

## WHAT DOES THE DEPARTMENT OF CITY PLANNING DO?

The Department of City Planning is New York City's planning and land use agency. Our role in city government is to work closely with communities, local stakeholders, and elected officials to create a long term vision that will help influence and shape the future of neighborhoods and our City.

### What is Neighborhood Planning?

Neighborhood planning is a process for communities to engage in a conversation together with City agencies to identify assets, challenges, and opportunities and create a comprehensive roadmap to preserve and grow together. Neighborhood study processes often aim to direct public and private investment and policy, guide growth and development, and protect and enhance communities.

DCP is undertaking a neighborhood planning approach as part of Mayor Bill de Blasio's Housing New York plan in an effort to foster diverse, livable neighborhoods with access to affordable housing, jobs, parks, transportation, and supporting services.

### What conversations do we have in the neighborhood planning process?

Local communities and stakeholders come together with city agencies and elected officials to discuss topics such as:



Preserving and creating quality housing for all



Connecting the neighborhood and the wider city



Protecting and enhancing communities and their character



Improving streets, sidewalks, public areas, and parks



Helping to create jobs and businesses



Improving services for community residents



Creating healthier communities



Preparing for a storm and climate change resilient city



And much more

### What tools are in DCP's toolbox?

**Neighborhood Planning** - Long-term comprehensive planning in communities.

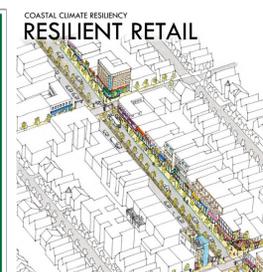
**Zoning and Land Use Policies** - Zoning regulates building uses, sizes, and shapes and required amenities. Some tools within zoning include:

- **Mandatory Inclusionary Housing** - Through zoning, it is made a requirement to build permanently affordable housing when future City Planning Commission actions encourage substantial new housing.
- **Special Districts** - The regulations for special purpose districts are designed to supplement and modify the underlying zoning in order to respond to distinctive neighborhoods with particular issues and goals.
- **Waterfront Access** - Zoning can require waterfront public access area (WPAA) on some waterfront lots. This portion of a waterfront zoning lot will have to provide publicly accessible open space to and along the shoreline. All WPAA's are required to be improved with landscaping and trees, seating and other amenities.
- **The Food Retail Expansion to Support Health** - The FRESH Program offers zoning incentives and financial benefits in communities with shortage of fresh food options.

**Urban Design Principles** - The principles provide a foundation for understanding neighborhood character and apply a set of core ideals to aspire to in the land use planning and development process.

**Resiliency and Sustainability** - Planning for the long-term vitality of communities affected by Hurricane Sandy and other areas at risk of coastal flooding.

**Data Sharing** - DCP provides public data and information on demographics, housing, economic development, resiliency and sustainability, and more.



### Past planning work in the Bronx include:



Jerome Avenue Neighborhood Plan



Sustainable Communities  
Metro North



The Sheridan Expressway Study



Harlem River Waterfront

### Contact the Southern Boulevard Study team:

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Oscar Oliver-Didier

### DID YOU KNOW?

DCP is responsible for writing the City's Zoning Resolution. The Dept. of Buildings is responsible for enforcing the Zoning Resolution.

