



Bedford Park



Kingsbridge Heights

Bronx Community District 7
Land Use & Zoning Study Research



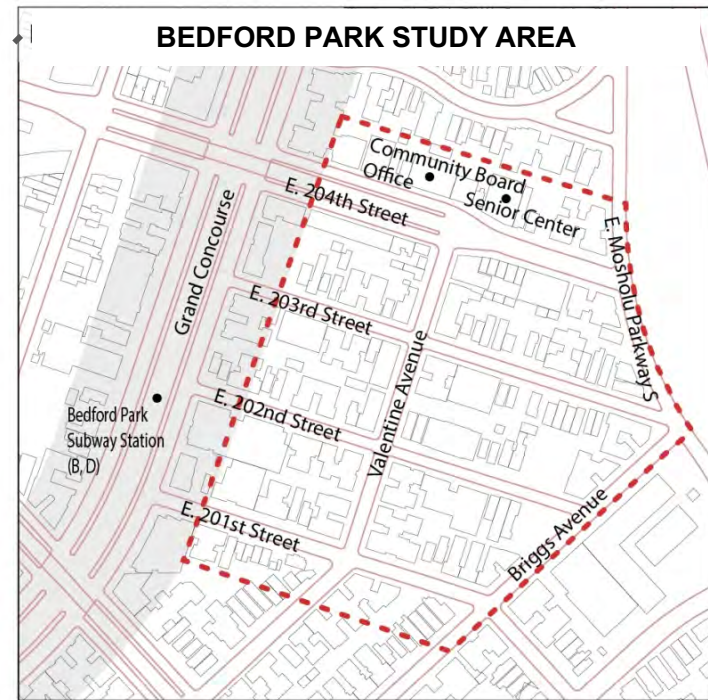
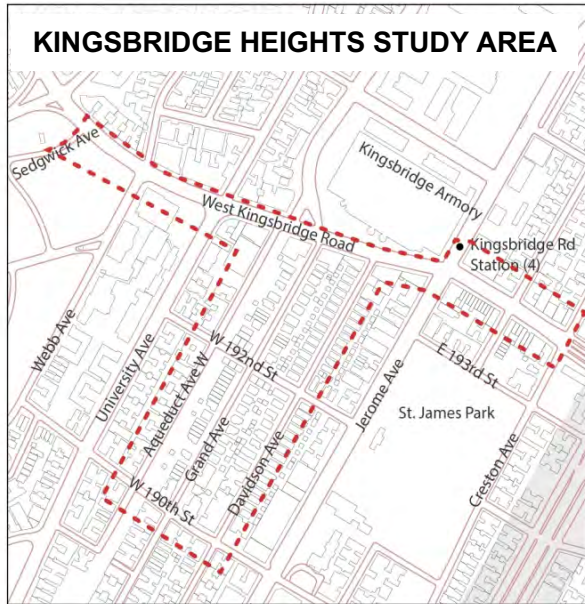
Presentation to Bronx Community Board 7 – April 19, 2017

Purpose and Process

- Conduct a study of development and land use patterns in two areas of Bronx CD7 (Bedford Park and Kingsbridge Heights).
- Identify zoning options that address CB7 goals, and evaluate the likelihood that such options could be implemented.
- Community input to inform proposal.



Study Areas



Background

BRONX CD7 ZONING

- Medium density residential is predominant zoning.
- Higher density residential concentrates along both sides of Grand Concourse.
- Few C4-4 regional commercial districts notably on Webster Ave and the Armory site.
- C8 automotive commercial districts mainly on Jerome and Webster Avenues.
- Few manufacturing districts.

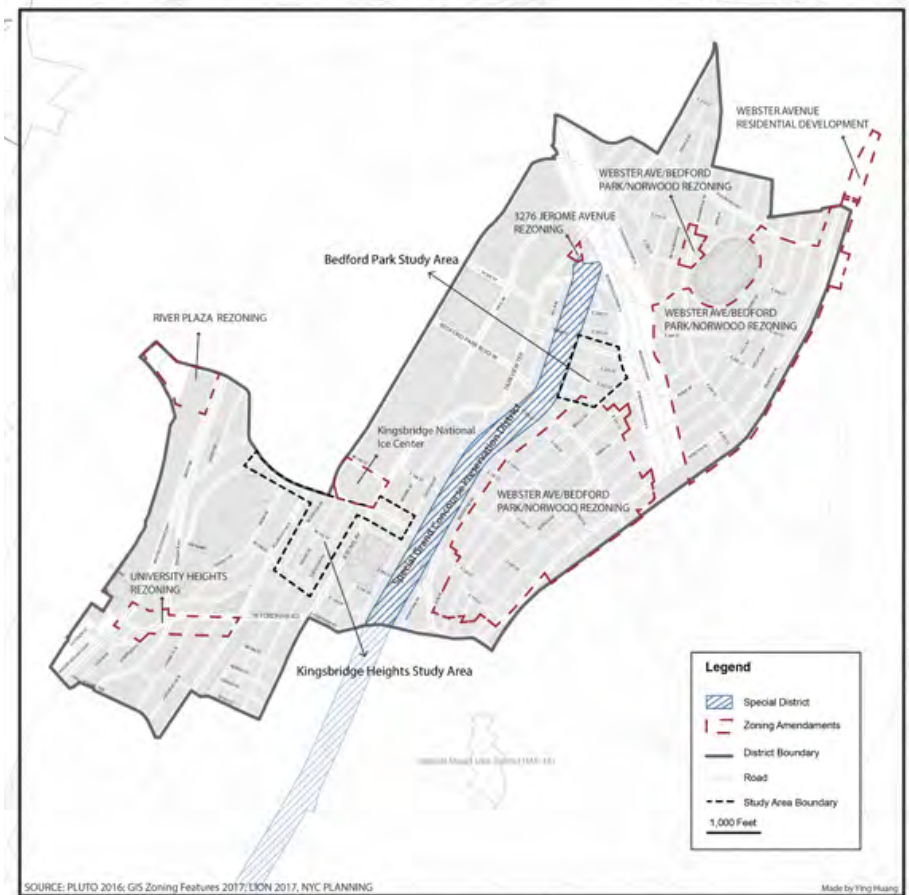


Background

BRONX CD7 ZONING AMENDMENTS

One Special District and 5 Zoning Amendments:

- **Special Grand Concourse District (1989).**
- **Webster Avenue/ Bedford Park/Norwood Rezoning (2011).**
- **Kingsbridge Armory Rezoning and Development (2013).**
- 3276 Jerome Avenue Rezoning (2016).
- River Plaza Rezoning – Kingsbridge Associates (2013).
- University Heights Rezoning - Landing Road (2007).



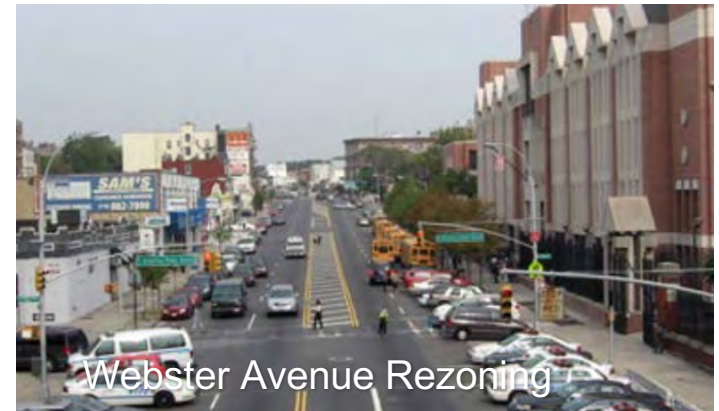
Background

WEBSTER AVENUE/ BEDFORD PARK/NORWOOD REZONING (2011)

- Upzoning to promote mid-density residential and commercial uses on Webster Avenue.
- Downzoning preserve existing character of adjacent residential areas.
- Inclusionary Housing Program (Voluntary) in designated areas.

KINGSBRIDGE ARMORY REZONING AND DEVELOPMENT (2013)

- Rezoning to C4-4 (regional commercial district).
- Disposition of City-owned property.
- Street closing.



Highlights from Visioning Session

- Participants like their neighborhoods and want to preserve without much change.
- Maintain pockets of low-scale housing alongside medium density development. Seek protection of current housing options and increased affordable housing opportunities.
- Concern for development that could change area character.
- Desire expanded range of stores and services on commercial streets.
- Desire more parking facilities, within or beyond the study area.



Land Use Research and Analysis

PROCESS AND METHODOLOGY

General

- Research on area population characteristics and land use / zoning history.
- Study Areas visual survey and photographs of each block.
- Data research using MapPLUTO 2016 database from DCP at lot level.
- Feedback from Visioning session to inform choices.

Land Use and Zoning Topics

- Existing zoning and land use.
- Built FAR.
- Number of Floors.
- Year Built.
- New construction, major renovations and minor renovations.



Shape	Borough	Block	Lot
Polygon	BX	3201	6
Polygon	BX	3201	7
Polygon	BX	3201	8
Polygon	BX	3201	9
Polygon	BX	3201	11
Polygon	BX	3201	13
Polygon	BX	3201	15
Polygon	BX	3201	20
Polygon	BX	3201	21
Polygon	BX	3201	22
Polygon	BX	3201	23
Polygon	BX	3201	24
Polygon	BX	3201	25
Polygon	BX	3201	26
Polygon	BX	3201	27
Polygon	BX	3202	1
Polygon	BX	3202	5
Polygon	BX	3202	6
Polygon	BX	3202	7
Polygon	BX	3202	8
Polygon	BX	3202	10
Polygon	BX	3202	12
Polygon	BX	3202	13
Polygon	BX	3202	15
Polygon	BX	3202	16
Polygon	BX	3202	18
Polygon	BX	3202	19

MapPLUTO™

MapPLUTO merges PLUTO tax lot data with tax lot features from the Department of Finance's Digital Tax Map (DTM), clipped to the shoreline. It contains extensive land use and geographic data at the tax lot level in ESRI ArcGIS shape format and dbase table format.

Note to Users:
The shape files are created in ArcGIS10.1 and the metadata within the shape files are ESRI-ISO format. The detailed metadata within the shape files can be displayed properly in ArcGIS10.1 or Higher.

Release..... 16v2
Date of Data..... May 2016 – September 2016

Download REST Feature Data GeoJSON Metadata / File Layout

General Findings

DEMOGRAPHICS & SOCIOECONOMICS

POPULATION TRENDS

POPULATION	2000	2014	Change 2000-2014	% Change
CD 7	141,411	125,254	-16,157	-11.4%
Bedford Park	55,329	53,362	-1,967	-3.6%
Kingsbridge Heights	33,286	30,088	-3,198	-9.6%
The Bronx	1,332,650	1,413,566	80,916	6.1%

Source: U.S. Census, American Community Survey, 2000 and 2014

INCOME AND UNEMPLOYMENT 2014

Geographic Area	Mean Income \$. (Average)	Median Income \$. (Midpoint, same number above and below)	Unemployment %
CD 7	\$43,833	\$31,513	15.6
Bedford Park	\$41,324	\$29,549	16.2
Kingsbridge Heights	\$42,385	\$32,124	16.2
The Bronx	\$49,661	\$32,284	15

Source: U.S. Census, American Community Survey, 2000 and 2014



Photographs Source: Chris Crowley, Serious Eats

General Findings

ETHNICITY

Higher percentage of Hispanic/Latino in Bedford Park and Kingsbridge Heights compared to CD7 and the Bronx.

Bedford Park and Kingsbridge Heights both about 72% Hispanic/Latino.

- BP 34% Dominican, 21% Puerto Rican.
- KH 40% Dominican, 18% Puerto Rican.

Bronx 54% Hispanic/Latino.

- 20% Dominican, 21% Puerto Rican.
- CD 7 67% Hispanic/Latino.

HOUSING STOCK

- Mostly old stock in the study areas dating to 1940 or earlier.
- Relatively low vacancy rates, 6.6% compared with the borough's 7.3%



Photographs Source: Google

General Findings

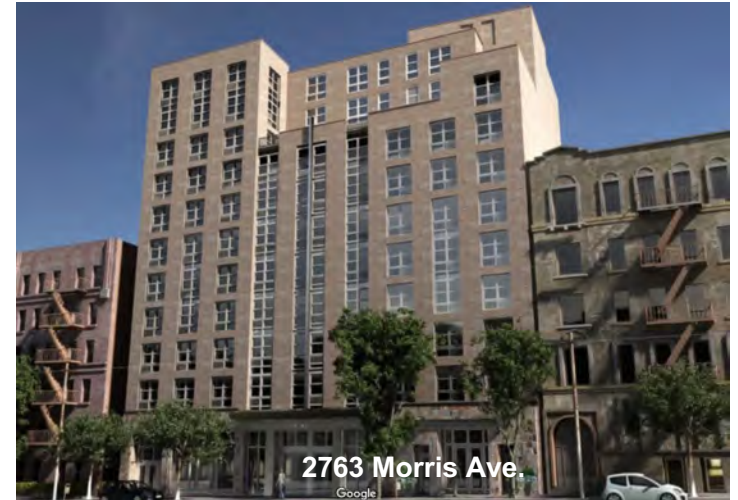
DEVELOPMENT IN CD7 SINCE 2011

Development Type	No. of Lots	PCT	Total Area	PCT
New construction	26	47.3%	315,028	26.9%
Major renovation	23	41.8%	397,836	34.0%
Minor renovation	6	10.9%	458,235	39.1%
TOTAL	55	100.0%	1,171,099	100.0%

Source: MapPLUTO copyrighted by NYC Department of City Planning. 2016

55 Developments:

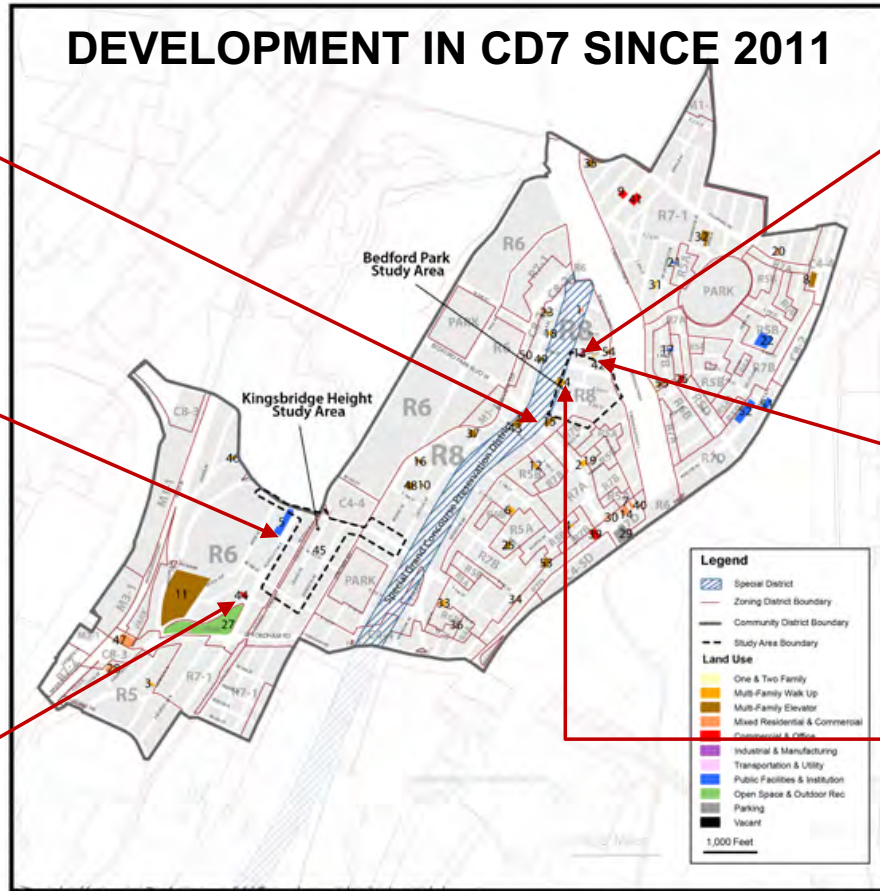
- 26 new construction (require C.O.).
- 23 major alterations (require C.O.).
- 6 minor alterations.
- 21 developments with major increases in FAR.
- 23 developments within Webster Ave Rezoning area.
- 3 new developments and 3 major renovations near study areas.



