

BRONX BOROUGH PRESIDENT'S RECOMMENDATION  
ULURP APPLICATION NO: C 100407 ZMX  
THIRD AVENUE-TREMONT AVENUE REZONING  
7/22/10

DOCKET DESCRIPTION

CD #6-ULURP APPLICATION NO: C 100407 ZMX-IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 3c and 3d:

1. Eliminating from within an existing R7-1 District a C1-4 District bounded by East 178<sup>th</sup> Street, Hughes Avenue, a line 100 feet northeasterly of East Tremont Avenue, Clinton Avenue, a line 150 feet northeasterly of East Tremont Avenue, Marmion Avenue, a line 100 feet southwesterly of East Tremont Avenue, Arthur Avenue, East Tremont Avenue, Third Avenue, a line 100 feet southwesterly of East 178<sup>th</sup> Street, and a line midway between Third Avenue and Monterey Avenue;
2. Eliminating from within an existing R7-1 District a C2-4 District bounded by:
  - a. East 189<sup>th</sup> Street, Park Avenue (northwesterly portion), East 188<sup>th</sup> Street, and Webster Avenue; and
  - b. Quarry Road, East 181<sup>st</sup> Street, Monterey Avenue and its southwesterly centerline prolongation, a line 100 feet southwesterly of East 180<sup>th</sup> Street, and Third Avenue;
3. Changing from an R7-1 District to an R5 District property bounded by:
  - a. East 186<sup>th</sup> Street, Washington Avenue, a line midway between East 185<sup>th</sup> Street and East 186<sup>th</sup> Street, a line 300 feet southeasterly of Park Avenue (southeasterly portion), a line midway between East 184<sup>th</sup> Street and East 185<sup>th</sup> Street, Washington Avenue, East 184<sup>th</sup> Street, a line 100 feet southeasterly of Park Avenue (southeasterly portion), a line 130 feet northeasterly of East 184<sup>th</sup> Street, and Park Avenue (southeasterly portion); and
  - b. East 180<sup>th</sup> Street, Bathgate Avenue, a line 330 feet northeasterly of East 179<sup>th</sup> Street, a line midway between Bathgate Avenue and Third Avenue, a line 110 feet northeasterly of East 178<sup>th</sup> Street, Bathgate Avenue, East 179<sup>th</sup> Street, Washington Avenue, a line 220 feet northeasterly of East 178<sup>th</sup> Street, and a line midway between Park Avenue (southeasterly portion) and Washington Avenue;

