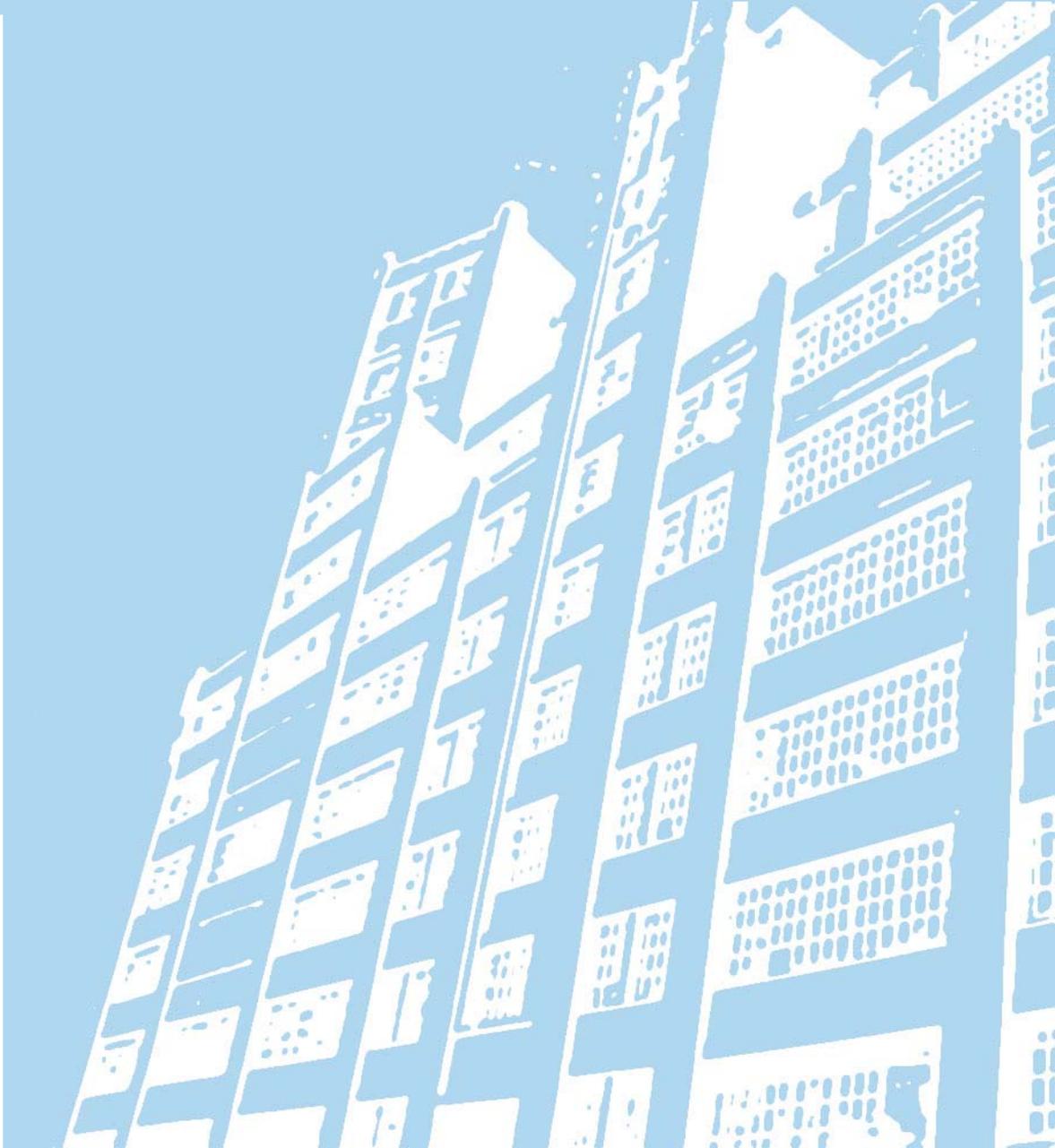


Lower Concourse Rezoning Proposal



Department of City Planning
Bronx Borough Office
2009

Lower Concourse Rezoning Proposal



Department of City Planning
Bronx Borough Office
2009

Location Map



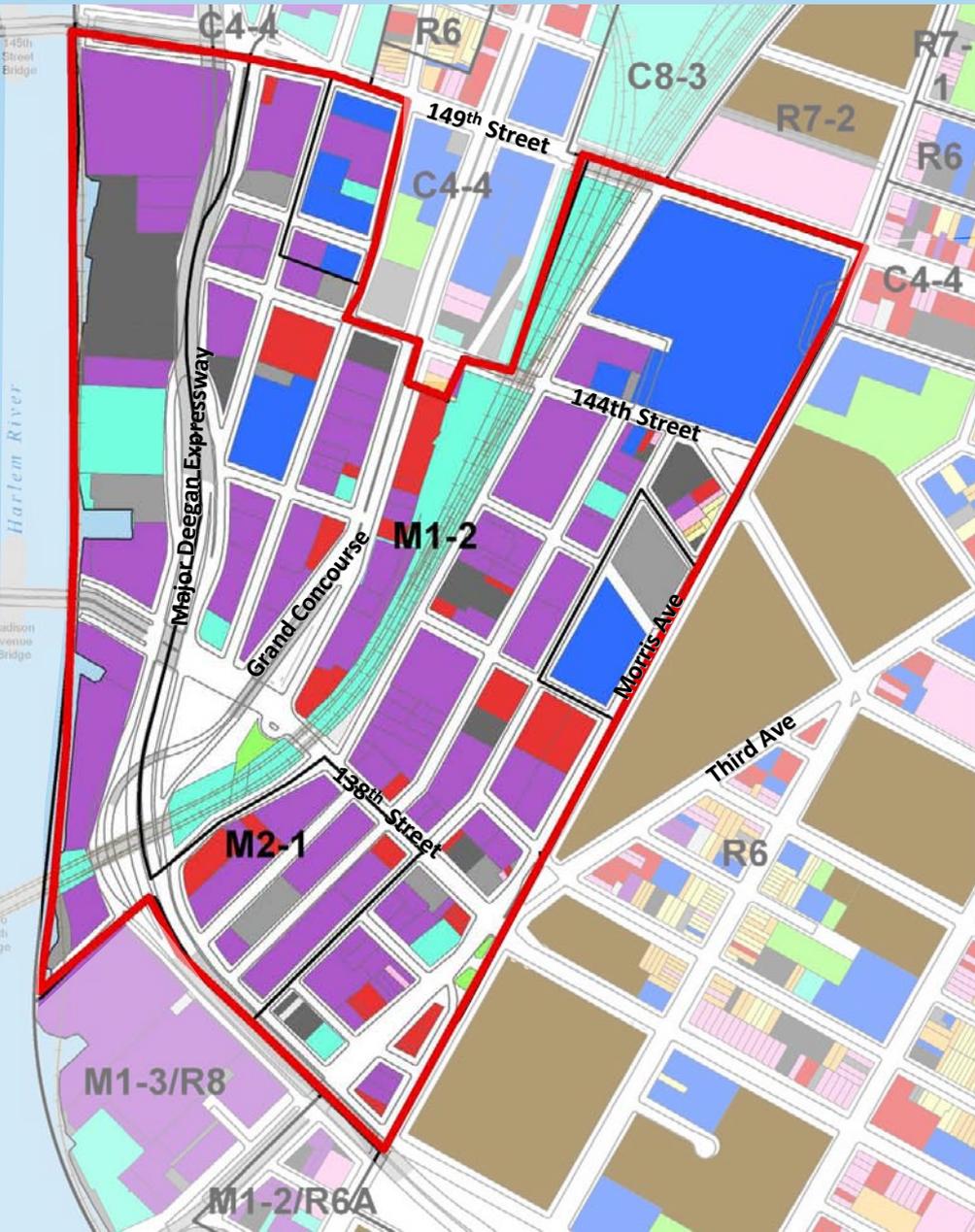
Location Map



Study Area



Land Use

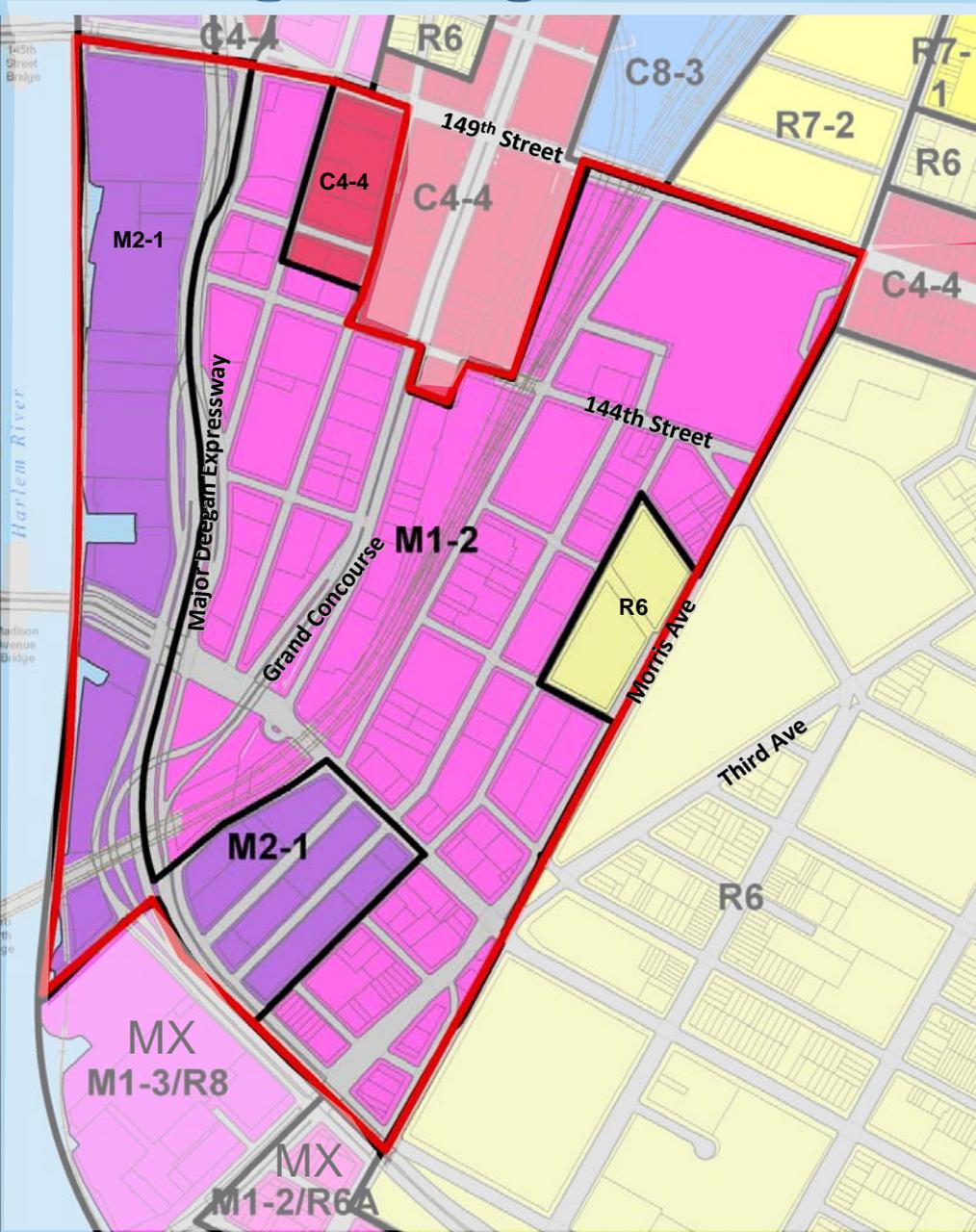


Land Use

- One & Two Family Buildings
- MultiFamily Walkup Buildings
- MultiFamily Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land



Existing Zoning



M1-2:

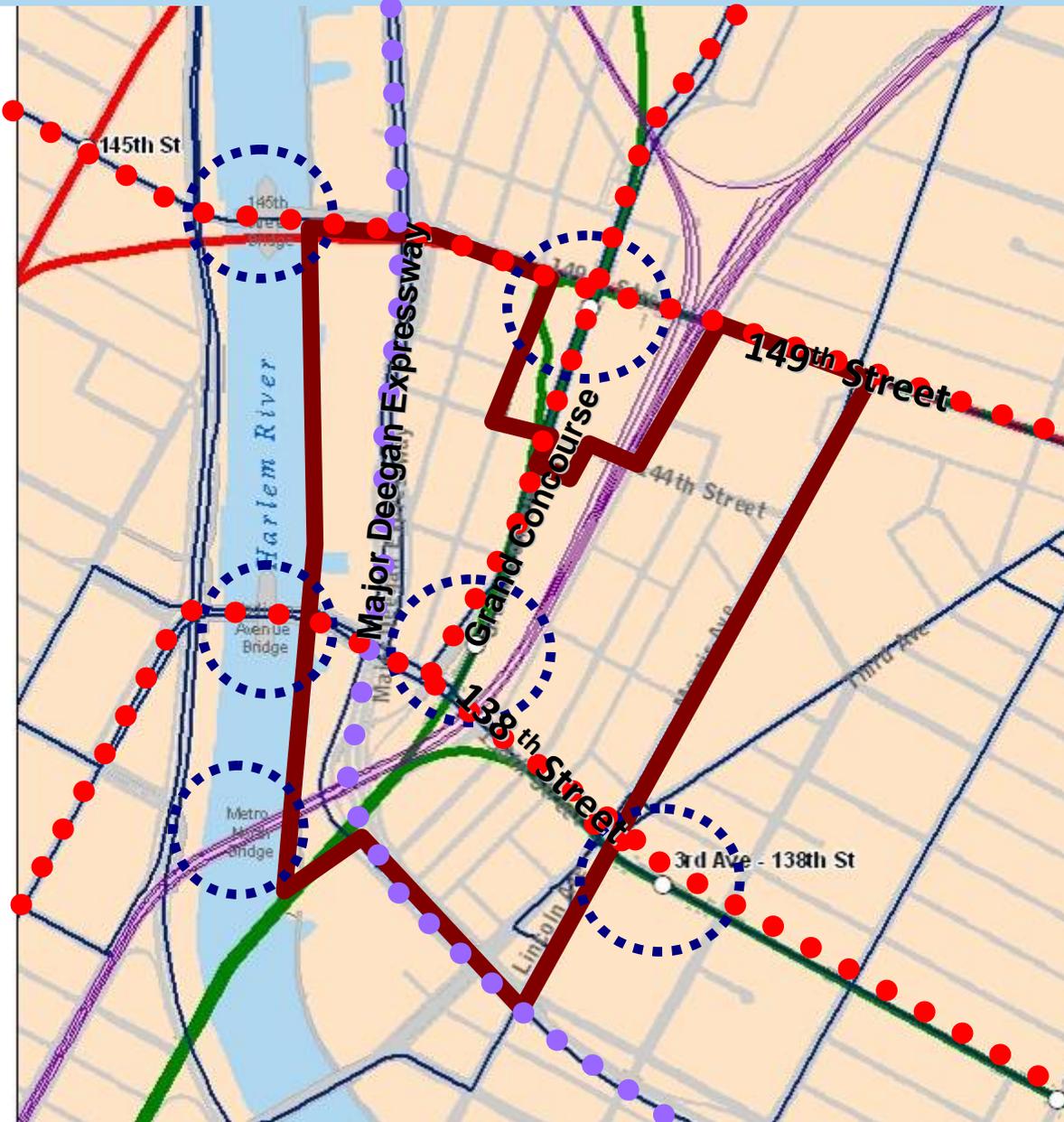
- Allows light industrial and commercial
- No residential allowed
- Grocery stores >10K square feet require special permit
- 2.0 FAR for industrial and commercial

M2-1:

- Allows light industrial and commercial
- No residential allowed
- Grocery stores >10K square feet require special permit
- 2.0 FAR for industrial and commercial



Transportation Infrastructure



Major Bridges

North-South Thoroughfares

East-West Thoroughfares

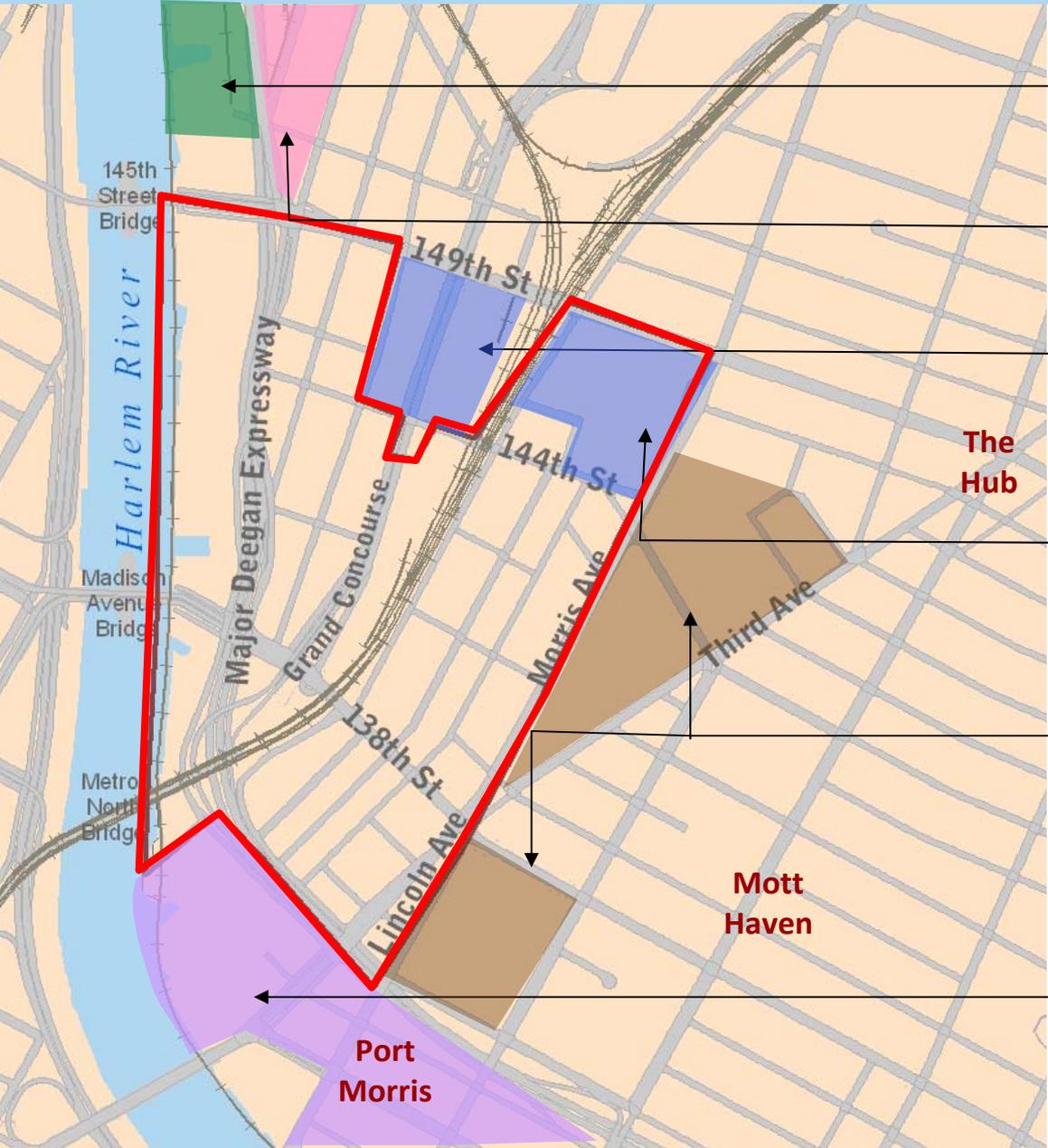
Metro North

Subway Access

NYC Buses Throughout



Surrounding Area



Harlem River Parks

Gateway Center

Hostos Community College

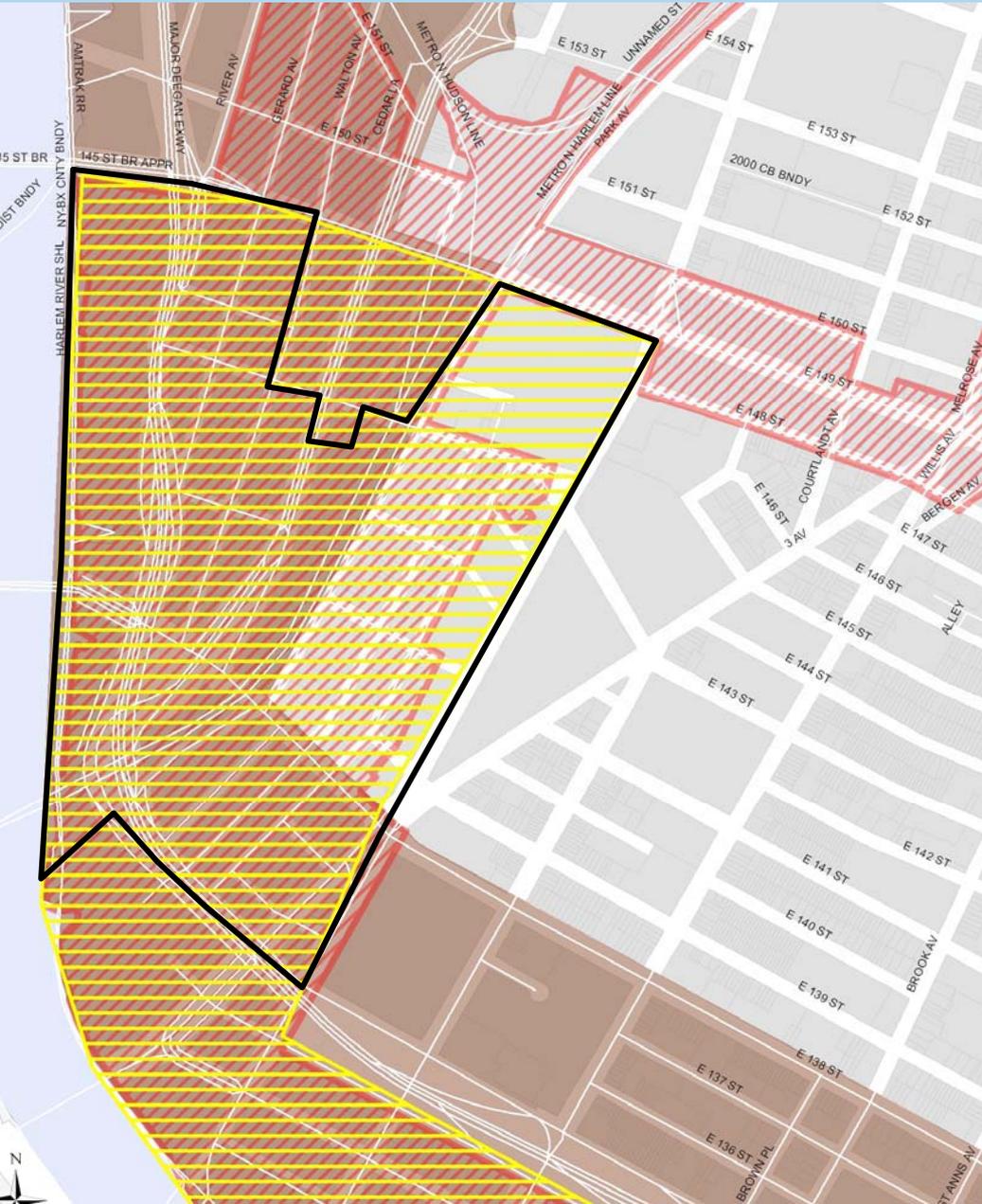
Lincoln Hospital

Patterson and Mitchel Houses

Port Morris MX District

Industrial Incentives

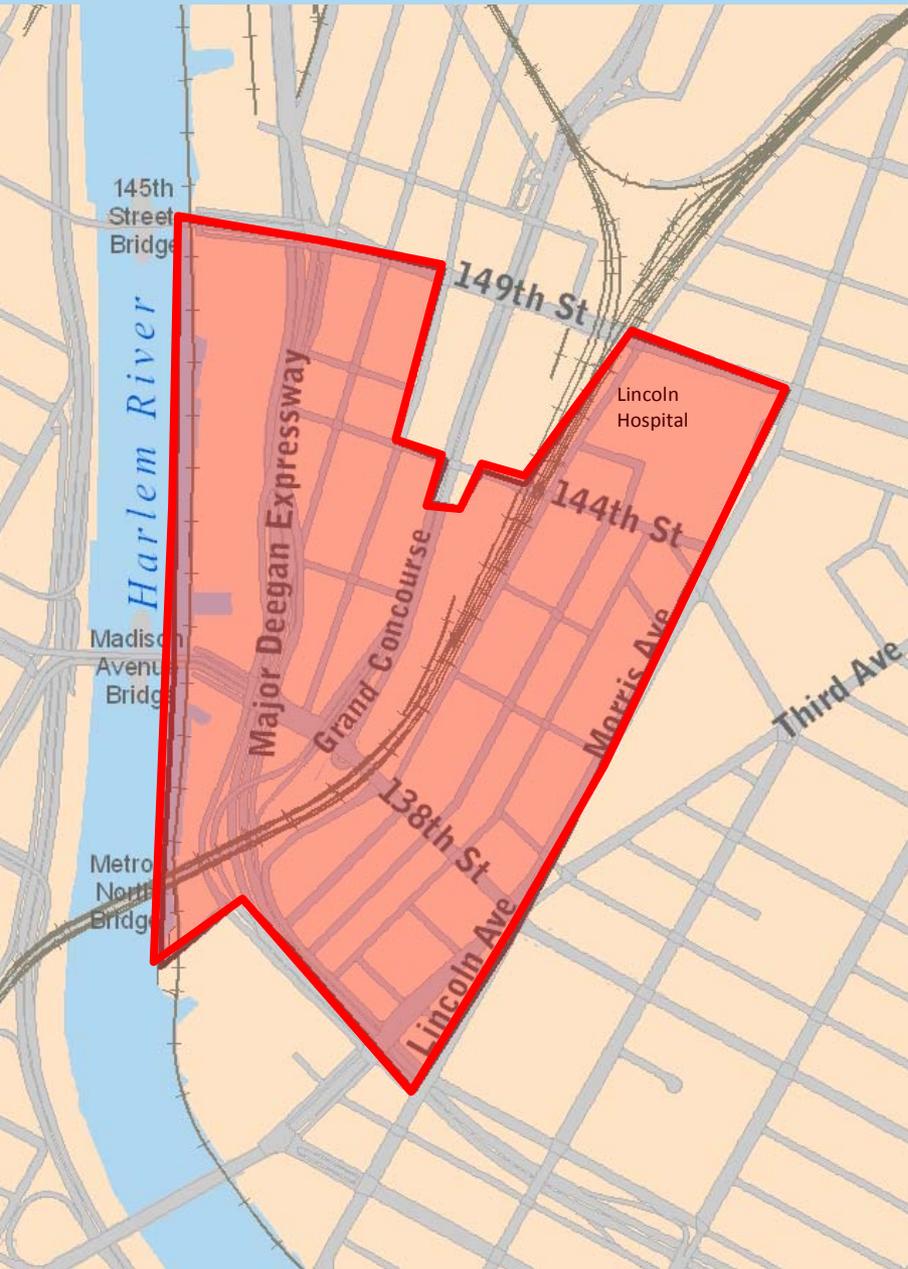
Federal, State and City industrial support programs will remain.



