

BRONX METRO-NORTH NEIGHBORHOOD PLAN

VIBRANT

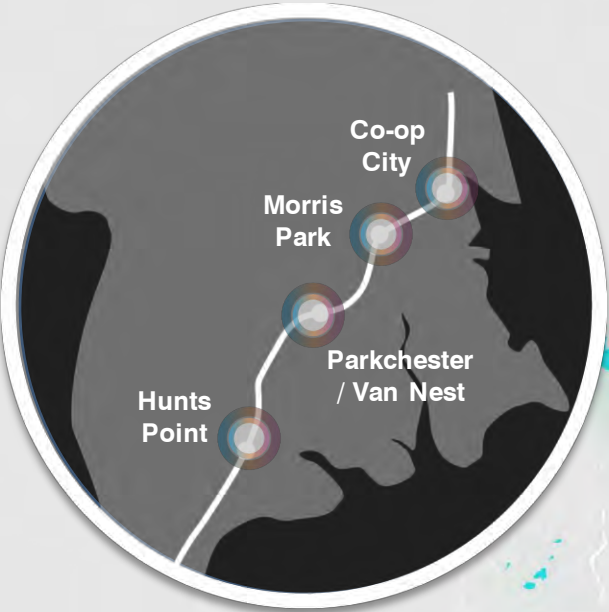
CONNECTED

WORKING

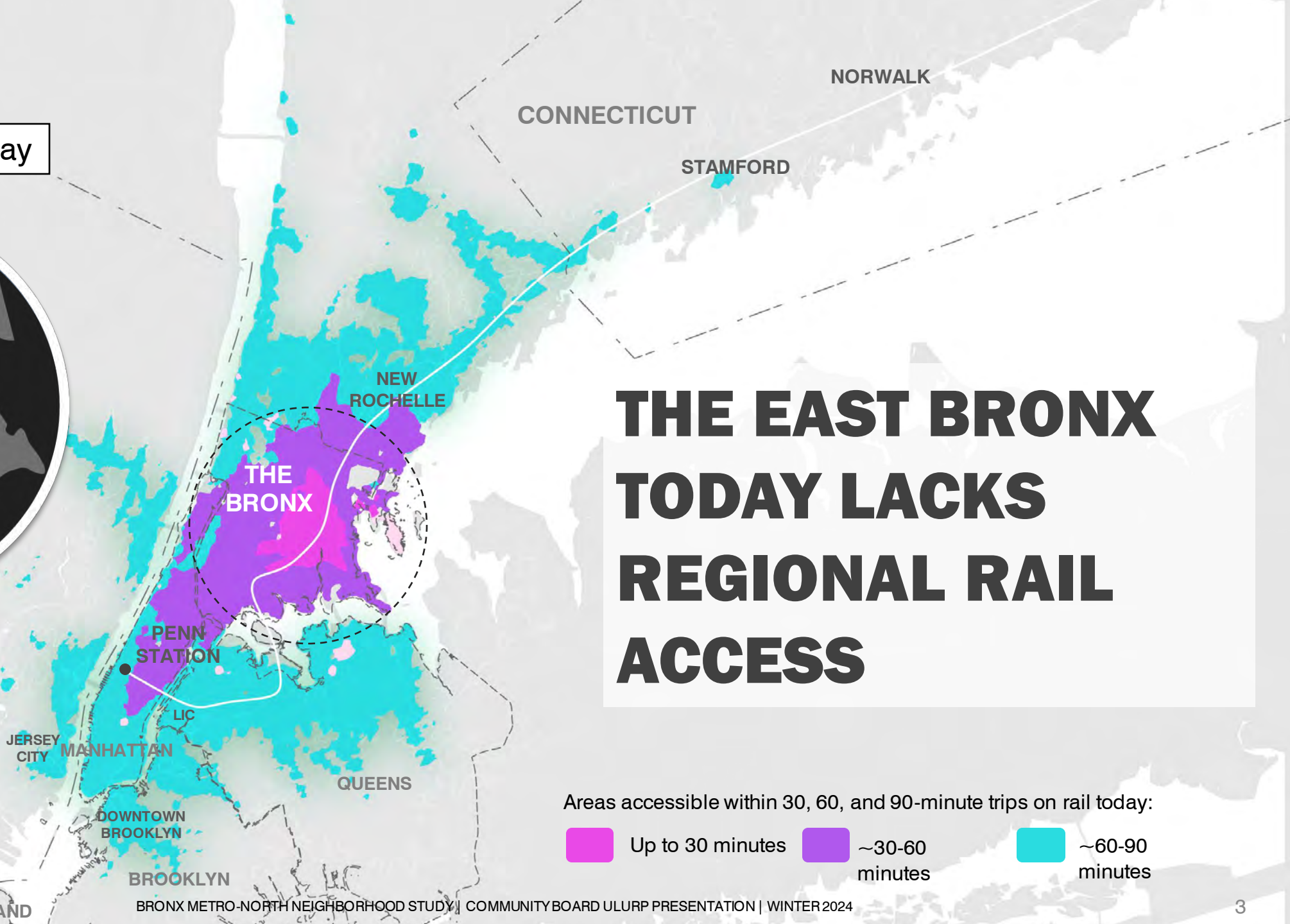
- INTRODUCTION & BACKGROUND
- EXISTING CONDITIONS + PROPOSED ACTIONS
- PUBLIC REALM + JOBS PLANNING
- ENVIRONMENTAL REVIEW
- SUMMARY

Introduction

Regional Access Today



THE EAST BRONX TODAY LACKS REGIONAL RAIL ACCESS

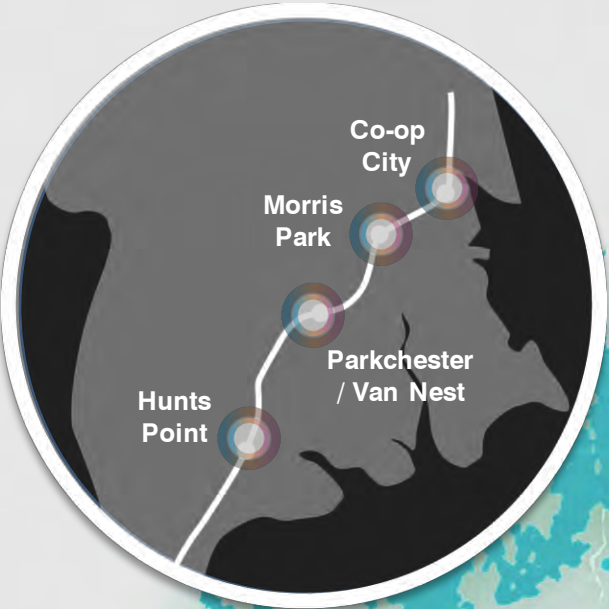


Areas accessible within 30, 60, and 90-minute trips on rail today:

- Up to 30 minutes
- ~30-60 minutes
- ~60-90 minutes

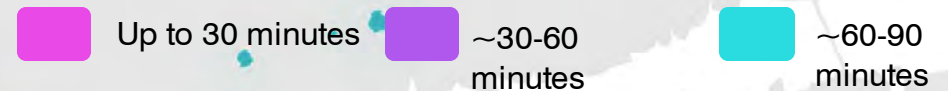
Introduction

Regional Access Tomorrow



**NEW SERVICE WILL
DRAMATICALLY
INCREASE ACCESS TO
THE BOROUGH, THE
CITY, AND THE REGION**

Areas accessible within 30, 60, and 90-minute trips on rail tomorrow:



