

BRONX METRO-NORTH NEIGHBORHOOD PLAN

VIBRANT
CONNECTED
WORKING



Certification Presentation to the NYC City Planning Commission
January 22, 2024

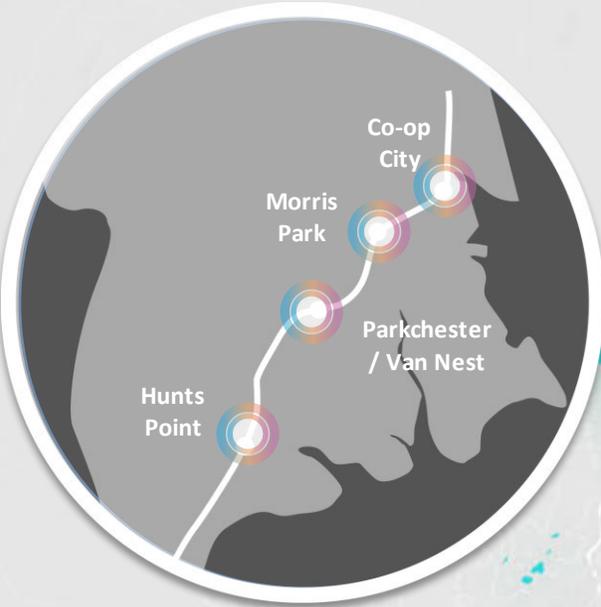


BRONX METRO-NORTH | Certification Review Session

- 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

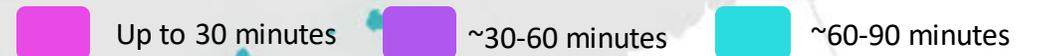
Introduction

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

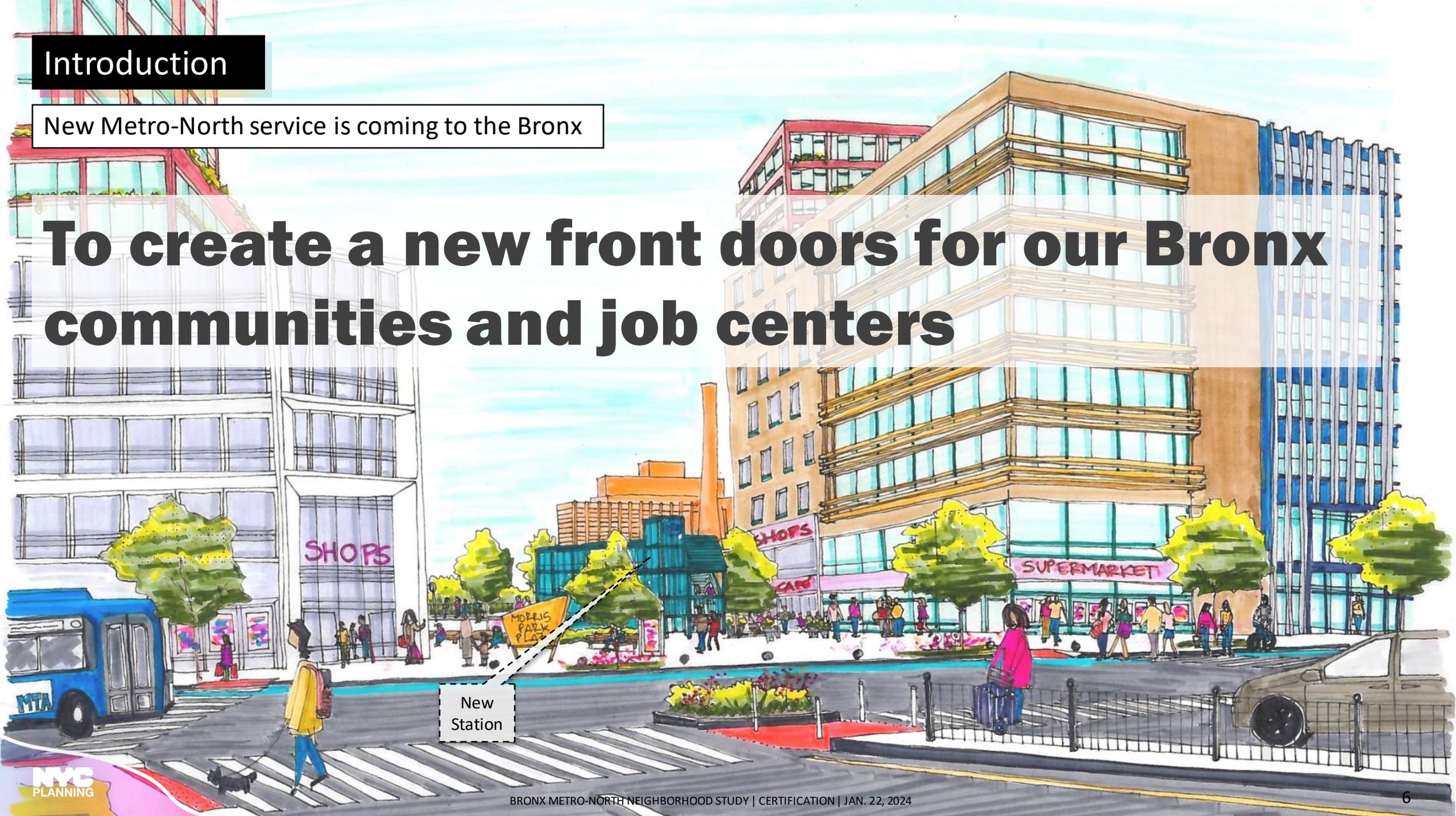
CO-OP CITY



Introduction

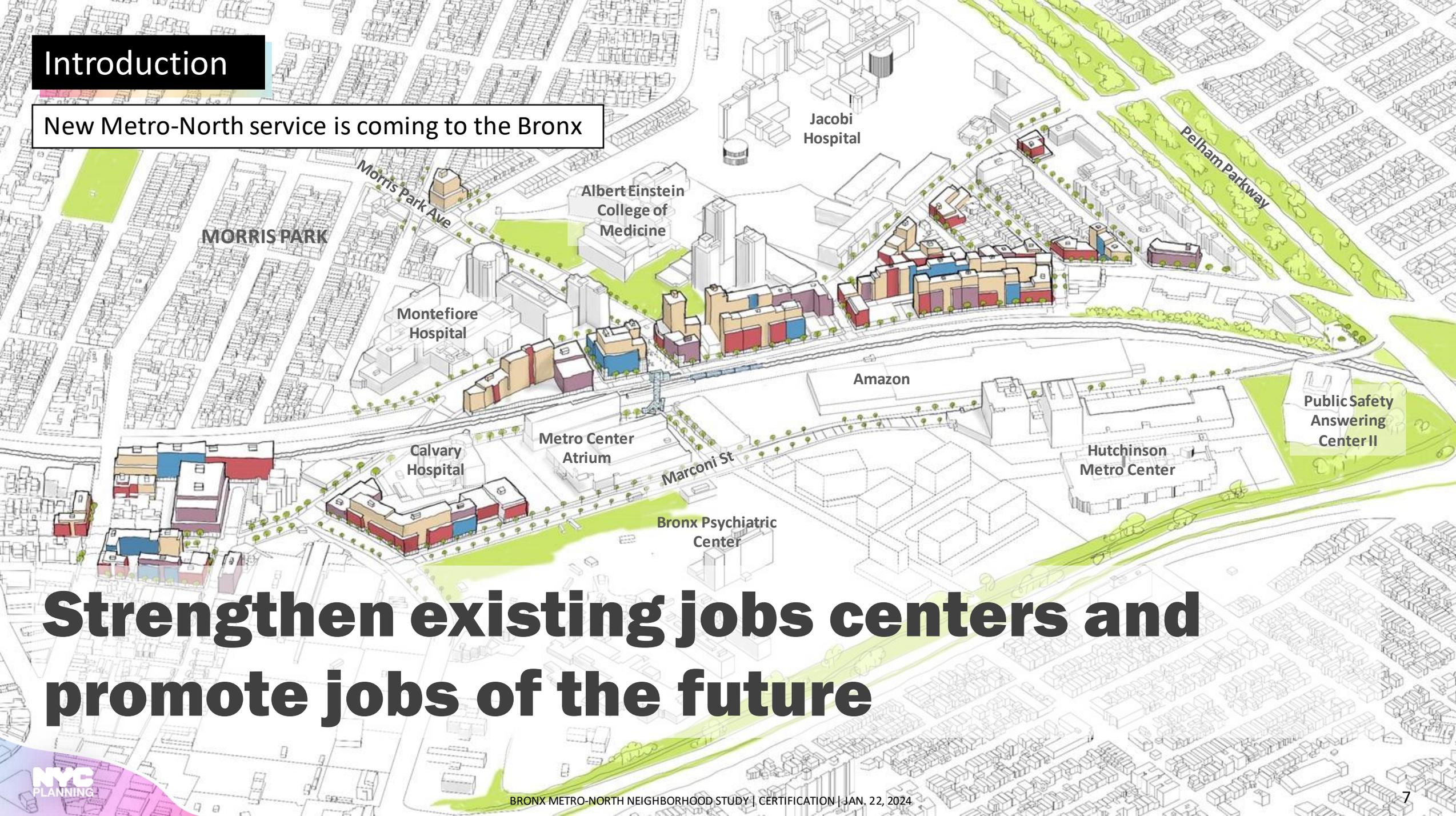
New Metro-North service is coming to the Bronx

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



Introduction

New Metro-North service is coming to the Bronx



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

THE STATION AREAS

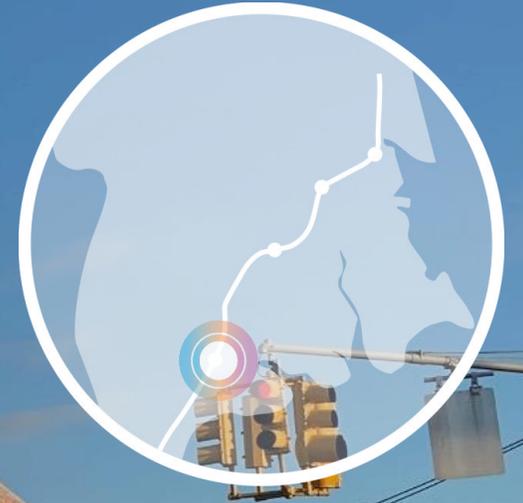
Background

Project Location



Background

HUNTS POINT



Background

PARKCHESTER / VAN NEST



Background

MORRIS PARK



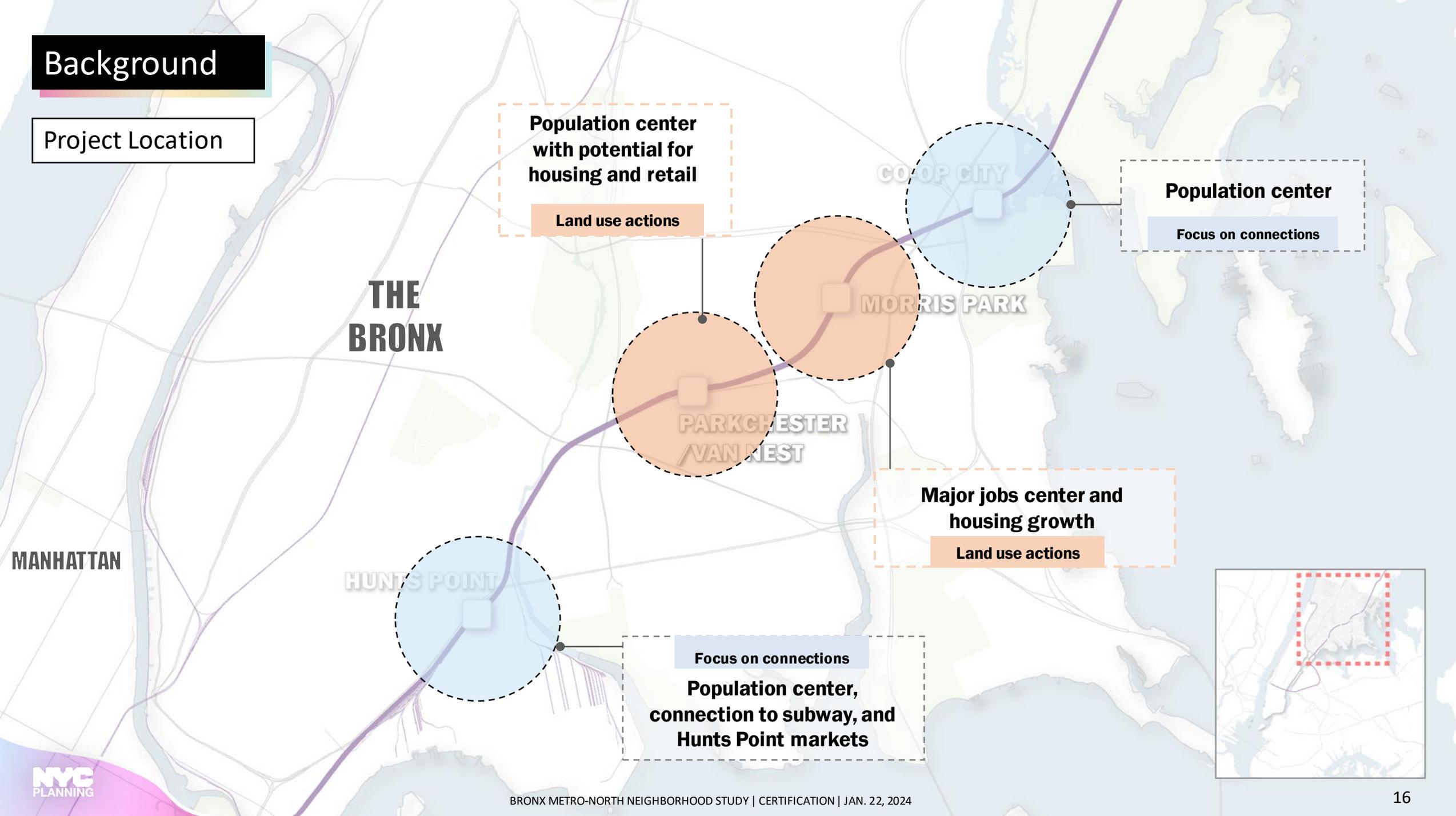
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CO-OP CITY



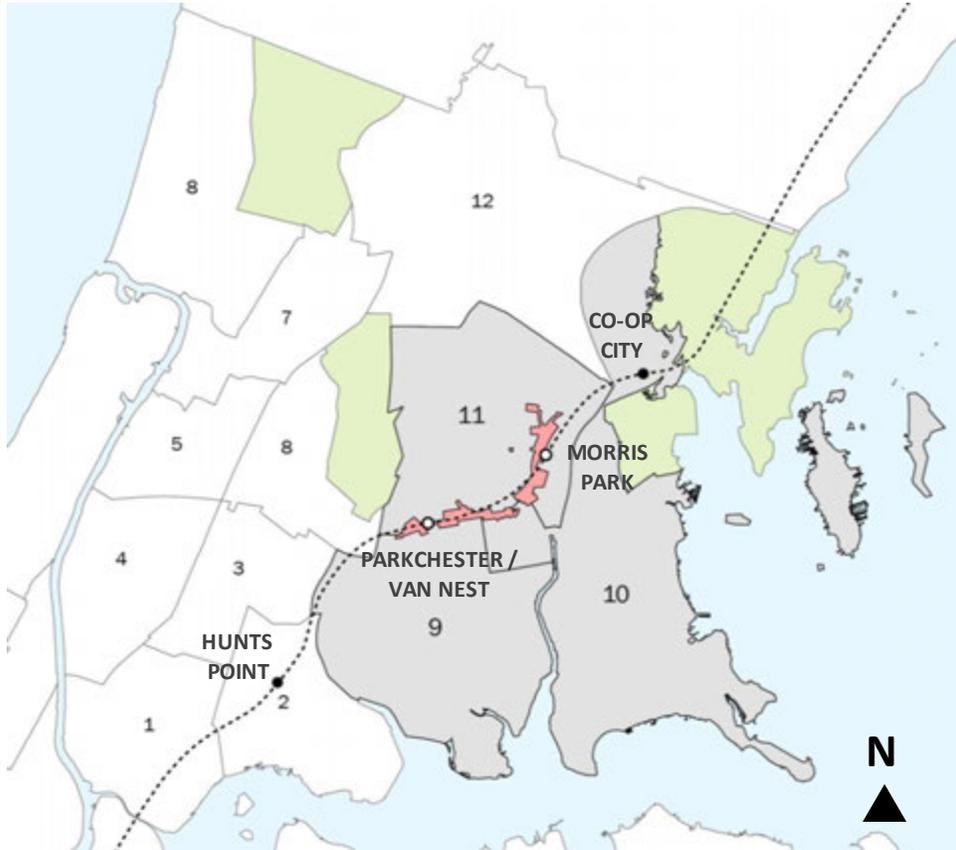
Background

Project Location



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

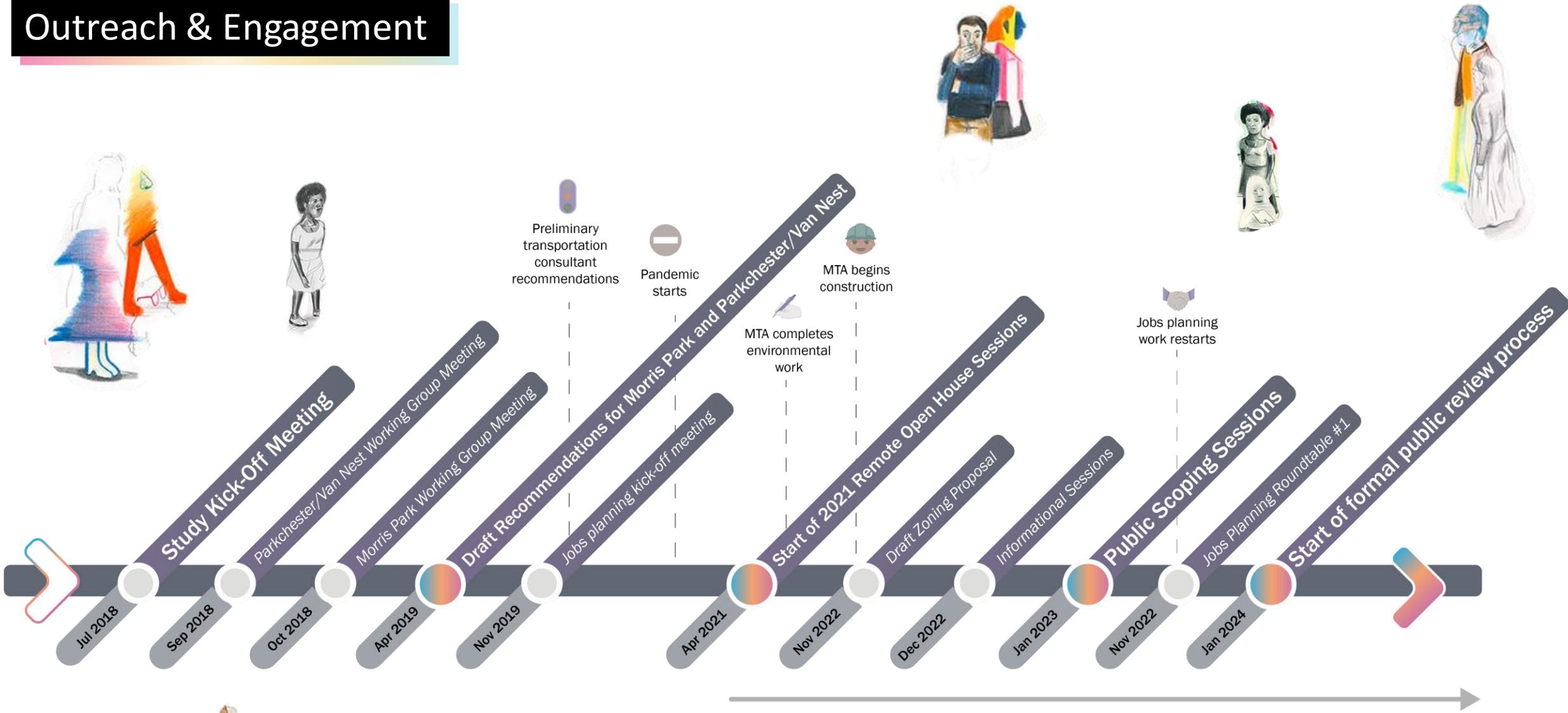
- Establish and map the Special Eastchester - East Tremont Corridor District
- Apply Mandatory Inclusionary Housing (MIH)
- Create the new R6-1 and M1-1A zoning districts
- Extend the Transit Zone

City Map Changes

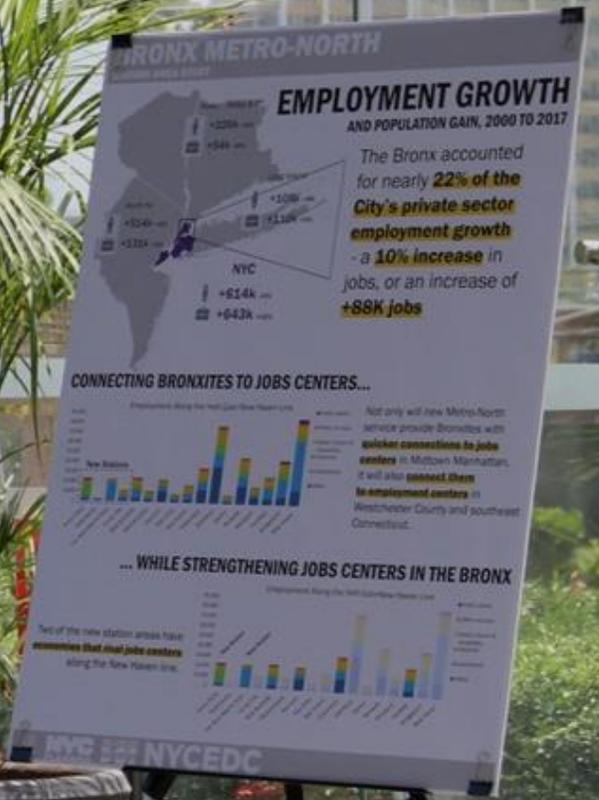
New open space, expanded sidewalks, and improved street connections

OUTREACH & ENGAGEMENT

Outreach & Engagement



WORKING GROUP MEETINGS



PUBLIC WORKSHOPS



OPEN HOUSES



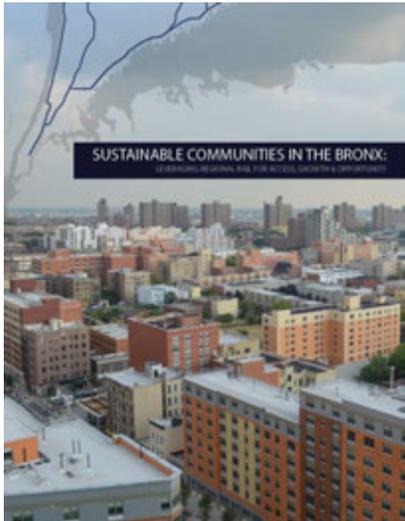
INSTITUTIONAL CONVENINGS



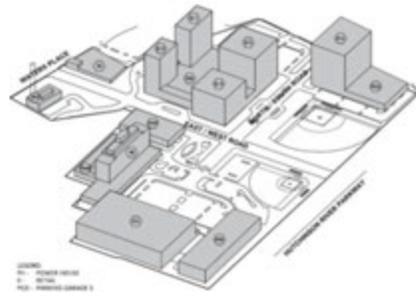
REMOTE OPEN HOUSES,
WORKSHOPS +
INFORMATIONAL SESSIONS

Coordinated Planning Work

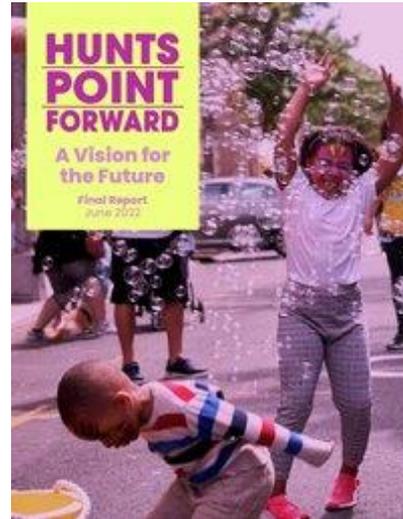
Coordinated Planning Over the Years



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



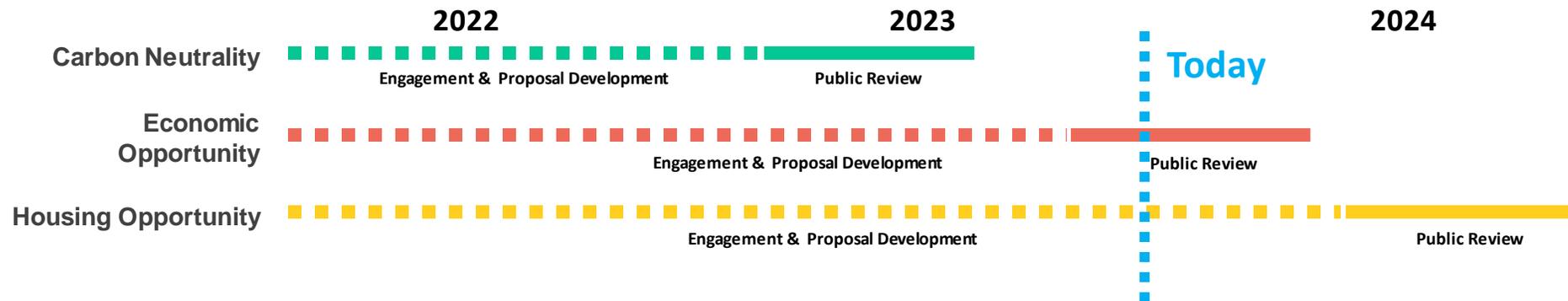
for Carbon Neutrality
Expanding opportunities for decarbonization projects



