

Third Avenue/Tremont Avenue Rezoning Proposal

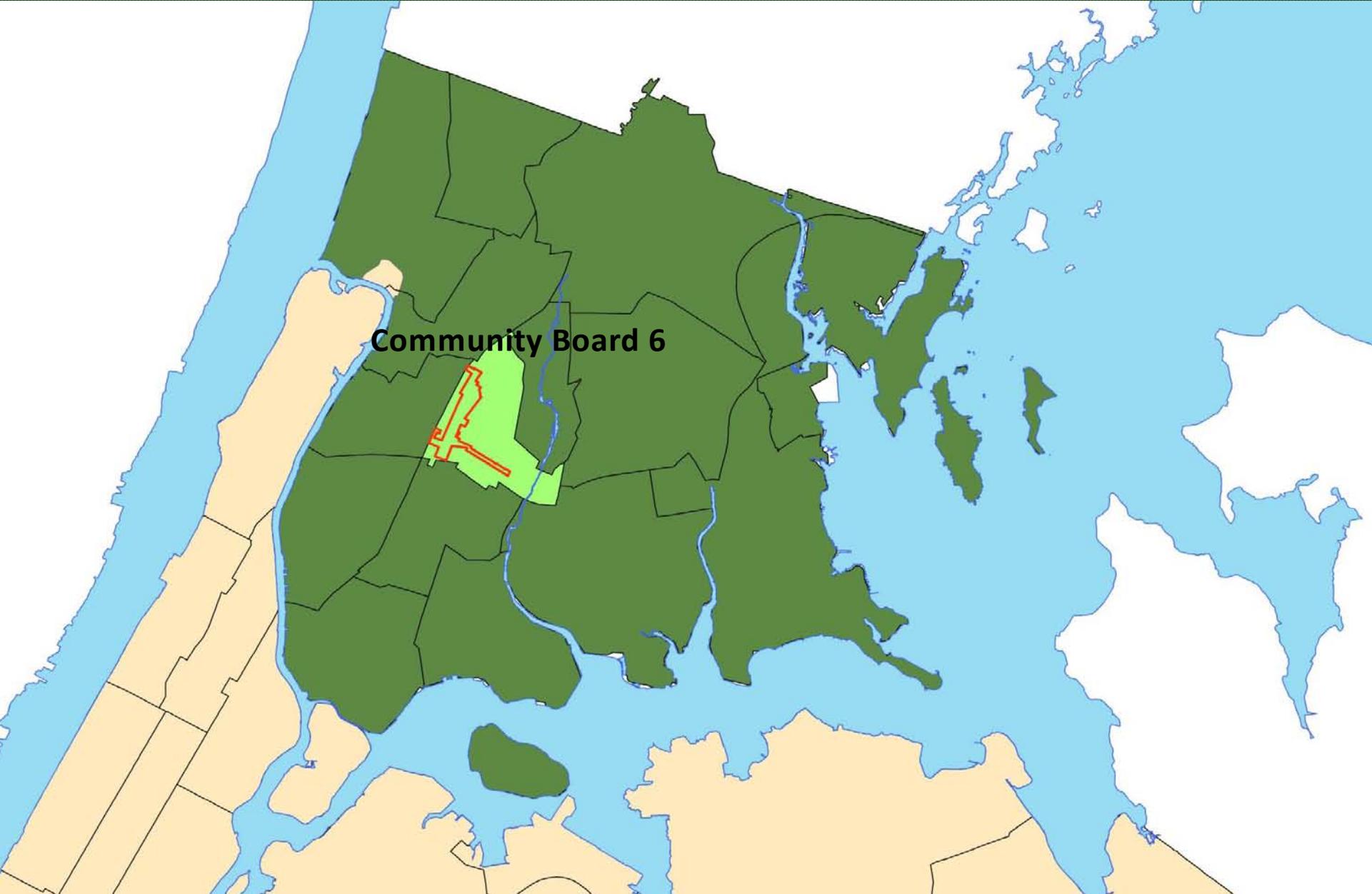


NYC Department of City Planning – Bronx Office
City Planning Commission Presentation
May 24, 2010