Introduction

New Metro-North service is coming to the Bronx

IT IS ALSO A ONCE-IN-A-LIFETIME OPPORTUNITY TO THOUGHTFULLY PLAN AROUND NEW TRANSIT SERVICE IN THE EAST BRONX

HUNTS POINT

PARKCHESTER
/VAN NEST

MORRIS PARK

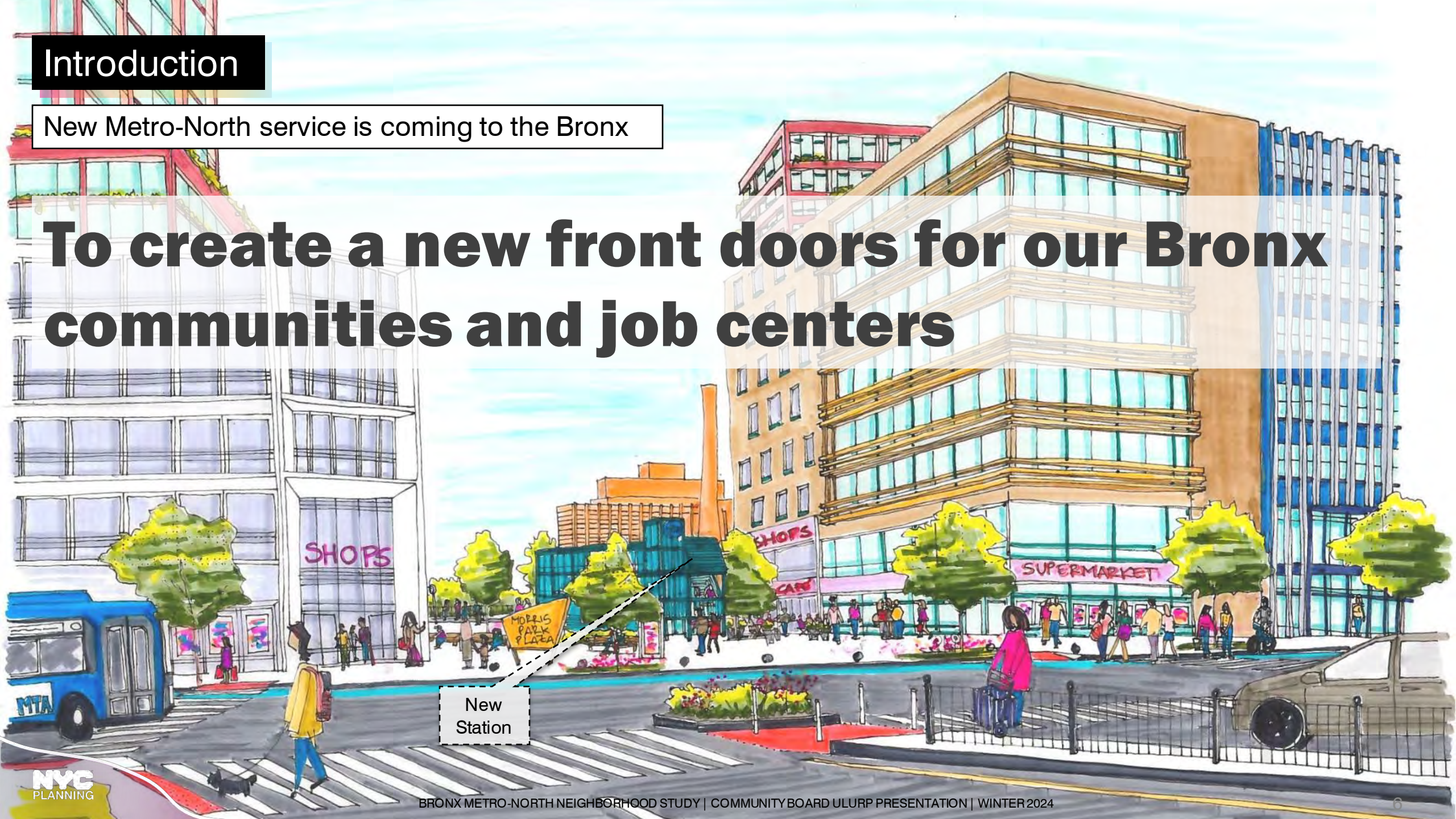
CO-OP CITY



Introduction

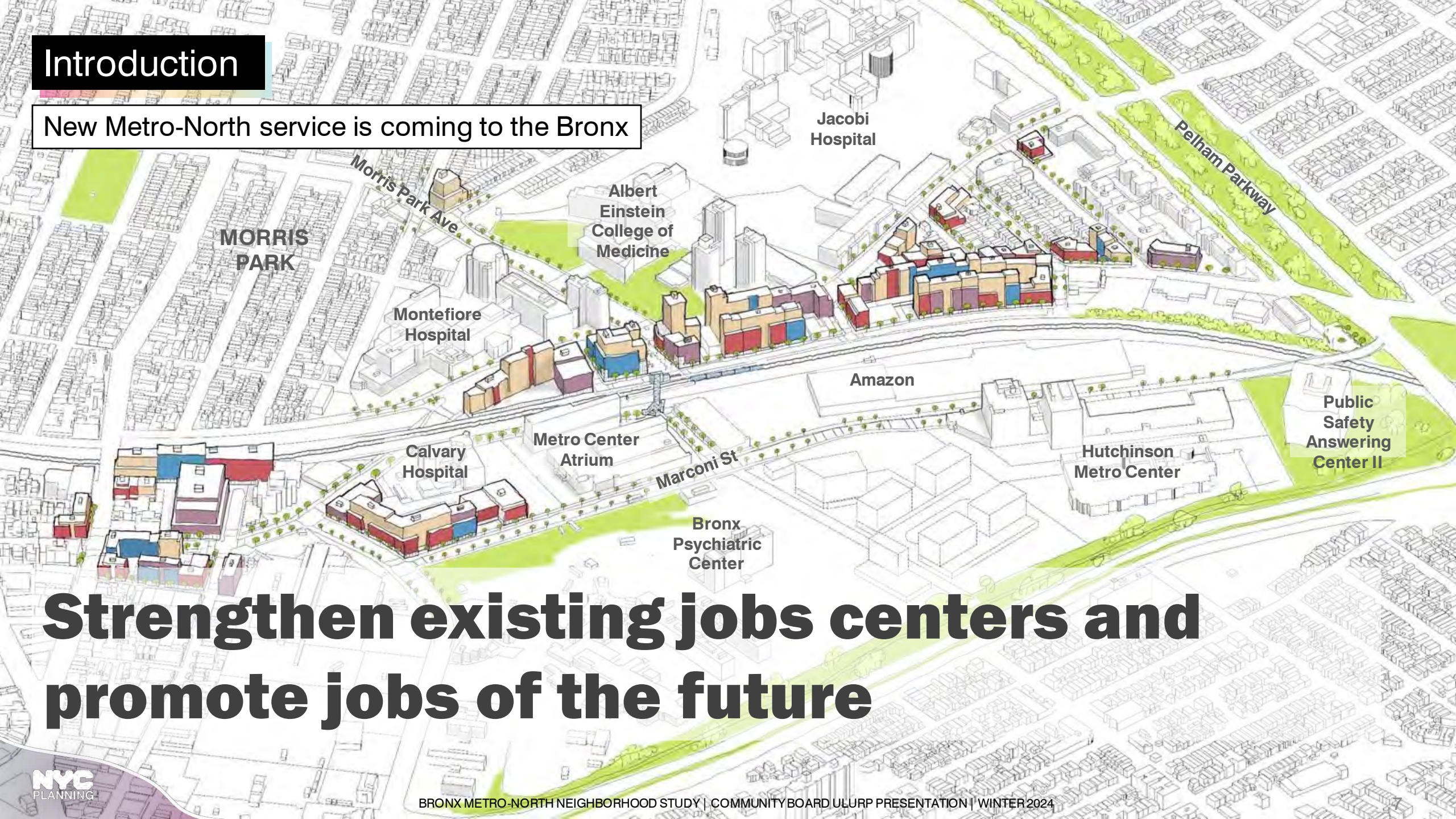
New Metro-North service is coming to the Bronx

To create a new front doors for our Bronx communities and job centers



Introduction

New Metro-North service is coming to the Bronx



Jacobi Hospital

Pelham Parkway

MORRIS PARK

Morris Park Ave

Albert Einstein College of Medicine

Montefiore Hospital

Amazon

Public Safety Answering Center II

Calvary Hospital

Metro Center Atrium

Hutchinson Metro Center

Marconi St

Bronx Psychiatric Center

Strengthen existing jobs centers and promote jobs of the future

Introduction

New Metro-North service is coming to the Bronx

Re-envision key corridors as places for the community to meet



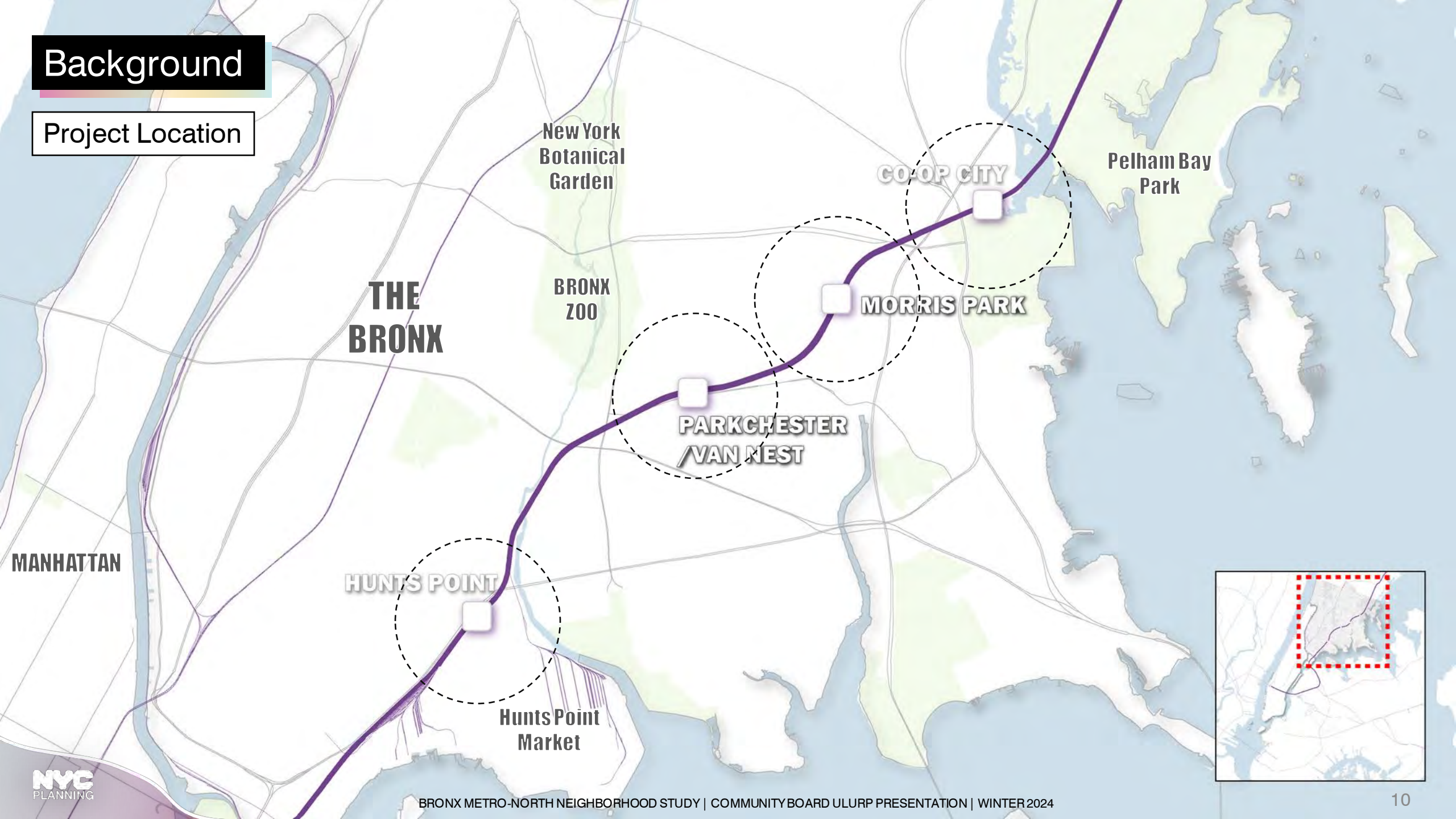
Introduction

New Metro-North service is coming to the Bronx

And grow housing, facilitate new open space, and plan for improved public connections to and from nearby communities

Background

Project Location



Background

Project Location

THE BRONX

Population center with potential for housing and retail

Land use actions

Population center

Focus on connections

Major jobs center and housing growth

Land use actions

Focus on connections
Population center, connection to subway, and Hunts Point markets

