

The **City of Yes [Bronx Metro-North Plan](#)** is a proposal to bring holistic planning and new infrastructure investments to Co-op City, Hunts Point, Morris Park, and Parkchester/Van Nest.

The work seeks to leverage a major investment by the Metropolitan Transportation Authority (MTA), which is set to deliver **four brand new commuter rail station stops** to the neighborhoods in 2027 as part of the [Penn Station Access](#) project.

The City's community-informed plan would create the opportunity for **10,000 new jobs, 6,000 new homes, at least one quarter of them income-restricted under the city's [Mandatory Inclusionary Housing \(MIH\) program](#)**, along the rail line around the new stations and **connect the vibrant existing communities to the new stations and new retail and jobs space** (see example of Morris Park Plaza here):



Source: DCP. Potential Morris Park Plaza would connect existing community to the station. Click for hi-res version.

Alongside this planning work, and with local not-for-profit organizations and stakeholders, the City will help establish **workforce training programs to connect Bronxites to good paying jobs locally and across the NYC Metro Region.**

The plan would also allow for **new open space amenities**, including the creation of a large and welcoming public plaza and a pedestrian bridge spanning Bassett Avenue to connect the Morris Park station and plaza.

- With 12% of the borough's jobs, **Morris Park is the Bronx's largest employment center**, and approximately 23,000 jobs are located within ½ mile of the coming Morris Park station. Major institutional employers include Calvary Hospital, Hutchinson Metro Center, Jacobi Medical Center, and Montefiore Hospital.

Four Metro-North Stations

With a **one-seat ride** to Midtown, Westchester, and Connecticut, each new station will provide **expanded mobility** for thousands of Bronx residents, helping them more easily access **10.4 million jobs** in the New York City Metro Region.

East Bronx passengers traveling to Penn Station could save up to **60 minutes** on their commutes each way, and those traveling to Connecticut, including for construction and office jobs, could save up to **75 minutes**.

By providing this transit option, the new stations can **ease congestion** and **lower carbon emissions**.

Housing and Jobs Growth

Zoning actions are focused on a 46-block area of Parkchester/Van Nest and Morris Park primarily along the main corridors of East Tremont Ave, White Plains Road, Bronxdale Ave, Eastchester Road, and Stillwell Ave, and near the two neighborhoods' future Metro-North stations in Bronx Community Districts 9, 10, and 11.

- The approximately 28-block area closest to the future **Parkchester/Van Nest** station is generally bound by Baker Avenue and Van Nest Avenue to the north, Silver St to the east, East Tremont Avenue to the south, and St. Lawrence Avenue to the west.
- The approximately 18-block area closest to the future **Morris Park** station is generally bound by Pelham Parkway to the north, Marconi St to the east, Williamsbridge Road to the south, and Tenbroeck Avenue to the west.



Source: DCP. Map highlighting where zoning actions will be focused to create housing and jobs around the Parkchester/Van Nest and Morris Park stations. [Click for hi-res version.](#)



Source: DCP. Rendering of Parkchester near the new Bronx Metro-North Station. [Click for hi-res version.](#)

The actions would allow existing **job-generating uses**, including retail, restaurants, grocery stores, health care and life sciences, and community facility space, to grow significantly, especially in Morris Park.

By rezoning to allow significant new residential and commercial density in these two neighborhoods, we can create an estimated 6,000 new homes in the Parkchester/Van Nest and Morris Park station areas. A quarter of the homes would be permanently income-restricted via MIH.

The work will allow for expanded and improved public open space, including through land use actions such as de-mapping part of two city streets to **expand the existing Van Nest Park**.

With ongoing input from elected officials and the public, the Department of City Planning will continue to refine the proposed zoning actions.

Public Info Sessions

The Bronx Metro-North Station Area Plan already reflects **over four years of community input**, with more to come.

In partnership with the MTA, local elected officials, and community members, the Department of City Planning will host remote evening public information sessions next week, [December 13](#) and [December 15](#). There will be much more public engagement to come ahead of and during ULURP.

Scoping Meeting and Draft Scope of Work

A Draft Scope of Work, which includes a zoning proposals and actions, for the Bronx Metro North Plan will be available on [DCP's environmental review webpage](#) this afternoon.

City Planning is set to hold a scoping hearing **January 9, 2023**, in which the public is asked to comment on how the proposed actions will be analyzed in the environmental review. Information about that session will be posted on [NYC Engage](#) after the new year.

The Bronx Metro-North Plan is tentatively scheduled to begin the city's public review process in late summer 2023.



Source: DCP. Rendering of Morris Park Plaza. [Click for hi-res version.](#)