

**NYC DEPARTMENT OF TRANSPORTATION TESTIMONY
BEFORE THE CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES
February 14, 2019**

Good morning Chair Moya and the members of the Subcommittee on Zoning and Franchises. My name is Michelle Craven, and I am the Assistant Commissioner for the New York City Department of Transportation's (NYCDOT) Office of Cityscape & Franchises. Thank you for inviting me to speak on T2019-3755, on behalf of NYCDOT.

This resolution would authorize NYCDOT to grant a non-exclusive franchise for the provision of bus services between Manhattan and Staten Island. This franchise would be for the SIM23 and SIM24 express bus services (formerly X23 and X24), which have operated since 2001 under a New York City Economic Development Corporation (NYCEDC) contract.

The reason for this resolution is largely procedural. When the Metropolitan Transportation Authority (MTA) took over operations of seven bus companies around the city beginning in 2005, these two routes were the only routes not included. NYCEDC continued to contract with a private company to run the two routes with the expectation that the MTA would shortly fold the routes into its service. To date however, despite several requests through the years, the MTA has yet to accept the routes. Because NYCEDC's role was meant to be temporary the City has decided to transfer oversight of the service from NYCEDC to NYCDOT, while still seeking an agreement from MTA to ultimately incorporate these routes into its regular service.

The franchise process begins with City Council approval of this authorizing resolution, following which NYCDOT will issue a Request for Proposals for the service. While a different operator may be the winning proposer, NYCDOT will require the eventual franchisee to maintain existing service. Once the winning proposer is selected, NYCDOT will seek approval of the franchise agreement with that company from the City's Franchise and Concession Review Committee.

Since 2014, Academy Bus has operated these routes, and prior to that, they were operated by the now-defunct Atlantic Express. Recently, the MTA included route changes for these bus lines in its overall bus redesign plan for Staten Island. According to Academy Bus, this has resulted in a decrease in ridership and an increase in customer complaints. NYCDOT and EDC are currently reviewing Academy's request to return to its previous routes.

With regard to funding, Academy Bus receives a subsidy through State Operating Assistance, or "STOA," as well as a small City subsidy mainly because the growth of the STOA pot has been less than the growth in Academy Bus costs, and Atlantic Express previously, since 2000. It is expected that this arrangement would continue under the franchise agreement with the entity that is awarded that franchise.

While we continue to talk with the MTA about taking these routes, this resolution will help ensure continued operations.

I would be happy to answer any questions, and thank you again for the opportunity to discuss T2019-3755 today.



SIM 23

Annadale/Midtown Manhattan

1/14/2019

AM to Manhattan

STOPS	1	2	3	4	5	6	7	8	9	10	11	12	13
Hylan Blvd - Barclay Ave.	5:00	5:30	5:45	6:00	6:15	6:30	6:45	6:55	7:05	7:15	7:30	7:50	8:20
Arden Ave - Bathgate St.	5:01	5:31	5:46	6:01	6:16	6:31	6:46	6:56	7:06	7:16	7:31	7:51	8:21
Arden Ave - Koch Blvd.	5:03	5:33	5:48	6:03	6:18	6:33	6:48	6:58	7:08	7:18	7:33	7:53	8:23
Arden Ave - Mosely Ave.	5:05	5:35	5:50	6:05	6:20	6:35	6:50	7:00	7:11	7:21	7:36	7:56	8:26
Arden Ave - Annadale Rd.	5:06	5:36	5:51	6:07	6:22	6:37	6:52	7:02	7:13	7:23	7:38	7:58	8:28
Arden Ave - Drumgoole Rd.	5:07	5:37	5:52	6:08	6:23	6:38	6:53	7:03	7:14	7:24	7:39	7:59	8:29
Arden Ave - Woodrow Rd.	5:09	5:39	5:54	6:10	6:25	6:40	6:55	7:05	7:16	7:26	7:41	8:01	8:31
Arden Ave - Hampton Green	5:11	5:41	5:56	6:12	6:27	6:42	6:57	7:07	7:19	7:29	7:44	8:04	8:34
Arthur Kill Rd - Arden Ave.	5:12	5:42	5:57	6:13	6:28	6:43	6:58	7:08	7:20	7:30	7:45	8:05	8:35
Arthur Kill Rd - West Shore Exp.	5:17	5:47	6:02	6:18	6:33	6:48	7:03	7:13	7:26	7:36	7:51	8:11	8:41