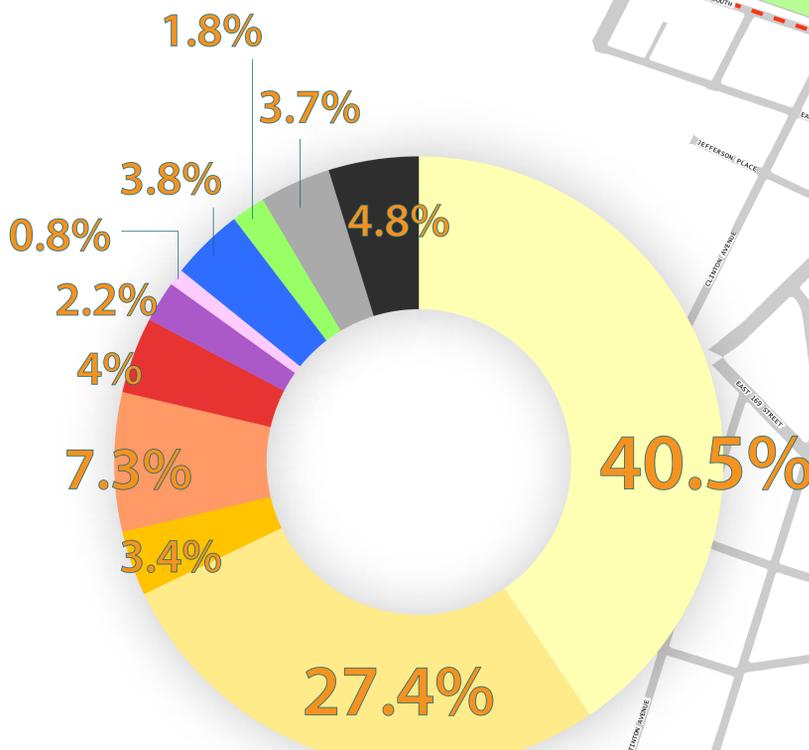
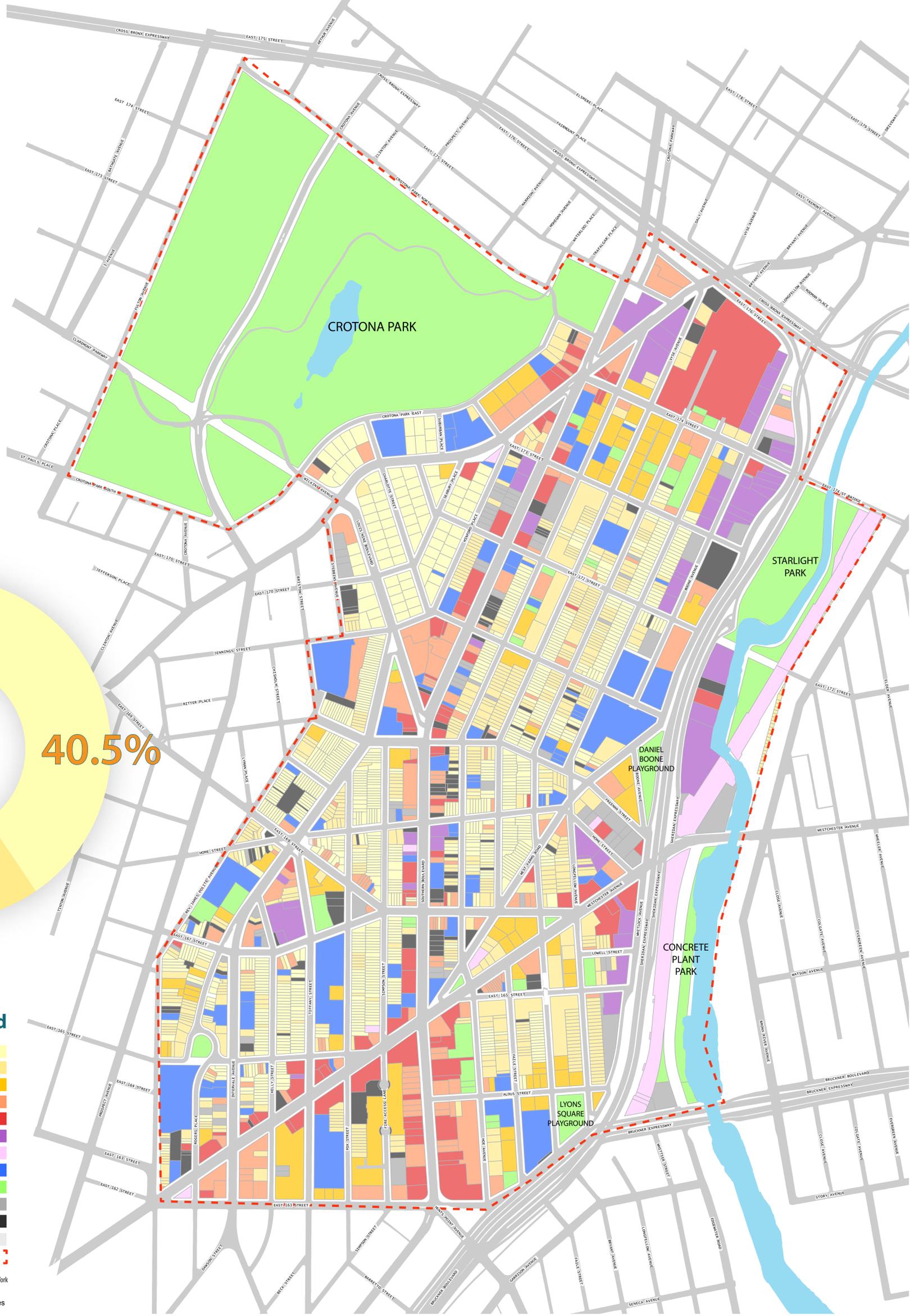
Email: [SouthernBLVD@planning.nyc.gov](mailto:SouthernBLVD@planning.nyc.gov)  
Call: (718) 220-8500  
Website: [nyc.gov/southern](http://nyc.gov/southern)