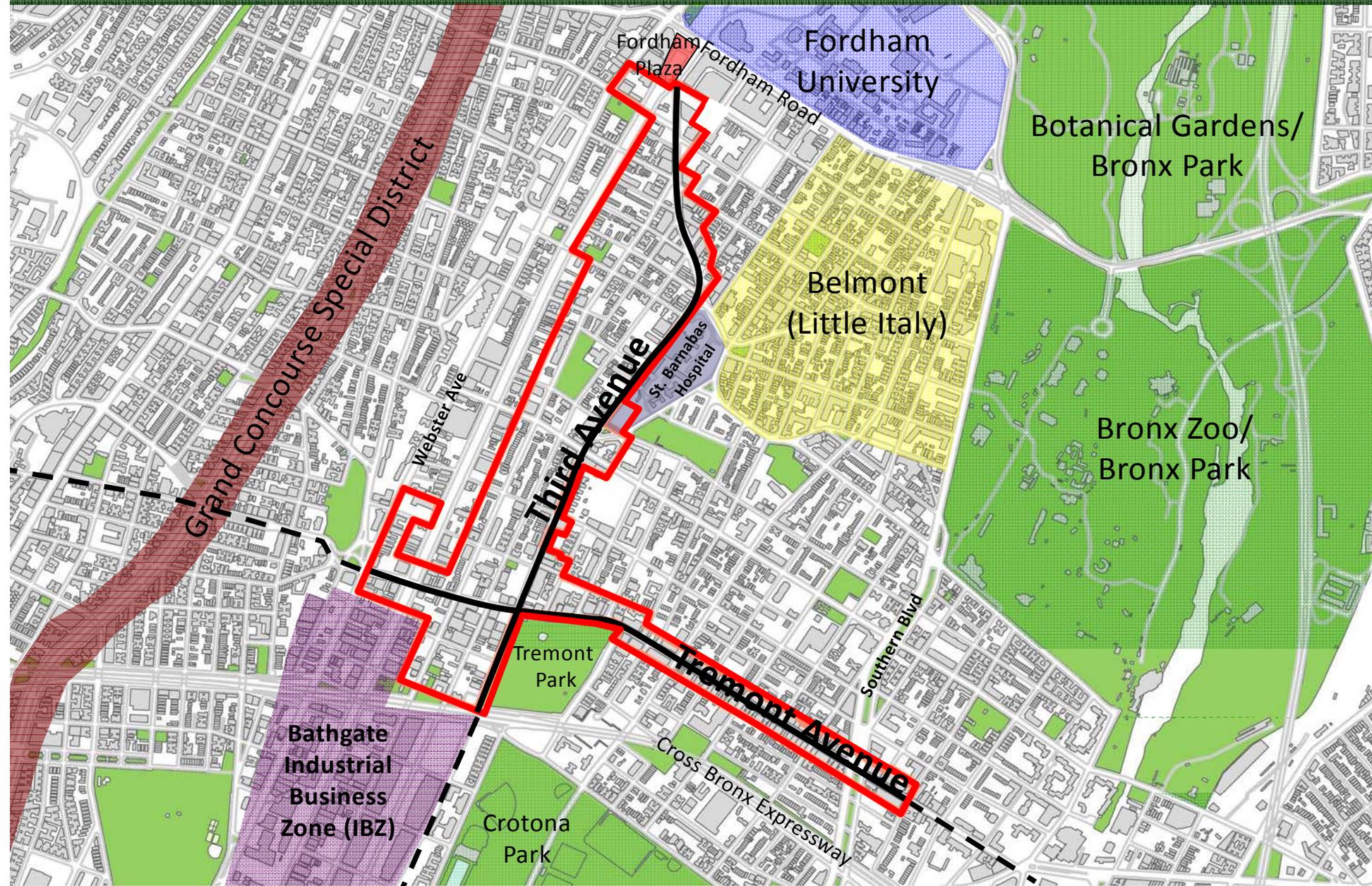


Project Area

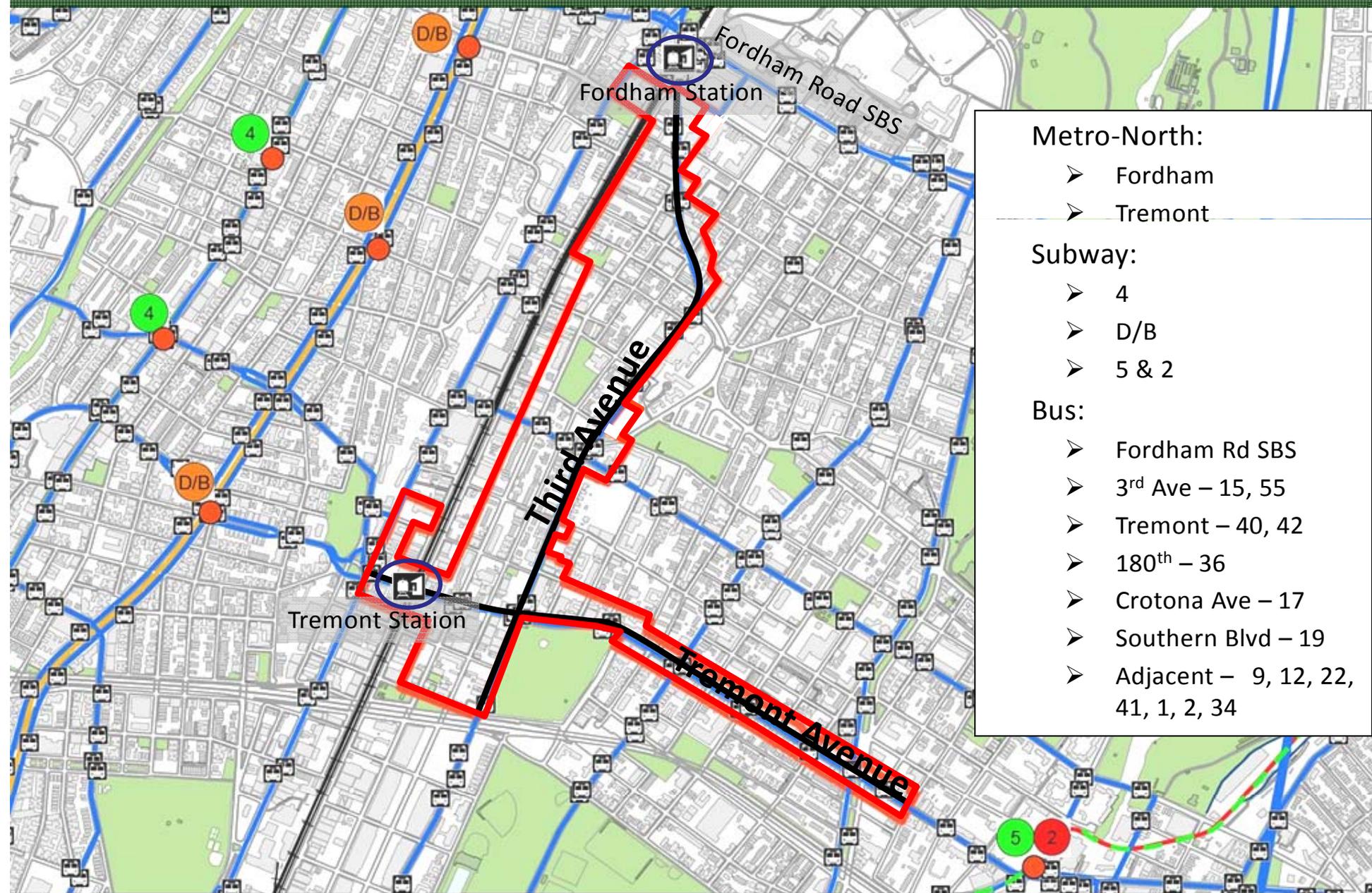
Community Board 6

A map of the project area, showing the coastline and various land parcels. The area is divided into several regions. A large central region is shaded in dark green and labeled "Community Board 6". Within this green region, a smaller area is highlighted in light green with a red outline, representing the specific project area. The surrounding land is shaded in light orange, and the water is light blue.

Surrounding Area



Public Transportation



Metro-North:

- Fordham
- Tremont

Subway:

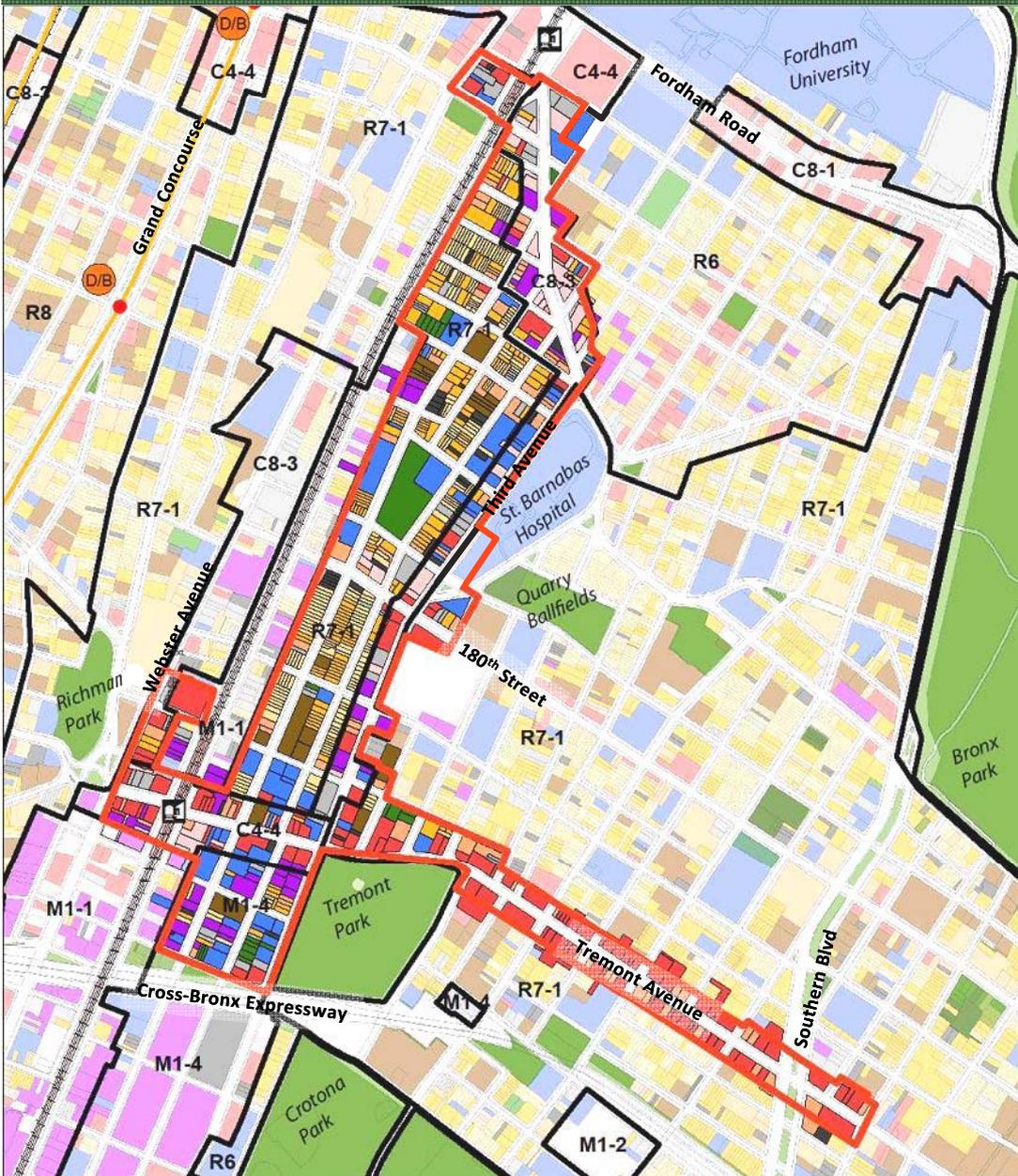
- 4
- D/B
- 5 & 2

Bus:

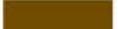
- Fordham Rd SBS
- 3rd Ave - 15, 55
- Tremont - 40, 42
- 180th - 36
- Crotona Ave - 17
- Southern Blvd - 19
- Adjacent - 9, 12, 22, 41, 1, 2, 34



