



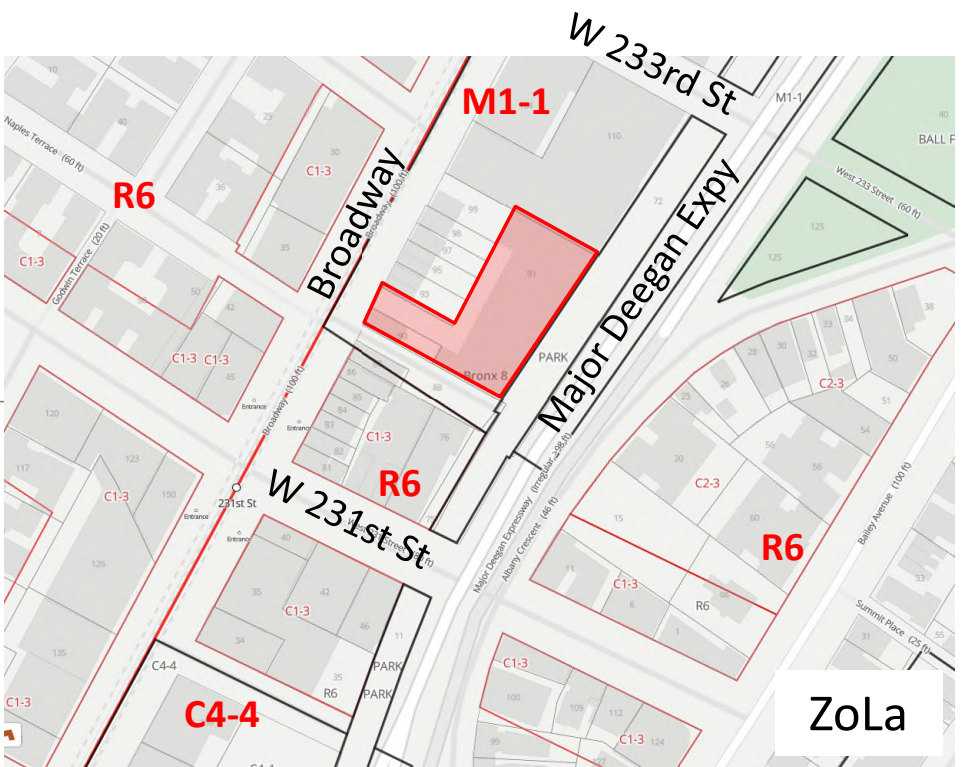
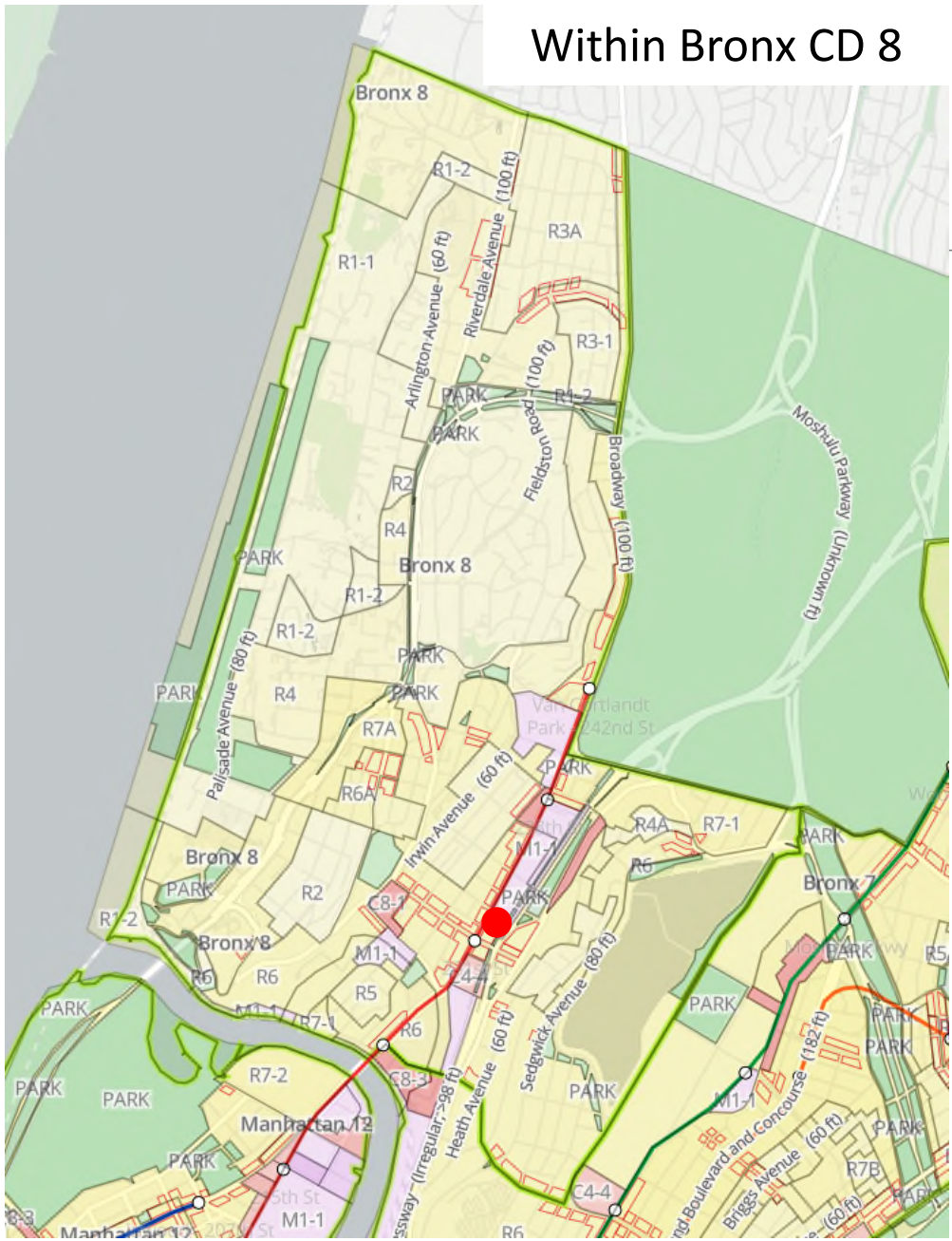
5602-5604 Broadway Rezoning  
Bronx Community Board 8 Land Use Committee  
June 5, 2023