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

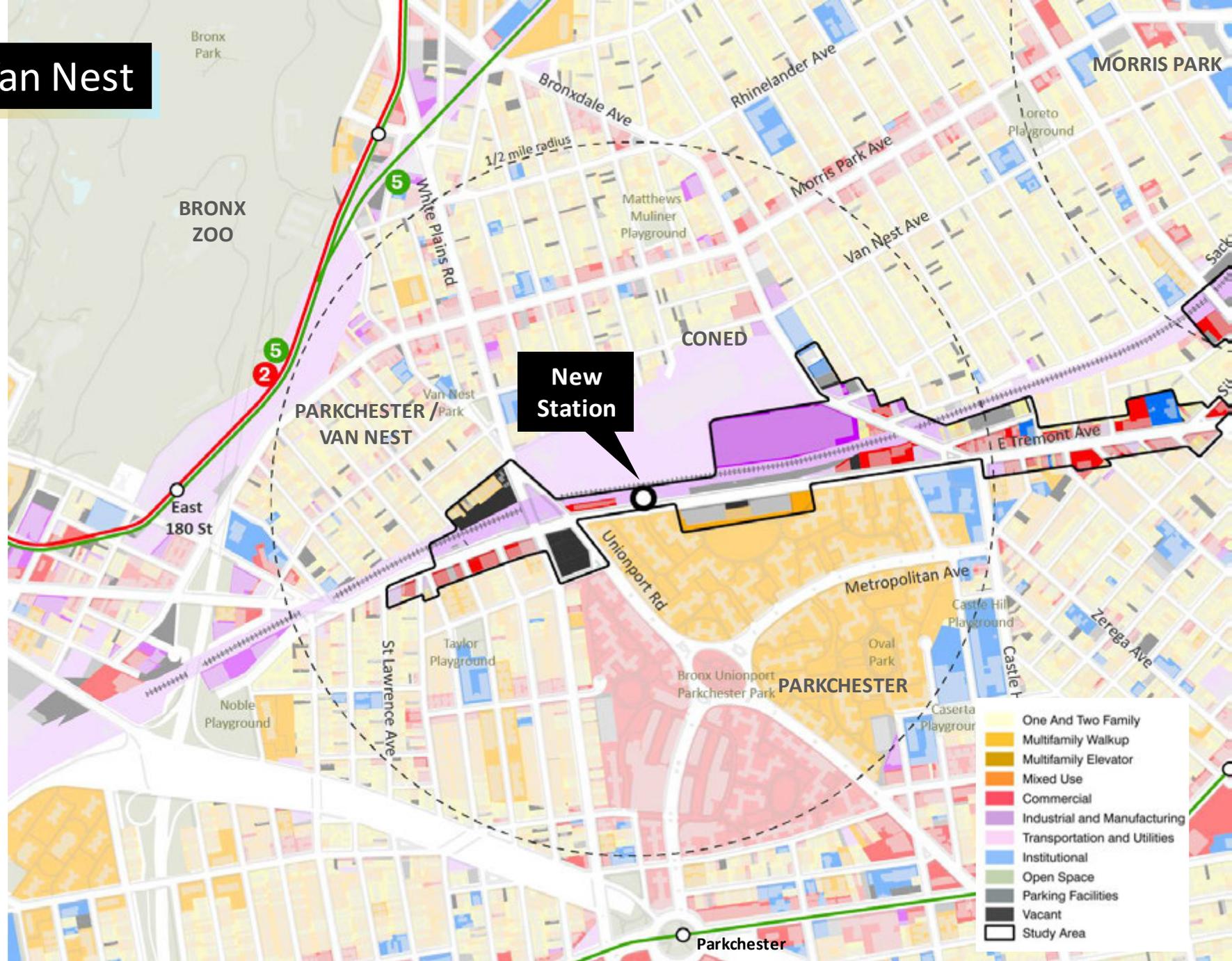


PARKCHESTER / VAN
NEST

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

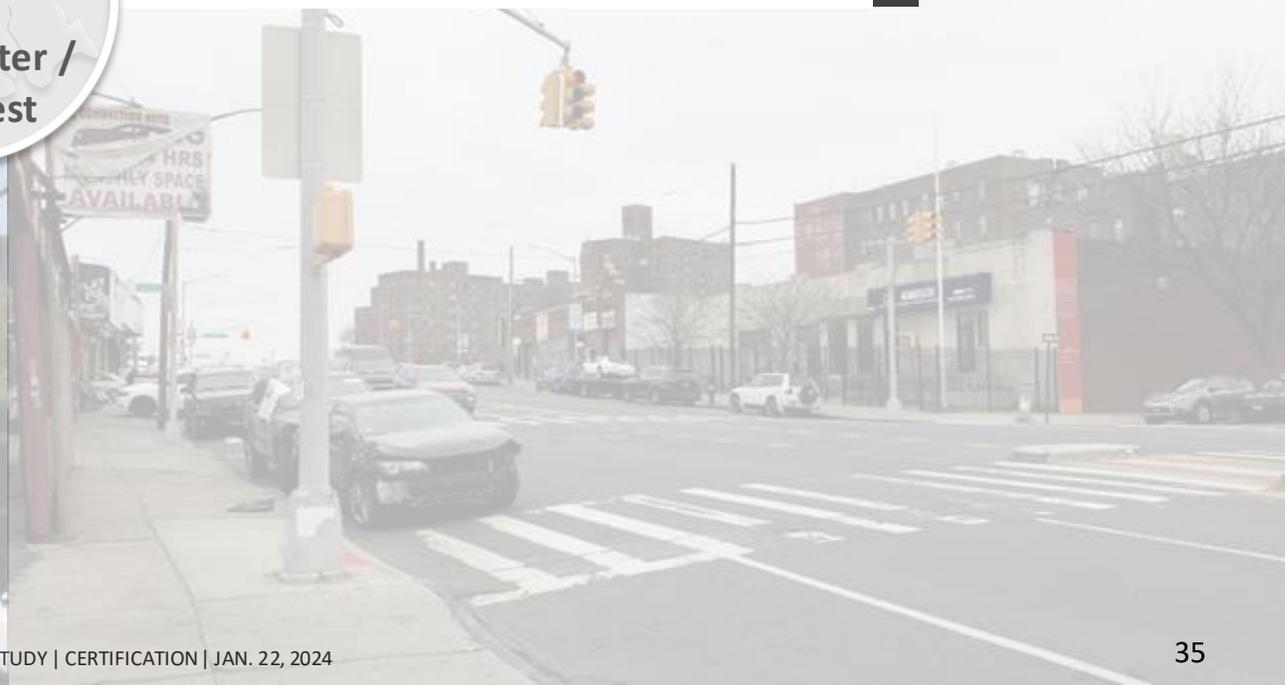
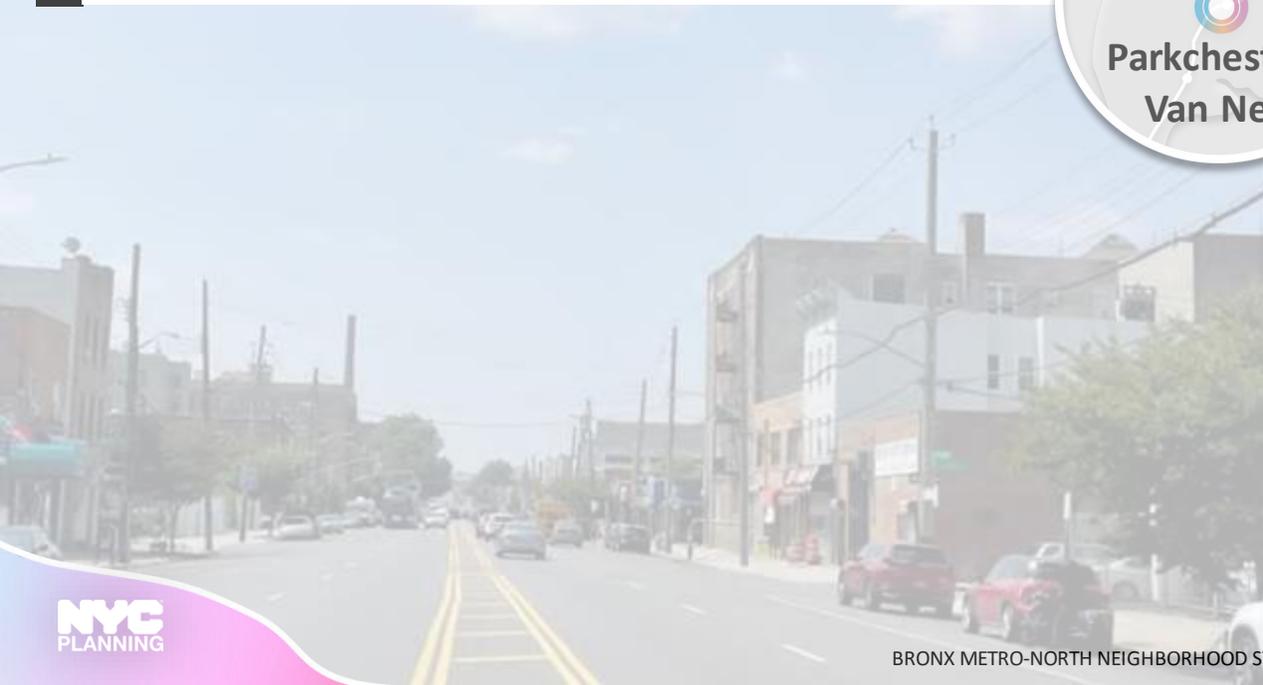
Existing Conditions



1 View looking west towards Bronxdale Ave from Pierce Ave



View looking east along East Tremont Ave near Dogwood Dr 2



Background

Existing Conditions

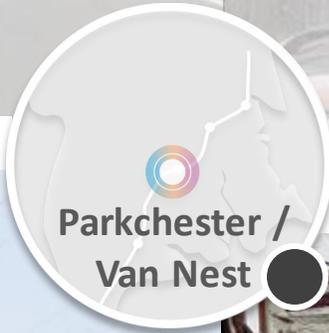
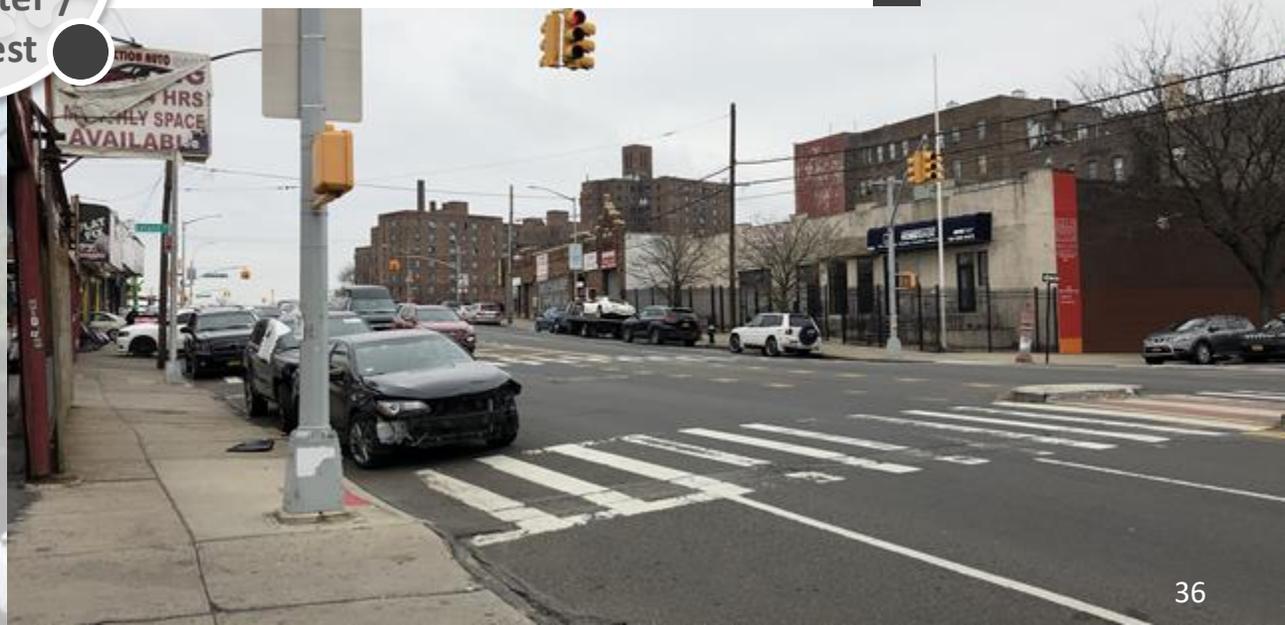
1 View looking west towards Bronxdale Ave from Pierce Ave



View looking east along East Tremont Ave near Dogwood Dr



View looking east along East Tremont Ave near Leland Ave



Background

Existing Conditions

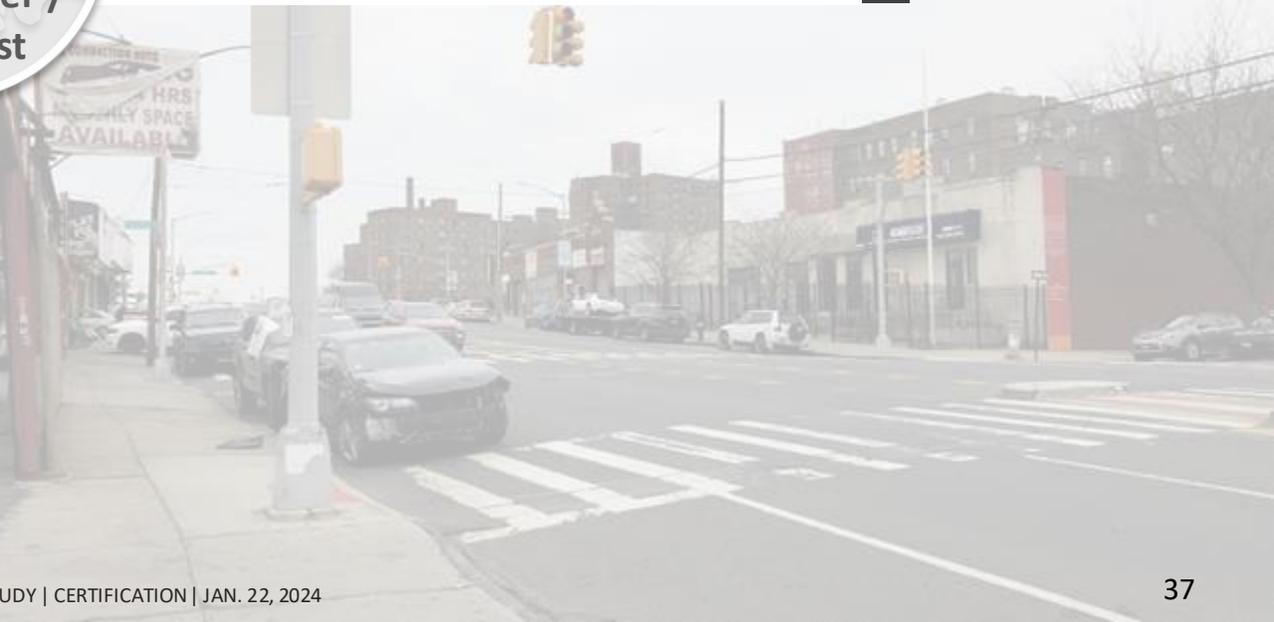


1 View looking west towards Bronxdale Ave from Pierce Ave

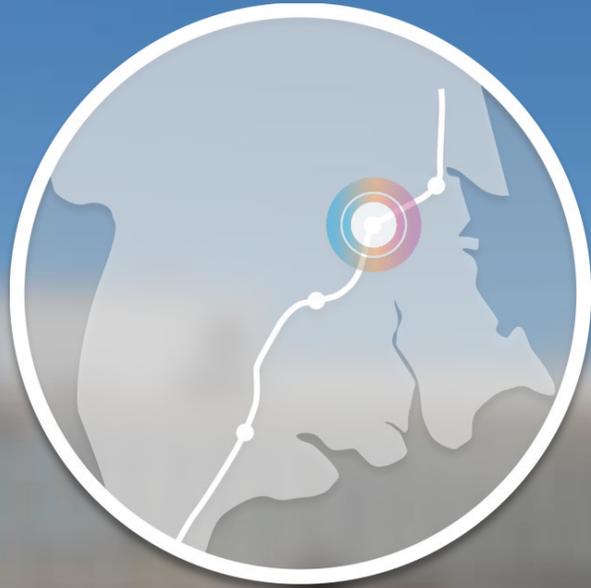
2 View looking east along East Tremont Ave near Dogwood Dr

4 View looking west along East Tremont Avenue from Montgomery Pl

3 View looking east along East Tremont Ave near Leland Ave



EXISTING CONDITIONS

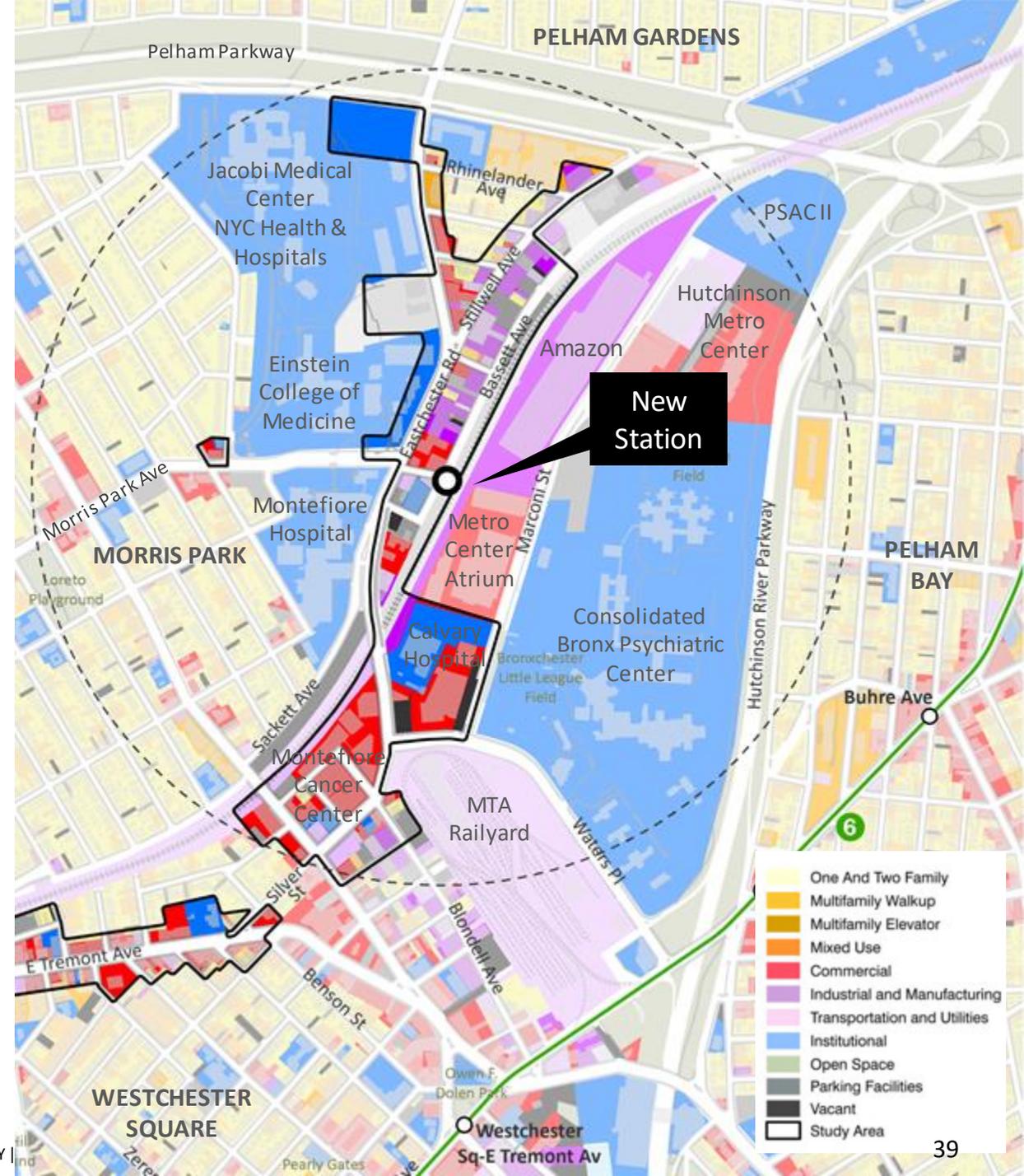


MORRIS PARK

Background: Morris Park

Existing Land Uses

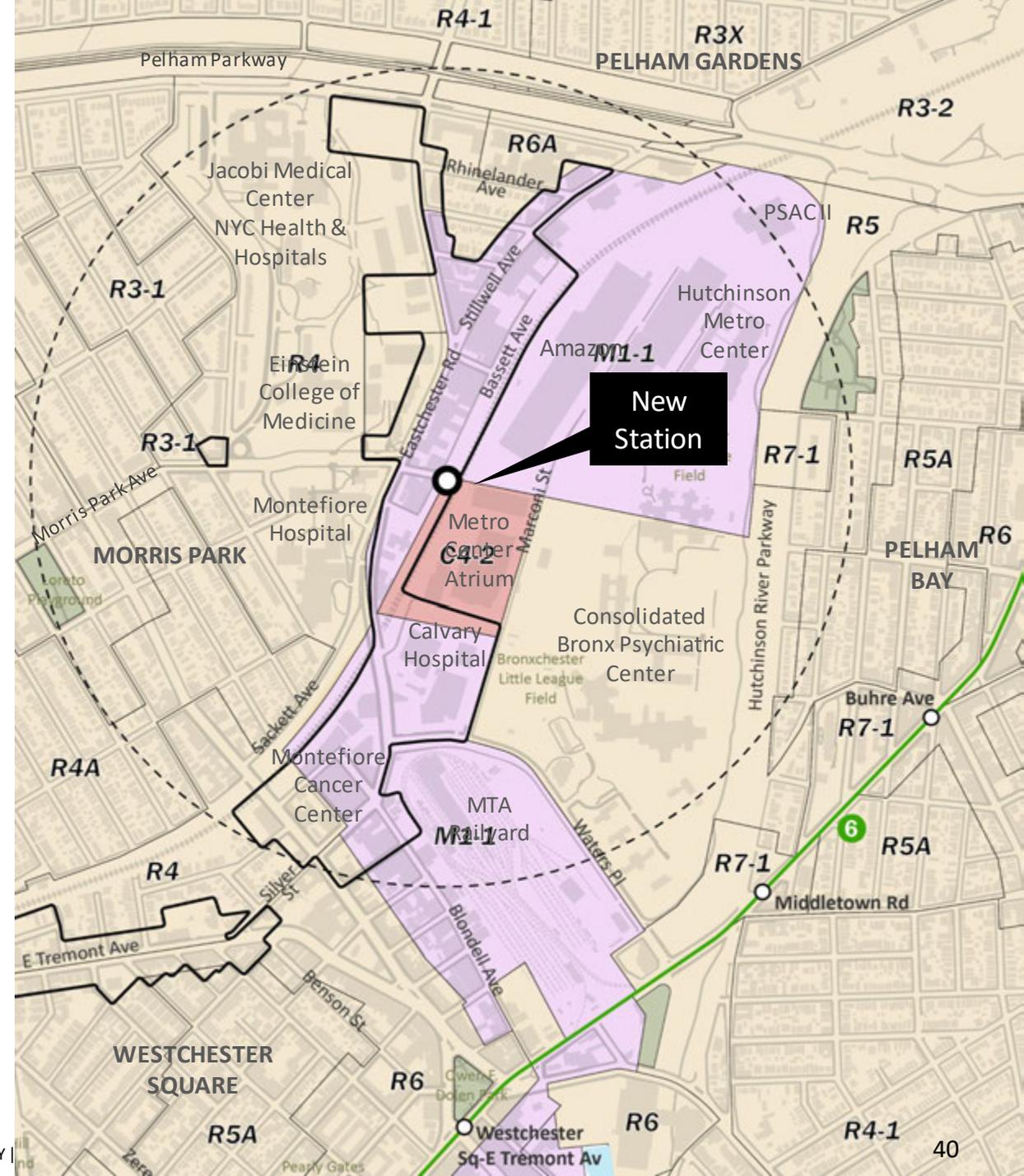
- Rail line and adjacent industrial areas is predominant feature
- Industrial and automotive uses
- Large adjacent institutional uses
- Mix of uses
- Pockets of non-conforming residential
- Variety of commercial uses



Background: Morris Park

Existing Zoning

- Largely M1-1 within rezoning area, with a mix of R4 and R5 districts in immediate surrounding area
- Relatively low densities
- Outdated parking and loading requirements
- Limited range of uses permitted
- No new residential allowed