Land Use

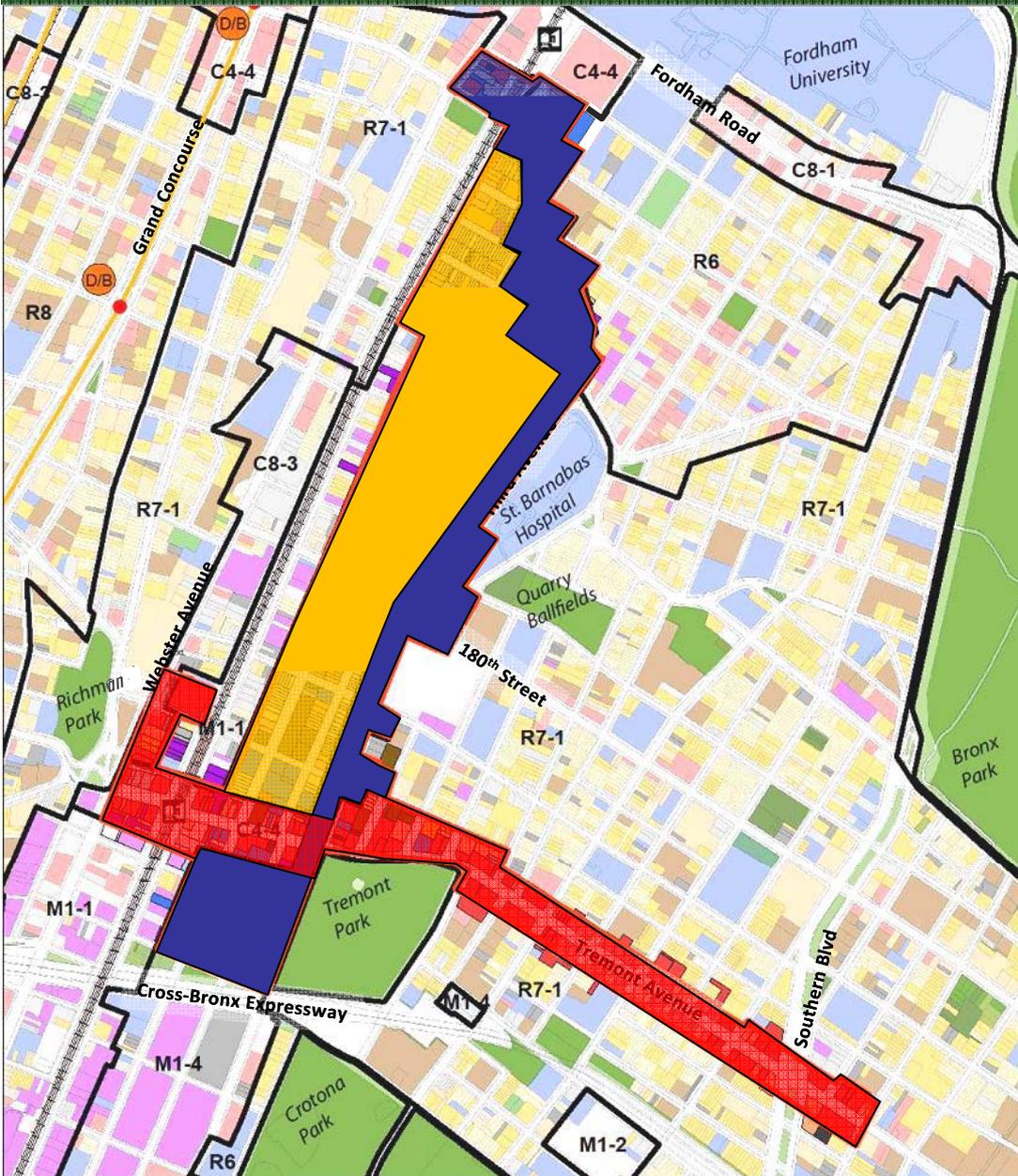


Study Area

-  Proposed Project Bounds
-  Existing Zoning Districts
-  MTA Subway Stations
-  MTA Subway Lines
-  Railroad
-  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



Sub-Areas



Study Area

-  Proposed Project Bounds
-  Existing Zoning Districts
-  MTA Subway Stations
-  MTA Subway Lines
-  Railroad
-  Third Avenue Corridor
-  Tremont Avenue Corridor
-  Neighborhood Area



Existing Character – Third Avenue Corridor



Fordham Plaza

- Third Avenue development and zoning were influenced by elevated train, removed in 1973

- Manufacturing and auto-related uses erode the streetscape and isolate the neighborhoods from one another

- Open parking lots and underutilized land are common

- St. Barnabas Hospital has a strong presence

- Fordham Plaza hub provides an anchor to the north (redesign planned)

- Recent development for residential (BSA cases) and community facilities in manufacturing areas

- Strong public transit
 - Fordham Road Metro-North Station
 - Strong bus service



St. Barnabas Hospital



Viable Manufacturing

Existing Character – Tremont Avenue Corridor

Third Ave & Tremont Ave Intersection



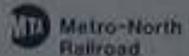
Underdevelopment along Tremont Avenue



- Tremont Avenue is the “Regional Downtown” for local residents
- The area is underdeveloped due to the limitations imposed by the current zoning
- Strong public transit
 - Tremont Avenue Metro-North Station
 - Strong bus service

Regional Transit

Tremont



Existing Character – Neighborhood Area

- Stable residential neighborhoods in surrounding area:
 - Apartment buildings
 - Lower-scale homes
 - Partnership homes
- Current zoning permits “out-of-context” development – height factor district



Stable Surrounding Neighborhoods

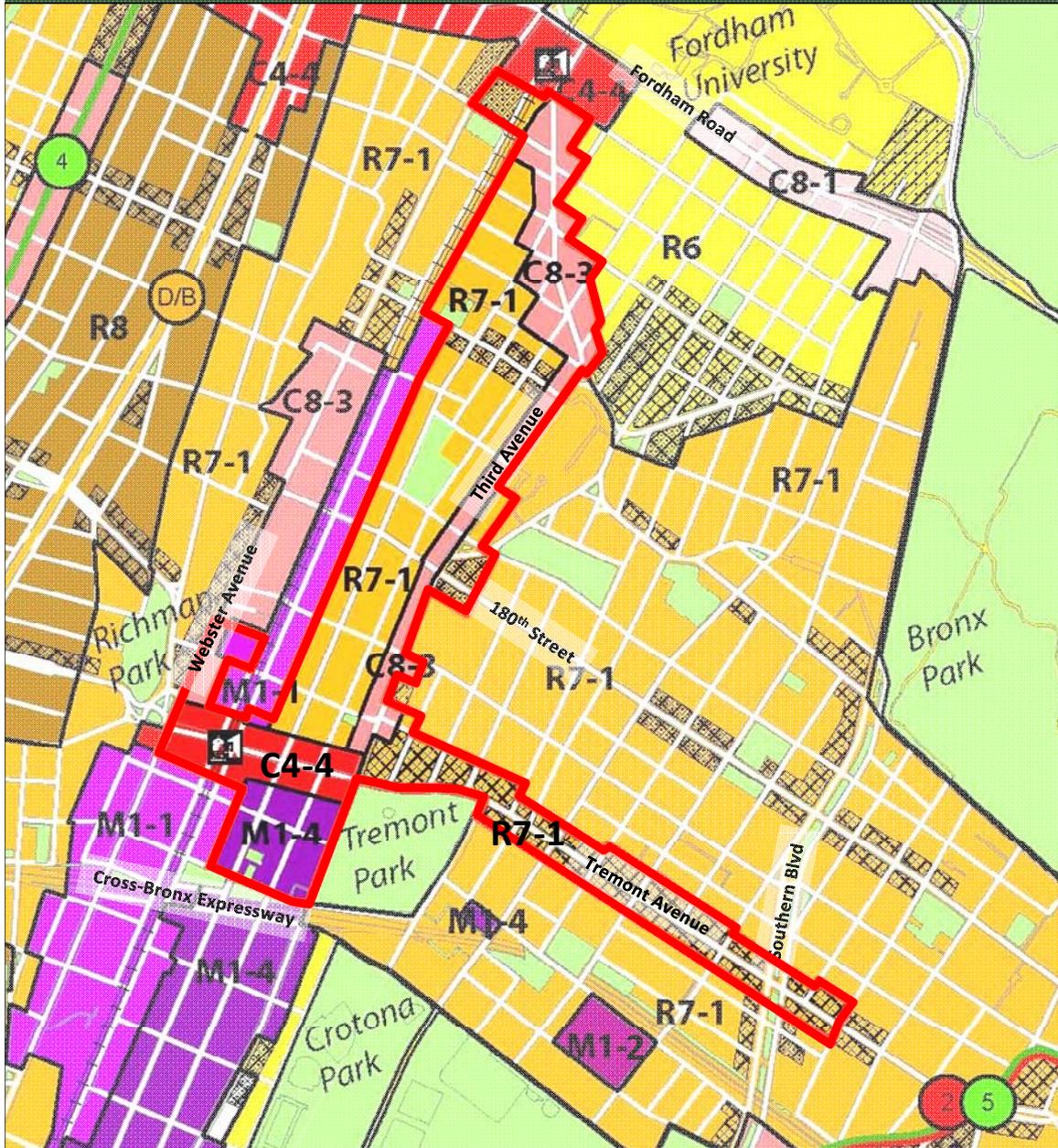
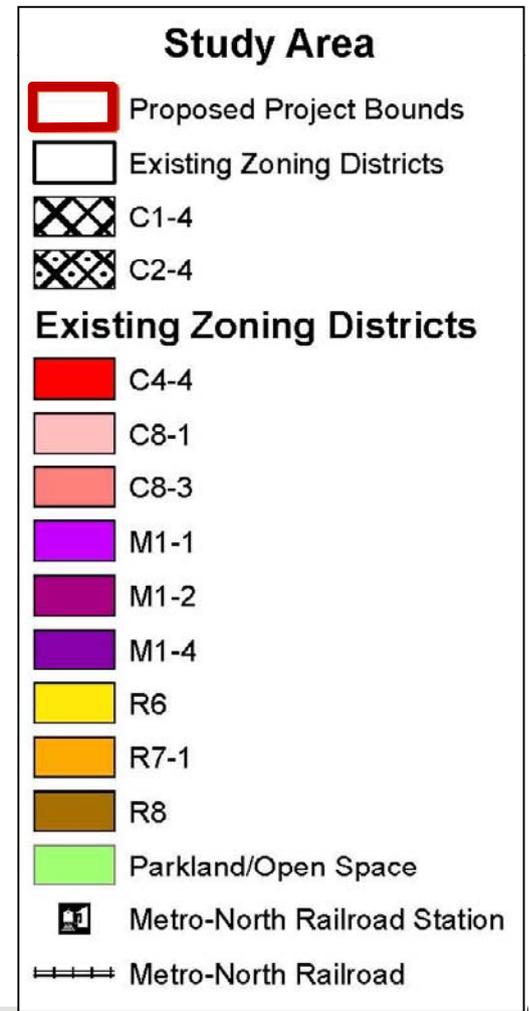


