development

- Open Parking Lot Along 161st Street
- One- & Two-Story Commercial Uses



GOAL: Encourage office development consistent with civic buildings

Proposal

Rezone parts of 3 blocks to C6-2

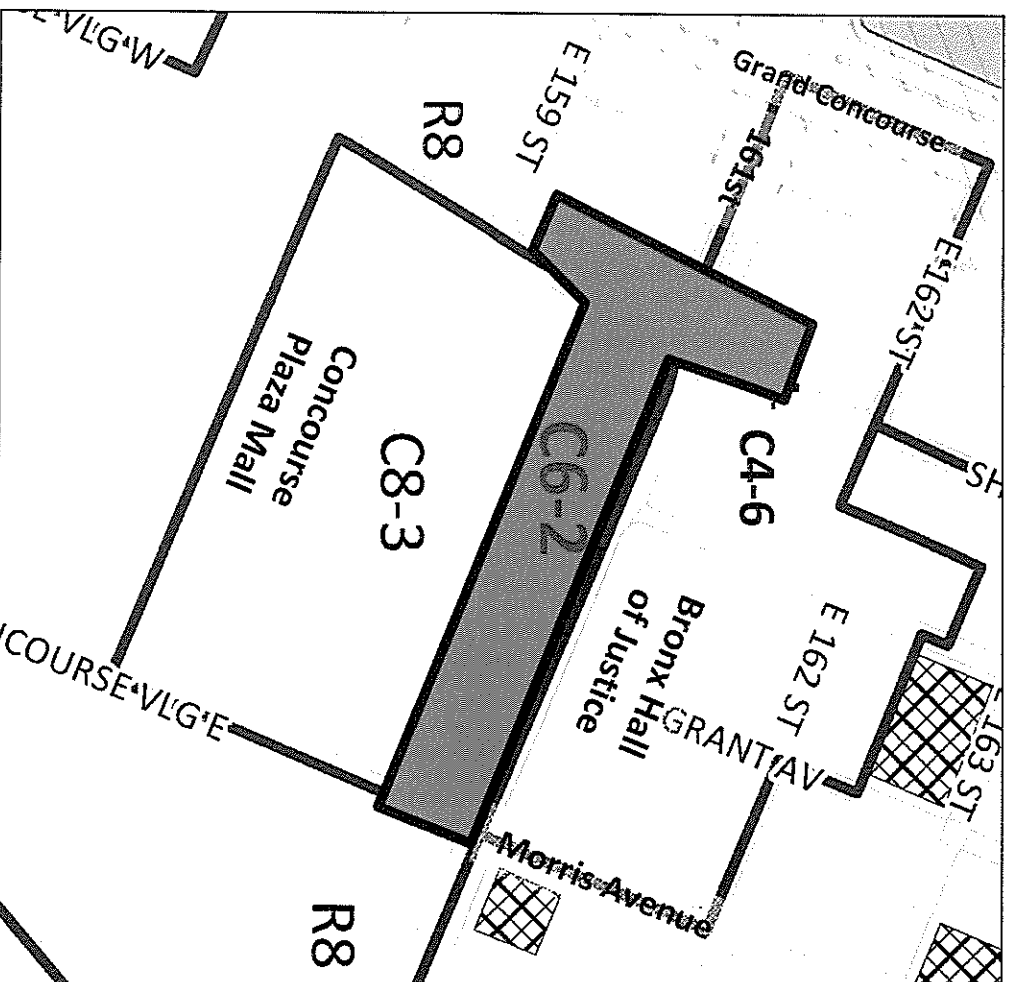
Match Zoning to Desired Uses

Allow More Commercial/Office

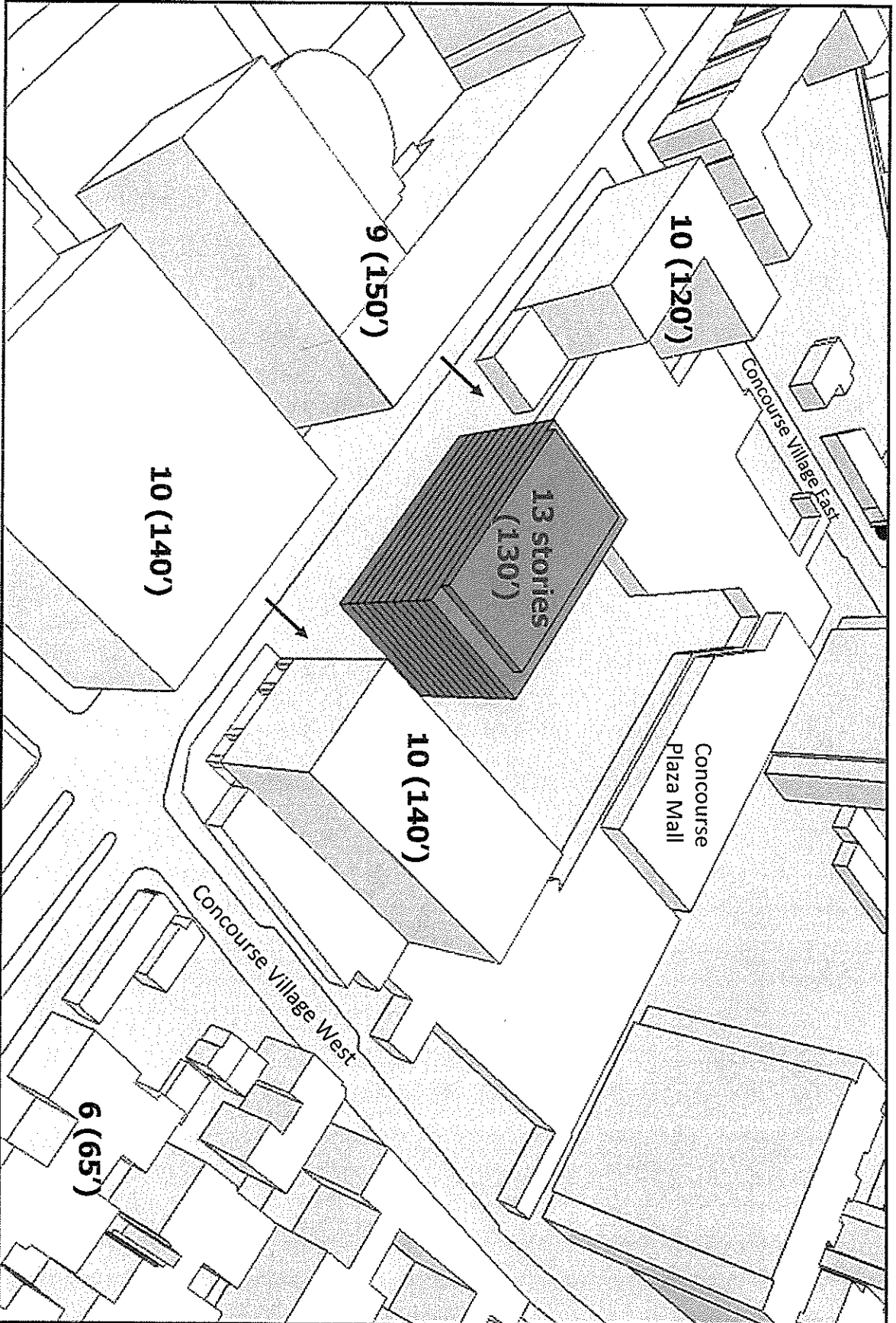