# SOUTHERN BOULEVARD NEIGHBORHOOD STUDY



## LAND USE & ZONING

### LAND USE



#### Legend

- 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
- All Others or No Data
- Study Boundary

## WHAT IS ZONING?

### ZONING:

Creates a **framework** for development on private property. Zoning governs **land use and building bulk** in the City. These regulations take the form of residential, commercial and manufacturing districts throughout the 5 boroughs.



Basically, **ZONING** regulates what can be done on a site (**USE**), and how tall and wide your building can be (**BULK**)

**Zoning is for the long term, for the future**

### Zoning **DOES**

**Regulate Uses** (by district boundaries)

#### Regulate Bulk

- Height
- Setbacks
- Lot Coverage

**Incentivize/Regulate Affordable Housing**

**Incentivize Public Amenities**

**Sets Performance Standards for Heavy Commercial & Industrial Uses**

### Zoning **DOESN'T**

#### Tear Down Buildings

Zoning does not give the City authority to acquire or tear down any existing buildings on private property.

#### Build New Buildings/ Uses

Zoning determines what is permitted to be built. Zoning does not require development. It works with the market.

## SOME CURRENT ZONING DISTRICTS IN THE SOUTHERN BOULEVARD STUDY AREA

R1-2



**R1-2** districts are leafy, **low-density neighborhoods** of large, single-family detached homes on spacious lots. The Charlotte Gardens neighborhood is zoned R1-2.

R7-1



**R7-1** allow **medium & high density residential uses**. They do not have height limits. 6-8 story apartment buildings are common in this zoning district.

C4-4



**C4** districts are mapped in **regional commercial centers** and include specialty and department stores, theaters and other commercial and office uses. The C4-4 district can be found mainly along Southern Boulevard.

C8-3



**C8** districts provide for automotive and other **heavy commercial services** that often require large amounts of land. They don't allow residential uses. The C8-3 district can be found along Southern Boulevard.

M1-1



**M1** districts typically include **light industrial uses**, such as woodworking shops, repair shops, and wholesale service and storage facilities.