Out-of-context Development



Existing Zoning - Districts

Zoning influenced by Third Avenue Elevated train, demolished in 1973



Existing Zoning - C8-3: Auto-Related Commercial

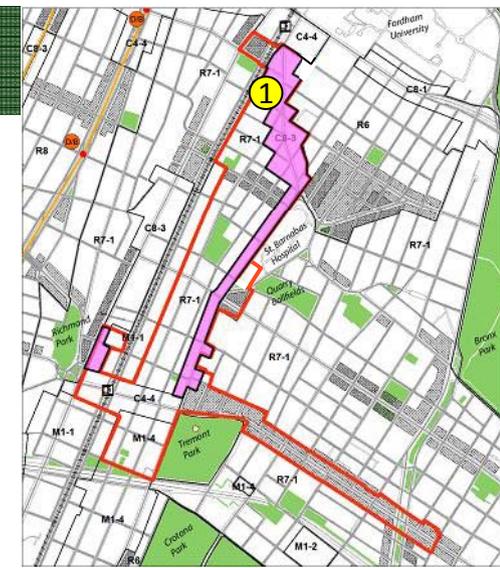
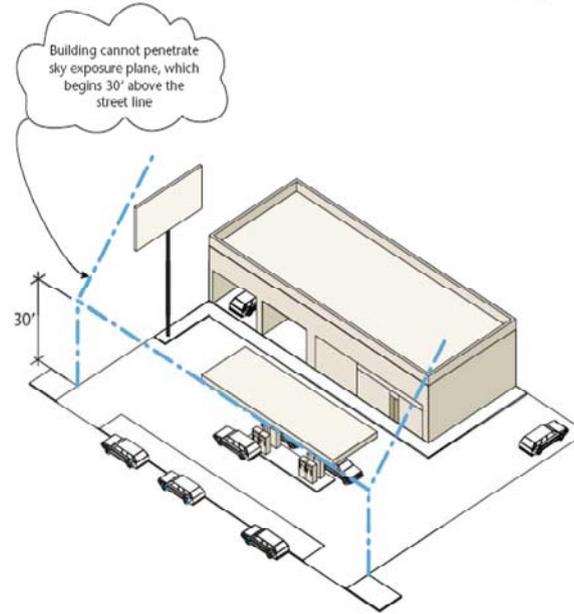
C8-3

Uses permitted:

- Auto repair shops
- Car washes
- Gas stations
- Warehouses
- Other commercial businesses

Max FAR:

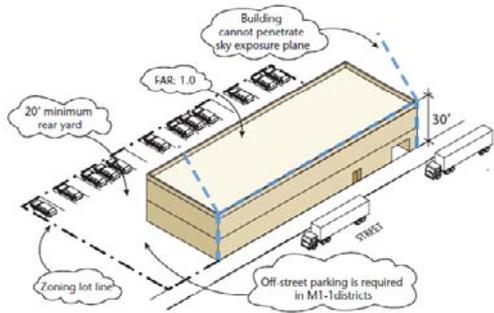
- 2.0 Commercial/Industrial
- 6.5 Community Facility



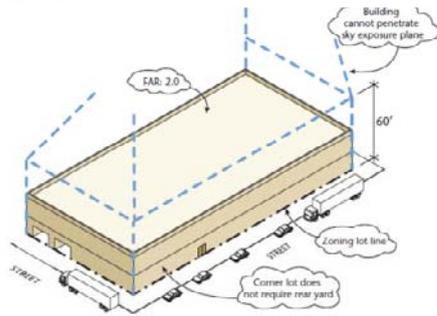
*Typical 1-2 story structures
No residential allowed
No street-wall requirement
Auto uses disconnect
residential neighborhoods*



Existing Zoning - M1-1 & M1-4: Light Manufacturing



M1-1



M1-4

Light Industrial and Commercial Uses

M1-1

Max FAR 1.0

Community Facility: 2.4

Parking Required

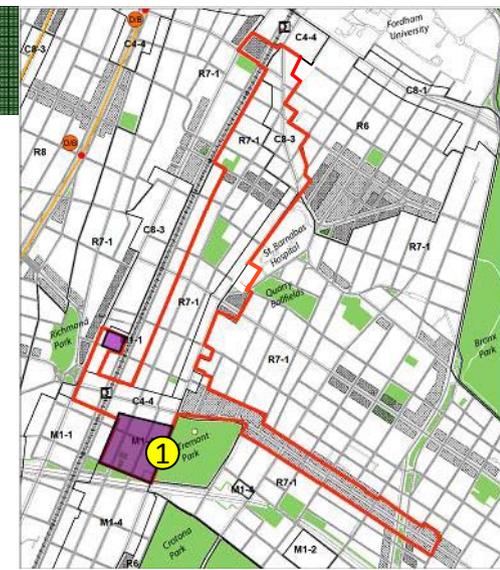
M1-4

Max FAR 2.0

Community Facility: 6.5

No Parking Required

*No residential allowed
Recent BSA cases to facilitate
housing and community facilities*



Existing Zoning - C4-4: Mid-Level Commercial

C4-4

Central Business Districts

Wide range of retail and office

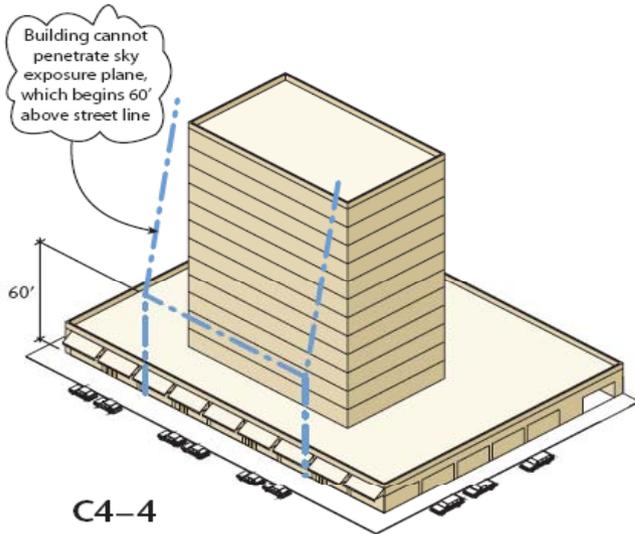
Residential allowed

Max. Floor Area Ratio:

- Commercial 3.40
- Residential 3.44-4.0
- Community Facilities 6.50



*No building height limit
No street-wall requirement*



Existing Zoning – R7-1 District: Medium-Density Residential

R7-1

Max Floor Area Ratio:

- 3.44 -4.0 Residential
- 4.8 Community Facilities

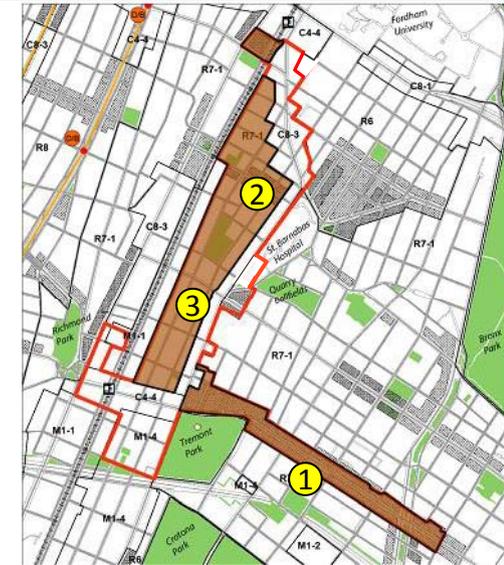
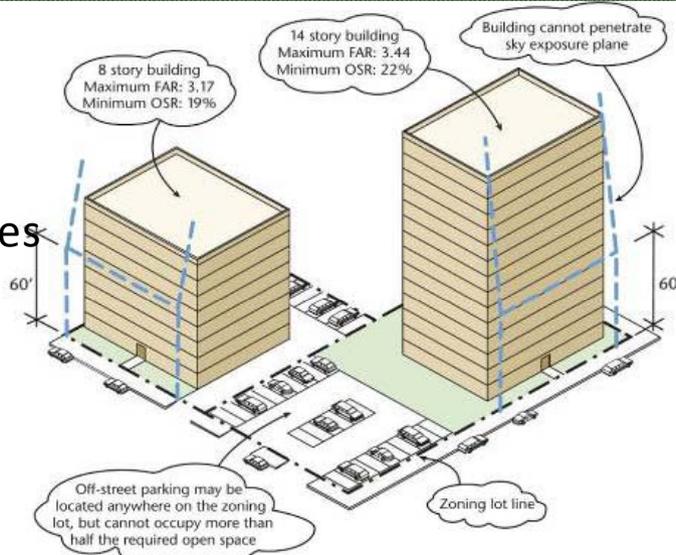
Uses permitted:

- Residential
- Community Facilities

C1-4/C2-4

Local Commercial

Max 2.0 FAR



Commercial limited to ground floor
 No building height limit
 No street-wall requirement

Issues - Summary

BSA Case



Auto-Related Uses



Webster Avenue

Parking Lots



Third Avenue

Vacant Land



Out-of-Scale Development



Third Avenue

Underdeveloped



Tremont Avenue

Current Zoning is outdated.