4. Changing from an R7-1 District to an R6A District property bounded by:
  - a. Cyrus Place, a line 100 feet westerly of Third Avenue, a line 170 feet southeasterly of Park Avenue (southeasterly portion), a line midway between Cyrus Place and East 178<sup>th</sup> Street, a line 100 feet westerly of Third Avenue, a line 250 feet southeasterly of Park Avenue (southeasterly portion), East 187<sup>th</sup> Street, a line 100 feet northwesterly of Washington Avenue, East 186<sup>th</sup> Street, and Park Avenue (southeasterly portion);
  - b. Park Avenue (southeasterly portion), a line 130 feet northeasterly of East 184<sup>th</sup> Street, a line 100 feet southeasterly of Park Avenue (southeasterly portion), East 184<sup>th</sup> Street, Washington Avenue, a line midway between East 184<sup>th</sup> Street and East 185<sup>th</sup> Street, a line 300 feet southeasterly of Park Avenue (southeasterly portion), a line midway between East 185<sup>th</sup> Street and East 186<sup>th</sup> Street, Washington Avenue, East 185<sup>th</sup> Street, Bassford Avenue, East 184<sup>th</sup> Street, a line 130 feet northwesterly of Third Avenue, East 181<sup>st</sup> Street, Bathgate Avenue, East 180<sup>th</sup> Street, a line midway between Park Avenue (southeasterly portion) and Washington Avenue, East 183<sup>rd</sup> Street;
  - c. East 179<sup>th</sup> Street, Bathgate Avenue, a line 110 feet northeasterly of East 178<sup>th</sup> Street, a line midway between Bathgate Avenue and Third Avenue, a line 220 feet southwesterly of East 178<sup>th</sup> Street, Washington Avenue, a line 150 feet northeasterly of East Tremont Avenue, a line 100 feet northwesterly of Washington Avenue, a line 240 feet southwesterly of East 178<sup>th</sup> Street, a line midway between Park Avenue (southwesterly portion) and Washington Avenue, a line 220 feet northeasterly of East 178<sup>th</sup> Street, and Washington Avenue; and
  - d. East 180<sup>th</sup> Street, a line midway between Bathgate Avenue and Third Avenue, a line 330 feet northeasterly of East 179<sup>th</sup> Street, and Bathgate Avenue;
5. Changing from a C4-4 District to an R6A District property bounded by a line 150 feet northeasterly of East Tremont Avenue, Washington Avenue, a line 340 feet southwesterly of East 178<sup>th</sup> Street, and a line 100 feet northwesterly of Washington Avenue;
6. Changing from a C8-3 District to an R6A District property bounded by:
  - a. Cyrus Place, a line 170 feet southeasterly of Park Avenue (southeasterly portion), and a line 100 feet westerly of Third Avenue; and
  - b. A line midway between Cyrus Place and East 187<sup>th</sup> Street, a line 250 feet southeasterly of Park Avenue (southeasterly portion), and a line 100 feet westerly of Third Avenue;

7. Changing from an R7-1 District to an R7X District property bounded by Marmion Avenue, a line 100 feet northeasterly of Tremont Avenue, Honeywell Avenue, a line 150 feet northeasterly of East Tremont Avenue, Daly Avenue, and a line 100 feet southwesterly of East Tremont Avenue;
8. Changing from an R7-1 District to a C4-4A District property bounded by:
  - a. East 181<sup>st</sup> Street, Monterey Avenue and its southwesterly centerline prolongation, a line 100 feet southwesterly of East 180<sup>th</sup> Street, and Third Avenue;
  - b. East 181<sup>st</sup> Street, a line 100 feet northwesterly fo Third Avenue, East 180<sup>th</sup> Street, and Bathgate Avenue; and
  - c. Belmont Avenue, a line 100 feet northeasterly of East Tremont Avenue, Clinton Avenue, a line 150 feet northeasterly of East Tremont Avenue, Marmion Avenue, a line 100 feet southwesterly of East Tremont Avenue, Belmont Avenue, and East Tremont Avenue;
9. Changing from a C8- District to a C4-4A District property bounded by East 181<sup>st</sup> Street, Third Avenue, a line 330 feet northeasterly of East 179<sup>th</sup> Street, a line midway between Bathgate Avenue and Third Avenue, and a line 100 feet northwesterly of Third Avenue;
10. Changing from an R7-1 District to a C4-4D District property bounded by East 184<sup>th</sup> Street, a line 100 feet northwesterly of Third Avenue, East 181<sup>st</sup> Street, and a line 130 feet northwesterly o Third Avenue;
11. Changing from a C8-3 District to a C4-4D District property bounded by East 184<sup>th</sup> Street, Third Avenue, East 181<sup>st</sup> Street, and a line 100 feet northwesterly of Third Avenue;
12. Changing from an R7-1 District to a C4-5X District property bounded by:
  - a. East 189<sup>th</sup> Street, Park Avenue (southeasterly portion), East 188<sup>th</sup> Street, and Webster Avenue;
  - b. Third Avenue, a line 100 feet southwesterly of East 178<sup>th</sup> Street, a line midway between Third Avenue and Monterey Avenue, a line 110 feet northeasterly of East 178<sup>th</sup> Street, Monterey Avenue, East 178<sup>th</sup> Street, Hughes Avenue, line 100 feet northeasterly of East Tremont Avenue,