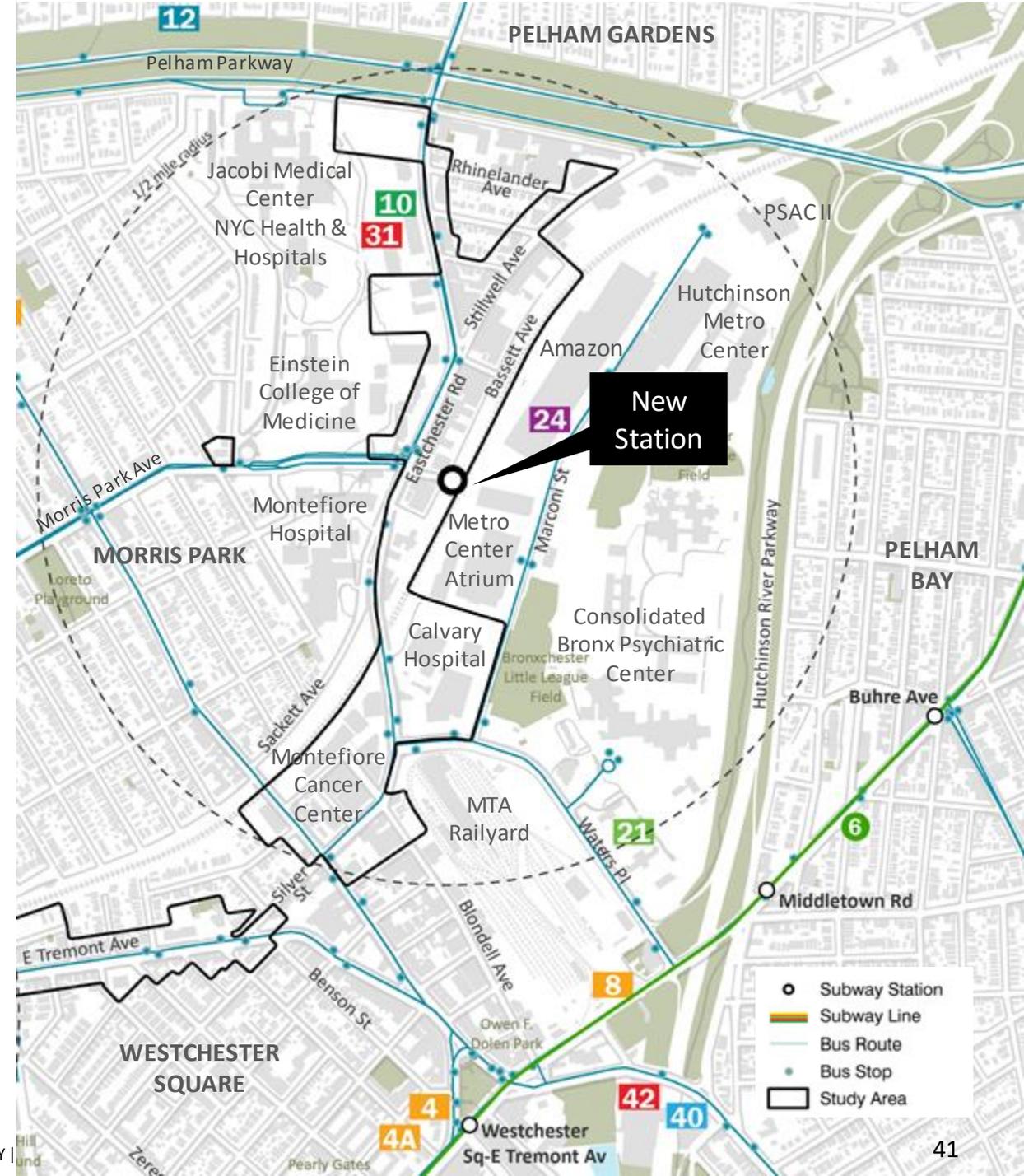
Background: Morris Park

Transit Accessibility



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

- **Subway stations**
 - Westchester Square East Tremont Ave (6)
 - Middletown Rd (6)
 - Buhre Ave (6)
- **Bus lines**
 - B4,B4A,B8,BxM10,B21,B24
- **Major corridors**
 - North/south: Eastchester Road, Hutchinson River Parkway
 - East/west: Morris Park Ave, Pelham Parkway

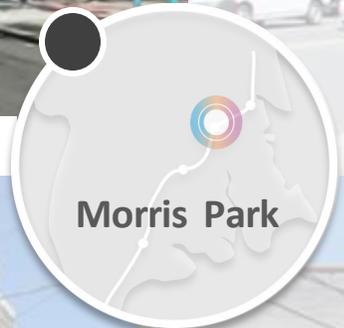


Background: Morris Park

Existing Conditions



1 View looking northwest from the corner of Eastchester Rd and Waters Pl



Background: Morris Park

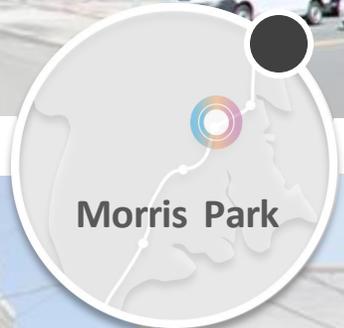
Existing Conditions



1 View looking northwest from the corner of Eastchester Rd and Waters Pl



View looking north along Eastchester Rd from Morris Park Ave 2

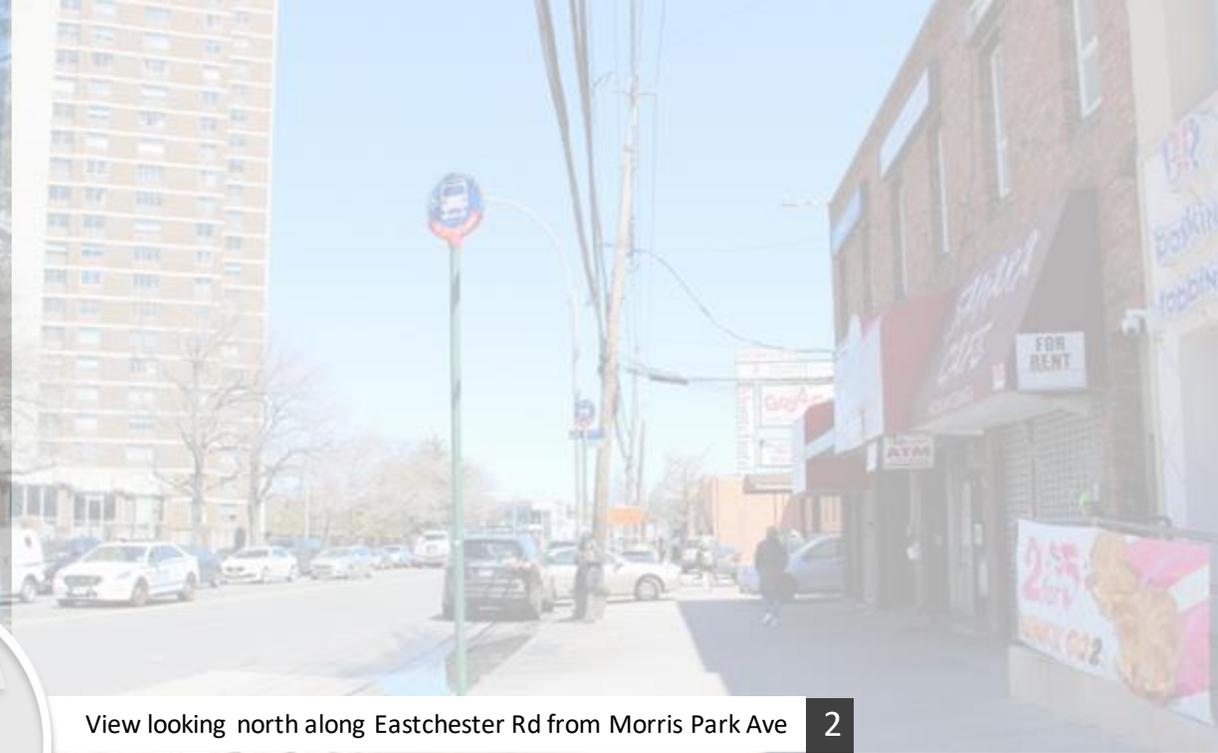


Background: Morris Park

Existing Conditions



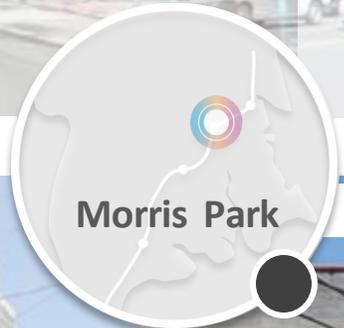
1 View looking northwest from the corner of Eastchester Rd and Waters Pl



2 View looking north along Eastchester Rd from Morris Park Ave



3 View looking north along Bassett Ave from Morris Park Ave

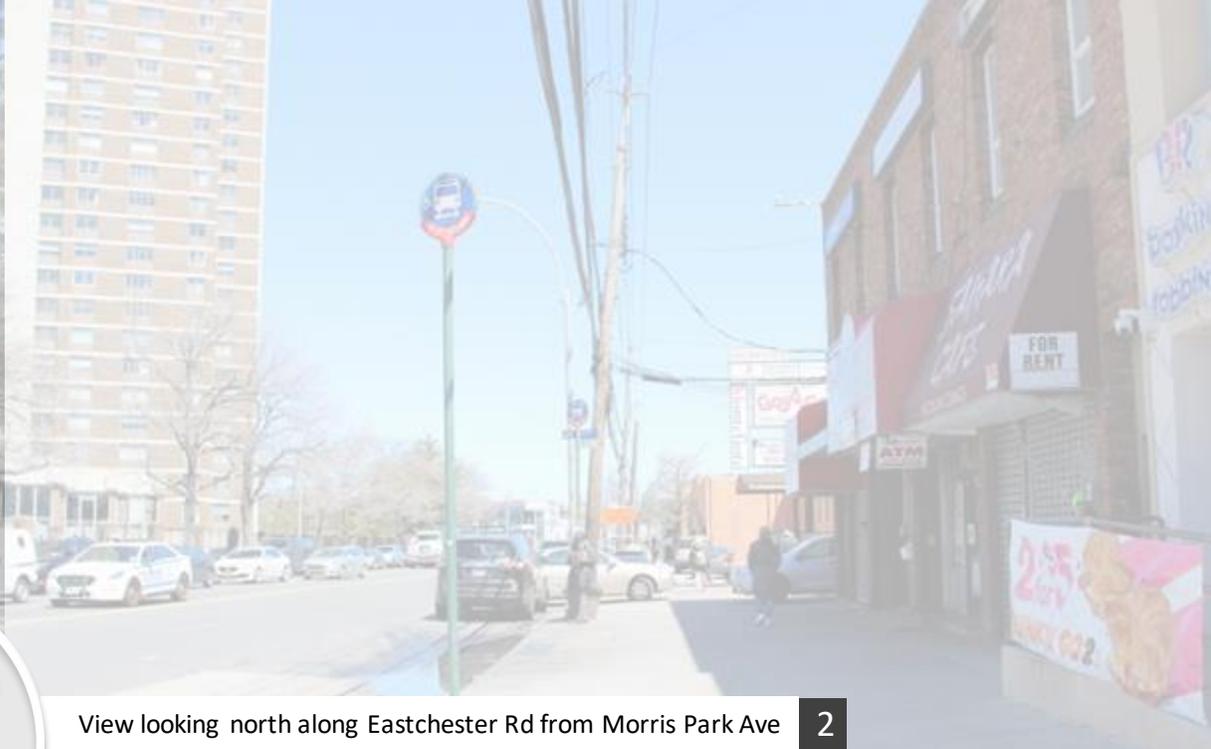


Background: Morris Park

Existing Conditions



1 View looking northwest from the corner of Eastchester Rd and Waters Pl



2 View looking north along Eastchester Rd from Morris Park Ave



4 View from location of future station entrance at Bassett Ave and Morris Park Ave



3 View looking north along Bassett Ave from Morris Park Ave

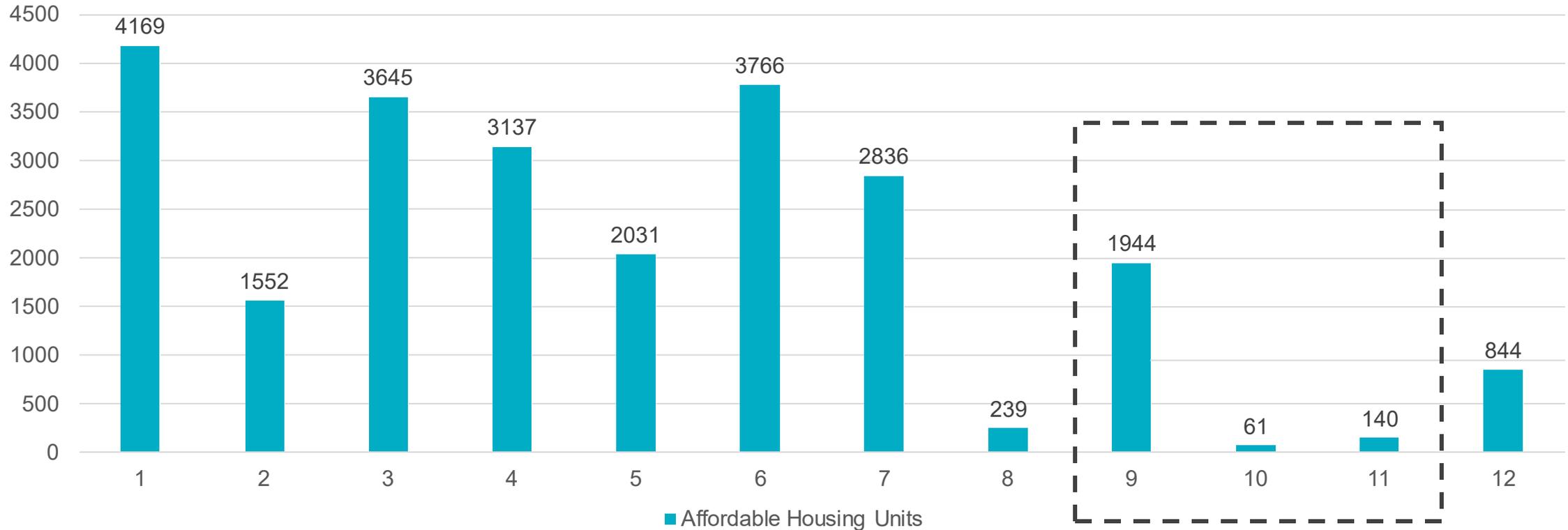


HOUSING CONTEXT

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

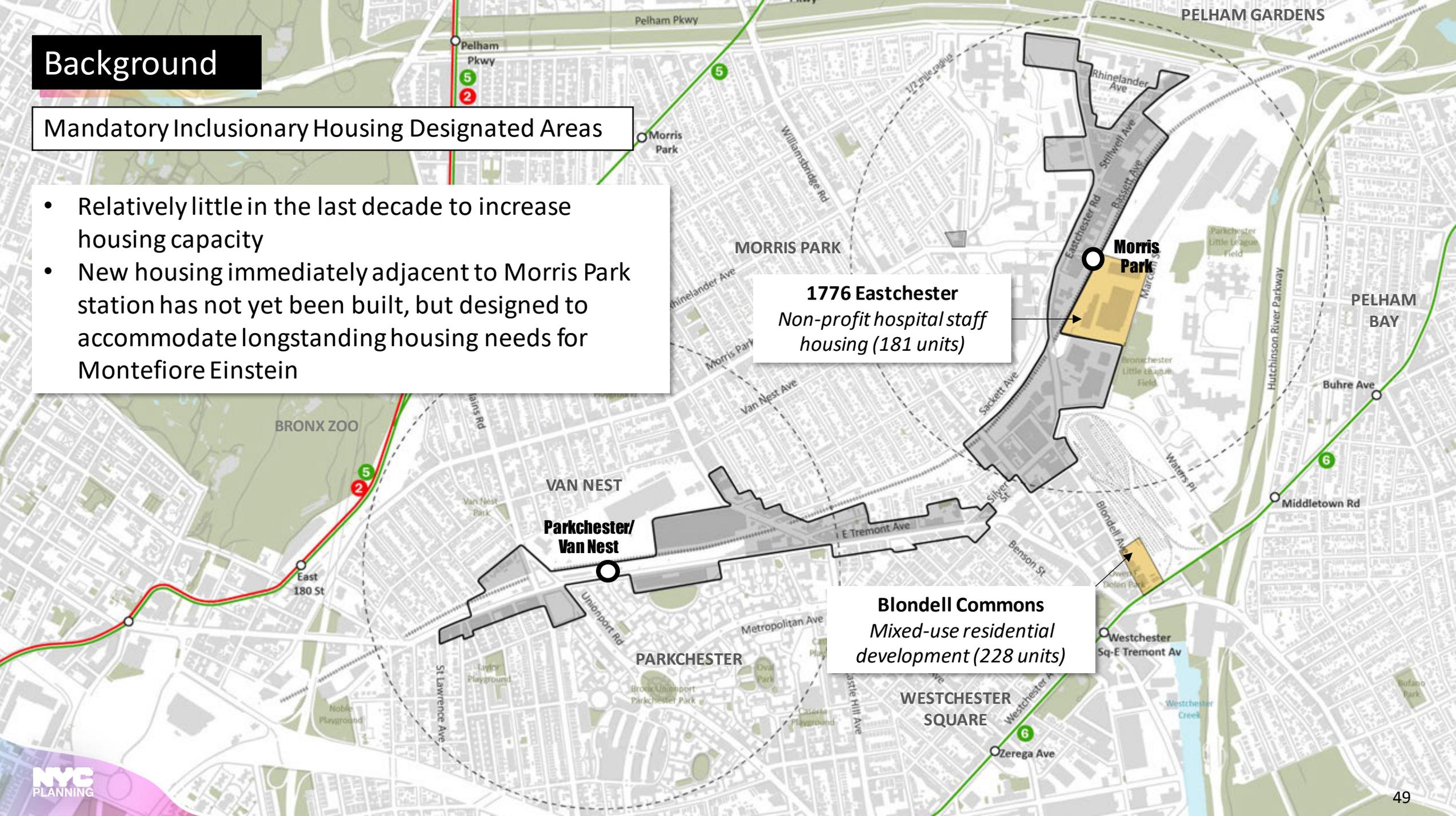
Background

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

1776 Eastchester
Non-profit hospital staff housing (181 units)

Blondell Commons
Mixed-use residential development (228 units)



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

Current Zoning: M1-1

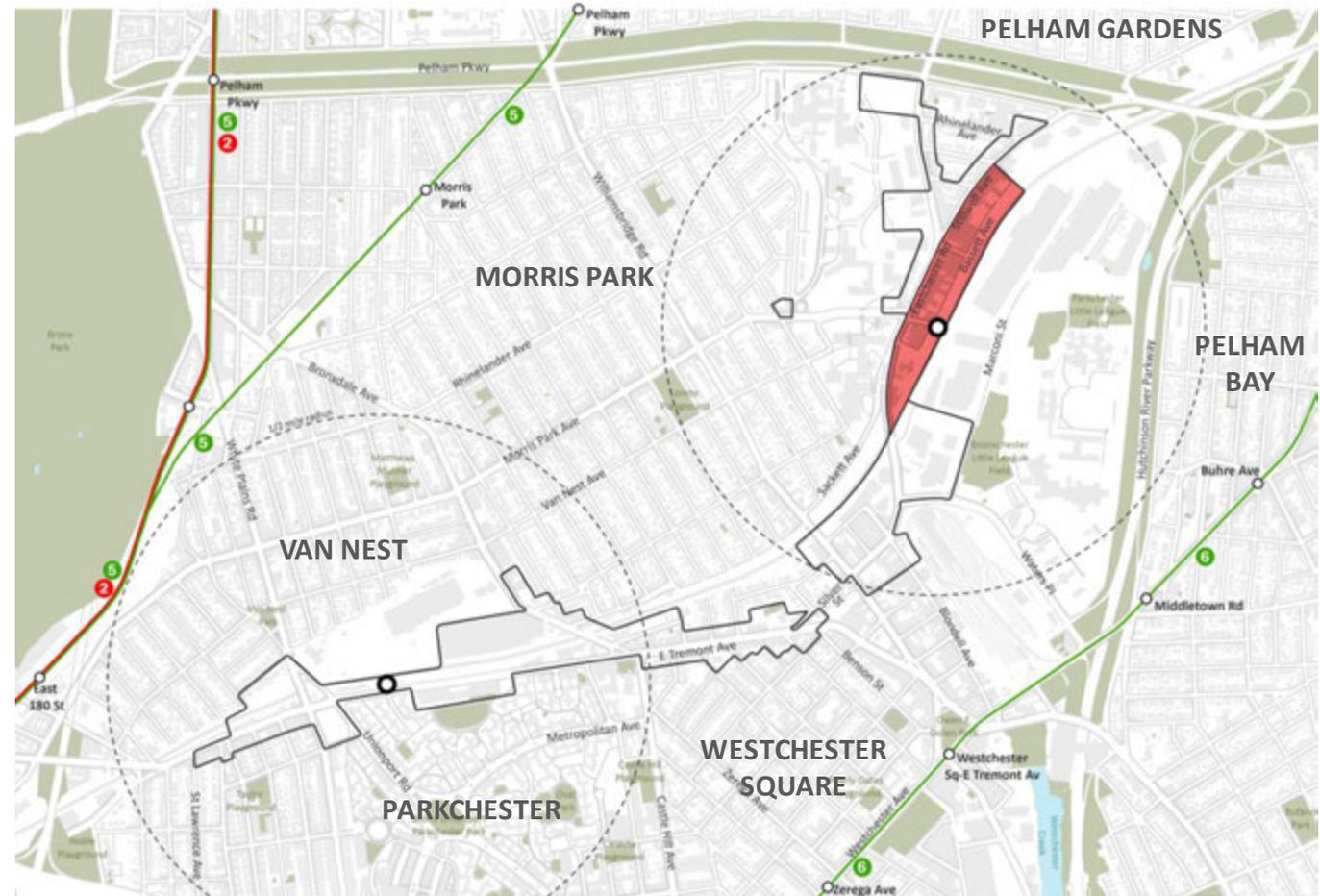
Proposed Zoning: C4-4(R8)

Goals:

- Create a neighborhood center that supports transit-oriented development.
- Support the growth of educational, health and life science sectors in Morris Park.
- Create residential density close to the station.

Context:

- Dominated by low-rise industrial and commercial buildings.
- No housing development permitted today.
- Located between medical and office campuses.



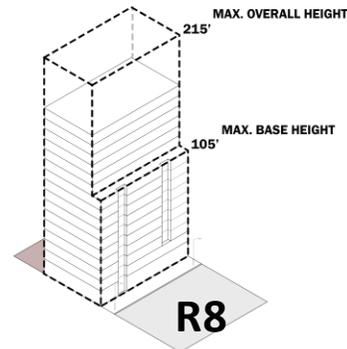
Current Zoning: M1-1

Proposed Zoning: C4-4(R8)

Summary of Tools:

- Increase the permitted commercial FAR.
- Modify the residential equivalent district to R8.
- Apply contextual bulk regulations to non-residential developments.