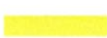
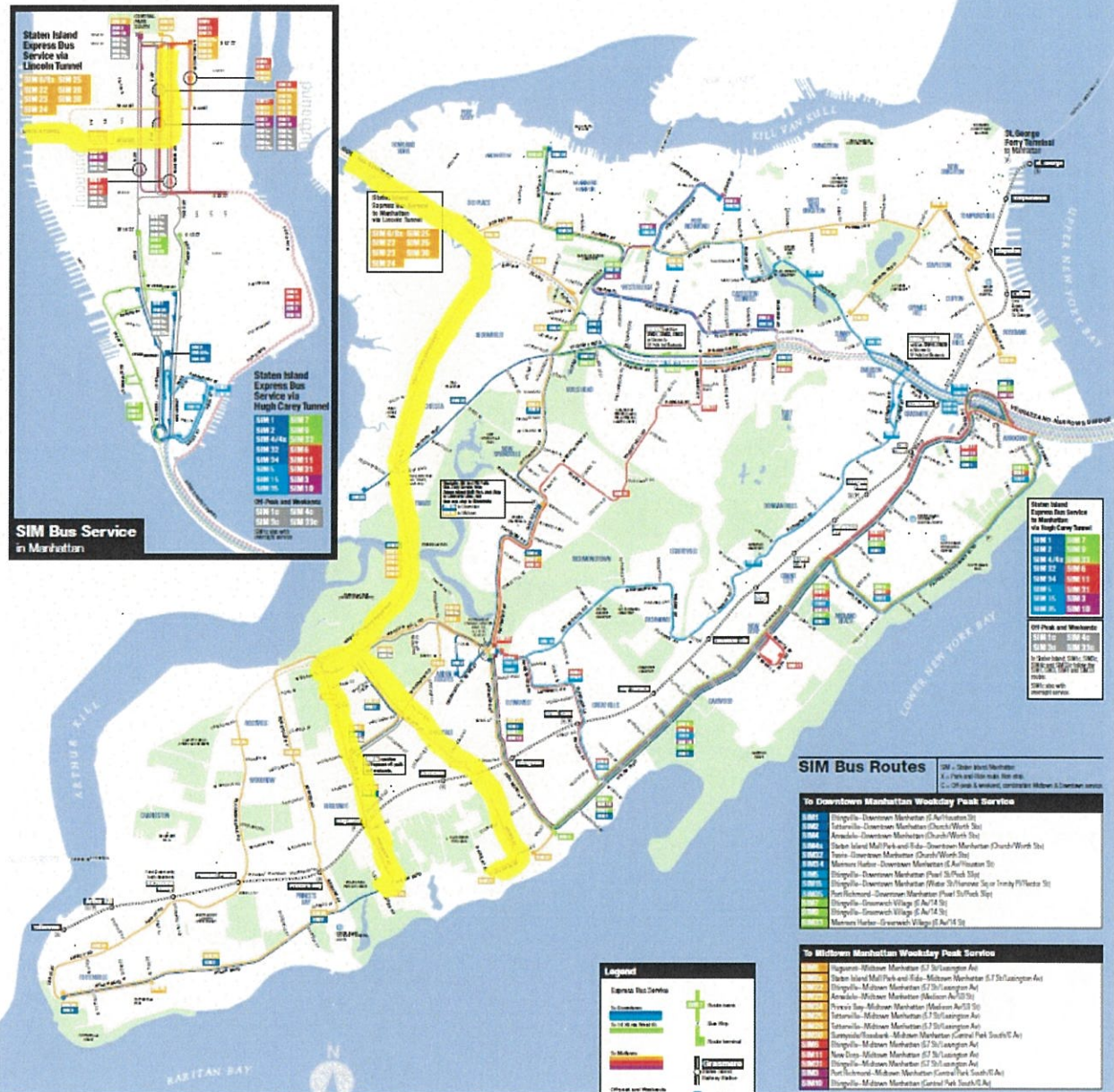
DROP OFFS	1	2	3	4	5	6	7	8	9	10	11	12	13
34th Street - 9th Ave.	6:02	6:32	6:47	7:03	7:18	7:33	7:48	7:58	8:11	8:21	8:36	8:56	9:26
34th Street - 8th Ave.	6:03	6:33	6:48	7:04	7:19	7:34	7:49	7:59	8:12	8:22	8:37	8:57	9:27
34th Street - 7th Ave.	6:04	6:34	6:49	7:05	7:20	7:35	7:50	8:00	8:13	8:23	8:38	8:58	9:28
34th Street - 6th Ave.	6:05	6:35	6:50	7:06	7:21	7:36	7:51	8:01	8:14	8:24	8:39	8:59	9:29
34th Street - 5th Ave.	6:08	6:38	6:53	7:09	7:24	7:39	7:54	8:04	8:17	8:27	8:42	9:02	9:32
Madison - 37th St.	6:10	6:40	6:55	7:11	7:26	7:41	7:56	8:06	8:19	8:29	8:44	9:04	9:34
Madison - 43rd St.	6:12	6:42	6:57	7:13	7:28	7:43	7:58	8:08	8:21	8:31	8:46	9:06	9:36
Madison - 48th St.	6:13	6:43	6:58	7:14	7:29	7:44	7:59	8:09	8:22	8:32	8:47	9:07	9:37
Madison - 55th St.	6:14	6:44	6:59	7:15	7:30	7:45	8:00	8:10	8:23	8:33	8:48	9:08	9:38
Madison - 59th St.	6:15	6:45	7:00	7:16	7:31	7:46	8:01	8:11	8:24	8:34	8:49	9:09	9:39