Belmont Avenue, East Tremont Avenue, Belmont Avenue, a line 100 feet southwesterly of East Tremont Avenue, Arthur Avenue, and East Tremont Avenue;

- c. Washington Avenue, a line 220 feet southwesterly of East 178<sup>th</sup> Street, line midway between Bathgate Avenue and Third Avenue, and a line 150 feet northeasterly of East Tremont Avenue; and
  - d. A line 240 feet southwesterly of East 178<sup>th</sup> Street, a line 100 feet northwesterly of Washington Avenue, a line 150 feet northeasterly of East Tremont Avenue, and a line midway between Park Avenue (southeasterly portion) and Washington Avenue;
13. Changing from a C4-4 District to a C4-5X District property bounded by Webster Avenue, a line 150 feet northeasterly of East Tremont Avenue, the northwesterly boundary line of a railroad right-of-way, (New York and Harlem R.R. Division), a line 150 feet northeasterly of East Tremont Avenue, a line 100 feet northwesterly of Washington Avenue, a line 340 feet southwesterly of East 178<sup>th</sup> Street, Washington Avenue, a line 150 feet northeasterly of East Tremont Avenue, Third Avenue, a line 330 feet northeasterly of East 176<sup>th</sup> Street, Bathgate Avenue, a line 150 feet southwesterly of East Tremont Avenue, a line 220 feet northeasterly of East 176<sup>th</sup> Street, Washington Avenue, a line 150 feet southwesterly of East Tremont Avenue, a line 200 feet northwesterly of East 176<sup>th</sup> Street, a line 120 feet northwesterly of Washington Avenue, and a line 100 feet northeasterly of East 176<sup>th</sup> Street;
14. Changing from an M1-1 District to a C4-5X District property bounded by:
- a. A line 220 feet northeasterly of East 178<sup>th</sup> Street, Park Avenue (northwesterly portion), East 178<sup>th</sup> Street, and a line 230 feet northwesterly of Park Avenue (northwesterly portion);
  - b. Park Avenue (southeasterly portion), a line 240 feet southwesterly of East 178<sup>th</sup> Street, a line midway between Park Avenue (southeasterly portion) and Washington Avenue, and a line 150 feet northeasterly of East Tremont Avenue;
  - c. A line midway between Webster Avenue and Park Avenue (northwesterly portion), a line 300 feet southwesterly of East 178<sup>th</sup> Street, Park Avenue (northwesterly portion), and a line 150 feet northeasterly of East Tremont Avenue;

15. Changing from an M1-4 District to a C4-5X District property bounded by:
- a. A line 150 feet southwesterly of East Tremont Avenue, Bathgate Avenue, and a line 220 feet northeasterly of East 176<sup>th</sup> Street;
  - b. A line 150 feet southwesterly of East Tremont Avenue, Washington Avenue, and a line 200 feet northeasterly of East 176<sup>th</sup> Street; and
  - c. A line 150 feet southwesterly of East Tremont Avenue, a line 120 feet northwesterly of Washington Avenue, a line 100 feet northeasterly of East 176<sup>th</sup> Street, and a line midway between Park Avenue (southeasterly portion) and Washington Avenue;

16. Changing from a C8-3 District to a C4-5X District property bounded by:
- a. East 189<sup>th</sup> Street, a line 100 feet northwesterly of Washington Avenue, a line 100 feet northeasterly of East 188<sup>th</sup> Street, Washington Avenue, East 188<sup>th</sup> Street, Third Avenue, Cyrus Place, and Park Avenue (southeasterly portion);
  - b. Webster Avenue, line 220 feet northeasterly of East 178<sup>th</sup> Street, a line 230 feet northwesterly of Park Avenue (northwesterly portion), East 178<sup>th</sup> Street, a line midway between Webster Avenue and Park Avenue (northwesterly portion), and a line 150 feet northeasterly of Tremont Avenue;
  - c. East 178<sup>th</sup> Street, a line midway between Third Avenue and Monterey Avenue, a line 100 feet southwesterly of East 178<sup>th</sup> Street, and Third Avenue; and
  - d. A line midway between Bathgate Avenue and Third Avenue, a line 200 feet southwesterly of East 178<sup>th</sup> Street, Third Avenue, and a line 150 feet northeasterly of Tremont Avenue;