- Proposed zoning change from M1-1 to R7-3/C2-3 with MIH to facilitate 100% affordable housing development at 5602-04 Broadway
- 13-story residential building with 226 apartments
- 188 space parking garage

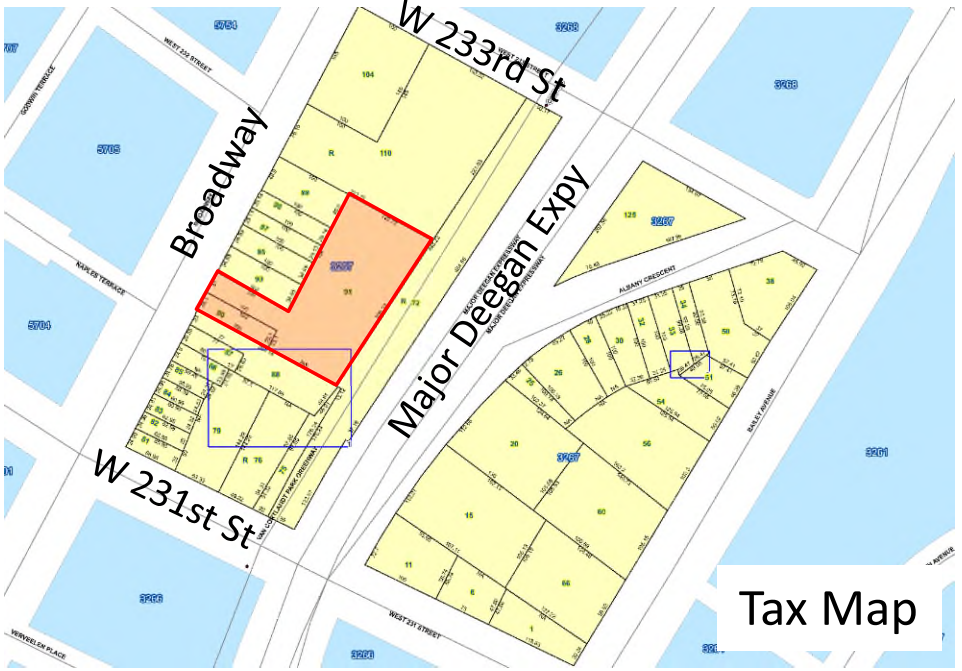
# Project Overview

# Location of Site

Within Bronx CD 8



ZoLa

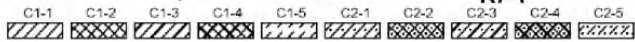
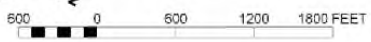


Tax Map

# Current M1-1 Zoning



**Proposed Project Area**



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

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 © Copyrighted by the City of New York  
 NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