Increase from none, 2.0, and 3.4 to 6.0 FAR

Allow Building Layout Flexibility

Setbacks Allowed For Access To Mall
Flexibility To Prevent Canyon Effect



Proposed Zoning C6-2



SETBACK

Existing Zoning

C8-3

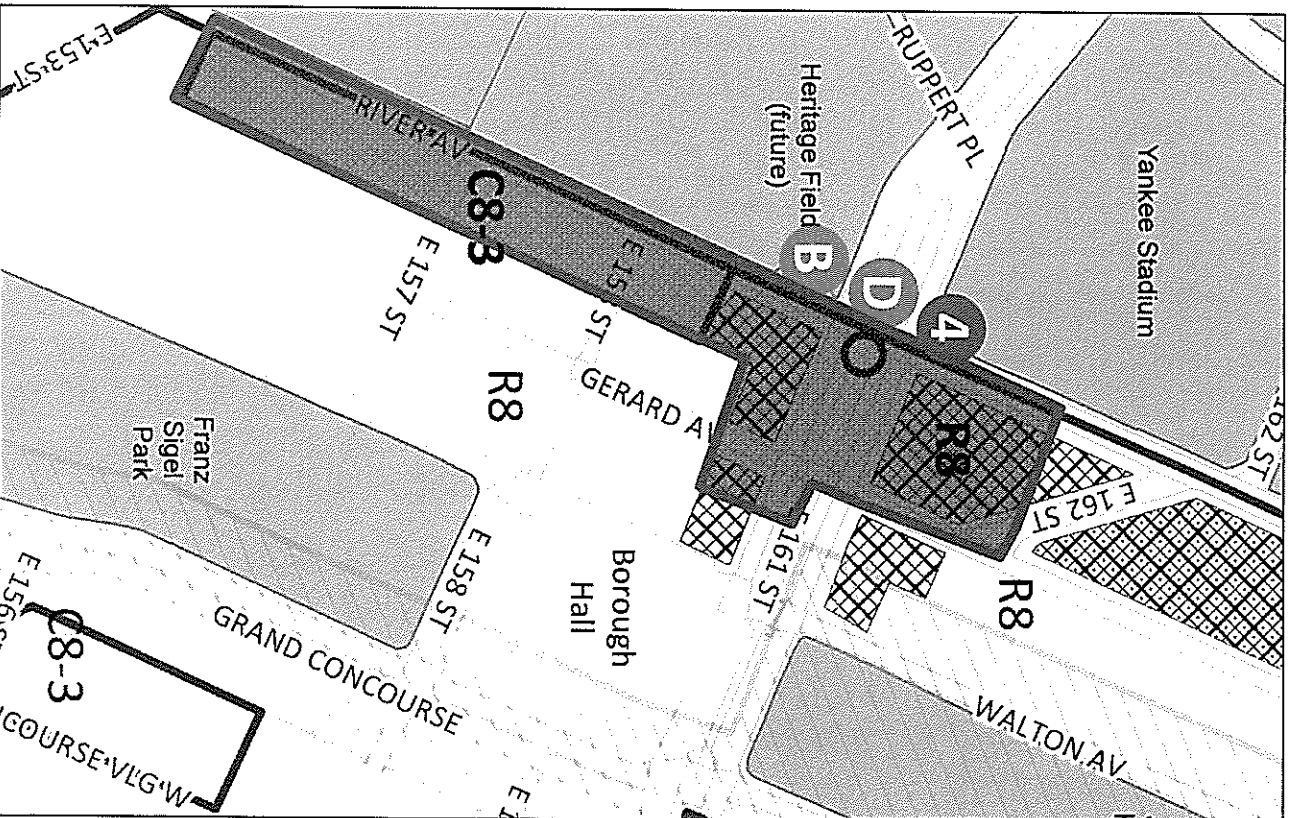
- Light industrial and Auto-related Uses and other commercial
- 2.0 FAR commercial