17. Changing from an R7-1 District to an M1-4/R7A District property bounded by:
- a. A line 170 feet southeasterly of Park Avenue (southeasterly portion), a line 100 feet southwesterly of Third Avenue, and a line midway between Cyrus Place and East 187<sup>th</sup> Street; and
  - b. A line 250 feet southeasterly of Park Avenue (southeasterly portion), a line 100 feet southwesterly of Third Avenue, and East 187<sup>th</sup> Street;

18. Changing from an C4-4 District to an M1-4/R7A District property bounded by Bathgate Avenue, a line 330 feet northeasterly of East 176<sup>th</sup> Street, a line midway between Bathgate Avenue and Third Avenue, and a line 150 feet southwesterly of East Tremont Avenue;
19. Changing from a C8-3 District to an M1-4/R7A District property bounded by:
  - a. East 188<sup>th</sup> Street, Washington Avenue, a line 170 feet southwesterly of East 188<sup>th</sup> Street, a line perpendicular to the last named course and passing through a point distant 180 feet southeasterly (measured along the last named course) from the southeasterly street line of Washington Avenue, East 187<sup>th</sup> Street, Bathgate Avenue, a line 100 feet northeasterly of Third Avenue, Lorillard Place, a line 100 feet northeasterly of Third Avenue, Third Avenue and its northeasterly centerline prolongation, East 184<sup>th</sup> Street, Bassford Avenue, East 185<sup>th</sup> Street, Washington Avenue, East 186<sup>th</sup> Street, a line 100 feet northwesterly of Washington Avenue, a line 100 feet westerly of Third Avenue, a line 250 feet southeasterly of Park Avenue (southeasterly portion), a line midway between Cyrus Place and East 187<sup>th</sup> Street, a line 100 feet westerly of Third Avenue, a line 170 feet southeasterly of Park Avenue (southeasterly portion), Cyrus Place, and Third Avenue; and
  - b. A line midway between Bathgate Avenue and Third Avenue, a line 330 feet northeasterly of East 179<sup>th</sup> Street, Third Avenue, East 179<sup>th</sup> Street, a line midway between Third Avenue and Monterey Avenue, a line 125 feet southwesterly of East 179<sup>th</sup> Street, Third Avenue, a line 100 feet northeasterly of East 178<sup>th</sup> Street, a line midway between Third Avenue and Monterey Avenue, East 178<sup>th</sup> Street, Third Avenue, and a line 200 feet southwesterly of East 178<sup>th</sup> Street;
20. Changing from an M1-4 District to an M1-4/R7A District property bounded by a line midway between Park Avenue (southeasterly portion) and Washington Avenue, a line 100 feet northeasterly of East 176<sup>th</sup> Street, a line 120 feet northwesterly of Washington Avenue, a line 200 feet northeasterly of East 176<sup>th</sup> Street, Washington Avenue, a line 150 feet southwesterly of East Tremont Avenue, a line 220 feet northeasterly of East 176<sup>th</sup> Street, Bathgate Avenue, a line 150 feet southwesterly of East Tremont Avenue, a line midway between Bathgate Avenue and Third Avenue, a line 100 feet northeasterly of East 175<sup>th</sup> Street, Bathgate Avenue, and East 175<sup>th</sup> Street;
21. Changing from an C4-4 District to an M1-4/R7X District property bounded by a line 330 feet northeasterly of East 176<sup>h</sup> Street, Third Avenue, a line 150 feet

southwesterly of East Tremont Avenue, a line midway between Bathgate Avenue and Third Avenue;