Developments in CD7 with greatest FAR increase
Photographs Source:Google

General Findings

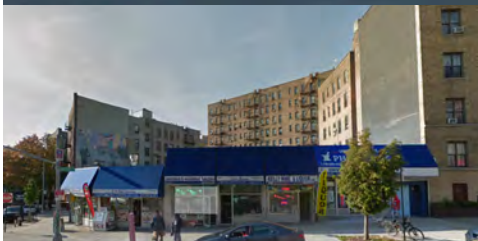
DEVELOPMENT IN CD7 SINCE 2011



211 Bedford Park Blvd.



2553 University Ave.



2459 University Ave.



174 East 205th St



192 East 205th Street (pre-demo)



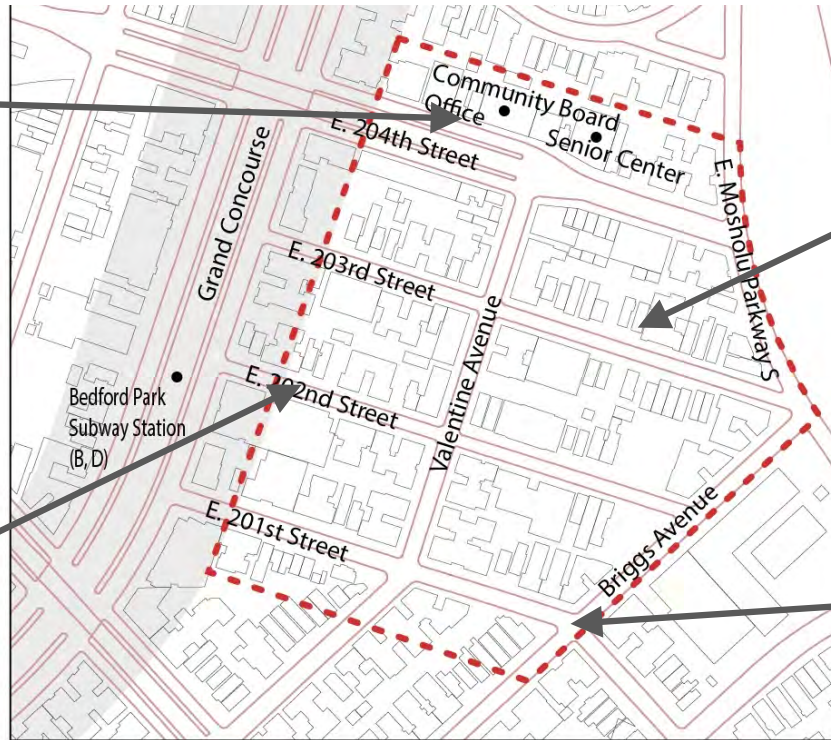
3034 Grand Concourse

SOURCE: PLUTO 2016; GIS Zoning Features 2017; LION 2017, NYC PLANNING

Made by Ying Huang

Land Use Research and Analysis

BEDFORD PARK STUDY AREA



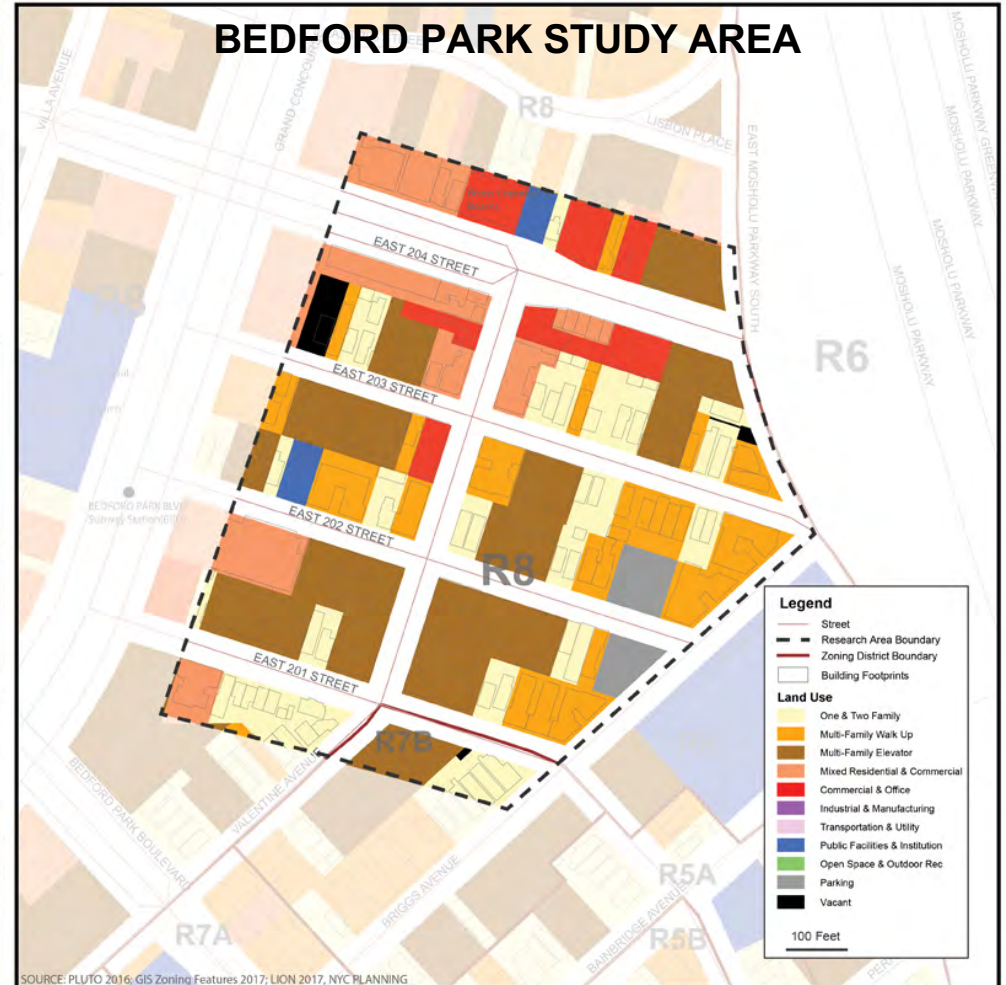
Land Use Research and Analysis

EXISTING LAND USE

- Diverse types of residential uses throughout.
- Commercial and mixed use along E.204th St. and northern area of Valentine Ave.
- Minimal presence of vacant lots.
- Largest number of lots 1-2 family buildings.
- Largest amount of lot area multi-family elevator buildings.

LAND USE CATEGORIES	TOTAL LOTS	%	TOTAL AREA SF	%
01 One & Two Family Buildings	44	36.7%	117,305	19.6%
02 Multi-Family Walk-Up Buildings	25	20.8%	112,025	18.7%
03 Multi-Family Elevator Buildings	17	14.2%	189,744	31.7%
04 Mixed Residential & Commercial Buildings	16	13.3%	100,346	16.8%
05 Commercial & Office Buildings	7	5.8%	45,218	7.6%
06 Industrial & Manufacturing Buildings	0	0.0%	0	0.0%
07 Transportation & Utility	0	0.0%	0	0.0%
08 Public Facilities & Institutions	2	1.7%	9,073	1.5%
09 Open Space & Outdoor Recreation	0	0.0%	0	0.0%
10 Parking Facilities	5	4.2%	16,447	2.8%
11 Vacant Land	4	3.3%	7,678	1.3%
TOTAL	120	100.0%	597,836	100.0%

Source: MapPLUTO copyrighted by NYC Department of City Planning, 2016

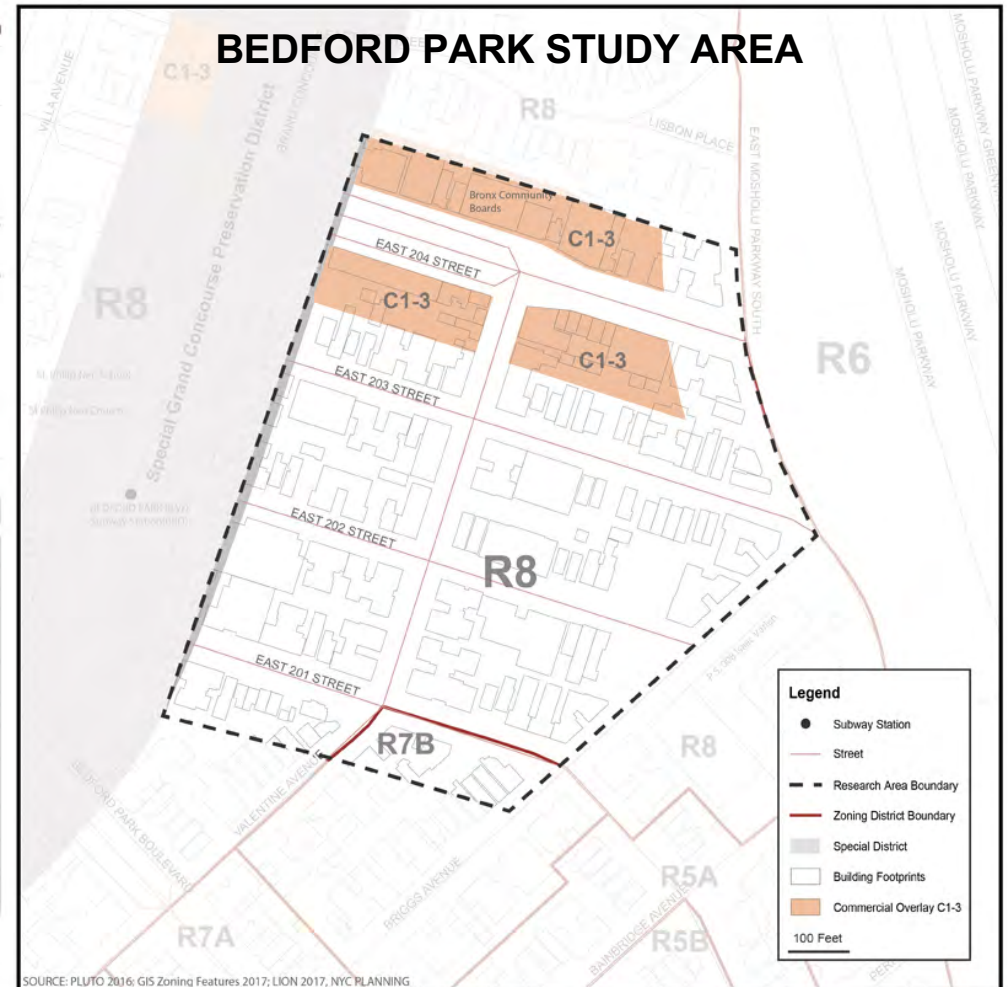


Land Use Research and Analysis

ZONING

- Predominantly R8 – high density residential.
- Small R7B district at south east corner.
- Commercial overlay C1-3 along E.204th St. (allows limited local retail & service uses).
- Surrounded by R8 and R6 (mid-density).
- Bordered by Special Grand Concourse District to the east, and Webster Avenue/ Bedford Park/Norwood rezoned area to the south.

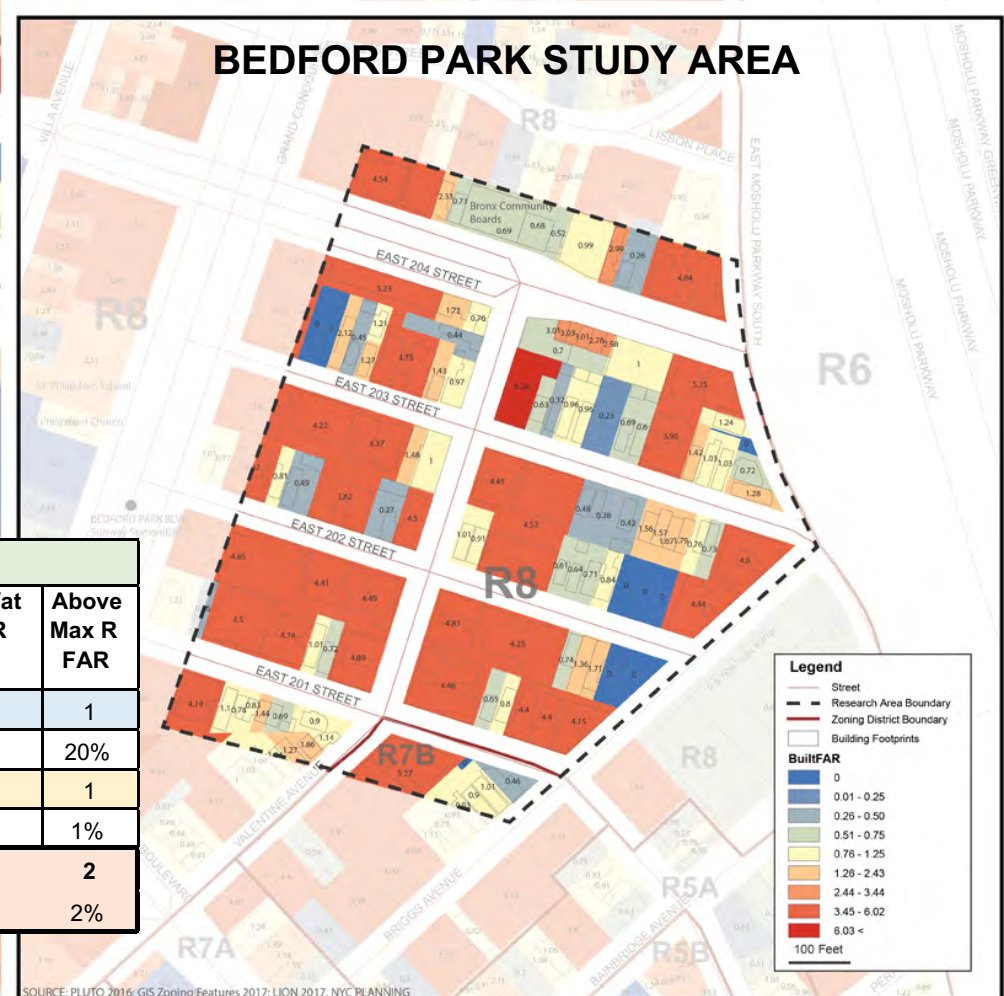
ZONING	No. of Lots	%	Lot Area
R7B	6	5%	35,830
R8	75	63%	359,916
R8/C1-3	39	33%	202,090
TOTAL	120	100%	597,836



Land Use Research and Analysis

BUILT FAR

- Higher FAR lots mostly at corners.
- Below FAR mostly interior lots.
- 80% of built lots in the R7B district comply with zoning.
- 99% of built lots in the R8 district comply.