R8

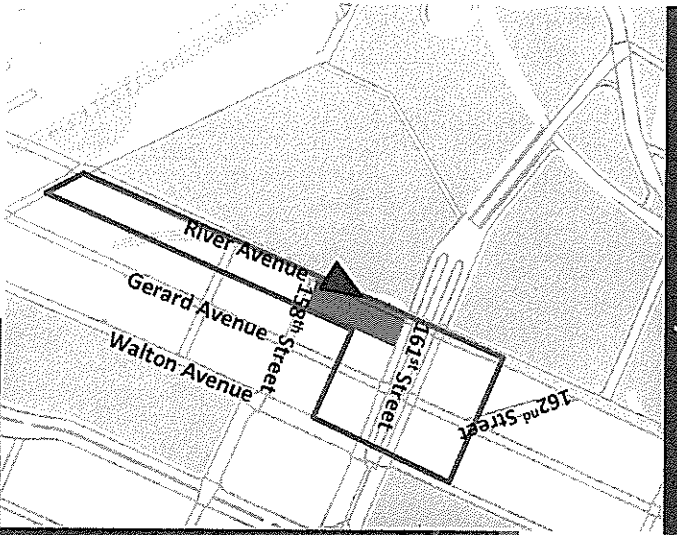
- High-density Residential
- 6.02-7.2 FAR Residential
- No height limits
- Parking required for 40% of units

C1-4

- Local retail and services
- 2.0 FAR Commercial
- Commercial limited to ground floor in mixed bldg