HUNTS POINT

PARKCHESTER
VAN NEST

MORRIS PARK

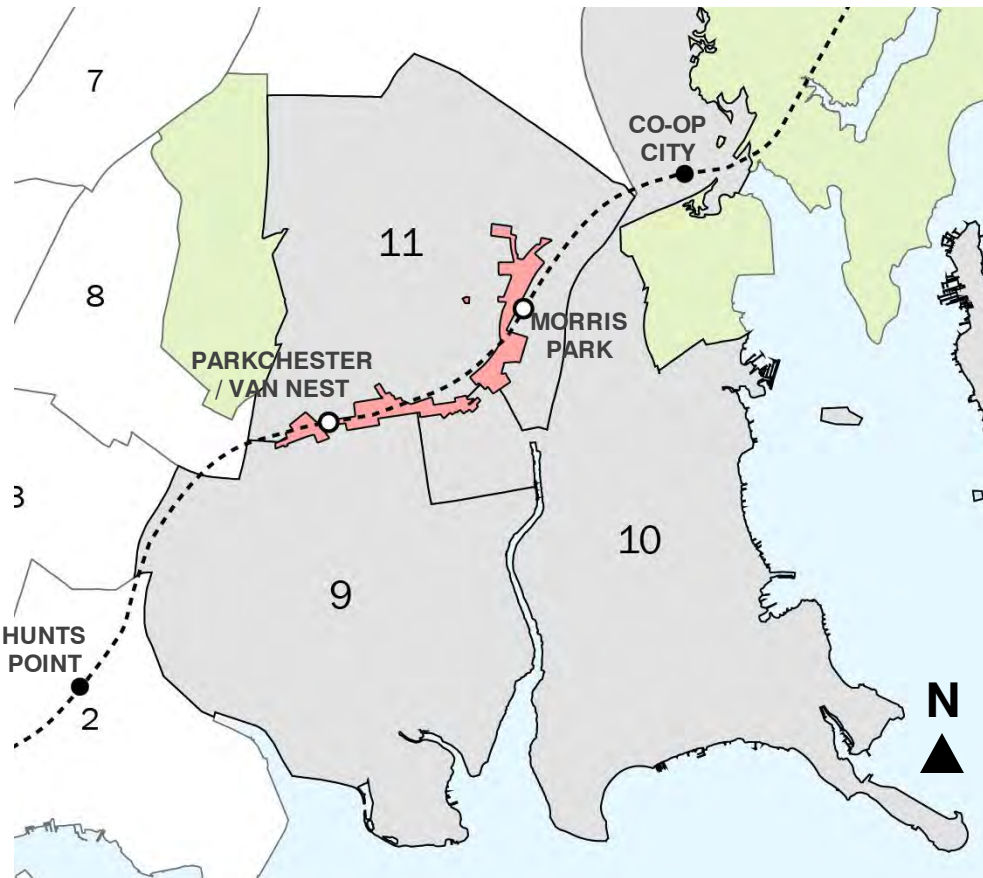
COOP CITY

MANHATTAN



Project Overview

Planning work has encompassed all four station areas, with the actions before the Commission today focused on the Parkchester/Van Nest and Morris Park station areas.



- The neighborhoods of Morris Park, Parkchester, Van Nest, and Westchester Square in Bronx Community Districts 9, 10, and 11.
- Support the growth of jobs and housing in the East Bronx, including:
 - Nearly 7,500 units of housing, including some 1,900 permanently affordable units
 - 1.23M sqft of growth in commercial uses
 - 1.29M sqft of growth in community facility uses
 - 10,000 jobs

Proposed Actions

Zoning Map Amendments

- Rezone to promote growth of affordable housing and retail uses near new transit
- Rezone to strengthen the Morris Park jobs cluster and promote industries of the future
- Modify the boundaries of the Parkchester Special Planned Community Preservation District

Zoning Text Amendments

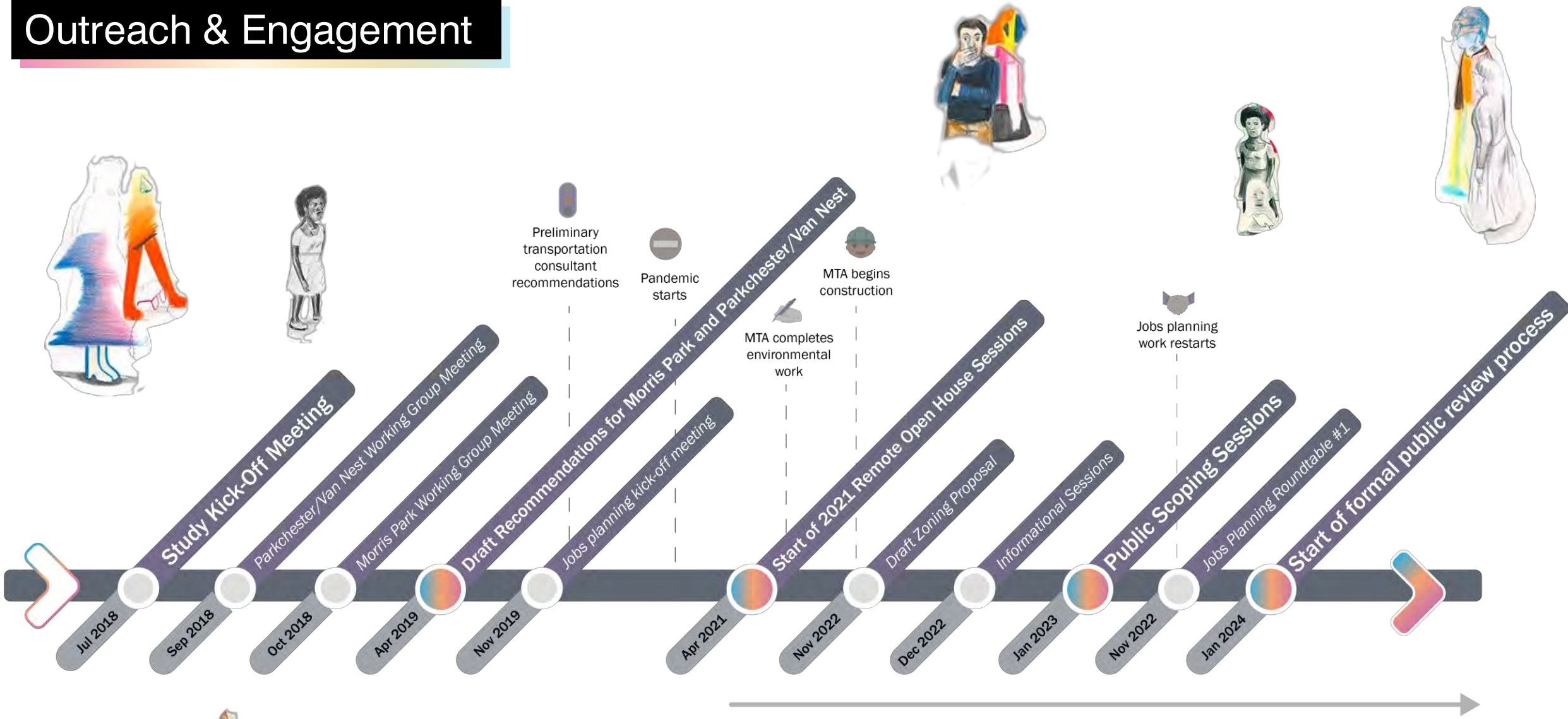
- Establish and map the Special Eastchester - East Tremont Corridor District
- Apply Mandatory Inclusionary Housing (MIH)
- Create the new R6-1 and M1-1A zoning districts
- Extend the Transit Zone

City Map Changes

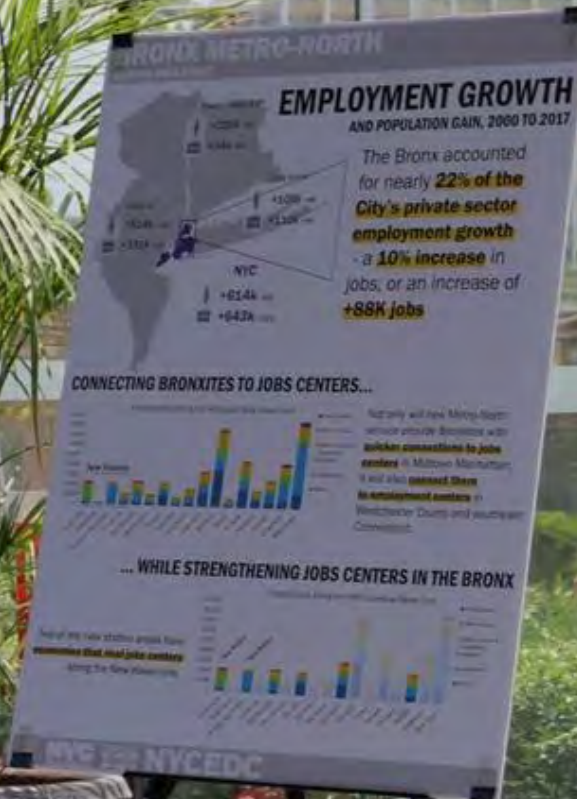
New open space, expanded sidewalks, and improved street connections

OUTREACH & ENGAGEMENT

Outreach & Engagement



WORKING GROUP MEETINGS



PUBLIC WORKSHOPS

OPEN HOUSES

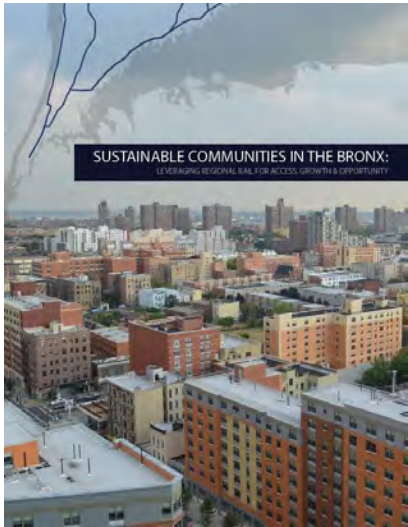


INSTITUTIONAL CONVENINGS

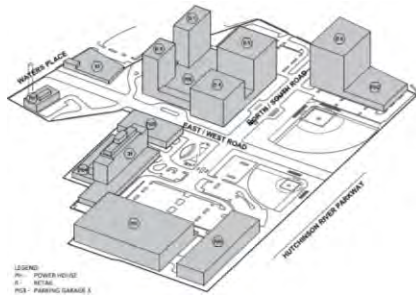
REMOTE OPEN HOUSES,
WORKSHOPS +
INFORMATIONAL SESSIONS

Coordinated Planning Work

Coordinated Planning Over the Years



Sustainable Communities
in the Bronx
2014



Bronx Psychiatric Center
General Project Plan
(GPP)
2019



Hunts Point Forward
2022



CCLU/BP Station Meetings
Fall 2023



Morris Park Technical
Assistance Program
Dec 2023

Planning Processes and Milestones

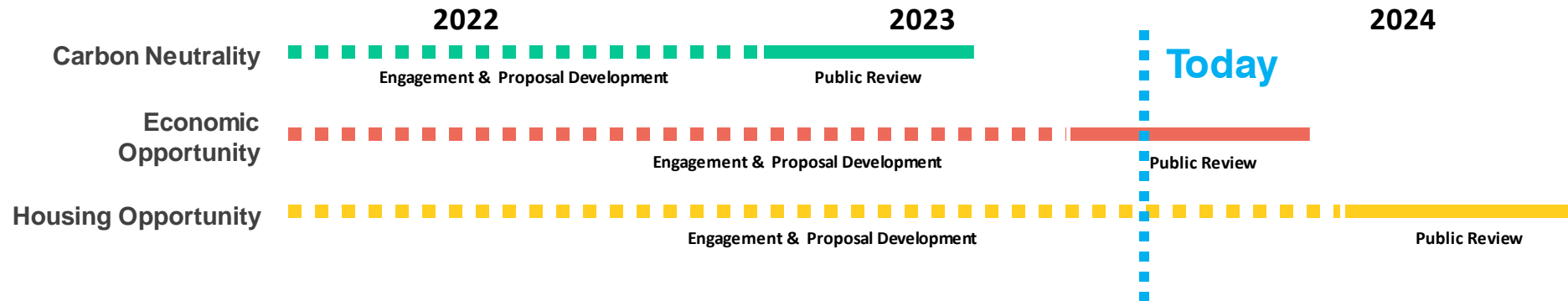
City Of Yes



for Carbon Neutrality
Expanding opportunities for decarbonization projects

for Economic Opportunity
Growing jobs and small businesses with more flexible zoning

for Housing Opportunity
Ensuring all neighborhoods are meeting the need for housing opportunities