- No Residential Allowed on Third Avenue
- Limited Commercial on Tremont
- Limiting Overall Development
 - Auto-related uses along Third Ave
 - Manufacturing areas
 - Several BSA cases to permit housing and community facilities

Underutilized lots are found along both Third and Tremont Avenues.

- Parking Lots
- Vacant Land

Out-of-scale development

- Tall buildings permitted in residential
- Small-scale homes unprotected

Underdeveloped

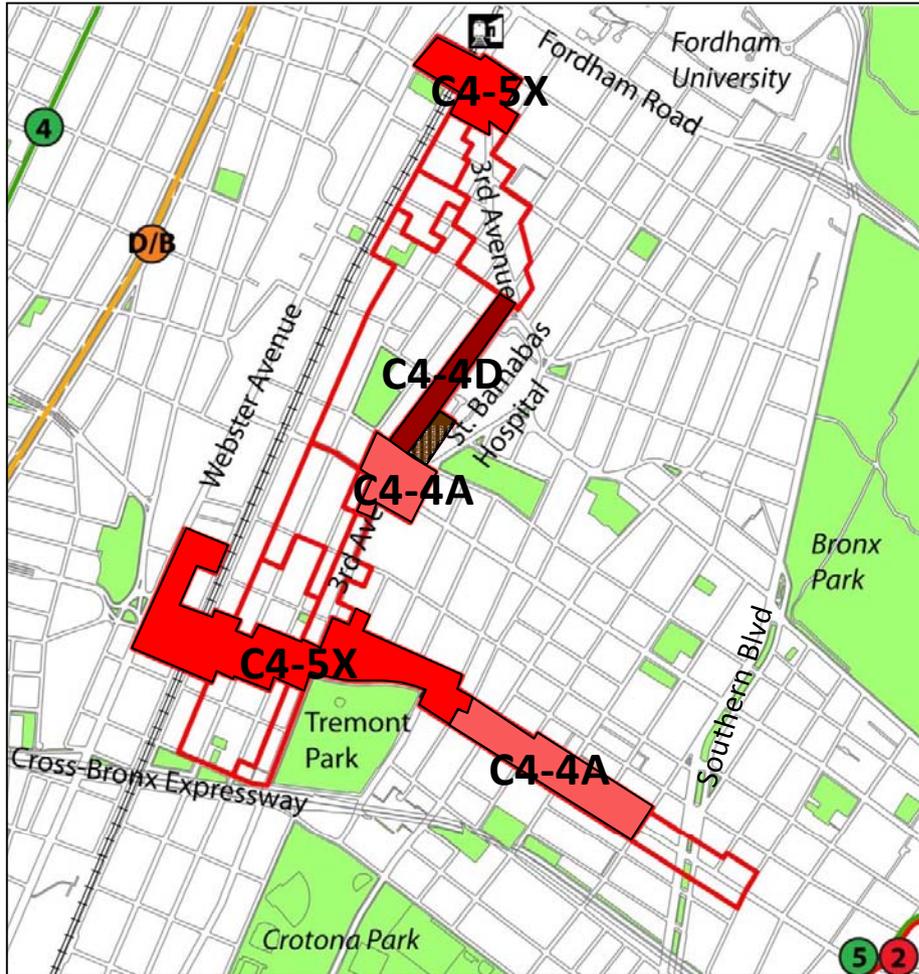
- One-story commercial on Tremont Ave, a major street.

Goals

To strengthen Third Avenue and Tremont Avenue as major corridors that will promote a healthy mix of uses including affordable housing, retail, and commercial while preserving the surrounding neighborhood character.

- **Expand development potential along Third Ave and Tremont Ave corridors**
- **Create new opportunities for housing and private investment**
- **Retain viable light industry and create jobs**
- **Incentivize permanently affordable housing**
- **Connect communities to each other**
- **Provide support for major institutions – St. Barnabas Hospital**
- **Unify urban design and preserve neighborhood character by imposing**

Proposed Zoning – Commercial Districts



C4-5X, C4-4A, C4-4D & C1-4 Commercial Overlay

Central Business Districts

Allow wide range of retail and office

Provide greater flexibility for commercial uses
(allows multi-story commercial)

Incentivize permanently affordable housing

Establish height limits and require street wall
to unify urban design

Proposed Zoning - Commercial Districts



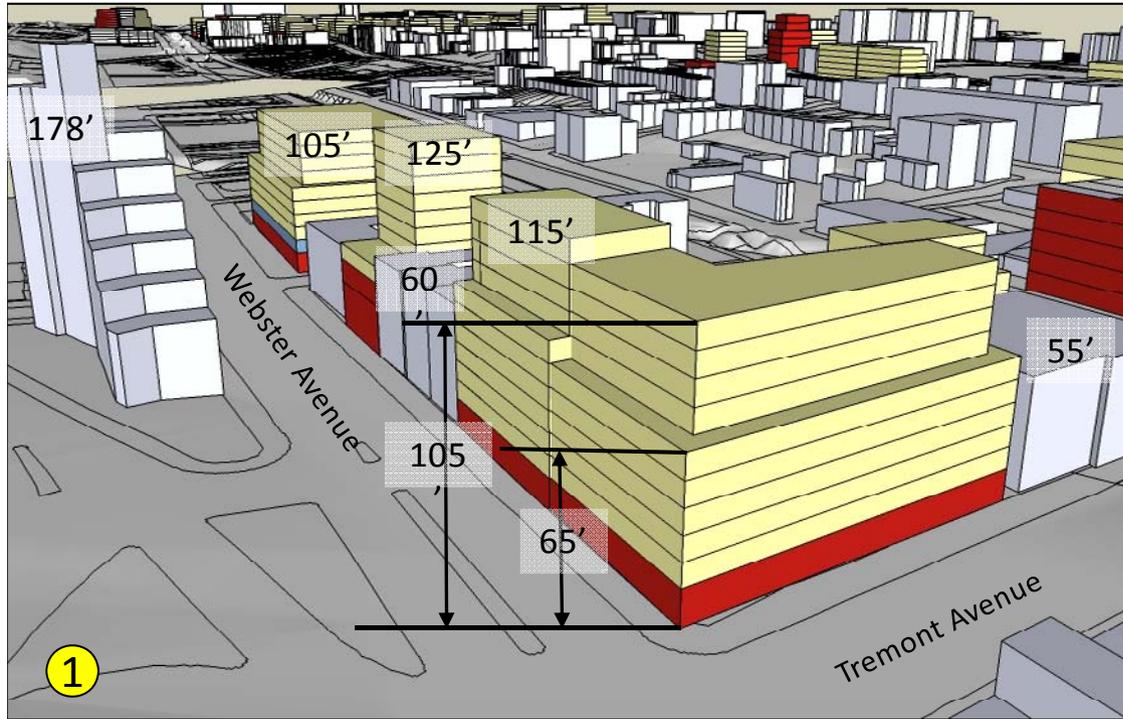
C4-5X

Building Height Limit

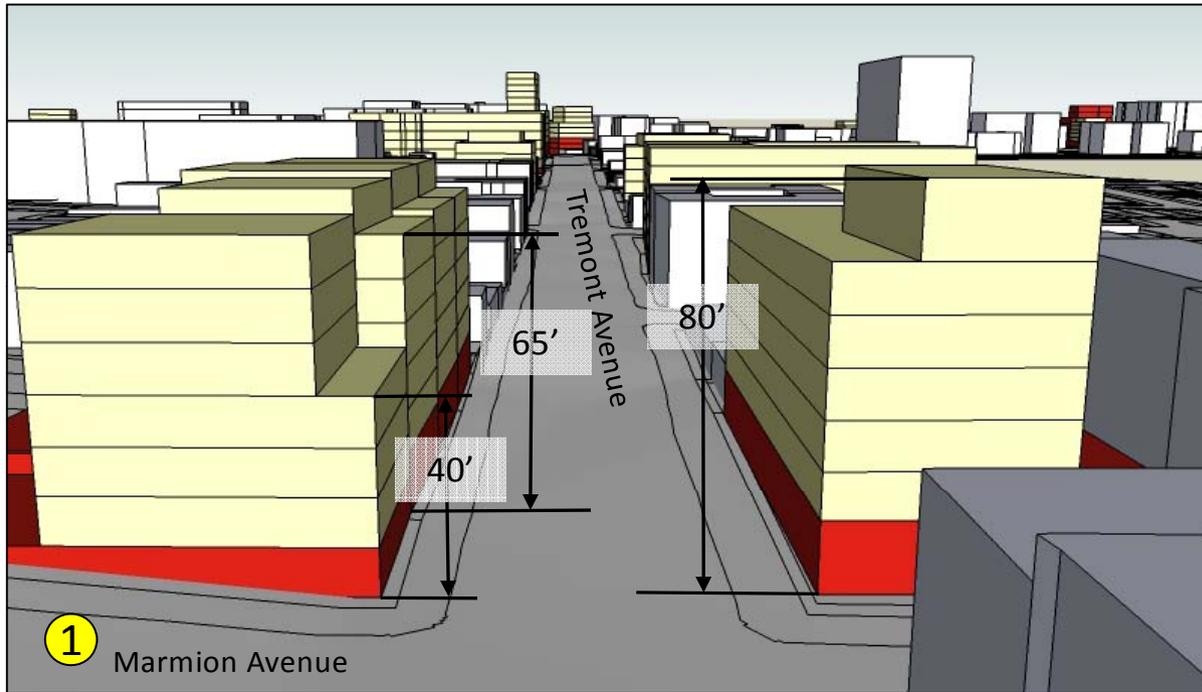
- Base: 60-85ft (6-8 stories)
- Max: 125ft (12-13 stories)