River Avenue: From 161st Street to 158th Street



Issues

Need for Affordable Housing

Near Transit

C8-3: Residential Not Allowed

R8: No Incentive for Affordable Housing

Need for Commercial/Office

Near Attractions & Transit

Offices Invading Residential Buildings

Zoning Mismatch

Elevated Train

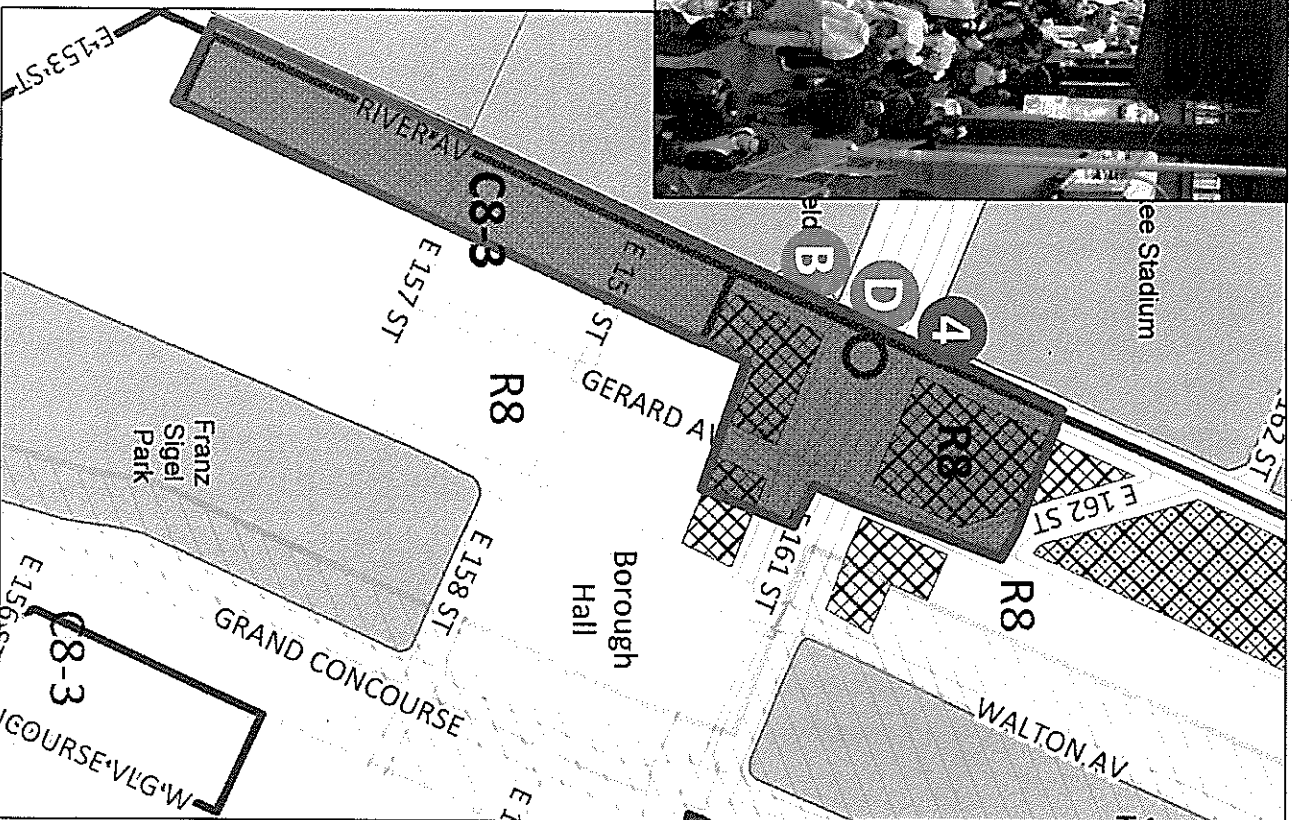
Train Station +/- 36 Feet

Pedestrian Congestion

Street Corners & Train Entrances

Seasonal Uses

Don't serve local community



GOAL: Encourage high-density development near transit

Proposal

Rezone parts of five (5) blocks to

C6-3D

Create New High-Density District for Use Near Elevated Trains

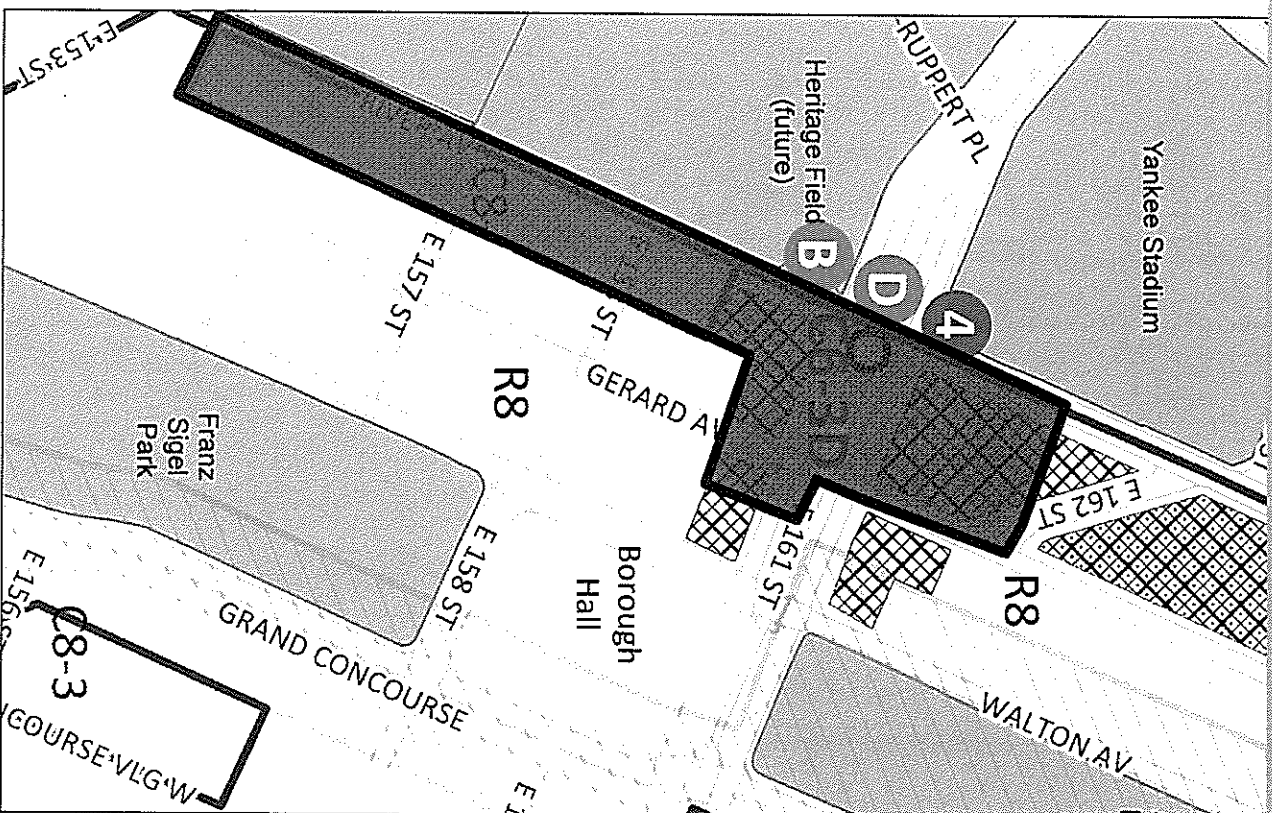
Match Zoning to Desired Uses

Increase Residential, Commercial and Community Facility

Incentivize Affordable Housing

Require Special Setbacks

Use	Max FAR
Residential	7.5
Residential w/ Inclusionary	10.0
Commercial	9.0
Community Facility	9.0