# Site Photographs



4. View of the Development Site facing southeast from Broadway.



5. View of Broadway facing southwest (Development Site at left).



6. View of the Project Area facing southeast from Broadway.



Development Site Project Area

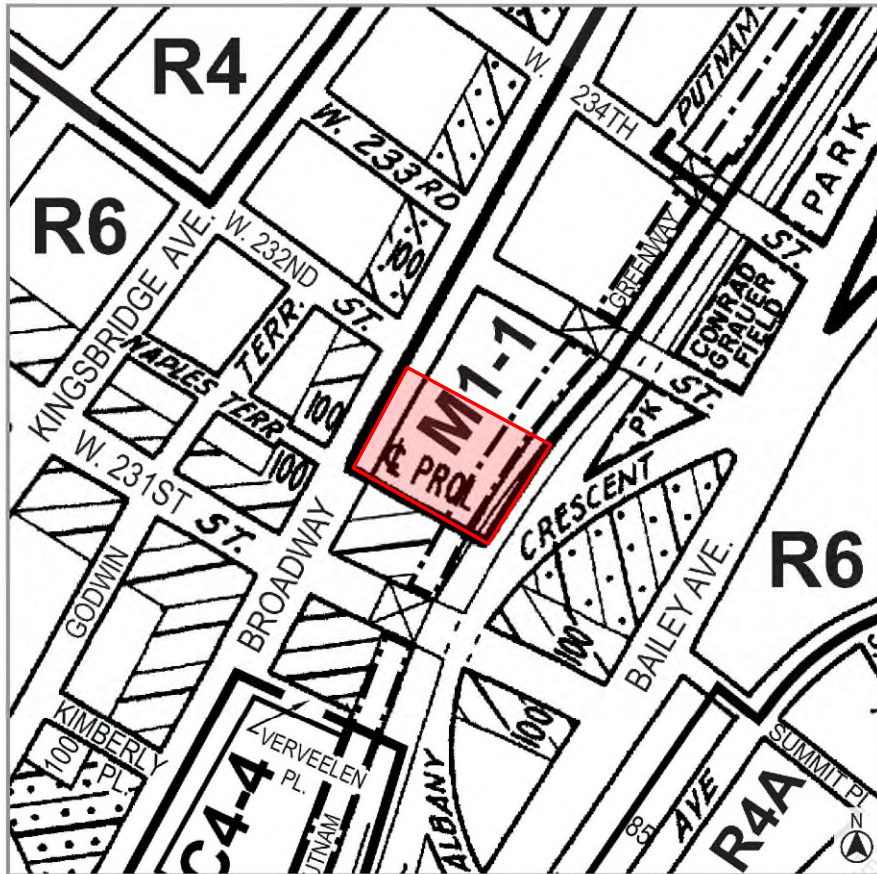
Urban Cartographics

# Proposed Actions

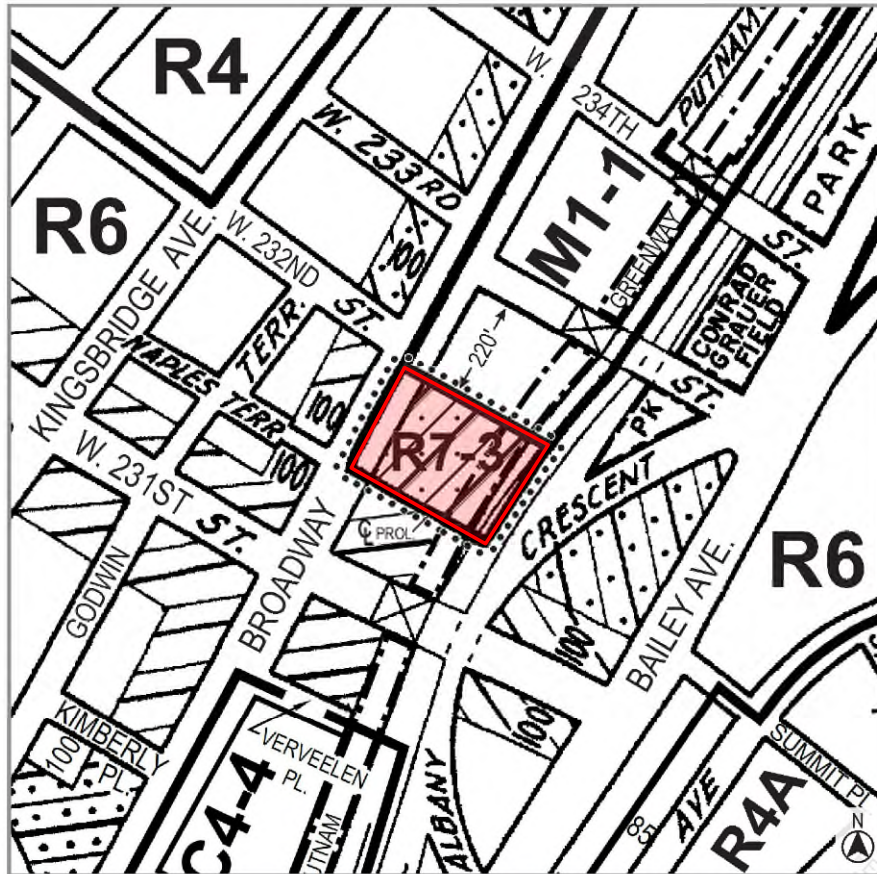
1. Zoning map amendment changing an existing M1-1 zoning district to an R7-3/C2-3 zoning district; and

2. Zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) Area.

# Proposed Zoning Change



Current Zoning Map (1d)



Proposed Zoning Map (1d) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to R7-3/C2-3

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

# Proposed Affordable, Transit-Oriented Development

## 13-story Residential Building

- 13-stories rising to height of 135'
- 187,713 sq ft, 6.0 FAR
- 8,201 sq ft of amenity/recreation space (3,848 interior & 4,353 exterior)

## 226 Income-Restricted Apartments

- 100% affordable per HPD program
- MIH set aside for permanently income-restricted units
- 55 studios (24.3%); 57 1-BR (25.22%); 91 2-BR (40.27%); 23 3-BR (10.18%)
- 1 superintendent's unit

## 188-space Accessory Parking Garage

- Attended, entrance via curb cut on Broadway
- Electric vehicle charging stations
- 113 bicycle parking spaces

## Access to Mass Transit

- West 231st Street Station serving the 1 line
- Bx1, Bx7, Bx9, Bx10 and Bx20 bus lines
- Marble Hill Metro North Station (~0.6 miles)