Floor Area Ratio:

- Commercial: 4.0
- Residential: R7X Equivalent
Base FAR: 3.75
Inclusionary FAR (Max): 5.0
- Community Facility: 5.0



Proposed Zoning - Commercial Districts



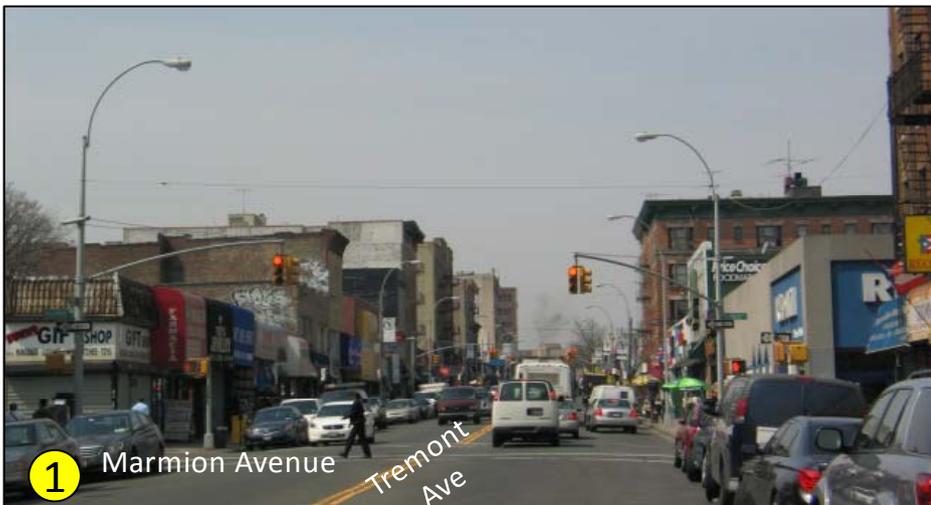
C4-4A

Building Height Limits

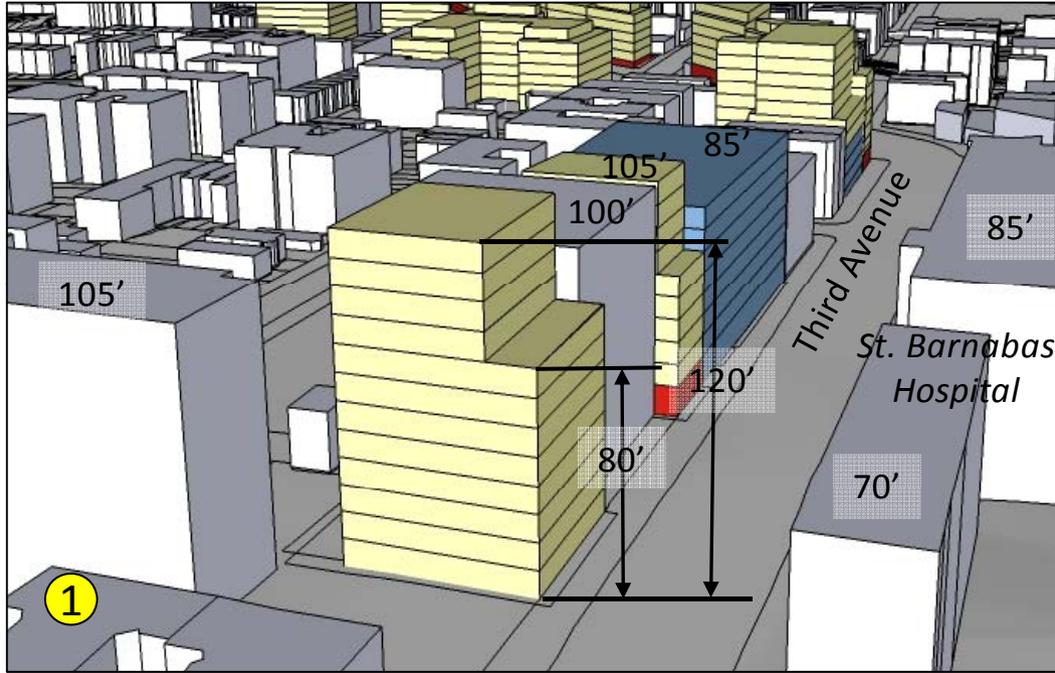
- Base: 40-65ft (4-6 stories)
- Max: 80ft (8 stories)

Floor Area Ratio:

- Commercial : 4.0
- Residential: R7A Equivalent
- Base FAR: 3.45
- Inclusionary FAR (Max): 4.6
- Community Facility: 4.0



Proposed Zoning - Commercial District



Preserve the community facility development potential with height limits.



C4-4D

Building Height Limit

- Base: 60-85ft (6-8 stories)
- Max: 120ft (12 stories)

Floor Area Ratio:

- Commercial: 3.4
- Residential: R8A Equivalent
- Base FAR: 5.4
- Inclusionary FAR (Max): 7.2
- Community Facility: 6.5