PM to Staten Island

STOPS	1	2	3	4	5	6	7	8	9	10	11	12	13	14
5th Ave - 59th St.	2:30	3:00	3:30	4:00	4:30	4:45	5:00	5:10	5:25	5:40	5:55	6:10	6:45	7:30
5th Ave - 54th St.	2:32	3:02	3:32	4:02	4:32	4:47	5:02	5:12	5:27	5:42	5:57	6:12	6:47	7:32
5th Ave - 46th St.	2:36	3:06	3:36	4:06	4:36	4:51	5:06	5:16	5:31	5:46	6:01	6:16	6:51	7:36
5th Ave - 43rd St.	2:38	3:08	3:38	4:08	4:38	4:53	5:08	5:18	5:33	5:48	6:03	6:18	6:53	7:38
5th Ave - 37th St.	2:41	3:11	3:41	4:11	4:41	4:56	5:11	5:21	5:36	5:51	6:06	6:21	6:56	7:41
34th Street - 5th Ave.	2:43	3:13	3:43	4:13	4:43	4:58	5:13	5:23	5:38	5:53	6:08	6:23	6:58	7:43
34th Street - 6th Ave.	2:45	3:15	3:45	4:15	4:45	5:00	5:15	5:25	5:40	5:55	6:10	6:25	7:00	7:45
34th Street - 7th Ave.	2:47	3:17	3:47	4:17	4:47	5:02	5:17	5:27	5:42	5:57	6:12	6:27	7:02	7:47
34th Street - 8th Ave.	2:49	3:19	3:49	4:19	4:49	5:04	5:19	5:29	5:44	5:59	6:14	6:29	7:04	7:49
34th Street - 9th Ave.	2:51	3:21	3:51	4:21	4:51	5:06	5:21	5:31	5:46	6:01	6:16	6:31	7:06	7:51

DROP OFFS	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Arthur Kill Rd - West Service Road	3:36	4:06	4:36	5:06	5:36	5:51	6:06	6:16	6:31	6:46	7:01	7:16	7:51	8:36
Arthur Kill Rd - Veterans Rd, E	3:37	4:07	4:37	5:07	5:37	5:52	6:07	6:17	6:32	6:47	7:02	7:17	7:52	8:37
Arden Ave - Arthur Kill Rd.	3:39	4:09	4:39	5:09	5:39	5:54	6:09	6:19	6:34	6:49	7:04	7:19	7:54	8:39
Arden Ave - Hampton Green	3:41	4:11	4:41	5:11	5:40	5:55	6:10	6:20	6:35	6:50	7:05	7:20	7:55	8:40
Arden Ave - Crown Ave.	3:43	4:13	4:43	5:13	5:43	5:58	6:13	6:23	6:38	6:52	7:07	7:22	7:57	8:42
Arden Ave - Drumgoole Rd, E	3:45	4:15	4:45	5:15	5:44	5:59	6:14	6:24	6:39	6:54	7:09	7:24	7:59	8:44
Arden Ave - Annadale Rd.	3:49	4:19	4:49	5:19	5:48	6:03	6:18	6:28	6:43	6:57	7:12	7:27	8:02	8:47
Arden Ave - Mosely Ave.	3:51	4:22	4:52	5:22	5:51	6:06	6:21	6:31	6:46	7:00	7:15	7:30	8:05	8:50
Arden Ave - Koch Blvd.	3:54	4:25	4:55	5:25	5:53	6:08	6:23	6:33	6:48	7:02	7:17	7:32	8:07	8:52
Hylan Blvd - Arden Ave.	3:56	4:27	4:57	5:27	5:55	6:10	6:25	6:35	6:50	7:04	7:19	7:34	8:09	8:54
Hylan Blvd - Barclay Ave.	3:57	4:28	4:58	5:28	5:56	6:11	6:26	6:36	6:51	7:05	7:20	7:35	8:10	8:55

Staten Island Express Bus Network



SIM23/SIM24



SIM 24 Prince's Bay/Midtown Manhattan

1/14/2019

AM to Manhattan

STOPS	1	2	3	4	5	6	7	8	9	10	11	12	13
Hylan - Luten Ave.	5:00	5:15	5:30	5:45	6:05	6:25	6:45	7:00	7:10	7:20	7:40	8:00	8:30
Huguenot - Amboy Rd.	5:03	5:18	5:33	5:49	6:09	6:29	6:49	7:04	7:14	7:24	7:44	8:04	8:34
Huguenot - Drumgoole Rd.	5:04	5:19	5:34	5:50	6:10	6:30	6:50	7:05	7:15	7:25	7:45	8:05	8:35
Huguenot - Ramona Ave.	5:06	5:21	5:36	5:52	6:12	6:32	6:53	7:08	7:18	7:28	7:48	8:08	8:38
Huguenot - Woodrow Rd.	5:08	5:23	5:38	5:54	6:14	6:34	6:55	7:10	7:20	7:30	7:50	8:10	8:40
Huguenot - Avon Green	5:12	5:27	5:42	5:58	6:18	6:38	6:59	7:14	7:24	7:34	7:55	8:15	8:45
Huguenot - Lombard Ct.	5:14	5:29	5:44	6:00	6:20	6:40	7:02	7:17	7:27	7:37	7:58	8:18	8:48
Arthur Kill Rd - West Shore Exp.	5:16	5:31	5:46	6:02	6:22	6:42	7:04	7:19	7:29	7:39	8:00	8:20	8:50