C4-4 district	
Max. Residential FAR	7.2
Max. Community Facility FAR	6.5
Max. Commercial FAR	4.0



View looking north along Eastchester Rd

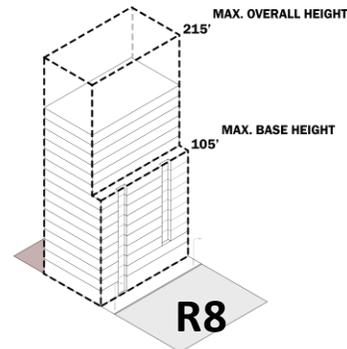
Current Zoning: M1-1

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C4-4 district	
Max. Residential FAR	7.2
Max. Community Facility FAR	6.5
Max. Commercial FAR	4.0



View looking north along Eastchester Rd

Zoning Proposal

Mixed-Use Transitional

Current Zoning: R4, M1-1

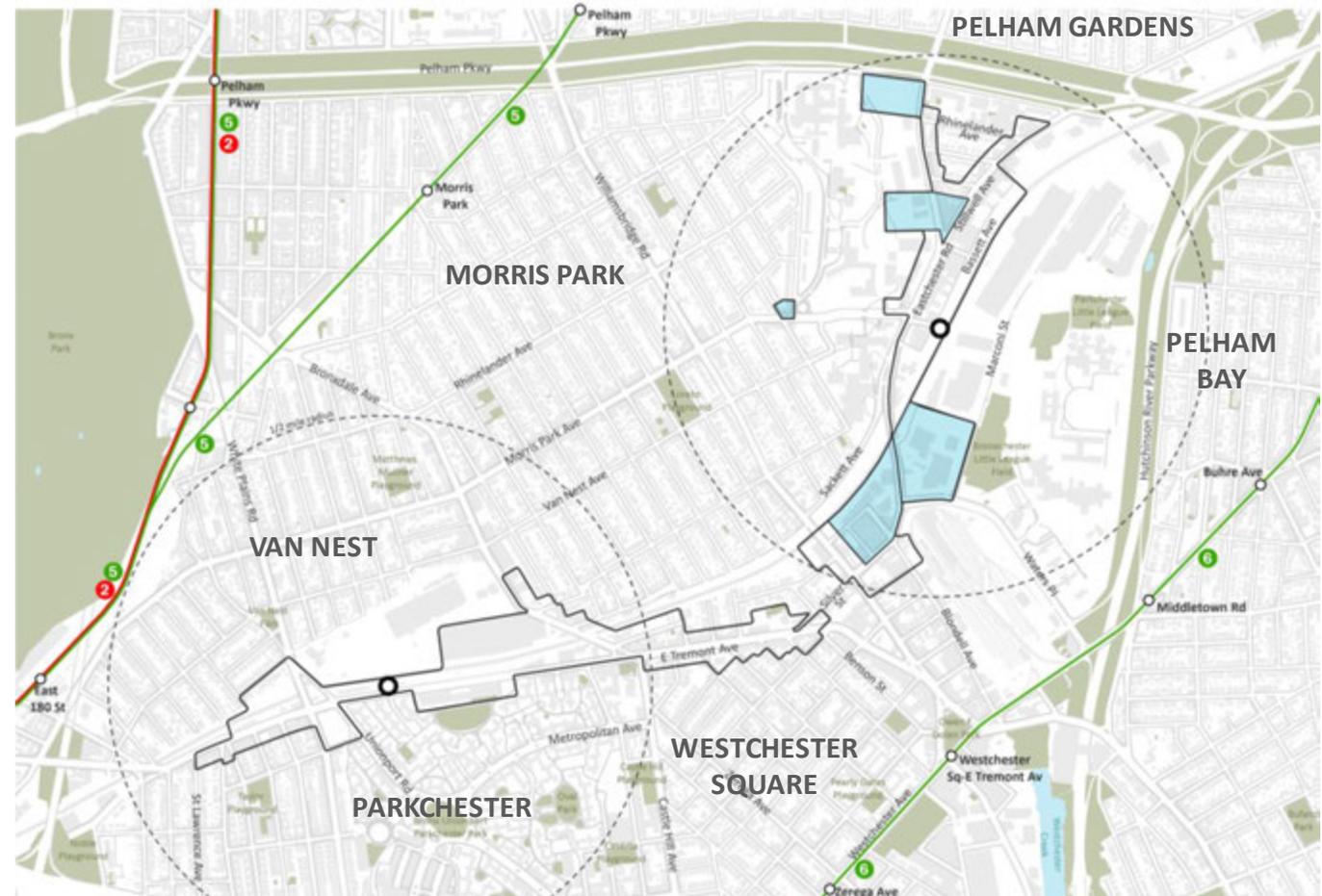
Proposed Zoning: C4-3, C4-4

Goals:

- Support area institutions and job growth.
- Provide a step-down between the station and surrounding neighborhoods.
- Facilitate the growth of health care institutions and life sciences sector.

Context:

- Large sites near the new Morris Park station.
- Dominated by health care and education.
- Little housing development permitted today.



Zoning Proposal

Mixed-Use Transitional

Current Zoning: R4, M1-1

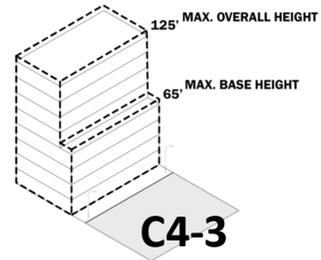
Proposed Zoning: C4-3, C4-4

Summary of Tools:

- Increase the permitted commercial FAR.
- Modify the residential equivalent to R6-1 in C4-3 districts.

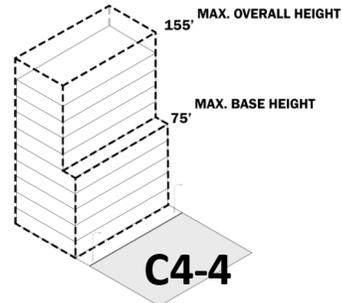
C4-3 district

Max. Residential FAR	3.9
Max. Community Facility FAR	4.8
Max. Commercial FAR	4.0



C4-4 district

Max. Residential FAR	5.0
Max. Community Facility FAR	6.5
Max. Commercial FAR	4.0



View looking northwest from the corner of Eastchester Rd and Waters Place

Zoning Proposal

Mixed-Use Transitional

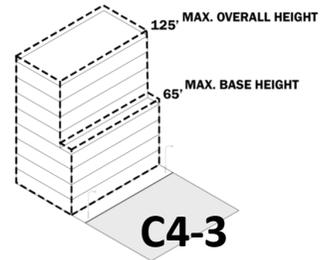
Current Zoning: R4, M1-1

Proposed Zoning: C4-3, C4-4

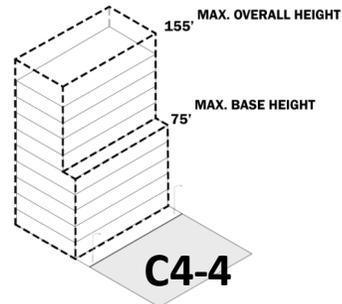
Summary of Tools:

- Increase the permitted commercial FAR.
- Modify the residential equivalent to R6-1 in C4-3 districts.

C4-3 district	
Max. Residential FAR	3.9
Max. Community Facility FAR	4.8
Max. Commercial FAR	4.0



C4-4 district	
Max. Residential FAR	5.0
Max. Community Facility FAR	6.5
Max. Commercial FAR	4.0



Looking northwest from the corner of Eastchester Rd and Waters Place

Zoning Proposal

Neighborhood Commercial

Current Zoning: R6

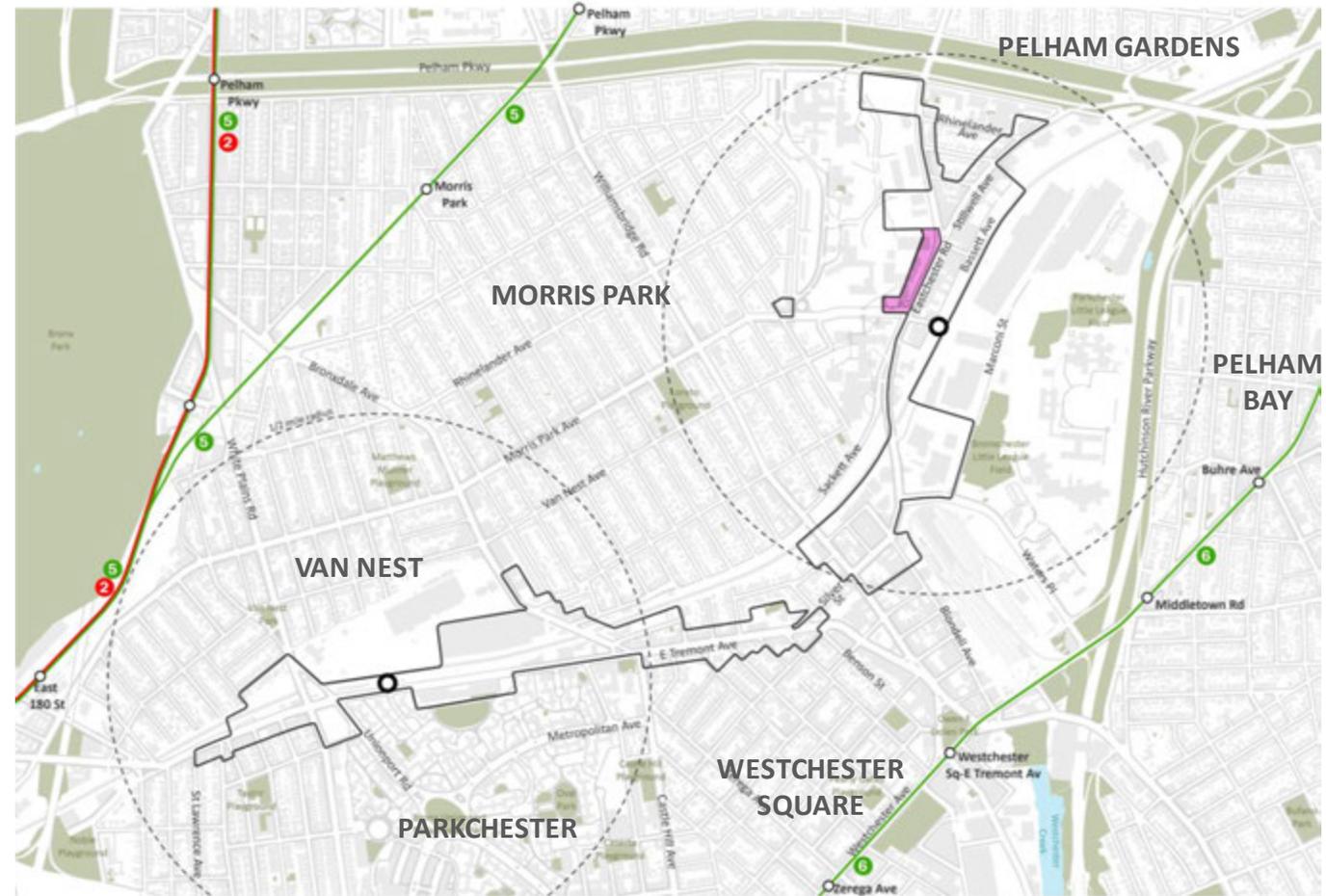
Proposed Zoning: R6/C2-4

Goals:

- Facilitate a walkable passageway to the station.
- Create opportunities for neighborhood-serving retail and services.

Context:

- Large-scale community facility (LSCF) does not allow for retail.
- LSCF would first need to be modified to make use of proposed C2-4 overlay.



Zoning Proposal

Neighborhood Commercial

Current Zoning: R6

Proposed Zoning: R6/C2-4

Summary of Tools:

- Map a commercial overlay to support the creation of a gateway.

C2-4 overlay	
Max. Residential FAR	<i>underlying R6</i>
Max. Community Facility FAR	<i>underlying R6</i>
Max. Commercial FAR	2.0



View looking south from the corner of Eastchester Rd and Stillwell Ave

Zoning Proposal

Neighborhood Commercial

Current Zoning: R6

Proposed Zoning: R6/C2-4

Summary of Tools:

- Map a commercial overlay to support the creation of a gateway.

C2-4 overlay	
Max. Residential FAR	<i>underlying R6</i>
Max. Community Facility FAR	<i>underlying R6</i>
Max. Commercial FAR	2.0



Looking south from the corner of Eastchester Rd and Stillwell Ave

Zoning Proposal

Transitional Residential

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

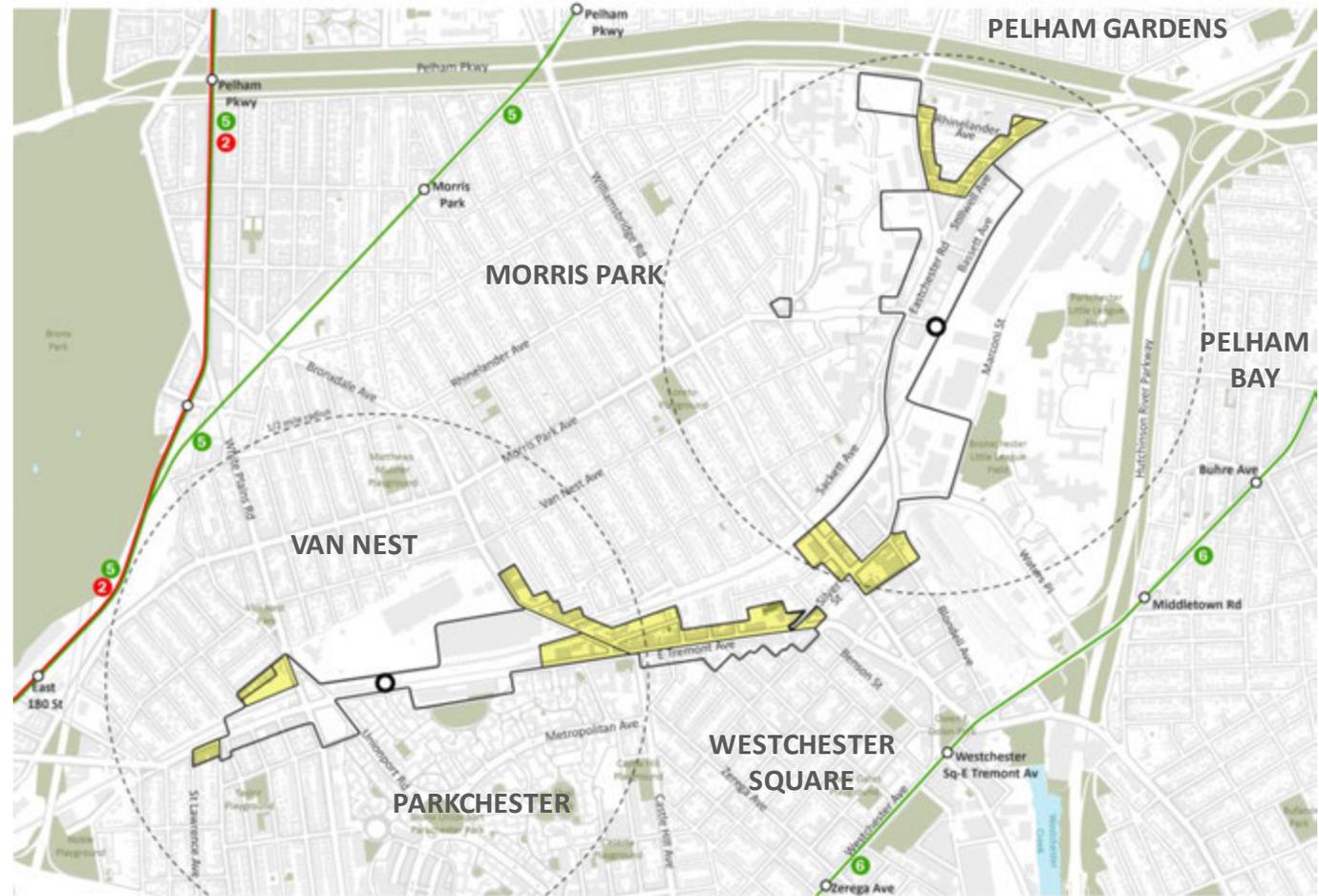
Proposed Zoning: R6A, R6-1 and R7-2

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

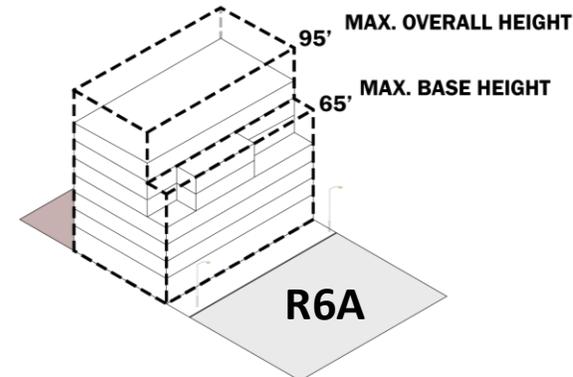
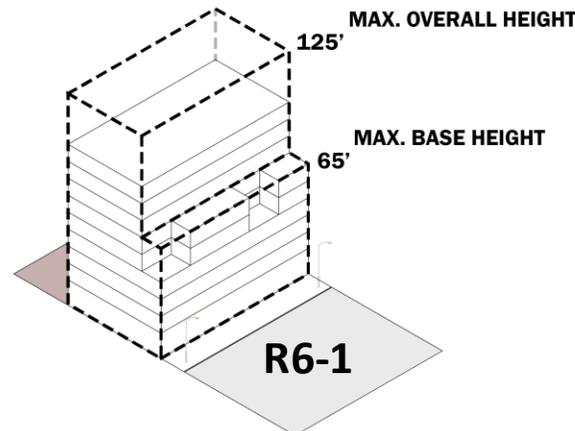
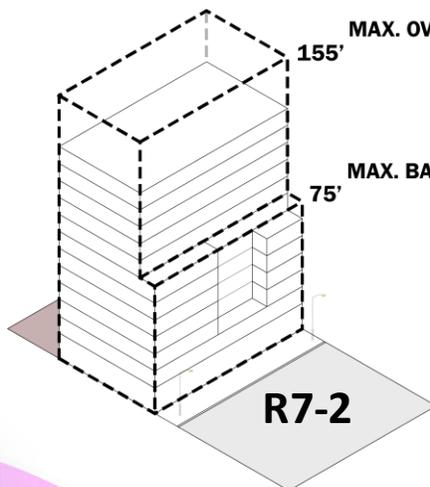
Proposed Zoning: R6A, R6-1 and R7-2

Summary of Tools:

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



Looking west along E Tremont Ave from Montgomery Place



Zoning Proposal

High-Density Residential

Current Zoning: R6, C8-1, C8-4

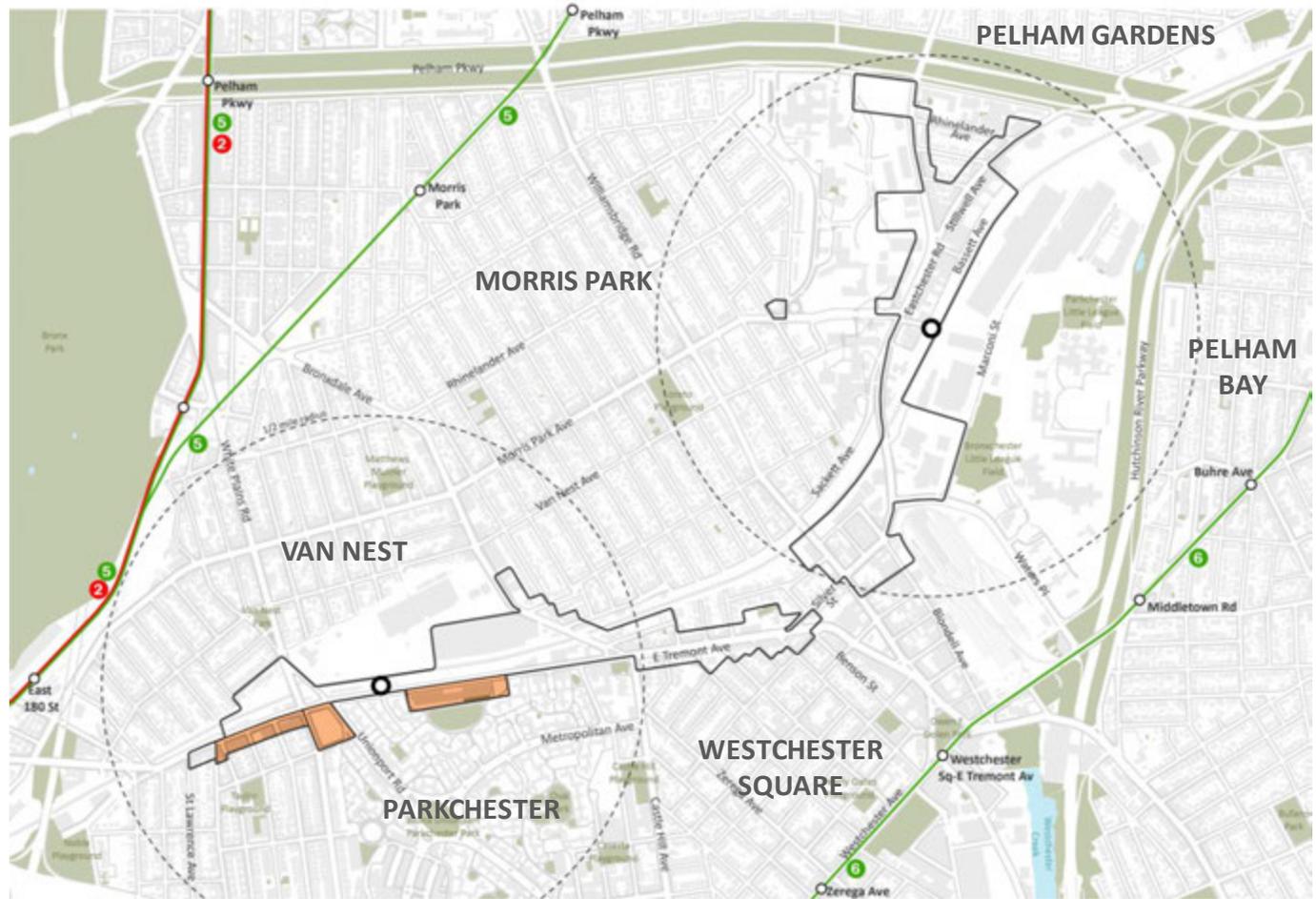
Proposed Zoning: R8X/C2-4

Goals:

- Create a gateway to the Parkchester community and future train station.
- Focus residential densities close to the station.
- Allow for commercial uses that strengthen East Tremont Avenue.
- Respond to the context of the Parkchester community.

Context:

- Dominated by automotive uses and parking.
- Large, vacant opportunity site near transit.



Zoning Proposal

High-Density Residential

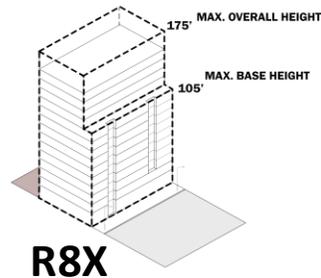
Current Zoning: R6, C8-1, C8-4

Proposed Zoning: R8X/C2-4

Summary of Tools:

- Map a district with a context-sensitive building envelope.
- Apply streetscape rules along key corridors.
- Require permanently affordable housing.

R8X district	
Max. Residential FAR	7.2
Max. Community Facility FAR	6.0
Max. Commercial FAR	2.0



Looking northwest along Unionport Road near Laurel Drive

Zoning Proposal

High-Density Residential

Current Zoning: R6, C8-1, C8-4

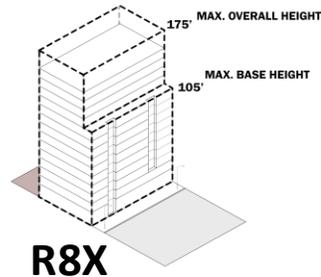
Proposed Zoning: R8X/C2-4

Summary of Tools:

- Map a district with a context-sensitive building envelope.
- Apply streetscape rules along key corridors.
- Require permanently affordable housing.

R8X district

Max. Residential FAR	7.2
Max. Community Facility FAR	6.0
Max. Commercial FAR	2.0



Looking northwest along Unionport Road near Laurel Drive

Current Zoning: M1-1

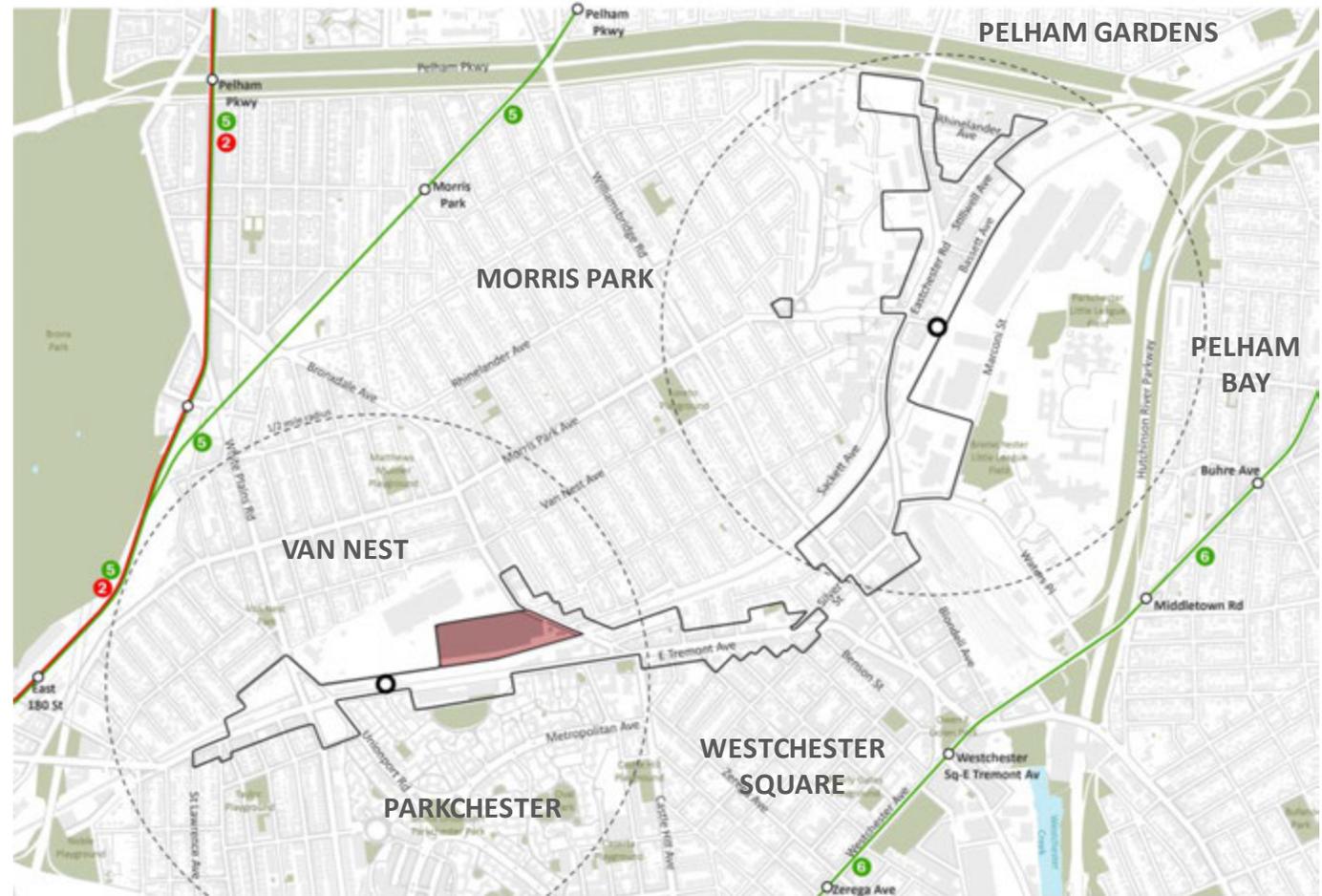
Proposed Zoning: M1-1A/R7-3

Goals:

- Create residential density close to the station.
- Allow for industrial use to remain in the interim.
- Facilitate the creation of open space amenities and pedestrian access to the station.