Legend

-  Empire Zone
-  Empowerment Zone
-  Ombudsman Zone

Study Area Facts and Trends



57% of the building area is

- Vacant
- Personal self-storage
- Dead storage
- Non-industrial

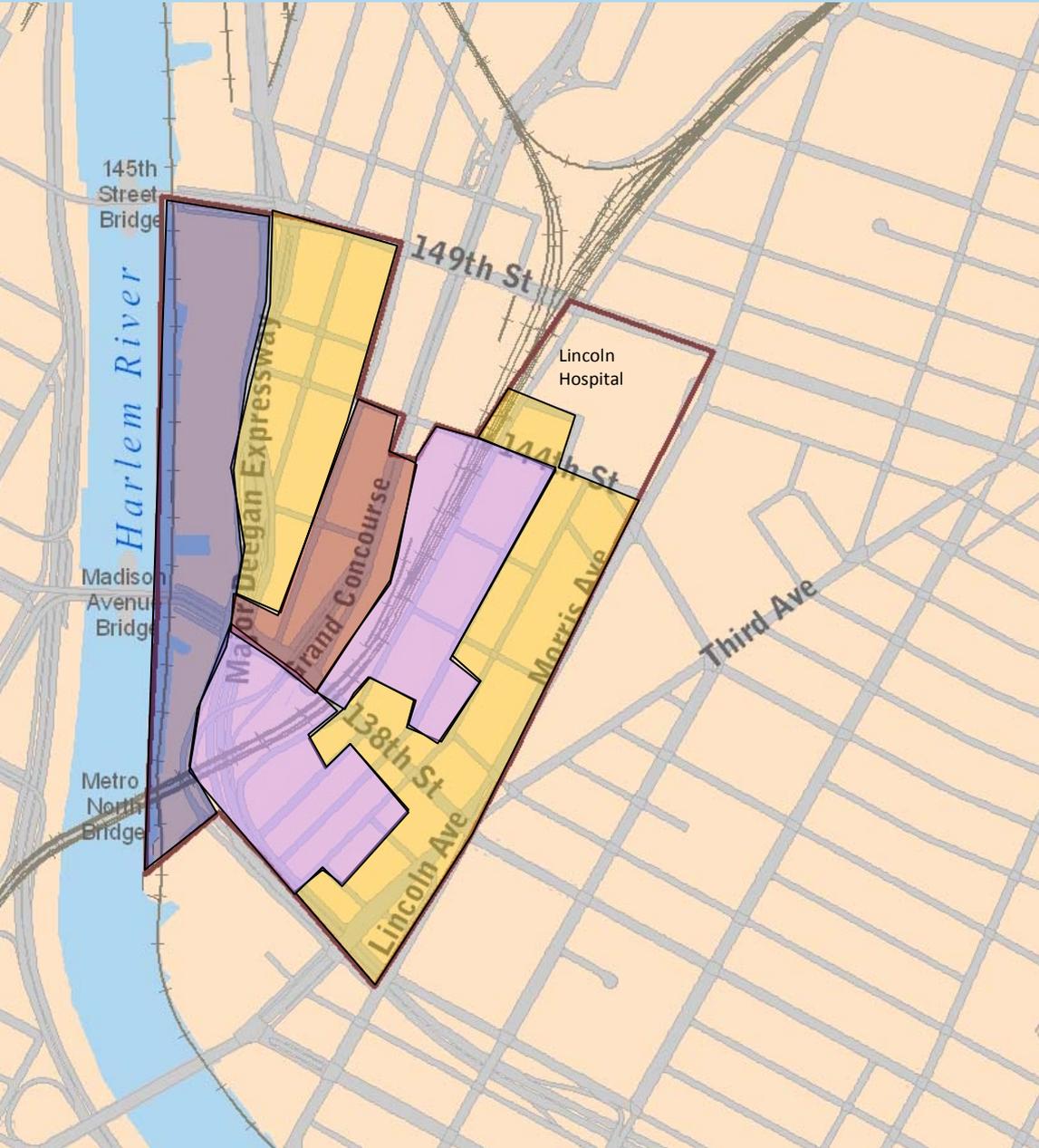
3 new buildings since 1980

- Self-storage on the waterfront
- Gas station
- Car wash/warehouse

30% loss of jobs since 1992

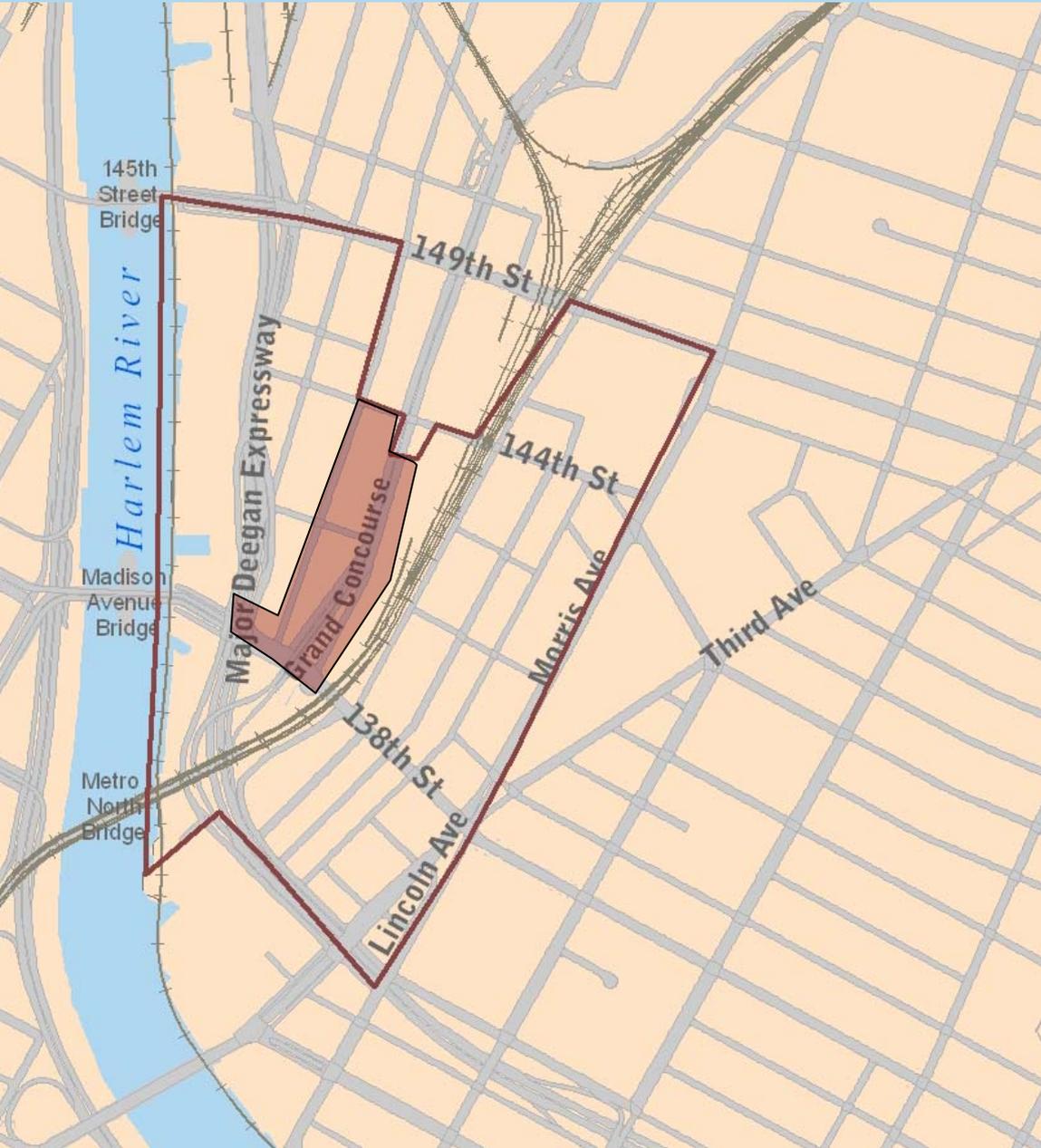
- Including 66% of manufacturing jobs

Built Context and Uses



- The Grand Concourse
- Loft Areas
- Active Industrial Areas
- Waterfront Area

Context: Grand Concourse



Context: Grand Concourse



One Story non-industrial business

Low scale/open auto use



Deegan on/off ramp

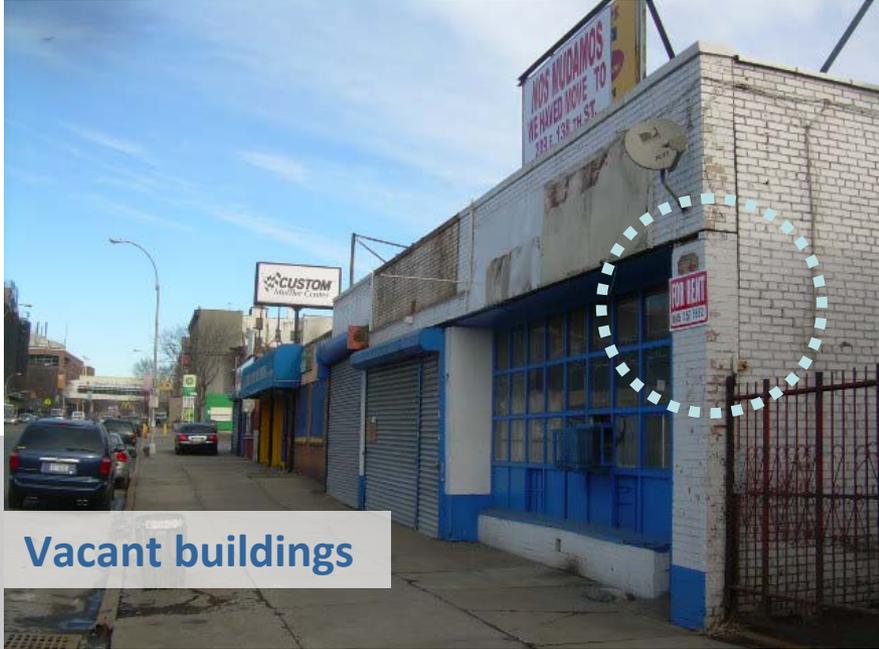
Context: Grand Concourse



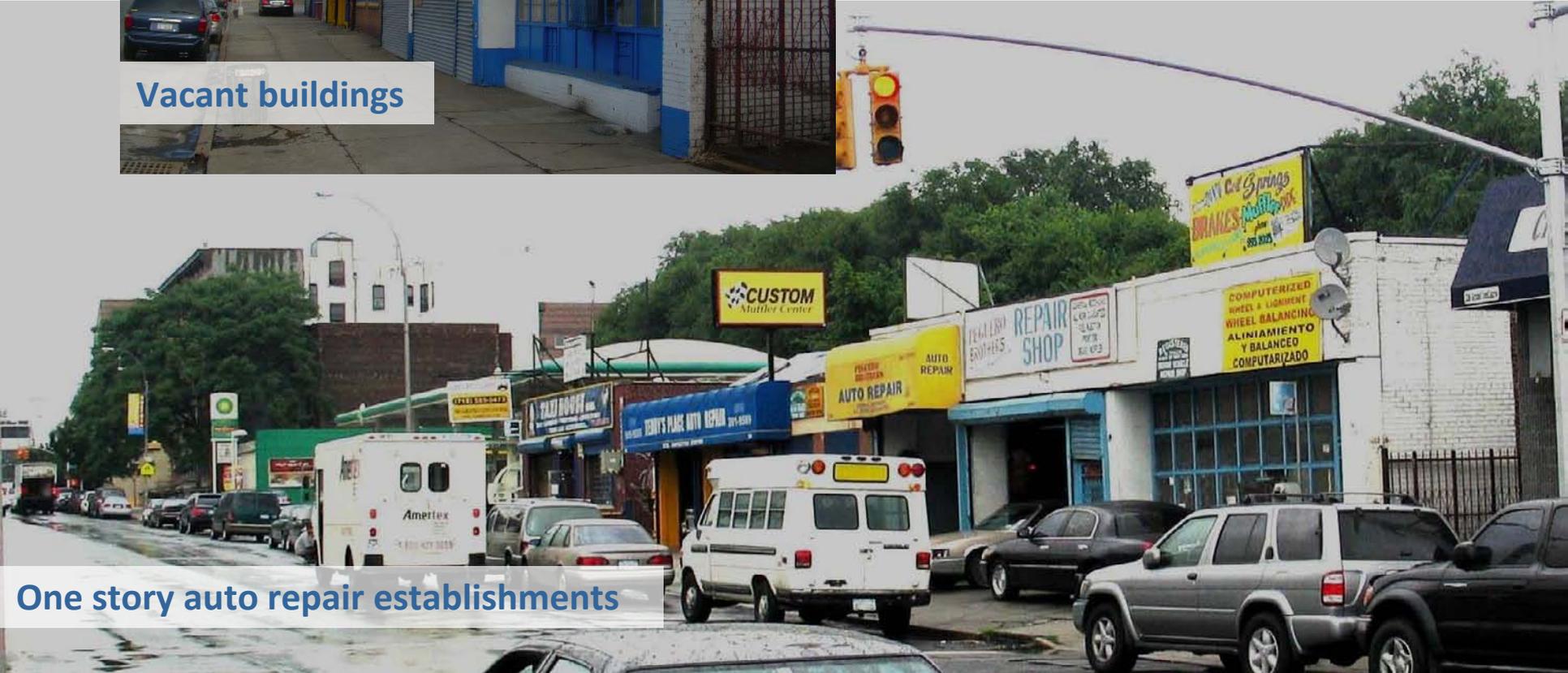
Non-Industrial Business

LOWER CONCOURSE REZONING PROPOSAL

Context: Grand Concourse



Vacant buildings



One story auto repair establishments

LOWER CONCOURSE REZONING PROPOSAL

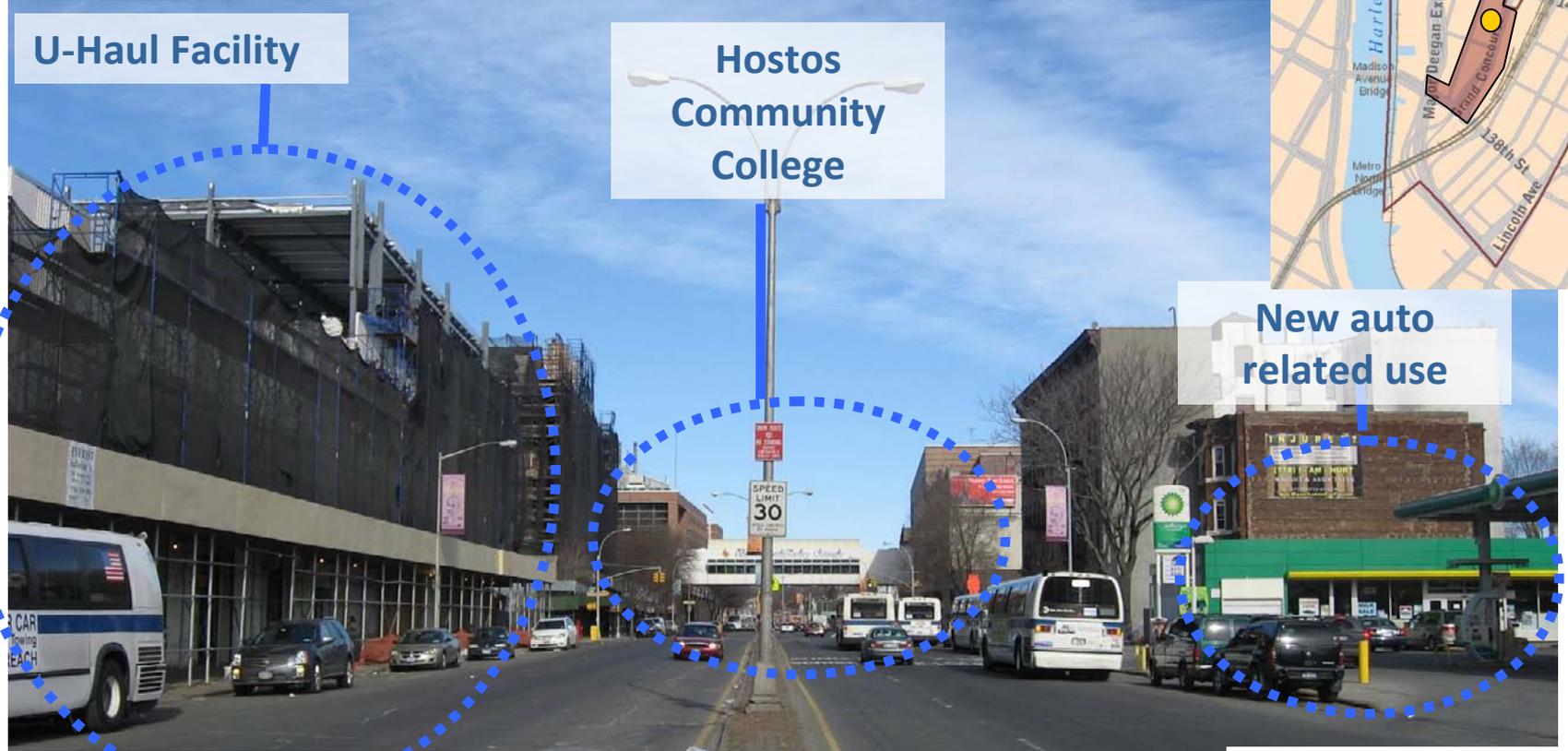
Context: Grand Concourse



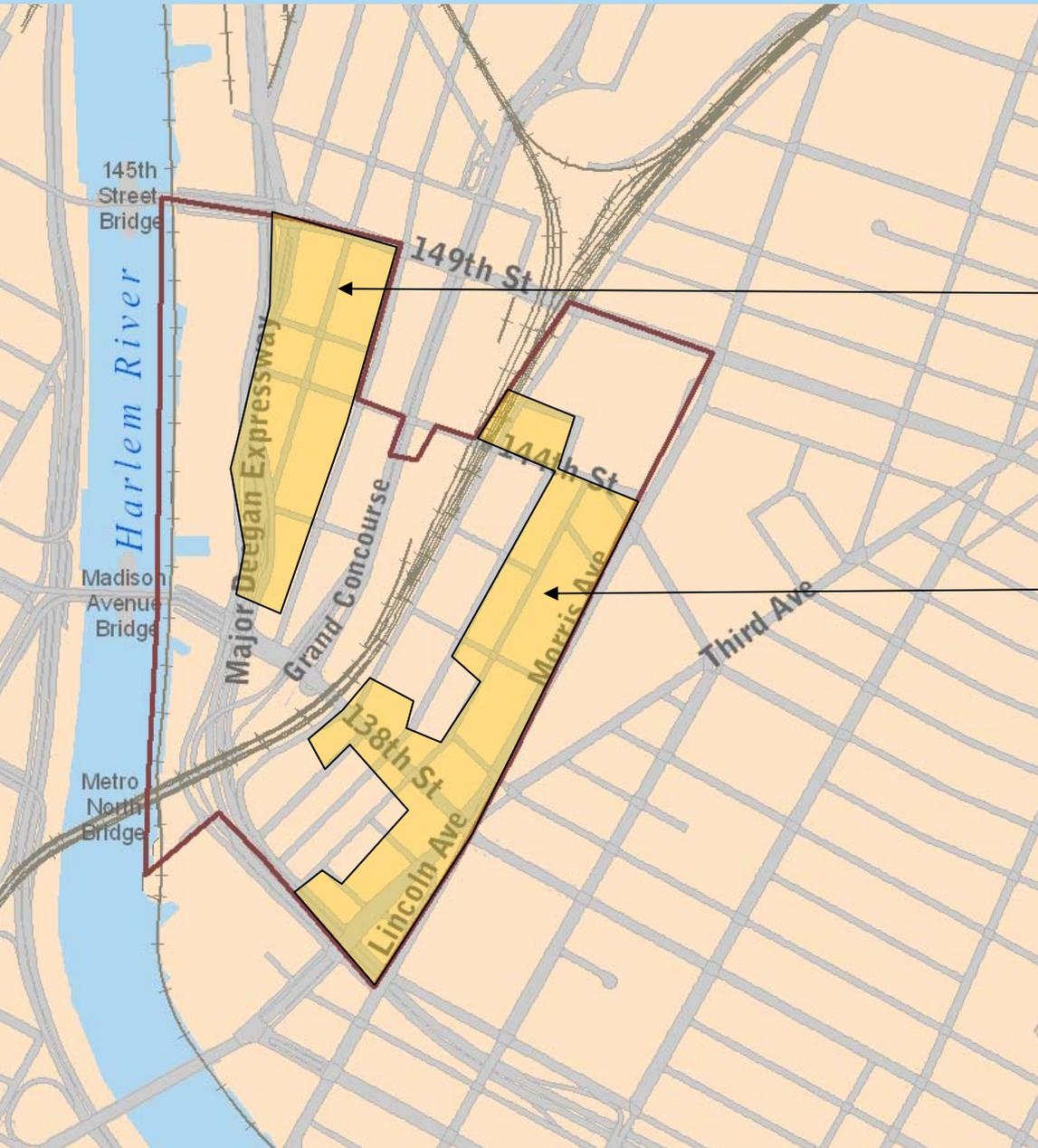
U-Haul Facility

Hostos Community College

New auto related use



Context: Loft Areas



West

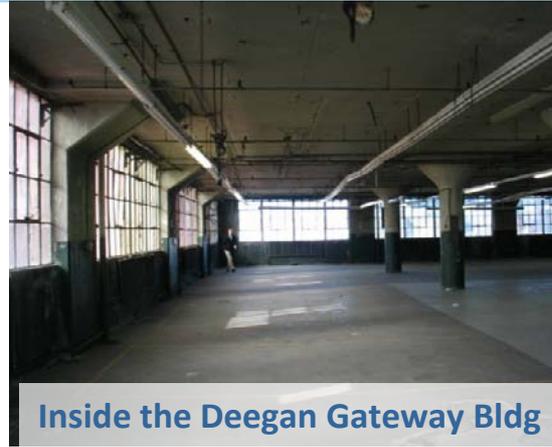
East

LOWER CONCOURSE REZONING PROPOSAL

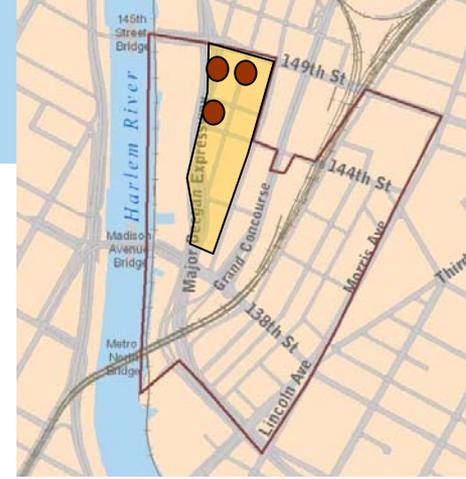
Context: Loft Areas - West



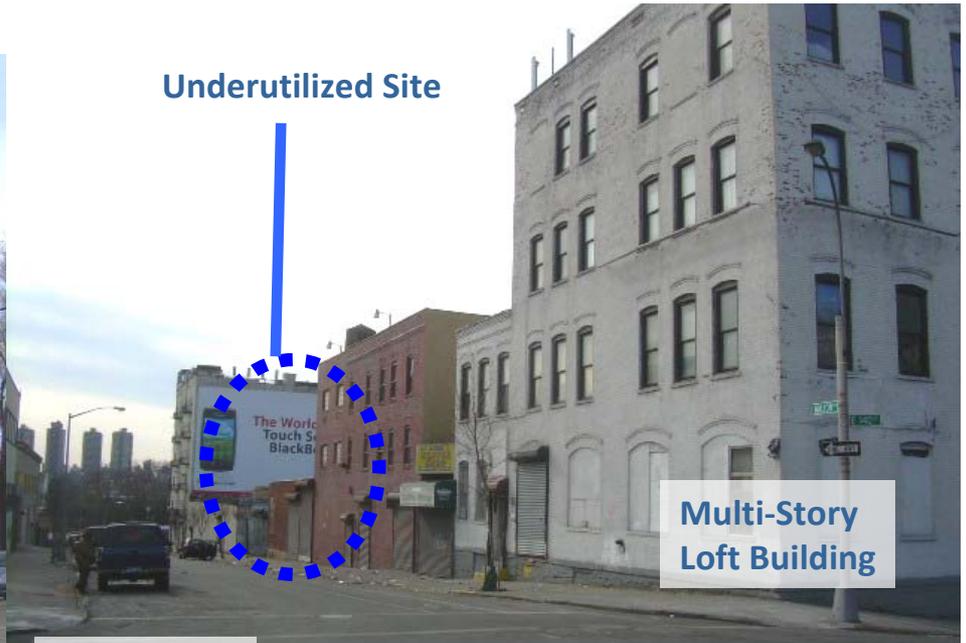
Deegan Gateway



Inside the Deegan Gateway Bldg



Walton Ave - Deegan Gateway Building (Background)



Underutilized Site

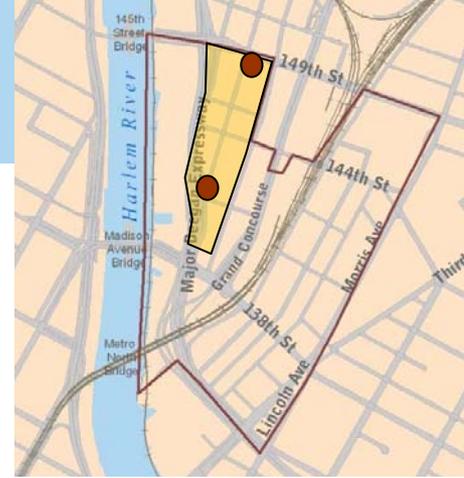
Multi-Story Loft Building

Walton Ave

LOWER CONCOURSE REZONING PROPOSAL

Context: Loft Areas - West

- Non-industrial Uses



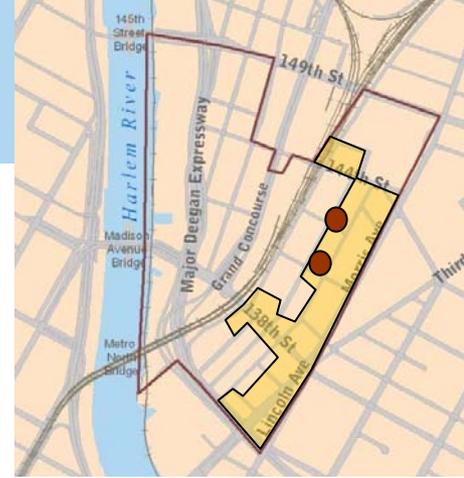
Hostos Classrooms



School

LOWER CONCOURSE REZONING PROPOSAL

Context: Loft Areas - East



- Underutilized or dead storage space



Multi-story Loft Building

LOWER CONCOURSE REZONING PROPOSAL

Context: Loft Areas - East



Furniture Makers



Distributors

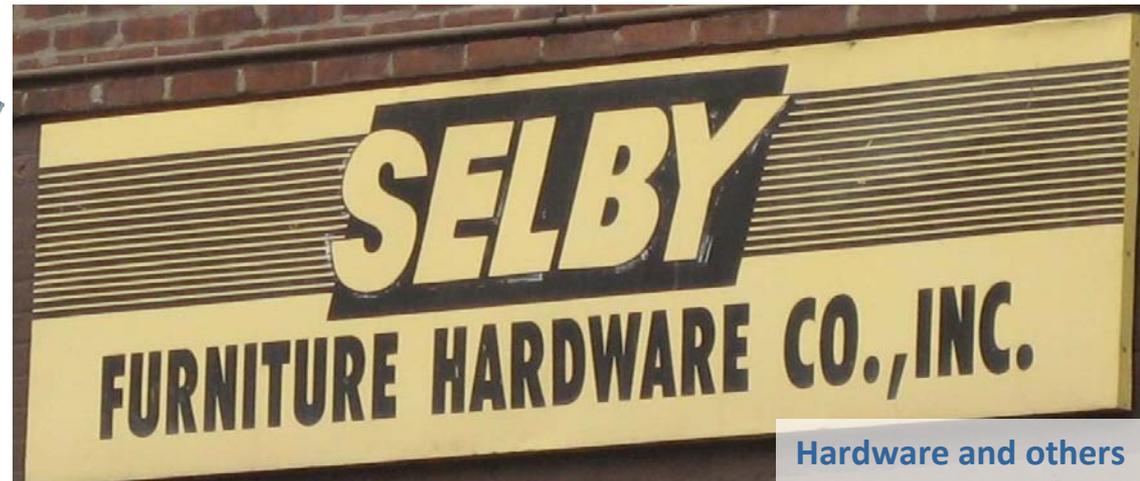


Woodworking



Door Makers

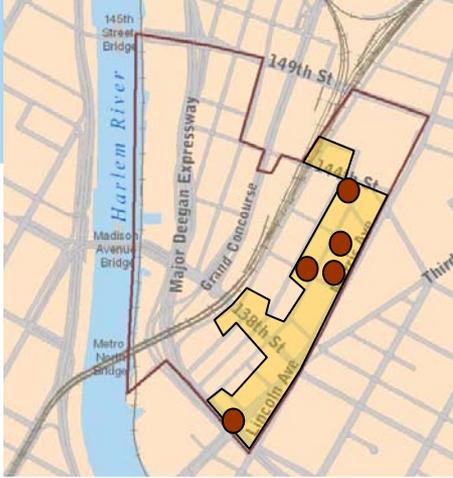
Active
Light
Industry



Hardware and others

Context: Loft Areas - East

Non-industrial Uses



Office Building



School



Restaurant



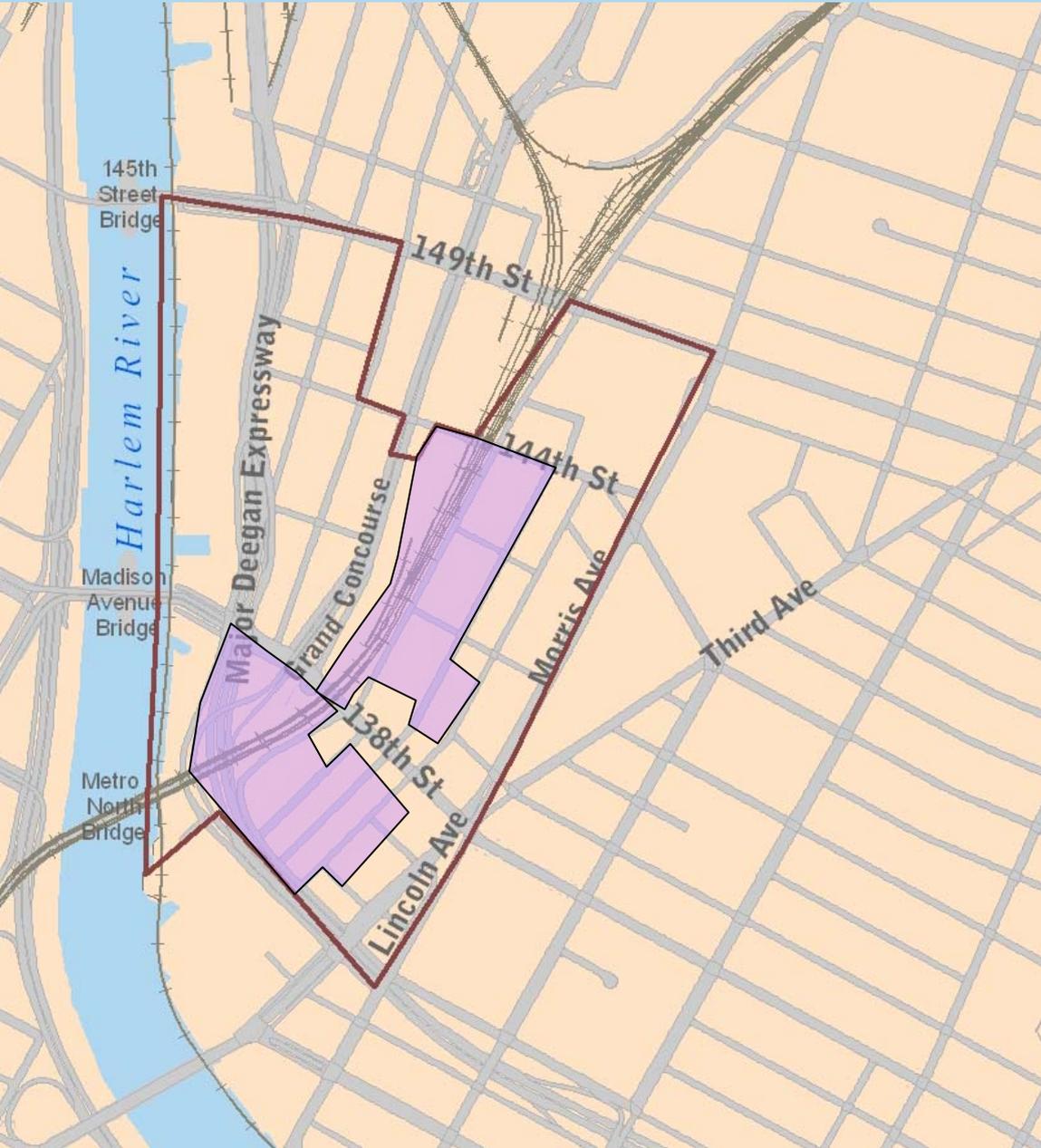
Office Building



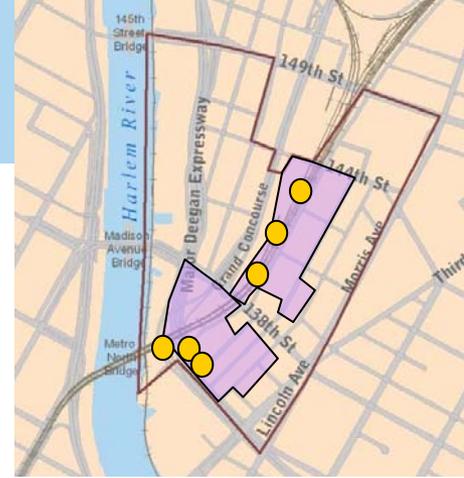
Grocery Store



Context: Active Industrial Areas



Context: Active Industrial Areas



Shipping



Construction



Welding



Waste Related



Waste Related



Shipping



HVAC



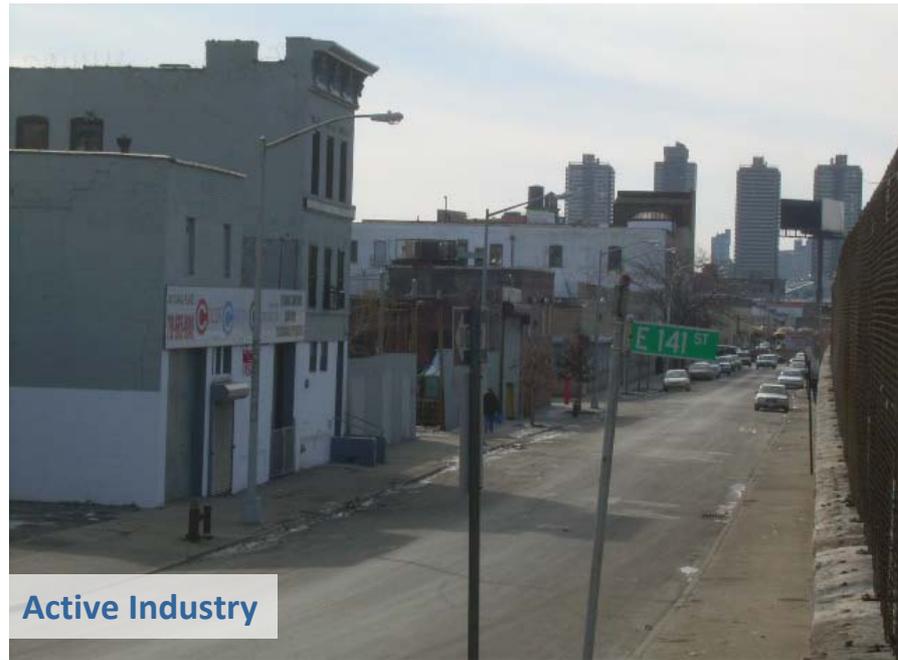
Adult

- Active industry
- Concentration of jobs (750+ jobs)