Proposed Zoning – Residential District with Commercial Overlay

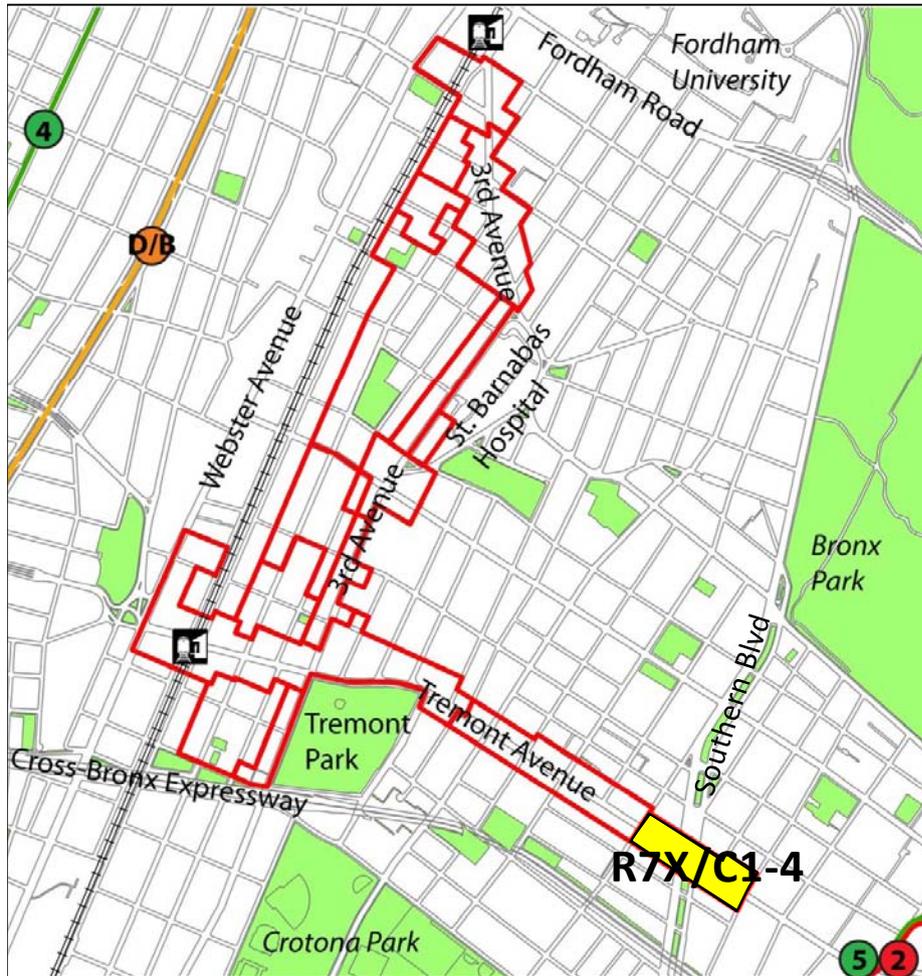
R7X/C1-4

Residential District with
Commercial Overlay

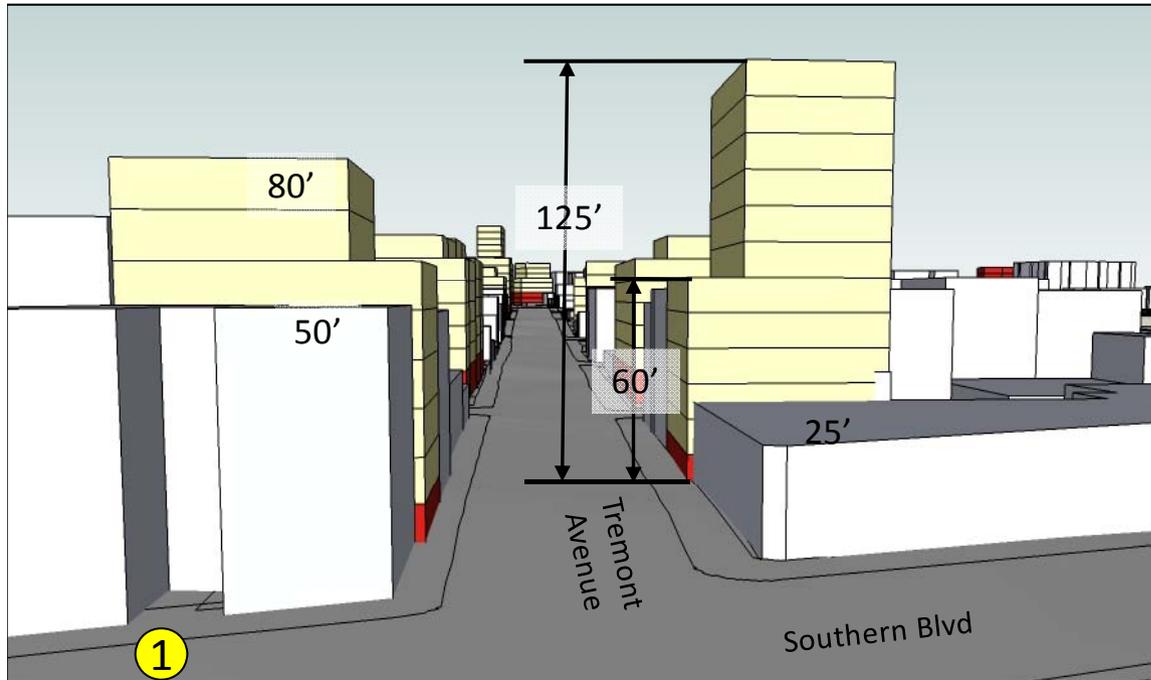
**Establish height limits and require street wall
to unify urban design**

**Allow taller buildings at important
intersection
of Tremont Ave. and Southern Blvd,
a wide street**

**Incentivize permanently
affordable housing**



Proposed Zoning – Residential District



R7X/C1-4

Building Height Limits

- Base: 60-85ft (6-8 stories)
- Max: 125ft (12 stories)

Floor Area Ratio:

- Residential:
 - Base FAR: 3.75
 - Inclusionary FAR (Max): 5.0
- Commercial: 2.0
- Community Facility: 5.0



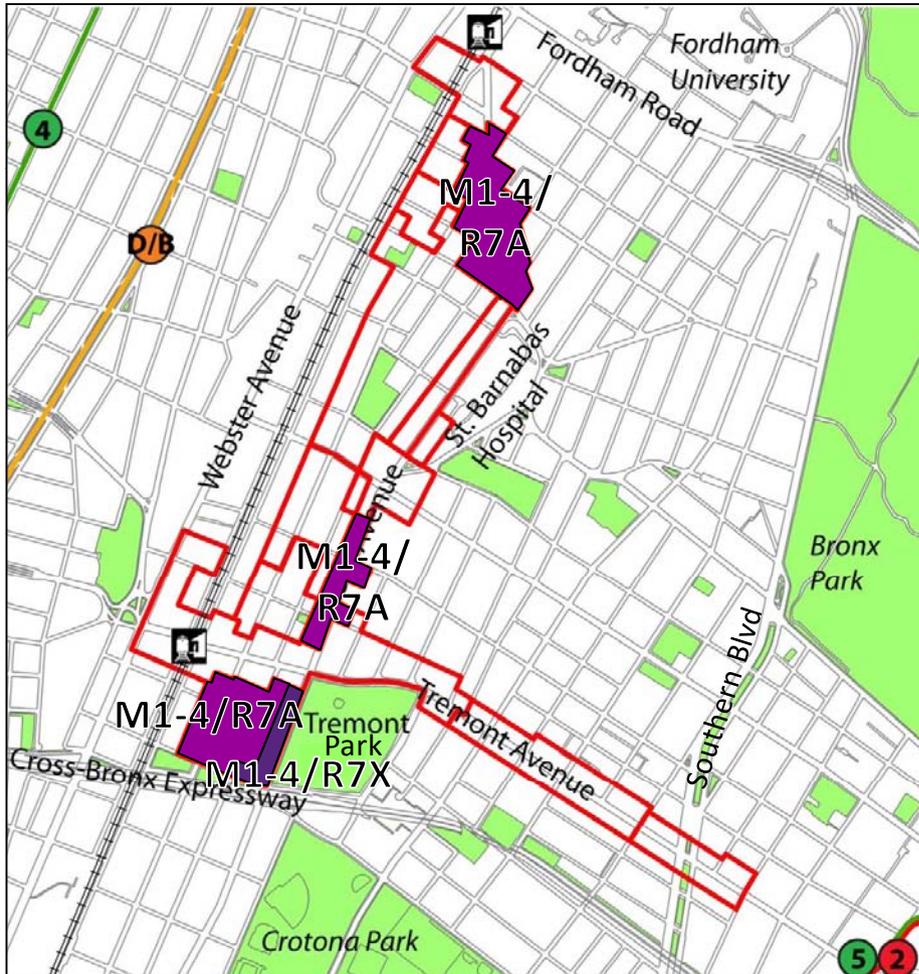
Proposed Zoning - Mixed-Use Districts

**MX: M1-4/R7A &
MX: M1-4/R7X**

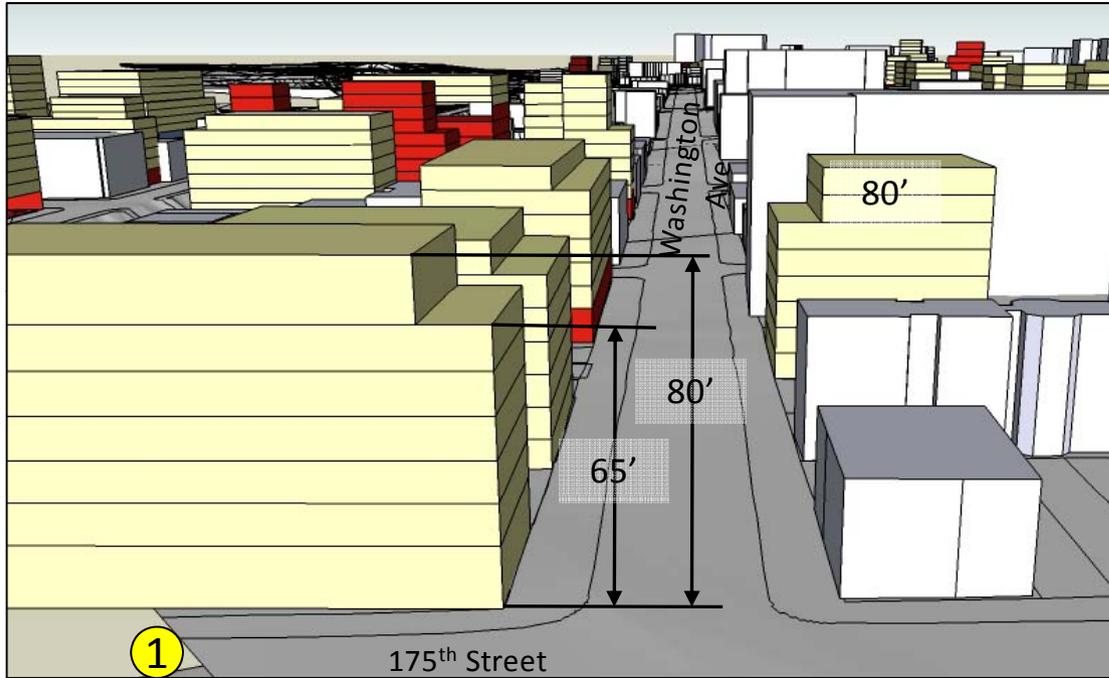
Provides opportunities for new residential while retaining viable light industrial uses

Creates incentive for permanently affordable housing

Establishes height limits and requires street wall to unify urban design



Proposed Zoning - Mixed-Use Districts



MX: M1-4/R7A

Building Height Limits

- Base: 40-65ft (4-6 stories)
- Max: 80ft (8 stories)

Floor Area Ratio:

- Residential:
 - Base FAR: 3.45
 - Inclusionary FAR (Max): 4.6
- Commercial: 2.0
- Community Facility: 4.0
- Manufacturing: 2.0