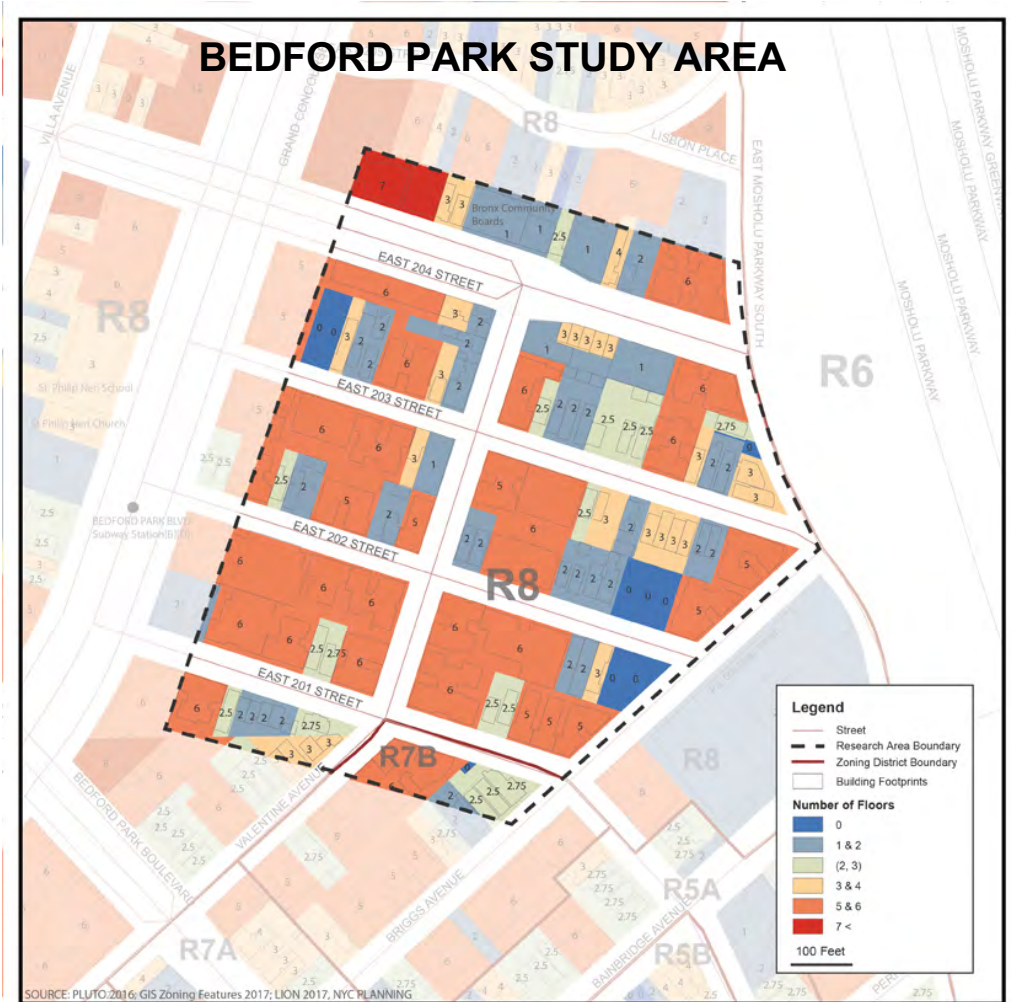
ZONING COMPLIANCE - BEDFORD PARK STUDY AREA							
Existing Zoning	Lots / Lot Area / Building Area		Unbuilt Lots	Max R FAR	Below Max R FAR	Within/at Max R FAR	Above Max R FAR
R7B	No. of Lots	6	1	3.00	4	0	1
	%	100%	17%		80%	0%	20%
R8	No. of Lots	114	8	0.94-6.02	37	68	1
	%	100%	7%		35%	64%	1%
TOTAL LOTS		120	9	0	41	68	2
		%	8%	0	34%	57%	2%

Land Use Research and Analysis

NUMBER OF FLOORS

- Taller building mostly on corner lots.
- Low-rise buildings mostly on interior lots.
- The median 3 stories in R8 portion, taller structures on larger lots.

NUMBER OF FLOORS BY ZONING DISTRICT					
R7B Zoning			R8 Zoning		
No. Floors	No. Lots	PCT	No. Floors	No. Lots	PCT
0	1	17%	0	8	7.0%
1	0	0%	1	6	5.3%
2	1	17%	2	30	26.3%
2.5	2	33%	2.5	12	10.5%
2.75	1	17%	2.75	3	2.6%
3	0	0%	3	24	21.1%
4	0	0%	4	1	0.9%
5	0	0%	5	9	7.9%
6	1	17%	6	20	17.5%
7	0	0%	7	1	0.9%
TOTAL	6	100%	TOTAL	114	100.0%

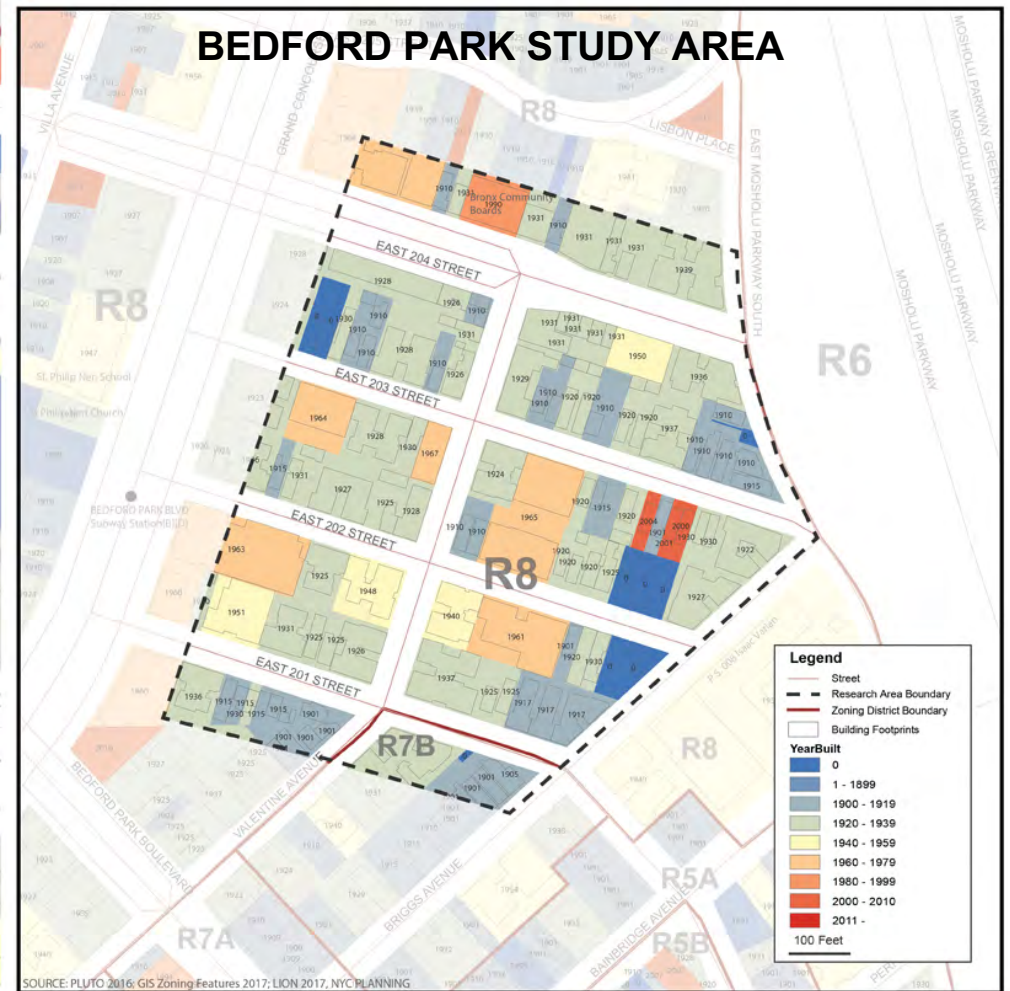


Land Use Research and Analysis

YEAR BUILT

- Most structures built before 1940.
- Larger footprint structures built in 1960's.
- Only 3 structures built since 2000.
- 8 vacant lots in the R8 district.

YEAR BUILT BY ZONING DISTRICT					
R7B Zoning			R8 Zoning		
Year Built	No.Lots	PCT	Year Built	No.Lots	PCT
0	1	17%	0	8	7%
1900 - 1919	4	67%	1900 - 1919	34	30%
1920 - 1939	1	17%	1920 - 1939	58	51%
1940 - 1959	0	0%	1940 - 1959	4	4%
1960 - 1979	0	0%	1960 - 1979	6	5%
1980 - 1999	0	0%	1980 - 1999	1	1%
2000 - 2010	0	0%	2000 - 2010	3	3%
2011 -	0	0%	2011 -	0	0%
TOTAL	6	100.0%	TOTAL	114	100%

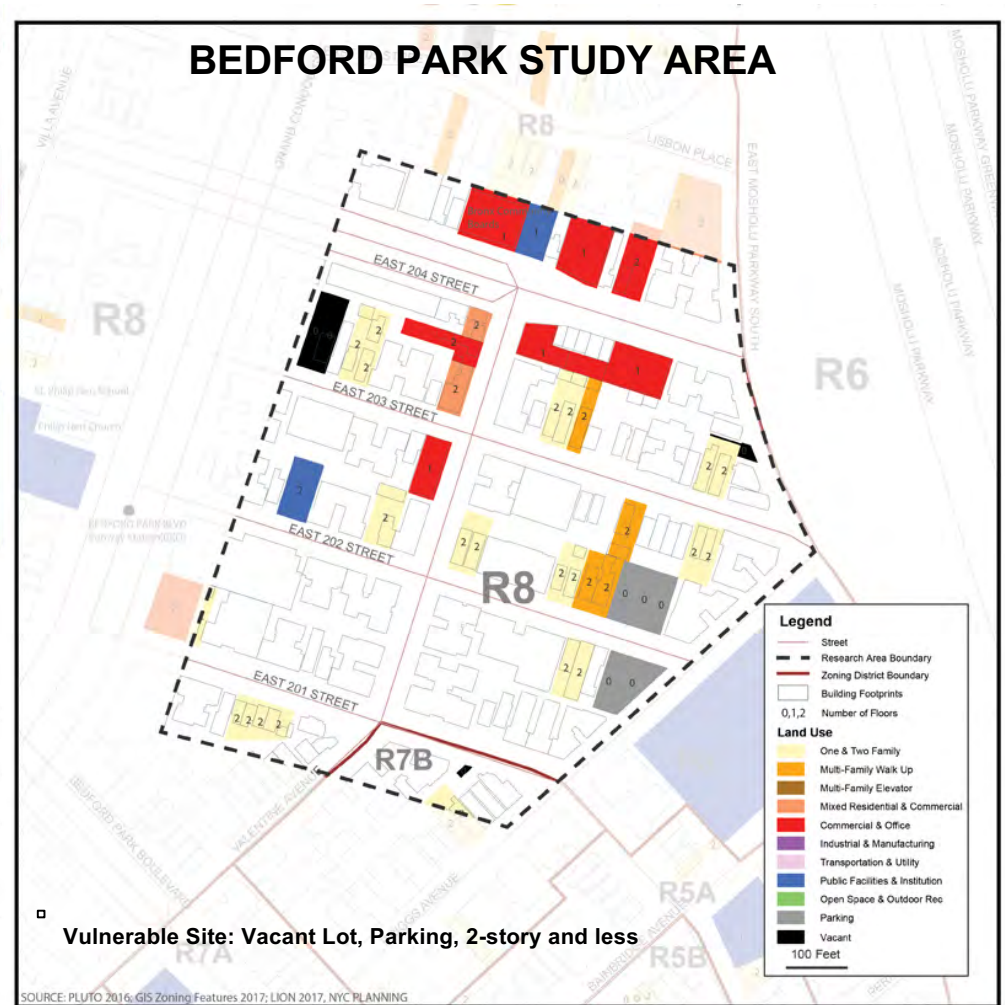


Land Use Research and Analysis

VULNERABLE SITES

- Total 46 lots vulnerable to development under current zoning.
- Cluster of 1-2 family residential and parking use lots on mid blocks between E. 202nd and E. 203rd Streets
- 5 commercial/office and public facility use lots on E. 204th St.
- 2 vacant lots on E. 203rd St.

VULNERABLE SITES BY LAND USE					
	Land Use	No. Lots	PCT	Lot Area SF	PCT
1	One & Two Family Buildings	22	48%	53,518.00	36%
2	Multi-Family Walk-Up Buildings	4	9%	13,654.00	9%
4	Mixed Residential & Commercial Buildings	2	4%	5,018.00	3%
5	Commercial & Office Buildings	7	15%	45,218.00	30%
8	Public Facilities & Institutions	2	4%	9,073.00	6%
10	Parking Facilities	5	11%	16,447.00	11%
11	Vacant Land	4	9%	7,678.00	5%
	TOTAL	46	100%	150,606.00	100%



Potential Zoning Options

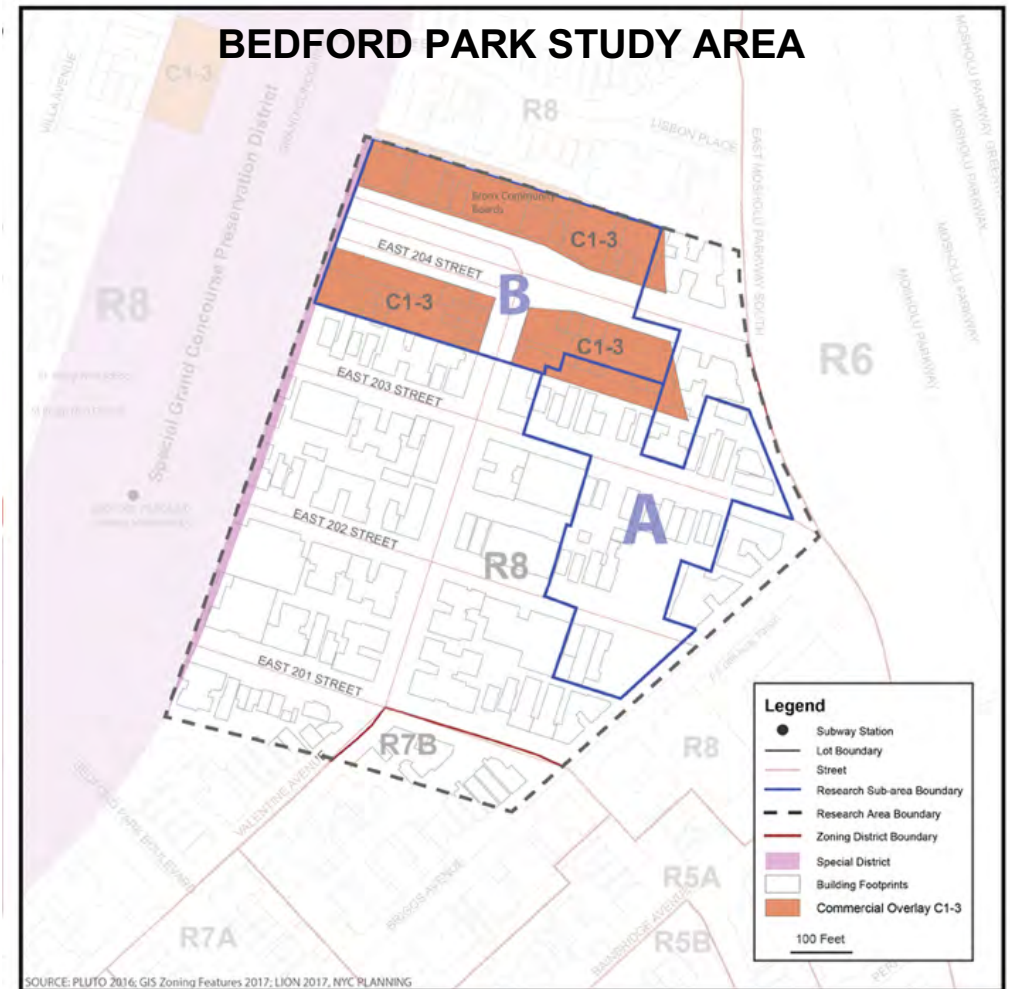
SUBAREAS

Subarea A:

- Low-density residential midblock lots.
- Two small sections face E. Mosholu Pkwy and Briggs Ave.
- Existing Zoning: R8.

Subarea B:

- Commercial overlay lots along E. 204th St.
- Wide corridor divided by Grand Concourse underpass.
- Local retail, services and community facility uses provide neighborhood character.
- Existing Zoning: R8/C1-3.