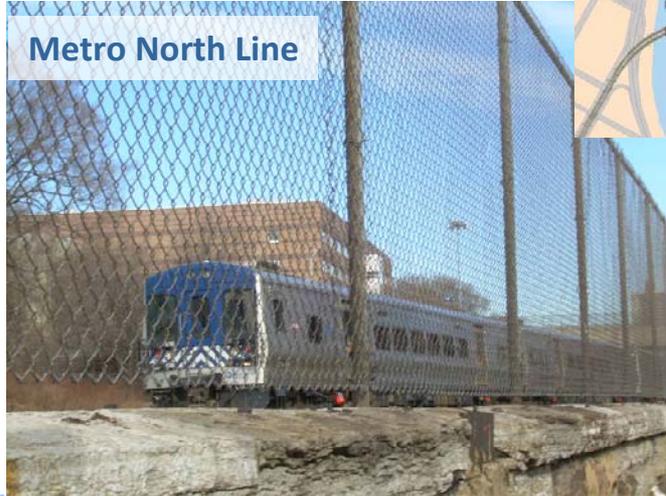
LOWER CONCOURSE REZONING PROPOSAL

Context: Active Industrial Areas

- Rail line running through
- Major Deegan at grade



Active Industry

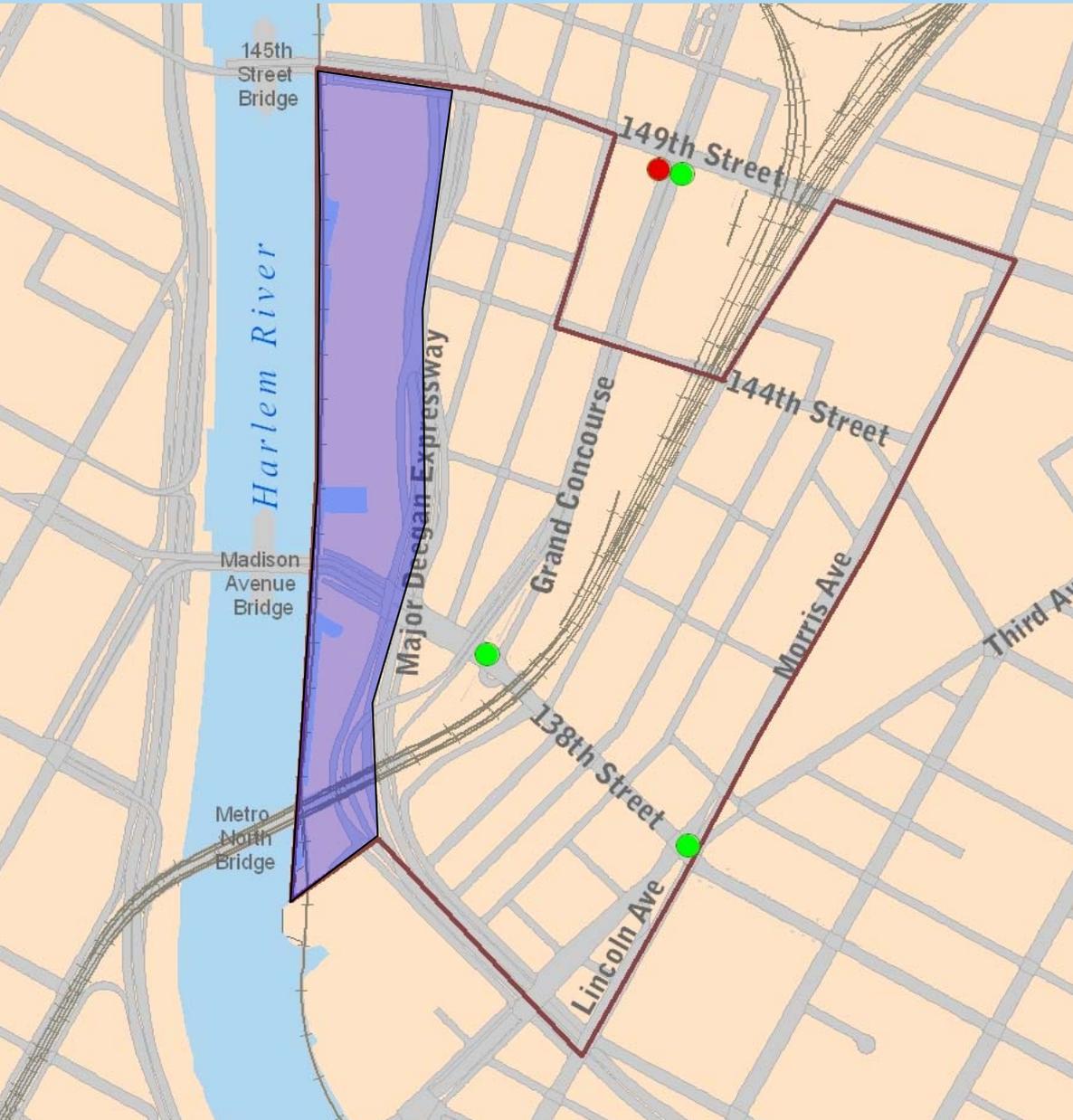


Metro North Line



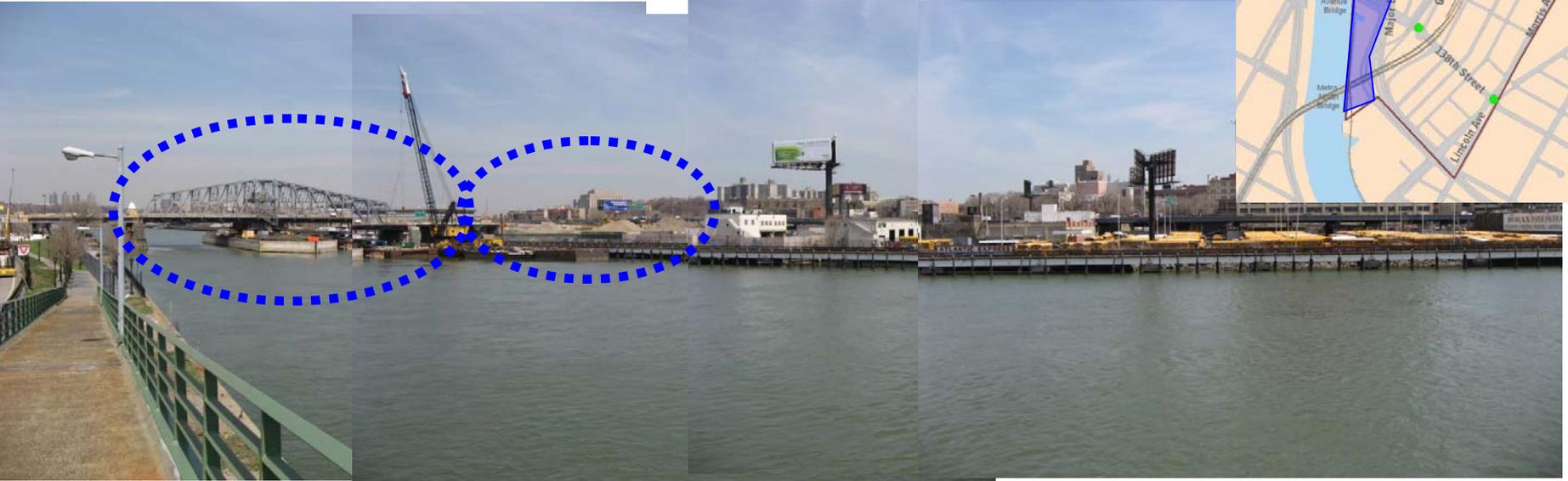
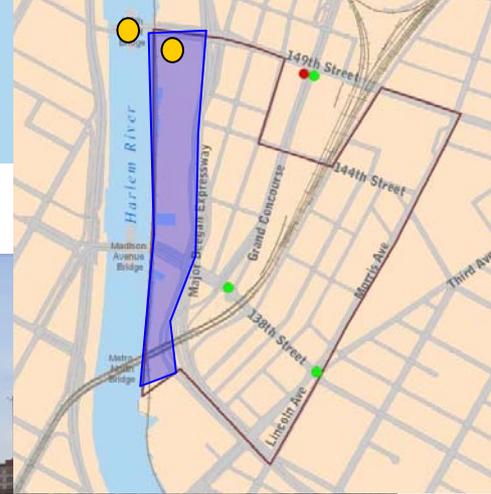
Major Deegan Expressway (right)

Context: Waterfront Area



Context: Waterfront Area

- Current Uses



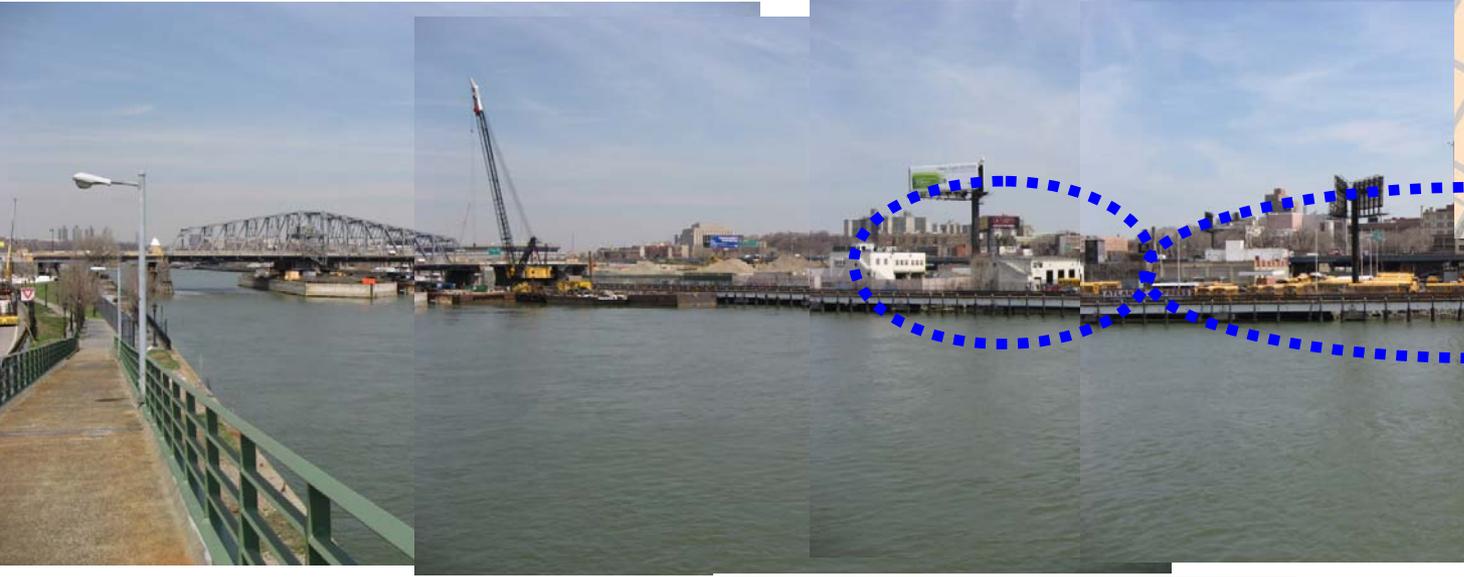
The 145th Street Bridge



Construction waste recycling

Context: Waterfront Area

- Current Uses



Wholesale food distributor



Fabric warehouse



Bus Parking

LOWER CONCOURSE REZONING PROPOSAL

Context: Waterfront Area

• Current Uses



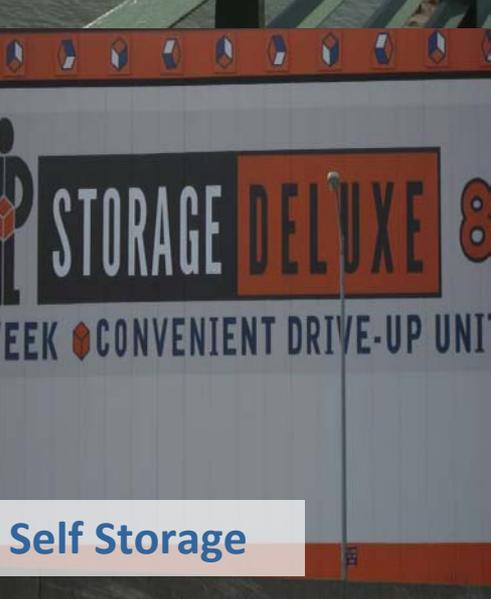
Wholesale Distributor



Verizon Facility



Parking Lot



Self Storage

LOWER CONCOURSE REZONING PROPOSAL

Context: Waterfront Area

• Current Uses

Metro North Bridge



Padded Wagon Site (City Owned)

LOWER CONCOURSE REZONING PROPOSAL

Context: Waterfront Area

- Constraints



Oakpoint Rail Line

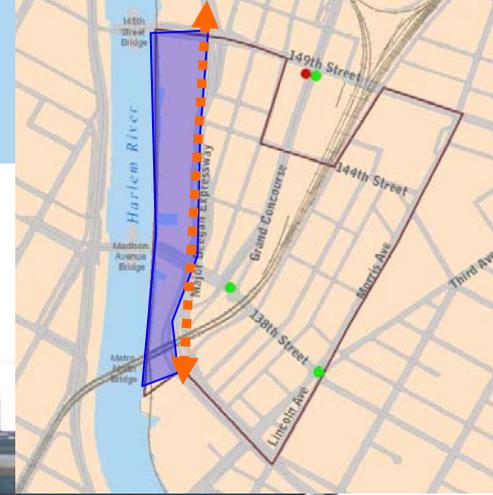
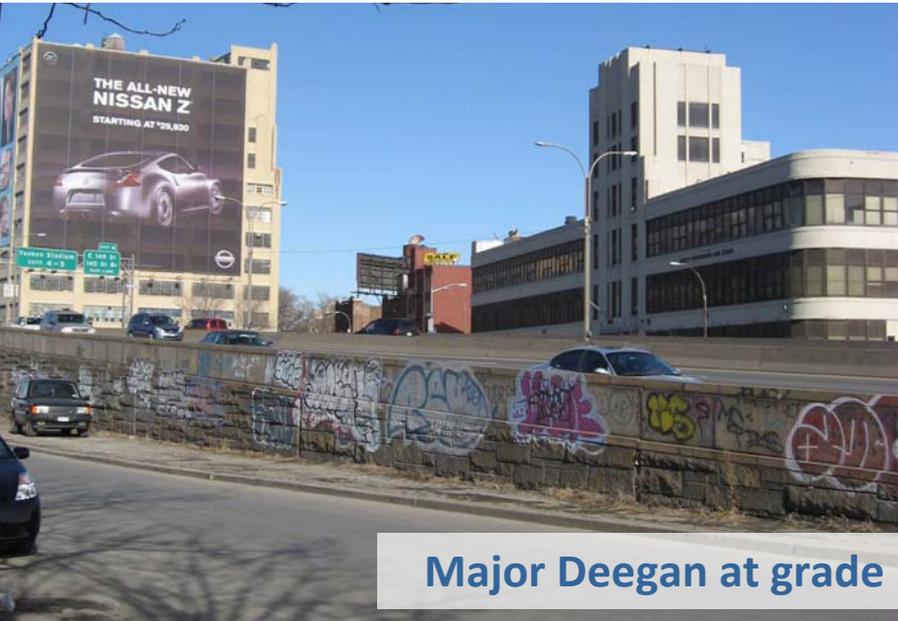


Twice a day trains

LOWER CONCOURSE REZONING PROPOSAL

Context: Waterfront Area

• Constraints



LOWER CONCOURSE REZONING PROPOSAL

Context: Waterfront Area

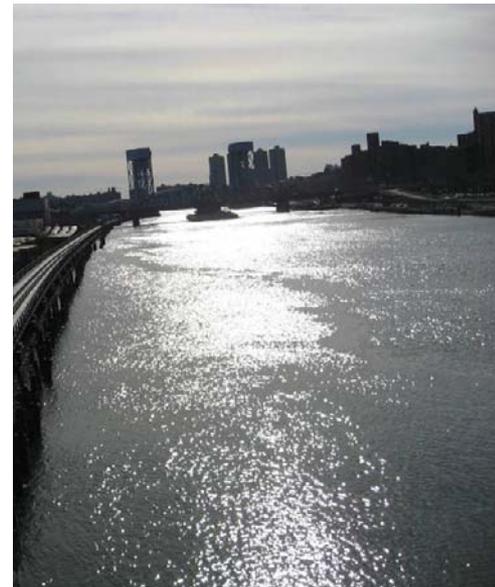
• Opportunities



Views



Inlet allows water access

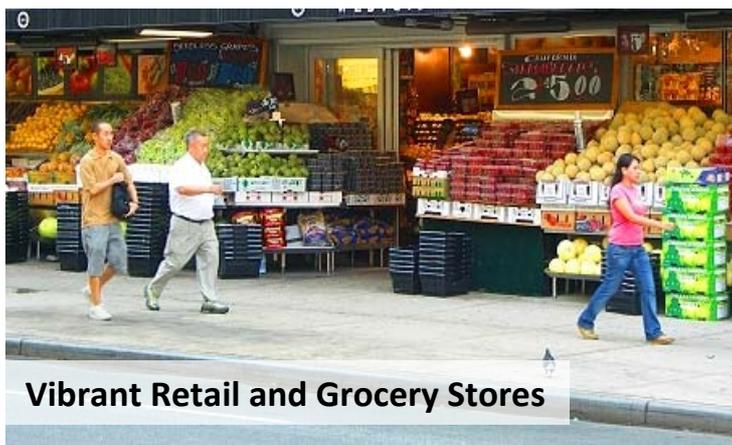


Plan Objectives

- Promote a mix of uses to bring vibrancy to an underutilized area of the South Bronx
- Create new opportunities for housing
- Incentivize new permanently-affordable housing
- Retain viable light manufacturing
- Provide new waterfront open space to an underserved community
- Connect communities to each other and the waterfront
- Redevelop vacant land and lofts



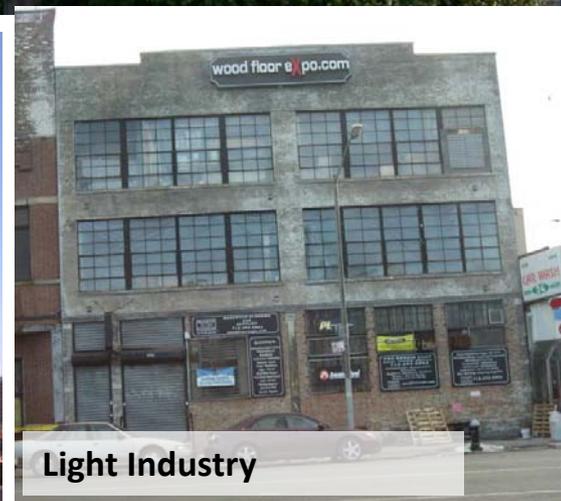
Waterfront Open Space



Vibrant Retail and Grocery Stores



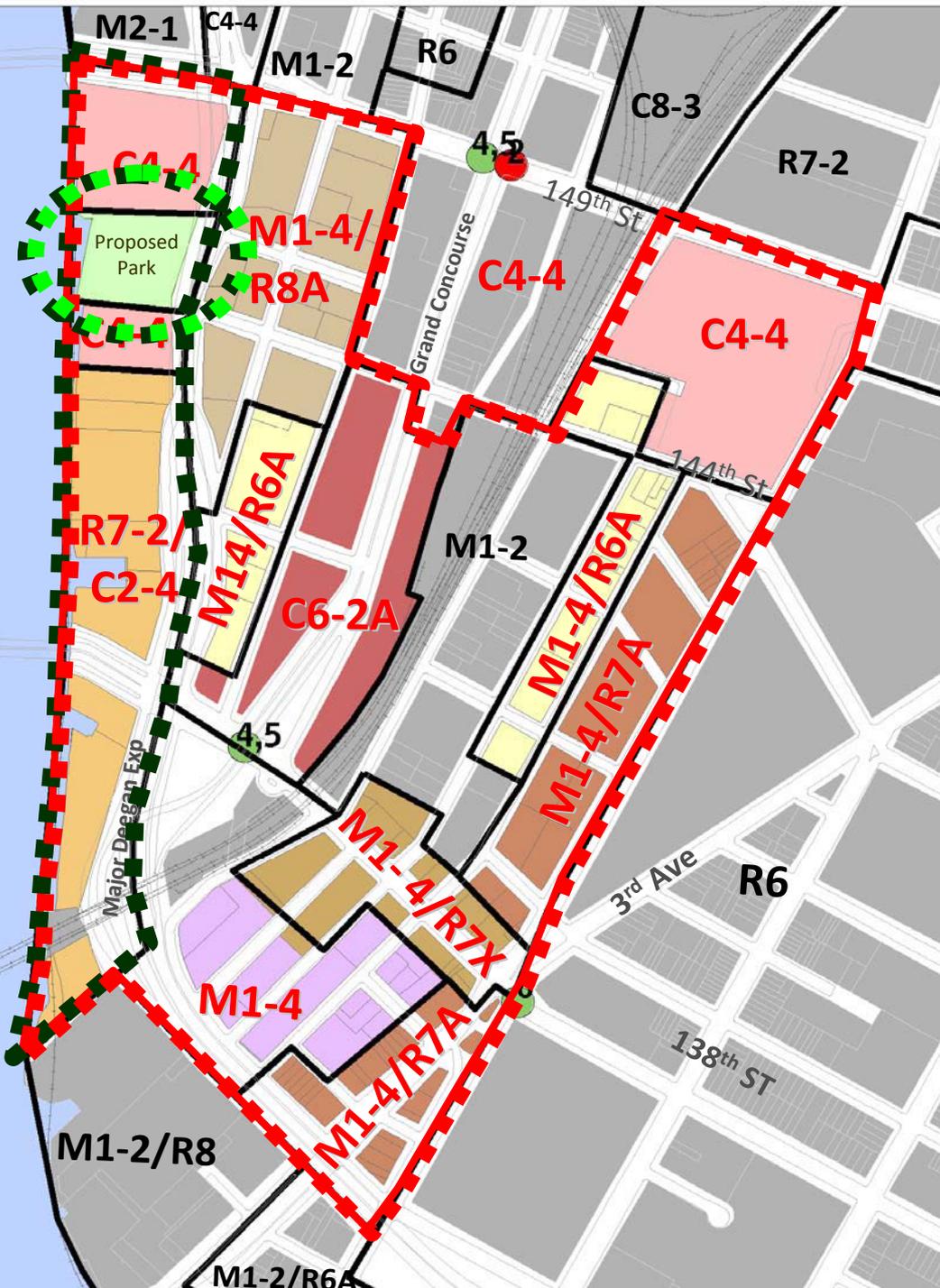
Reactivate lofts



Light Industry

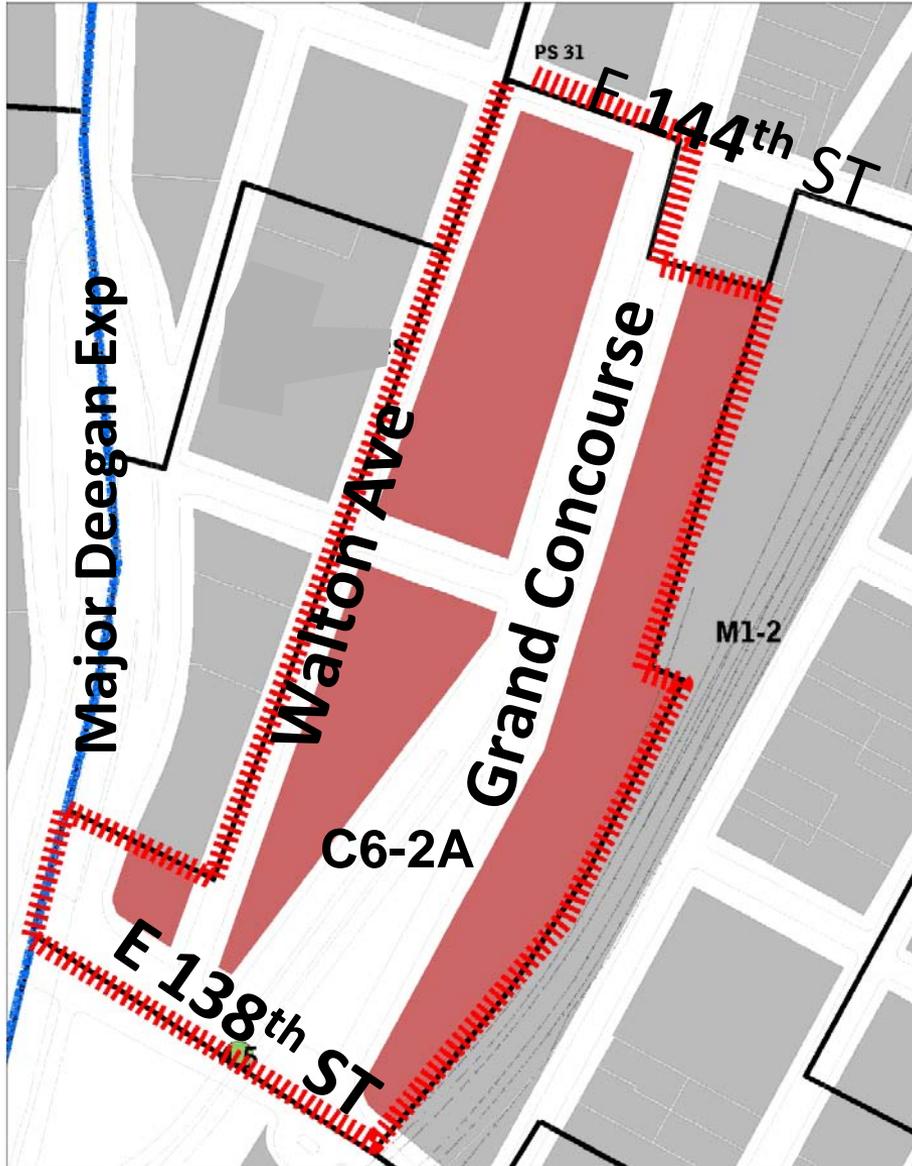
Proposed Actions

1. Rezone to allow residential, commercial, light industrial
2. Map a park on waterfront
3. Create Waterfront Access Plan and Special District
4. Apply inclusionary housing
5. Encourage grocery stores through a zoning text change