Outreach & Engagement

Throughout the engagement process we have had multiple meetings with various stakeholders

Neighborhood Organizations

- Van Nest Neighborhood Alliance
- Morris Park Community Association
- Allerton Avenue Homeowners and Tenants Association
- Morris Park Community Garden
- East Bronx History Forum



Residential Management Organizations

- River Bay Management (Co-op City)
- Parkchester Preservation

Educational Institutions:

- Mercy University
- Albert Einstein College of Medicine

Medical Institutions

- Calvary Hospital
- Montefiore Hospital
- NYC Health + Hospitals/Jacobi



Economic Development Organizations

- Bronx Chamber of Commerce
- Empire State Development
- Bronx Overall Economic Development Corporation
- SoBro
- Morris Park BID



Community Boards

- Bx CBs 9, 10, 11



Other

- Public Safety Answering Center II (PSAC II)
- Hutchinson Metro Center
- Con Edison



Outreach & Engagement

Interagency Coordination



EXISTING CONDITIONS

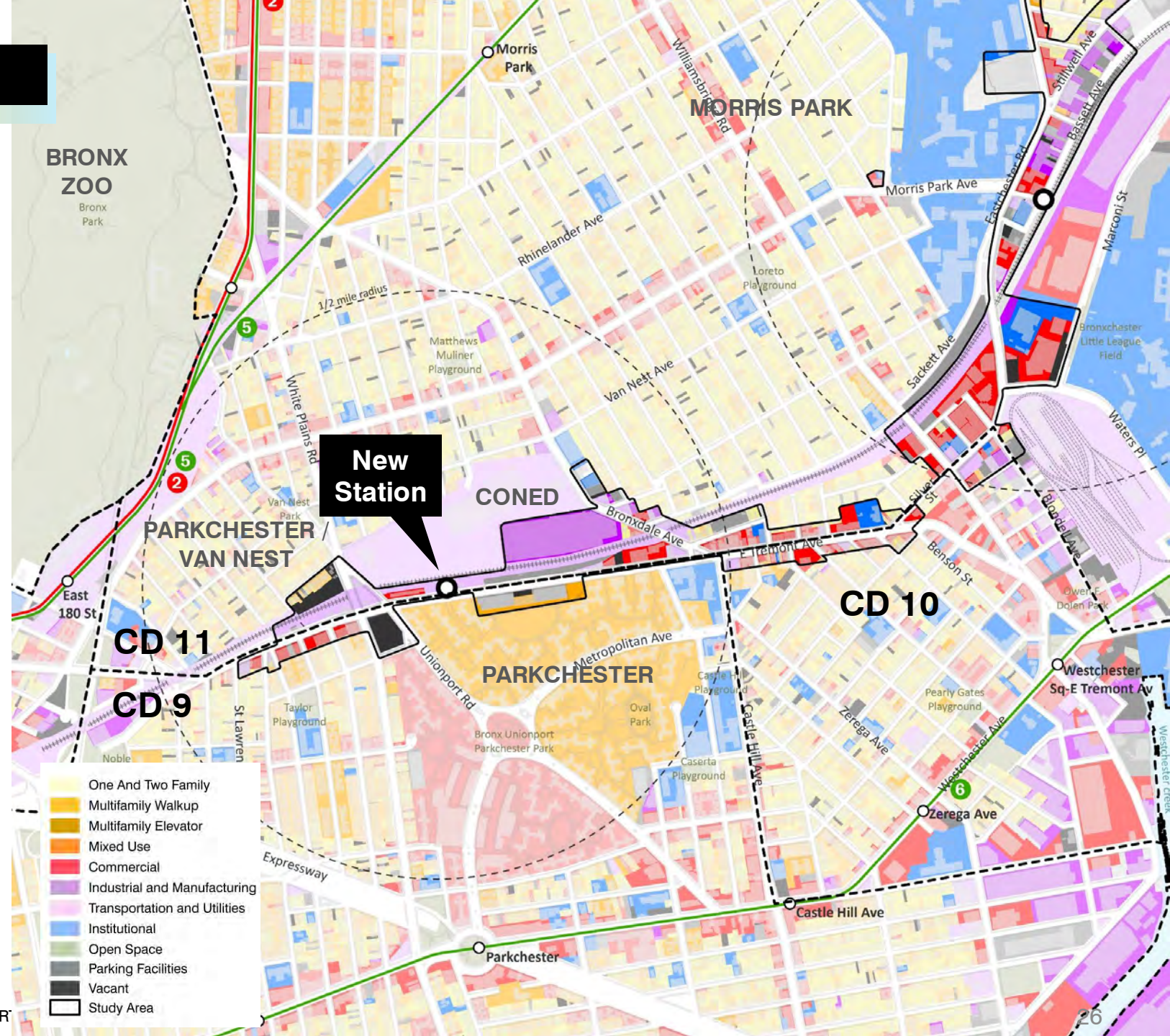


PARKCHESTER /
VAN NEST

Background: Parkchester/Van Nest

Existing Land Uses

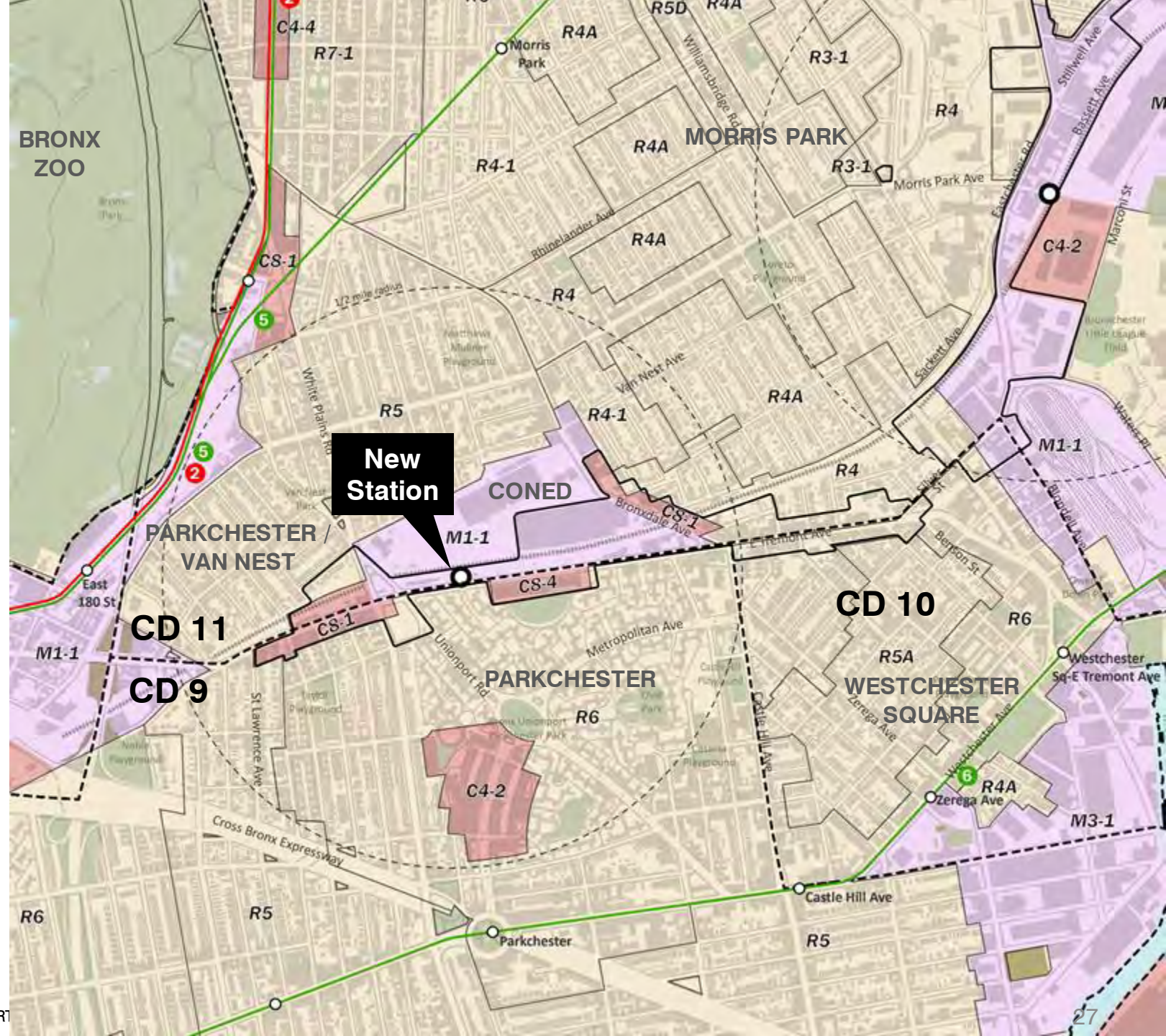
- Rail line and adjacent industrial areas are predominant features
- Industrial and automotive uses along Bronxdale and E Tremont Ave
- Notable large ConEd facility nearby Parkchester Special Planned Community Preservation District



Background

Existing Zoning

- Generally limited to M1-1 and C8-1 in much of the rezoning area, as well as small portions of R4, R5, and R6
- Relatively low densities
- Limited range of uses permitted
- No new residential allowed