Context:

- Occupied by light-industrial uses where no residential is permitted.
- Proximate to residential neighborhoods and future train station.



Current Zoning: M1-1

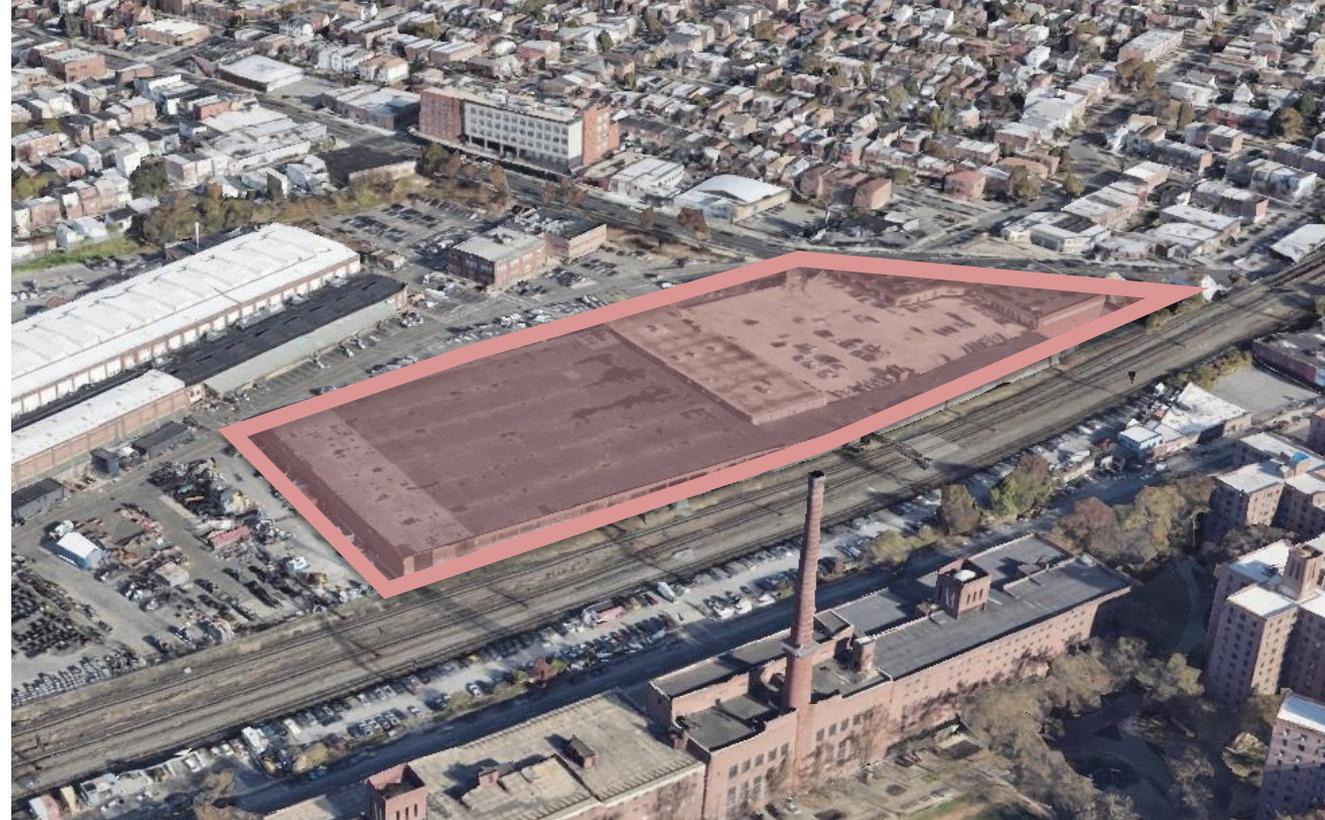
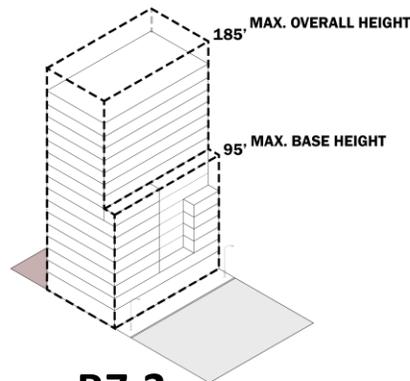
Proposed Zoning: M1-1A/R7-3

Summary of Tools:

- Allow for a wide range of permitted uses.
- Require permanently affordable housing.
- Streetscape regulations apply along Bronxdale Ave and internal street [*separate application*].

M1-1A/R7-3 paired district

Max. Residential FAR	6.0
Max. Community Facility FAR	6.5
Max. Commercial FAR	2.0
Max. Manufacturing FAR	2.0



Aerial view of 1601 Bronxdale

Current Zoning: M1-1

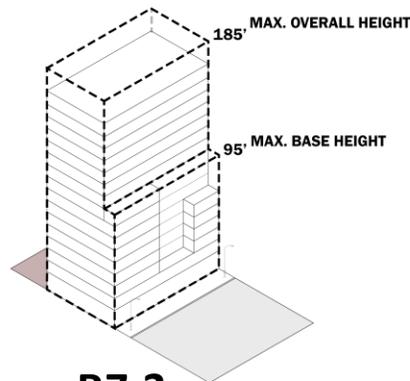
Proposed Zoning: M1-1A/R7-3

Summary of Tools:

- Allow for a wide range of permitted uses.
- Require permanently affordable housing.
- Streetscape regulations apply along Bronxdale Ave and internal street [*separate application*].

M1-1A/R7-3 paired district

Max. Residential FAR	6.0
Max. Community Facility FAR	6.5
Max. Commercial FAR	2.0
Max. Manufacturing FAR	2.0



Illustrative view of potential full build-out of 1601 Bronxdale

Zoning Proposal

Automotive / Commercial

Current Zoning: C8-1, M1-1

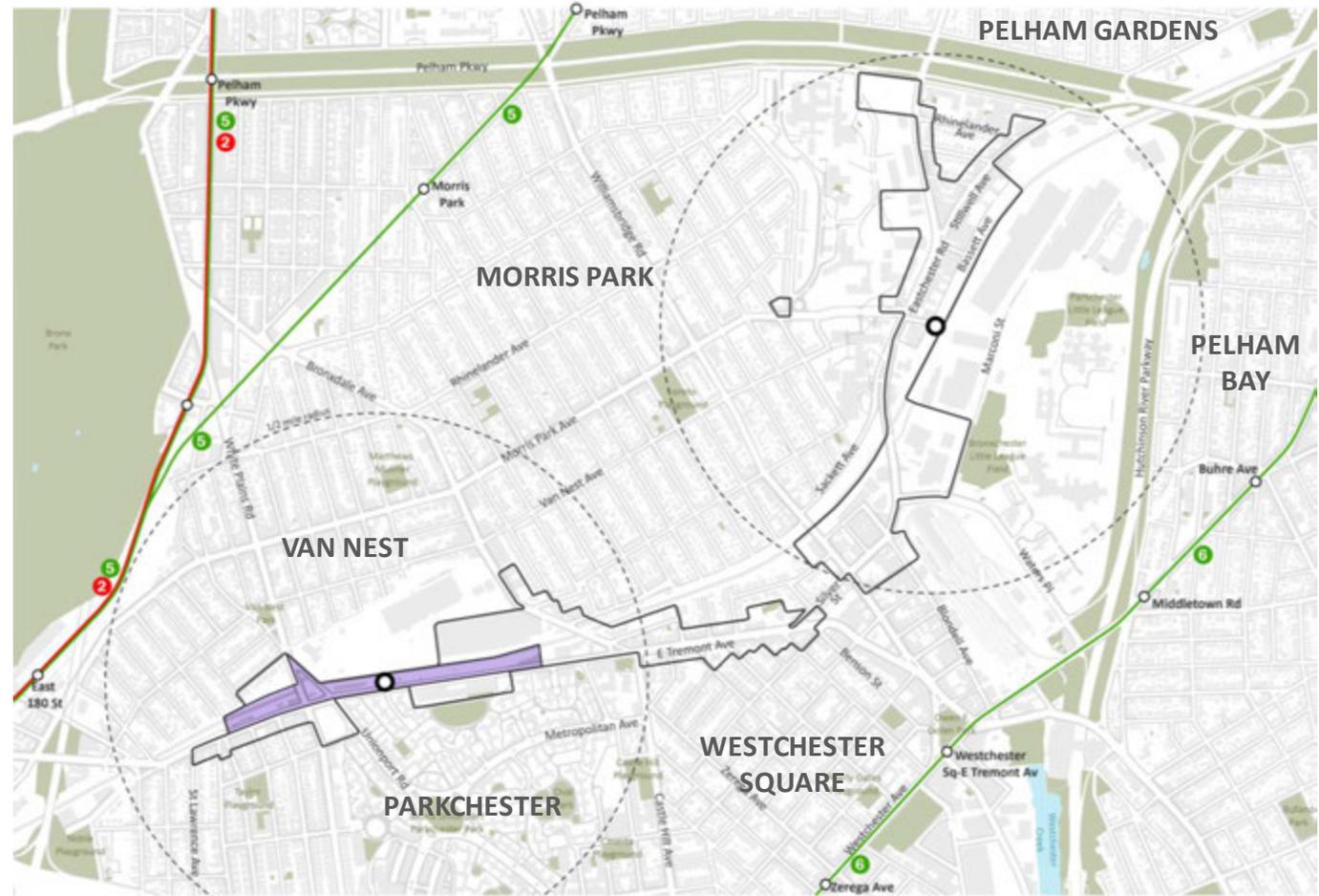
Proposed Zoning: C8-2

Goals:

- Create a walkable passageway to the station.
- Allow auto repair uses to remain.
- Encourage a transition to community-serving retail.

Context:

- A strip of auto-oriented uses along the rail line.
- Shallow lots are hard to develop.



Zoning Proposal

Automotive / Commercial

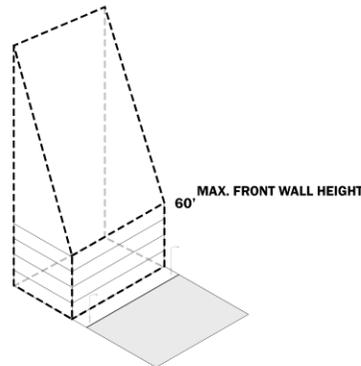
Current Zoning: C8-1, M1-1

Proposed Zoning: C8-2

Summary of Tools:

- Allow automotive uses to continue as-of-right.
- Incentivize a transition to neighborhood serving retail.
- Facilitate development on shallow lots.

C8-2 district	
Max. Residential FAR	N/A
Max. Community Facility FAR	4.8
Max. Commercial FAR	2.0



View looking north along East Tremont Avenue near Leland Avenue.

Zoning Proposal

Automotive / Commercial

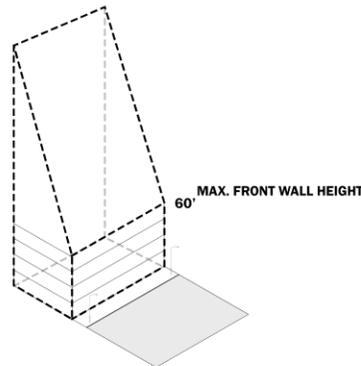
Current Zoning: C8-1, M1-1

Proposed Zoning: C8-2

Summary of Tools:

- Allow automotive uses to continue as-of-right.
- Incentivize a transition to neighborhood serving retail.
- Facilitate development on shallow lots.

C8-2 district	
Max. Residential FAR	N/A
Max. Community Facility FAR	4.8
Max. Commercial FAR	2.0



View looking north along East Tremont Avenue near Leland Avenue.

Proposed Actions

Modification of Boundaries of the Parkchester Special Planned Community Preservation District

Goal:

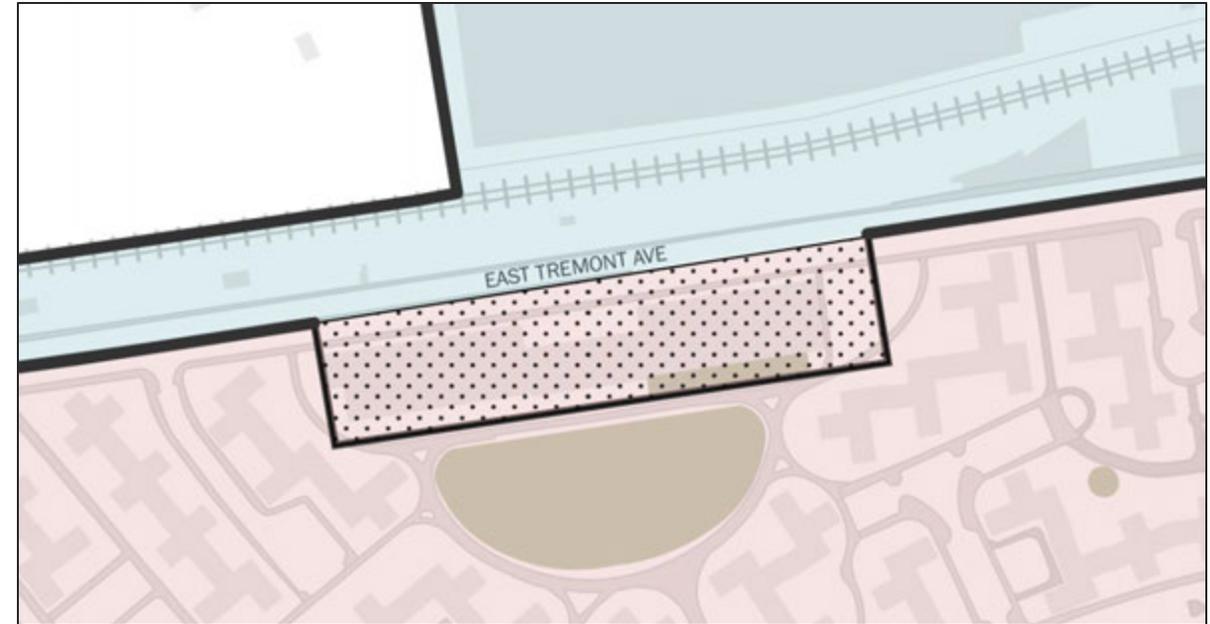
- Facilitate development and active uses and better connect the Parkchester community with the new train station.

Context:

- Parkchester is a 129-acre planned community.
- The affected area is distinct from that of Parkchester as a whole.

Tool:

- Modify the boundaries to remove what is now zoned C8-4.
- Remove zoning text that exclusively applies to C8-4 districts [*zoning text amendment*].



-  Parkchester Special Planned Community Preservation District
-  Special Eastchester-East Tremont Corridor District
-  Modified area

Zoning Proposal

Station-Adjacent

Mixed-Use Transitional

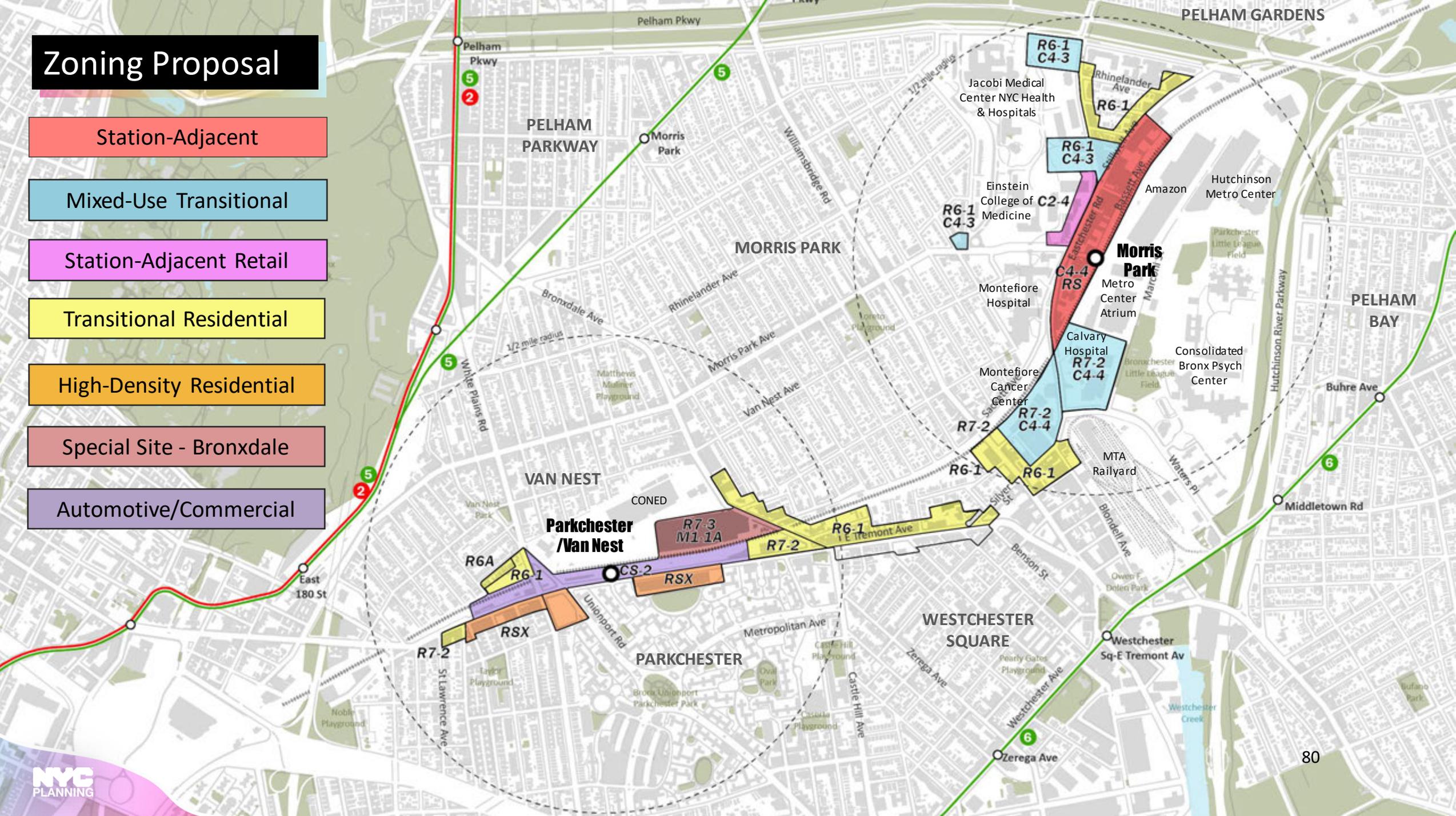
Station-Adjacent Retail

Transitional Residential

High-Density Residential

Special Site - Bronxdale

Automotive/Commercial



ZONING TEXT AMENDMENTS

Proposed Actions

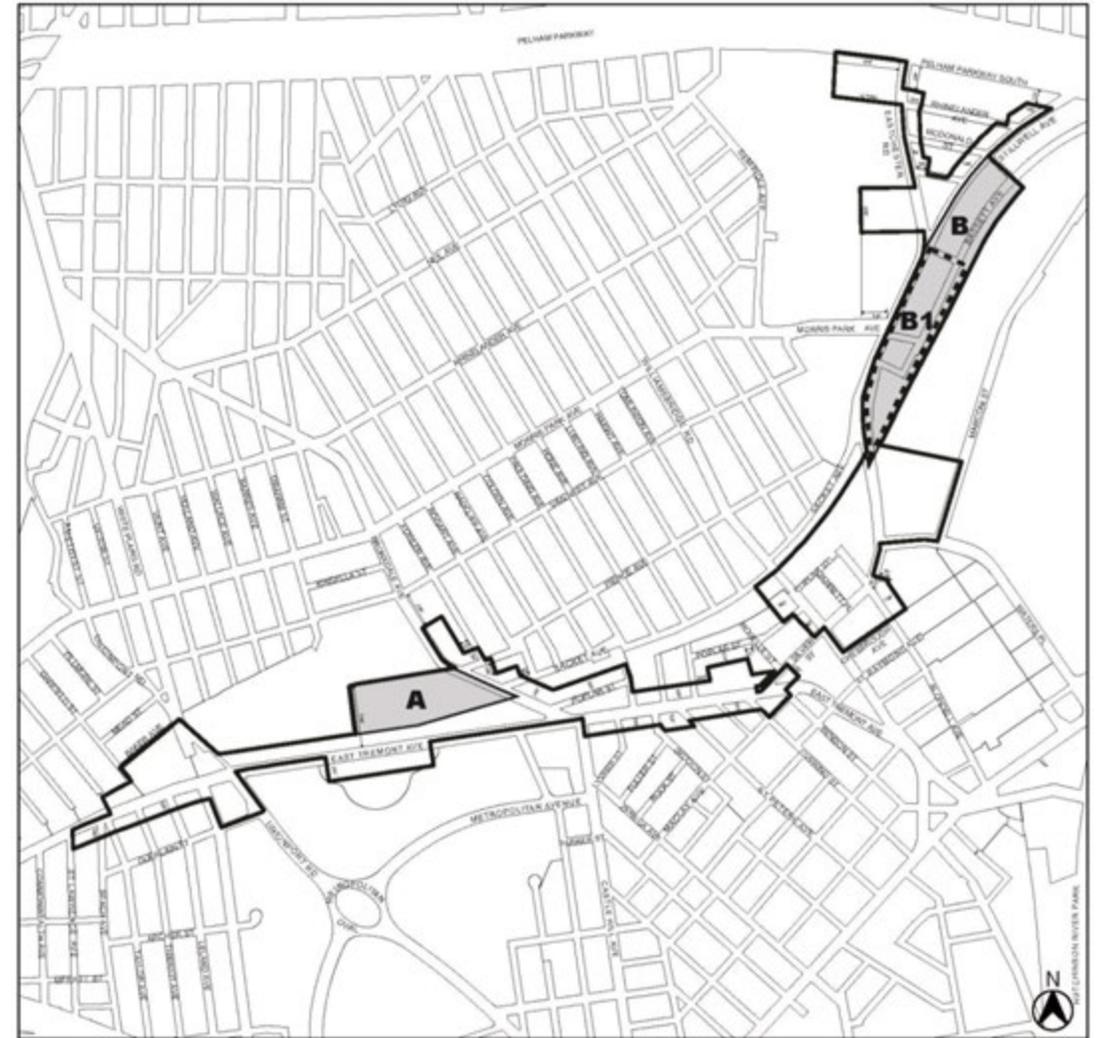
Zoning Text Amendments

- 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

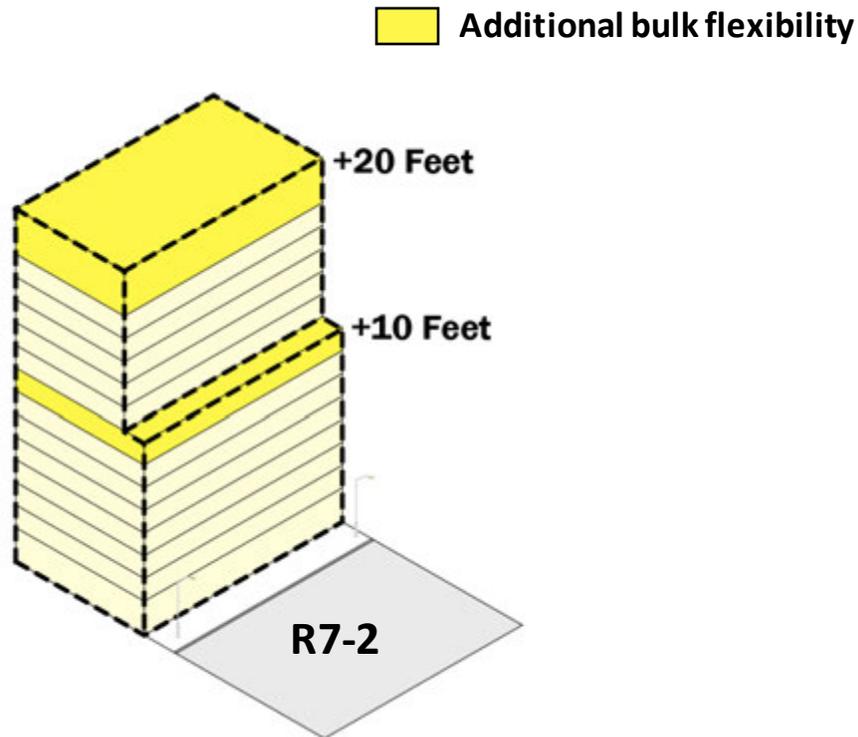


Consistent parking and loading framework for non-residential uses

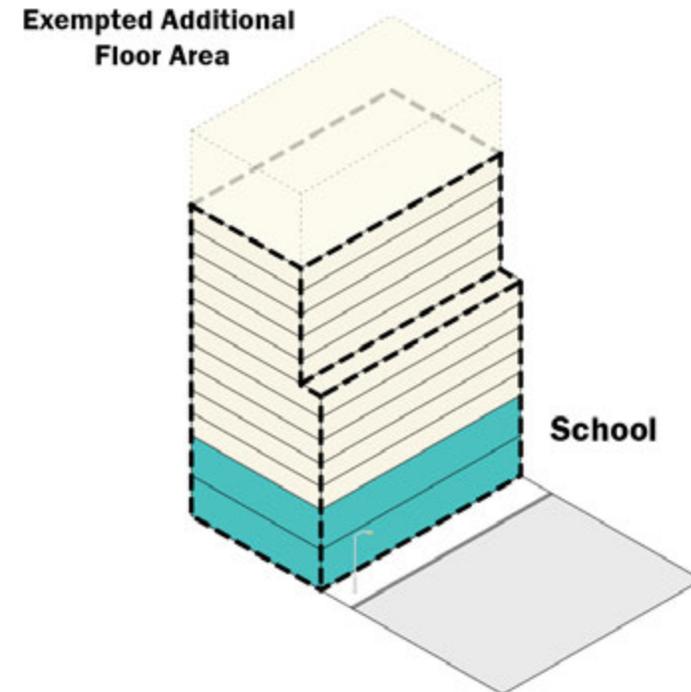
Proposed Actions

Special District: *Support residential growth around transit*

- 1** **Tool:** Provide more flexible bulk provisions and allow more units to get built as part of inclusionary housing developments.