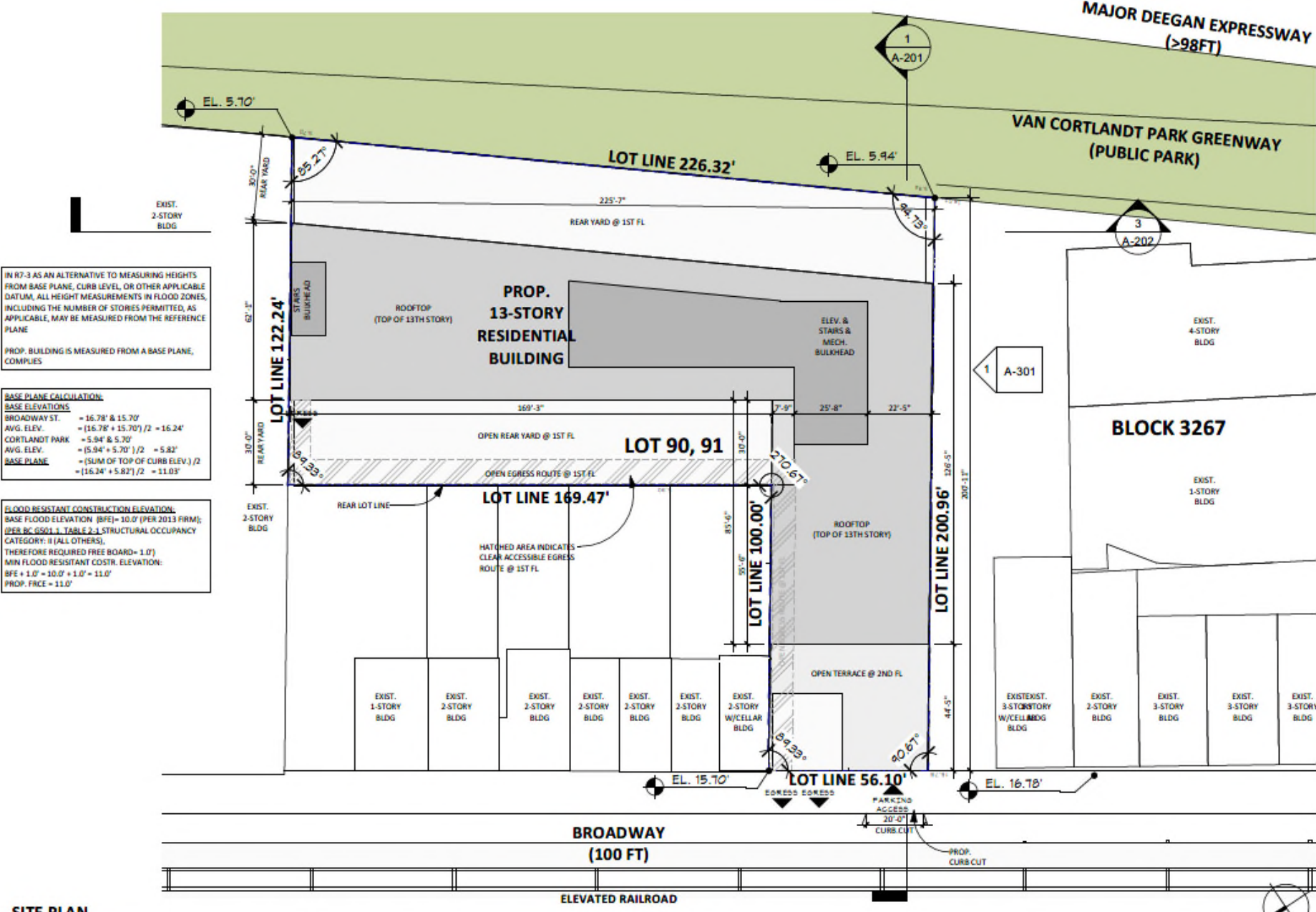


# Illustrative Drawings

# Illustrative Renderings



# Illustrative Site Plan



IN R7-3 AS AN ALTERNATIVE TO MEASURING HEIGHTS FROM BASE PLANE, CURB LEVEL, OR OTHER APPLICABLE DATUM, ALL HEIGHT MEASUREMENTS IN FLOOD ZONES, INCLUDING THE NUMBER OF STORIES PERMITTED, AS APPLICABLE, MAY BE MEASURED FROM THE REFERENCE PLANE

PROP. BUILDING IS MEASURED FROM A BASE PLANE, COMPLIES

**BASE PLANE CALCULATION:**  
**BASE ELEVATIONS**  
 BROADWAY ST. = 16.78' & 15.70'  
 AVG. ELEV. = (16.78' + 15.70') / 2 = 16.24'  
 CORTLANDT PARK = 5.94' & 5.70'  
 AVG. ELEV. = (5.94' + 5.70') / 2 = 5.82'  
**BASE PLANE** = (SUM OF TOP OF CURB ELEV.) / 2  
 = (16.24' + 5.82') / 2 = 11.03'

**FLOOD RESISTANT CONSTRUCTION ELEVATION:**  
 BASE FLOOD ELEVATION (BFE) = 10.0' (PER 2013 FIRM);  
 (PER RC 6601.1, TABLE 2-3, STRUCTURAL OCCUPANCY CATEGORY: II (ALL OTHERS)),  
 THEREFORE REQUIRED FREE BOARD = 1.0'  
 MIN FLOOD RESISTANT CONSTR. ELEVATION:  
 BFE + 1.0' = 10.0' + 1.0' = 11.0'  
 PROP. FREE = 11.0'

**SITE PLAN**  
 1/32" = 1'-0"



# Illustrative Elevation (West from Broadway)



**WEST**  
3/64" = 1'-0"

# Illustrative Elevation (East from Major Deegan)



**EAST.**  
3/64" = 1'-0"

# Illustrative Elevation (North)



**NORTH**  
3/64" = 1'-0"

# Illustrative Elevation (South)



# Aerial Renderings with Surrounding Context



# Illustrative Rendering



# Illustrative Rendering



# Illustrative Rendering



# Affordable Housing

# Affordable Housing

## Community Board 8 District Needs

- Affordable Housing Identified as Top Pressing Need 2019-2024

## Aging Housing Stock

- 85.4% of the housing units in Community District 8 built before 1970
- 32.8% before 1940
- Only 1.8% built since 2010