DROP OFFS	1	2	3	4	5	6	7	8	9	10	11	12	13
34th Street - 9th Ave.	6:01	6:16	6:31	6:47	7:07	7:27	7:49	8:04	8:14	8:24	8:45	9:05	9:35
34th Street - 8th Ave.	6:02	6:17	6:32	6:48	7:08	7:28	7:50	8:05	8:15	8:25	8:46	9:06	9:36
34th Street - 7th Ave.	6:03	6:18	6:33	6:49	7:09	7:29	7:51	8:06	8:16	8:26	8:47	9:07	9:37
34th Street - 6th Ave.	6:04	6:19	6:34	6:50	7:10	7:30	7:52	8:07	8:17	8:27	8:48	9:08	9:38
34th Street - 5th Ave.	6:07	6:22	6:37	6:53	7:13	7:33	7:55	8:10	8:20	8:30	8:51	9:11	9:41
Madison - 37th St.	6:09	6:24	6:39	6:55	7:15	7:35	7:57	8:12	8:22	8:32	8:53	9:13	9:43
Madison - 43rd St.	6:11	6:26	6:41	6:57	7:17	7:37	7:59	8:14	8:24	8:34	8:55	9:15	9:45
Madison - 48th St.	6:12	6:27	6:42	6:58	7:18	7:38	8:00	8:15	8:25	8:35	8:56	9:16	9:46
Madison - 55th St.	6:13	6:28	6:43	6:59	7:19	7:39	8:01	8:16	8:26	8:36	8:57	9:17	9:47
Madison - 59th St.	6:14	6:29	6:44	7:00	7:20	7:40	8:02	8:17	8:27	8:37	8:58	9:18	9:48

PM to Staten Island

STOPS	1	2	3	4	5	6	7	8	9	10	11	12	13	14
5th Ave - 59th St.	2:45	3:15	3:45	4:15	4:45	5:00	5:15	5:30	5:45	6:00	6:15	6:45	7:15	7:45
5th Ave - 54th St.	2:47	3:17	3:47	4:17	4:47	5:02	5:17	5:32	5:47	6:02	6:17	6:47	7:17	7:47
5th Ave - 46th St.	2:51	3:21	3:51	4:21	4:51	5:06	5:21	5:36	5:51	6:06	6:21	6:51	7:21	7:51
5th Ave - 43rd St.	2:53	3:23	3:53	4:23	4:53	5:08	5:23	5:38	5:53	6:08	6:23	6:53	7:23	7:53
5th Ave - 37th St.	2:56	3:26	3:56	4:26	4:56	5:11	5:26	5:41	5:56	6:11	6:26	6:56	7:26	7:56
34th Street - 5th Ave.	2:58	3:28	3:58	4:28	4:58	5:13	5:28	5:43	5:58	6:13	6:28	6:58	7:28	7:58
34th Street - 6th Ave.	3:00	3:30	4:00	4:30	5:00	5:15	5:30	5:45	6:00	6:15	6:30	7:00	7:30	8:00
34th Street - 7th Ave.	3:02	3:32	4:02	4:32	5:02	5:17	5:32	5:47	6:02	6:17	6:32	7:02	7:32	8:02
34th Street - 8th Ave.	3:04	3:34	4:04	4:34	5:04	5:19	5:34	5:49	6:04	6:19	6:34	7:04	7:34	8:04
34th Street - 9th Ave.	3:06	3:36	4:06	4:36	5:06	5:21	5:36	5:51	6:06	6:21	6:36	7:06	7:36	8:06

DROP OFFS	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Arthur Kill Rd - West Service Road	3:51	4:21	4:51	5:21	5:51	6:06	6:21	6:36	6:51	7:06	7:21	7:51	8:21	8:51
Arthur Kill Rd - Veterans Rd. E	3:52	4:22	4:52	5:22	5:52	6:07	6:22	6:37	6:52	7:07	7:22	7:52	8:22	8:52
Huguenot - Rally Ct.	3:53	4:23	4:53	5:23	5:53	6:08	6:23	6:38	6:53	7:08	7:23	7:53	8:23	8:53
Huguenot - Avon Green	3:54	4:24	4:54	5:24	5:54	6:09	6:24	6:39	6:54	7:09	7:24	7:54	8:24	8:54
Huguenot - Woodrow Rd.	3:56	4:26	4:56	5:26	5:56	6:11	6:26	6:41	6:56	7:11	7:26	7:56	8:26	8:56
Huguenot - Rathbun Ave.	3:58	4:28	4:58	5:28	5:58	6:13	6:28	6:42	6:57	7:12	7:27	7:57	8:27	8:57
Huguenot - Drumgoole Rd.	4:00	4:30	5:00	5:30	6:00	6:15	6:30	6:44	6:59	7:14	7:29	7:59	8:29	8:59
Huguenot - Amboy Rd.	4:01	4:31	5:01	5:31	6:01	6:16	6:31	6:45	7:00	7:15	7:30	8:00	8:30	9:00
Hylan Blvd - Luten Ave.	4:05	4:35	5:05	5:35	6:05	6:20	6:35	6:49	7:04	7:19	7:34	8:04	8:34	9:04