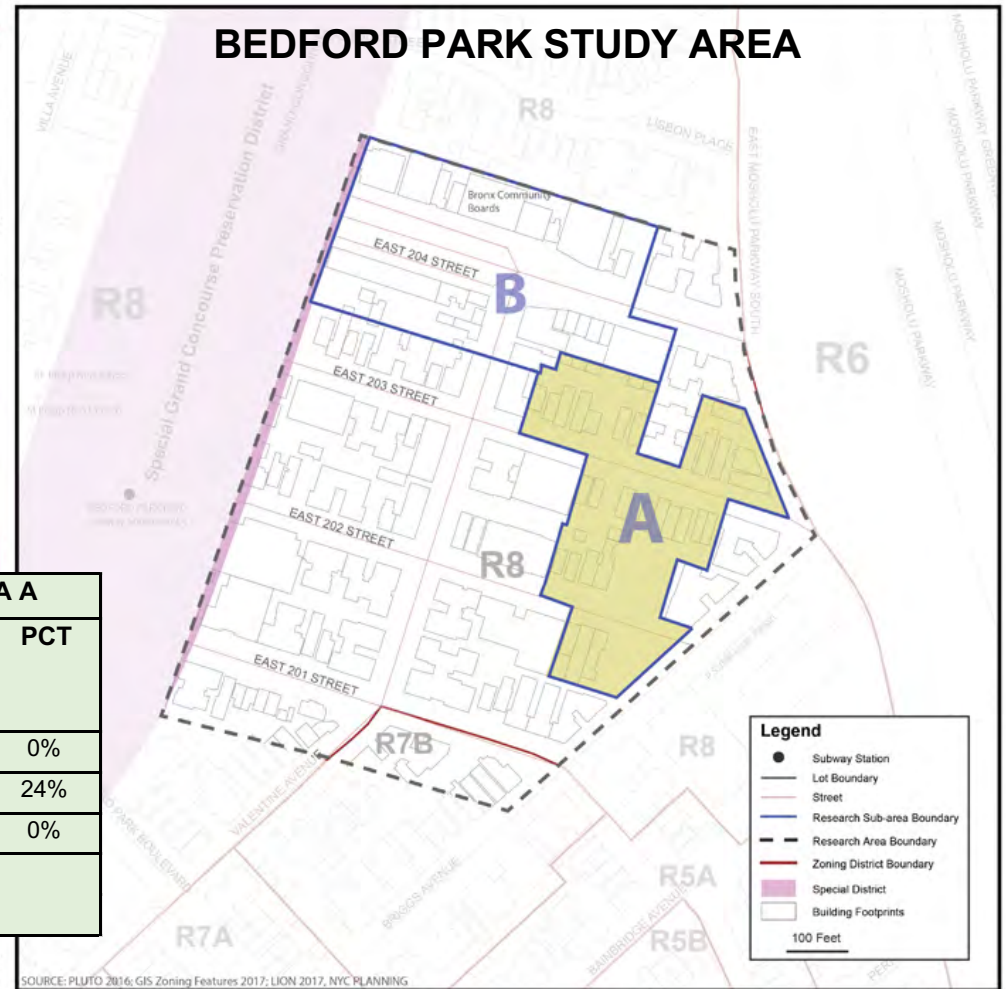


Potential Zoning Options

SUBAREA A FINDINGS

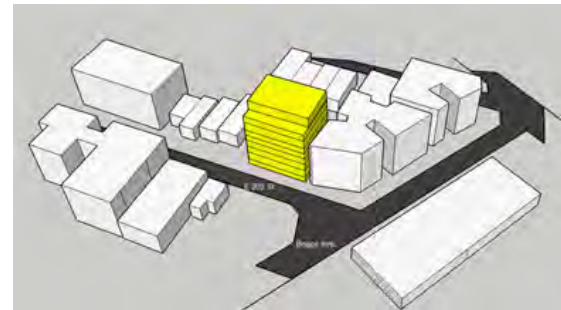
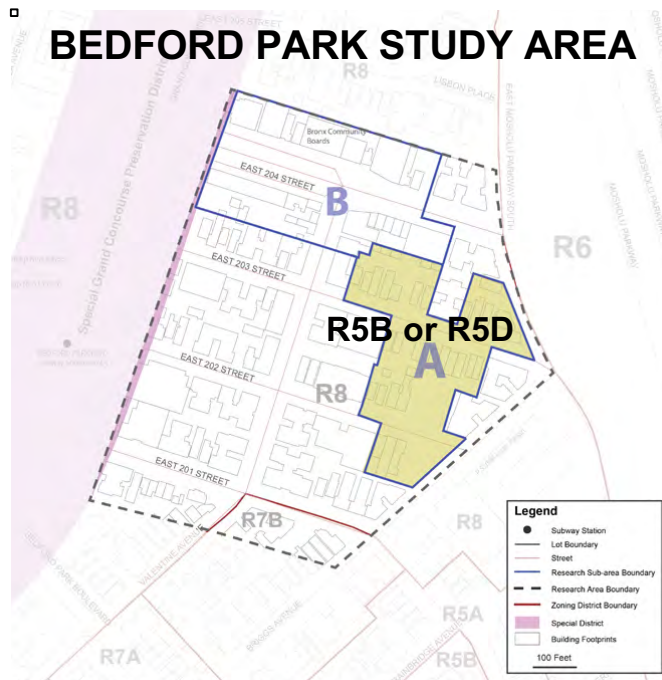
- Total of 35 lots in an area of 103,391 sq. ft.
- 29 buildings, 1 vacant lot & 5 lots used for surface parking.
- Number of floors: 2-3 stories.
- 26 structures built between 1901 & 1930.
- No non-compliant lots under R5D.

BUILT FAR COMPLIANCE & COMPARISON- BEDFORD PARK SUBAREA A					
Zoning District	MAX FAR	Compliant Lots	PCT	Non-Compliant Lots	PCT
R8 (Existing)	0.94-6.02	29	100%	0	0%
R5B	1.35	22	76%	7	24%
R5D	2.0	29	100%	0	0%
TOTAL BUILT LOTS	29				
TOTAL LOTS	35				

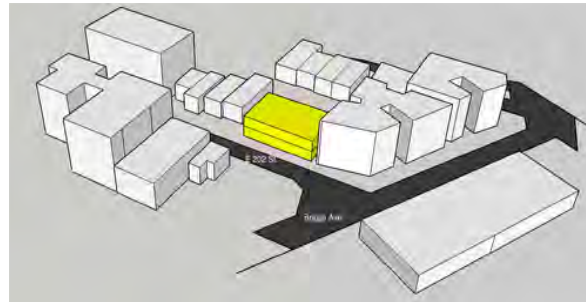


Potential Zoning Options

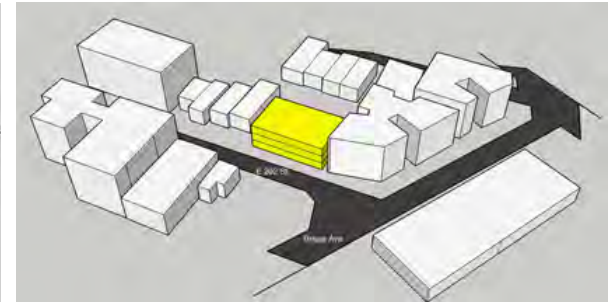
SUBAREA A PROPOSAL



Existing Zoning: R8 (QH)
FAR R: 6.02, C: 2.0, CF: 6.5
Height Limit: 105 ft. narrow street.



Proposed Zoning: R5B
FAR R: 1.35, CF: 2.0
Height Limit: 33 ft.



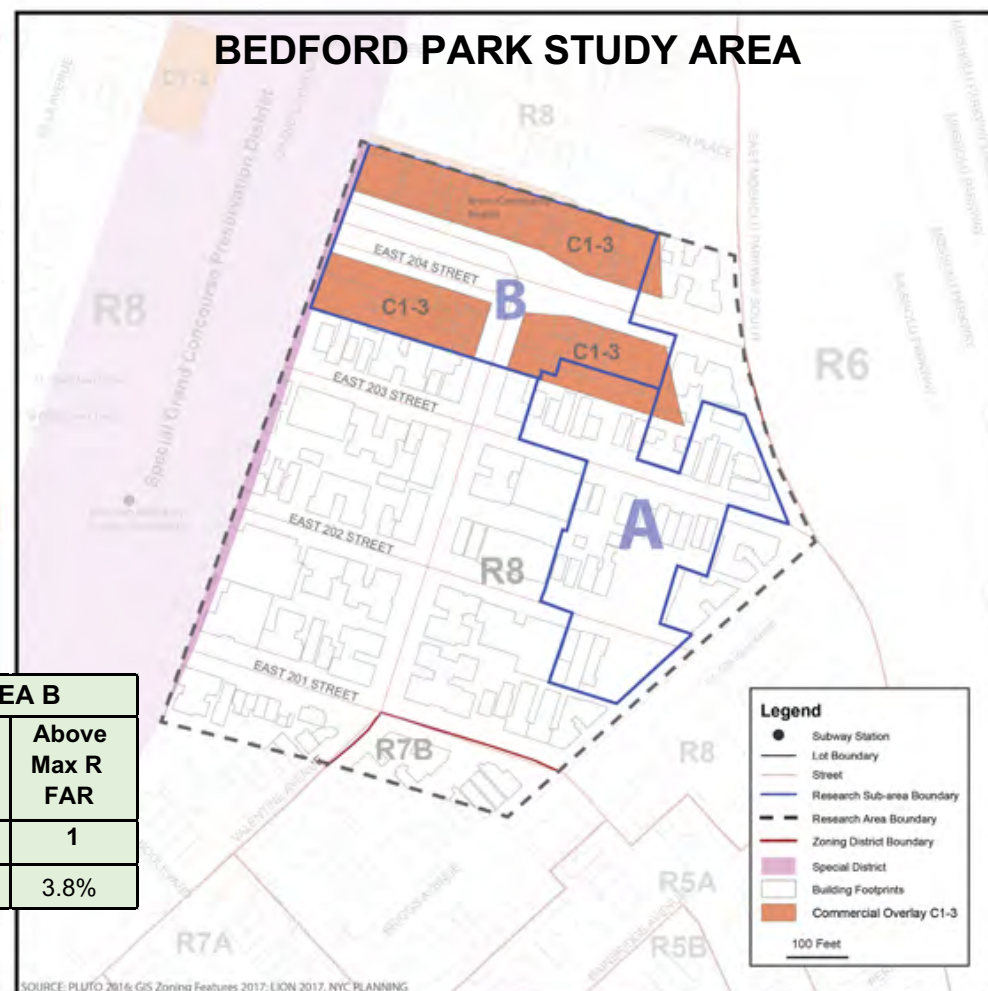
Proposed Zoning: R5D
FAR R: 2.0, CF: 2.0
Height Limit: 40 ft.

Address: 269, 271 & E. 202 St. Block 3308; Lots 82, 84, 86

Potential Zoning Options

SUBAREA B FINDINGS

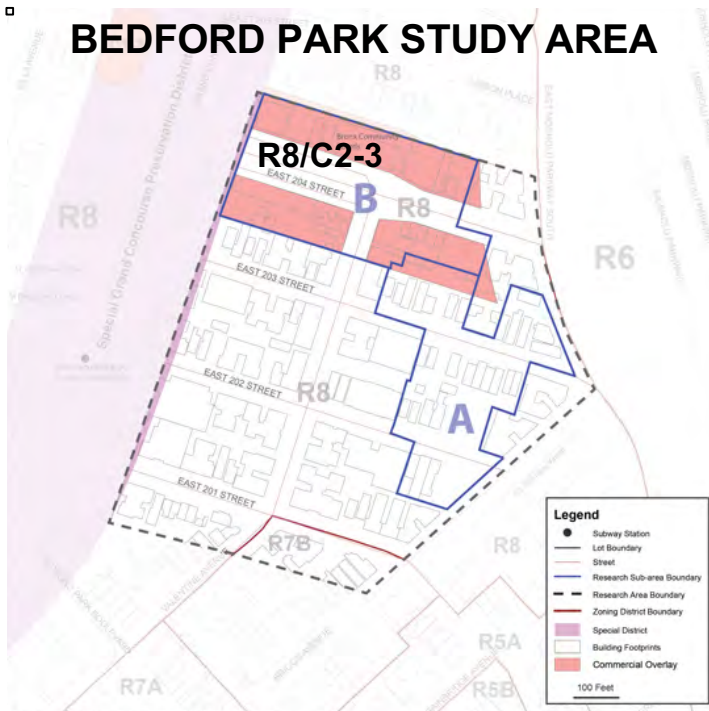
- Total of 28 lots in an area of 143,367 sq. ft.
- 26 buildings, 2 vacant lots.
- 21 buildings are 2-3 stories; 5 are 4-7 stories.
- 13 of the 26 buildings are mixed residential commercial, 5 are commercial-only.
- 96% of buildings are compliant with R8 zoning.



BUILT FAR COMPLIANCE WITH R8 ZONING BEDFORD PARK SUBAREA B							
Lots		Unbuilt Lots	Built Lots	Max R FAR	Below Max R FAR	Within Max R FAR	Above Max R FAR
No. of Lots	28	2	26	0.94-6.02	9	16	1
%	100%	7%	93%		34.6%	61.5%	3.8%

Potential Zoning Options

SUBAREA B PROPOSAL



Existing Zoning: R8 / C1-3
FAR R: 6.02, C: 2.0, CF: 6.5
Height Limit (QH): 120 ft. wide St.



Proposed Zoning: R8 / C2-3
FAR R: 6.02, C: 2.0, CF: 6.5
Height Limit (QH): 120 ft. wide St.

Address: 233 East 204th Street; Block 3311; Lot 152

Land Use Research and Analysis

COMMERCIAL DISTRICT USES

Zone	Purpose	Use Groups	Typical Uses, Examples Relevant to Bedford Park & Kingsbridge Heights Study Area	With Size Limits, Examples
C1	Local retail & services	6	bakeries, banks, barber/beauty, food stores, hardware, laundry, liquor, shoe repair, offices, veterinarians, post office, courts, fire house, health club	dry cleaners (2,000 sq. ft.), eating/drinking 200 people, 10,000 sq.ft.: floor covering, clothing, furniture, appliances, variety stores
C2	Local retail & services	6-9	Also: appliance & other repair shops; gymnasiums; contractor shops; auto accessories, rental, showrooms, tires, driving schools; business/trade schools; catering halls; medical/dental labs; pawn shops; funeral homes, theaters	lumber stores (5,000 sq.ft.) photocopy/printing (2,500 sf) bowling alleys to 16 lanes public parking garages to 150 spaces (larger by special permit)
C4	General commercial centers	5, 6, 8, 9, 10, 12	Not: contractor/repair shops, auto related uses, funeral homes Also: hotels; large retail stores, entertainments with no size limit (eating/drinking with entertainment, bowling, enclosed skating rinks, public auction rooms, etc.)	arena/auditorium to 2500 seats

Potential Zoning Options

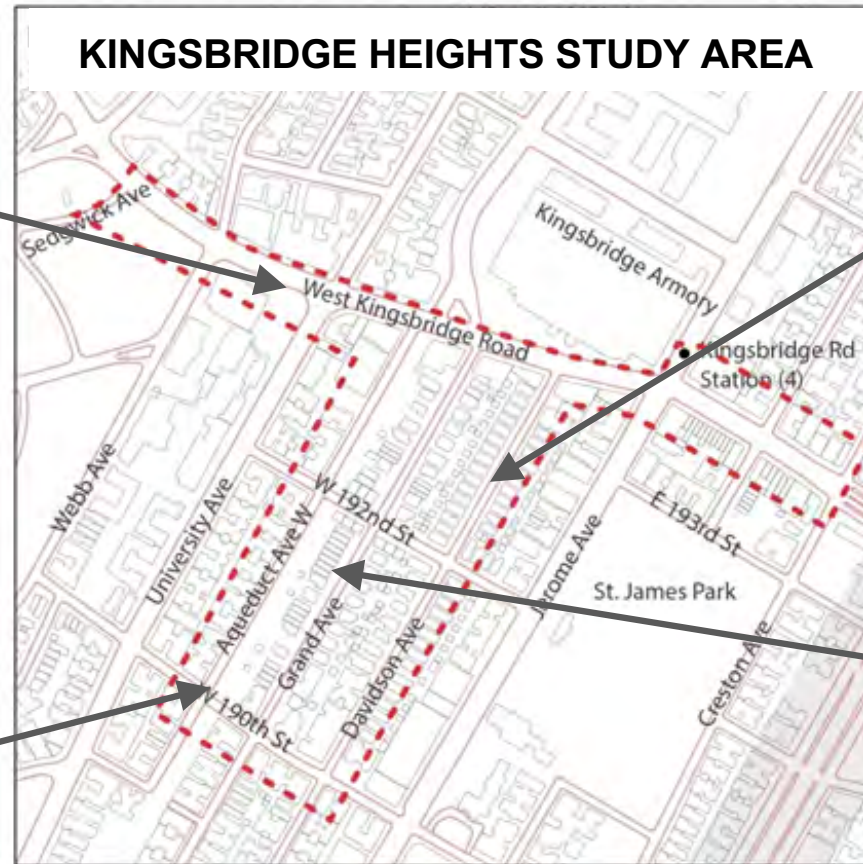
BEDFORD PARK STUDY AREA

EXISTING & PROPOSED ZONING DISTRICT COMPARISON				
SUBAREAS	RESIDENTIAL FAR	COMMERCIAL FAR	COMMUNITY FACILITY FAR	HEIGHT LIMIT FEET
Subarea A				
Existing R8	Height Factor Building 0.94-6.02 Quality Housing 7.2/6.02 wide/narrow st.	-	6.5	- QH 120/105 wide/narrow st.
Option R5B	1.35	-	2.0	33/30 wide/narrow
Option R5D	2.0	-	2.0	40
Subarea B				
Existing R8/C1-3	Height Factor Building 0.94-6.02 Quality Housing 7.2/6.02 wide/narrow st.	2.0	6.5	- QH 120/105 wide/narrow st.
Option R8/C2-3	Height Factor Building 0.94-6.02 Quality Housing 7.2/6.02 wide/narrow st.	2.0	6.5	- QH 120/105 wide/narrow st.