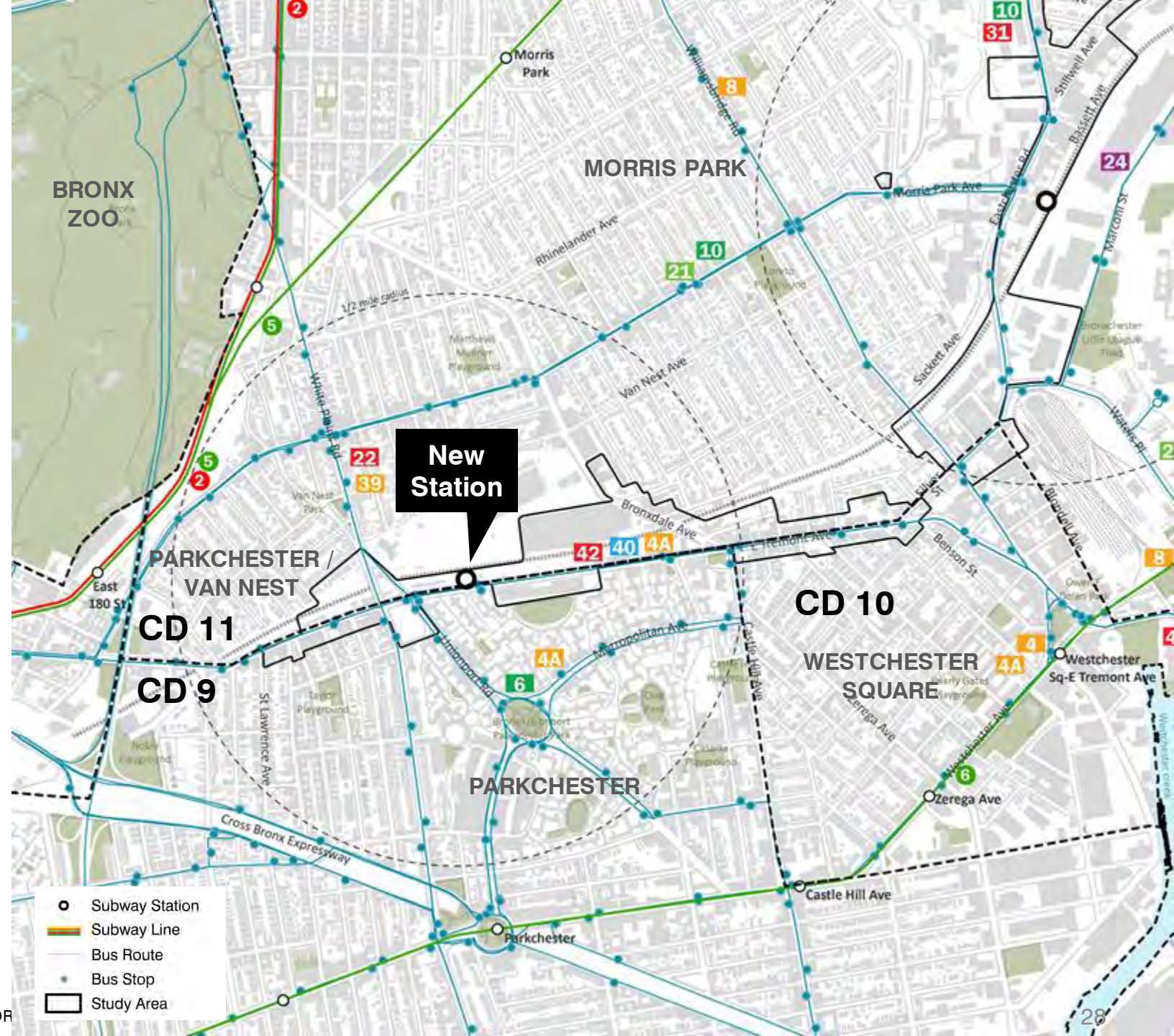
Background

Transit Accessibility

The study area is well-served by public transit and connected to major corridors

Public transit access in project area or within one quarter of a mile:

- **Subway stations**
 - 6 and 2/5
- **Bus lines**
- **Scooter Share**
- **Major corridors**
 - North/south: White Plains Rd, Castle Hill Ave, Bronxdale Ave, Unionport Rd
 - East/west: E Tremont Ave, Morris Park Ave