NextGeneration NYCHA at Betances Houses VI

City Council Hearing
#C190143 ZMX
#N190144 ZRX

February 14th, 2019



Overview

- NextGeneration NYCHA
100% Affordable Housing
at Betances Houses VI
- Overview of Proposed
Development and
Rezoning
- Questions & Answers

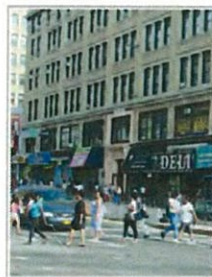
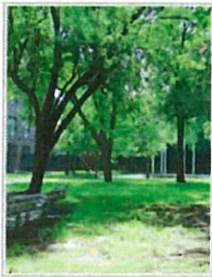


Goal of the 100% Affordable Housing Program:

CREATE AFFORDABLE HOUSING ON UNDERUTILIZED LAND

- NYCHA residents will have a preference for new apartments
- No residents will be displaced
- NYCHA land will be leased, not sold
- NYCHA will not pay for any part of the construction, operation, or maintenance of the new building

Community Engagement



MAKE MOTT HAVEN...
Our Housing, People and Neighborhood

- In 2014, NYCHA released the *Make Mott Haven Transformation Plan*, the culmination of two years of resident engagement.
- Lemle & Wolff, Alembic Community Development, and The Bridge selected by NYCHA and HPD in April 2017.
- NYCHA and the development team will continue to meet with NYCHA residents, BX CB1, and elected officials.



NEXT GENERATION NYCHA: BETANCES VI



Development Team

Key Roles



- Developer
- General contractor
- Marketing & leasing
- Property manager



- Developer
- Housing finance & underwriting
- Construction oversight and management



The Bridge MENTAL HEALTH AND HOUSING SOLUTIONS

- Developer
- Supportive housing services



architecture and design cllc

- Architect

Project Highlights

1 On Site Social Service Program

- On site services for formerly homeless individuals with special needs
- Extensive linkages with community services throughout the Bronx
- Funding approved for rent subsidies and services (NYC DOHMH)

2 Benefits to NYCHA and Community Residents

- Hiring targets & job training
- Integrated community development
- Preference for qualified NYCHA and community district residents

3 A Dynamic Multi-Use Facility

- Responds to Make Mott Haven Plan's priority of creating more Multi-use buildings
- Approximately 8,500 sq ft of commercial space which is integrated into the local streetscape through transparent storefronts and lobbies
- Final use will address local market needs

4 Sustainable Building Features & Design

- Green roof and outdoor terrace
- Enterprise Green Communities Certified

Housing Program & Tentative Unit Mix

Total Unit Breakdown

	Units	Avg. GSF per Unit Type
Studio	19	481
1 Bedroom	44	624
2 Bedroom	24	785
3 Bedroom	14	1,098
TOTAL UNITS	101	

**includes one 2-bedroom staff unit*

**Unit mix subject to NYCHA, HPD and HDC approval*

- Rezoning from R-6/C1-4 to R7X/C2-4 commercial overlay and MIH
 - Other required actions separate from ULURP: Mayoral Override for setback, # of stories and parking for the existing NYCHA building
- Approximate building floor area & height:
110,282 GSF, 15 stories + cellar
- Also includes 24/7 front desk & security, resident terrace, community room, laundry, and social service offices

Project Affordability Targets

Affordability Target	Total Units	%AMI
Up to 80% AMI	16	80%
Up to 70% AMI	16	70%
Up to 50% AMI	10	50%
Up to 40% AMI	14	40%
Up to 30% AMI	14	30%
Formerly Homeless	30	30%
Total / WA	100	48%

* AMI Distribution assumes 8 Project Based Section 8 Vouchers are committed to the project

- 68% of units affordable at or below 50% AMI & 32% of units up to 80% AMI
- Permanent affordability for 25% of the zoning square footage under MIH option 1 & the remaining units will be subject to extended affordability requirements

Financing Strategy

Primary Financing Strategy

- HPD's Extremely Low & Low-Income Affordability Program
- 4% Tax Credits/HDC tax-exempt bond financing & second mortgage
- Assumed 420-c tax abatement

Services & Programming: The Bridge

Experienced Service Provider

- 38 years providing housing and services to formerly homeless and special needs populations in communities throughout the Bronx, Manhattan and Brooklyn

On Site Services

- Case Management & Service Planning
- 24/7 front desk coverage by trained staff & security guards during nonbusiness hours
- Staff includes Program Director, Case Manager and Peer Specialist

Service Funding Secured

- DOHMH funded contract for rental subsidy and services for 30 units
- Utilize existing services and programs provided by The Bridge, including extensive linkages to hospitals and community organizations

Populations Served

- 30 chronically homeless individuals with mental health needs who demonstrate ability to live in independent housing

