



BRONX BOROUGH PRESIDENT VANESSA L. GIBSON

**BRONX BOROUGH PRESIDENT'S RECOMMENDATION
ULURP APPLICATION NO: C 240278 ZMX
5602-5604 BROADWAY REZONING**

DOCKET DESCRIPTION

IN THE MATTER OF an application submitted by Riverdale Garage Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d:

1. changing from an M1-1 District to an R7-3 District property bounded by a line 220 feet southwesterly of West 233rd Street, Major Deegan Expressway, the southeasterly centerline prolongation of Naples Terrace, and Broadway; and
2. establishing within the proposed R7-3 District a C2-3 District bounded by a line 220 feet southwesterly of West 233rd Street, Major Deegan Expressway, the southeasterly centerline prolongation of Naples Terrace, and Broadway;

as shown on a diagram (for illustrative purposes only) dated April 23, 2025, and subject to the conditions of CEQR Declaration E-843.

Related application: N 240279 ZRX

BACKGROUND

Development of the surrounding community is typified by predominantly commercial with mixed residential and commercial uses along Broadway and West 231st Streets. Side streets are characterized by primarily residential multi-family buildings. The No. 1 subway line runs above Broadway. The 231st Street station is located nearby at the intersection of West 231st Street and Broadway. The Marble Hill Metro North stop is located approximately half a mile south. Bus lines near the development site include the Bx1, Bx9, Bx7, Bx9, Bx10, and Bx20. Nearby parks include Crescent Park and Ewen Park.

The Proposed Rezoning area consists of Block 3267, Lots 90, 91, 93, 95, 97, 98, 99 and part of Lots 72, 75, 87, 88 and 110. This area is currently an M1-1 zoning district and would be changed to a R7-3/C2-3 zoning district. This allows for a floor area ratio of FAR of 6.0. The area to be rezoned is currently typified by light industrial and commercial use. South of the site is an R6 zoning district. Opposite the site across Broadway is also zoned R6, typified by multi-family dwellings and 1-2 story commercial storefronts.

The Proposed Development Site is situated on Block 3267, Lots 90 and 91. It is bounded to the west by Broadway and is between West 233rd Street to the north and Naples Terrace to the south.

The Major Deegan Expressway runs north south on the eastern side of the site. Lot 91's square footage approximates 28,275 square feet and lot 90 is 3,976 square feet, respectively. The lots will be merged to facilitate the development. The site offers around 55 feet of frontage on Broadway. The area is currently zoned M1-1 and is in a transit zone and a FRESH Zone. The site is located within Bronx Community District #8.

The Proposed Development site comprises an operational 185-space public parking garage on Lot 91-owned and operated by the applicant since 1985 and a vacant three-story commercial building with a floor area of 3,976 square feet on Lot 90. The Development site is an irregular interior lot with 56 feet of frontage on Broadway. Most of the site has no street frontage.

Approval of this application will facilitate the construction of a 13-story, plus cellar, residential building with an accessory parking garage with 188 spaces. The building will be 135 feet tall. The approximate development cost for this project is approximately \$175 million. Constructed on lots 90 and 91, the proposed building will have 184,683 square feet of residential living space. Construction is expected to take 24 months.

The building will offer a total of 226 rental units of affordable housing, including:

- 44 Studios: Approximately 15,840 Square Feet
- 68-One Bedroom Units: Approximately 40,800 Square Feet
- 101-Two Bedroom Units: Approximately 70,700 Square Feet
- 12-Three Bedroom Units: Approximately 10,800 Square Feet
- 1 Superintendent Unit

For all 226 affordable rental units, the development offers 100% affordable housing for Area Median Income (AMI) at less than 80% (income range \$34,484 – \$129,206) with 15% set aside for formerly homeless individuals. 50% of the units are two- and three-bedrooms, all of these units include at least two bathrooms.

Amenities to be provided in the Proposed Development include:

- 188 Space attended two-level Parking Garage
- 113 Bike Parking Spaces
- Electric Vehicle Charging Stations in Parking Garage
- Attended Entrances
- 8,201 square feet of total amenity/recreation space
- 4,353 square feet exterior amenity space
- 3,848 square feet of interior amenity space including:
 - Gym
 - Lounge Room
 - Playroom
 - Package/Mail Room
 - Co-working/Event space
- Roof sustainability feature to be determined

ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION

This application has been reviewed pursuant to SEQR and CEQR and received a Negative Declaration (24DCP106X). The City Planning Commission certified this application as complete on April 21, 2025.

BRONX COMMUNITY BOARD HEARING

A public hearing was convened by Bronx Community Board 8 on May 5, 2025. A vote recommending this application to be approved was on May 13, 2025, with 26 votes in favor, no votes against, and one abstention, resulting in a favorable recommendation.

BOROUGH PRESIDENT'S PUBLIC HEARING

On June 4, 2025, a virtual public hearing was convened by the Bronx Borough President. Representatives of the applicant were in attendance and spoke in favor of this application. No other members of the public were present or spoke and the hearing was closed.

BRONX BOROUGH PRESIDENT'S RECOMMENDATION

As New York City continues to face a housing crisis, I will continue to seek out and uplift opportunities to create affordable housing that meets the needs of Bronx residents. Rezoning represents one of many tools at our disposal to create opportunities for development across our borough which can facilitate new affordable housing.

When evaluating this project, I considered its context, scale, community impact, and whether it would positively benefit the larger community. I am pleased that this application meets these criteria. This project makes use of underutilized space on a unique lot and brings much-needed affordable housing to a community district that has consistently cited affordable housing as being one of its most pressing community needs. It will be a beacon of change along the Broadway corridor which will bring additional value and attractiveness to the area.

As identified in my Strategic Policy Statement from September 2022, the Broadway corridor around this site is one of several areas I have identified in The Bronx that is prime for a neighborhood study, building on the success of similar efforts like the Jerome Avenue rezoning from 2018. This proposed development, that requires a rezoning to facilitate, shows there is a need and appetite for the Broadway corridor to continue to grow and evolve. The support from the community board also shows there is general support in an area that has strong public transit options.

I am particularly pleased with the proposed unit breakdown: 226 total units, with 113 multi-bedroom units, making up 50% of the total unit breakdown. As Bronx Borough President, I have consistently championed multi-bedroom units over studios or one-bedroom units. In addition to multi-family units, I will continue to encourage developers to build family-sized units with larger floor plans amenable to flexibility and growth, especially for multi-bedroom units. This building does include unit sizes that meet HPD guidelines.

Developments that have larger family-sized units encourages long-term investment and growth, which helps to anchor communities. The inclusion of a large parking lot, bicycle parking, and various spaces for recreation and socializing within the building all highlight the family-oriented nature of the development. Smart landscaping and design such as window soundproofing are sure to keep noise levels down for residents within the building. Uplifting vulnerable members of our community and providing stable housing is the foundation for a stable life, so I am pleased that 34 of the units are set aside for formerly homeless individuals.

Overall, this is a strong project that addresses the community's need for affordable housing and a common-sense rezoning that supports the potential for new growth in a transit rich and vibrant community. I support the vote of approval from Bronx Community Board 8, and I recommend approval of this application.