## Rent Burden & Rental Vacancy Rate

- 45.1% of the population of Community District 8 is rent burdened
- Low 5.7% rental vacancy rate (3.4% in Council District 11)

# Affordability Breakdown

	Formerly Homeless		37% AMI		47% AMI		57% AMI		77% AMI			
	# of Units	Monthly Rent	# of Units	Monthly Rent	# of Units	Monthly Rent	# of Units	Monthly Rent	# of Units	Monthly Rent		
<b>Studio</b>	8	\$ 221	6	\$ 654	10	\$ 855	11	\$ 1,055	20	\$ 1,455		<b>55</b>
<b>1-BR</b>	13	\$ 291	10	\$ 827	24	\$ 1,078	4	\$ 1,328	6	\$ 1,828		<b>57</b>
<b>2-BR</b>	10	\$ 438	10	\$ 980	13	\$ 1,281	30	\$ 1,581	27	\$ 2,181		<b>90</b>
<b>3-BR</b>	3	\$ 527	2	\$ 1,121	4	\$ 1,468	12	\$ 1,815	2	\$ 2,508		<b>23</b>
											<b>Super</b>	<b>1</b>
<b>Number</b>	<b>34</b>		<b>28</b>		<b>51</b>		<b>57</b>		<b>55</b>		<b>TOTAL</b>	<b>226</b>
<b>Percent</b>	<b>15%</b>		<b>12%</b>		<b>23%</b>		<b>25%</b>		<b>24%</b>			<b>100%</b>

<b>Household Income Ranges</b> <i>(Depending on household size, ranging between one to five persons.)</i>	<b>\$29,637 -</b>	<b>\$37,647 -</b>	<b>\$61,677 -</b>	<b>\$72,090 -</b>
	<b>\$57,276</b>	<b>\$72,756</b>	<b>\$119,196</b>	<b>\$139,320</b>



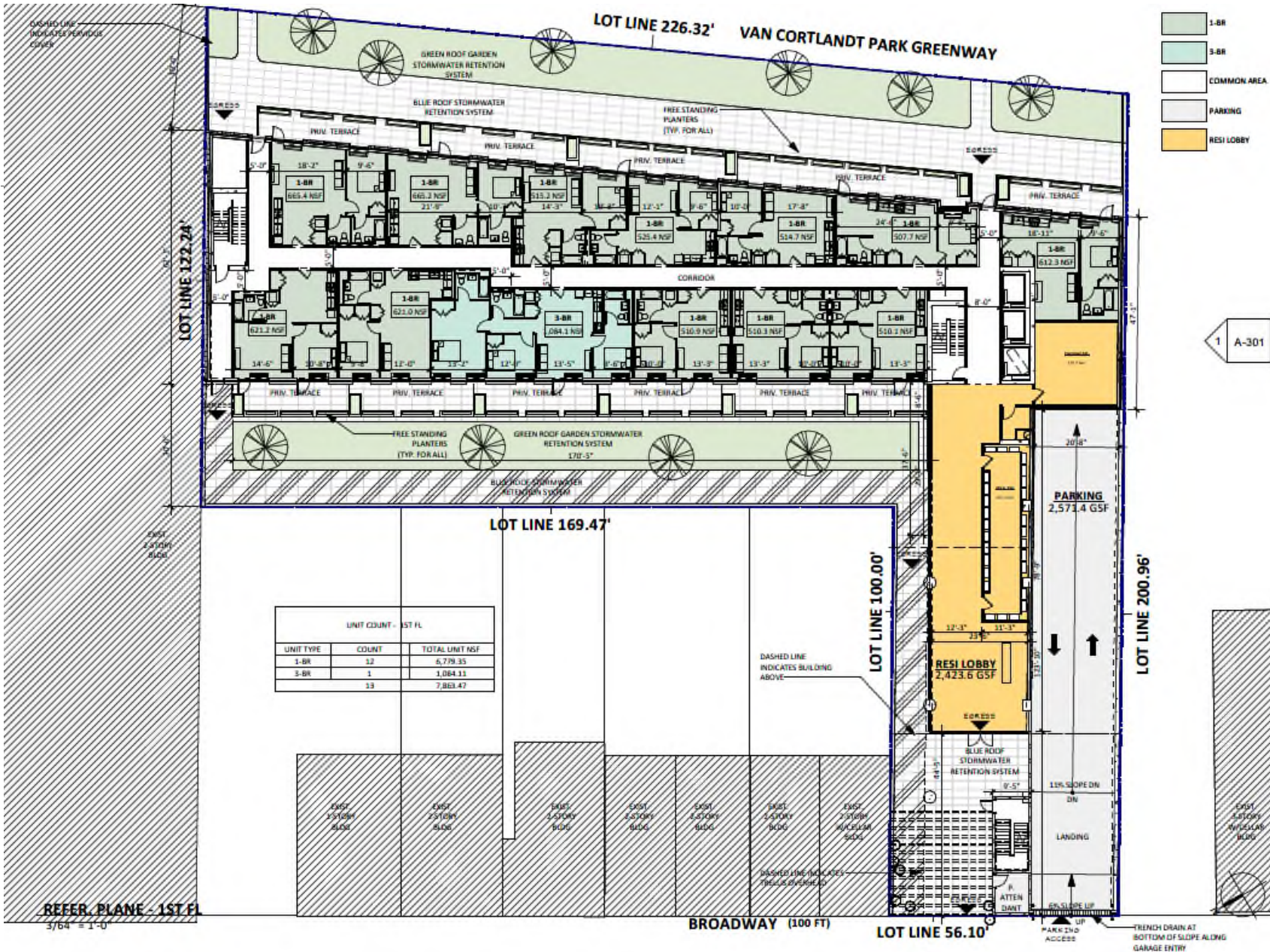
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# Appendix