- 2** **Tool:** Exempt floor area for schools to help create a more livable community.



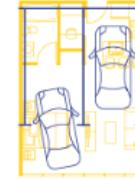
Proposed Actions

Special District: ***Support residential growth around transit***

Tool: Eliminate minimum parking requirements for new housing developments. Allow developers to provide parking in response to market needs and reflective of transit access.



Issues with
Current Parking
Mandates



Parking Takes
Up Space



Building Parking
is Expensive



Parking Hinders
Affordable Housing

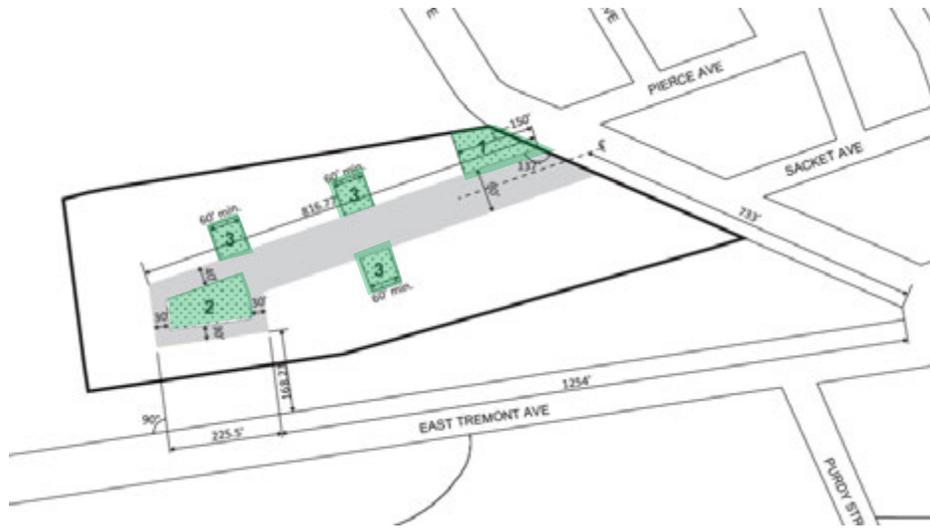


Mandating Parking
Drives Up Rent

Proposed Actions

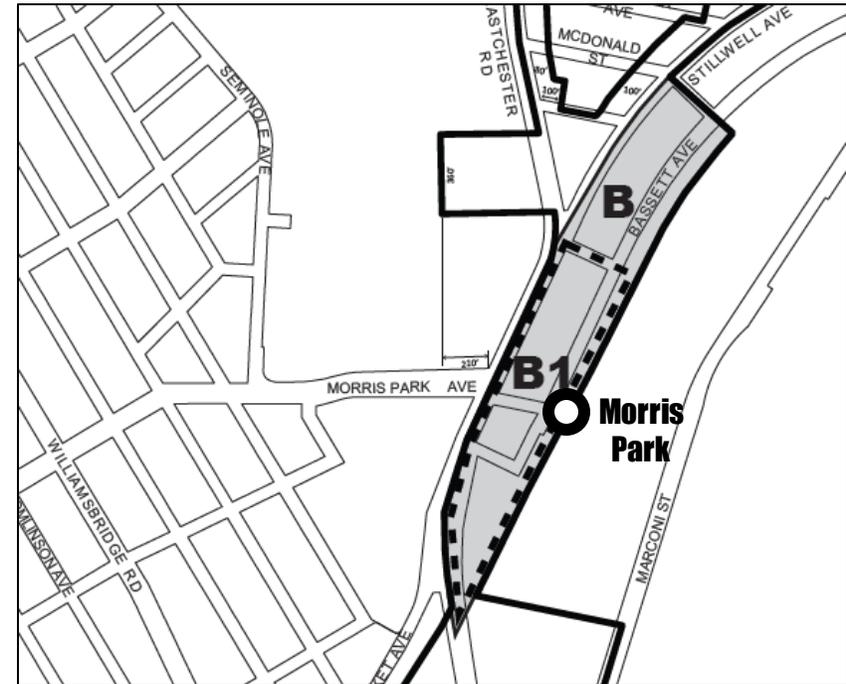
Special District: *Encourage the creation of a lively public realm and urban streetscape*

- 1 Tool:** Create a future certification allowing the CPC to grant a 20% floor area bonus when certain public realm improvements are provided on the special Bronxdale site.



Site plan of 1601 Bronxdale with central boulevard and publicly-accessible open spaces

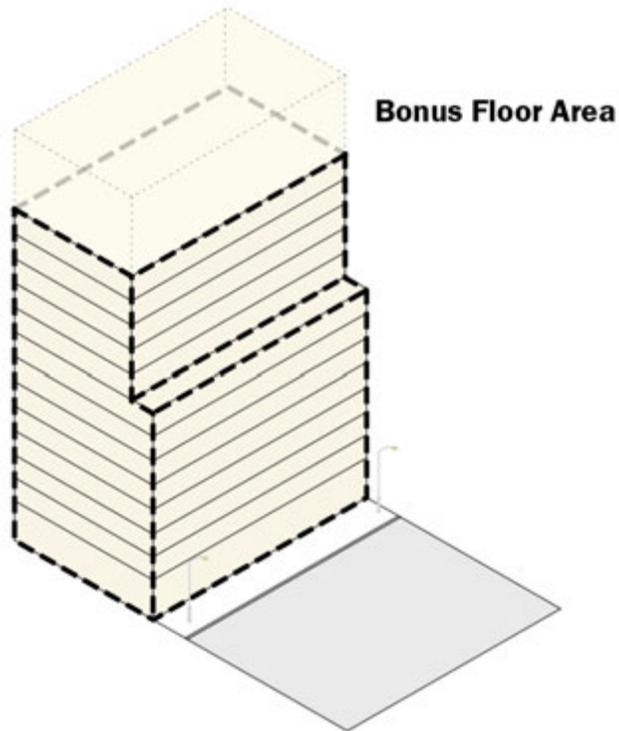
- 2 Tool:** A future discretionary action to allow for a floor area bonus of up to 20% on other qualifying sites near the future Morris Park station.



Proposed Actions

Special District: *Encourage the creation of a lively public realm and urban streetscape*

- ① **Tool:** An authorization to allow for additional bulk modifications to accommodate bonus floor area.



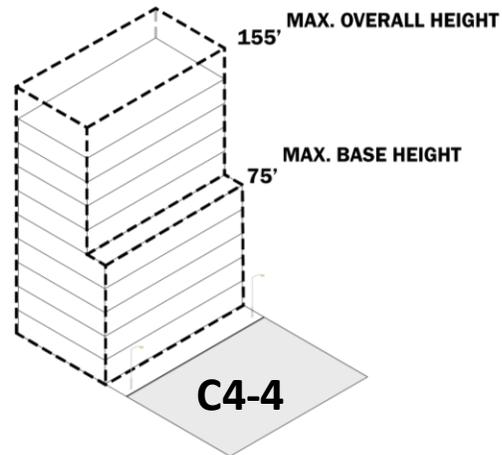
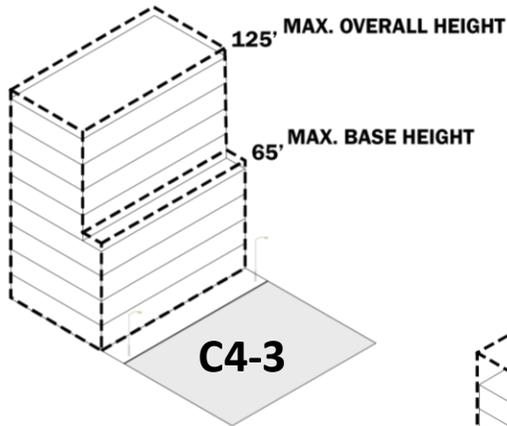
- ② **Tool:** Create a transfer mechanism to allow the distribution of floor area across development sites next to the future Morris Park station.



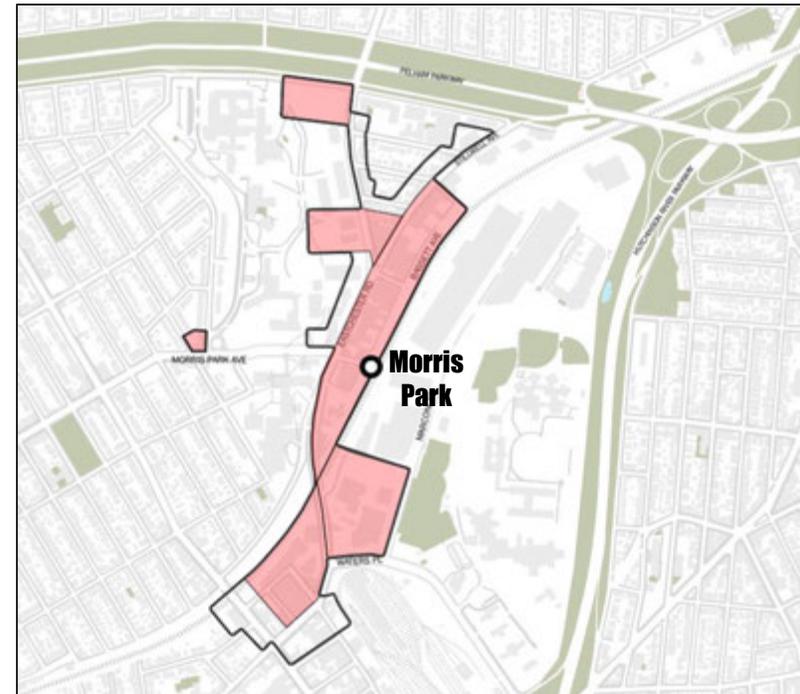
Proposed Actions

Special District: *Grow existing jobs centers*

- 1 **Tool:** Apply the same height and setback provisions to non-residential developments.



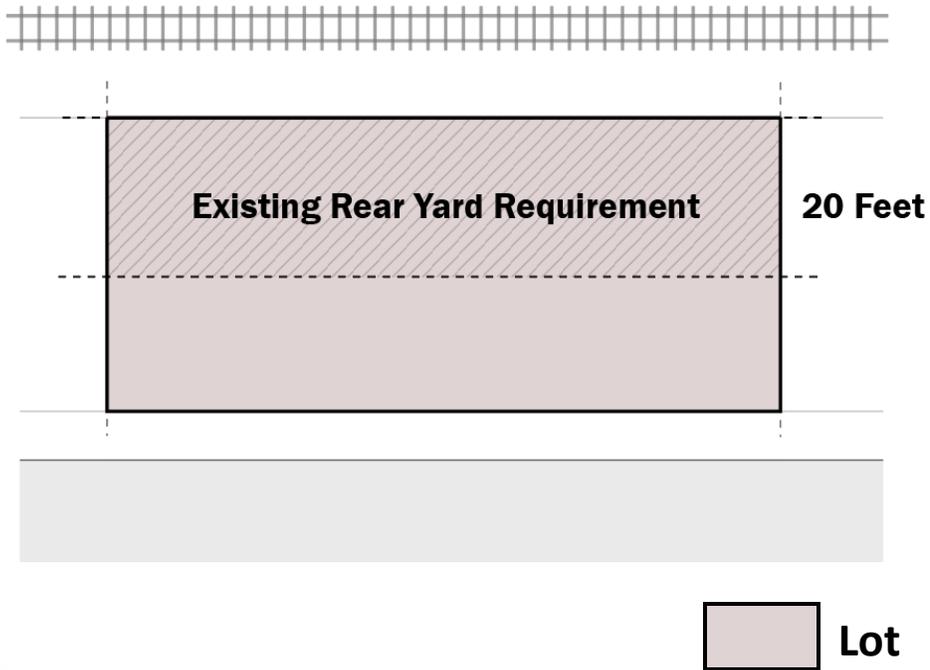
- 2 **Tool:** Support the growth of the Morris Park jobs center by increasing the maximum permitted commercial FAR.
Tool: Create additional residential density close to the station by and increasing the residential equivalent districts for C4-3 and certain portions of C4-4.



Proposed Actions

Special District: *Grow existing jobs centers*

- ① **Tool:** Waive rear yard requirements where buildings abut the rail line within a C8-2 district.



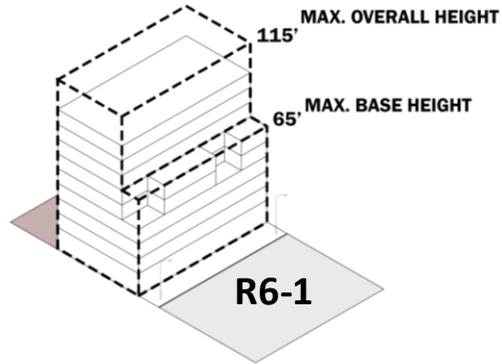
- ② **Tool:** Provide a consistent framework for accessory parking and loading for non-residential uses by.



Proposed Actions

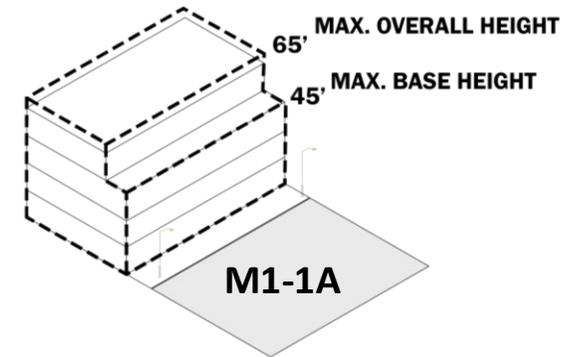
Zoning Text Amendment: *New Zoning Districts*

① **R6-1:** Create (and map) a new non-contextual medium-density R6-1 district.



R6-1 district	
Max. Residential FAR	3.6
Max. Community Facility FAR	4.8
Max. Base Height	65 feet
Max. Overall Height	115 feet
Max. Building Height	11 stories

② **M1-1A:** Create (and map) a new M1-1A district, which would permit loft buildings and a wide range of uses.



M1-1A district	
Max. Manufacturing FAR	2.0
Max. Commercial FAR	2.0
Max. Community Facility FAR	2.0
Max. Base Height	45 feet
Max. Overall Height	65 feet

Proposed Actions

Zoning Text Amendment: *Designate MIH Areas*

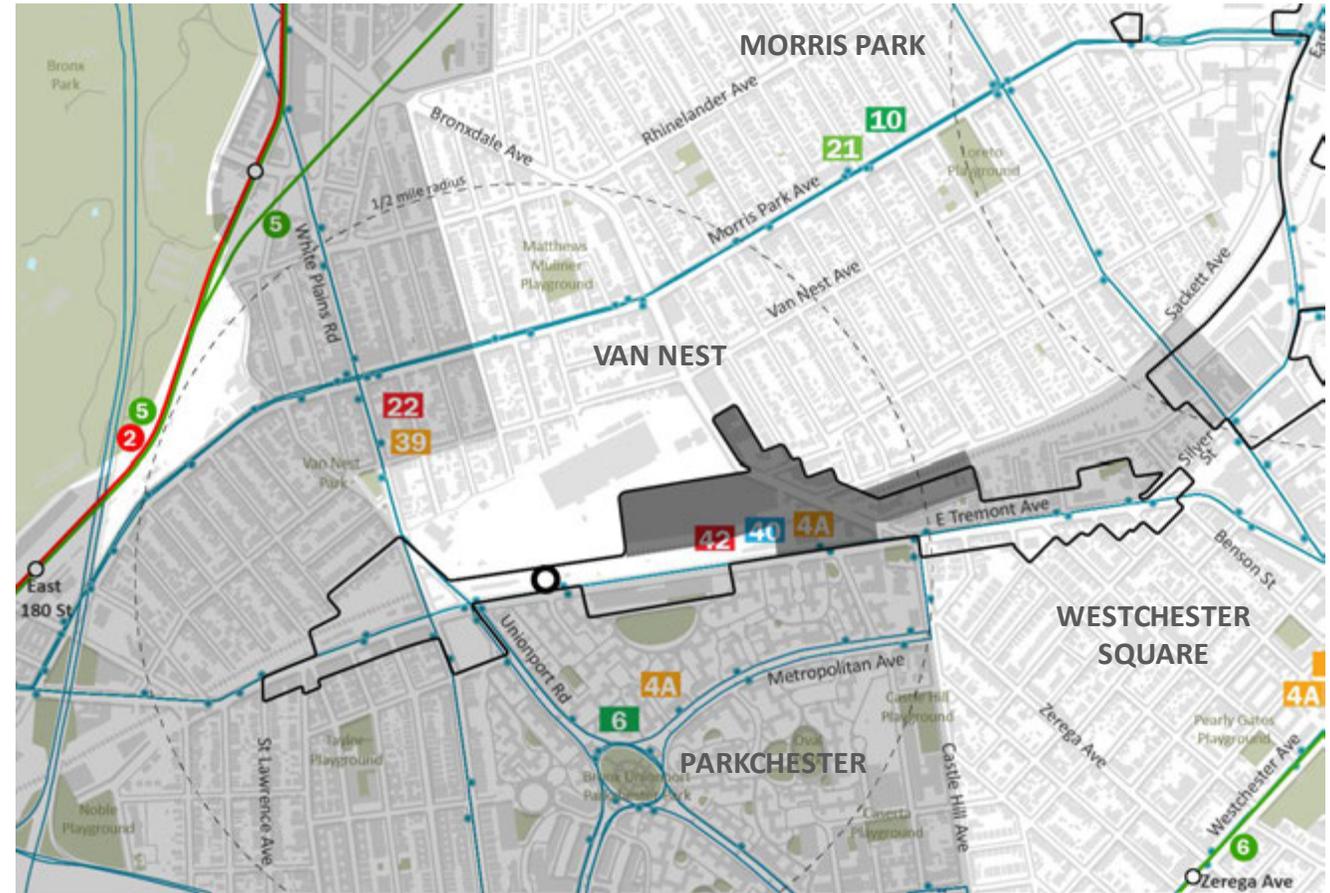
Tool: Designate MIH areas to require a share of new housing to be permanently affordable where significant new housing capacity would be created in the East Bronx, where limited construction of income-restricted housing has taken place in the past.



Proposed Actions

Zoning Text Amendment: *Extend Transit Zone*

Tool: Ensure buildings along certain streets not designated in the Special Purpose District contribute to their surroundings by extending the Transit Zone.



Existing Transit Zone



Transit Zone Expansion

CITY MAP

ACTIONS



PUBLIC

REALM

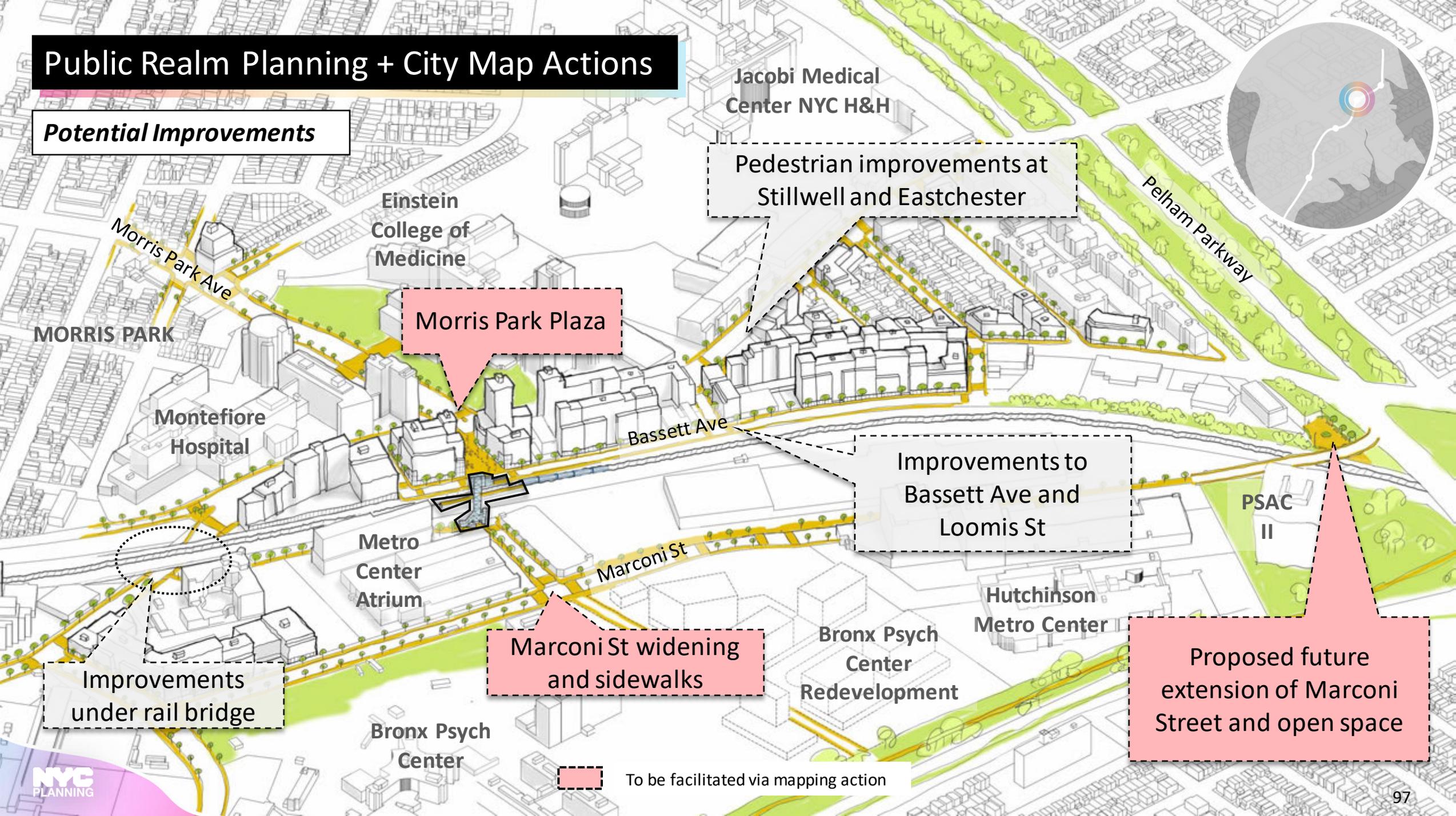
PLANNING



MORRIS PARK

Public Realm Planning + City Map Actions

Potential Improvements



Jacobi Medical Center NYC H&H

Pedestrian improvements at Stillwell and Eastchester

Einstein College of Medicine

Morris Park Plaza

Pelham Parkway

MORRIS PARK

Morris Park Ave

Montefiore Hospital

Bassett Ave

Improvements to Bassett Ave and Loomis St

PSAC II

Metro Center Atrium

Marconi St

Marconi St widening and sidewalks

Hutchinson Metro Center

Improvements under rail bridge

Bronx Psych Center Redevelopment

Proposed future extension of Marconi Street and open space

Bronx Psych Center

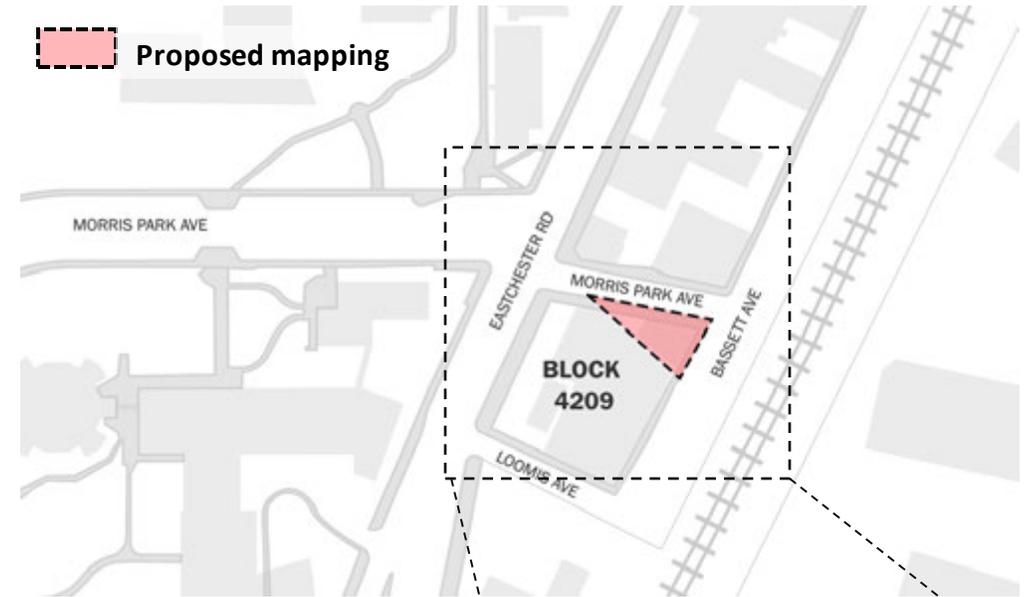
Public Realm Planning + City Map Actions

Morris Park Plaza

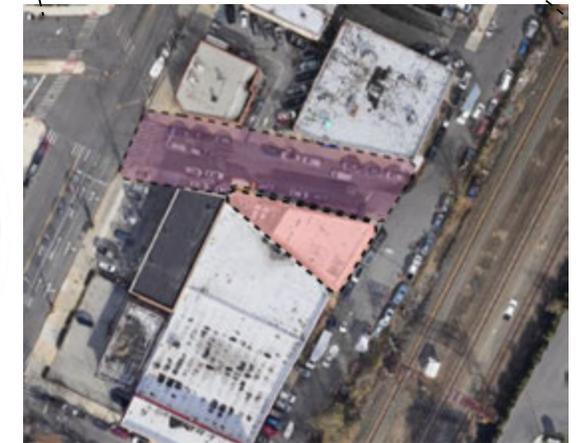
Purpose: Facilitate the development of a public plaza, pedestrian access, and improved visibility to the future Morris Park station area, home to the borough's largest jobs center.