New C6-3D

To address:

Light & Air

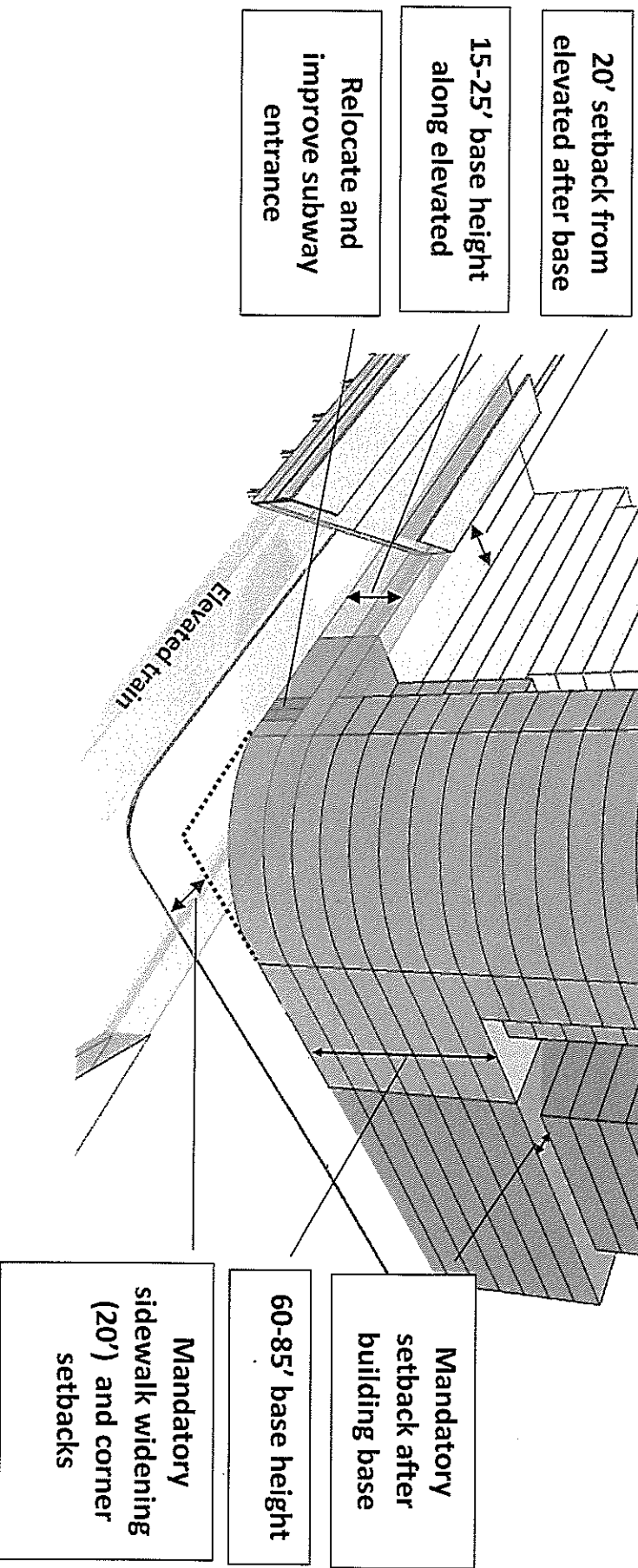
River Avenue . Corners

Noise

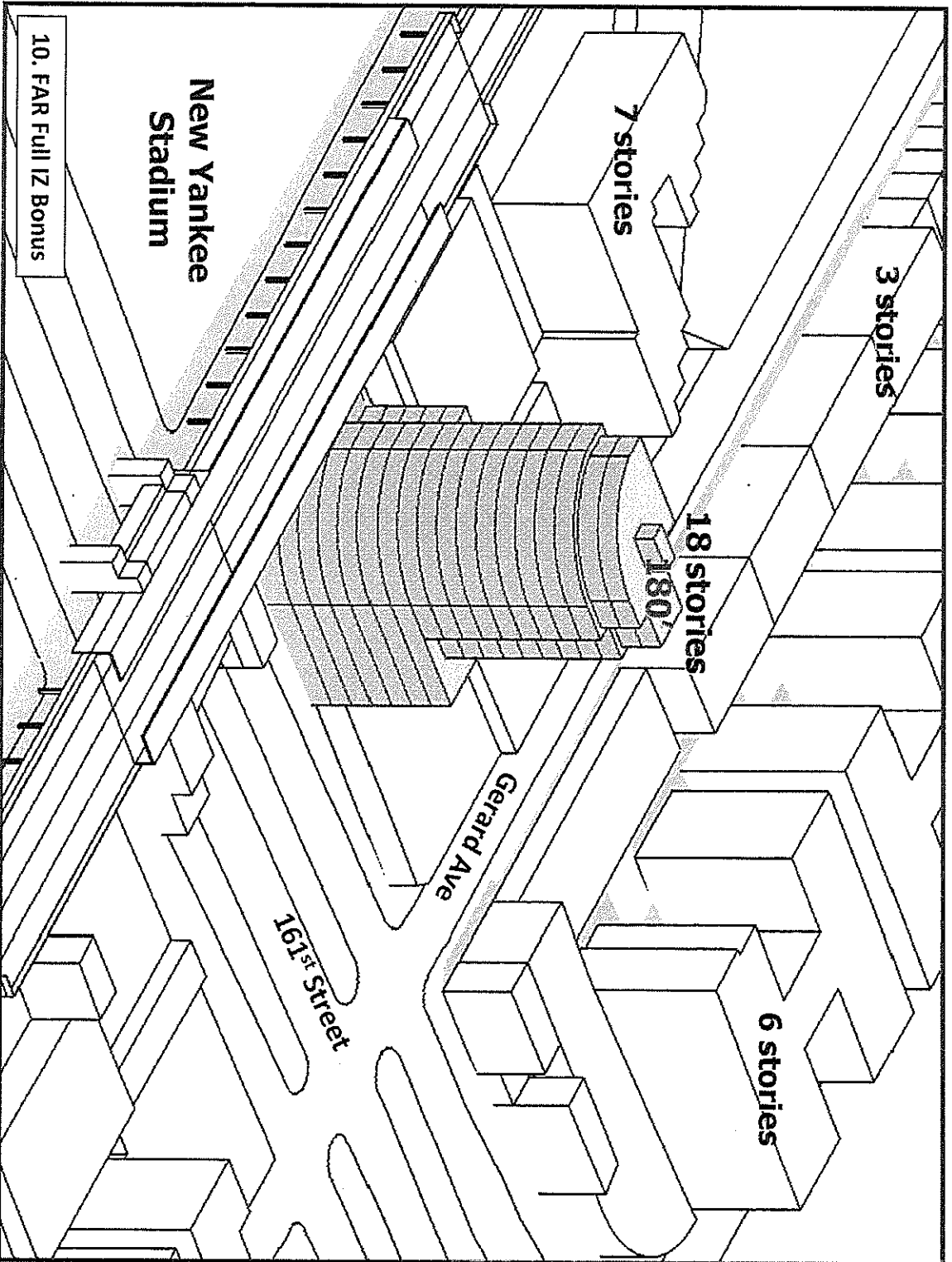
Elevated Train . Corridor Activity

Pedestrian Circulation

Transit . Civic Uses . Games

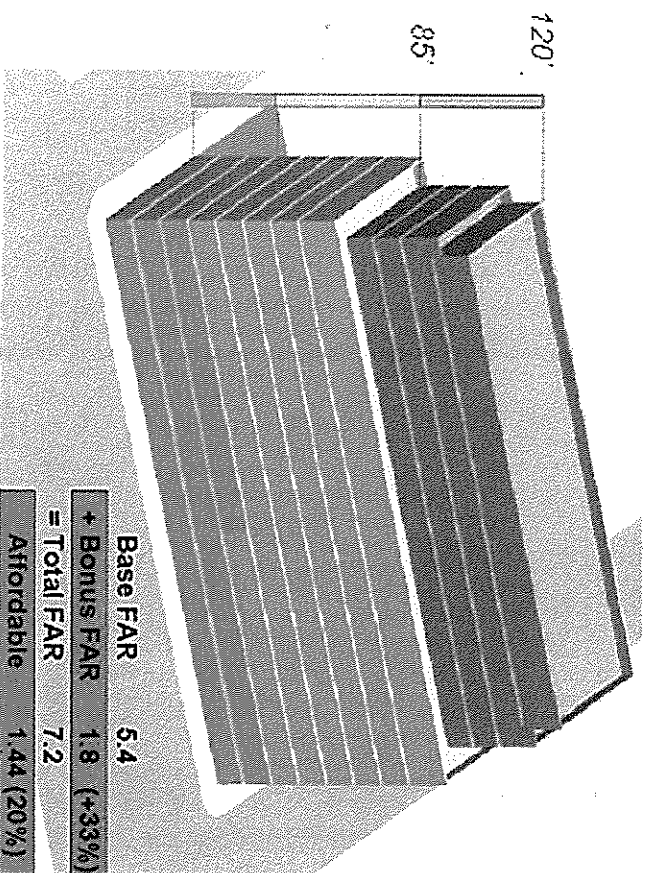


Proposed Zoning C6-3D



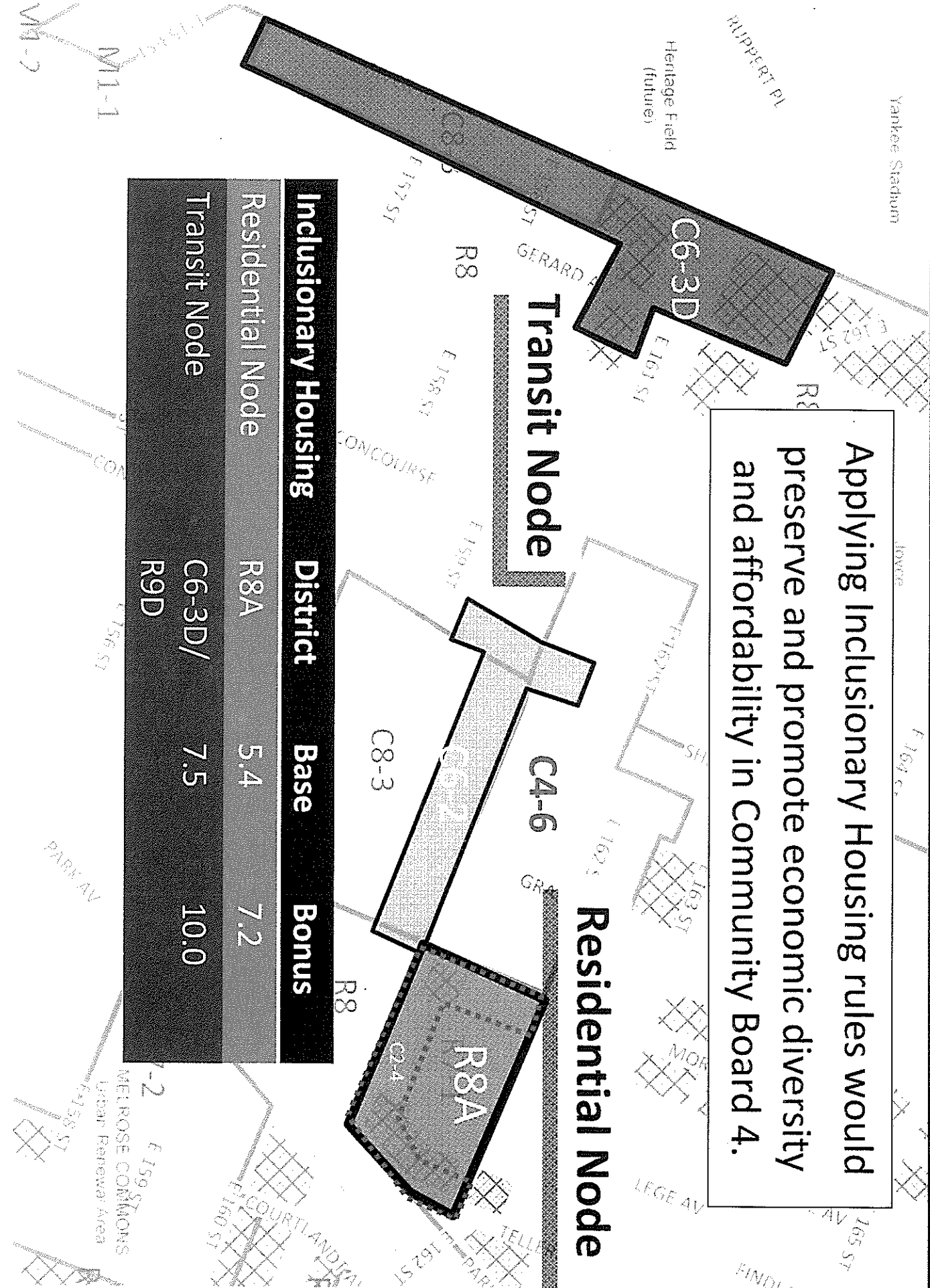
10. FAR Full IZ Bonus

- Creates permanently affordable housing
- To qualify: 20% of floor area must be 'affordable'
 - 'Affordable' = At or below 80% of HUD income limits
 - Currently, \$61,450
- Provides 33% floor area bonus to building
- Height and setback regulations do not change
- Units can be provided on-site or off-site, within:
 - Within Community District
 - Or-
 - Within ½ mile of site receiving bonus



- Preference on **50% of units to Community Board 4 residents**
 - Applicants selected through lottery
- Program is optional, but creates strong incentive to participate

Applying Inclusionary Housing rules would preserve and promote economic diversity and affordability in Community Board 4.