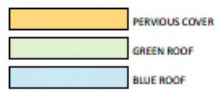


# Flood Resiliency Measures

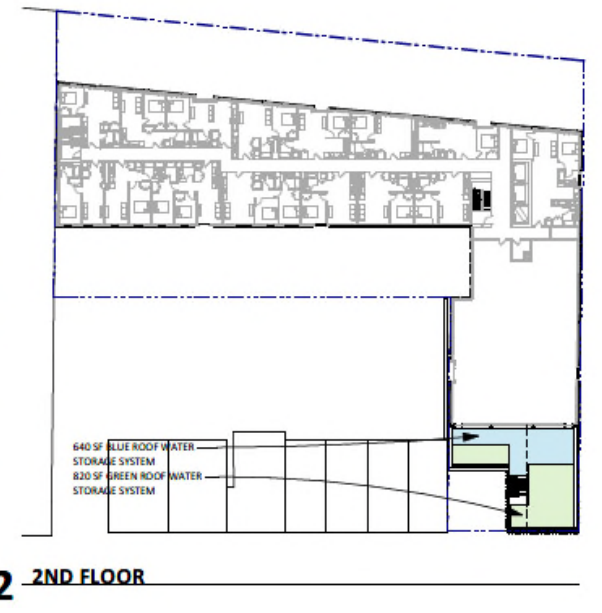
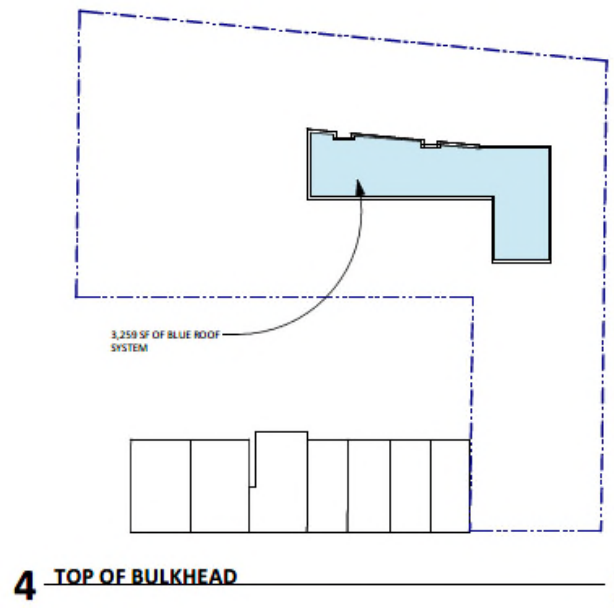
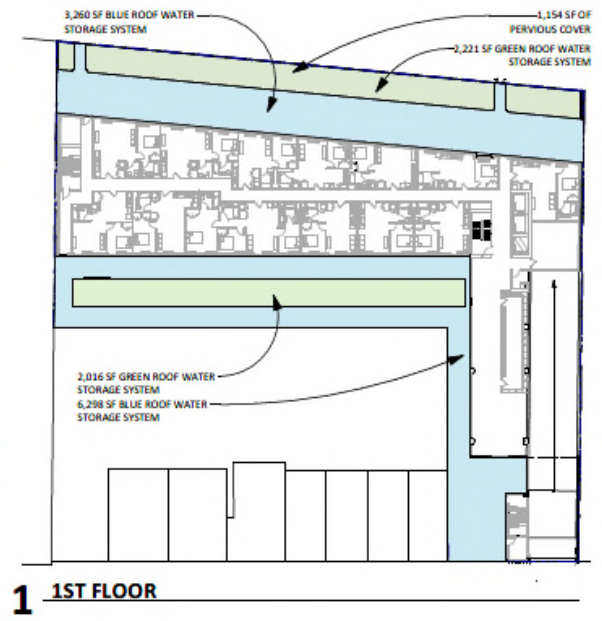
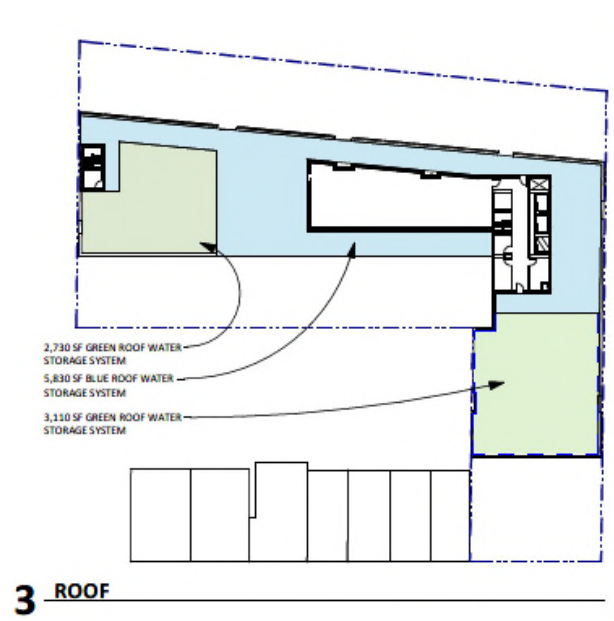
# Illustrative Floor Plan - First Floor