22. Changing from an M1-4 District to an M1-4/R7X District property bounded by a line 150 feet southwesterly of East Tremont Avenue, Third Avenue, East 175<sup>th</sup> Street, Bathgate Avenue, a line 100 feet northeasterly of East 175<sup>th</sup> Street, and a line midway between Bathgate Avenue, and Third Avenue;
23. Establishing within an existing R7-1 District a C1-4 District property bounded by Third Avenue, a line 400 feet northeasterly of East 181<sup>st</sup> Street, a line 100 feet southeasterly of Third Avenue, and East 181<sup>st</sup> Street; and
24. Establishing a Special Mixed Use District (MX-14) bounded by:
  - a. East 188<sup>th</sup> Street, Washington Avenue, a line 170 feet southwesterly of East 188<sup>th</sup> Street, a line perpendicular to the last named course and passing through a point distant 180 feet southeasterly (as measured along the last named course) from the southeasterly street line of Washington Avenue, East 187<sup>th</sup> Street, Bathgate Avenue, a line 100 feet northeasterly of Third Avenue, Lorillard Place, a line 100 feet northeasterly of Third Avenue, Third Avenue and its northeasterly centerline prolongation, East 184<sup>th</sup> Street, Bassford Avenue, East 185<sup>th</sup> Street, Washington Avenue, East 186<sup>th</sup> Street, a line 100 feet northwesterly of Washington Avenue, East 187<sup>th</sup> Street, a line 250 feet southeasterly of Park Avenue (southeasterly portion), a line midway between East 187<sup>th</sup> Street and Cyrus Place, a line 170 feet southeasterly of Park Avenue (southeasterly portion) Cyrus Place, and Third Avenue;
  - b. A line 330 feet northeasterly of East 179<sup>th</sup> Street, Third Avenue, East 179<sup>th</sup> Street, a line midway between Third Avenue and Monterey Avenue, a line 125 feet southwesterly of East 179<sup>th</sup> Street, Third Avenue, a line 100 feet northeasterly of East 178<sup>th</sup> Street, a line midway between Third Avenue and Monterey Avenue, East 178<sup>th</sup> Street, Third Avenue, a line 200 feet southeasterly of East 178<sup>th</sup> Street, and a line midway between Bathgate Avenue and Third Avenue; and
  - c. A line midway between Park Avenue (southeasterly portion) and Washington Avenue a line 100 feet northeasterly of East 176<sup>th</sup> Street, a line 120 feet northwesterly of Washington Avenue, a line 200 feet northeasterly of East 176<sup>th</sup> Street, Washington Avenue, a line 220 feet northeasterly of East 176<sup>th</sup> Street, Bathgate Avenue, a line 330 feet northeasterly of East 176<sup>th</sup> Street, Third Avenue, and East 175<sup>th</sup> Street;

Borough of The Bronx, Community District 6, as shown on a diagram (for illustrative purposes only) dated May 24, 2010 and subject to the conditions in CEQR Declaration E-255.

## BACKGROUND

This rezoning seeks to revitalize one of the most isolated areas in The Bronx. The actions proposed here would address the underutilization of the Third Avenue corridor in the Belmont, Bathgate, and East Tremont neighborhoods, as well as promote stabilized development along East Tremont Avenue, portions of which are vibrant and active. This recommendation will analyze this rezoning in five major areas:

- Fordham Plaza Area
- St. Barnabas Area
- Bathgate Side Streets
- East Tremont Avenue
- Northern Bathgate Industrial Zone

### **Fordham Plaza Area**

This portion of the rezoning focuses on the reutilization of Third Avenue from primarily automobile use to a more characteristic central office node and mixed-use corridor. The area (north of East 184<sup>th</sup> Street) is zoned C8-3 and R7-1. The C8-3 zone is characterized by a hodge podge of uses, including automobile, parking, retail, hotel and light industrial use. The R7-1 is too-high for the area as there are not many apartment buildings and primarily one- to three-family houses.