C1/C2  
OVERLAYS



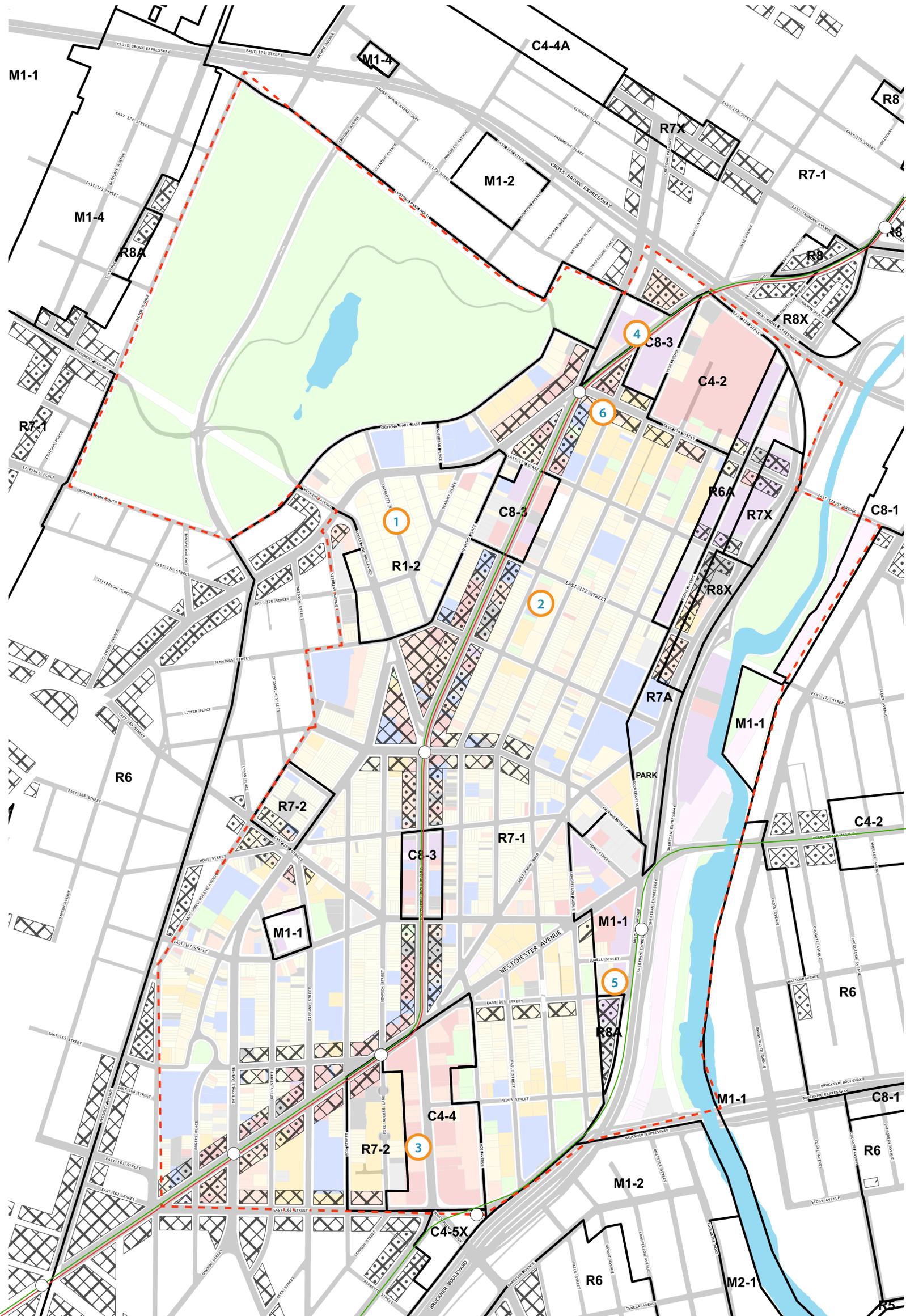
**C1 and C2** districts are referred to as "commercial overlay" districts. They allow **mixed-use buildings with commercial ground floors** underneath residential uses. They also permit standalone 1 and 2-story commercial buildings.

# SOUTHERN BOULEVARD NEIGHBORHOOD STUDY



## LAND USE & ZONING

### ZONING



The majority of the zoning in the study area is **R7-1** (mid-density residential, around 47%), and **M1-1** (light industrial, 8%). There are also good percentages of **R1-2**, **C4-4** and **C8-3**.

Numbers refer to the pictures on the "What is zoning?" board

#### Legend

- Zoning Districts
- Commercial Overlay
  - C1-4
  - C1-5
  - C2-2
  - C2-3
  - C2-4

Source: PLUTO data, City of New York

0 0.03 0.06 0.12 0.18 Miles



# SOUTHERN BOULEVARD NEIGHBORHOOD STUDY



## LAND USE & ZONING

### NEIGHBORHOOD CHARACTER

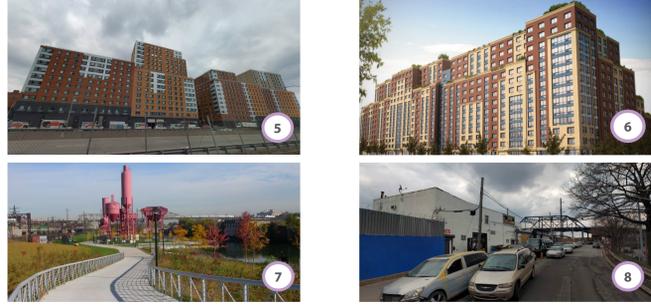
#### Interior, Low-Scale Residential

The interior residential blocks within the Southern Boulevard study area are largely defined by their low-scale character. While there are some prewar walk-up buildings, the residential blocks can be defined by a mix of one- and two-family attached and detached homes mostly built through various affordable housing programs starting in the 70's through the early 2000's. The Charlotte Gardens neighborhood south of Crotona Park is a notable example of such development. While in many areas, the zoning allows for larger buildings, smaller residential buildings continue to represent a defining characteristic throughout the study area. In fact, 55% of all residential buildings are one- and two family buildings.