Betances VI Hiring Plan

NYCHA Resident Hiring

- At least 21 jobs will be marketed to NYCHA residents and community members, which represents 30% of new jobs
- Construction Trades: 12 positions
 1. Flagman
 2. Laborers (Demo & construction phases)
 3. Carpenter
 4. Painter
 5. Contractor administration / compliance
 6. Mason tender
- Energy Efficiency/Green Installation: 3 positions
- Marketing/leasing/operations: 5 positions
 1. Leasing Agent
 2. Marketing agent
 3. Property management
 4. Super
 5. Porter
- Social Service case manager: 1 position

Access to Job Training

- HOPE Program in partnership with Sustainable South Bronx to offer training through the BEST Program:
 - SmartRoofs Social Enterprise: Landscaping, planting, and maintenance of all green roofs
 - Buildings maintenance and operations
- Other key training program for permanent positions
 - Hopeworks Program for clerical and office job
 - 27 week program with internship opportunity at Lemle & Wolff



AERIAL VIEW



VIEW OF SOUTHEAST CORNER



VIEW OF SOUTHWEST CORNER



VIEW FROM WILLIS AVENUE

NEXT GENERATION NYCHA: BETANCES VI

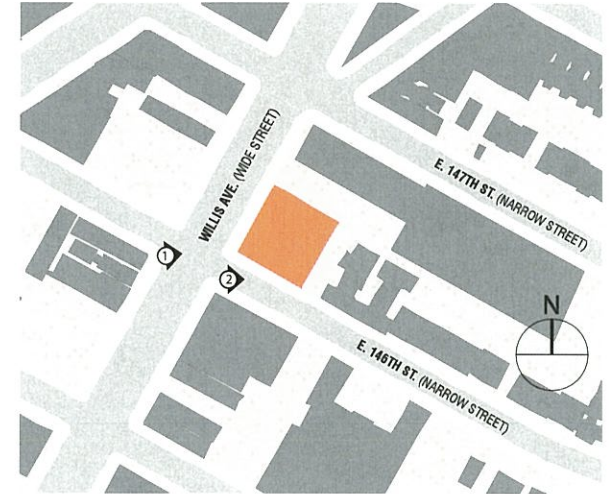




1 VIEW OF SITE FROM WILLIS AVENUE & 146th STREET
JULY 17, 2018



2 VIEW OF SITE LOOKING WEST ON 146th STREET
JULY 17, 2018

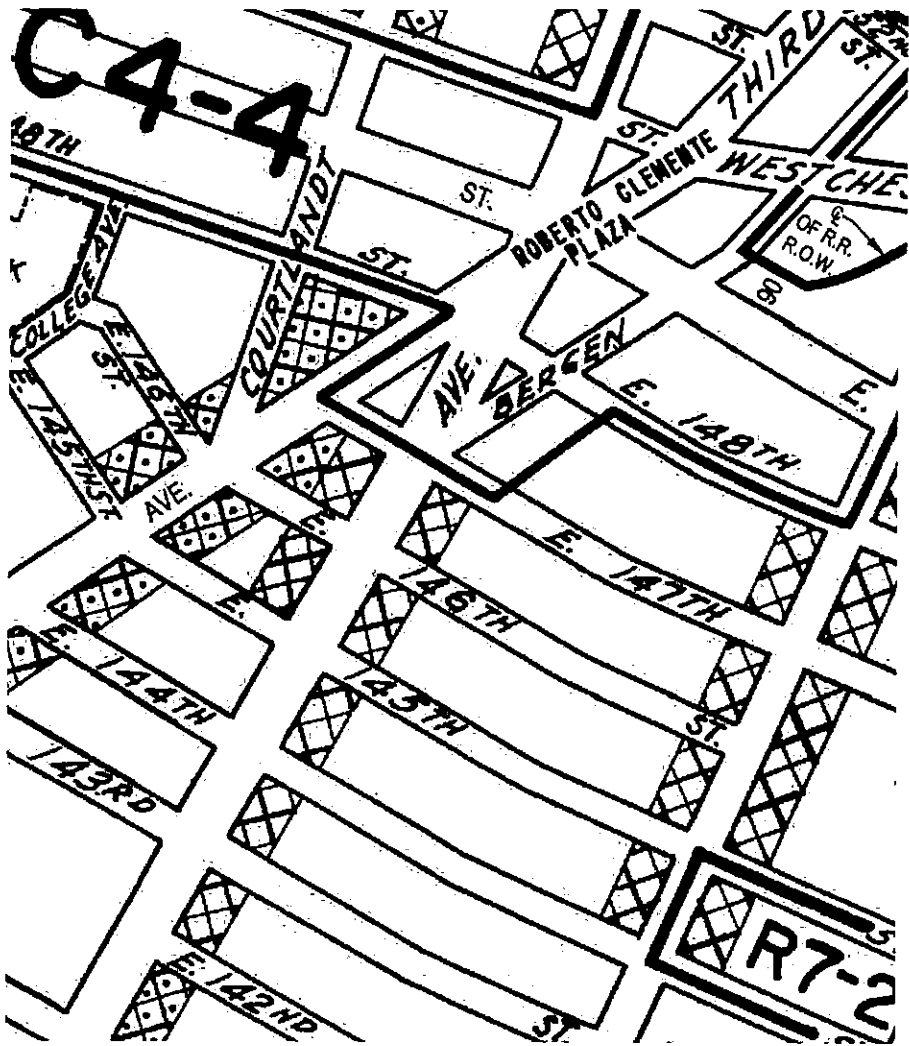


KEY PLAN NOT TO SCALE

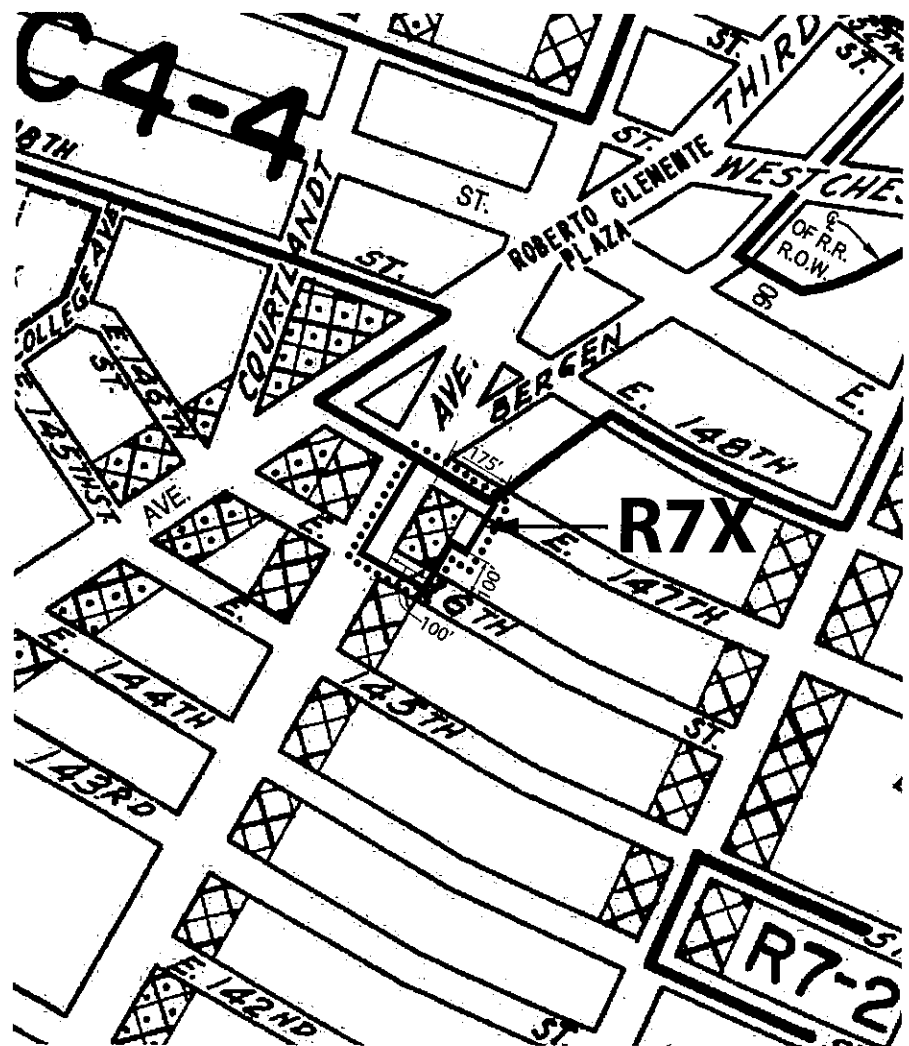
BETANCES VI DEVELOPMENT
472-474 WILLIS AVE
EXISTING CONDITION, JULY 17, 2018

ZONING CHANGE MAP

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



CURRENT ZONING MAP (6a)