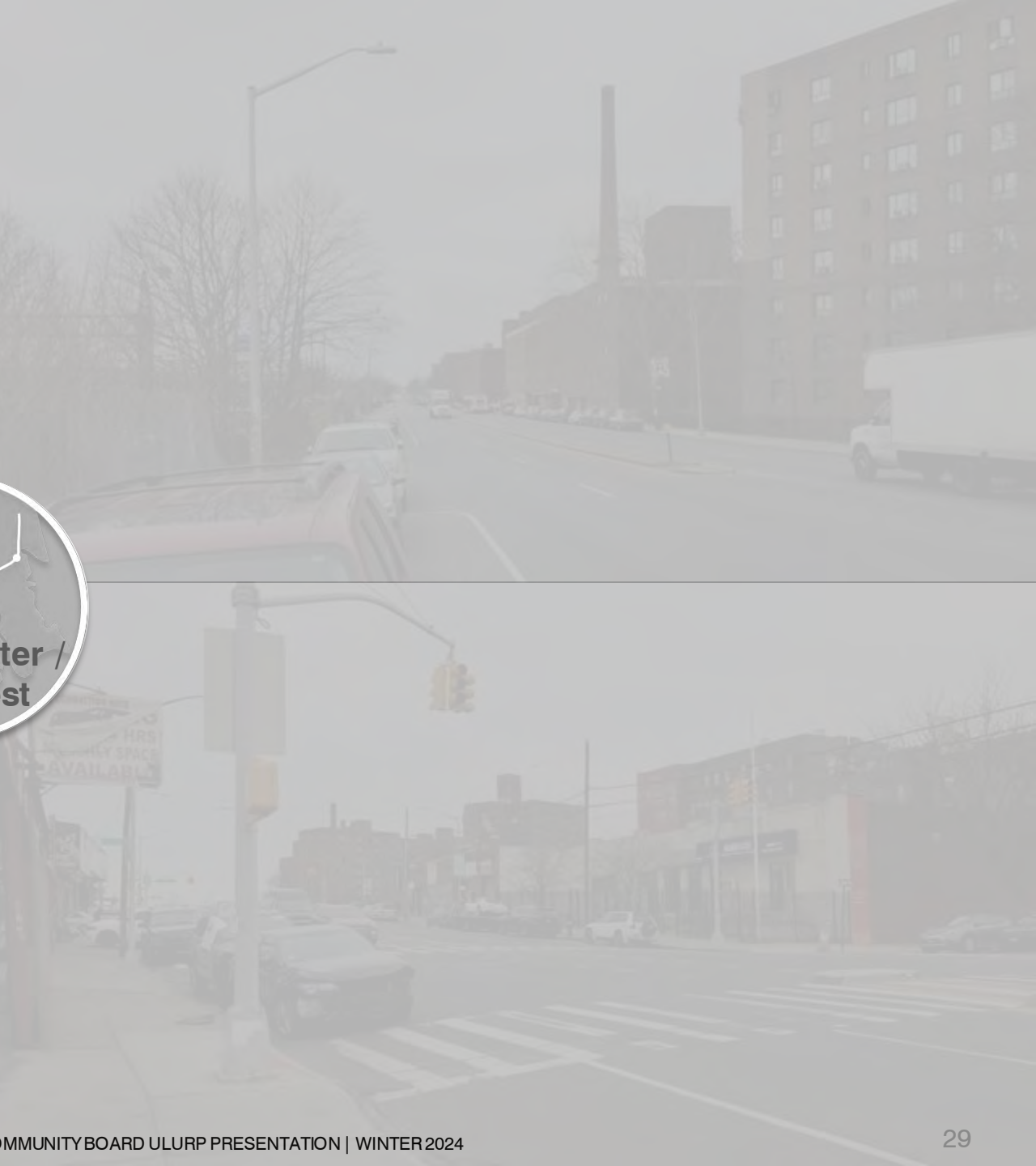


Background

Existing Conditions



1 View looking west towards Bronxdale Ave from Pierce Ave



Background

Existing Conditions

1 View looking west towards Bronxdale Ave from Pierce Ave

View looking east along East Tremont Ave near Dogwood Dr 2



Background

Existing Conditions

1 View looking west towards Bronxdale Ave from Pierce Ave

View looking east along East Tremont Ave near Dogwood Dr 2

View looking east along East Tremont Ave near Leland Ave 3



Background

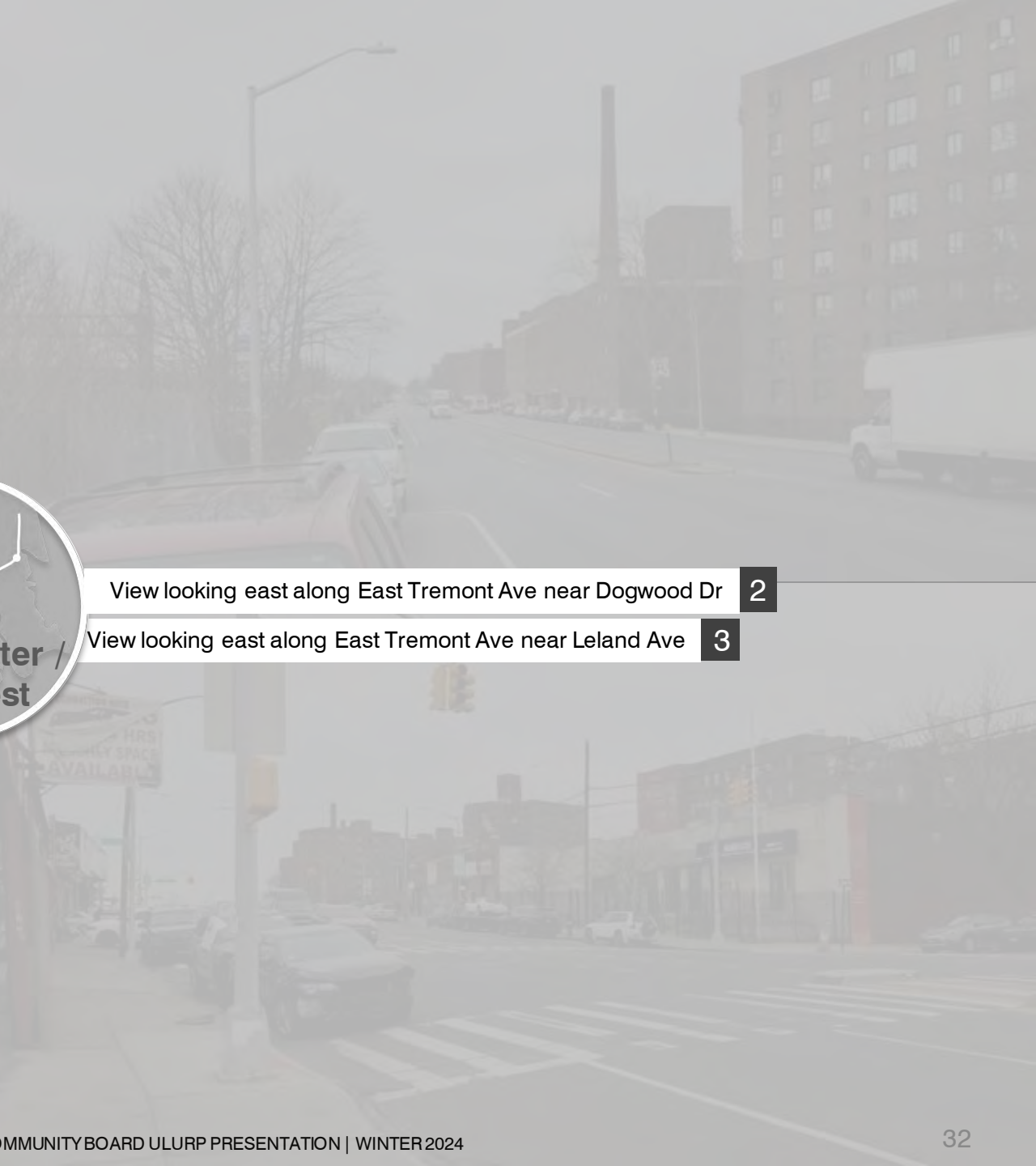
Existing Conditions

1 View looking west towards Bronxdale Ave from Pierce Ave

4 View looking west along East Tremont Avenue from Montgomery Pl

View looking east along East Tremont Ave near Dogwood Dr 2

View looking east along East Tremont Ave near Leland Ave 3

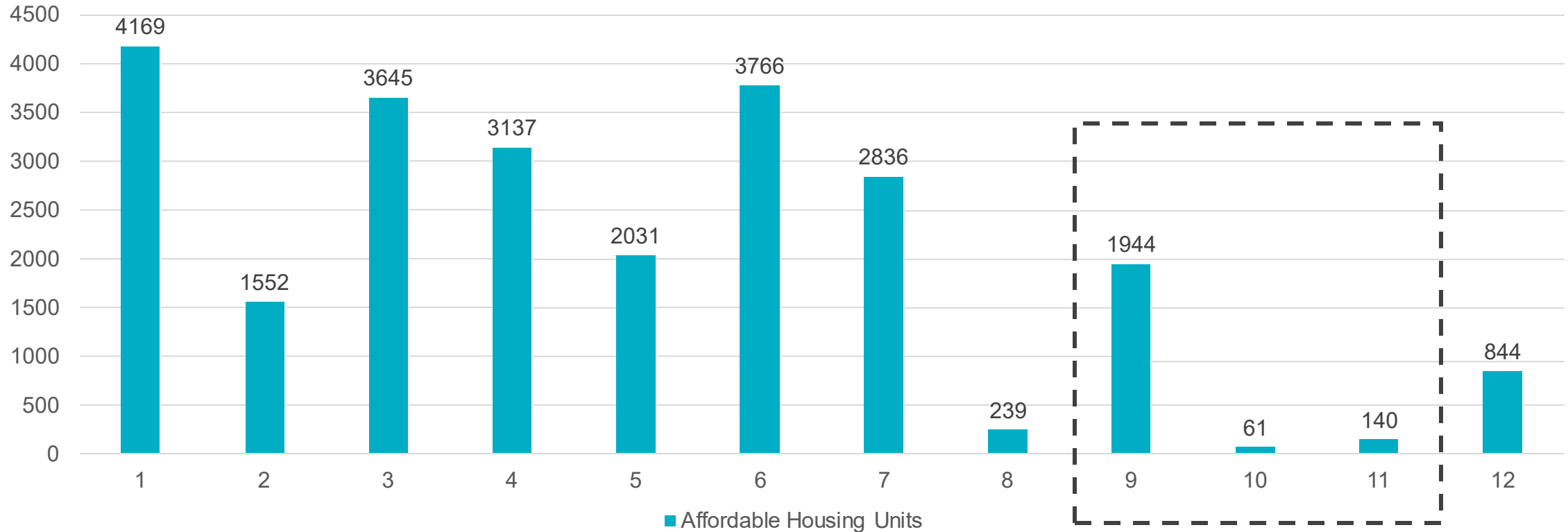


HOUSING CONTEXT

Background

Affordable Housing New Construction in the Bronx

Affordable Housing Units Constructed 2014-2022 by Bronx Community District



Source: HPD 2022 Affordable Housing Production by Building

Background

History of Recent Zoning Changes

- A series of zoning map amendments in the 2000s largely sought to contextualize existing low-density zoning districts in the neighborhood



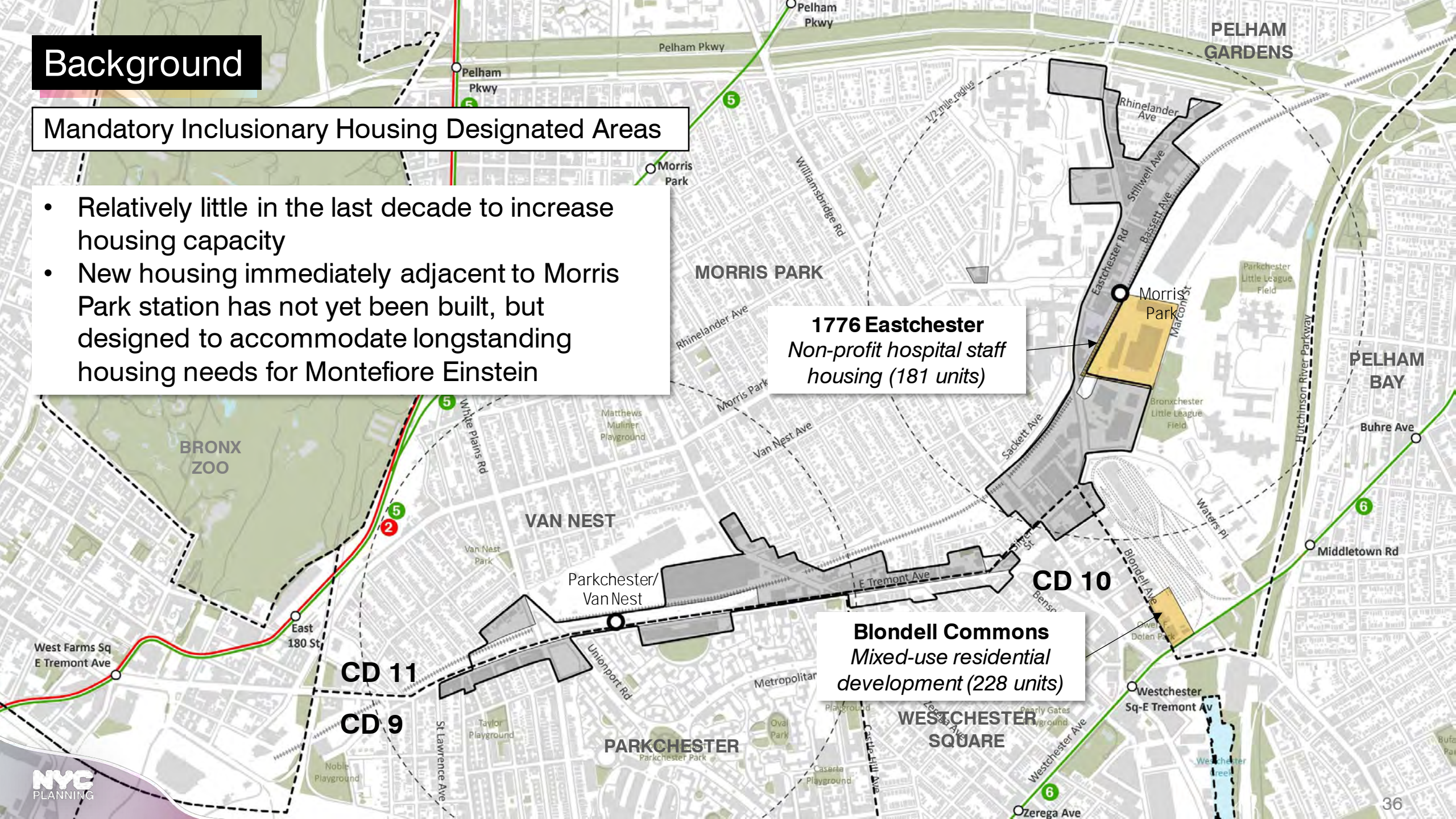
Contextualization

Contextualization

Background

Mandatory Inclusionary Housing Designated Areas

- Relatively little in the last decade to increase housing capacity
- New housing immediately adjacent to Morris Park station has not yet been built, but designed to accommodate longstanding housing needs for Montefiore Einstein



THE PROPOSAL

The Proposal

Goals and Strategies: GENERAL

1

Leverage the new transit service for the creation of housing near transit

2

Strengthen existing jobs centers and commercial corridors

3

Encourage uses and development compatible with transit-oriented development

4

Increase density on major streets, large sites, and at new transit stations

The Proposal

Goals and Strategies: HOUSING

1

Allow for housing in areas where little or no housing is now permitted

2

Require permanently affordable housing

The Proposal

Goals and Strategies: JOBS

1

Support growing industries in health care and life sciences

2

Create and enhance key commercial corridors

The Proposal

Goals and Strategies: URBAN DESIGN

1

Implement building height limits to respond to existing neighborhood context

2

Require active streetscapes along key corridors and near planned stations

3

Promote the provision of open space and pedestrian access improvements

The Proposal

Proposed Actions

Zoning Map Amendments

- Rezone automotive-focused areas to allow for transit-oriented development
- Modify the boundaries of the Parkchester Special Planned Community Preservation District

Zoning Text Amendments

- Establish (and map) the Special Eastchester - East Tremont Corridor District
- Establish R6-1 and M1-1A districts
- Apply Mandatory Inclusionary Housing (MIH)
- Remove language that exclusively applies to C8-4 districts within Parkchester Special Planned Community Preservation District
- Extend the Transit Zone

City Map Amendments [parallel applications]

- Facilitate new open space, pedestrian access, improved street connections, and new development