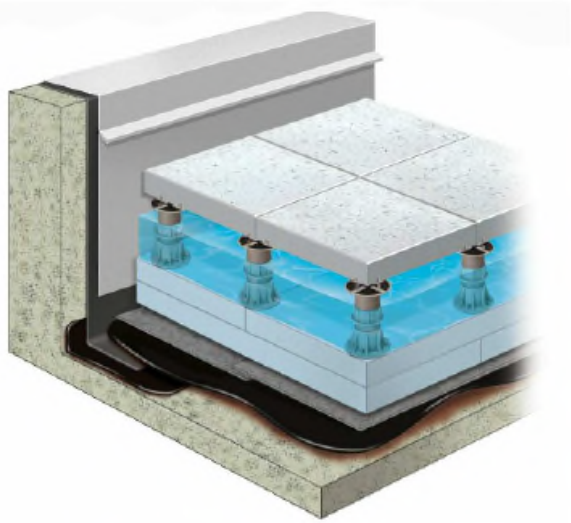
# Water Retention



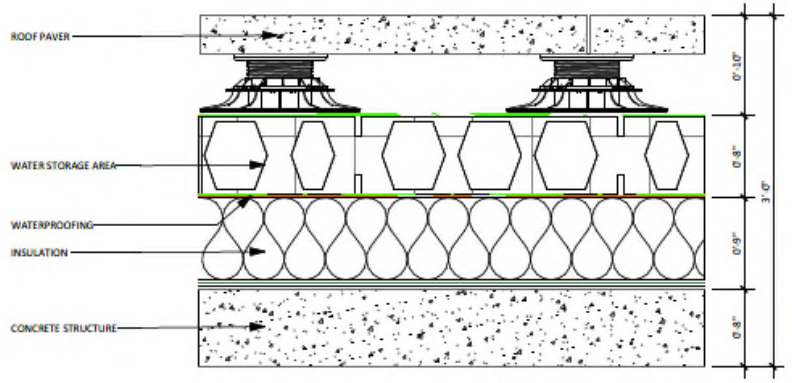
ROOF WATER RETENTION STORAGE AREA			
LEVEL	TOTAL ROOF AREA	GREEN ROOF	BLUE ROOF
1ST FLOOR	14,840 SF	3,931 SF	9,755 SF
2ND FLOOR	1,460	820 SF	640 SF
ROOF	11,670 SF	5,840 SF	5,830 SF
TOP OF BULKHEAD	3,259 SF	-	3,259 SF
TOTAL SF	31,229 SF	10,591 SF	20,638 SF
TOTAL %	100%	33%	67%
		100%	