Proposed C6-2A

5



Transform the Grand Concourse into a vibrant gateway with a mix of uses

C6-2A Uses Allowed:

- Wide Range
- Commercial (Office, Hotel, Retail)
- Community Facility
- Residential

Proposed C6-2A – Existing Conditions



Auto uses, lack of street wall



Single-Story Automotive Uses



Single-Story Automotive Uses



Single-Story Uses

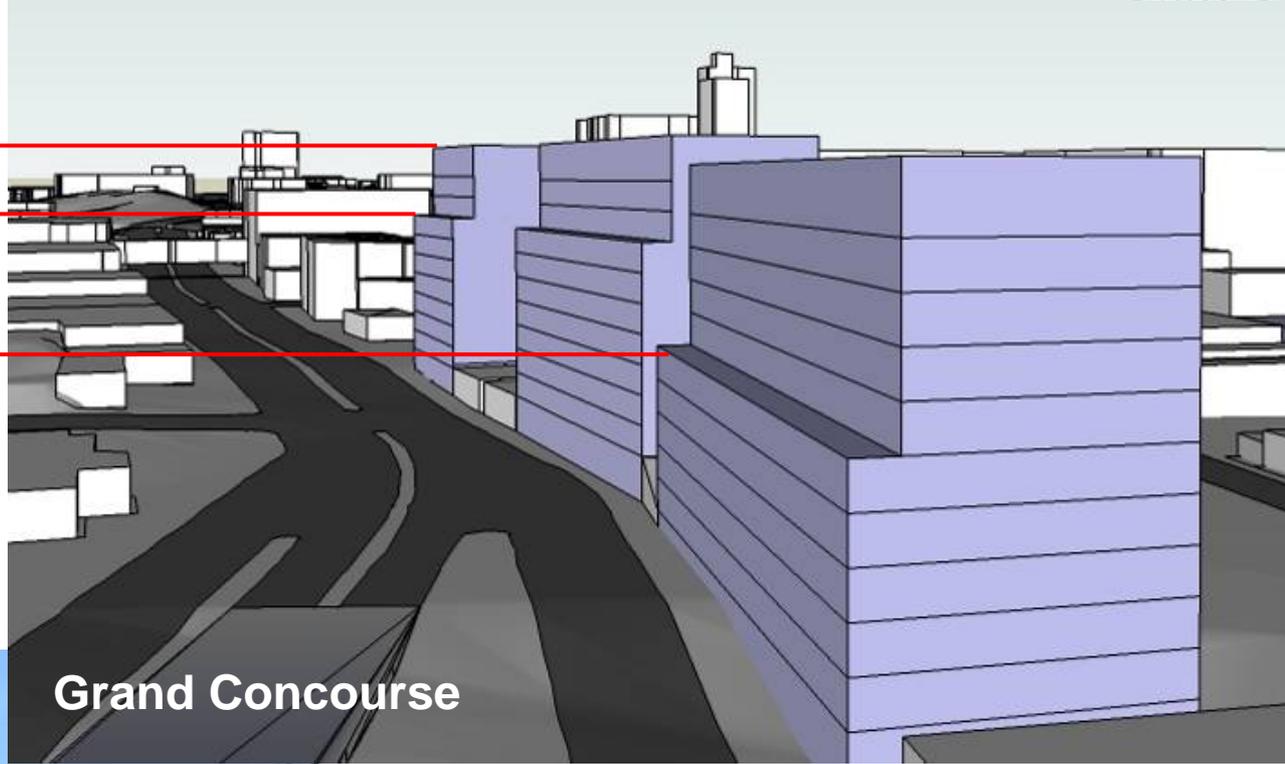


Proposed C6-2A

Max Height 120'

Max Base: 85'

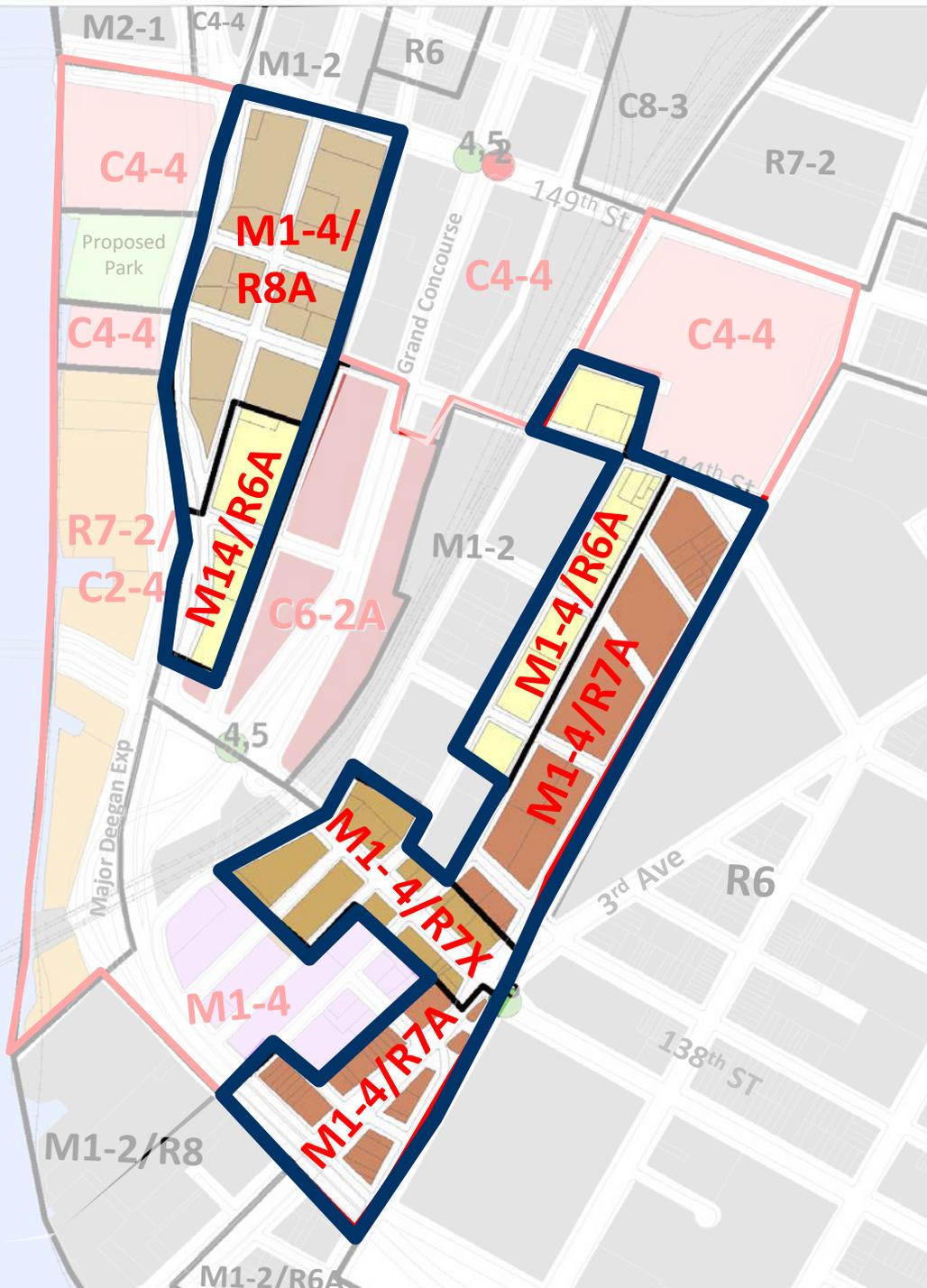
Min Base: 60'



FAR
Residential: 5.4, up to 7.2 with IH
Commercial: 6.0
Community Facility: 6.5

LOWER CONCOURSE REZONING PROPOSAL

Proposed MX District



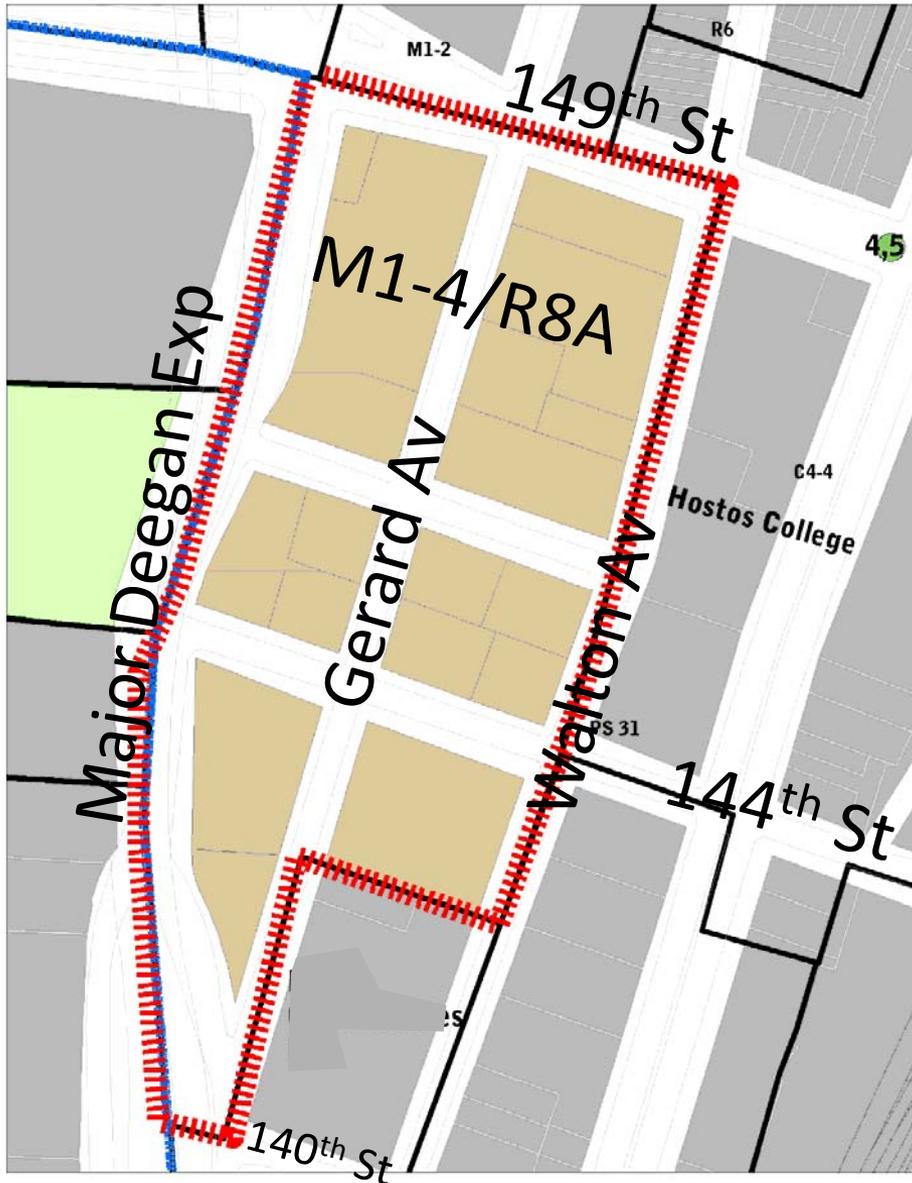
M1-4/R8A

M1-4/R7A

M1-4/R7X

M1-4/R6A

Proposed MX:M1-4/R8A



Create a lively mixed use, mixed income neighborhood, while allowing existing businesses to remain and expand

M1-4/R8A Uses Allowed:

- Light Manufacturing
- Residential
- Commercial/Retail
- Community Facility



Proposed MX: M1-4/R8A – Existing Conditions



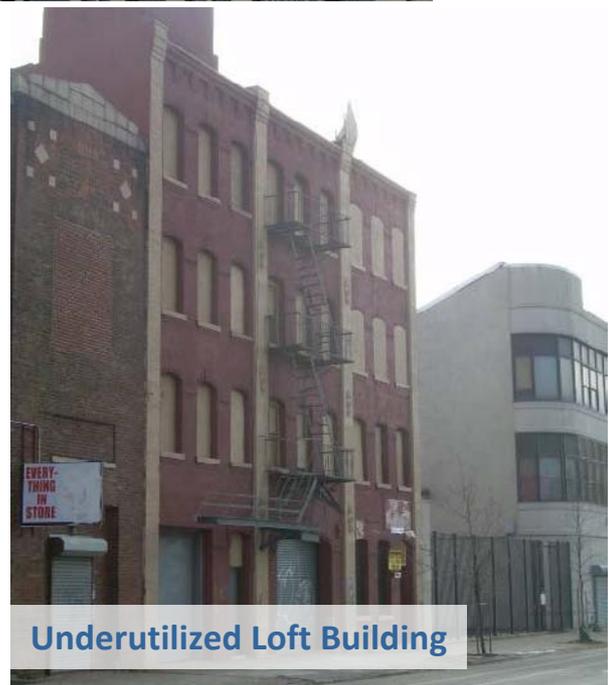
Light Industry



Underutilized Loft Building

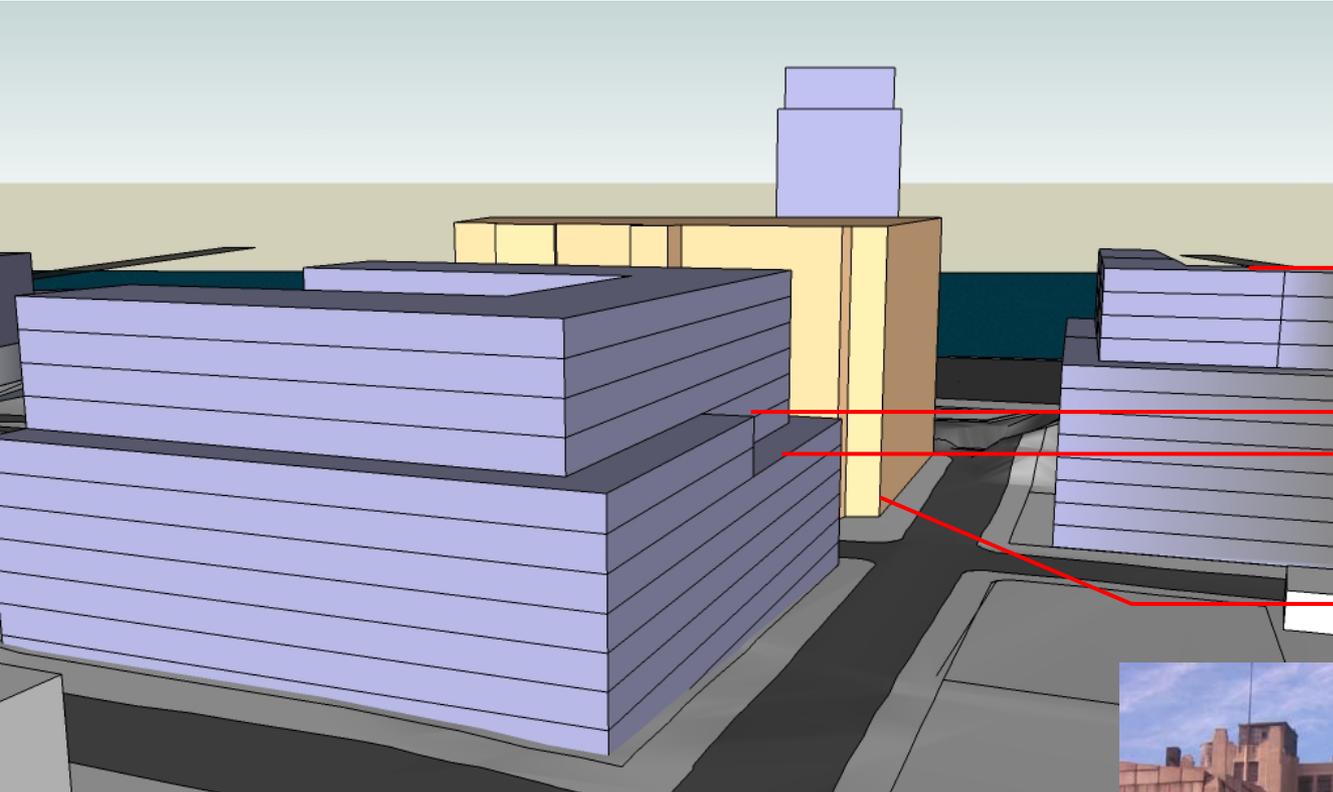


Development Opportunities



Underutilized Loft Building

Proposed MX: M1-4/R8A



Max Height 120'

Max Base 85'

Min Base 60'

Residential Conversion

FAR

Residential: 5.4, up to 7.2 with IH

Industrial: 2.0

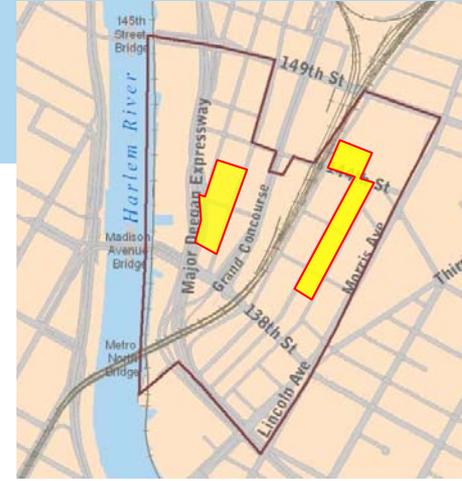
Commercial: 2.0

Community Facility: 6.5

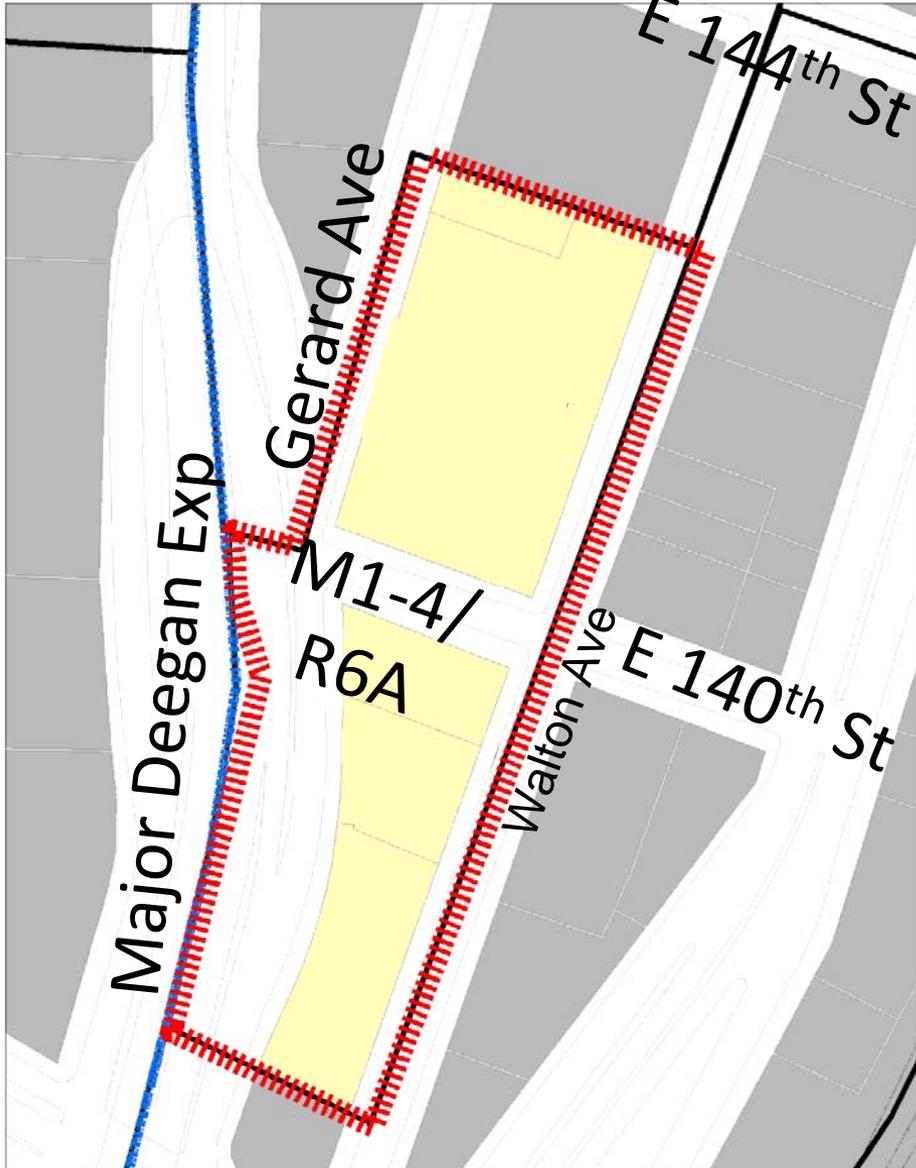


144th St and Walton looking west

Proposed MX:M1-4/R6A



West

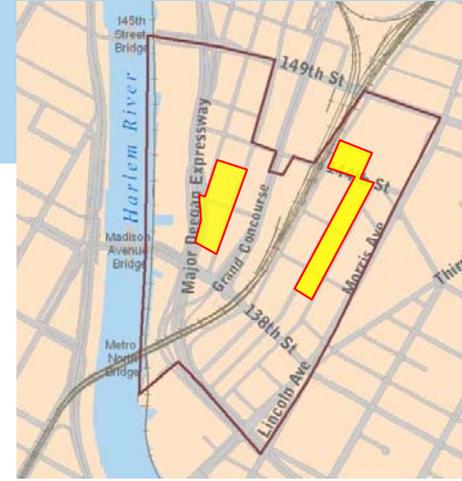


Create a lively mixed use, mixed income neighborhood, while allowing existing businesses to remain and expand

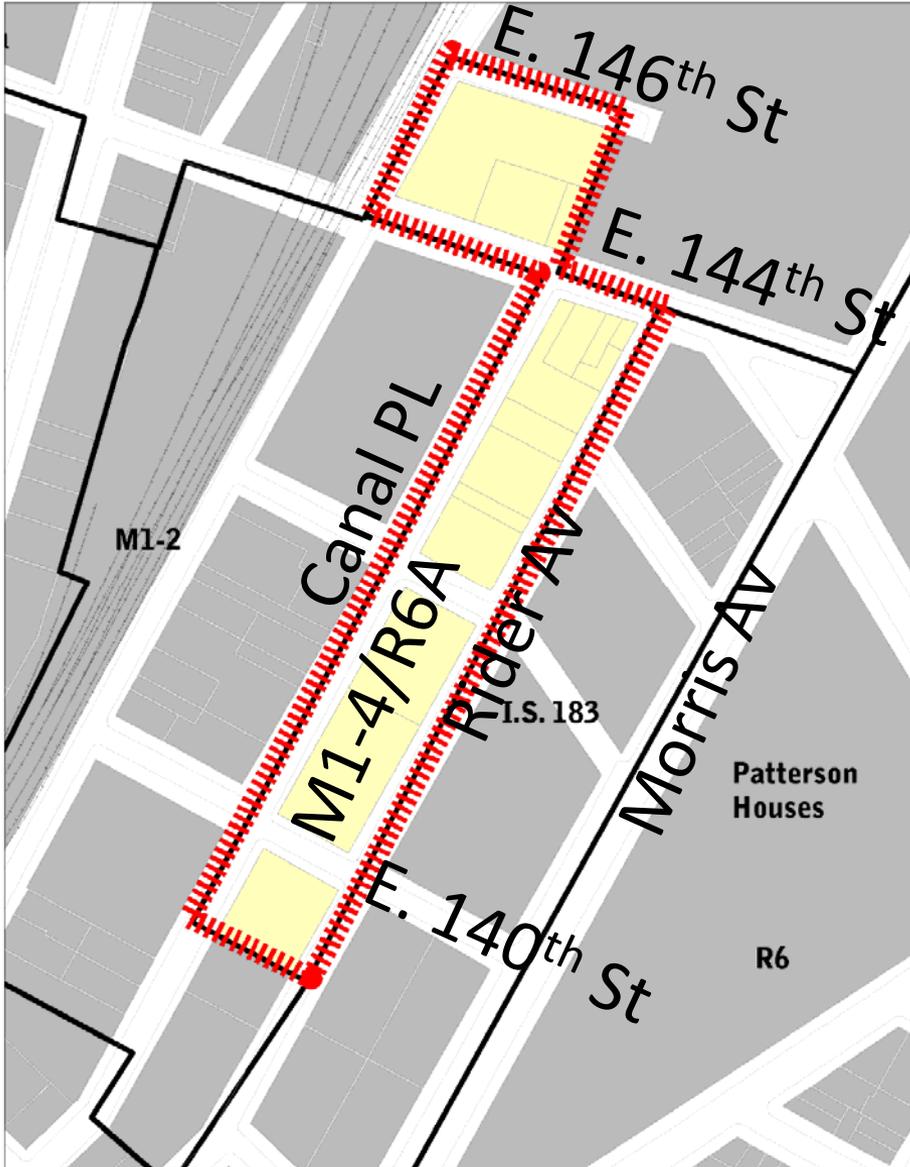
M1-4/R6A Uses Allowed:

- Light Manufacturing
- Residential
- Commercial/Retail
- Community Facility

Proposed MX:M1-4/R6A



East



Create a lively mixed use, mixed income neighborhood, while allowing existing businesses to remain and expand

M1-4/R6A Uses Allowed:

- Light Manufacturing
- Residential
- Commercial/Retail
- Community Facility

Proposed MX:M1-4/R6A - Existing Conditions



Light manufacturing



Non-industrial uses



Underutilized Loft Building

Proposed MX: M1-4/R6A

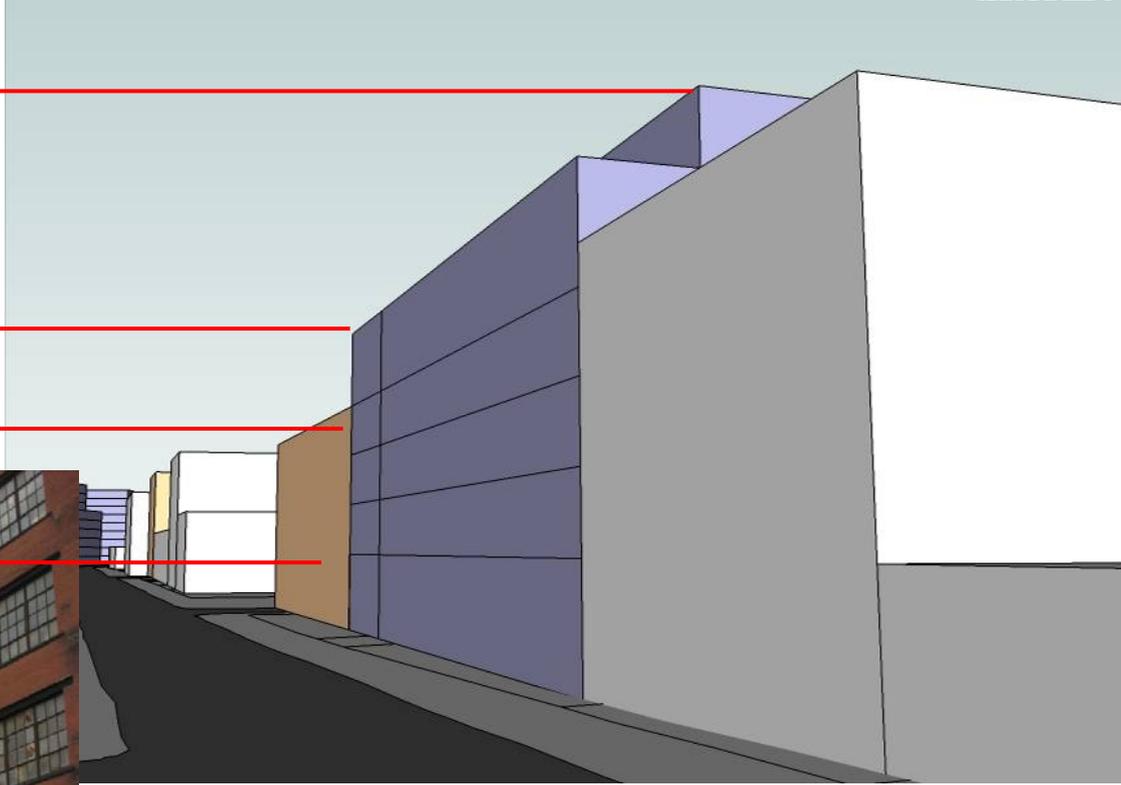


Max Height 70'

Max Base: 60'

Min Base: 40'