The proposed rezoning would create a C4-5X district immediately south of Fordham Plaza along Third Avenue, Cyrus Place, East 189<sup>th</sup> Street and East 188<sup>th</sup> Street, stretching towards Webster Avenue. This would allow for the development of intense office and retail space, which would compliment Fordham Plaza and Fordham Road. Fordham Road is in need of a node to centralize office and commercial uses to create a “downtown” effect for the Fordham area, as opposed to the traffic-clogged strip mall design that was originally built out. This design would be more in the vein of a Transit-Oriented Development, with the Metro-North and Fordham Plaza bus plaza anchoring any development that occurred. The FAR for this zone will be 4.0 for commercial and 5.0 for residential, with a maximum height of 125 feet.

The remainder of Third Avenue would be zoned M1-4/R7A with a 4.0 residential FAR and 80-foot height limit, allowing for residential uses above commercial or light manufacturing, while not forcing out the existing automobile uses present. Along the side streets between Webster and Washington Avenues, blocks would be contextually

downzoned to R5 and R6A to protect one- to three-family homes and walk-up apartment buildings. These would have FARs of 1.25 and 3.0 respectively, with a maximum height of 70 feet for the R6A.

### **St. Barnabas Area**

This area is identified along the Third Avenue corridor between East 180<sup>th</sup> and East 184<sup>th</sup> Streets extending from Third Avenue west to mid-block between Washington and Webster Avenues. Third Avenue itself, currently C8-3, will be rezoned to C4-4D to develop the vast array of vacant land, protect the existing residential structures, and allow St. Barnabas Hospital to expand if necessary. The FAR will be 3.4 for commercial use, and 6.02 for residential use. This will further bolster Third Avenue as a vibrant and integral commercial corridor. A portion of Third Avenue on the St. Barnabas campus will also have a C1-4 overlay added.

The remainder of the area will be rezoned to R6A, protecting the mid-rise apartment structures there, as well as allow opportunity to develop vacant mid-block land. At the southern end along East 180<sup>th</sup> Street would be the creation of a C4-4A district to enliven this intersection.

### **Bathgate Side Streets**

Washington and Bathgate Avenues between East 180<sup>th</sup> Street and just north of East Tremont Avenue are packed with stable one- to three-family homes, small apartment buildings and institutional uses. The northern part of this area would be downzoned to R5 to protect these homes, while the area closest to East Tremont Avenue would be rezoned to R6A to accommodate the apartment buildings and allow for mixed-use opportunities with the existing institutional uses. Third Avenue will be rezoned to the aforementioned mixed-use zone, M1-4/R7A. This would protect the existing warehouse uses, as well as allow development on taxpayer commercial and parking lots.

### **East Tremont Avenue**

This portion of East Tremont Avenue has undergone decades of decline. Once the economic and political center of the borough, East Tremont Avenue suffered from the decline of urban America from the 1960's through the 1980's, as well as the dismantling of the Third Avenue El. While there is a vibrant stretch of retail between Belmont Avenue and Southern Boulevard that serves as a local downtown for this transit-deprived stretch, the stretch closest to Tremont Park along Third, Webster and Arthur Avenues has suffered greatly. Some retail has come to this area in the last ten years, and there are occupied 10- to 12-story office buildings on Third and Arthur Avenues, but it is far from its past glory when Borough Hall was located in Tremont Park.

This rezoning will create a C4-5X district extending along East Tremont Avenue between Webster and Belmont Avenues, as well as north along Webster Avenue to mid-block between East 178<sup>th</sup> Street and Alden Place. The intent of the rezoning is to transform the

blockfronts from underutilized commercial, institutional and parking uses into an active, dense mixed-use corridor, with the underused Metro-North Tremont station, and criss-cross of bus lines serving as an anchor.

The stretch between Belmont and Marmion Avenues will be rezoned from R7-1/C1-4 to C4-4A. This will allow for a contextual zoning that would allow for mid-rise apartment buildings and more intense and diverse commercial uses. It also reflects the types of commercial uses coming into the area.