Bedford Park Aerial



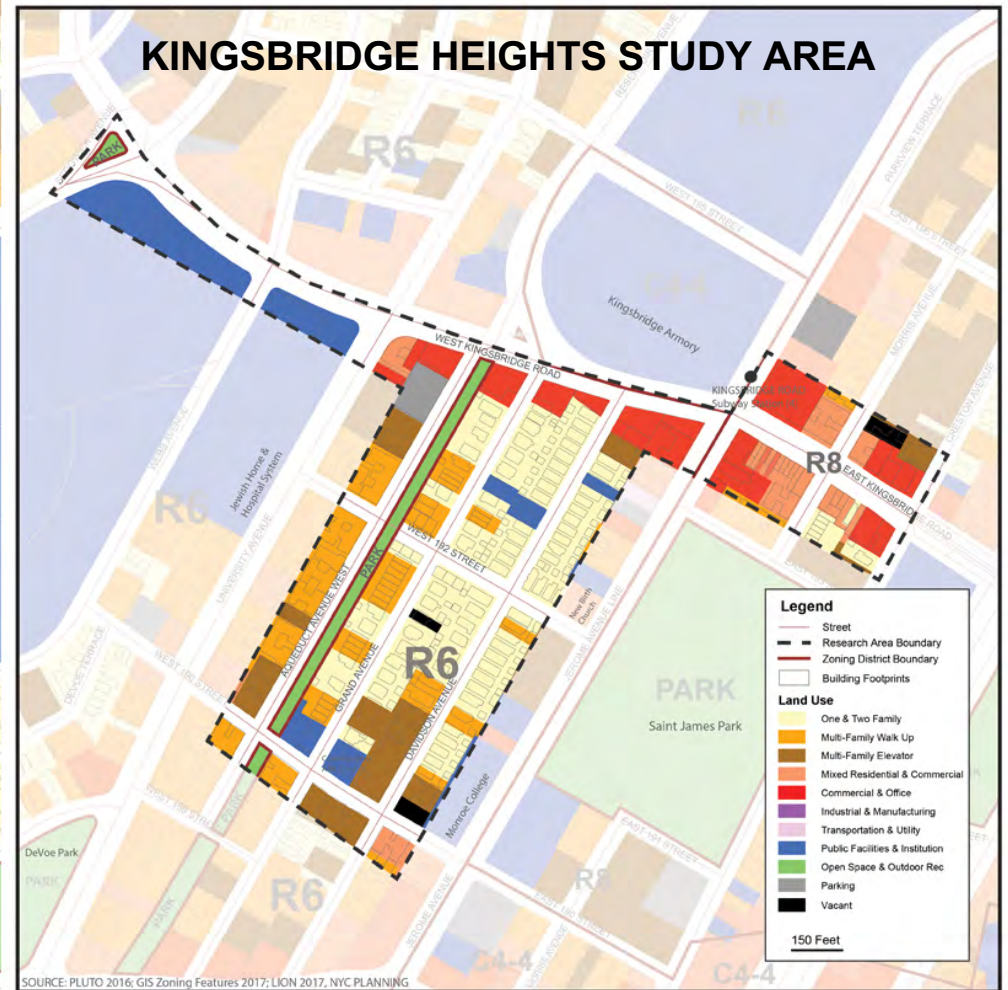
Land Use Research and Analysis



Land Use Research and Analysis

EXISTING LAND USE

- Predominant land use is 1-2 family houses.
- Commercial and mixed use concentrate along East and West Kingsbridge Rd.
- Minimal presence of vacant lots.
- Most multi-family walk ups and elevator buildings located west of Aqueduct Ave. and along 190th St.



LAND USE CATEGORIES	TOTAL LOTS	%	TOTAL AREA SF	%
01 One & Two Family Buildings	87	43.7%	334,879	13.8%
02 Multi-Family Walk-Up Buildings	46	23.1%	202,732	8.4%
03 Multi-Family Elevator Buildings	11	5.5%	136,022	5.6%
04 Mixed Residential & Commercial Buildings	18	9.0%	64,793	2.7%
05 Commercial & Office Buildings	20	10.1%	148,165	6.1%
06 Industrial & Manufacturing Buildings	0	0.0%	0	0.0%
07 Transportation & Utility	0	0.0%	0	0.0%
08 Public Facilities & Institutions	9	4.5%	1,432,922	59.3%
09 Open Space & Outdoor Recreation	4	2.0%	68,498	2.8%
10 Parking Facilities	1	0.5%	16,383	0.7%
11 Vacant Land	3	1.5%	13,737	0.6%
TOTAL	199	100.0%	2,418,131	100.0%

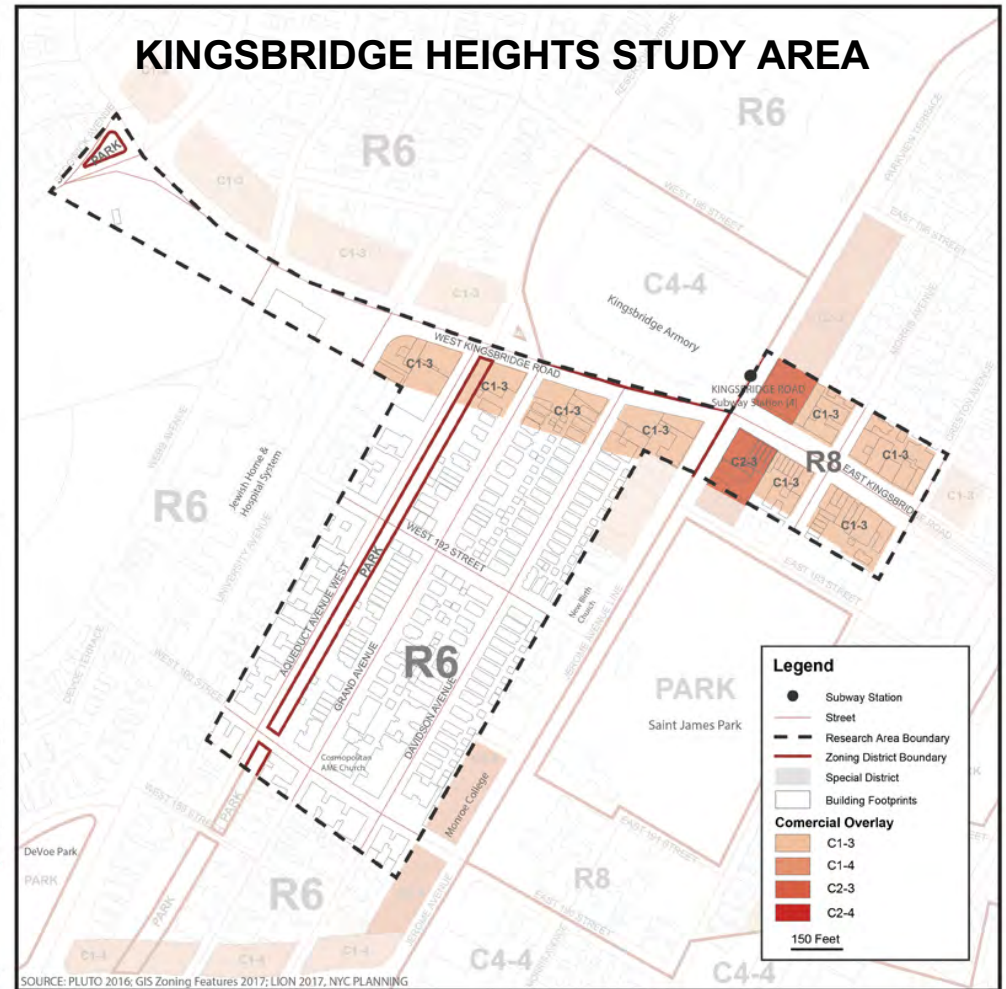
Source: MapPLUTO copyrighted by NYC Department of City Planning, 2016

Land Use Research and Analysis

ZONING

- Predominantly R6 – mid-density residential.
- R6 with C1-3 commercial C1-3 along West Kingsbridge Rd. (allows limited local retail & service uses).
- Smaller high-density R8 district with C1-3 and C2-3 commercial overlays along E. Kingsbridge Rd.
- Surrounded by R6 to the northwest, west and borders, regional commercial C4-4 district to the north, high-density R8 district to the east.

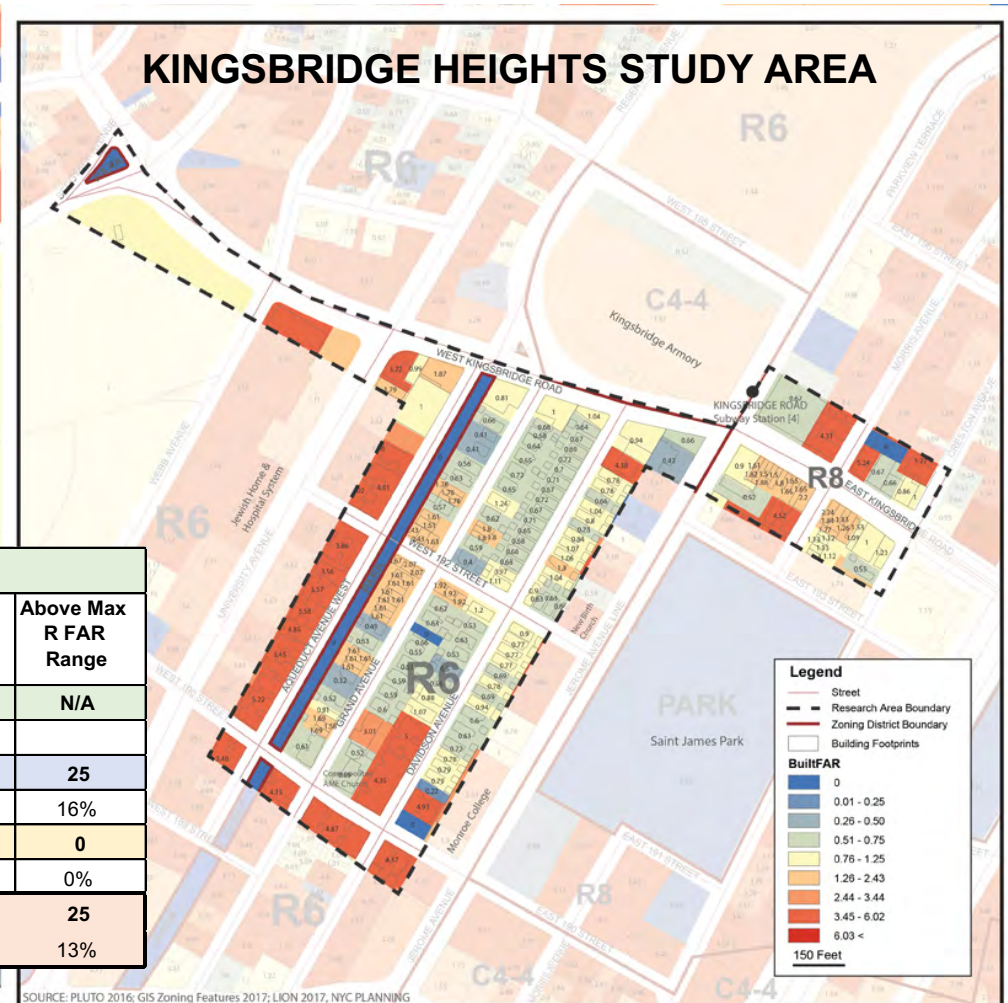
ZONING	No. of Lots	%	Lot Area	%
PARKLAND	4	2%	68,498	3%
R6	157	79%	2,175,928	90%
R8/C1-3	32	16%	150,648	6%
R8/C2-3	6	3%	23,057	1%
TOTAL	199	100%	2,418,131	100%



Land Use Research and Analysis

BUILT FAR

- Below FAR lots are mostly located east of Aqueduct Ave.
- Above FAR lots are mostly located west of Aqueduct Ave. and south of 190th St.
- Equal number of lots within the **R6** zoning are either within or below the Max FAR range.
- 100% of the built lots in the **R8** district are compliant.



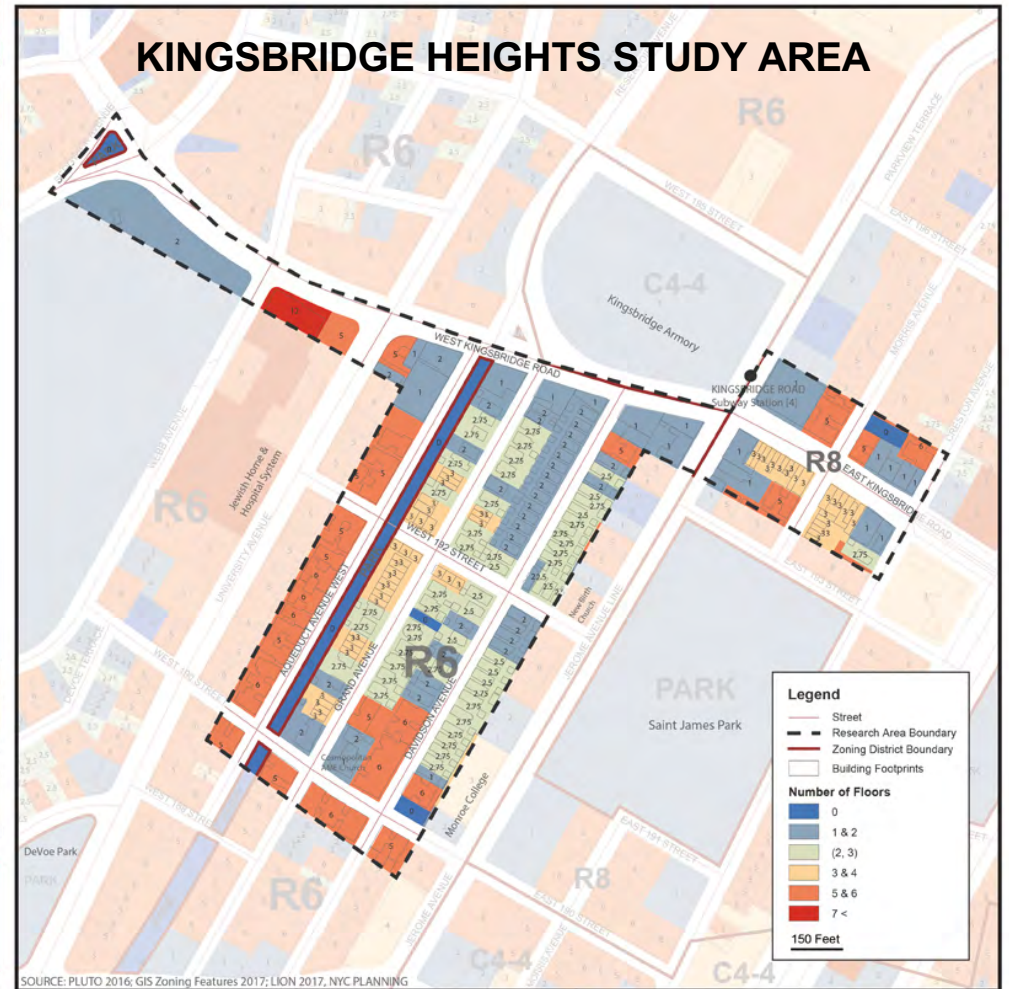
ZONING COMPLIANCE - KINGSBRIDGE HEIGHTS STUDY AREA							
Existing Zoning	Lots / Lot Area		Unbuilt Lots	Max R FAR	Below Max R FAR Range	Within Max R FAR Range	Above Max R FAR Range
PARKLAND	No. of Lots	4	N/A	N/A	N/A	N/A	N/A
	%	100%					
R6	No. of Lots	157	2	0.78-2.43	65	65	25
	%	100%	1%				
R8	No. of Lots	38	1	0.94-6.02	7	30	0
	%	100%	3%				
	TOTAL LOTS	199	3		72	95	25
	%	100%	2%		36%	48%	13%

Land Use Research and Analysis

NUMBER OF FLOORS

- Median number of floors 2.75 in R6 district.
- Taller structures in R6 located west of Aqueduct Ave and along 190th Street.
- The median number of floors 3 in R8 area.