Residential Conversion



FAR

Residential: 2.7, up to 3.6 with IH

Industrial: 2.0

Commercial: 2.0

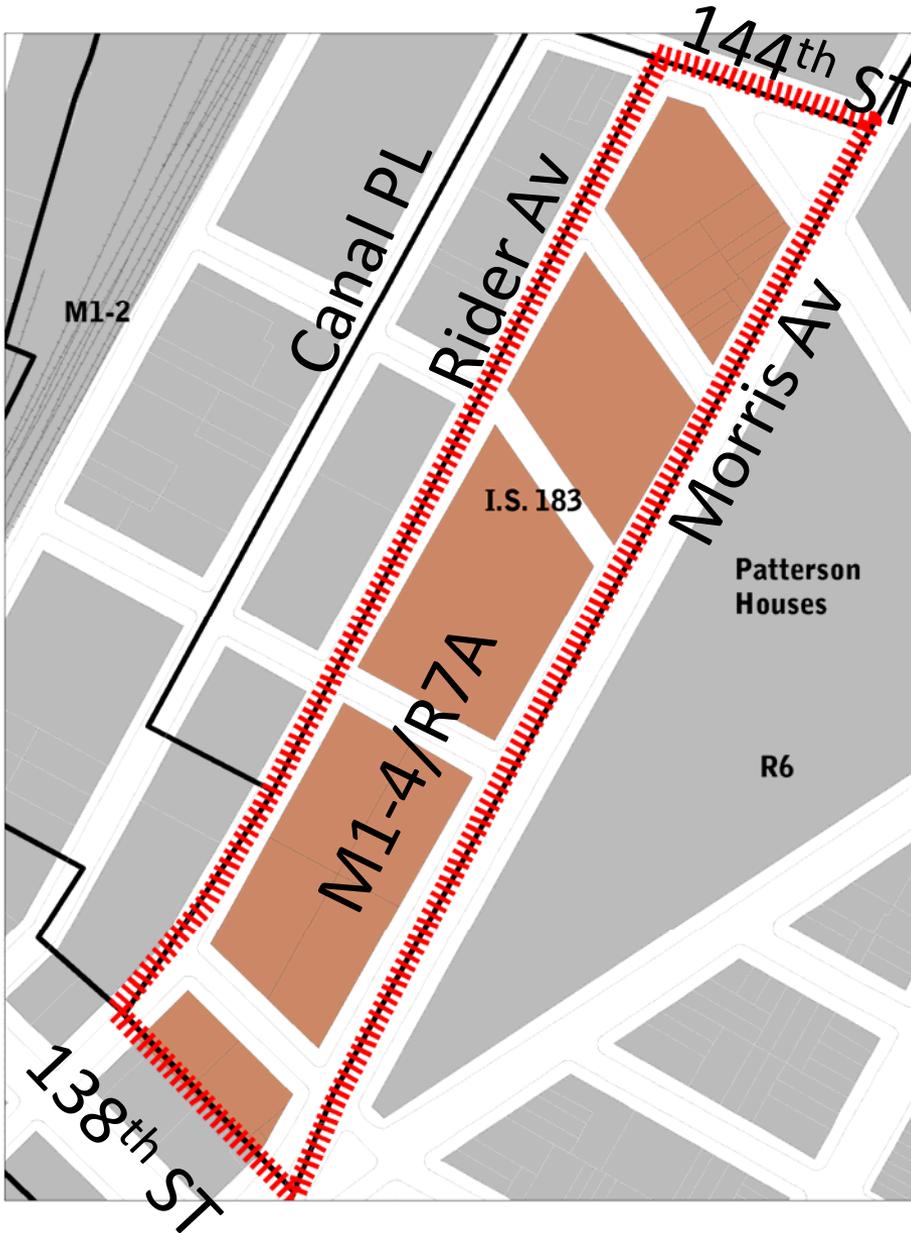
Community Facility: 3.0

Rider Ave and 142nd looking south

Proposed MX:M1-4/R7A



SS



NORTH

Create a lively mixed use, mixed income neighborhood, while allowing existing businesses to remain and expand

M1-4/R7A Uses Allowed:

- Light Manufacturing
- Residential
- Commercial/Retail
- Community Facility

Proposed MX:M1-4/R7A-Existing Conditions

NORTH



Non-industrial retail uses



Patterson Houses



Mix of building types

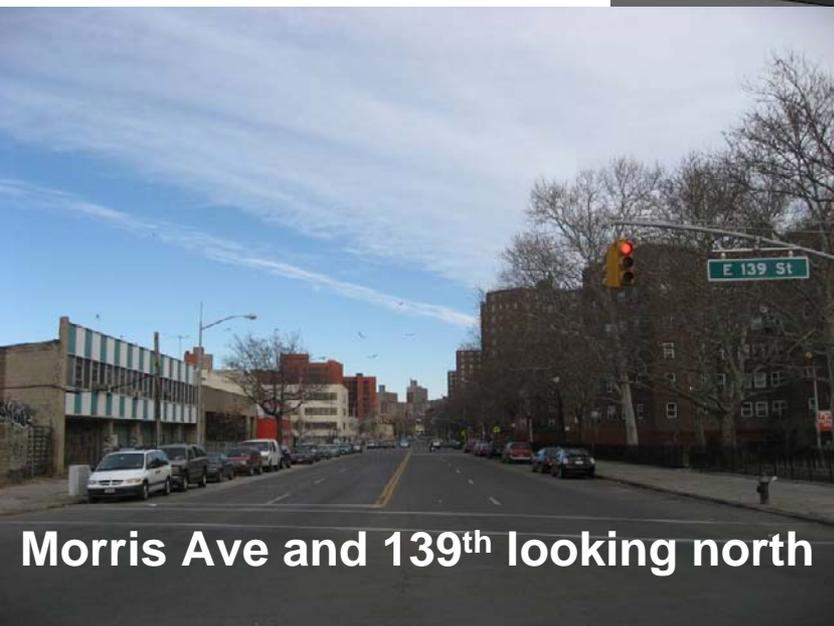
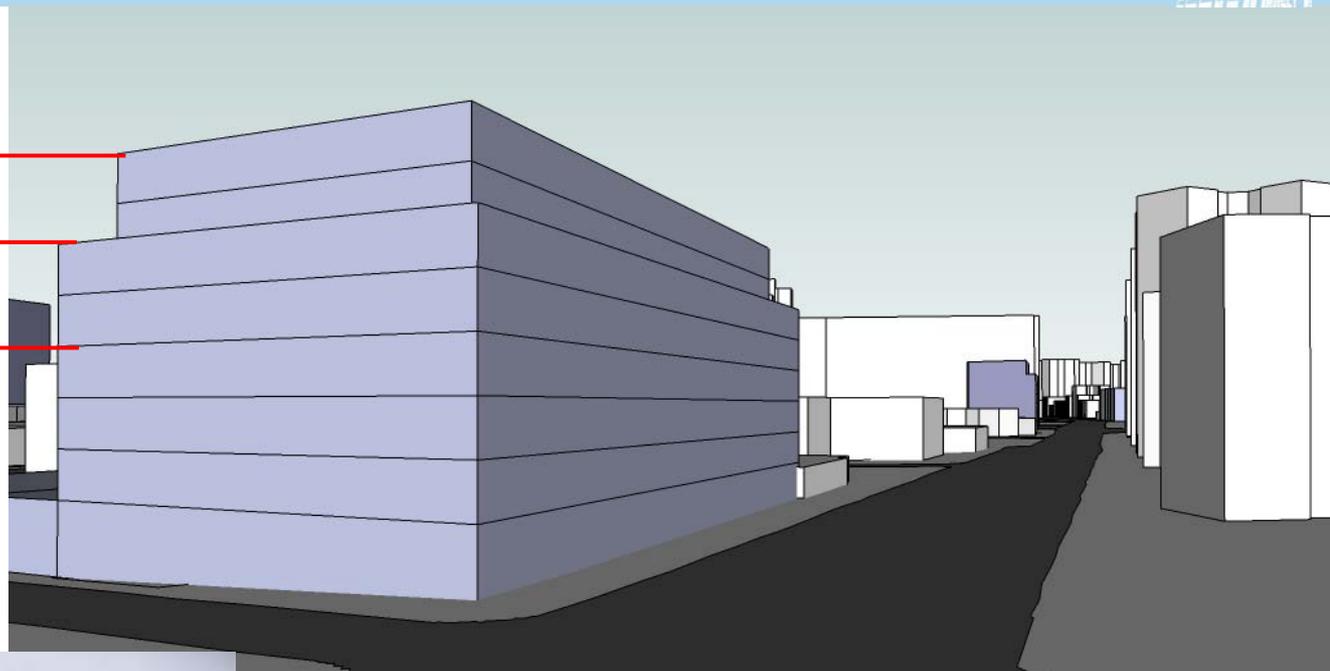
Proposed MX: M1-4/R7A NORTH



Max Height 80'

Max Base: 65'

Min Base: 40'



FAR

Residential: 3.45, up to 4.6 with IH

Industrial: 2.0

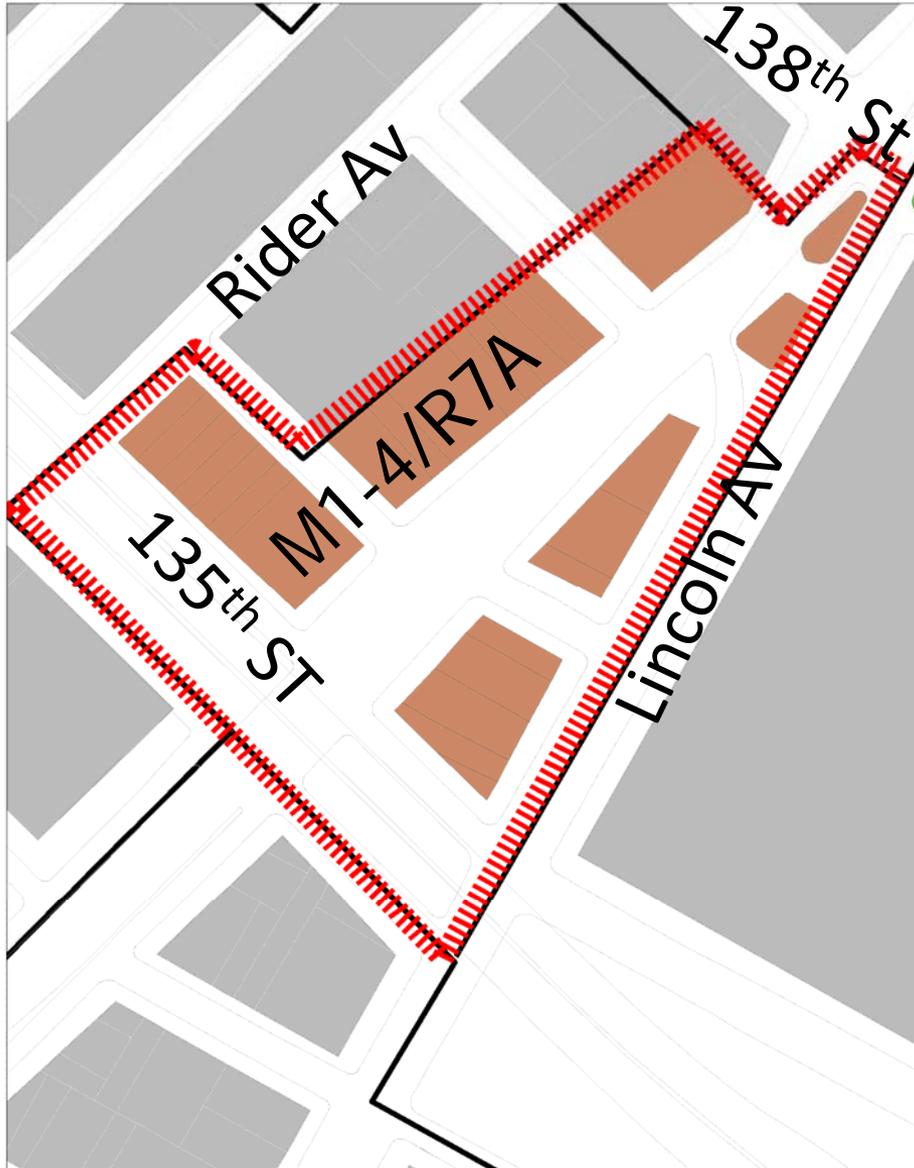
Commercial: 2.0

Community Facility: 4.0

Morris Ave and 139th looking north

Proposed MX:M1-4/R7A

S



SOUTH



Create a lively mixed use, mixed income neighborhood, while allowing existing businesses to remain and expand

M1-4/R7A Uses Allowed:

- Light Manufacturing
- Residential
- Commercial/Retail
- Community Facility

Proposed MX:M1-4/R7A-Existing Conditions



SOUTH



Non-industrial retail uses



Active loft buildings



Auto related uses



Mix of building types

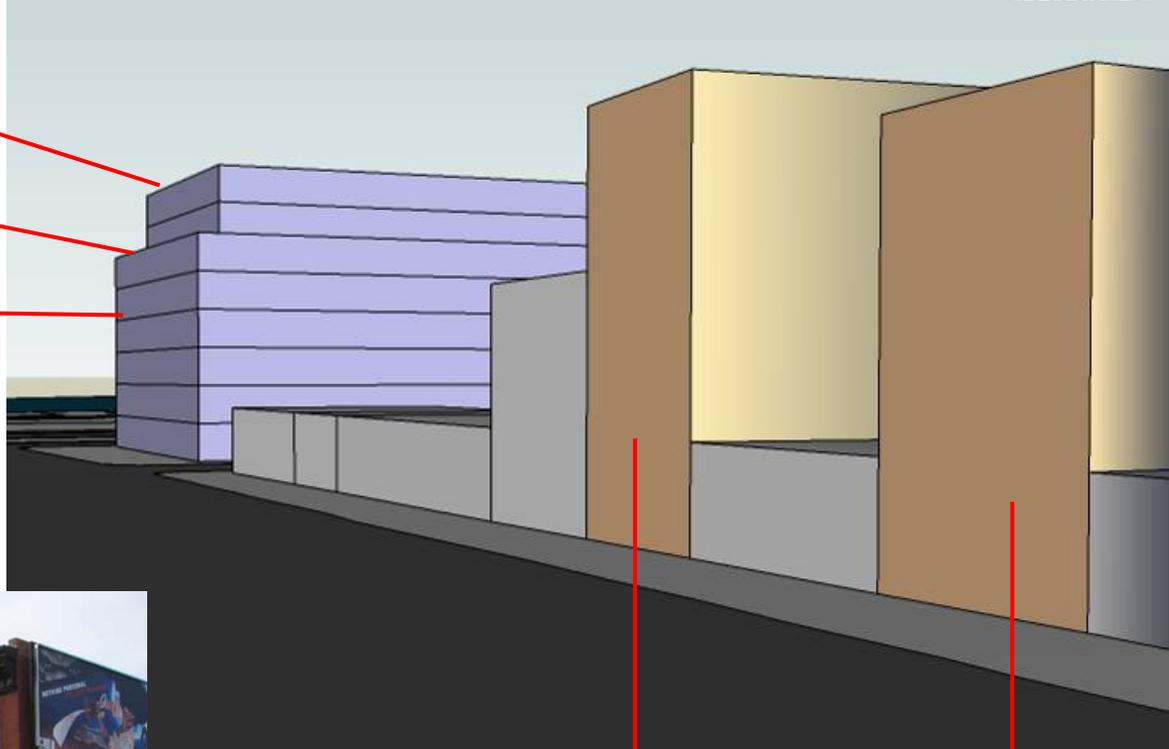
Proposed MX: M1-4/R7A



Max Height 80'

Max Base: 65'

Min Base: 40'



SOUTH



Residential Conversions

FAR

Residential: 3.45, up to 4.6 with IH

Industrial: 2.0

Commercial: 2.0

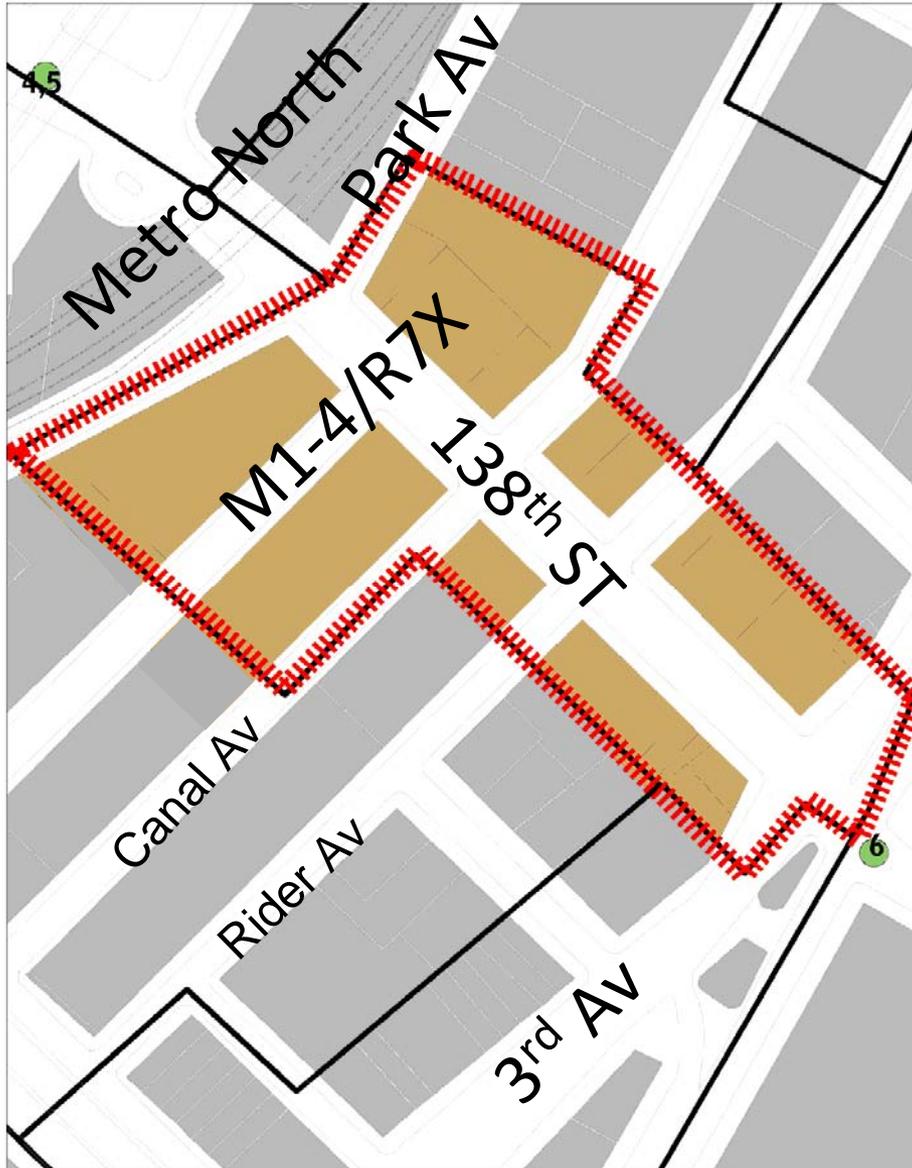
Community Facility: 4.0

Third Avenue and 138th looking south

Proposed MX:M1-4/R7X



5

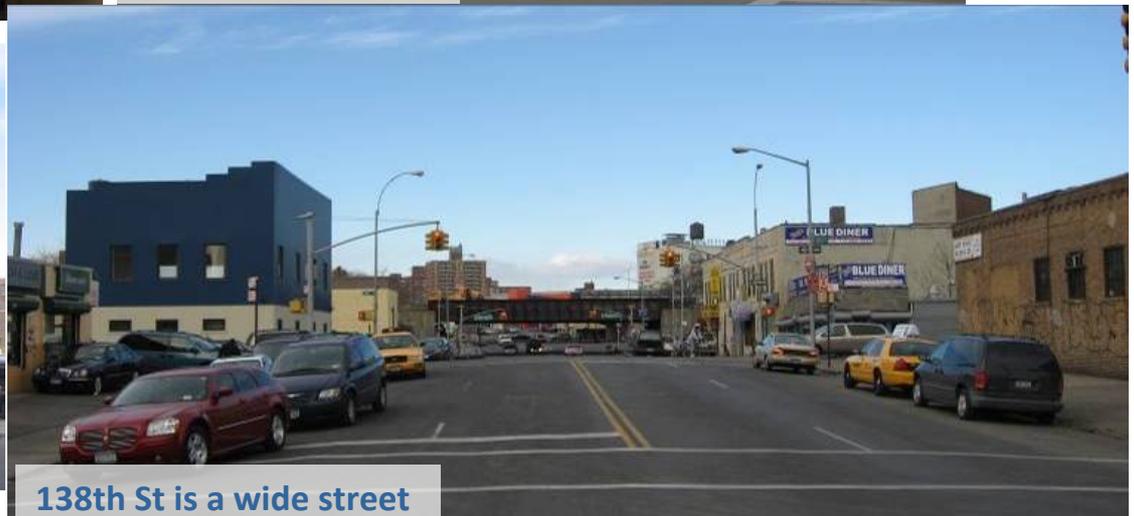


Create an active mixed use corridor with appropriately scaled buildings

M1-4/R7X Uses Allowed:

- Light Manufacturing
- Residential
- Commercial/Retail
- Community Facility

Proposed MX:M1-4/R7X - Existing Conditions



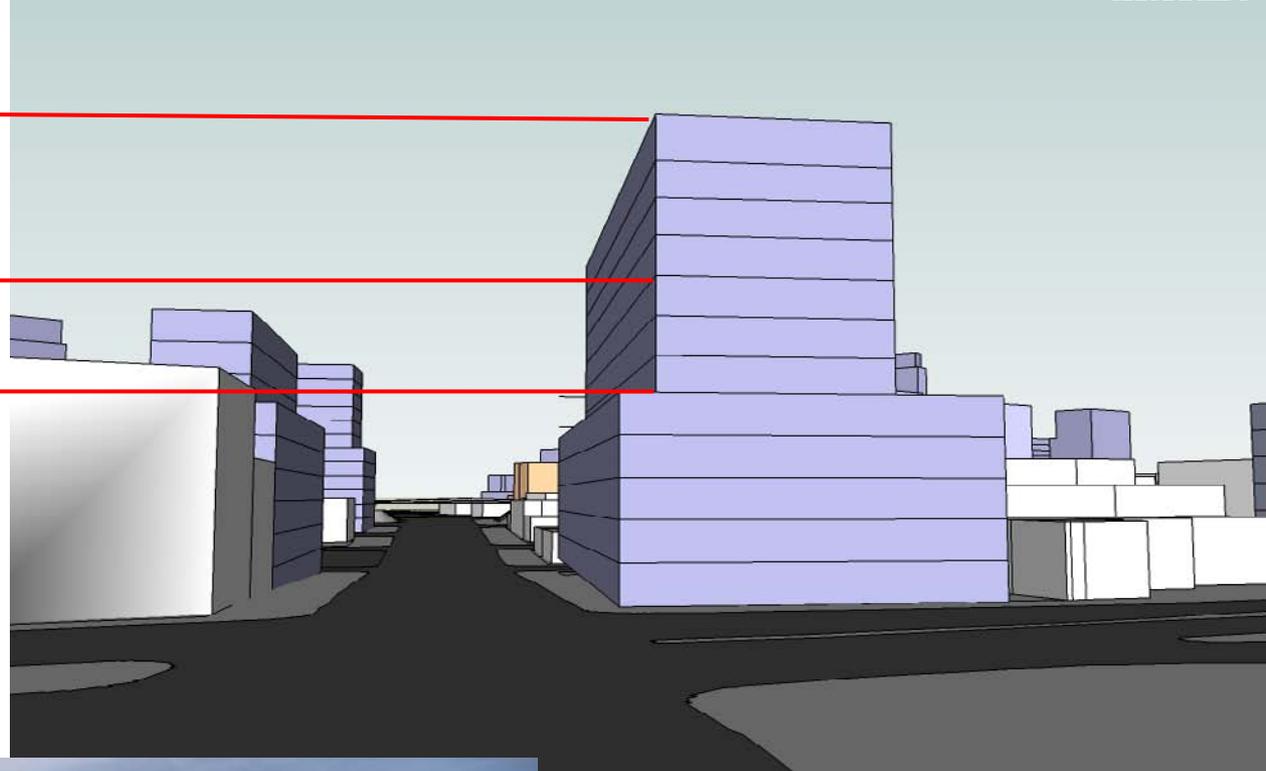
Proposed MX: M1-4/R7X



Max Height 125'

Max Base 85'

Max Base 60'



138th Street and Third looking west

FAR

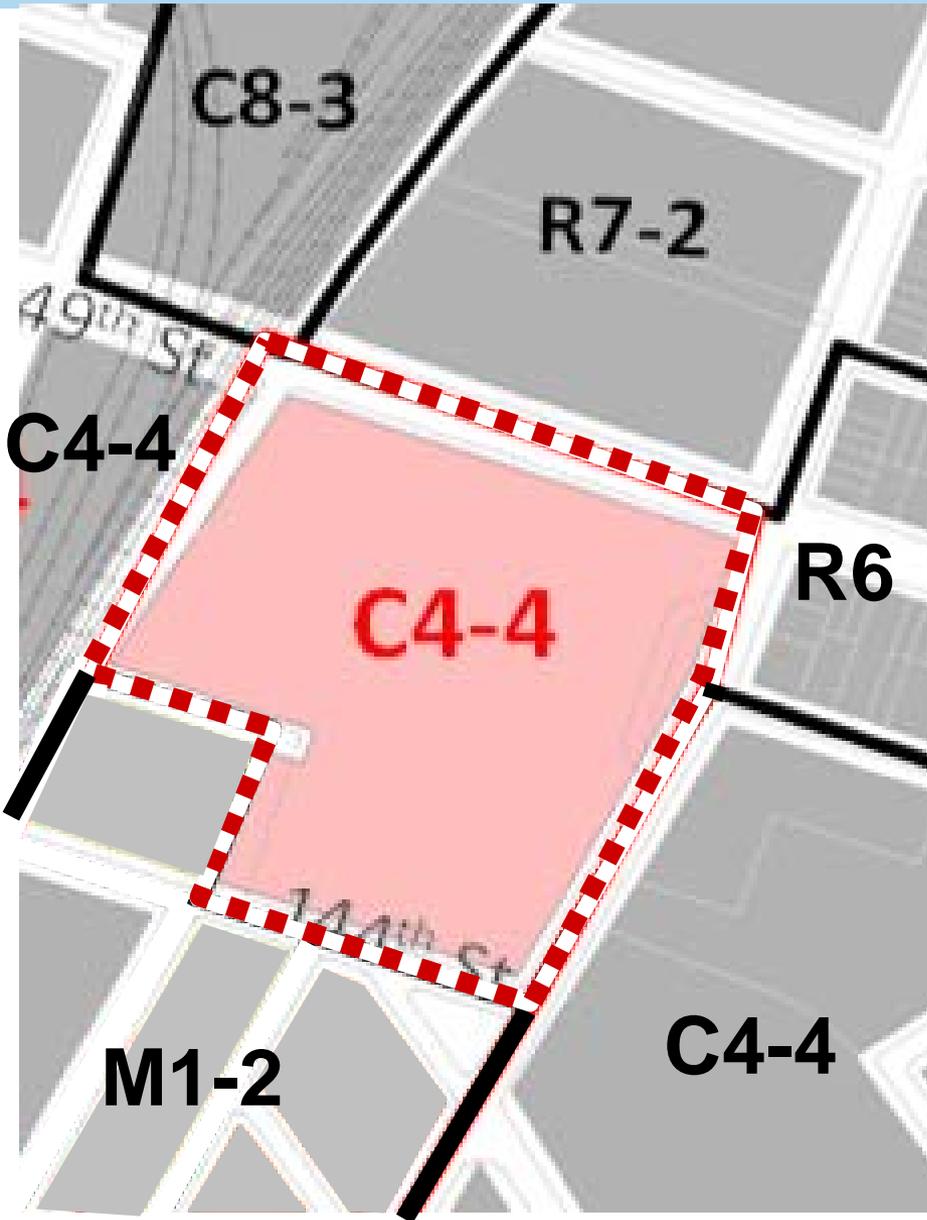
Residential: 3.75,
up to 5.0 with IH

Industrial: 2.0

Commercial: 2.0

Community Facility: 5.0

Proposed C4-4

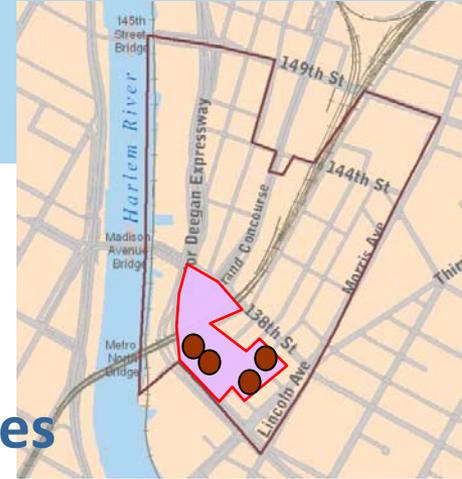
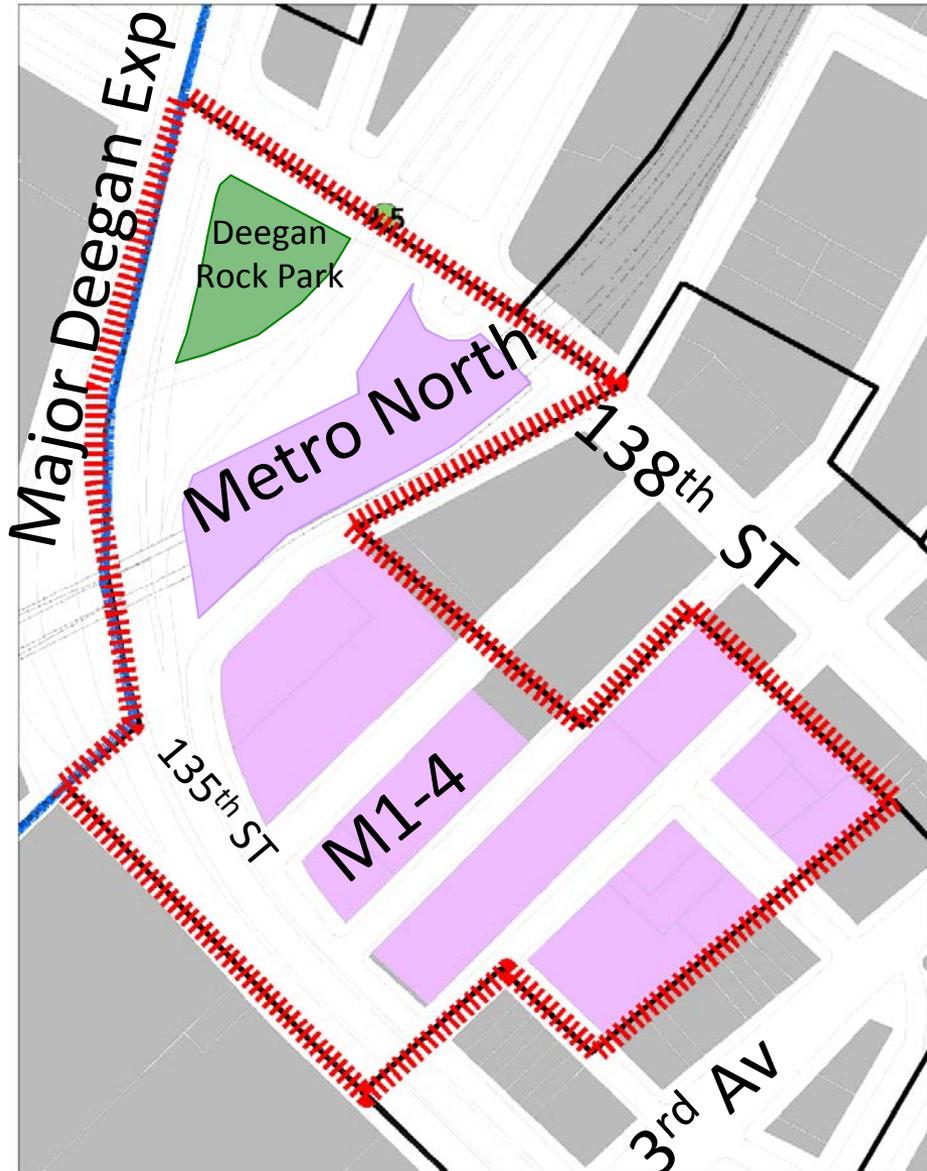