Proposed Zoning - Mixed-Use Districts



MX: M1-4/R7X

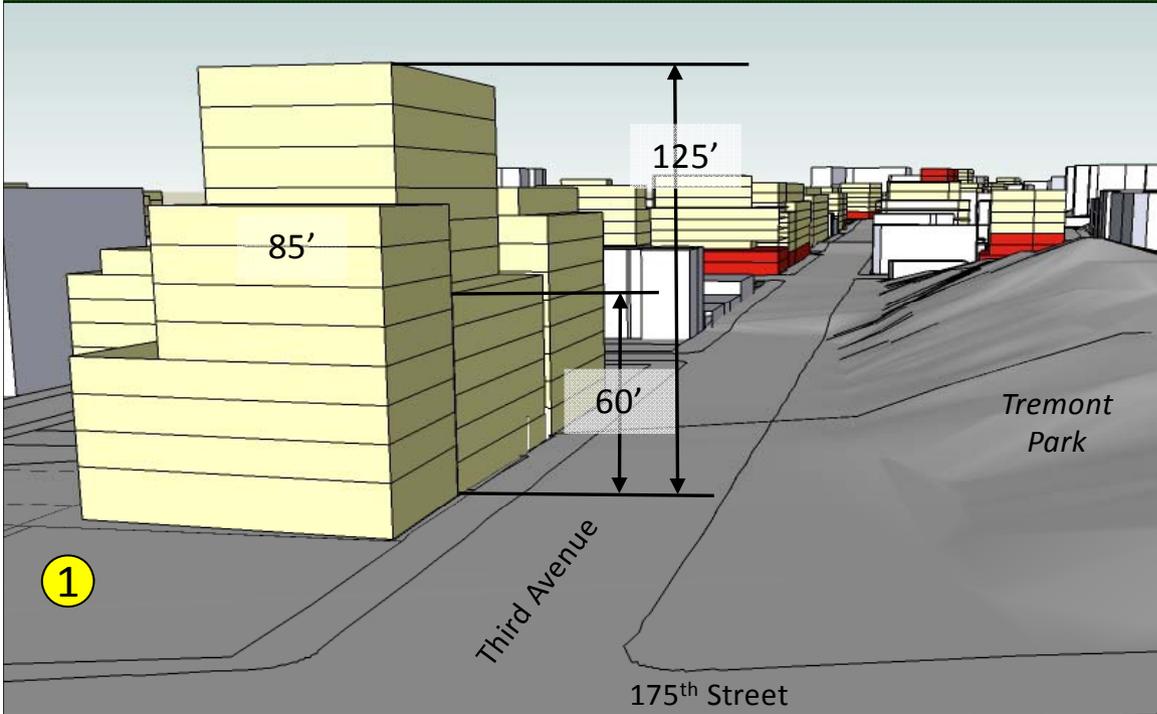
Building Height Limit

- Base: 60-85ft (6-8 stories)
- Max: 125ft (12 stories)

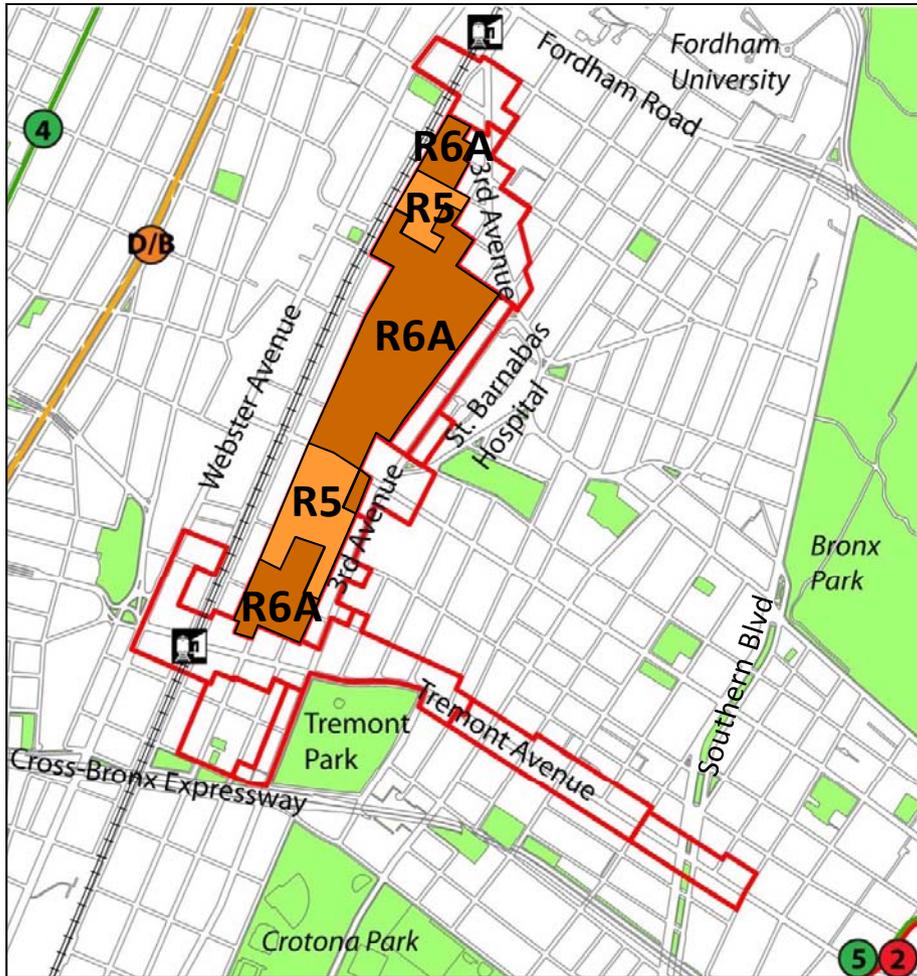
Floor Area Ratio:

- Residential:
 - Base FAR: 3.75
 - Inclusionary FAR (Max): 5.0
- Commercial: 2.0
- Community Facility: 5.0
- Industrial: 2.0

Establish height limit but allow taller buildings near park and hillside



Proposed Zoning - Neighborhood Preservation



R6A and R5

Ensure new development better matches existing buildings

Establish height limits

Discourage tear-downs

Proposed Zoning – Neighborhood Preservation

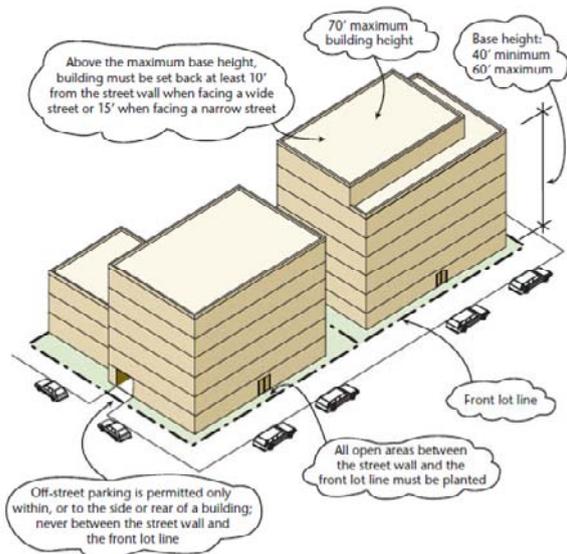
R6A

Building Height Limit

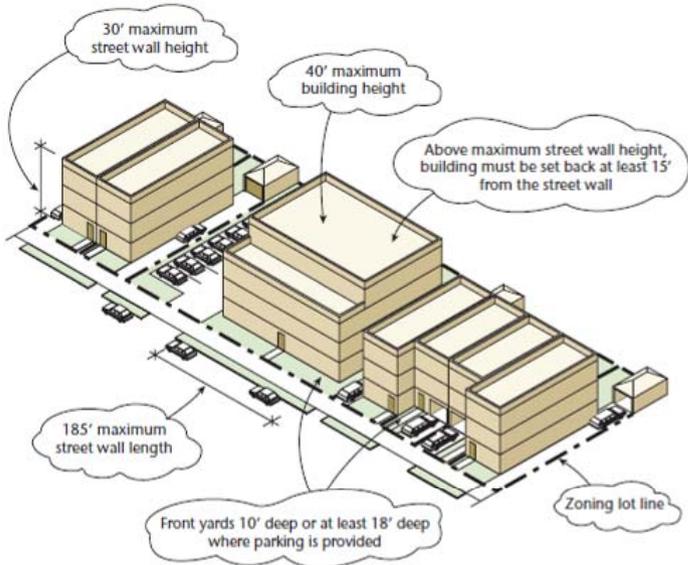
- Base: 40-60ft (4-6 stories)
- Max: 70ft (7 stories)

Floor Area Ratio:

- Residential: 3.0
- Community Facility: 3.0



Proposed Zoning – Neighborhood Preservation



R5

Building Height Limit

- Max Base: 30ft (3 stories)
- Max: 40ft (4 stories)

Floor Area Ratio:

- Residential: 1.25
- Community Facility: 2.0



Inclusionary Housing

- Program is optional but creates strong incentive to participate
- Creates permanently affordable housing
- Building receives 33% floor area bonus for 20% of total floor area “affordable”
 - “Affordable” = At or below 80% of HUD income limit (Currently, \$63,350 for family of four)
- Height and setback regulations do not change
- Units can be provided on-site or off-site within:
 - the same Community District, or
 - ½ mile of site receiving bonus
- Typically preference to current CD6 residents for 50% of affordable units



Floor Area Bonus for Inclusionary Housing

Zoning District	Max FAR (Base)	Max FAR (With Bonus)
R7A, C4-4A	3.45	4.6
R7X, C4-5X	3.75	5.0
C4-4D	5.4	7.2

Third Avenue/Tremont Avenue Zoning Proposal

To strengthen Third Avenue and Tremont Avenue as major corridors that will promote a healthy mix of uses including affordable housing, retail, and commercial while preserving the surrounding neighborhood character.

- Provide new opportunities for housing (approximately 700 units)
- Incentivize new permanently-affordable housing (at least 114 units)
- Expand development potential along Third and Tremont Avenue (over 700,000 sf)
 - Increasing commercial, retail, and office space (over 130,000 sf)
 - Retain viable light manufacturing and create jobs