NUMBER OF FLOORS BY ZONING DISTRICT					
R6 Zoning			R8 Zoning		
No. Floors	No. Lots	PCT	No. Floors	No. Lots	PCT
0	2	1.3%	0	1	3%
1	10	6.4%	1	9	24%
2	36	22.9%	2	0	0%
2.5	13	8.3%	2.5	0	0%
2.75	37	23.6%	2.75	1	3%
3	33	21.0%	3	22	58%
5	15	9.6%	5	4	11%
6	11	7.0%	6	1	3%
TOTAL	157	100.0%	TOTAL	38	100%

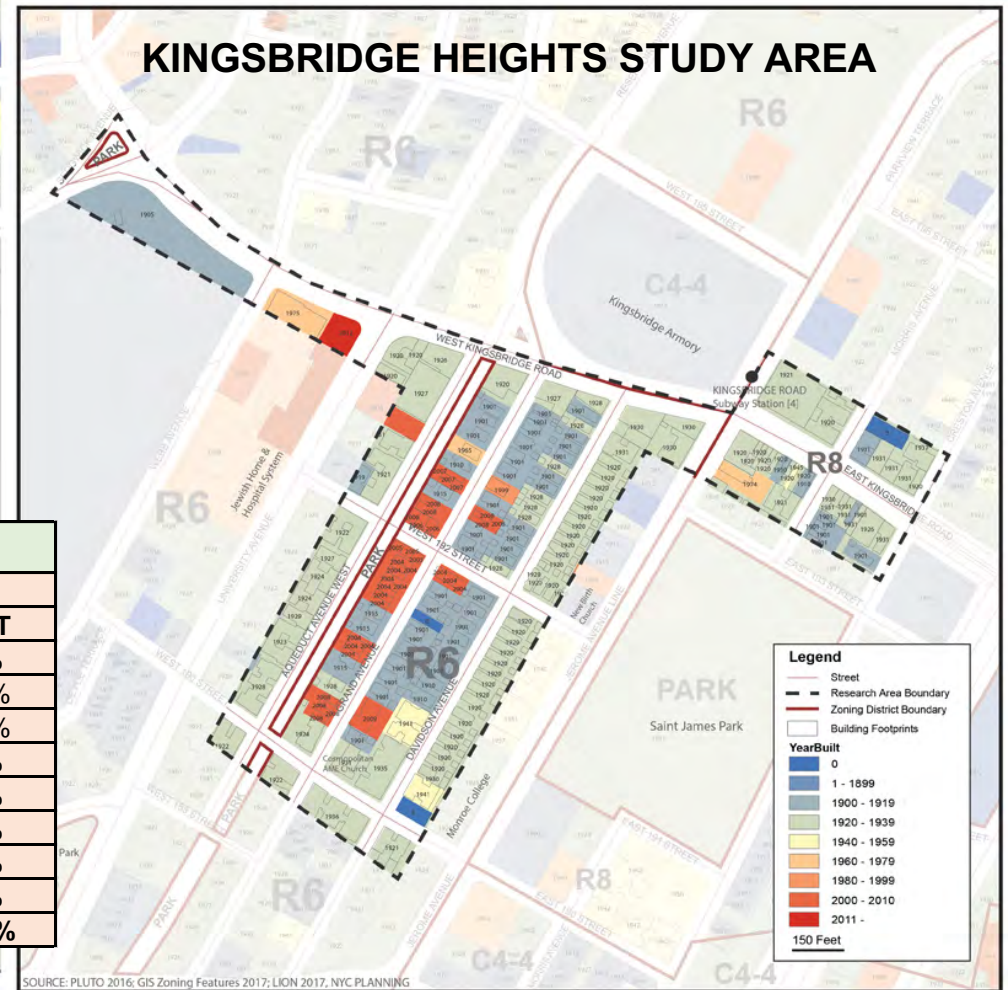


Land Use Research and Analysis

YEAR BUILT

- Almost 90% of the structures built pre-1940.
- 35 structures built between 2004 and 2009, mostly along Grand Ave.
- 1 structure built in 2012 on E. Kingsbridge Rd.

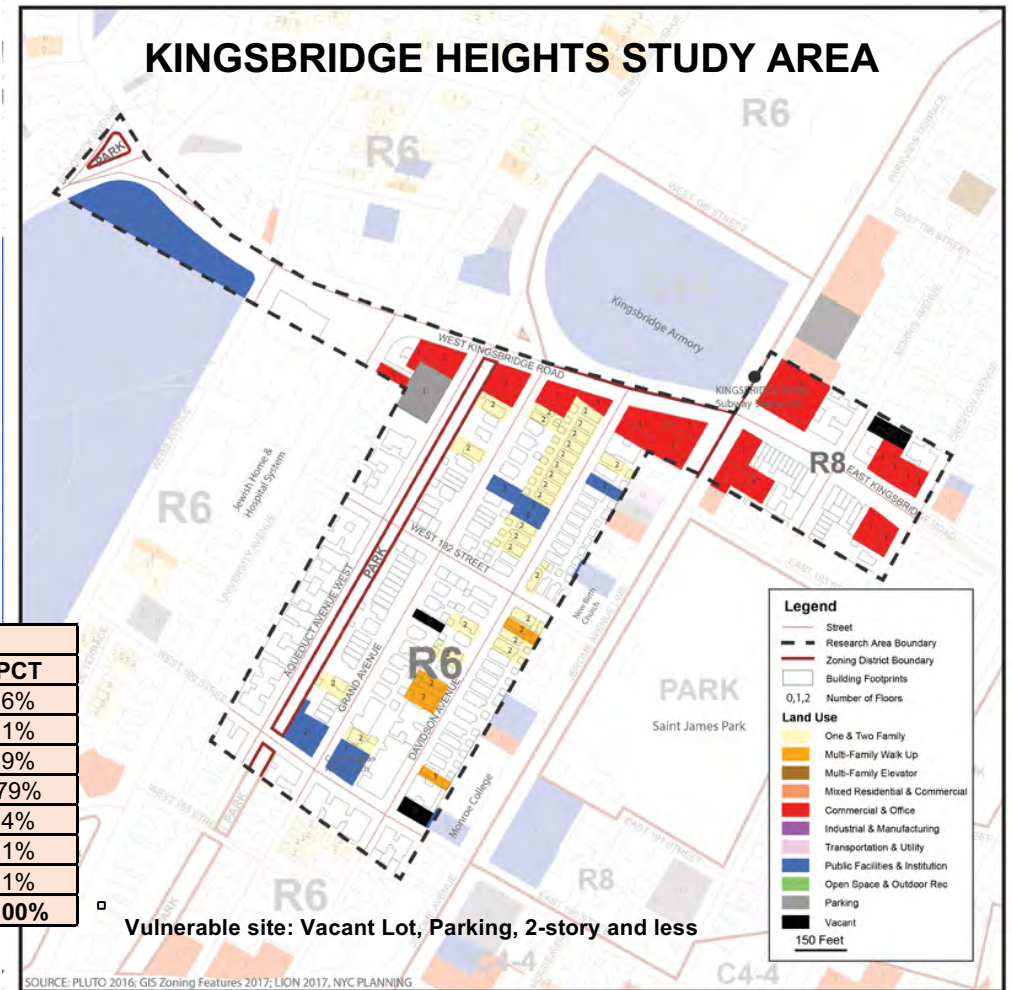
YEAR BUILT BY ZONING DISTRICT					
R6 Zoning			R8 Zoning		
Year Built	No.Lots	PCT	Year Built	No.Lots	PCT
0	2	1%	0	1	3%
1900 - 1919	47	30%	1900 - 1919	11	29%
1920 - 1939	67	43%	1920 - 1939	24	63%
1940 - 1959	2	1%	1940 - 1959	1	3%
1960 - 1979	2	1%	1960 - 1979	1	3%
1980 - 1999	1	1%	1980 - 1999	0	0%
2000 - 2010	35	22%	2000 - 2010	0	0%
2011 -	1	1%	2011 -	0	0%
TOTAL	157	100%	TOTAL	38	100%



Land Use Research and Analysis

VULNERABLE SITES

- Total 60 lots vulnerable to development under current zoning.
- Cluster of 2-story residential and public facility lots along Davidson Ave.
- Cluster of 1-story commercial/office uses East and West Kingsbridge Rd.
- 3 scattered vacant lots.



VULNERABLE SITES BY LAND USE				
Land Use	No. Lots	PCT	Lot Area SF	PCT
1 One & Two Family Buildings	24	40%	93,030	6%
2 Multi-Family Walk-Up Buildings	4	7%	17,349	1%
5 Commercial & Office Buildings	18	30%	145,605	9%
8 Public Facilities & Institutions	6	10%	1,334,362	79%
9 Open Space & Outdoor Recreation	4	7%	68,498	4%
10 Parking Facilities	1	2%	16,383	1%
11 Vacant Land	3	5%	13,737	1%
TOTAL	60	100%	1,688,964	100%

Potential Zoning Options

SUBAREAS

Subarea A:

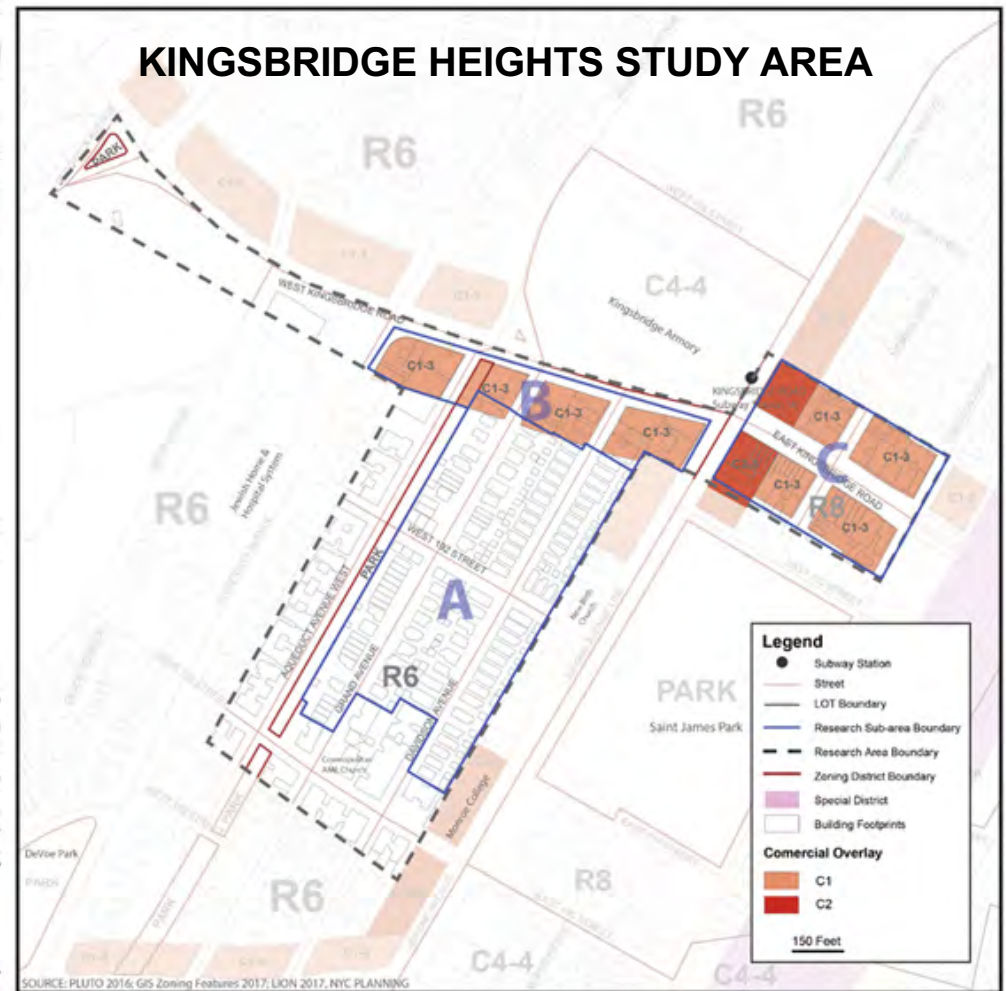
- Low-density residential, mostly 1-2 family and some multi-family walk ups.
- Existing Zoning: R6.

Subarea B:

- Commercial overlay along W. Kingsbridge Rd. facing the Armory, mostly 1-2 story.
- Existing Zoning: R6/C1-3.

Subarea C:

- Commercial overlay along E. Kingsbridge Rd., varying from 1 to 5 stories.
- Existing Zoning: R8/C1-3 & R8/C2-3.

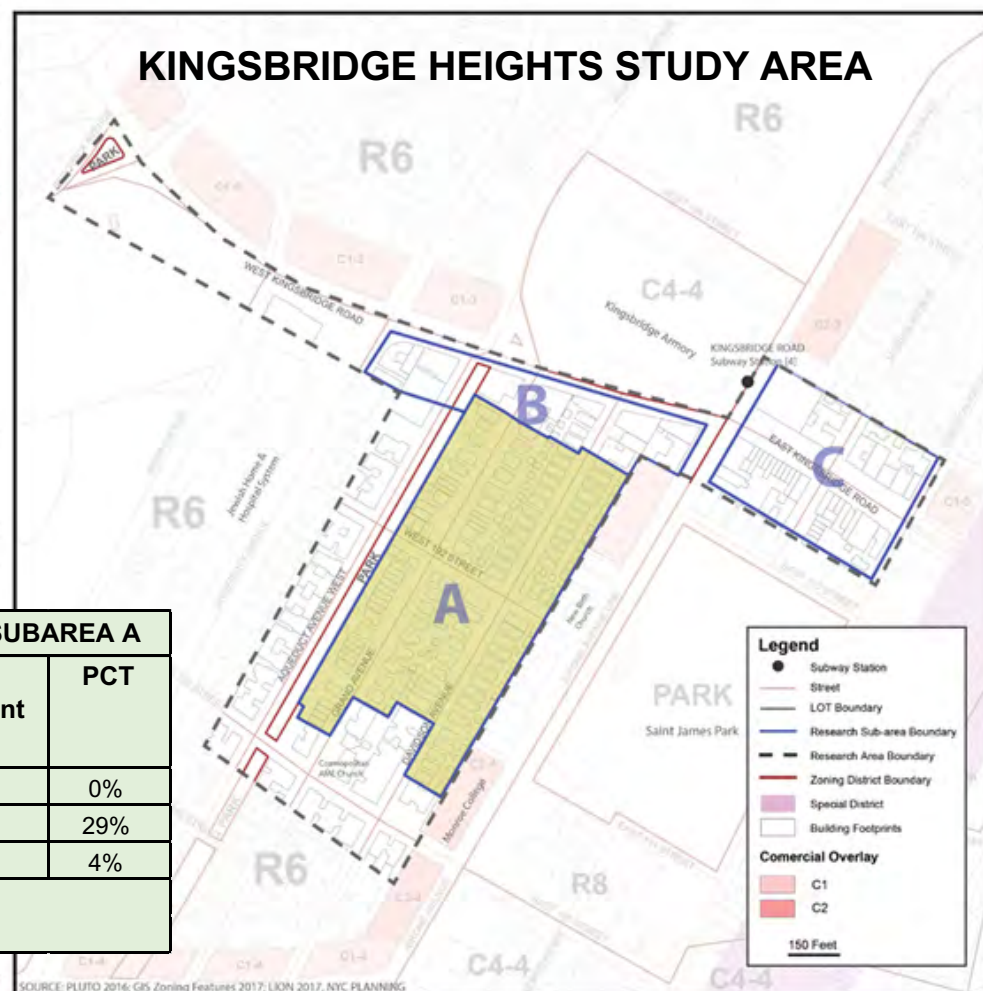


Potential Zoning Options

SUBAREA A FINDINGS

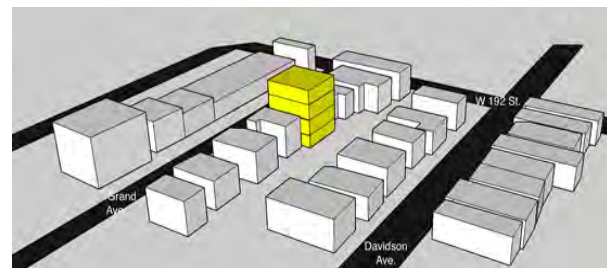
- Total of 111 lots on an area of 399,062 sq. ft.
- 110 buildings, 1 vacant lot.
- Number of floors: 1-3 stories.
- 75 structures built between 1901 & 1930.
- 4 non-compliant lots under R5D on W. 192nd St. between Aqueduct & Grand Ave.