#### Sheridan Corridor

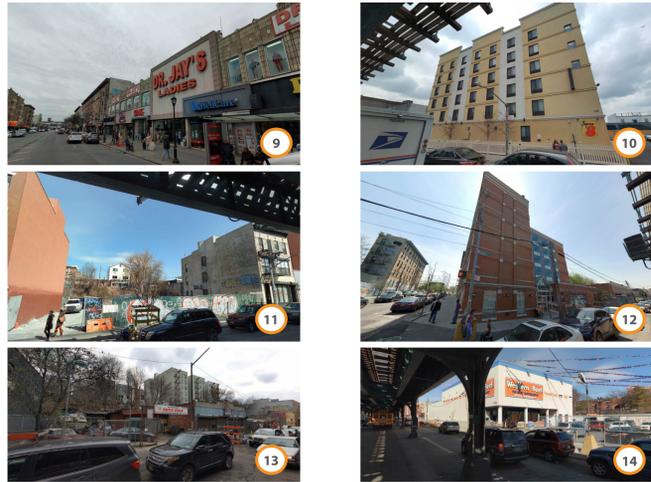
The Sheridan corridor to the west of the Bronx River, between Aldus St. and 174th makes up the westernmost portion of the study area. Here, a variety of factors contribute to the neighborhood character, and how it has changed- and will change- over time. Notably, the Crotona Park East/West Farms rezoning of 2011 has resulted in the construction of several multifamily apartment buildings, which will total approximately 1300 units when completed, as well as the construction of a new school to begin construction soon. Further south, specifically around the Whitlock 6 train station, the character is largely defined by low-scale commercial and light industrial uses. Automotive repair, warehouses and parking lots are common. A recent rezoning at Whitlock Avenue and East 165th Street will add two new residential buildings and provide 460 units of affordable housing, as well as commercial and community facility space. The Bronx River waterfront is anchored by Starlight Park – reopened in 2013 – to the north and Concrete Plant Park – opened in 2009 – to the south. In between are junkyards, automotive uses, a hotel, and other heavy commercial uses. Where there are buildings, they are typically one story. They are largely fenced-off from the street and disrupt visual and physical access to the Bronx River.



#### Southern Blvd. Corridor

The Southern Boulevard corridor is an active, elevated rail corridor with a variety of uses. Largely a commercial corridor, neighborhood-serving businesses like barbershops, bodegas, laundromats, and clothing stores are common. Additionally, community facility uses including daycares, healthcare facilities, and other non-profit uses are located along the corridor. There are also a number of residential uses along the corridor, including new buildings such as the Louis Nine House and 1776 Boston Road and planned projects at 1490 Southern Blvd. Additionally, uses like auto sales, parking lots, hotels, self-storage facilities, and warehouses can also be found along Southern Boulevard. These uses might be set back from the street, have no buildings, or contain inactive ground floors. These characteristics are not typical of a successful commercial corridor, can be disruptive to commercial continuity and can contribute to uncomfortable or unsafe conditions under the elevated rail line.

South of Westchester Avenue, the corridor holds its continuity and is by many accounts, a healthier commercial district. This portion is home to the Southern Boulevard Business Improvement District (BID), which helps to organize businesses and keep the area clean and attractive. There is no elevated rail along this portion of the corridor, but there is a 6 train subway station at Hunts Point Avenue, Southern Blvd, and 163rd at Del Valle Square. Additionally, there is a Metro North commuter-rail station proposed to be built just to the south of Del Valle Square, providing faster travel times to Manhattan as well as the eastern Bronx, upstate, and Connecticut.



#### Other Commercial Centers

Aside from the Southern Boulevard corridor, notable commercial areas are also found along Westchester Avenue and at the New Horizons Shopping Mall. New Horizons is a shopping center located in the northern portion of the study area that is home to a variety of franchises and national chain stores. While popular and well-used, the center itself is not well-integrated into the community with only one entrance and one exit and a vast, surface parking lot in front of the stores. New Horizons is connected to Southern Boulevard by East 174th Street, which contains a mix of residential and commercial uses. Another east-west commercial corridor is located toward the southern portion of the study area. Westchester Avenue, specifically between Intervale Ave. and Southern Blvd., is a mixed-use corridor with a variety of businesses and other uses, including grocery stores, apartment buildings, community facilities and parking lots. The elevated 2/5 train anchors this section of Westchester Avenue, before turning along Southern Boulevard. A number of other local commercial corridors are located throughout the area, including portions of Boston Road, East 165th Street, and Freeman Street.