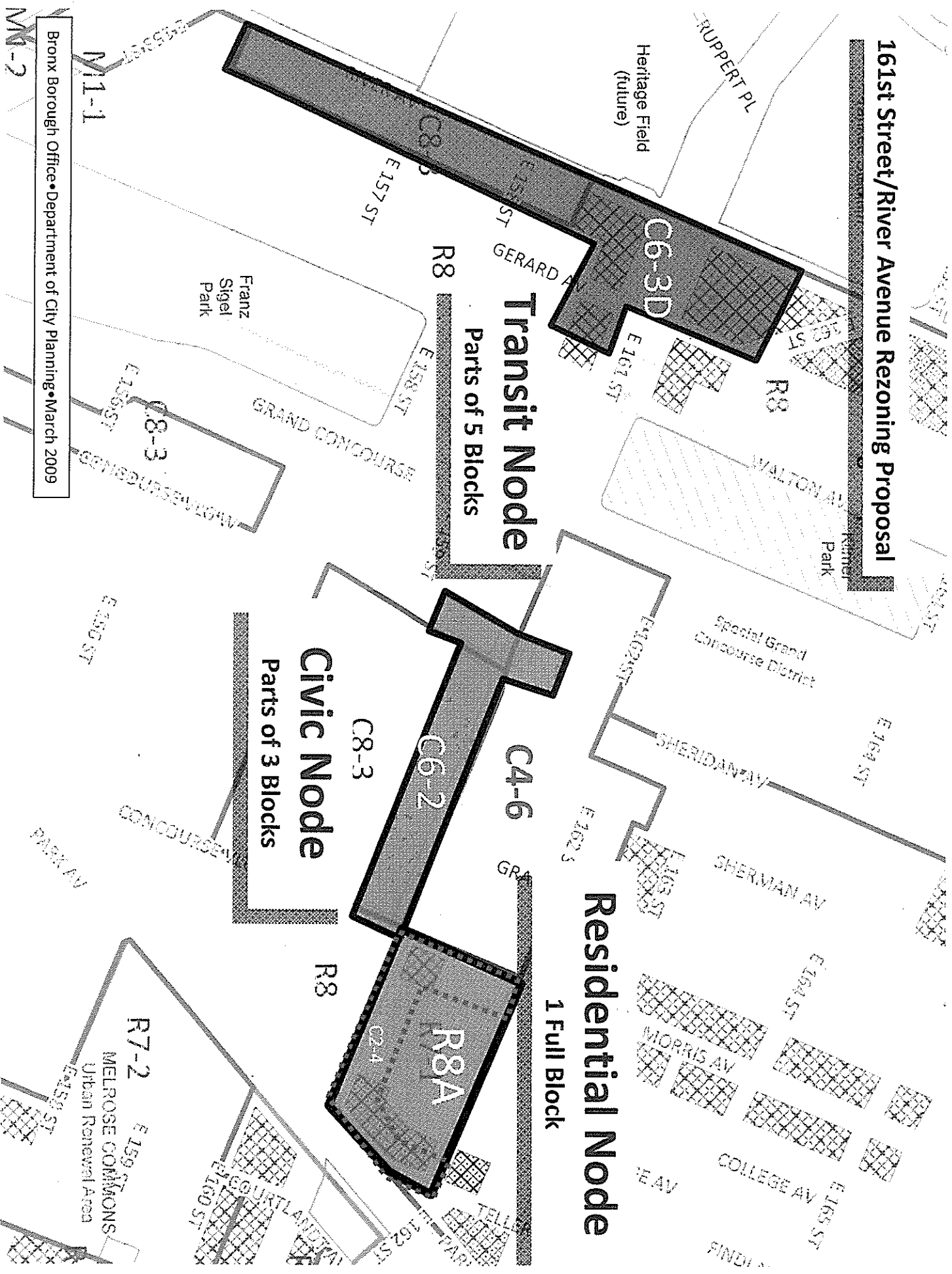


Inclusionary Housing	District	Base	Bonus
Residential Node	R8A	5.4	7.2
Transit Node	C6-3D/ R9D	7.5	10.0

Benefits of Proposed Rezoning

- Revived Bronx Civic Center
 - Changes to small parts to strengthen the whole
- Permanently affordable housing
 - 900 new dwelling units, including 150+ affordable units
- Improved environment for business and retail
 - 650K square feet of commercial office and retail
- Additional jobs (1,350 jobs)
- Development in strategic locations
- Redevelopment of seasonal uses to serve local community
- Improved subway entrances and wider sidewalks

161st Street/River Avenue Rezoning Proposal



Bronx Borough Office • Department of City Planning • March 2009

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LU1196 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: KATHLEEN STATHOPOUKOS, ESQ

Address: 6917 FORT HAMILTON PKWAY Bklyn

I represent: GREEK KITCHEN NY 11228

Address: 885 10th AVE NY, NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

161st in favor in opposition

Date: 9-9-09

(PLEASE PRINT)

Name: Carol Samol

Address: _____

I represent: Dept of City Planning

Address: 22 Reade St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

161st in favor in opposition

Date: 9/9/09

(PLEASE PRINT)

Name: Ryan Singer

Address: _____

I represent: Dept of City Planning

Address: 22 Reade St

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 161st St Rezoning Res. No. _____

in favor in opposition

Date: 9-9-09

(PLEASE PRINT)
Name: ANDREA OLSTEN
Address: 16 FRASEL PLACE HASTINGS HUNTON NY 10706
I represent: STRONMAYER RE CORP

Address: 26 PRIMROSE AVE WHITE PLAINS NY
OR 150 810 RIVER AVE

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9-9-9

(PLEASE PRINT)
Name: DR. CARY GOODMAN
Address: 34 W. 86 ST NYC

I represent: 161 BID
Address: 900 Grand Concourse, Bx, NY

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1195

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/9/09

(PLEASE PRINT)

Name: Michael Kelly

Address: 136 waverly rd Scarsdale, NY

I represent: A A Food enterprises LLC

Address: 107-02 70th rd Forest Hills, NY

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

1194

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 9/9/09

(PLEASE PRINT)

Name: Michael Kelly

Address: 136 waverly rd Scarsdale, NY

I represent: RRBV ASSOCIATES LLC

Address: 290 Hudson St NY, NY

Please complete this card and return to the Sergeant-at-Arms