BUILT FAR COMPLIANCE & COMPARISON - KINGSBRIDGE HEIGHTS SUBAREA A					
Zoning District	MAX FAR	Compliant Lots	PCT	Non-Compliant Lots	PCT
R6 (Existing)	0.78-2.43	110	100%	0	0%
R5B	1.35	78	71%	32	29%
R5D	2.0	106	96%	4	4%
TOTAL BUILT LOTS	110				
TOTAL LOTS	111				

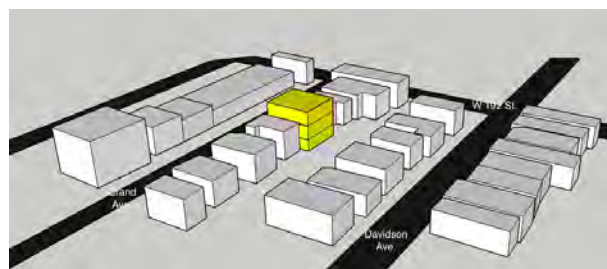
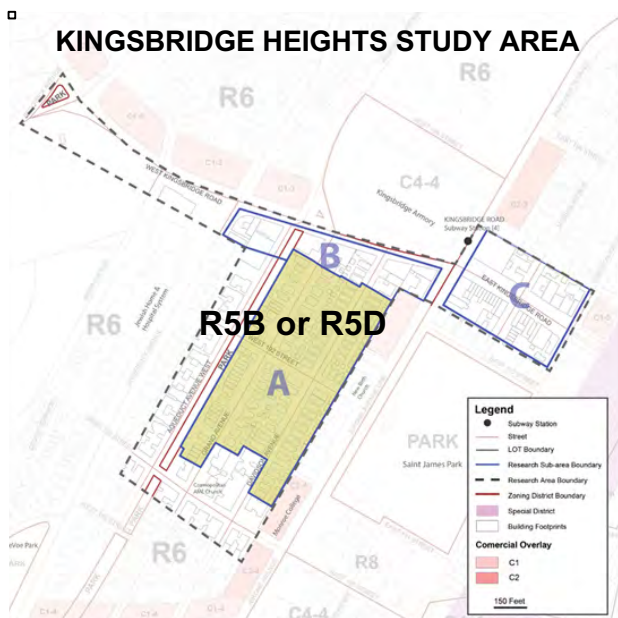


Potential Zoning Options

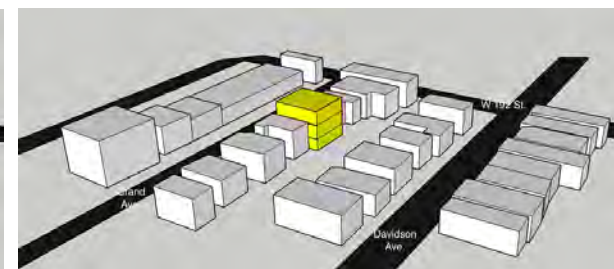
SUBAREA A PROPOSAL



Existing Zoning: R6 (QH)
FAR R: 2.2, CF: 4.8
Height Limit (QH): 55 ft. narrow street.



Proposed Zoning: R5B
FAR R: 1.35, CF: 2.0
Height Limit: 33 ft.



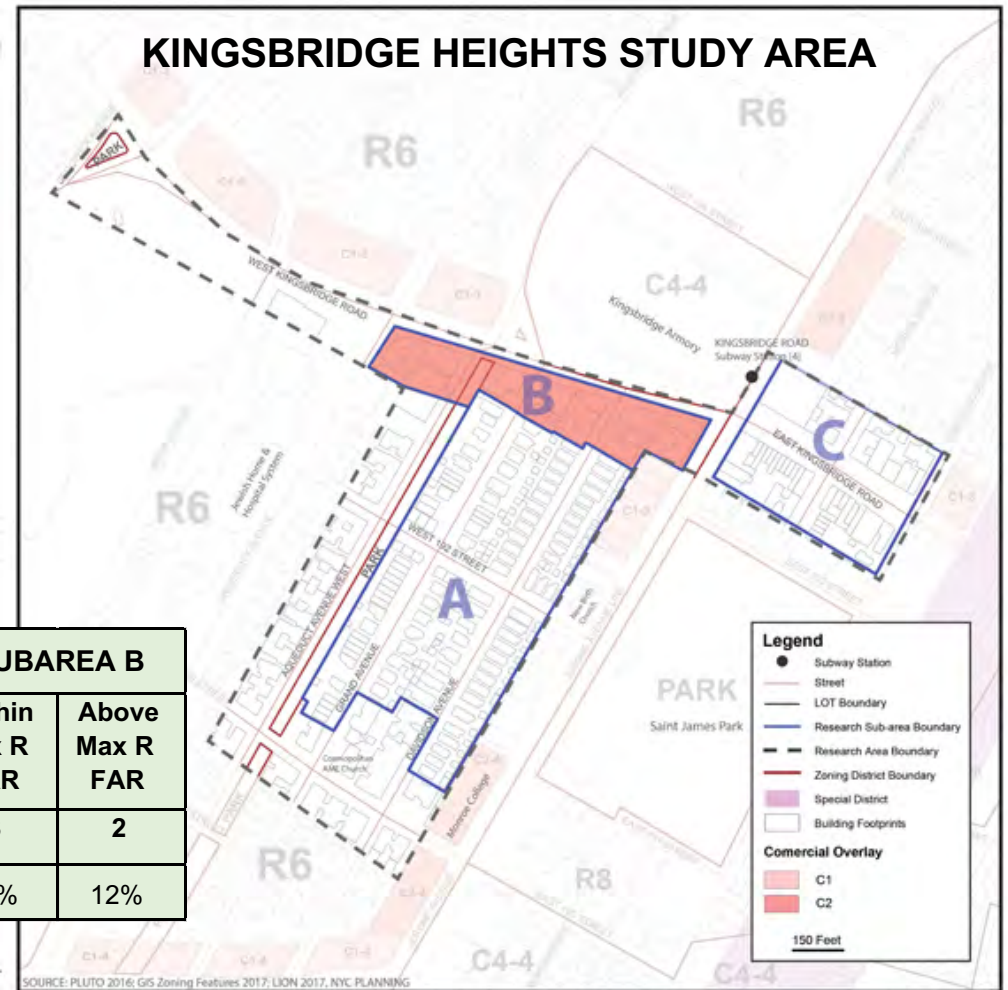
Proposed Zoning: R5D
FAR R: 2.0, CF: 2.0
Height Limit: 40 ft.

Address: 2538 Grand Avenue* Block 3204; Lot 23

Potential Zoning Options

SUBAREA B FINDINGS

- Total of 17 lots in an area of 116,706 sq. ft.
- 17 buildings - most face Kingsbridge Armory.
- 15 buildings are 1-2 stories; 2 are 5 stories.
- 9 of the 17 buildings are commercial-only, 1 is mixed residential commercial.
- 88% of buildings comply with R6 zoning.

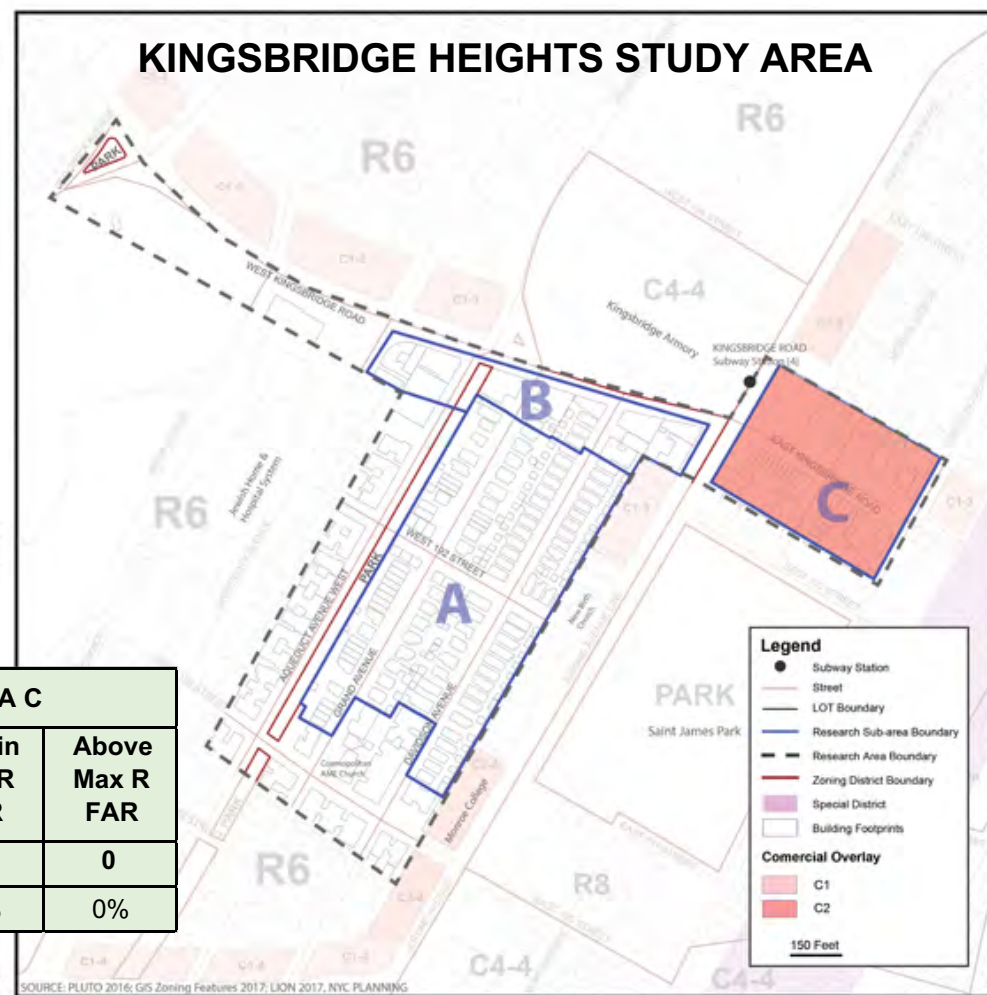


BUILT FAR COMPLIANCE WITH R6 - KINGSBRIDGE HEIGHTS SUBAREA B							
Lots		Unbuilt Lots	Built Lots	Max R FAR	Below Max R FAR	Within Max R FAR	Above Max R FAR
No. Lots	17	0	17	0.78-2.43	7	8	2
%	100%	0%	100%		41%	47%	12%

Potential Zoning Options

SUBAREA C FINDINGS

- Total of 38 lots in an area of 173,705 sq. ft.
- 37 buildings, 1 vacant lot.
- Most buildings 3 stories or less; 5 are 5-6 stories.
- Commercial and mixed residential. Commercial is the predominant use.
- 100% of buildings comply with R8 zoning.



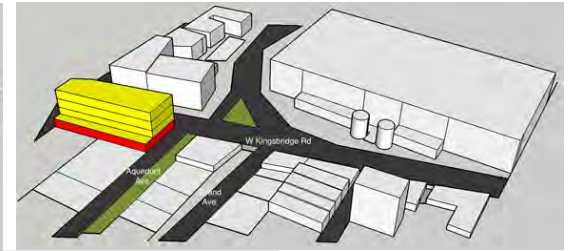
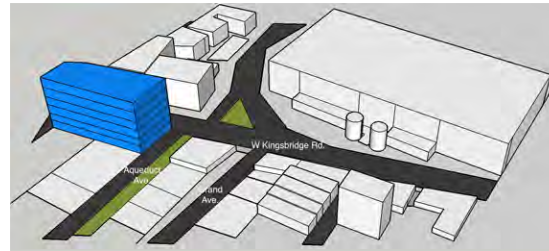
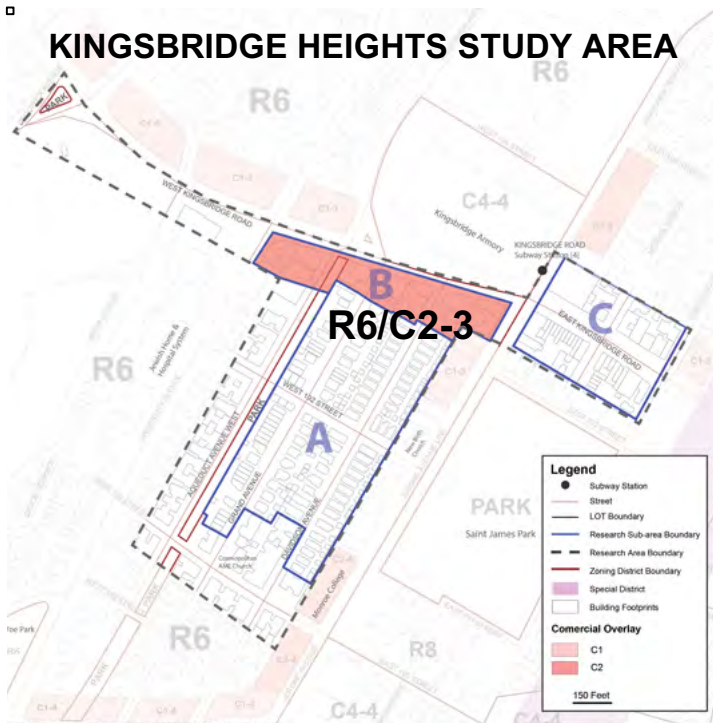
BUILT FAR COMPLIANCE WITH R8 - KINGSBRIDGE HEIGHTS SUBAREA C							
Lots		Unbuilt Lots	Built Lots	Max R FAR	Below Max R FAR	Within Max R FAR	Above Max R FAR
No. of Lots	38	1	37	0.94-6.02	7	30	0
%	100%	3%	97%		19%	81%	0%

Potential Zoning Options

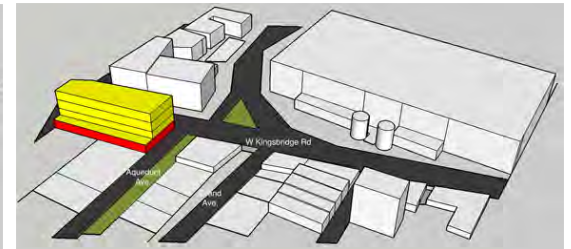
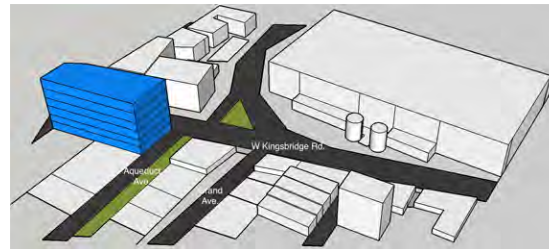
SUBAREA B PROPOSAL

Option 1: R6/C2-3

KINGSBRIDGE HEIGHTS STUDY AREA



Existing Zoning: R6 / C1-3 (QH)
FAR R: 3.0, C: 2.0, CF: 4.8
Height Limit (QH): 70 ft. wide St.



Proposed Zoning: R6 / C2-3
FAR R: 3.0, C: 2.0, CF: 4.8
Height Limit (QH): 70 ft. wide St..