Mapping Action:

- Map Block 4209, Lots 10 and 70 as street to facilitate pedestrian access to the future Morris Park station.
- Now occupied by a one-story industrial building.



Morris Park



Public Realm Planning + City Map Actions

Marconi Street Widening

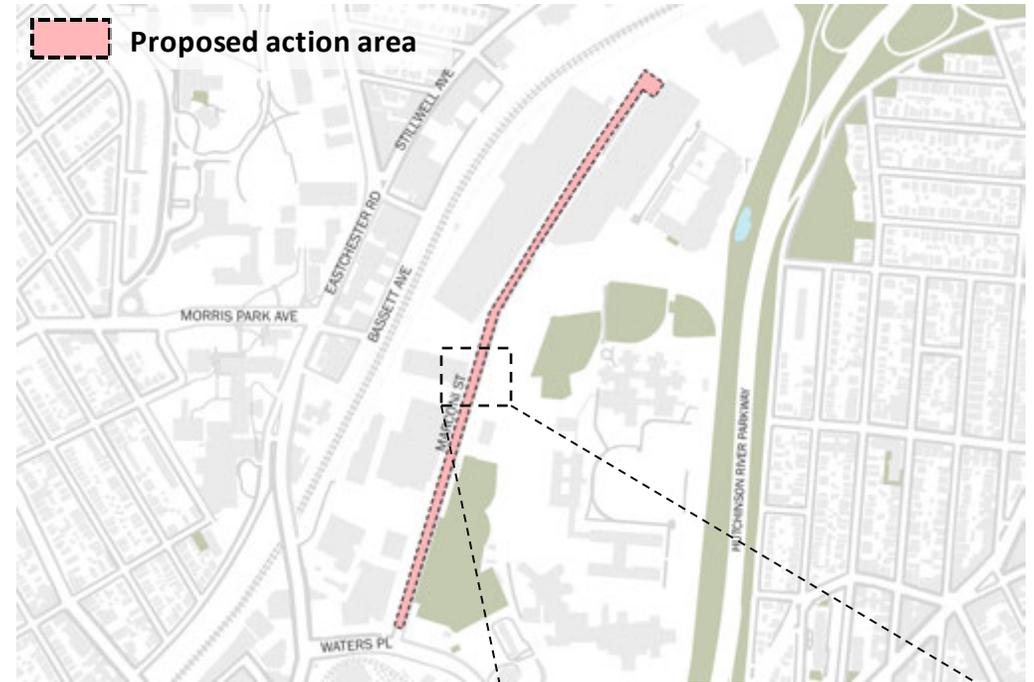
Purpose: Enhance pedestrian and vehicular safety and circulation on Marconi Street.

Mapping Action, Western Section:

- Map Block 4226, Lots 1 (p/o) and 11 as street to facilitate the proposed widening to reduce traffic congestion and enhance pedestrian circulation.
- This section is now unimproved and used for parking.

Mapping Action, Eastern Section:

- Map Block 4226, Lot 50 (p/o) as street to facilitate the proposed widening of Marconi Street to add a new right-turn lane.
- This section is now unimproved and part of the Bronx Psychiatric Center campus.



Morris Park



Representative segment of area to be mapped as part of Marconi St.

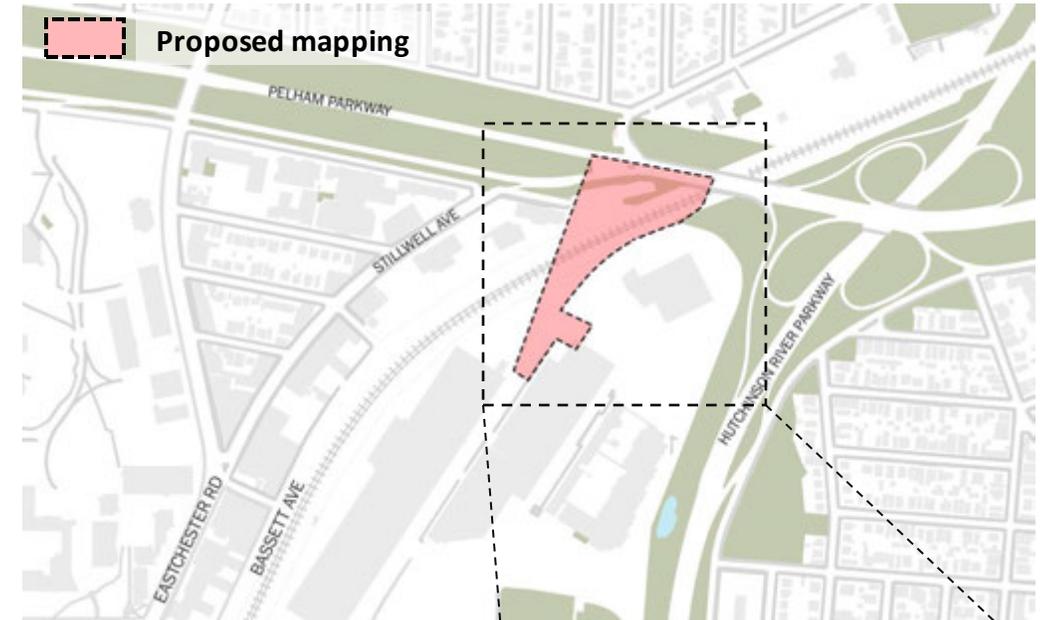
Public Realm Planning + City Map Actions

Marconi Street Bridge Envelope

Purpose: Facilitate the proposed future extension of Marconi Street to Pelham Parkway to improve the area's road network and accommodate its future growth.

Mapping Action:

- Map portions of Block 4226, Lots 1, 5 and 75 and Block 4411, Lot 75 as street.
- The application would establish a street volume to facilitate the construction of a future connection to Pelham Parkway. The volume will be delineated after the bridge is fully designed within the envelope specified in this application.
- The area covers the northern terminus and turnaround of Marconi Street, portions of a parking lot and undeveloped land, and the Amtrak right-of-way.



Morris Park

Public Realm Planning | Existing Conditions

Morris Park Station

Station
Location



Public Realm Planning | Illustrative Vision

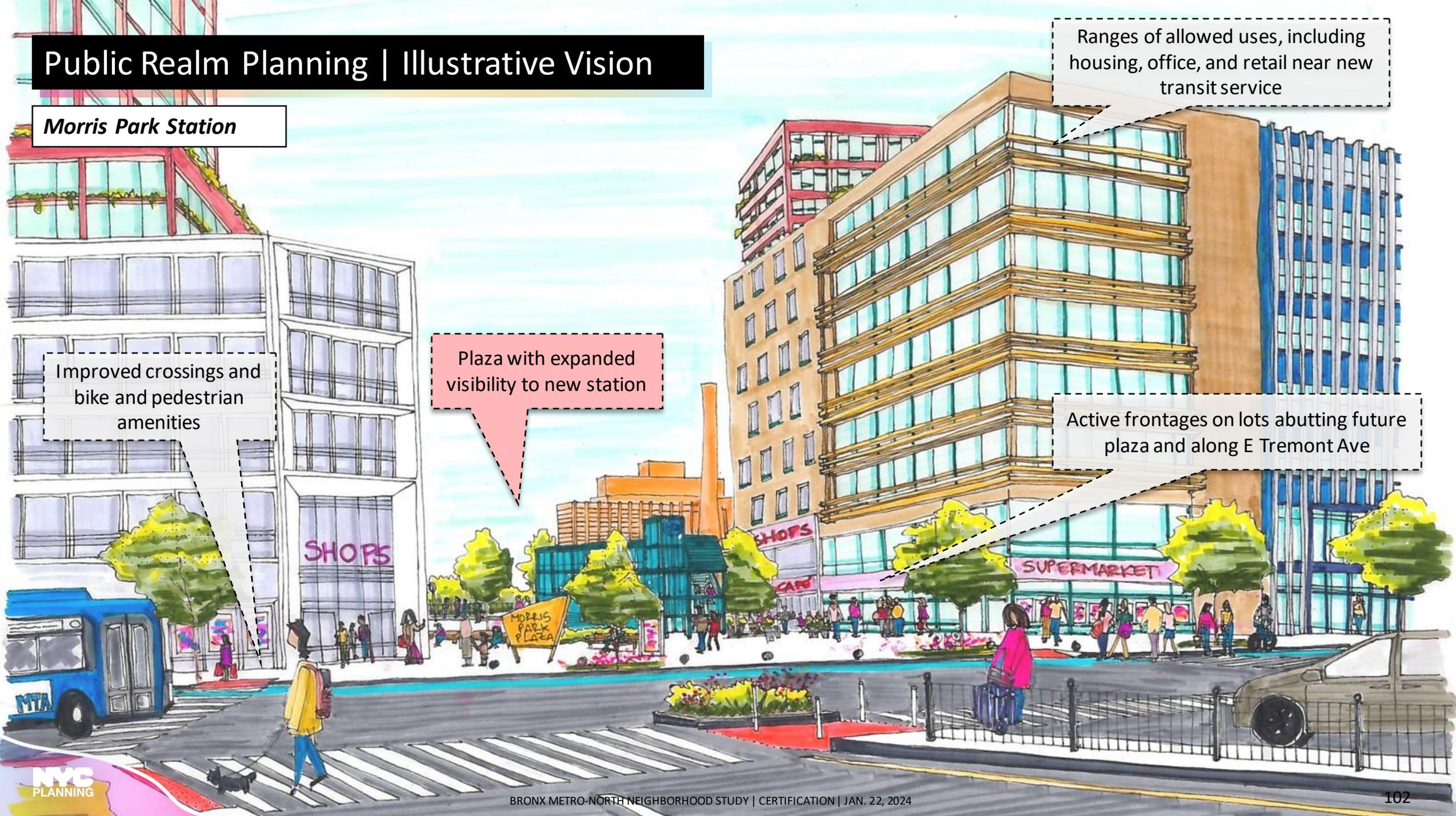
Morris Park Station

Improved crossings and bike and pedestrian amenities

Plaza with expanded visibility to new station

Ranges of allowed uses, including housing, office, and retail near new transit service

Active frontages on lots abutting future plaza and along E Tremont Ave



CITY MAP

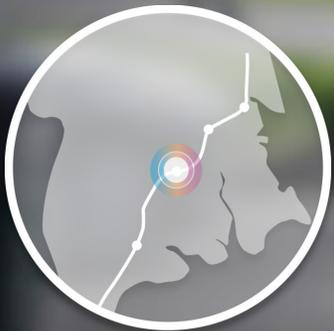
ACTIONS



PUBLIC

REALM

PLANNING



PARKCHESTER / VAN NEST

Public Realm Planning + City Map Actions

Potential Improvements

Public Realm Improvements

Expanded park space and pedestrian improvements

Complementary open space adjacent to MTA plaza

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

Pedestrian improvements under rail bridge

Sidewalk and crosswalk improvements along E Tremont Ave

Improved connectivity between Parkchester and E Tremont Ave

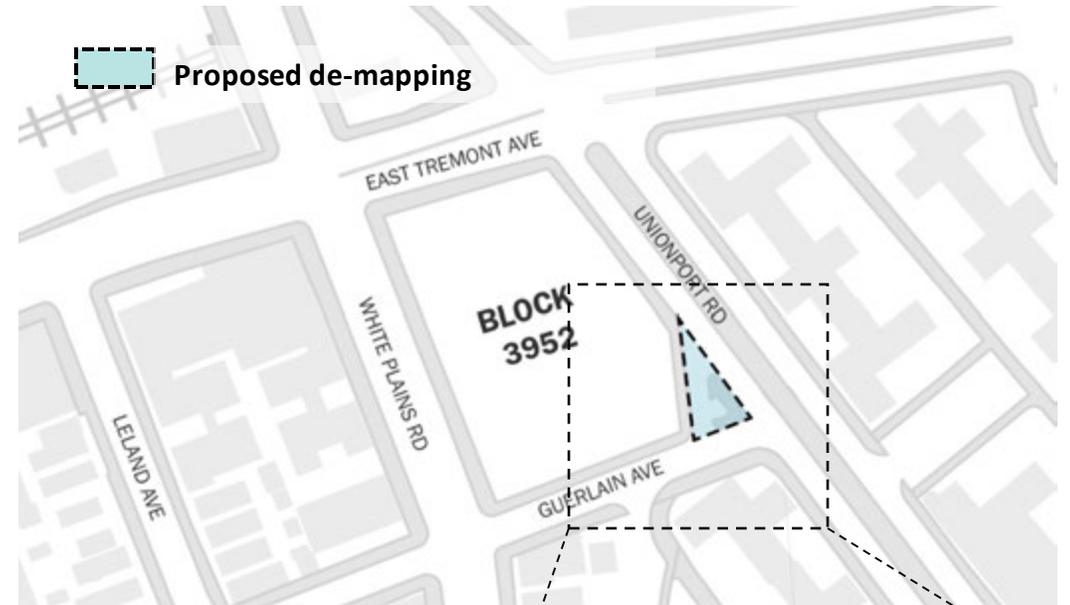
Public Realm Planning + City Map Actions

Unionport Road

Purpose: Provide for an improved public realm, reduce redundant vehicular turning movements, and facilitate potential develop of adjacent site.

Mapping Action:

- Elimination, Discontinuance and Closing (demapping) of a portion of Unionport Road at intersection with Guerlain Street.



Parkchester/Van Nest



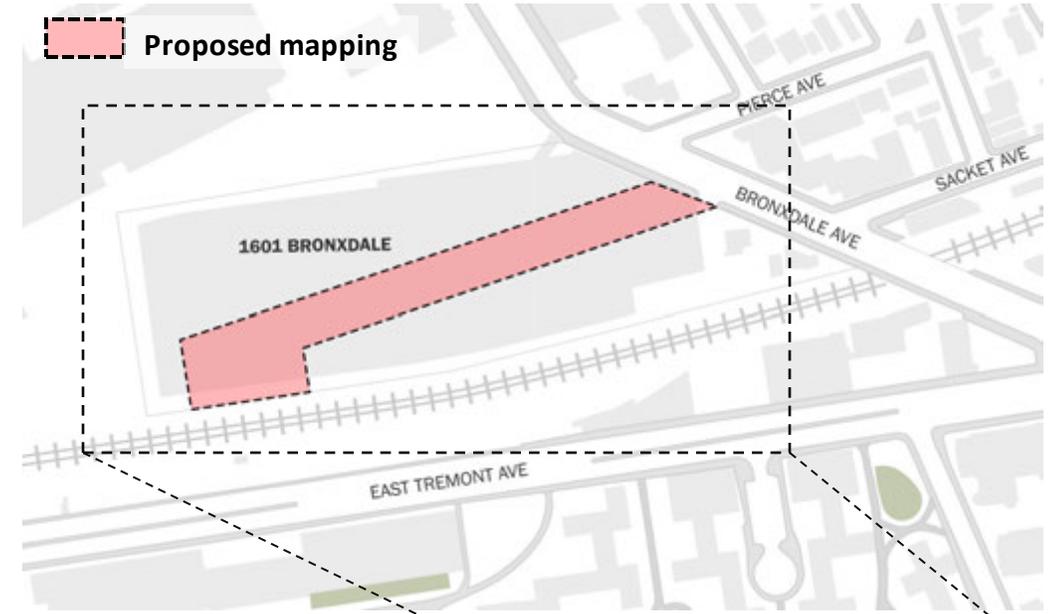
Public Realm Planning + City Map Actions

1601 Bronxdale Avenue

Purpose: Provide for improved site plan and public realm within proposed large development site, including reserving space for proposed publicly-accessible station plaza. These improvements further facilitate a proposed third connection to the new Metro-North station.

Mapping Action:

- Map Block 4042, Lot 200 (p/o) as street to facilitate the creation of a street network and access to the anticipated station entrance.
- Action filed by property owner.



Parkchester/Van Nest

Public Realm Planning | Existing Conditions

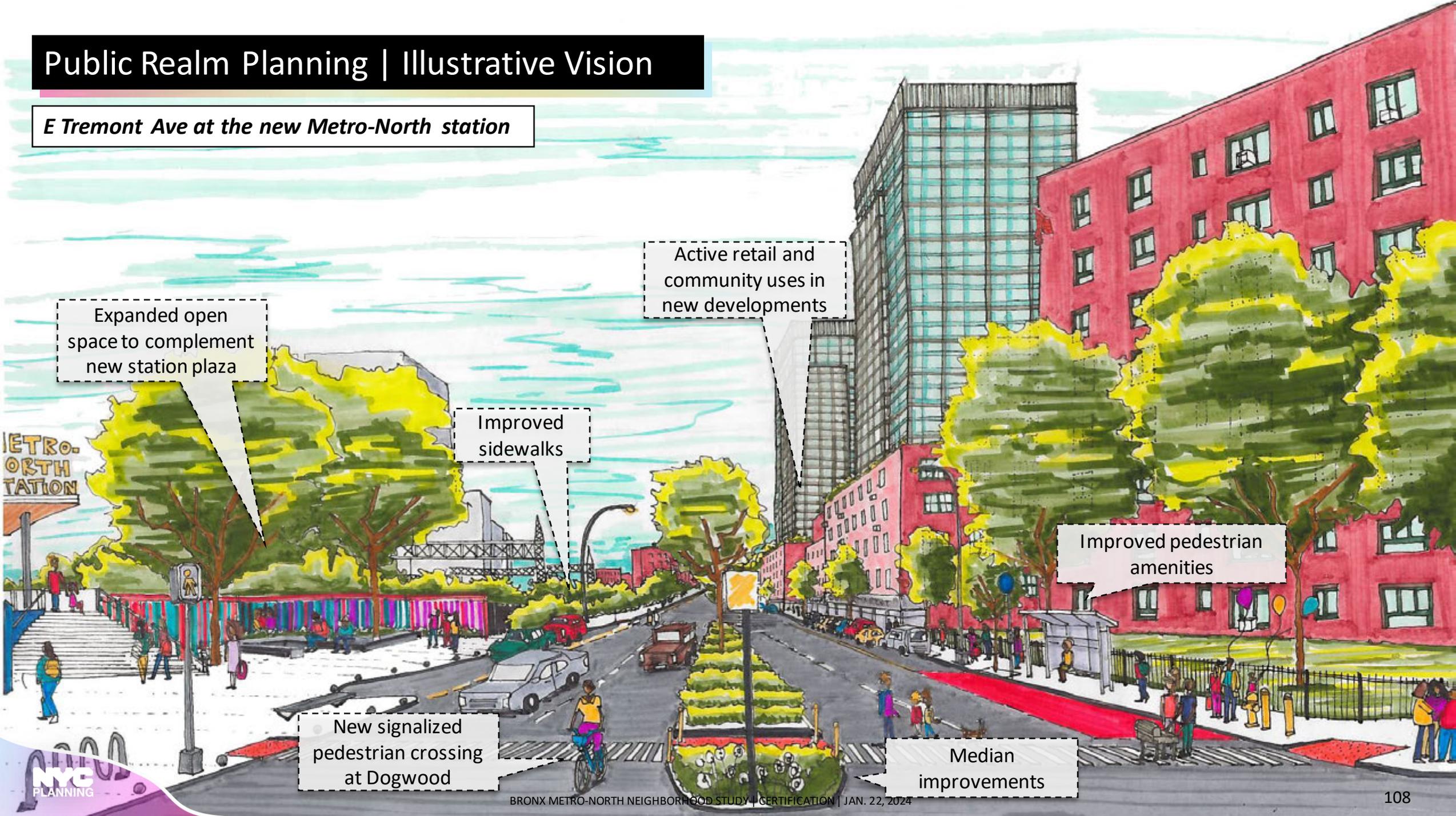
E Tremont Ave at the new Metro-North station

Station
Location



Public Realm Planning | Illustrative Vision

E Tremont Ave at the new Metro-North station



Expanded open space to complement new station plaza

Active retail and community uses in new developments

Improved sidewalks

Improved pedestrian amenities

New signaled pedestrian crossing at Dogwood

Median improvements

**PUBLIC
REALM
PLANNING**



HUNTS POINT + CO-OP CITY

Public Realm Planning | Illustrative Vision

Hunts Point Ave under the Bruckner



Lighting and noise mitigation

Signage around the new Metro-North Station and local amenities

Expanded sidewalks and shortened pedestrian crossings

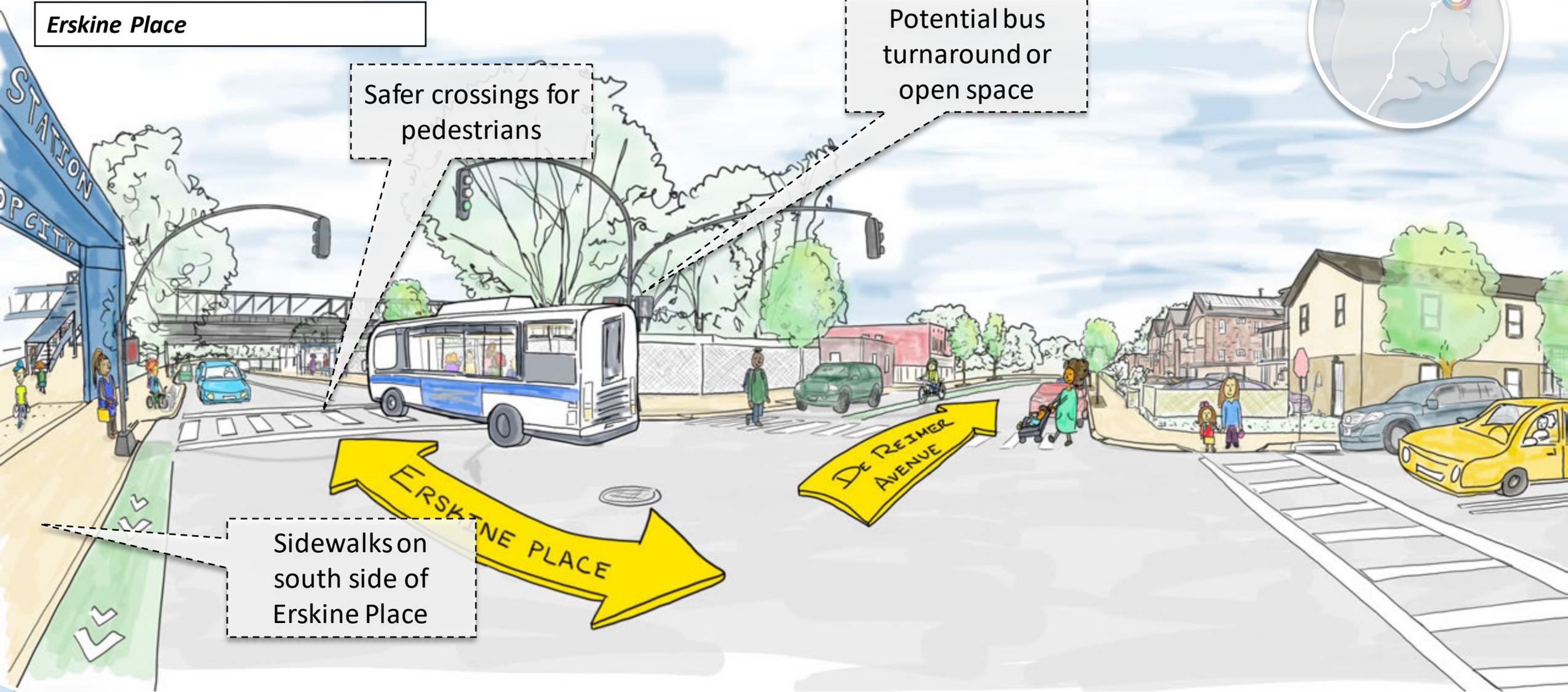
Public Realm Planning | Illustrative Vision