Bring Lincoln Hospital into Conformity

Existing Zoning: M1-2
Proposed Zoning: C4-4



Proposed M1-4

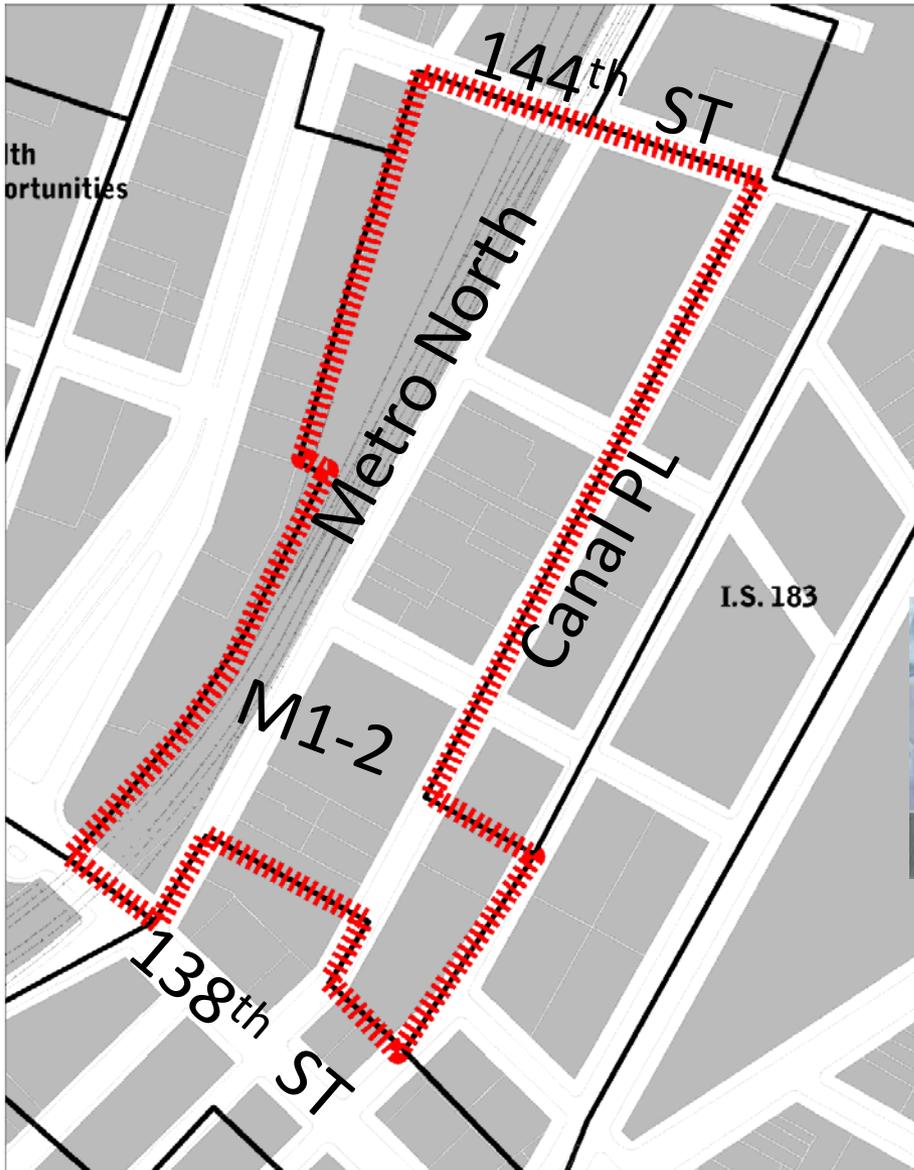


Protect existing industrial businesses

- Concentration of jobs and businesses (HVAC & UPS)
 - Less desirable for residential (adjacent to Metro North rail line & Major Deegan)
 - Rezone from M2-1 and M1-2 to M1-4**
 - Development opportunities for food stores
 - Reduce Parking Requirement
- Maximum FAR:
- Commercial & Manufacturing 2.0
 - Community Facility: 6.5



Retain Existing M1-2 Zoning



Protect existing industrial businesses

- Concentration of jobs and businesses
- Less desirable for residential (adjacent to Metro North rail line & Major Deegan)
- No development opportunities

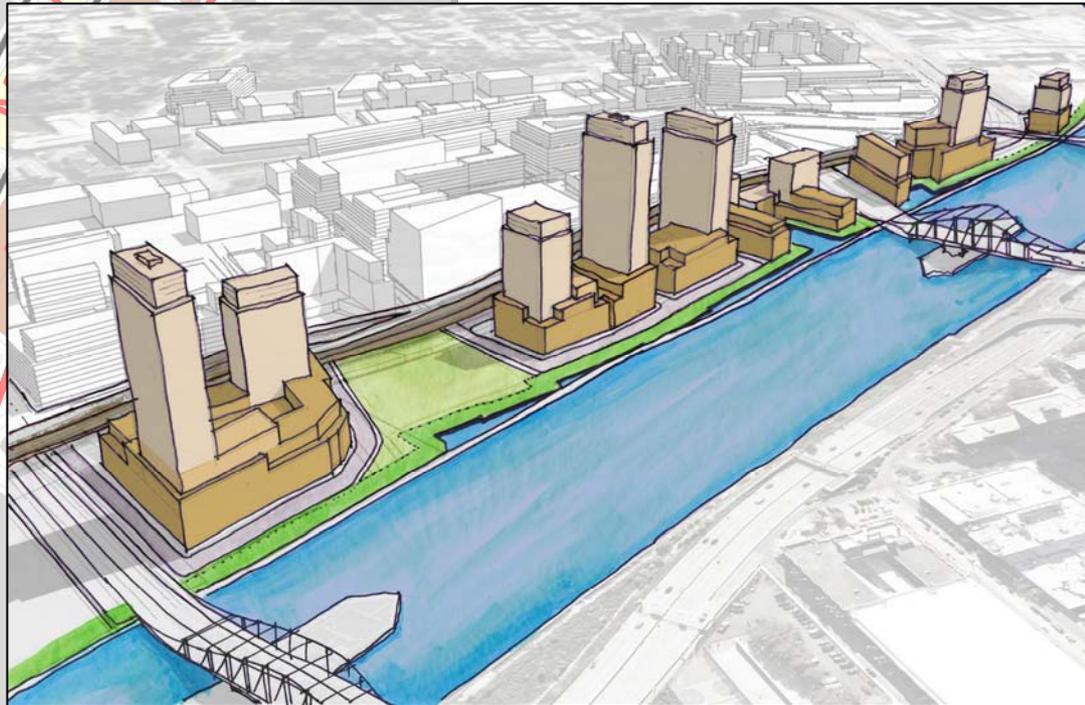
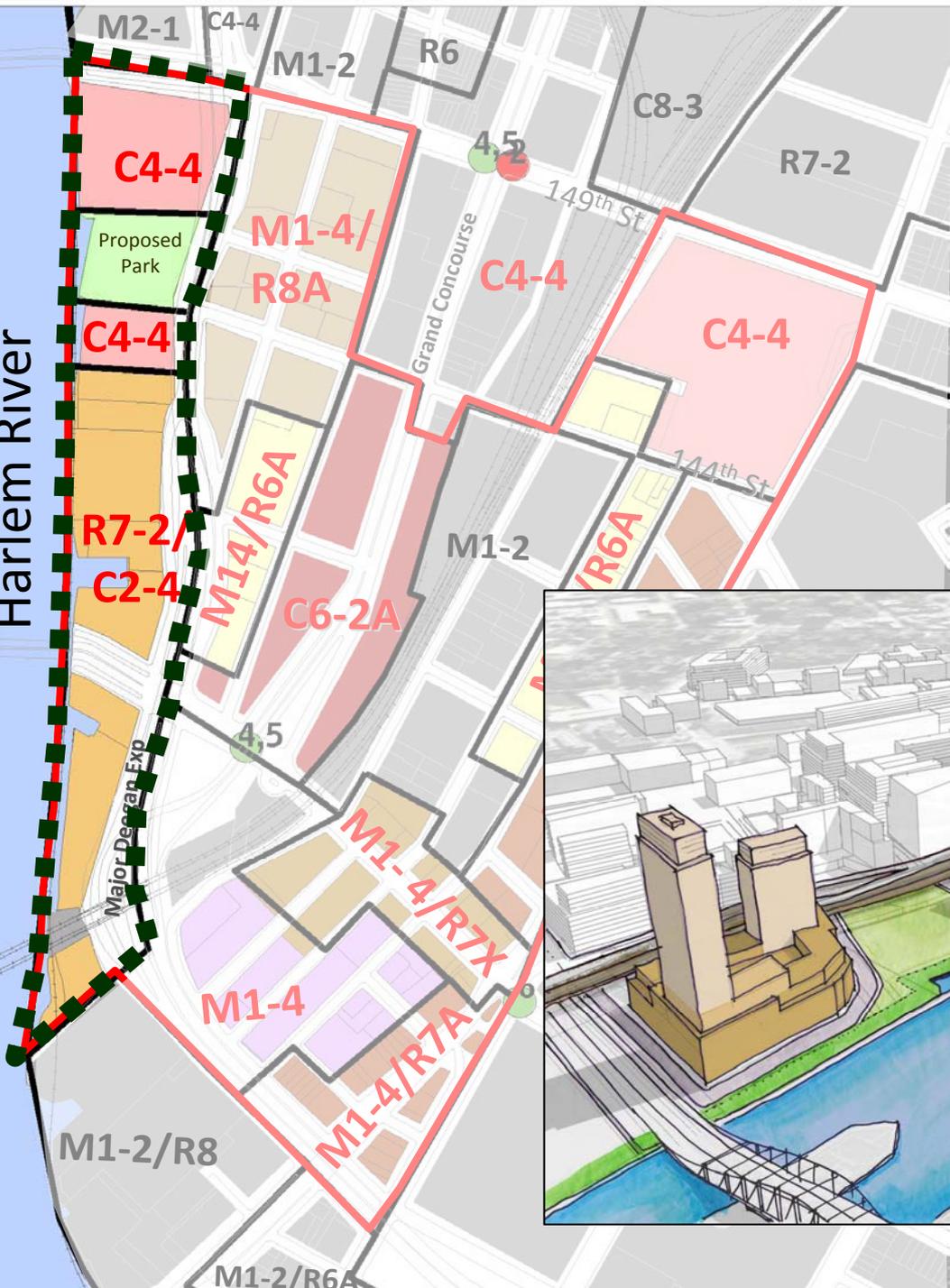


The Waterfront

Special Harlem River Waterfront District

Create a lively new community with public waterfront access

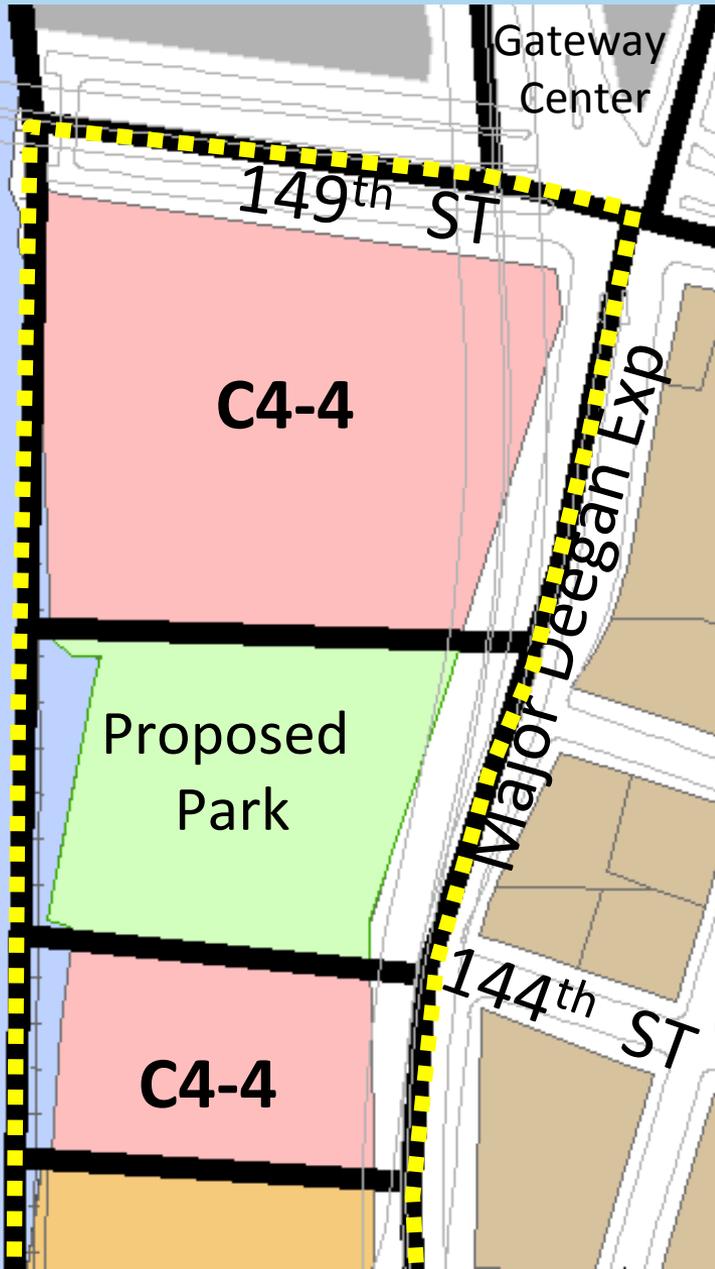
Harlem River



Proposed Waterfront C4-4



Harlem River



NORTH

C4-4

Regional Commercial Zone

FAR

Residential: 3.0, up to 4.0 with IH

Commercial: 3.4

Community Facility: 6.5

Types of uses: Residential, Regional Retail, Hotels, Theaters, Commercial Office, Community Facilities

Require a mix of uses

– match retail with other uses

Special District to control bulk



Special District Bounds

LOWER CONCOURSE REZONING PROPOSAL
Proposed Waterfront R7-2/C2-4



SOUTH

R7-2 with C2-4 overlay

FAR

Residential: 3.0, up to 4.0 with IH

Commercial: 2.0

Community Facility: 4.8

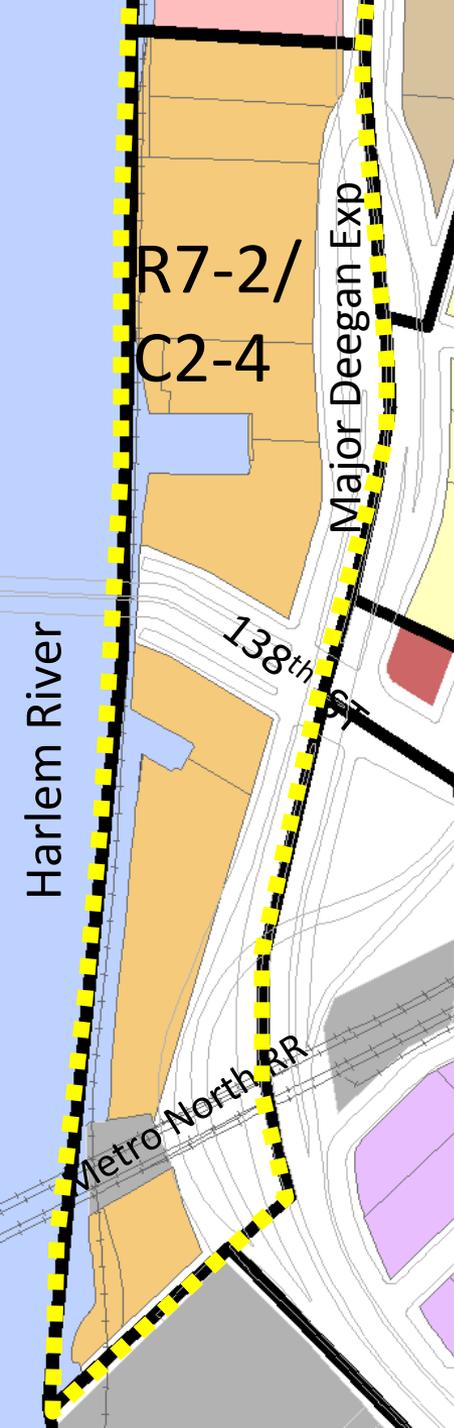
Types of uses:

- Mixed use: ground floor commercial with residential above
- Local retail and services: dry cleaners, beauty salon, coffee shop, etc.

Require a mix of uses – match retail with other uses

Special District to control bulk

■ ■ ■ ■ Special District Bounds



Waterfront Linkages



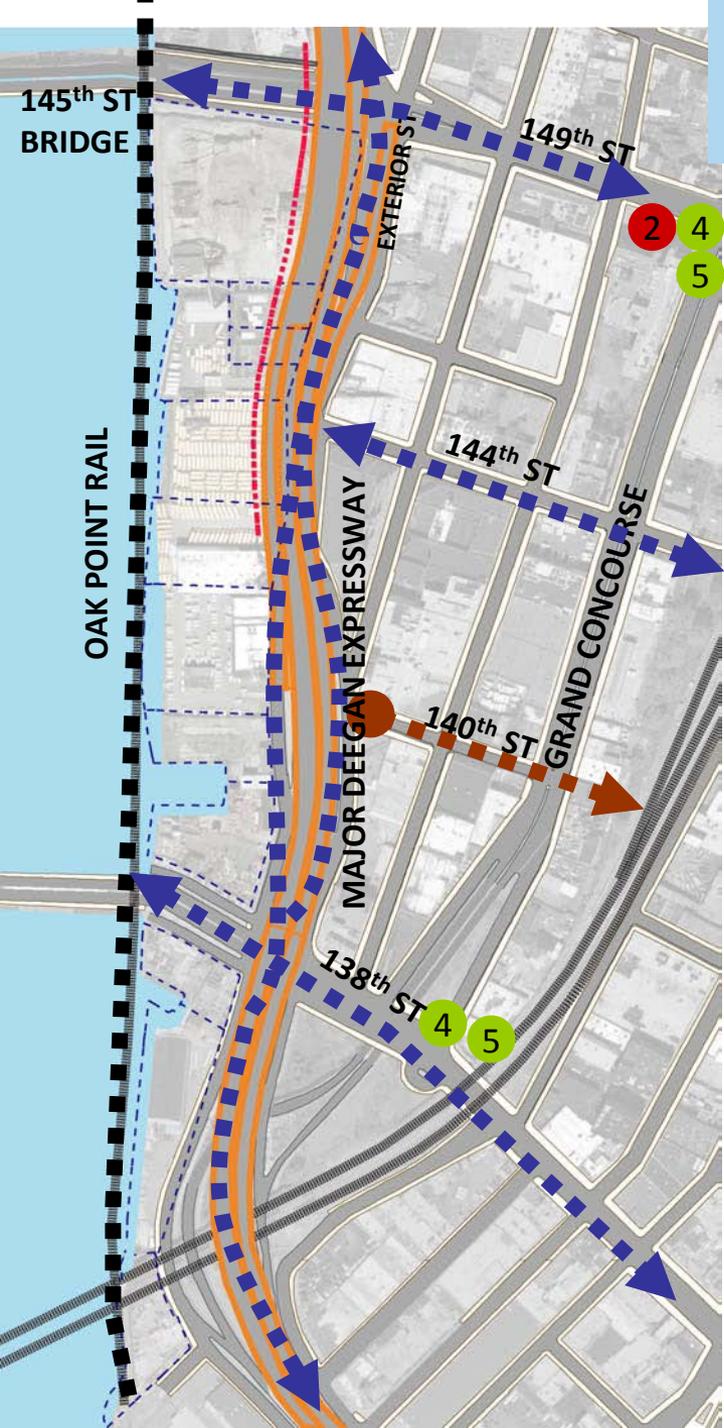
Oak Point Rail



144th St

E 144th Street

Linkages



140th St



Elevated Major Deegan

Waterfront Access Plan (WAP)

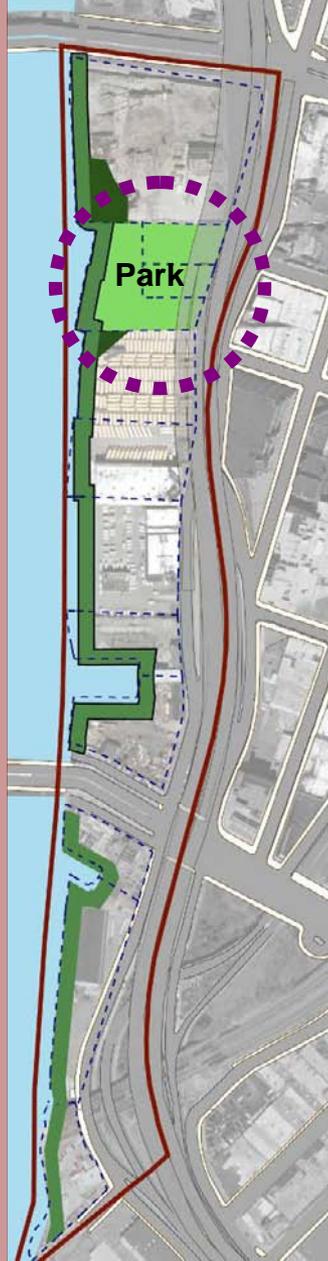
40 ft Shore Public Walkway



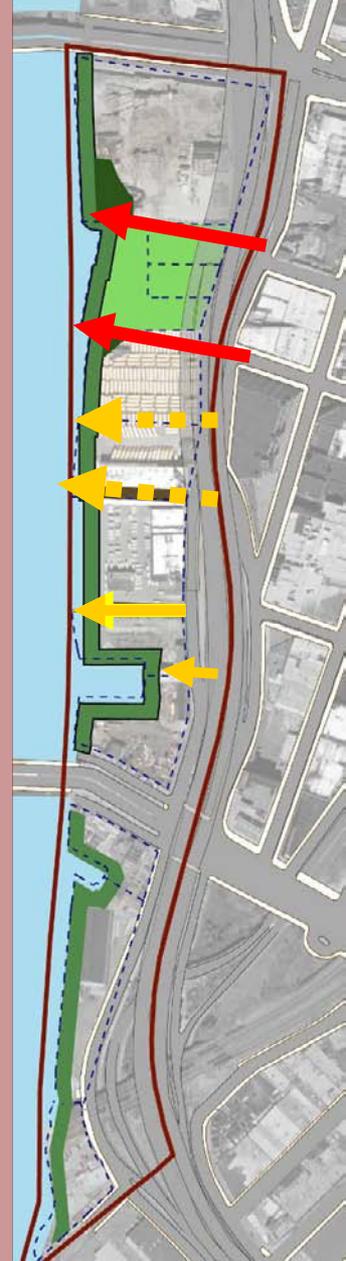
Supplemental Public Access Areas



Park



Upland Connections & Visual Corridors



Key



Visual Corridor

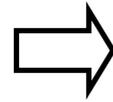


Upland Connection

Development Parcels



Easement for Deegan Expansion



Key

-  Shore Public Walkway
-  Supplemental Public Access Area
-  Park
-  Upland Connections
-  Developable land



Parcel 1

PARK

Parcel 2

Parcel 3

Parcel 4

Parcel 5

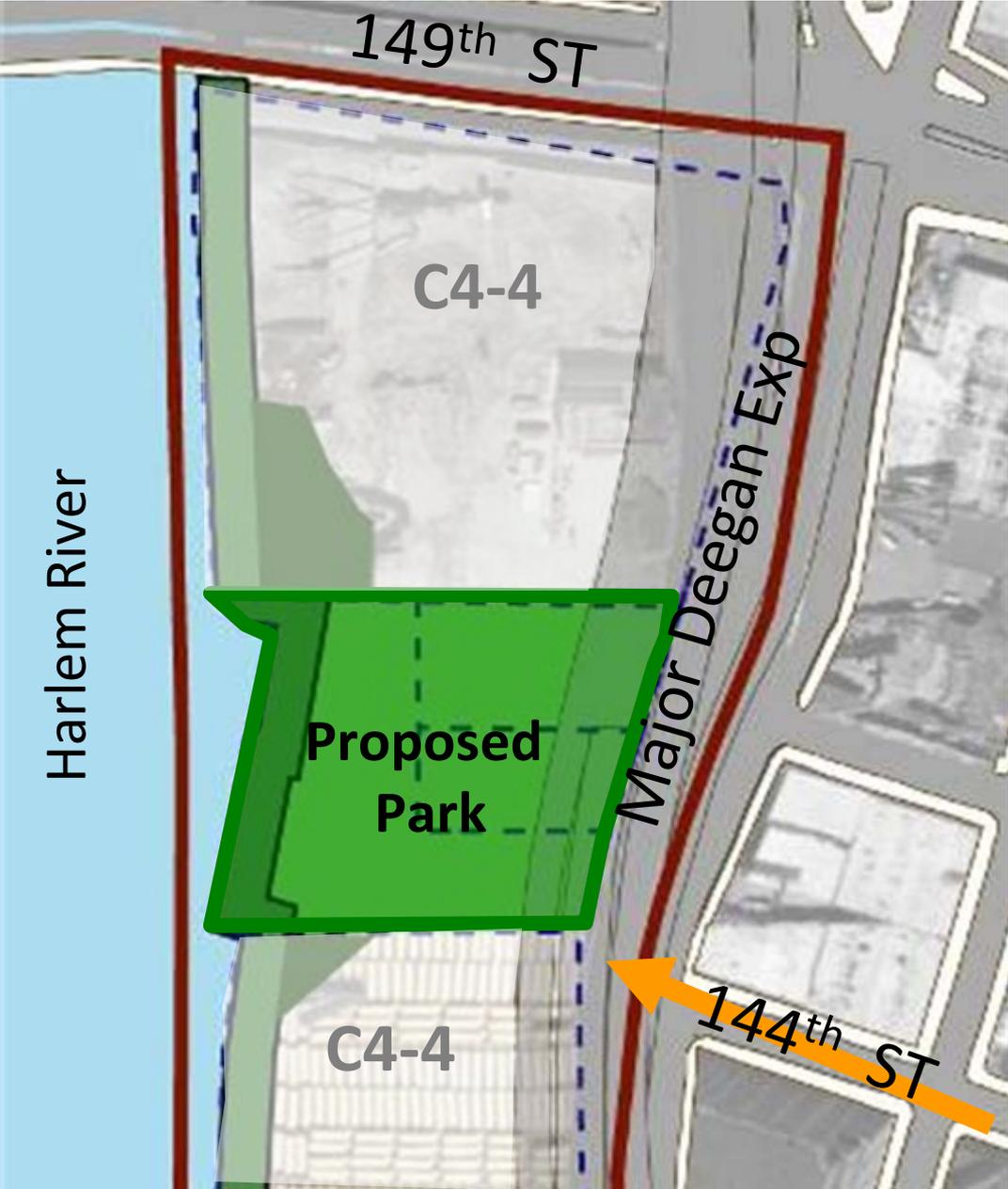
Parcel 6

Parcel 7

Parcel 8

Parcel 9

New Park on the Harlem River



Proposed Park Mapping

2.26 acres in size

Strategic location allows access under the Major Deegan

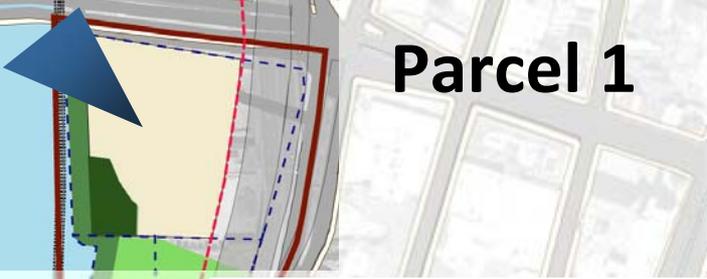
Property is currently privately owned

Park development must wait for:

- Deegan Expansion
- Adjacent Development

Parcel 1

LOWER CONCOURSE REZONING PROPOSAL Special Harlem River Waterfront District



Parcel 1

LOWER CONCOURSE REZONING PROPOSAL Special Harlem River Waterfront District

Incentivize Loop Road to Connect
149th St & Exterior St

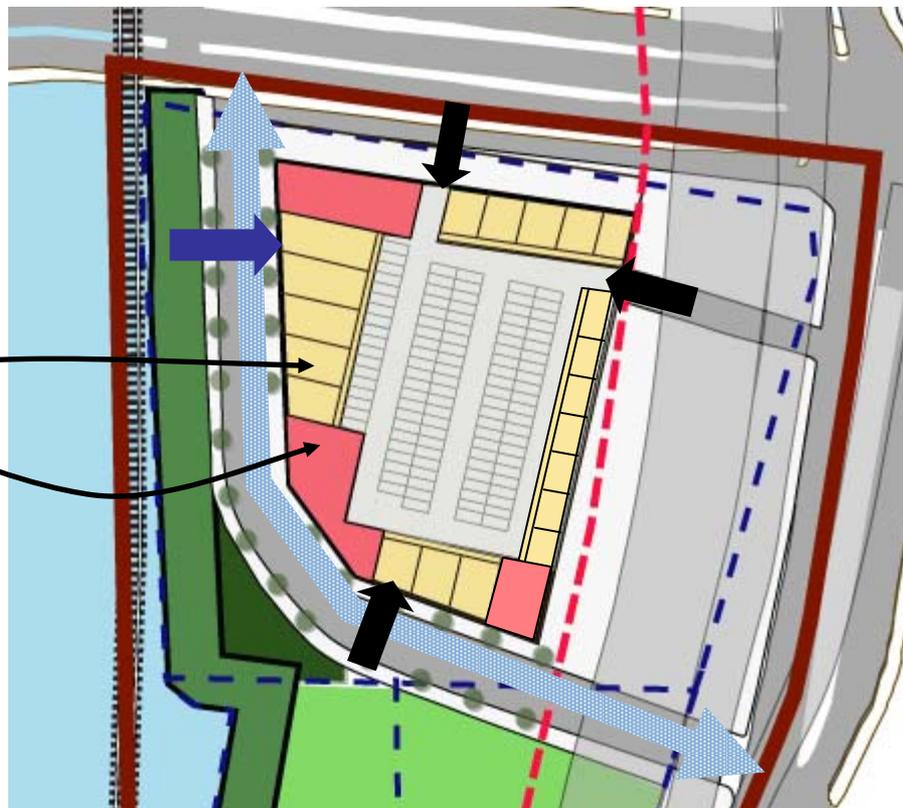
Ground Floor Plan

Parking to be wrapped by other uses

20% of the base to have active use

Building Entrances located on the
Shore Public Walkway

Vehicular Entrances allowed on 149th
st, Exterior st/Park



Key



WAP



Lot Line



Deegan Easement



Residential



Active Uses



Parking



Loop Road



Building Entrance

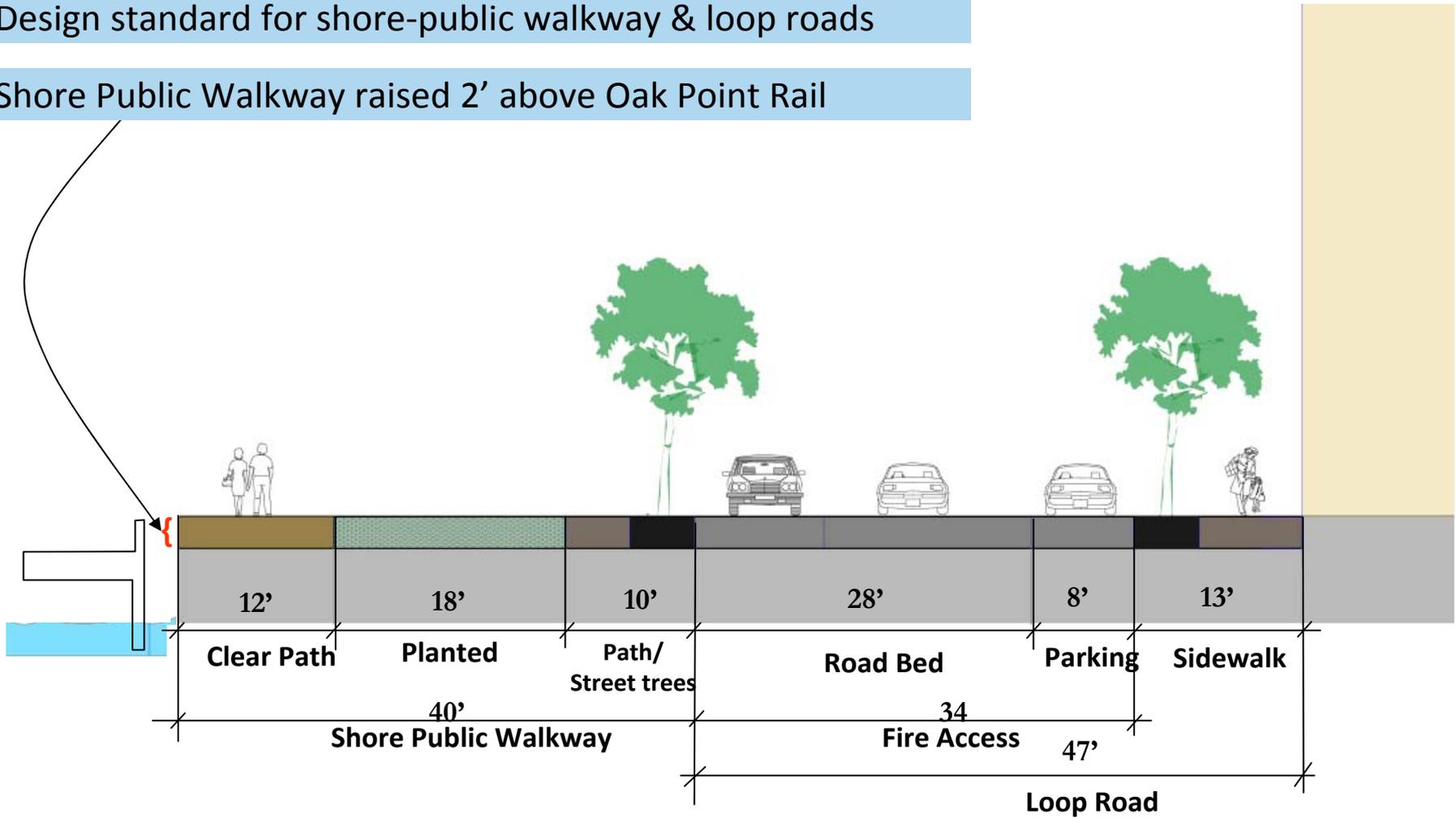


Vehicular Entrance

LOWER CONCOURSE REZONING PROPOSAL Special Harlem River Waterfront District

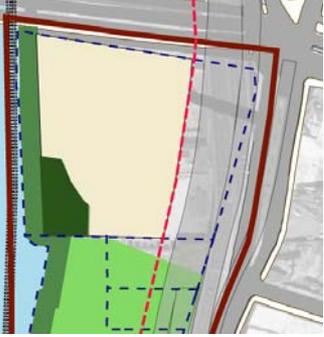
Design standard for shore-public walkway & loop roads

Shore Public Walkway raised 2' above Oak Point Rail



LOWER CONCOURSE REZONING PROPOSAL Special Harlem River Waterfront District

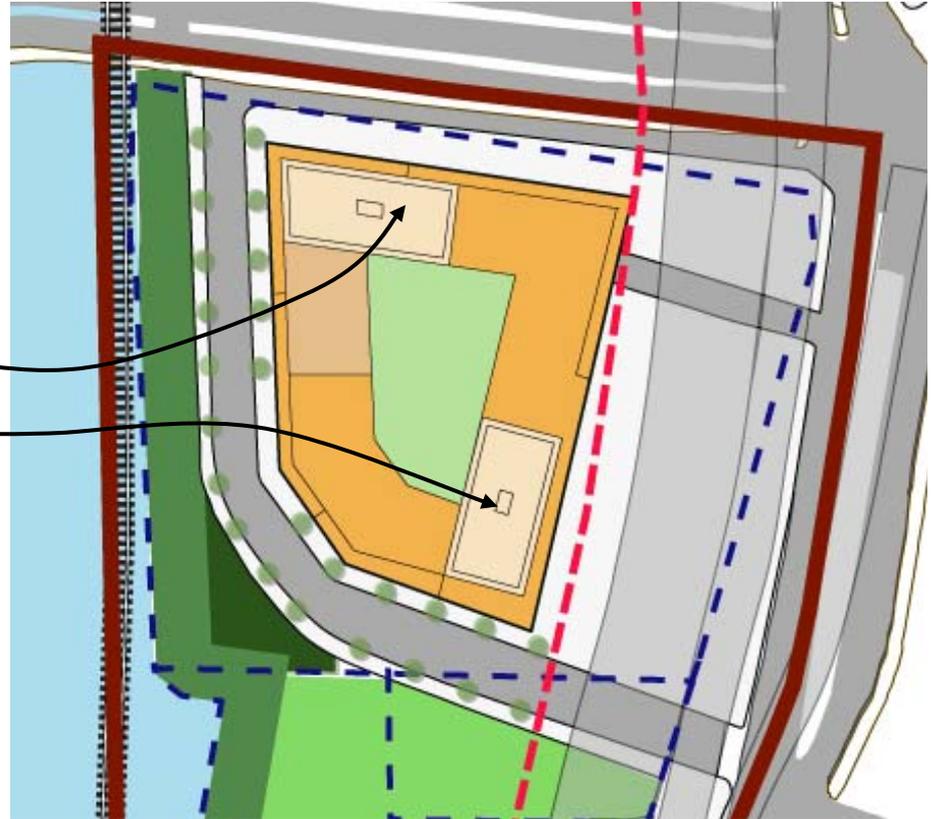
Parcel 1



Roof Plan

Tower on opposite corners

Tower overlooking Park



Key

WAP

Lot Line

Deegan Easement

Residential

Active Uses

Parking

Building Entrance

Vehicular Entrance

Parcel 2,3,4

LOWER CONCOURSE REZONING PROPOSAL Special Harlem River Waterfront District



Bus Parking on Parcel 2



Verizon Facility on Parcel 4



Wholesale food distribution center on Parcel 3

Parcel 2,3,4

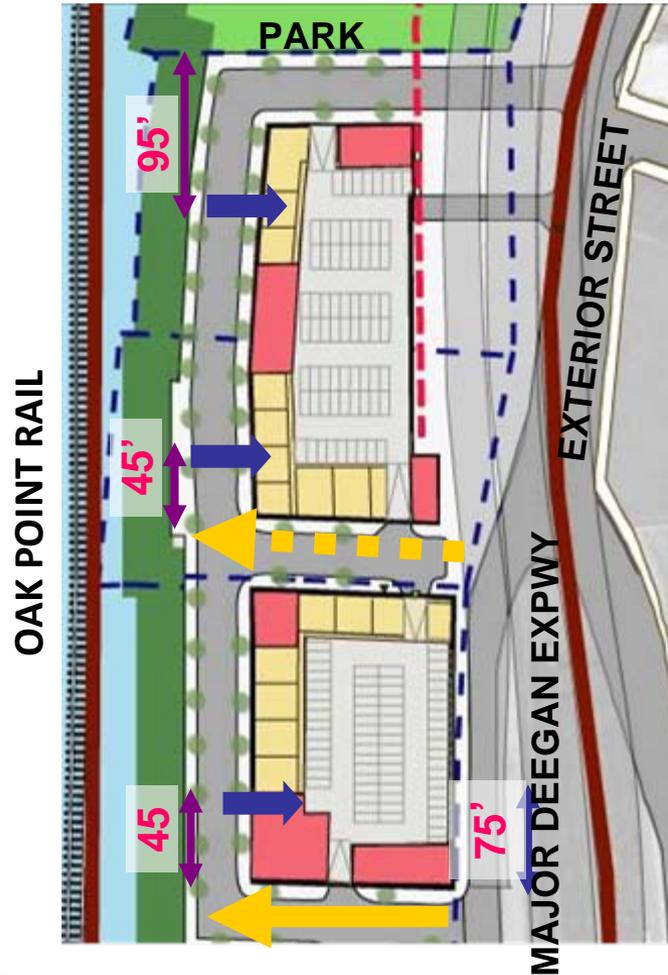
LOWER CONCOURSE REZONING PROPOSAL Special Harlem River Waterfront District

Fixed & flexible Upland Connections

Loop Road to connect the lots to exterior street

Ground Floor Plan

Building Entrances to locate 45' from Upland Connections/ 75' of Park



Key

- | | | | | | |
|---|-----------------|---|-------------|---|--------------------|
|  | WAP |  | Residential |  | Building Entrance |
|  | Lot line |  | Active Uses |  | Vehicular Entrance |
|  | Deegan Easement |  | Parking |  | Upland Connection |

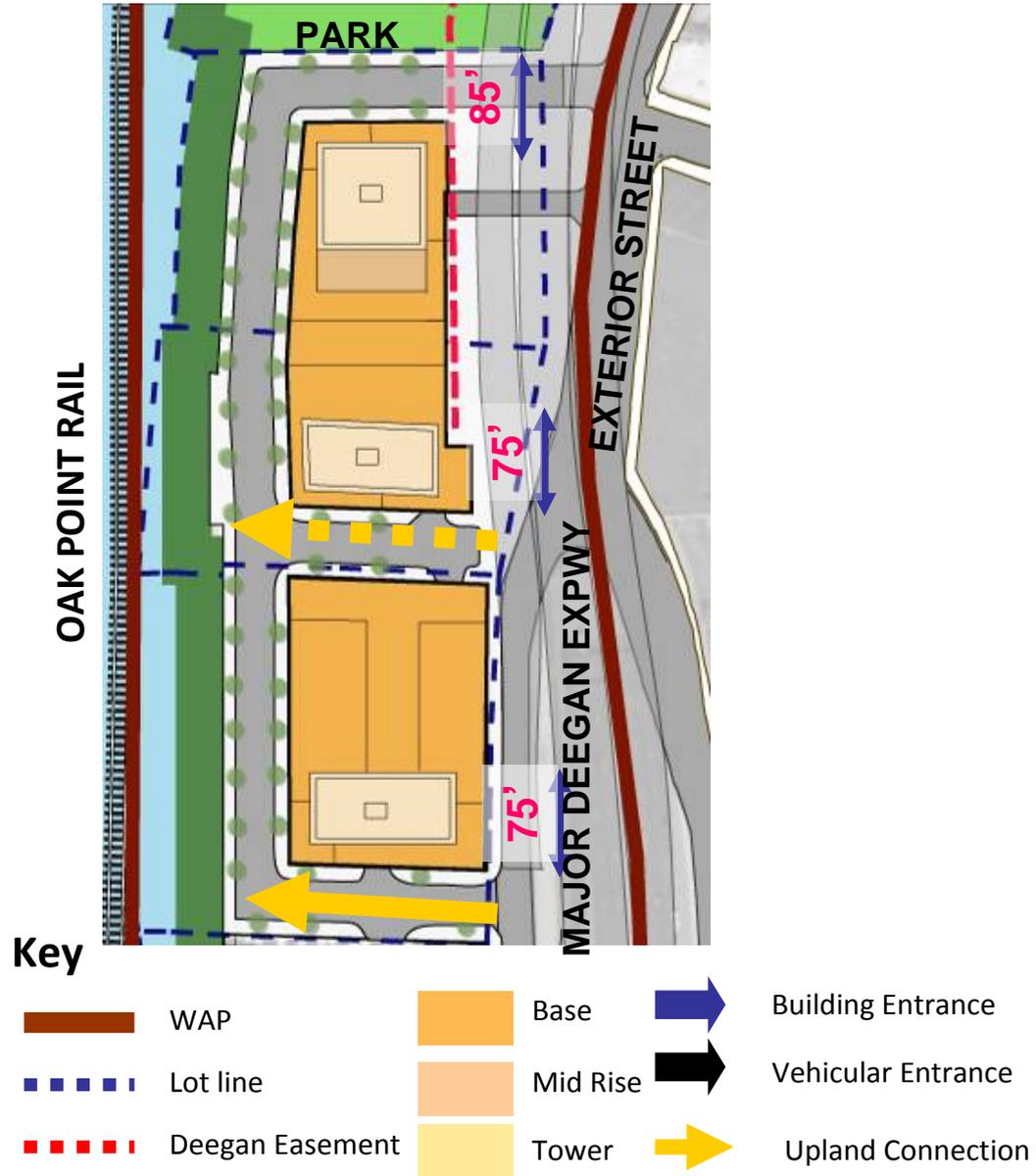
Parcel 2,3,4

LOWER CONCOURSE REZONING PROPOSAL Special Harlem River Waterfront District

Roof Plan

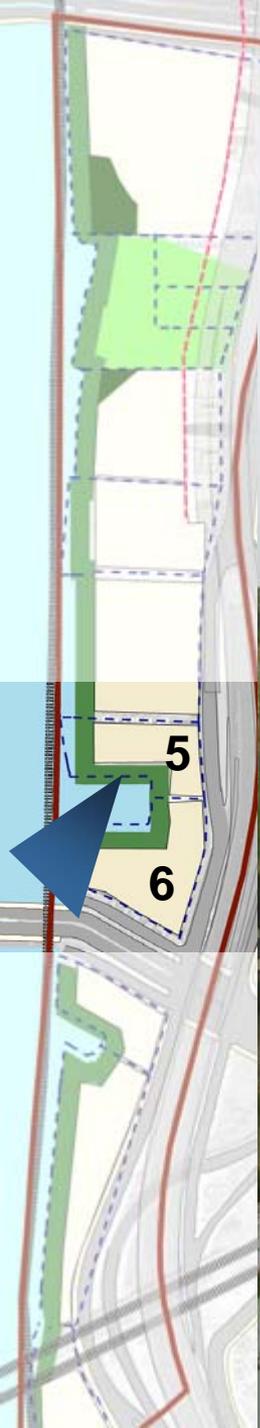
Tower to locate within 75' of Upland Connection

Tower to overlook Park



The Basin

LOWER CONCOURSE REZONING PROPOSAL Waterfront Access Plan



The Basin

LOWER CONCOURSE REZONING PROPOSAL Waterfront Access Plan

Access to water is an asset

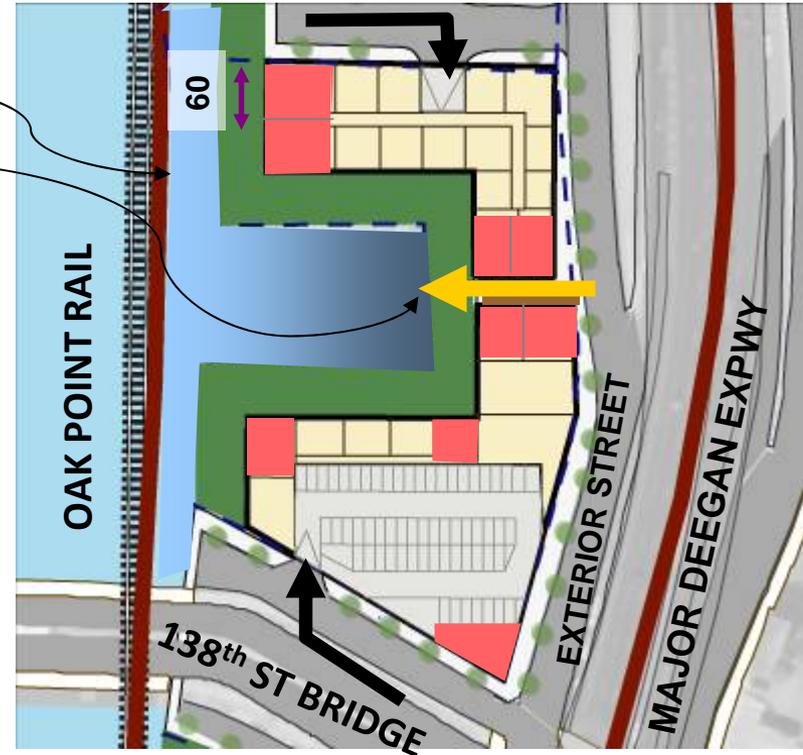
Pedestrian Upland Connection

Vehicular Access from Upland
Connection & 138th St

Ground Floor Plan

Active use on ground floor permitted,
not required

Lot frontage of community facility &
commercial establishments restricted to
60'



Key

WAP

Lot Lines

Residential

Active Uses

Parking

Building Entrance

Vehicular Entrance

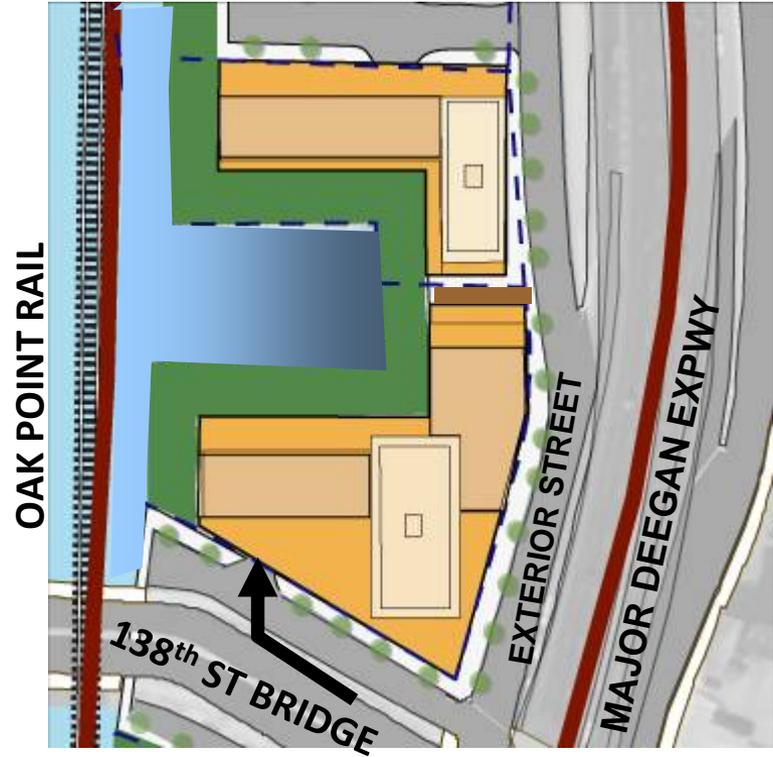
Upland Connection

The Basin

LOWER CONCOURSE REZONING PROPOSAL Waterfront Access Plan

Roof Plan

Narrow lots; flexibility in base & tower rules



Key

- | | | | | | |
|--|-----------|---|----------|---|--------------------|
|  | WAP |  | Base |  | Building Entrance |
|  | Lot Lines |  | Mid Rise |  | Vehicular Entrance |
| | |  | Tower | | |

Parcel 7,8,9



Narrow lots, constrained configuration

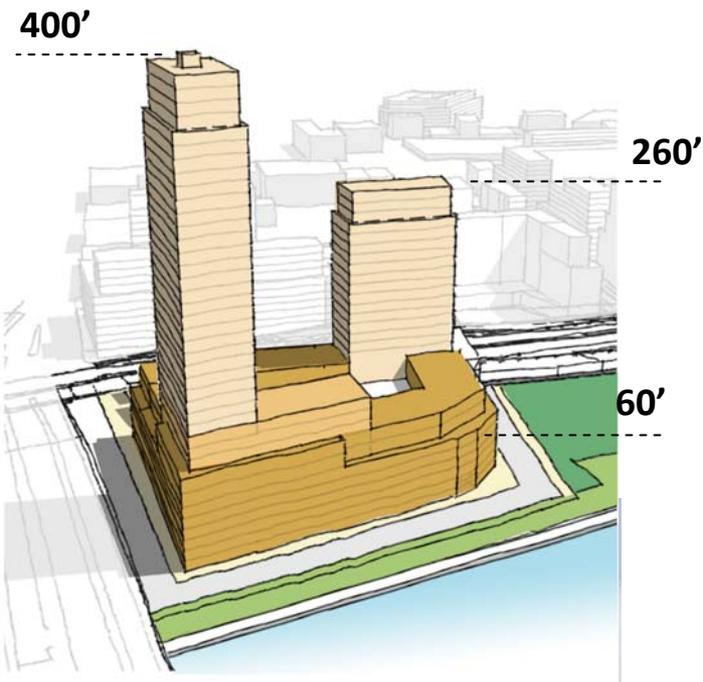
Ground Floor Plan

More design control on City owned site

Roof Plan

Reduced bulk regulations

Waterfront: Bulk

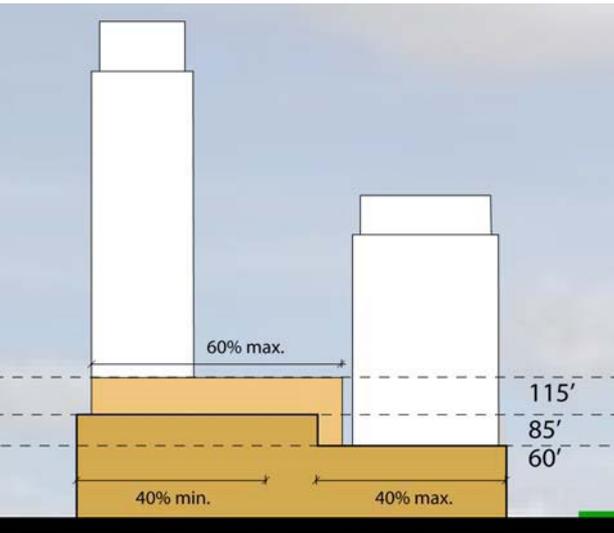


Base Height

- Minimum 60' or 6 stories (At least 40% of base)
- Maximum 85' or 8 stories (At most 40% of base)

Exception for parcel 5,6

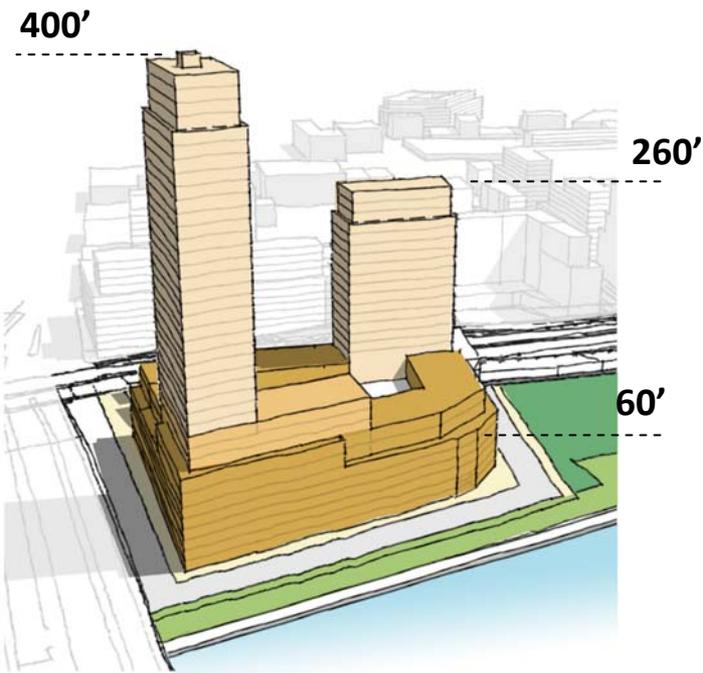
- Minimum base: 20' or 2 stories
- Maximum base: 40' or 4 stories



Mid-Rise (Optional)

- Maximum Height :115'
- Setback of 15' from the base
- Allowed for a maximum of 60% of the base on SPWW
- Exception for Parcel 5,6,7
- Mid-rise not limited to 60% of the base

Waterfront: Bulk



Tower

Lots > 130,000 sq.ft : 2 Towers permitted

Lots < 130,000 sq.ft : 1 tower permitted

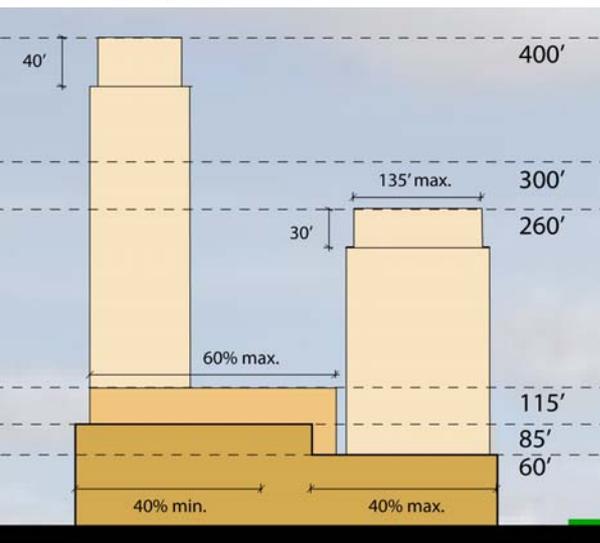
Tower heights:

Lots > 100,000 sq.ft : 400'

Lots < 100,000 sq.ft : 300'

Maximum height of 2nd Tower: 260'

Tower Locations specified for lots 1,2,3,4



Tower Top Articulation

Point tower, Slabs permitted

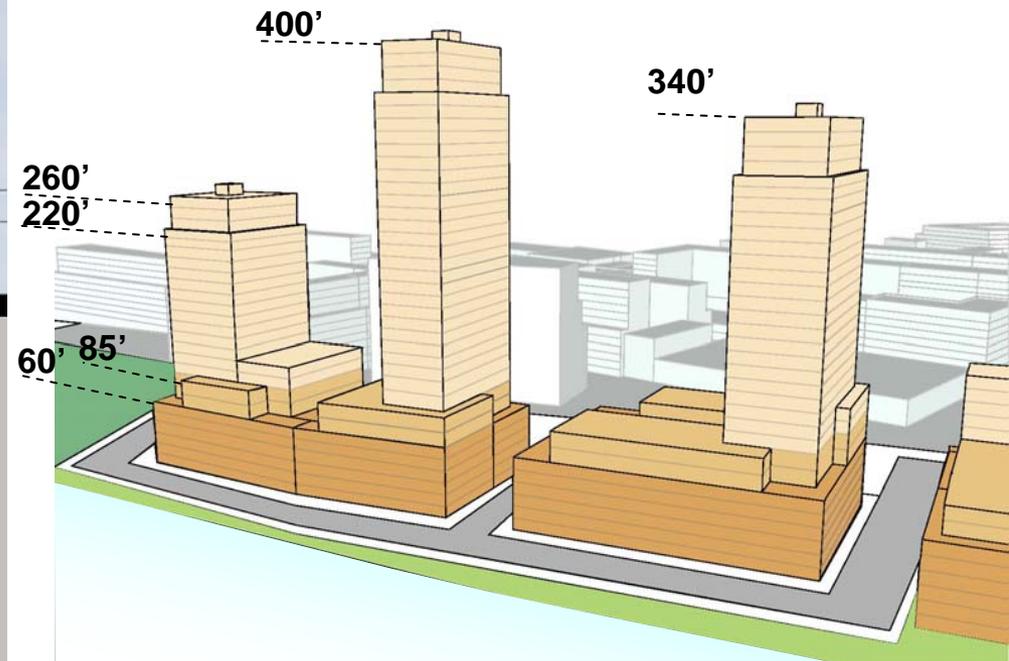
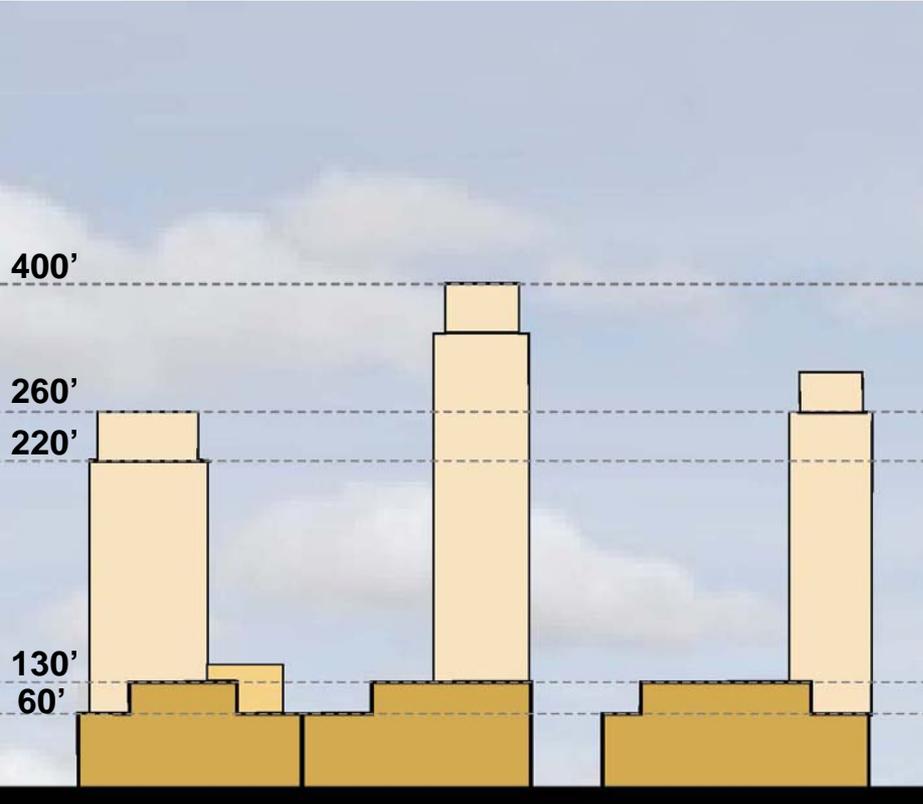
Maximum Slab Length : 135'

Towers > 260' : Top 4 floors, 50-80% of lower floor

Towers < 260' : Top 3 floors, 50-80% of lower floor

Special Harlem River Waterfront District

Parcel 2,3,4



Special Harlem River Waterfront District

The Basin

Base:

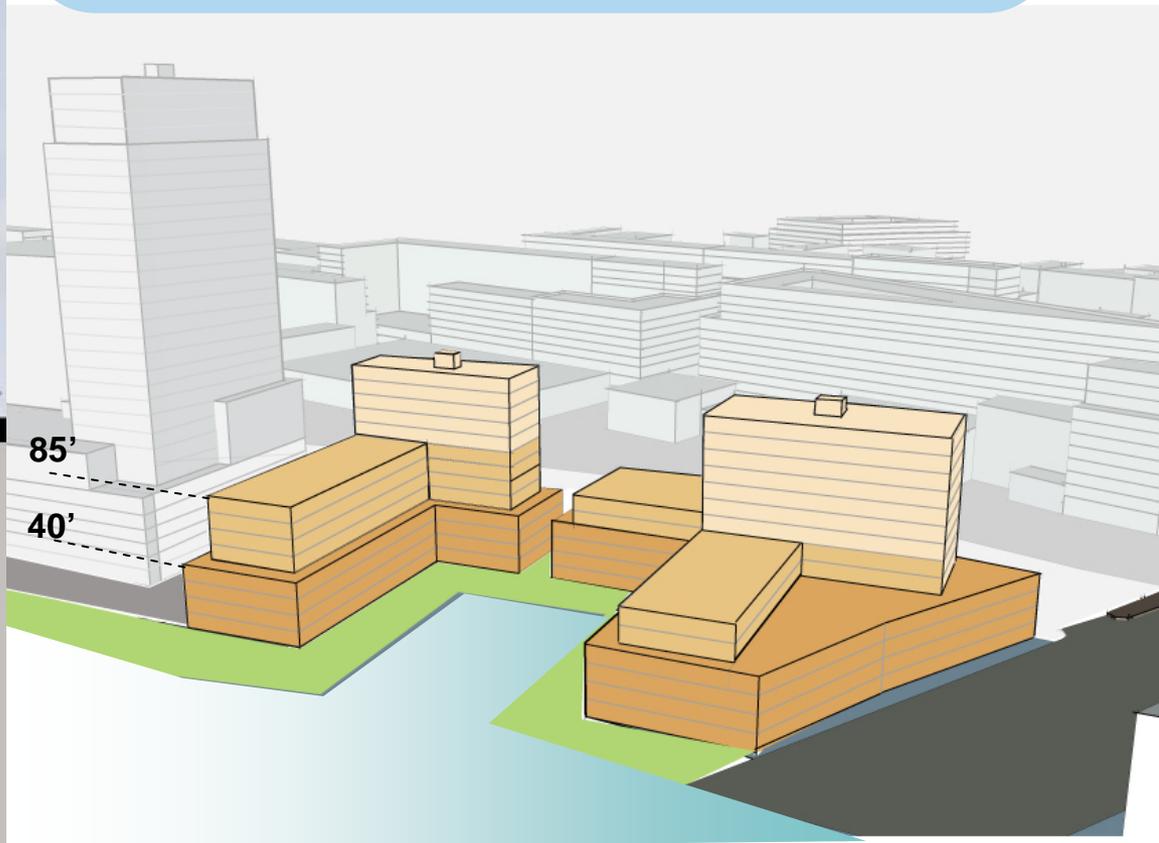
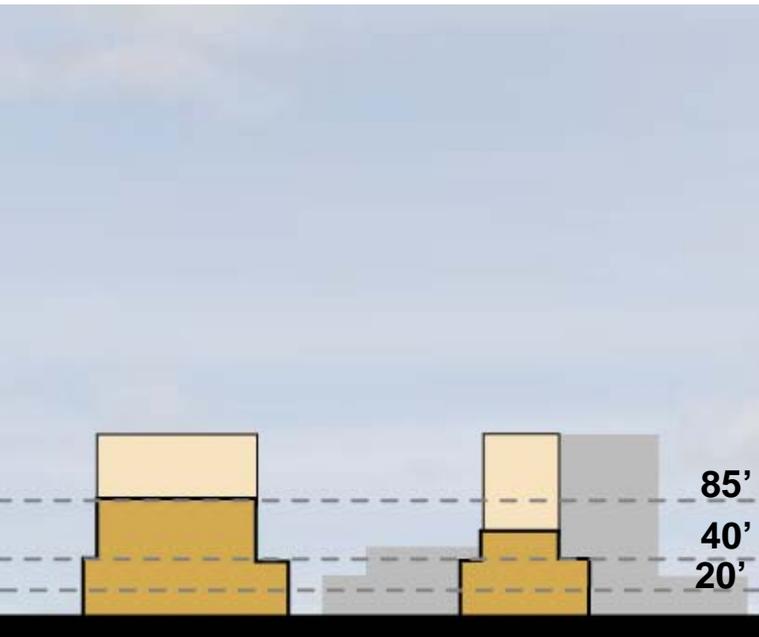
Minimum Base height : 20'

Maximum Base height: 40'

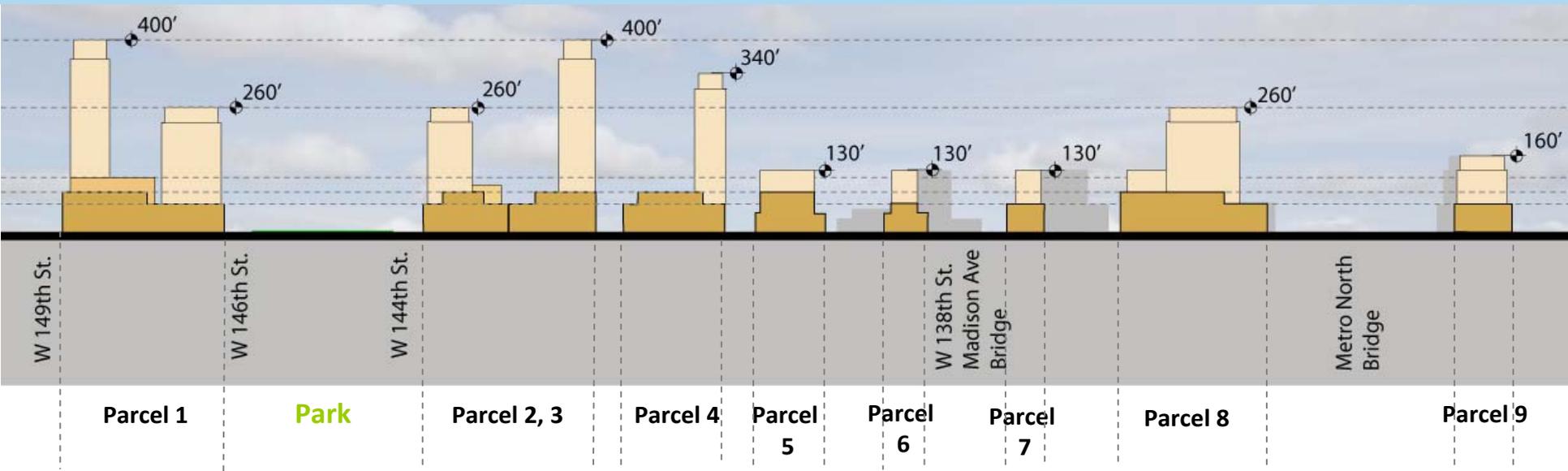
Mid-rise (Optional):

Maximum height of mid rise: 85'

Allowed for full length of base



Special Harlem River Waterfront District



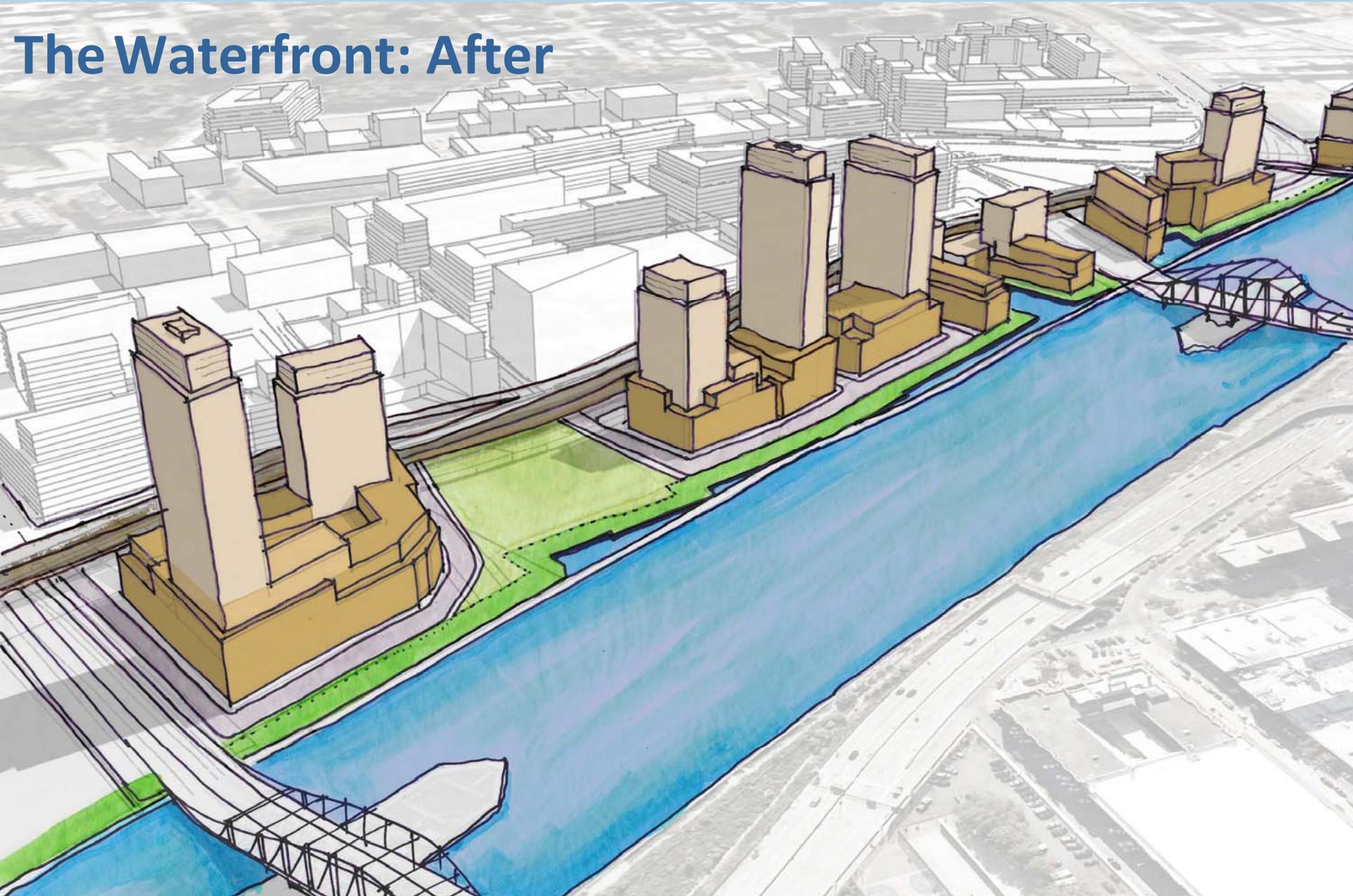
Special Harlem River Waterfront District

The Waterfront: Before



Special Harlem River Waterfront District

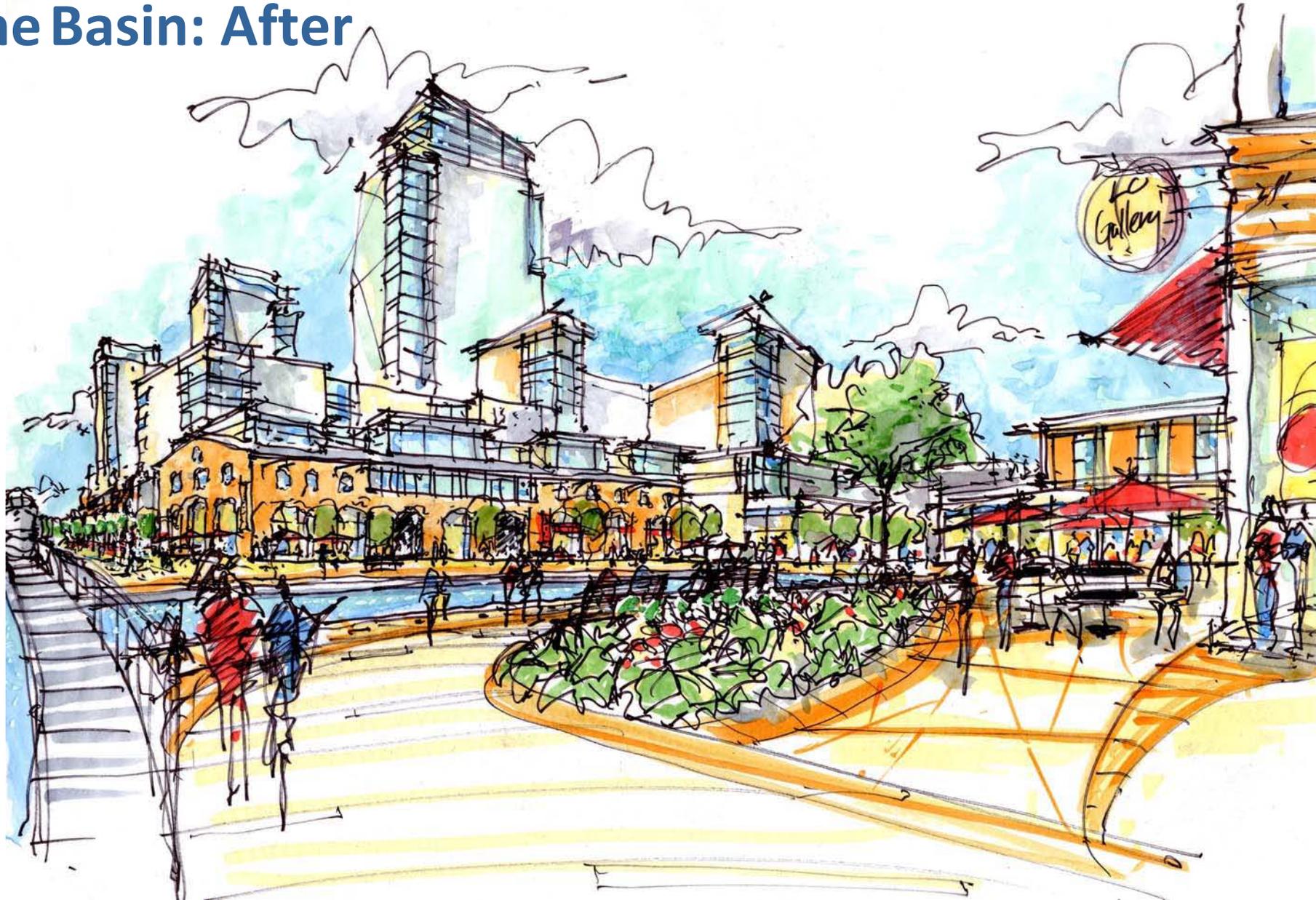
The Waterfront: After



The Basin: Before

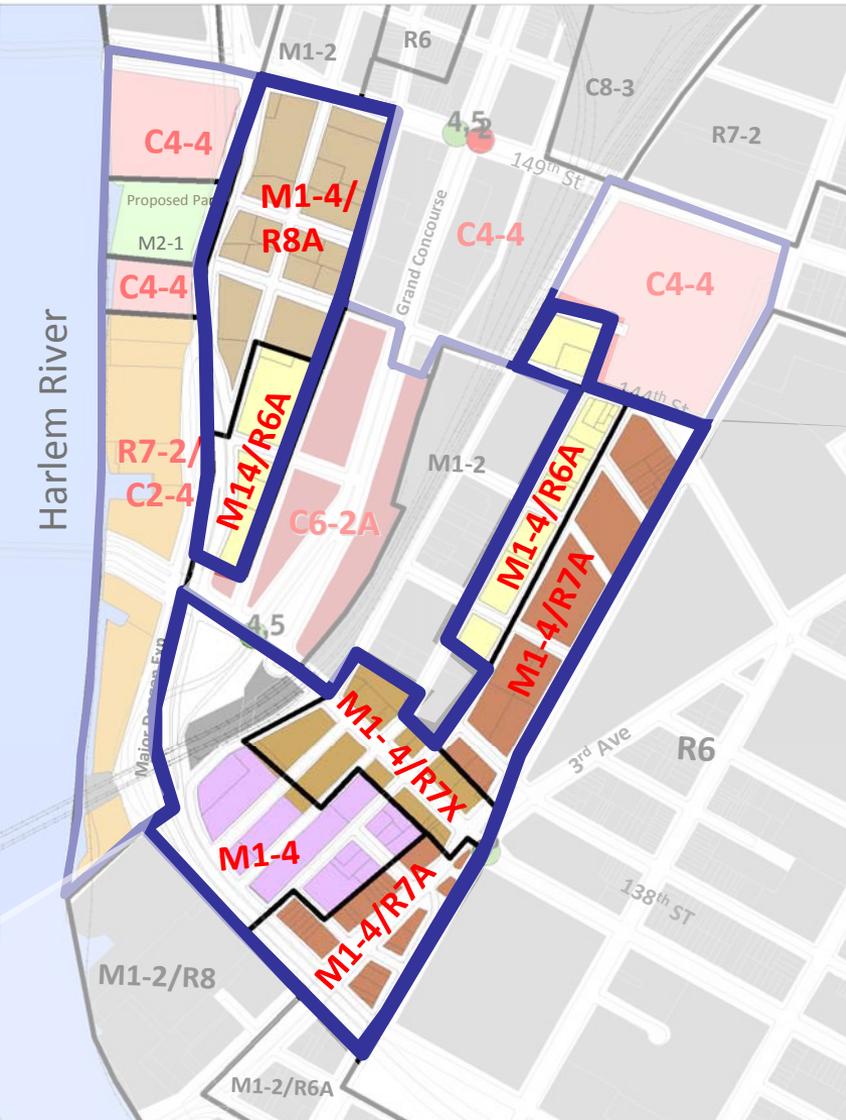


The Basin: After



Text Change: Encourage Grocery Stores

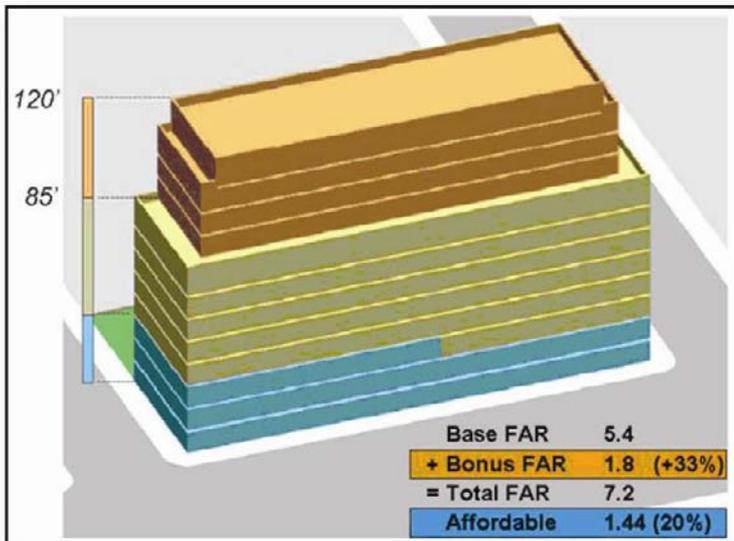
Areas Affected



- Current regulations discourage grocery stores in Manufacturing Districts
- Current M1-district regulations require a Special Permit for grocery stores larger than 10,000 sq ft
- Proposed Zoning Text Change
Allow grocery stores of any size as-of-right within M1-4 zoning districts in CD 1, Bronx
- Affects all Lower Concourse MX Zones



Text Change: Inclusionary Housing



Lot area	20,000 sf
x Base FAR	x 5.4
Base floor area	108,000 sf
Affordable Housing	28,800 sf (1.44 FAR)
x bonus ratio	1.25
Bonus floor area	36,000 sf (1.8 FAR)
Total floor area	144,000 sf (7.2 FAR)

R8A example: 5.4 to 7.2 FAR

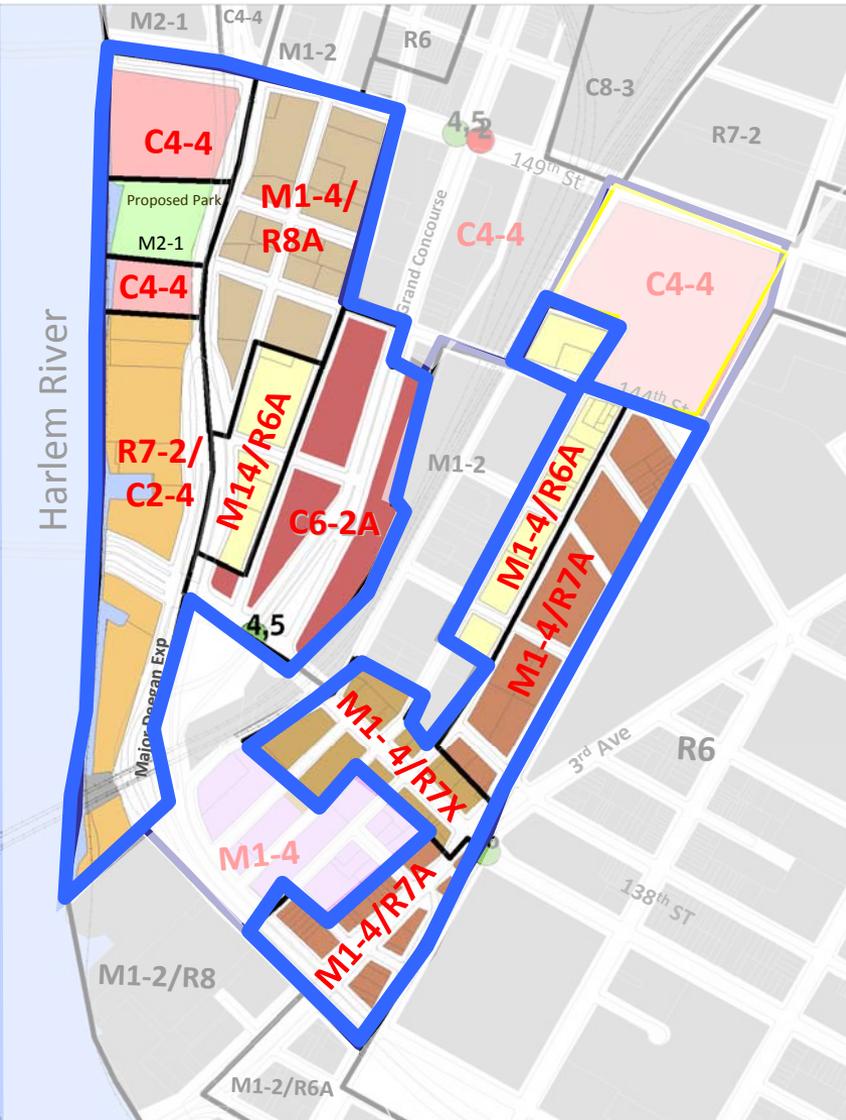
Apply Inclusionary Housing to Lower Concourse

33% floor area bonus

- Zoning bonus for inclusion of **Permanently Affordable** housing units
- To maximize bonus, at least **20%** of floor area must be permanently affordable
- Definition of **affordable**
 - up to 80% of HUD-specified Median Income For a Family of (4): \$56,720
- Entire building can be affordable and get the full bonus
- Buildings will still have height limits and must preserve street walls



Text Change: Inclusionary Housing



Floor Area Bonus for Inclusionary Housing

Zoning District	Max. F.A.R (Base)	Max. F.A.R (With IH Bonus)
C6-2A	5.4	7.2
MX (M1-4/R6A)	2.7	3.6
MX (M1-4/R7A)	3.45	4.6
MX (M1-4/R7X)	3.75	5.0
MX (M1-4/R8A)	5.4	7.2
R7-2/C2-4 (SHRWD)	3.0	4.0
C4-4 (SHRWD)	3.0	4.0

Area with Inclusionary Zoning

LOWER CONCOURSE REZONING PROPOSAL



**Promote a mix of uses
to bring vibrancy to an underutilized area
of the South Bronx**

- **Provide new opportunities for housing (3,400 units)**
- **Incentivize new permanently-affordable housing (590 units)**
 - **Create Jobs (3,400 jobs)**
 - **Retain viable light industrial**
 - **Develop local and regional retail**
- **Create potential for conference-level hotel**
 - **Expand community facility uses**
 - **Provide new waterfront open space**