ZONING MAP AMENDMENTS

Zoning Proposal

Station-Adjacent

Mixed-Use Transitional

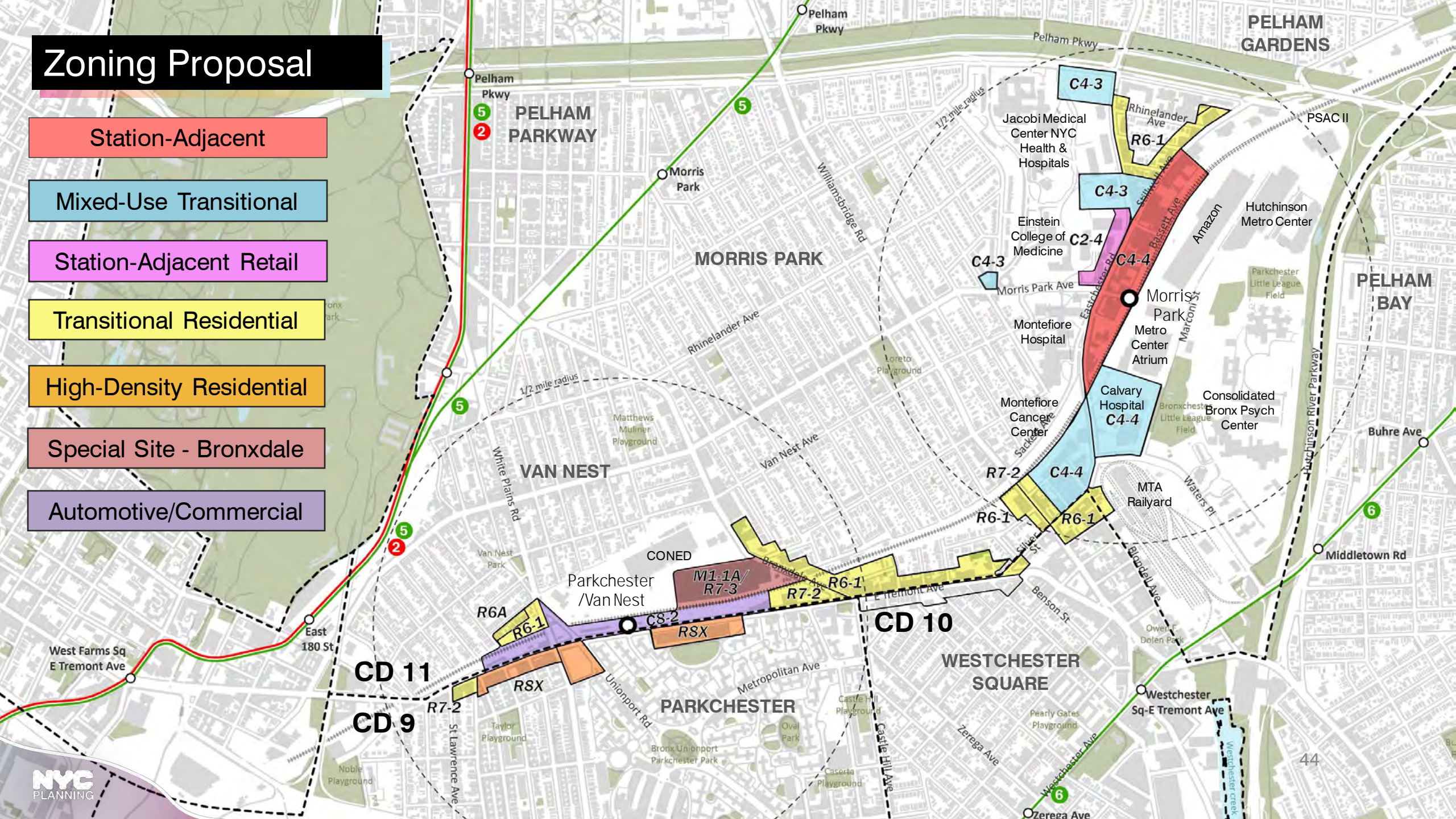
Station-Adjacent Retail

Transitional Residential

High-Density Residential

Special Site - Bronxdale

Automotive/Commercial



Zoning Proposal

Transitional Residential

Current Zoning: R4, R6, C8-1, M1-1

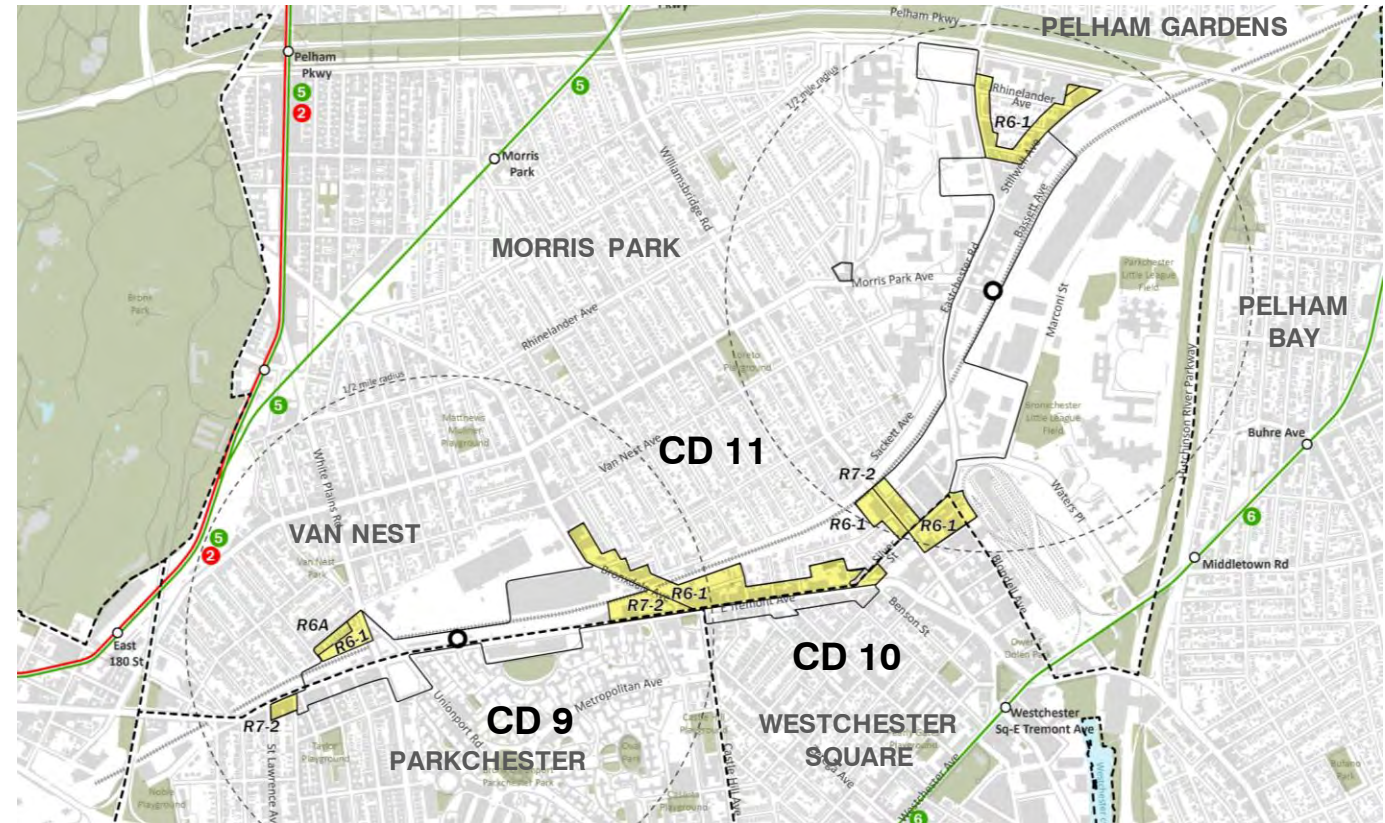
Proposed Zoning: R6A, R6-1 and R7-2

Goals:

- Respond to the context of the surrounding neighborhoods.
- Promote safe and active pedestrian corridors.
- Create opportunities for new homes and neighborhood-serving retail.

Context:

- Corridors are dominated by auto-oriented uses.
- R6 districts are mapped along certain frontages.



Zoning Proposal

Transitional Residential

Current Zoning: R4, R6, C8-1, M1-1

Proposed Zoning: R6A, R6-1 and R7-2

Summary of Tools:

- Support residential development on key corridors.
- Provide opportunities for new neighborhood-serving retail.
- Apply streetscape regulations along corridors.



View looking west along E Tremont Ave from Montgomery Place

R6A district	
Max. Residential FAR	3.9
Max. Community Facility FAR	3.0
Max. Commercial FAR	NA

R6-1 district	
Max. Residential FAR	3.9
Max. Community Facility FAR	4.8
Max. Commercial FAR (if with C2-4)	2.0

R7-2 district	
Max. Residential FAR	5.0
Max. Community Facility FAR	6.5
Max. Commercial FAR (if with C2-4)	2.0

Zoning Proposal

Transitional Residential

Current Zoning: R4, R6, C8-1, M1-1

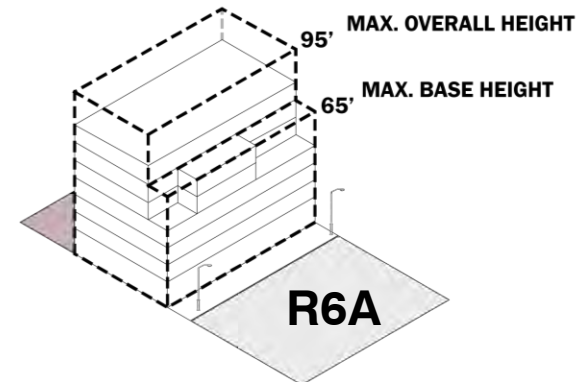
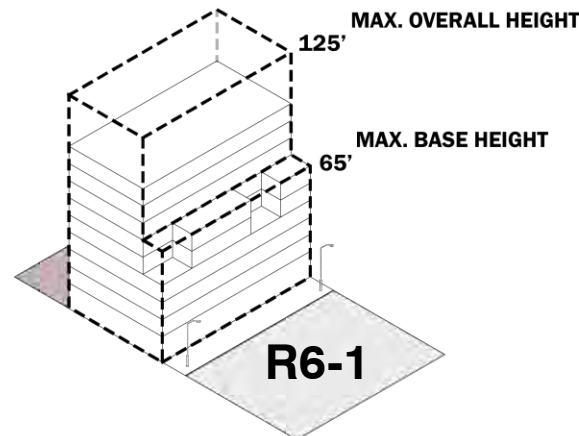
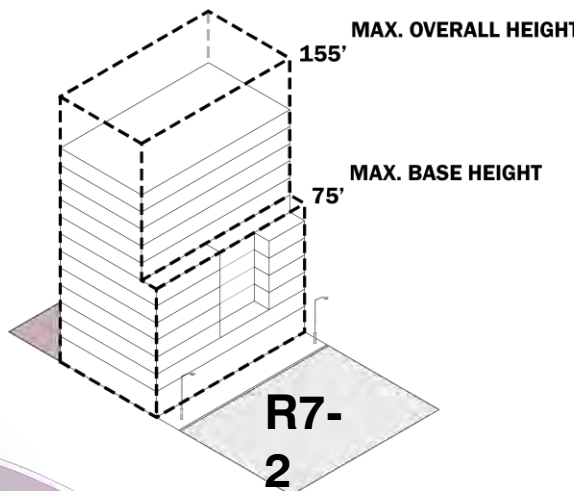
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Summary of Tools:

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Looking west along E Tremont Ave from Montgomery Place