Erskine Place

Safer crossings for pedestrians

Potential bus turnaround or open space

Sidewalks on south side of Erskine Place



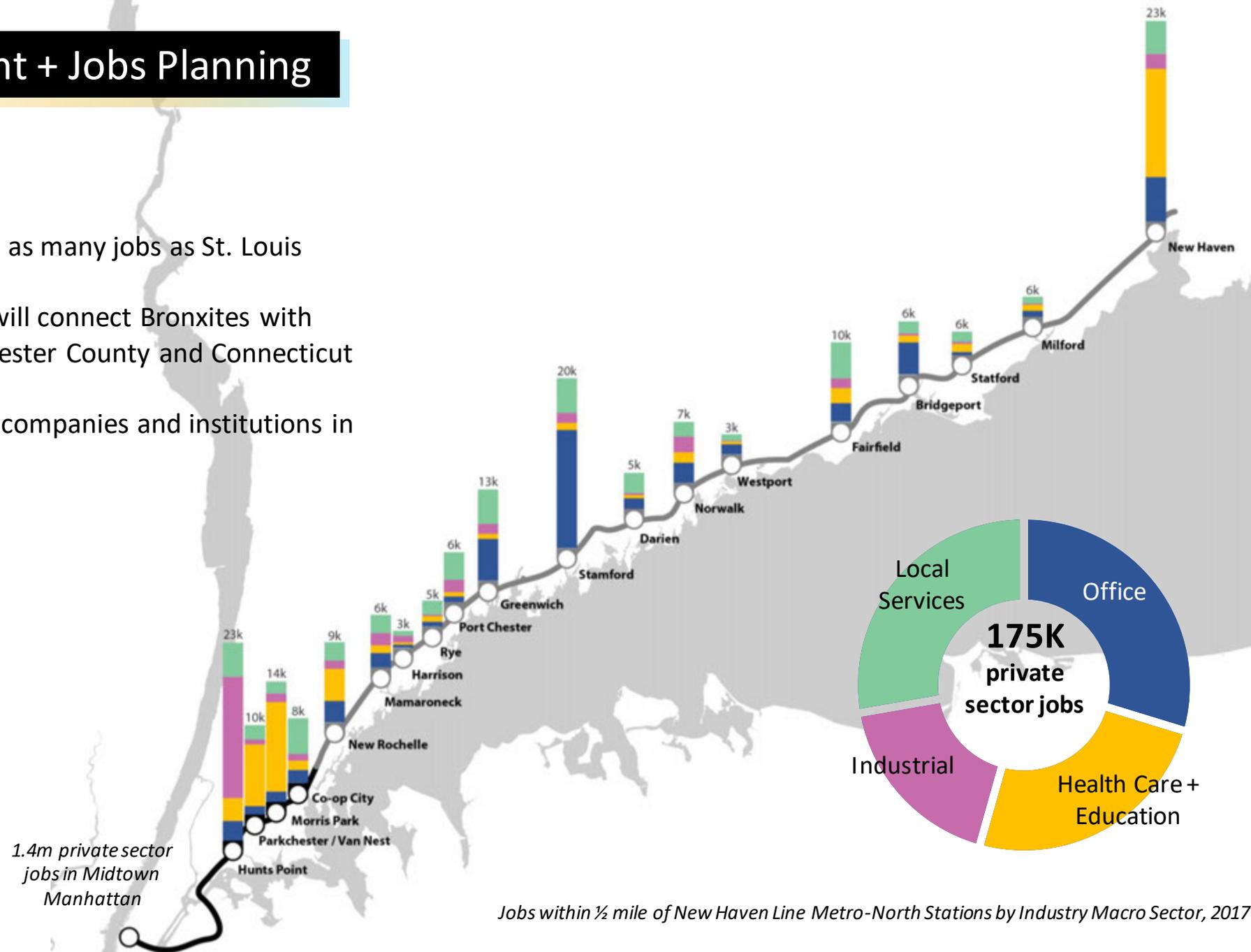
WORKFORCE DEVELOPMENT

+ JOBS PLANNING

Workforce Development + Jobs Planning

Regional Corridor

- The New Haven Line has nearly as many jobs as St. Louis
- The new Metro-North service will connect Bronxites with employment centers in Westchester County and Connecticut
- The line is home to world class companies and institutions in the Bronx and beyond

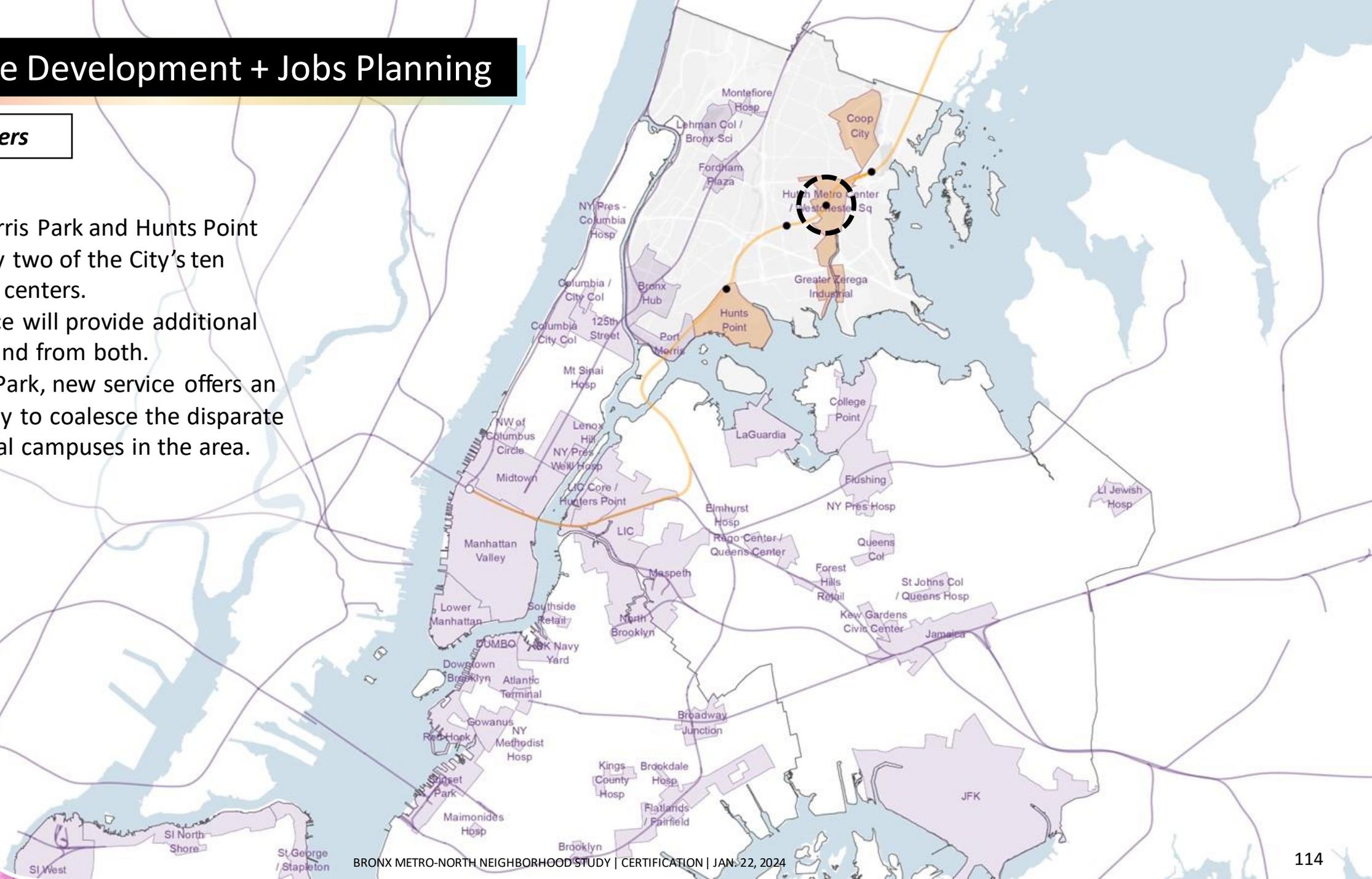


Jobs within ½ mile of New Haven Line Metro-North Stations by Industry Macro Sector, 2017

Workforce Development + Jobs Planning

City Jobs Centers

- Today, Morris Park and Hunts Point are already two of the City's ten largest job centers.
- New service will provide additional access to and from both.
- At Morris Park, new service offers an opportunity to coalesce the disparate institutional campuses in the area.



Workforce Development + Jobs Planning

Morris Park Jobs Hub

Albert Einstein College
of Medicine

Jacobi Medical Center
(NYC Health & Hospitals)

Montefiore
Hospital

Montefiore
Cancer Center

New Station

Calvary
Hospital

Metro Center
Atrium

Amazon

Consolidated Bronx
Psychiatric Center

Future Redevelopment of
northern portion of
Bronx Psychiatric Center

Hutchinson
Metro Center

Public Safety
Answering Center II

Mercy University
Bronx Campus

3,000 STUDENTS/POSTDOC FELLOWS

300+ MEDICAL OFFICES

23,000 JOBS

Workforce Development + Jobs Planning

Connecting Bronxites to Jobs



Community and Stakeholder Engagement



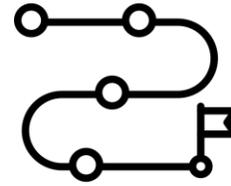
Engage community leaders and employers to understand their needs and connect Bronxites to jobs



Understand Local Labor Market and Workforce Trends



Identify high growth job sectors with strong earning potential and examine local trends by assessing workforce data



Action and Engagement Plan



Build a local partnership around workforce development goals with employers, institutions and community leaders



Building on Citywide Initiatives



Leverage existing partnerships and available resources by building on existing workforce initiatives

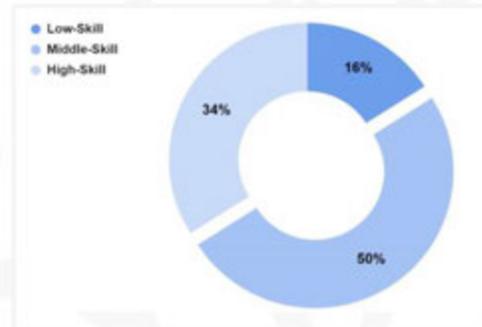
Workforce Development + Jobs Planning

Connecting Bronxites to Jobs

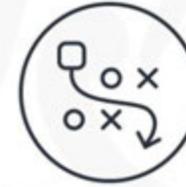
- Opportunity to site STEAM school near the institutional campuses at Morris Park.
- Opportunity for local high school students to be introduced to careers and in the healthcare and life sciences fields.
- Important component of a larger workforce development strategy.

Skills Gap

In the last decade, half (50%) of all jobs were considered "Middle-Skill", meaning the position requires experience beyond a high school diploma, but less than a four-year college degree.



Training



Today in New York City, **employers** lack adequate talent pipelines to fill hundreds of high-demand, well-paying jobs.

Access

For a variety of reasons, young people of color and those from low-income households are often locked out of high-demand, quality income careers that provide tangible pathways to economic mobility and the social capital needed to access certain opportunities.



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

Environmental Review

Draft Environmental Impact Statement

A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on January 19, 2024

The DEIS identified significant adverse impacts with respect to:

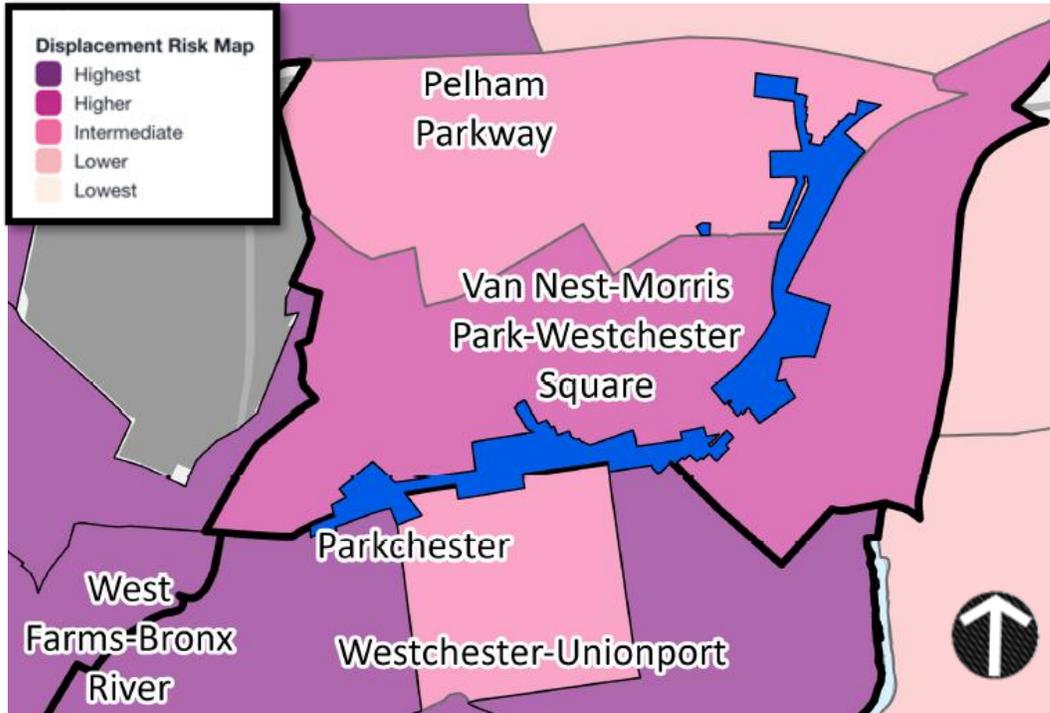
- Community Facilities and Services (elementary schools)
- Open Space
- Shadows
- Historic and Cultural Resources (architectural and archaeological resources)
- Transportation (traffic, transit, and pedestrians)
- Construction (traffic, architectural resources, and noise)

Mitigation measures are identified in the DEIS and will be explored further between the Draft and Final EIS.

To completely avoid significant adverse impacts across all categories, the amount of development would have to be so limited that the goals and objectives of the Proposed Actions would not be achieved.

Racial Equity Report

Displacement Risk Index



Sector	# of Anticipated New Jobs
Hospitals	2,893
TOTAL	2,893

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent		Eligible Income	
				Studio	2-BR	Studio	2-BR
Very Low Income	771	10%	40%	\$850	\$1,270	\$39,600	\$56,600
Low Income	771	10%	80%	\$1,700	\$2,450	\$79,100	\$113,000
Moderate Income	386	5%	100%	\$2,120	\$3,120	\$98,900	\$141,200
Not Income Restricted	5,785	75%	N/A	\$1,300	\$2,400	\$52,000	\$96,000
TOTAL	7,713	100%					

Estimated Median Household Income (2017-2021 ACS PUMS)

- Bronx CD 9 + portion of CD 10: \$43,700
- Bronx CD 11: \$57,300
- Bronx: \$43,182
- New York City: \$70,600

Designate as an MIH Area with Options 1 and 2

- MIH Option 1: 25% affordable housing set-aside at an average of 60% of AMI
- MIH Option 2: 30% affordable housing set-aside at an average of 80% AMI

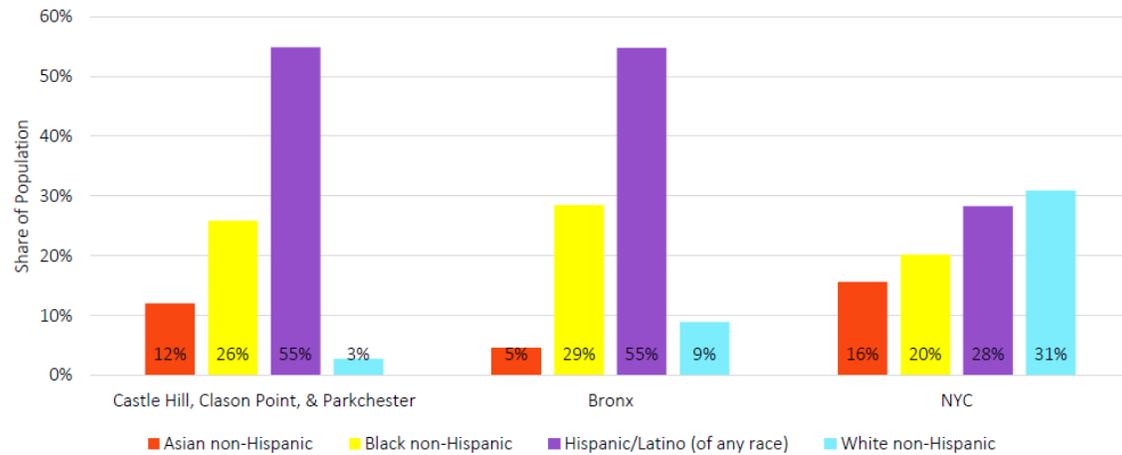
Racial Equity Report

Demographic Data – Bronx Community District 9

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

“In 2020, [percent] of the population in [area] identified as [race/ethnicity].”

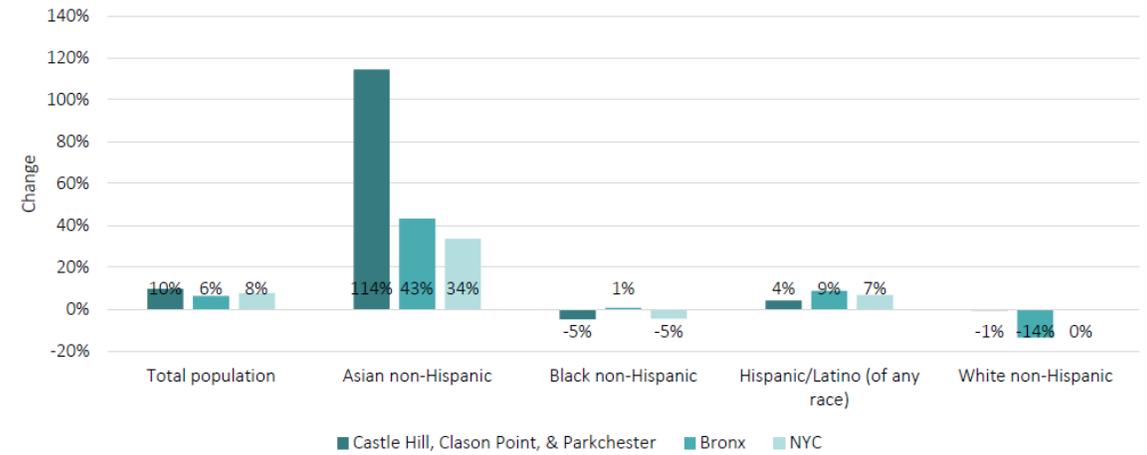


Source: Census 2020; Community Profile Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

“From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent].”



Source: Census 2010, 2020; Community Profile Table 1.01

PUMA (Public Use Microdata Area) 3709 covers Castle Hill, Clason Point, and Parkchester and approximates Bronx Community District 9, and covers a small portion of Community District 10 that is within the Project Area (Westchester Square neighborhood).

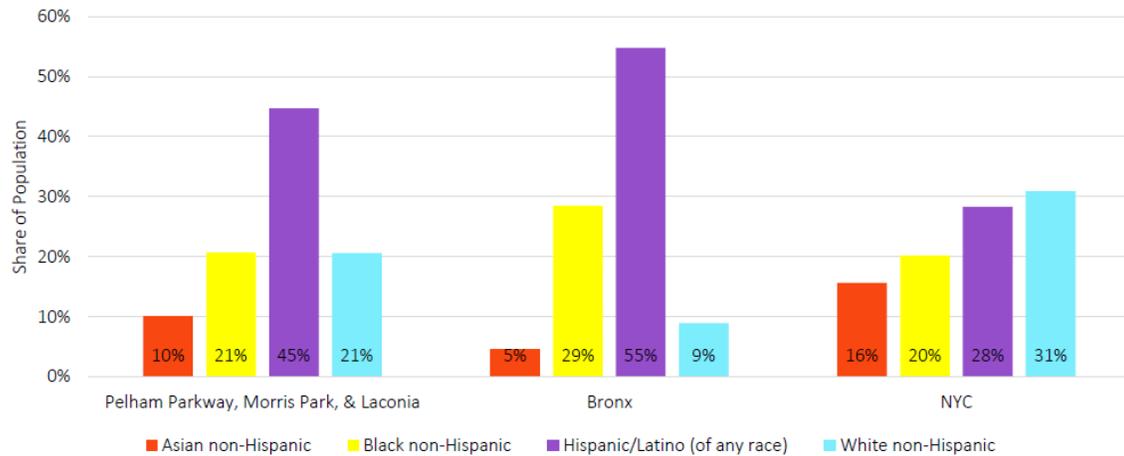
Racial Equity Report

Demographic Data – Bronx Community District 11

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

“In 2020, [percent] of the population in [area] identified as [race/ethnicity].”

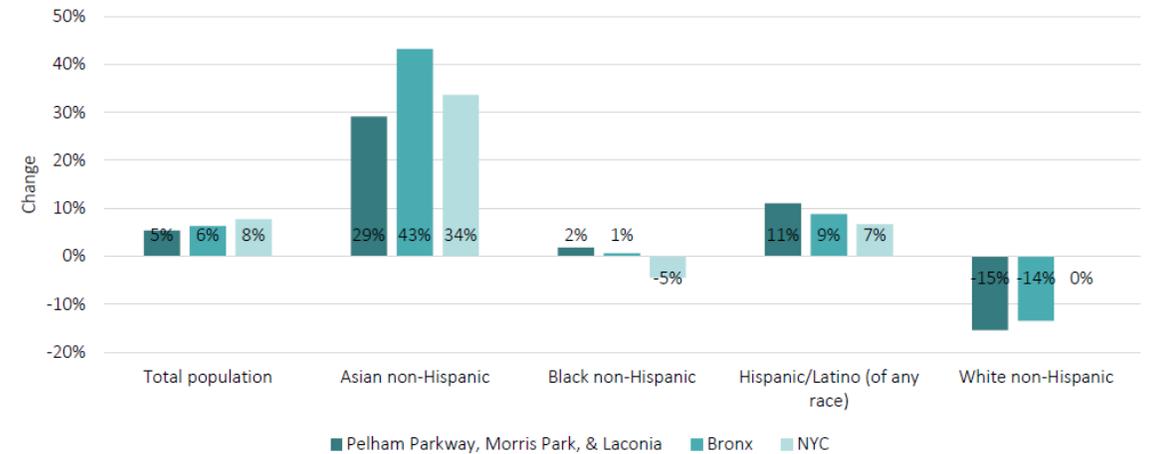


Source: Census 2020; Community Profile Table 1.01

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

“From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent].”



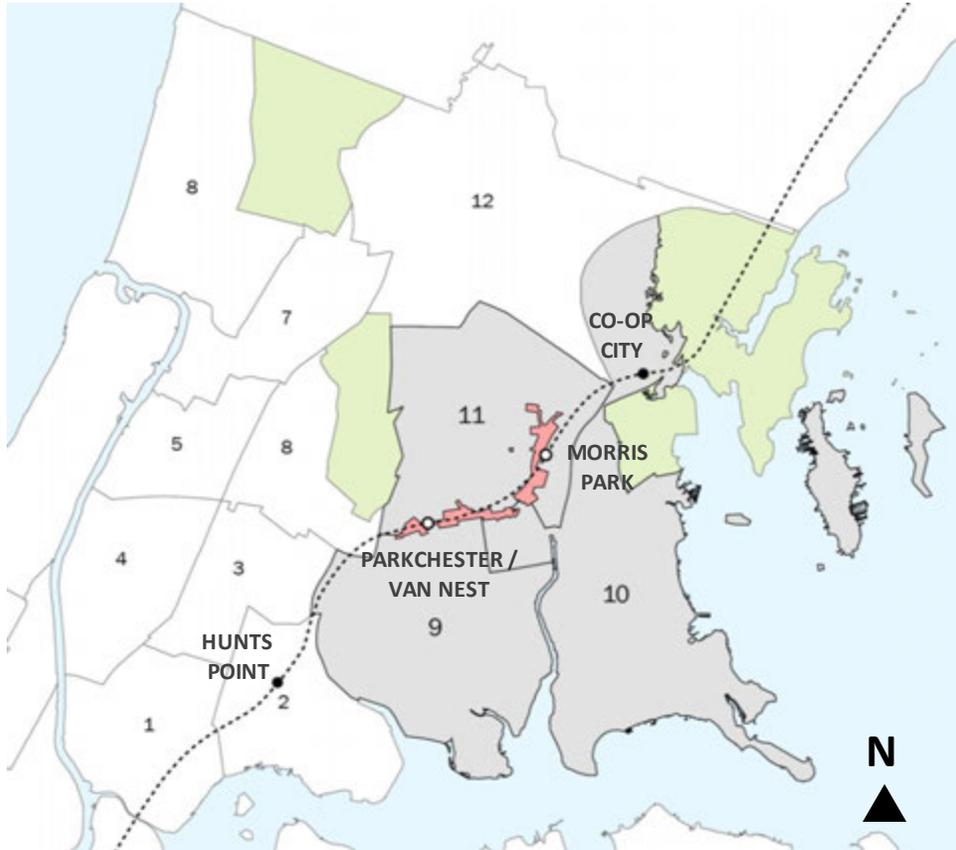
Source: Census 2010, 2020; Community Profile Table 1.01

PUMA (Public Use Microdata Area) 3704 covers Pelham Parkway, Morris Park, and Laconia and approximates Bronx Community District 11 and covers a small portion of Community District 10 that is within the Project Area (Westchester Square neighborhood).

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.
- To improve the public realm and support the growth of jobs and housing in the East Bronx, including:
 - Up to 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.