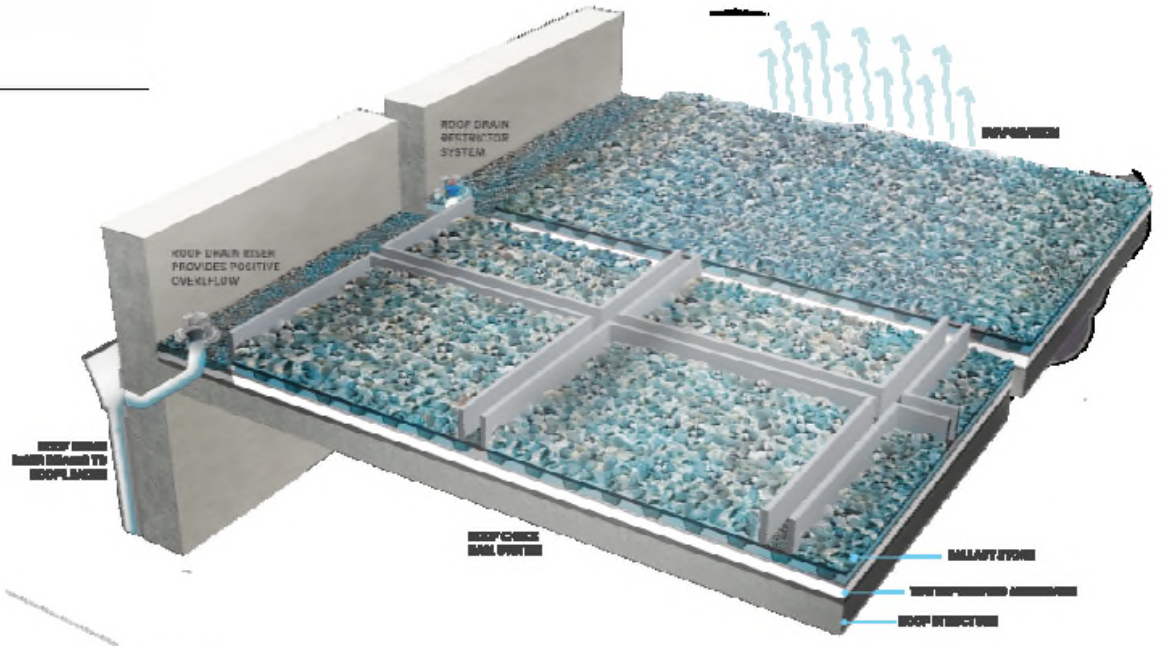
# Blue Roof Details



**B3 BLUE ROOF WATER STORAGE DIAGRAM**



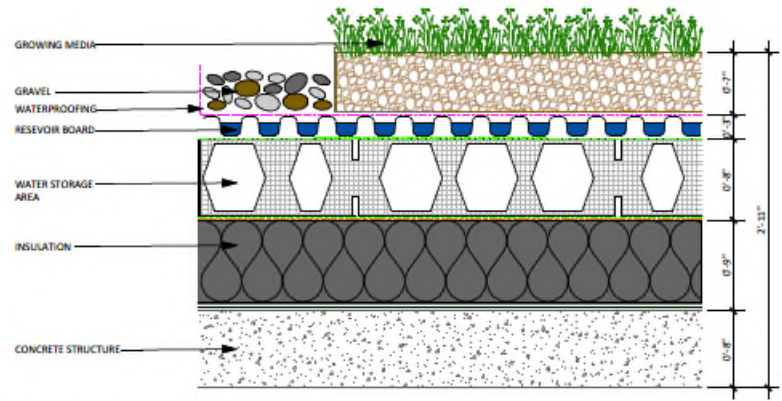
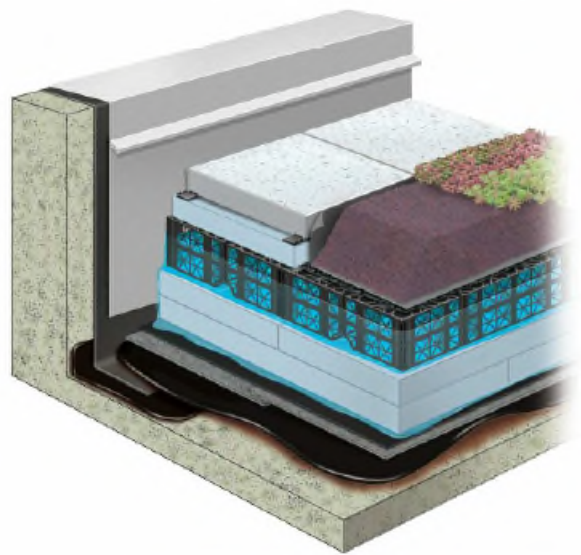
**B2 BLUE ROOF WATER STORAGE ASSEMBLY**



**B1 BLUE ROOF DIAGRAM**

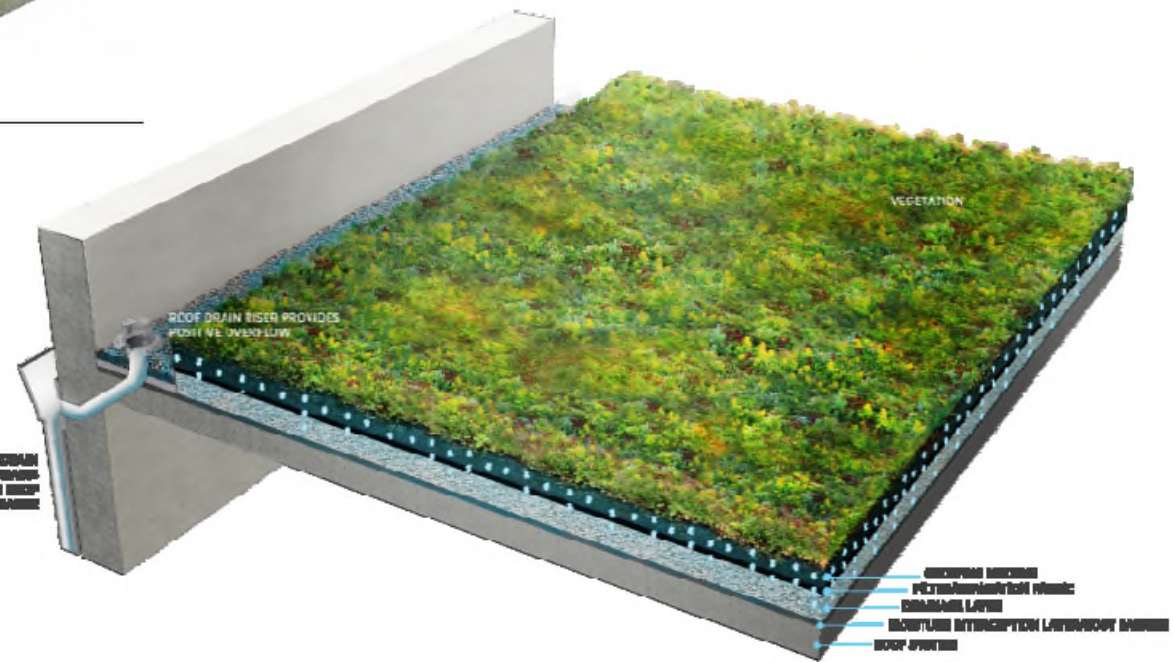
**NOTE:** PROPOSED ROOF SYSTEMS ARE IN ACCORDANCE WITH DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEMS DEVELOPED BY THE NYC DEPARTMENT OF ENVIRONMENTAL PROTECTION IN CONSULTATION WITH THE NYC DEPARTMENT OF BUILDINGS.

# Green Roof Details



**G2 GREEN ROOF WATER STORAGE**

**G3 GREEN ROOF WATER STORAGE DIAGRAM**



**G1 GREEN ROOF DIAGRAM**

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