ZONING TEXT AMENDMENTS

Proposed Actions

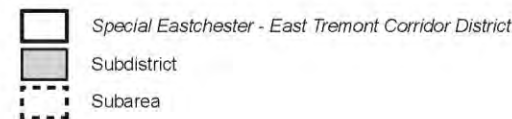
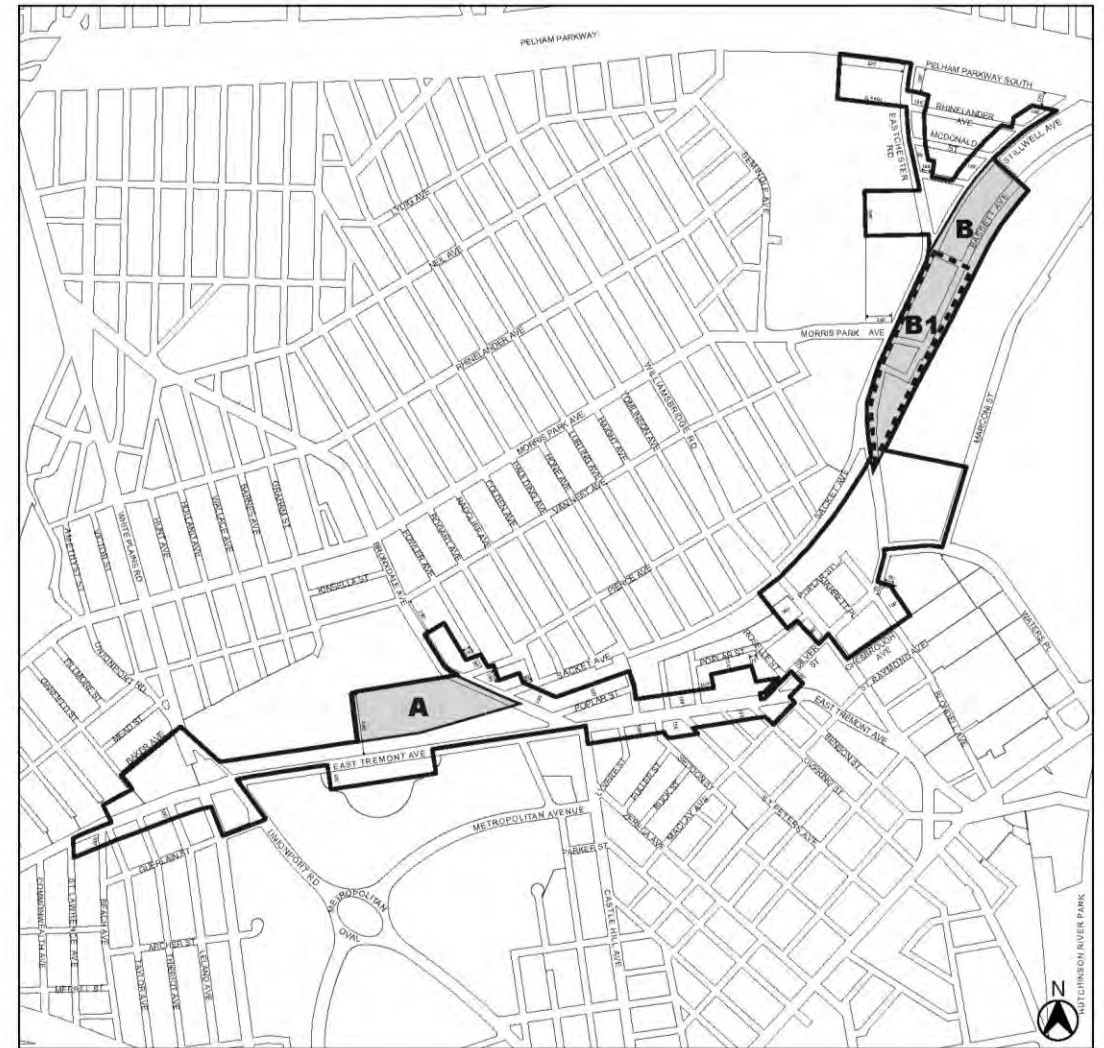
Zoning Text Amendments

- Establish (and map) the Special Eastchester - East Tremont Corridor District
- Establish R6-1 and M1-1A districts
- Apply Mandatory Inclusionary Housing (MIH)
- Extend the Transit Zone
- Remove language that exclusively applies to C8-4 districts within Special Planned Community Preservation District areas (*as discussed*)

Special District Text

The Special Eastchester – East Tremont Corridor District establishes a framework to:

- Promote the growth of housing and employment centers around transit.
- Foster an adequate range of services and amenities for residents, workers, and visitors.
- Ensure a lively and attractive urban streetscape along major corridors.
- Create a cohesive public realm network that would better connect future developments with future stations and surrounding neighborhoods.



Special District Text

Support residential growth around new transit



Modify FARs and building heights in certain R districts **(CHO)**



Incentivize the construction of schools



Eliminate parking requirements for new housing developments **(CHO)**

Special District Text

Encourage the creation of a lively public realm and urban streetscape



Density bonus for public realm improvements



Authorization for bulk flexibility to accommodate bonus floor area



Transfer of floor area mechanism for Morris Park station plaza



Allow commercial activity on 2nd floors in C2-4 districts (ZEO)



Streetscape regulations (ZEO)

Special District Text

Grow existing jobs centers



Simplify and rationalize bulk envelopes for non-residential



Modify FARs in C4-3 and C4-4 districts



Facilitate development on shallow lots along the rail
line



Consistent parking and loading framework for non-residential uses

Proposed Actions

Zoning Text Amendment: **Designate MIH Areas**

Tool: Designate MIH areas to require a share of new housing to be permanently affordable where new housing capacity would be created in the East Bronx, where limited construction of income-restricted housing has taken place in the past.



CITY MAP

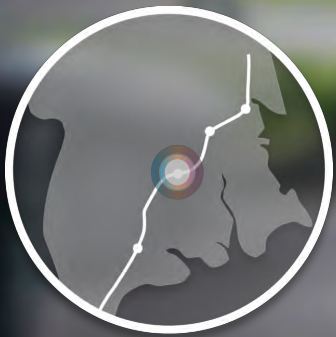
ACTIONS



PUBLIC

REALM

PLANNING



PARKCHESTER / VAN NEST

Public Realm Planning + City Map



Potential Improvements

Expanded park space and pedestrian improvements

Complementary open space adjacent to MTA plaza

VAN NEST

Publicly-accessible street and open spaces on redevelopment site to facilitate area open space and a potential future station connection

Public Realm Improvements

CONED

Pedestrian improvements under rail bridge

Sidewalk and crosswalk improvements along E Tremont Ave

Improved connectivity between Parkchester and E Tremont Ave

E Tremont Ave

PARKCHESTER

Improvement facilitated via mapping Improvement facilitated via de-mapping action

ENVIRONMENTAL REVIEW & RACIAL EQUITY REPORT

Environmental Review

Draft Environmental Impact Statement

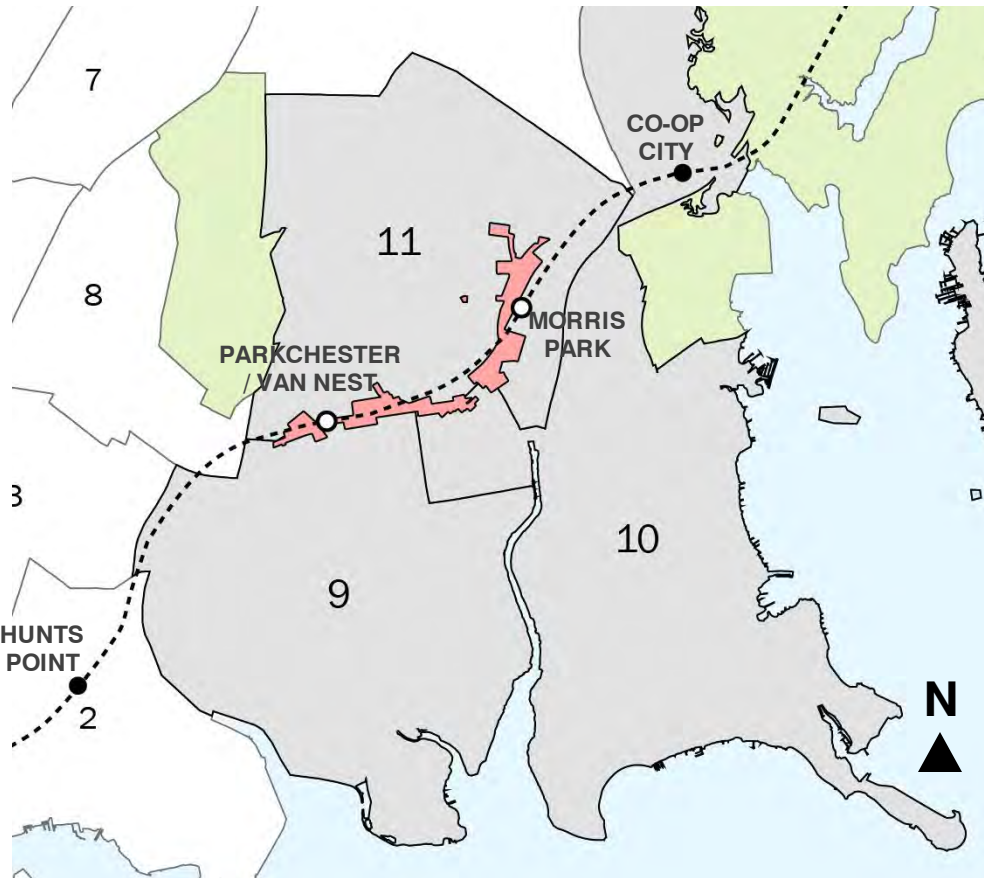
A Draft Environmental Impact Statement (DEIS) was prepared and analyzed the following technical areas of concern:

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Community Facilities and Services
- Open Space
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Water and Sewer Infrastructure
- Solid Waste and Sanitation Services
- Energy
- Transportation
- Air Quality
- Greenhouse Gas Emissions and Climate Change
- Noise
- Public Health
- Neighborhood Character
- Construction

SUMMARY

Project Overview

In summary, the Department of City Planning Proposes:



- Zoning Map, Zoning Text and City Map Changes
- The neighborhoods of Morris Park, Parkchester, Van Nest, and Westchester Square in Bronx Community Districts 9, 10, and 11.
- Support the growth of jobs and housing in the East Bronx, including nearly 7,500 units of housing, including some 1,900 permanently affordable units
- 1.23M sqft of growth in commercial uses
- 1.29M sqft of growth in community facility uses
- 10,000 jobs

Summary

Thoughtfully integrate stations into the fabric of the communities they'll serve



Summary

Ensure Bronx employers, institutions, and Bronx residents are poised for growth and success



THANK YOU.