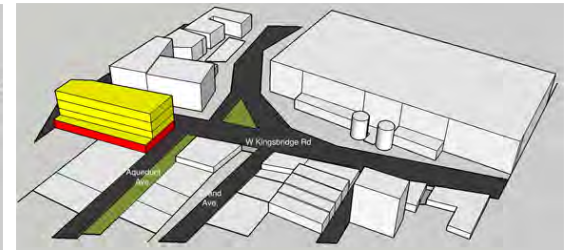
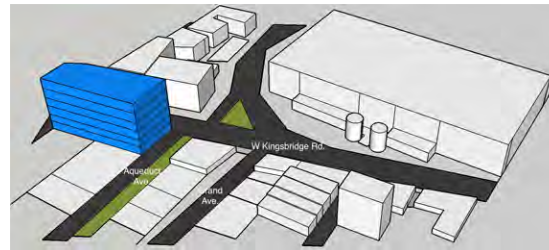
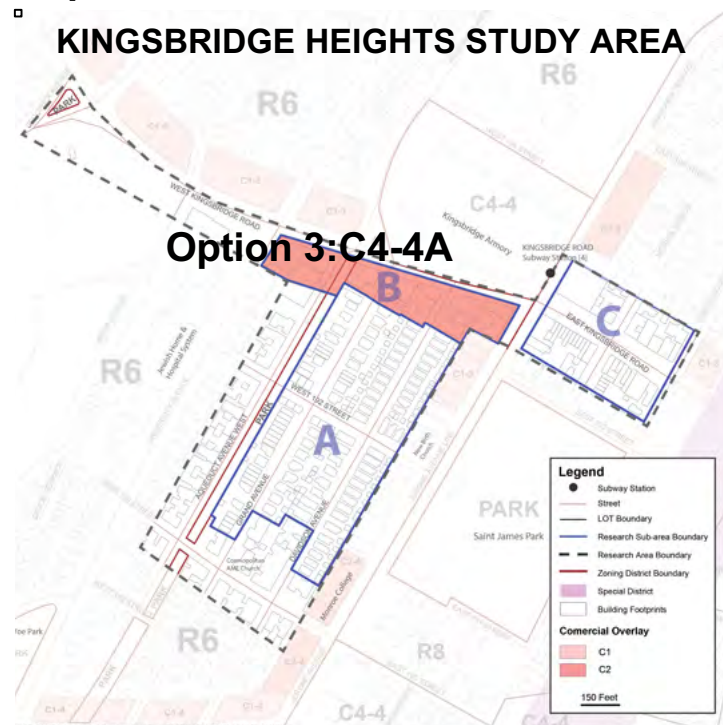
Address: 80 & 82 West Kingsbridge Rd.
Block 3215; Lots 24 & 26

Potential Zoning Options

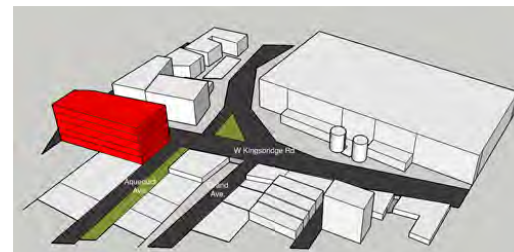
SUBAREA B PROPOSAL

Option 2: C2-7A (not shown)

Option 3: C4-4A



Existing Zoning: R6 / C1-3 (QH)
FAR R: 3.0, C: 2.0, CF: 4.8
Height Limit (QH): 70 ft. wide St.



Proposed Zoning: C4-4A
FAR R: 4.0, C: 4.0, CF: 4.0
Height Limit: 80 ft.

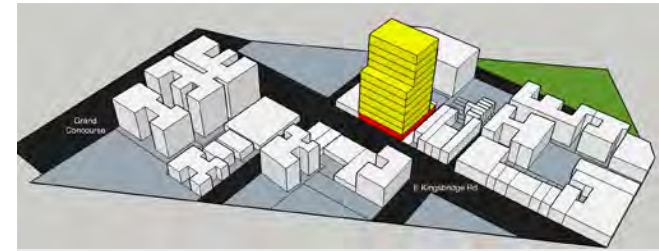
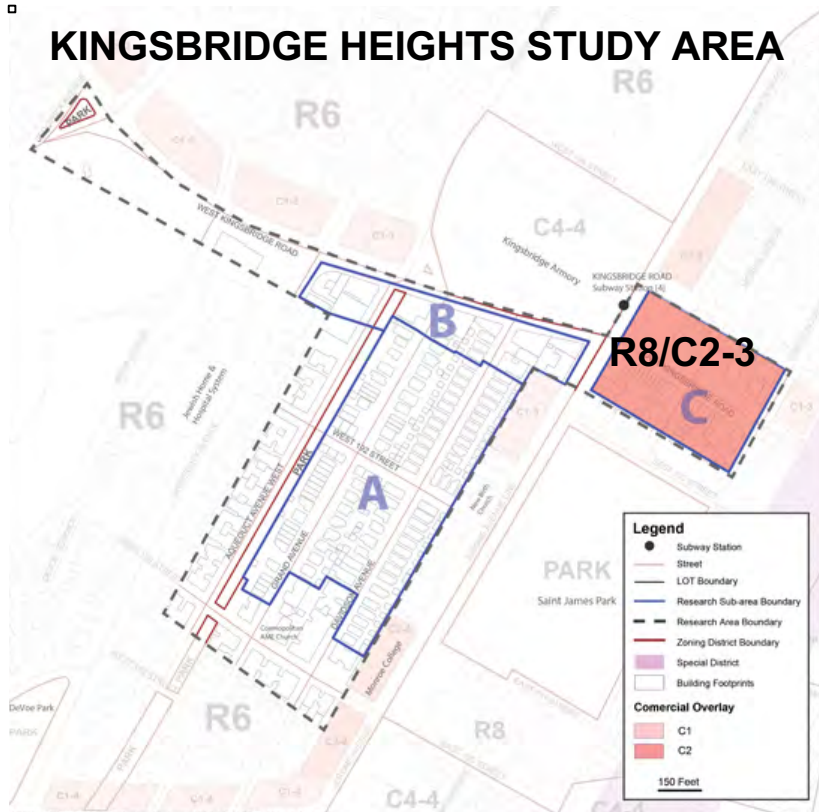
Address: 80 & 82 West Kingsbridge Rd.
Block 3215; Lots 24 & 26

Potential Zoning Options

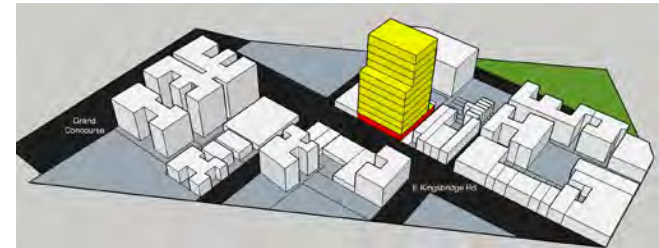
SUBAREA C PROPOSAL

Option 1: R8/C2-3

KINGSBRIDGE HEIGHTS STUDY AREA



Existing Zoning: R8 /C1-3 (QH)
FAR R: 7.2, C: 2.0, CF: 6.5
Height Limit (QH): 120 ft. wide St.



Proposed Zoning: R8 /C2-3 FAR (QH)
R: 7.2, C: 2.0, CF: 6.5
Height Limit (QH): 120 ft. wide St

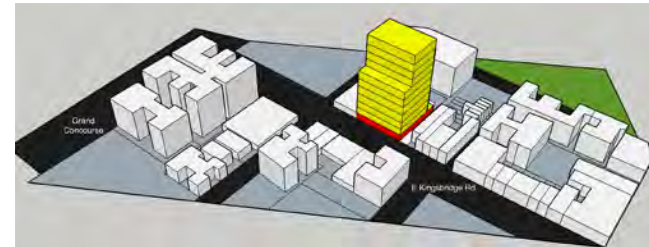
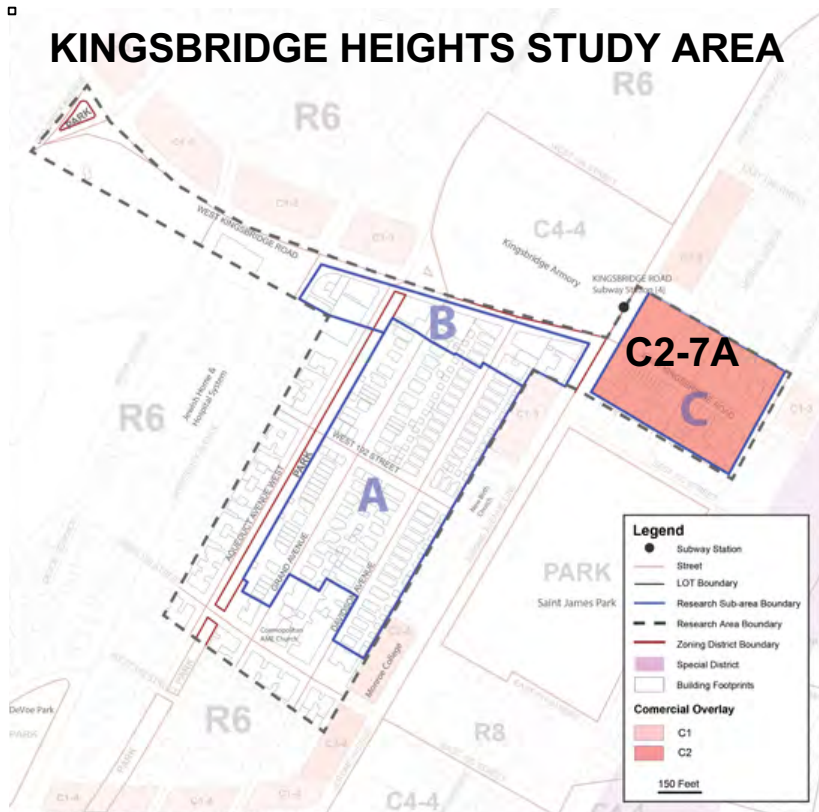
Address: 60 East Kingsbridge Rd. Block 3177; Lot 31

Potential Zoning Options

SUBAREA C PROPOSAL

Option 2: C2-7A

KINGSBRIDGE HEIGHTS STUDY AREA



Existing Zoning: R8 /C1-3 & C2-3 (QH)
FAR R: 7.2, C: 2.0, CF: 6.5
Height Limit (QH): 120 ft. wide St.



Proposed Zoning: C2-7A
R: 7.52, C: 2.0, CF: 7.5
Height Limit (QH): 145 ft. wide St.

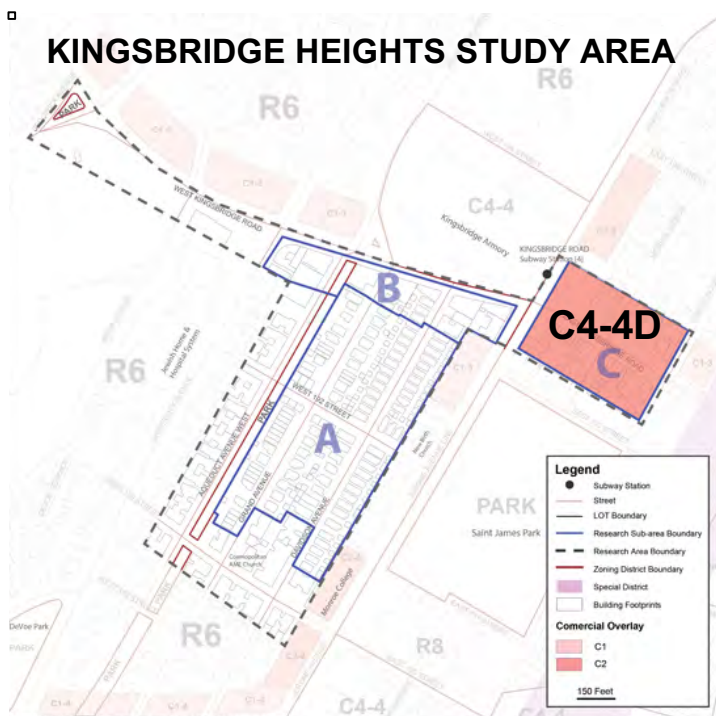
Address: 60 East Kingsbridge Rd. Block 3177; Lot 31

Potential Zoning Options

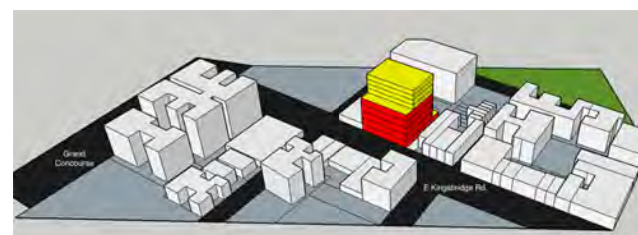
SUBAREA C PROPOSAL

Option 3: C4-2F (not shown)

Option 4: C4-4D



Existing Zoning: R8 /C1-3 & C2-3 (QH)
FAR R: 7.2, C: 2.0, CF: 6.5
Height Limit (QH): 120 ft. wide St.



Proposed Zoning: C4-4D
R: 6.02, C: 3.4, CF: 6.5
Height Limit: 120 ft.

Address: 60 East Kingsbridge Rd. Block 3177; Lot 31

Land Use Research and Analysis

COMMERCIAL DISTRICT USES

Zone	Purpose	Use Groups	Typical Uses, Examples Relevant to Bedford Park & Kingsbridge Heights Study Area	With Size Limits, Examples
C1	Local retail & services	6	bakeries, banks, barber/beauty, food stores, hardware, laundry, liquor, shoe repair, offices, veterinarians, post office, courts, fire house, health club	dry cleaners (2,000 sq. ft.), eating/drinking 200 people, 10,000 sq.ft.: floor covering, clothing, furniture, appliances, variety stores
C2	Local retail & services	6-9	Also: appliance & other repair shops; gymnasiums; contractor shops; auto accessories, rental, showrooms, tires, driving schools; business/trade schools; catering halls; medical/dental labs; pawn shops; funeral homes, theaters	lumber stores (5,000 sq.ft.) photocopy/printing (2,500 sf) bowling alleys to 16 lanes public parking garages to 150 spaces (larger by special permit)
C4	General commercial centers	5, 6, 8, 9, 10, 12	Not: contractor/repair shops, auto related uses, funeral homes Also: hotels; large retail stores, entertainments with no size limit (eating/drinking with entertainment, bowling, enclosed skating rinks, public auction rooms, etc.)	arena/auditorium to 2500 seats

Potential Zoning Options

KINGSBRIDGE HEIGHTS STUDY AREA

EXISTING & PROPOSED ZONING DISTRICT COMPARISON					
SUBAREAS	RESIDENTIAL FAR	COMMERCIAL FAR	COMMUNITY FACILITY FAR	HEIGHT LIMIT FEET	R EQUIVALENT
Subarea A					
Existing R6	Height Factor Building 0.78-2.43 Quality Housing 3.0/2.2 wide/narrow st.	-	4.8	- QH 70/55 wide/narrow st.	
Option R5B	1.35	-	2	33/30 wide/narrow	
Option R5D	2	-	2	40	
Subarea B					
Existing R6/C1-3	Height Factor Building 0.78-2.43 Quality Housing 3.0/2.2 wide/narrow st.	2	4.8	- QH 70/55 wide/narrow st.	
Option R6/C2-3	Height Factor Building 0.78-2.43 Quality Housing 3.0/2.2 wide/narrow st.	2	4.8	- QH 70/55 wide/narrow st.	
Option C2-7A	7.52	2	7.5	145/135 wide/narrow	R9A
Option C4-4A	4	4	4	80	R7A
Subarea C					
Existing R8/C1-3	Height Factor Building 0.94-6.02 Quality Housing 7.2/6.02 wide/narrow st.	2	6.5	- QH 120/105 wide/narrow st.	
Option R8/C2-3	Height Factor Building 0.94-6.02 Quality Housing 7.2/6.02 wide/narrow st.	2	6.5	- QH 120/105 wide/narrow st.	
Option C2-7A	7.52	2	7.5	145/135 wide/narrow	R9A
Option C4-2F	Height Factor Building 0.94-6.02 Quality Housing 7.2/6/02 wide/narrow st.	3.4	6.5	- QH 120/105 wide st.	R8
Option C4-4D	6.02	3.4	6.5	120	R8A

Kingsbridge Heights Aerial



THANK YOU!

QUESTIONS? COMMENTS?

Bronx Community District 7
Land Use & Zoning Study Research



COLLECTIVE FOR COMMUNITY, CULTURE AND ENVIRONMENT collectiveforce.com Presentation to Bronx CB7. April 2017