The remainder of East Tremont Avenue to Daly Avenue will be rezoned from R7-1/C1-4 to R7X/C1-4, increasing the FAR from 3.44 to 5.0, while placing a maximum building height of 125 feet.

### **Northern Bathgate Industrial Zone**

The moniker for this zoned-manufacturing area is derived of its location north of the Bathgate Industrial Park and the Cross Bronx Expressway. This area has historically been a diverse mix of industrial, institutional, residential, automobile, open space and vacant uses. It never truly reached its full industrial potential, and is mislocated given its proximity to the East Tremont Avenue business corridor. In recent years, variances have been allowed for mid-rise residential and educational development. As a result, the current M1-4 zoning is obsolete. Nonetheless, there are a couple of vibrant industrial businesses that need to be accommodated, which is why a mixed-use zone is proposed for this area. The area along Third Avenue would be zoned M1-4/R7X, which would allow for high-density residential located on a wide street, across from Tremont Park, with a 5.0 FAR and 125-foot height limit. Bathgate and Washington Avenues would be zoned M1-4/R7A, which is a more contextual zone that places an 80-foot height limit, while allowing a 4.0 FAR.

### **ENVIRONMENTAL REVIEW AND ULURP CERTIFICATION**

This application was reviewed pursuant to SEQRA and CEQR. An Environmental Assessment Statement was prepared for this application and designated as a Type I action, meaning there would be a significant impact, and resulted in a Negative Declaration. The City Planning Commission certified this application as complete on May 24<sup>th</sup>, 2010.

### **COMMUNITY BOARD PUBLIC HEARING**

Bronx Community Board #6 held a public hearing and approved this application on June 25<sup>th</sup>, 2010 with a vote of 22 in favor, zero against, and zero abstaining.

## BRONX BOROUGH PRESIDENT'S PUBLIC HEARING

The Bronx Borough President held a public hearing on this application on July 13<sup>th</sup>, 2010. Representatives of the applicants were present and spoke in favor of this application. No members of the public were present.

## BRONX BOROUGH PRESIDENT'S RECOMMENDATION

This rezoning helps spur development in one of the last frontiers of The Bronx. Bathgate and East Tremont suffered greatly due to the abandonment of the South Bronx and dismantling of the Third Avenue El. It left vacant neighborhoods that had no access to subway transit and sporadic commuter rail transit, causing its residents to use crosstown buses along traffic-clogged East Tremont Avenue and East 180<sup>th</sup> Street to access the subway. The redevelopment of homeownership and affordable housing has helped to stabilize these neighborhoods, but this has not been entirely reflected in their commercial corridors. Underutilized and vacant buildings remain. This rezoning will give the shot in the arm it desperately needs.

I would like to acknowledge my appreciation to the New York City Department of City Planning for incorporating the advice of this office to establish a C4-5X district, as opposed to the originally proposed C4-4A, for the area just south of Fordham Plaza. A C4-4A would have limited building height to 80 feet in an area that already has 14-story office buildings anchoring The Bronx' largest commercial district. The C4-5X will allow for higher FAR and a height limit of 125 feet, which is more appropriate for the Fordham Plaza area.

I am particularly happy about the rezoning of the area south of East Tremont Avenue and north of the Cross Bronx Expressway (identified previously as the Northern Bathgate Industrial Area). This ramshackle collection of streets has blighted the community, and taken away from the vibrancy of East Tremont Avenue and the beauty of Tremont Park, which once housed Borough Hall. Allowing residential here will turn the area into an active neighborhood bolstering the East Tremont Avenue corridor.

Furthermore, I am pleased to see that older homes and apartment buildings are being preserved in Bathgate and East Tremont on its side streets. Redevelopment is important for The Bronx, but not at the expense of tearing down homeownership.

I applaud City Planning for their effort in effectively reclaim these two corridors.

I recommend approval of this application.