PROPOSED ZONING MAP (6a) - Area being rezoned is outlined with dotted lines

Changing R6 / C1-4 district to a R7X / C2-4 district

Willis Avenue Rezoning
Community District 1, The Bronx

7/10/18

* * *

APPENDIX F

Inclusionary Housing Designated Areas and
Mandatory Inclusionary Housing Areas

* * *

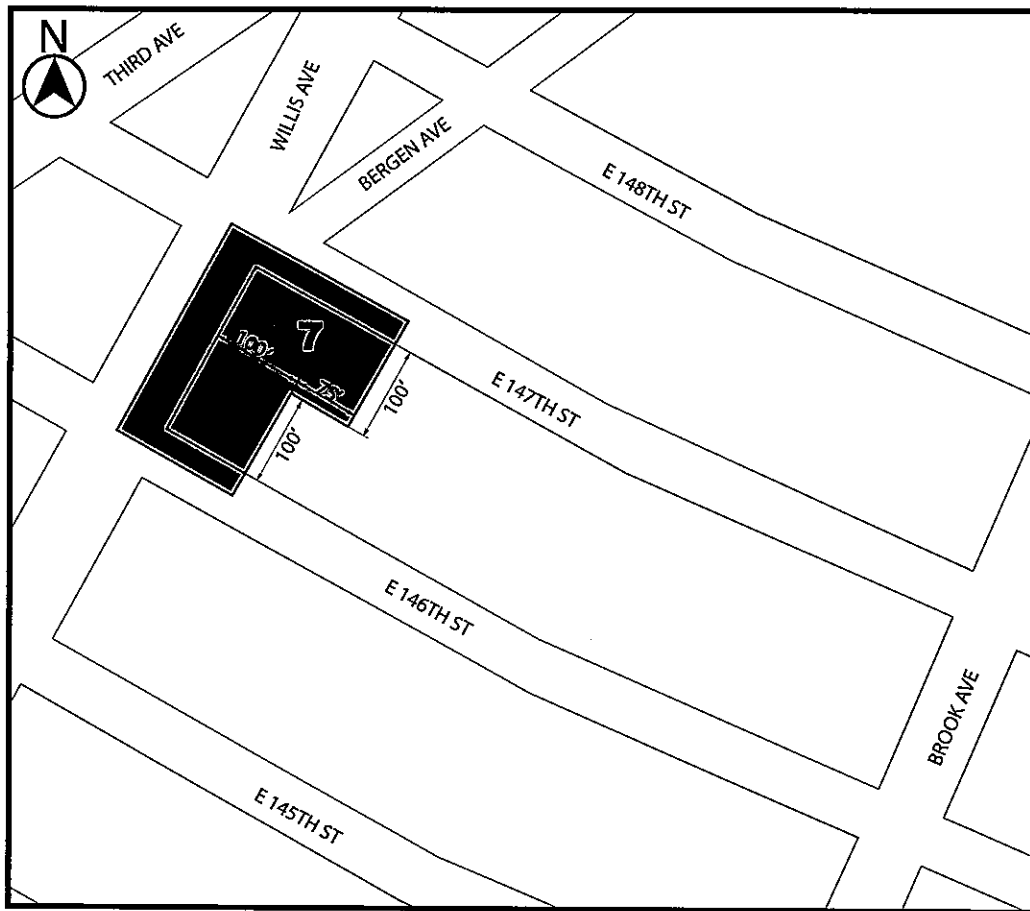
Bronx

* * *

Bronx Community District 1

Map 6 - [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing Program Area see Section 23-154 (d) (3)
Area 7 - [date of adoption] - MIH Program Option 1

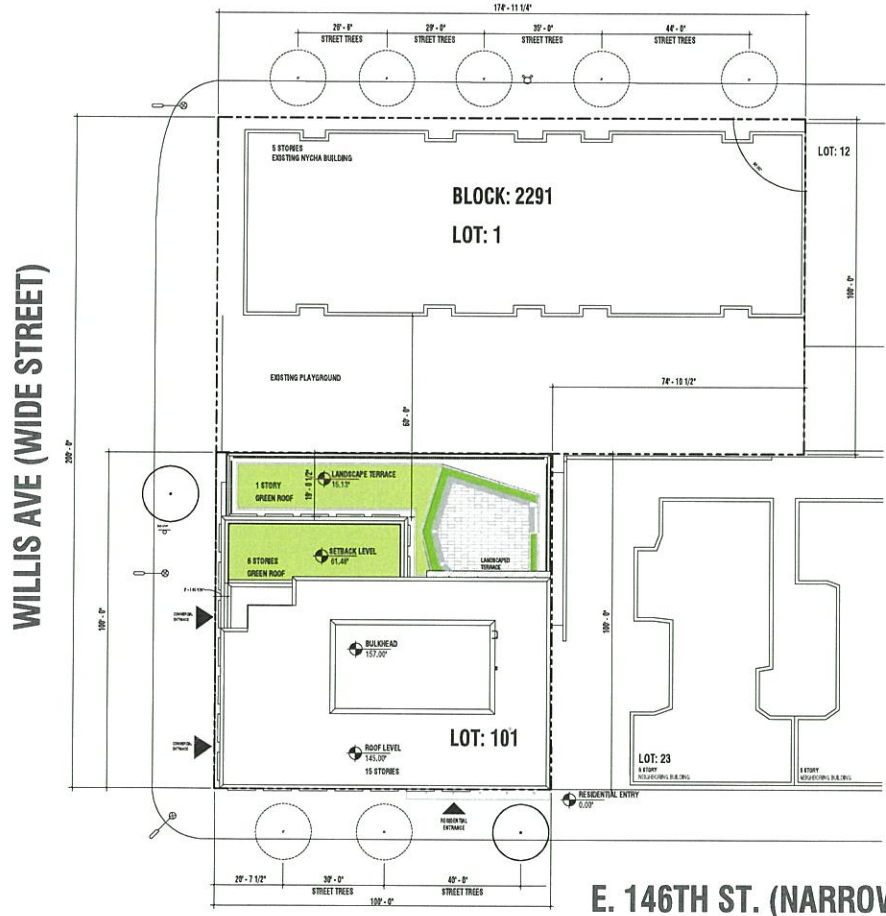
Portion of Community District 1, The Bronx

* * *







AERIAL VIEW

E. 147TH ST. (NARROW STREET)

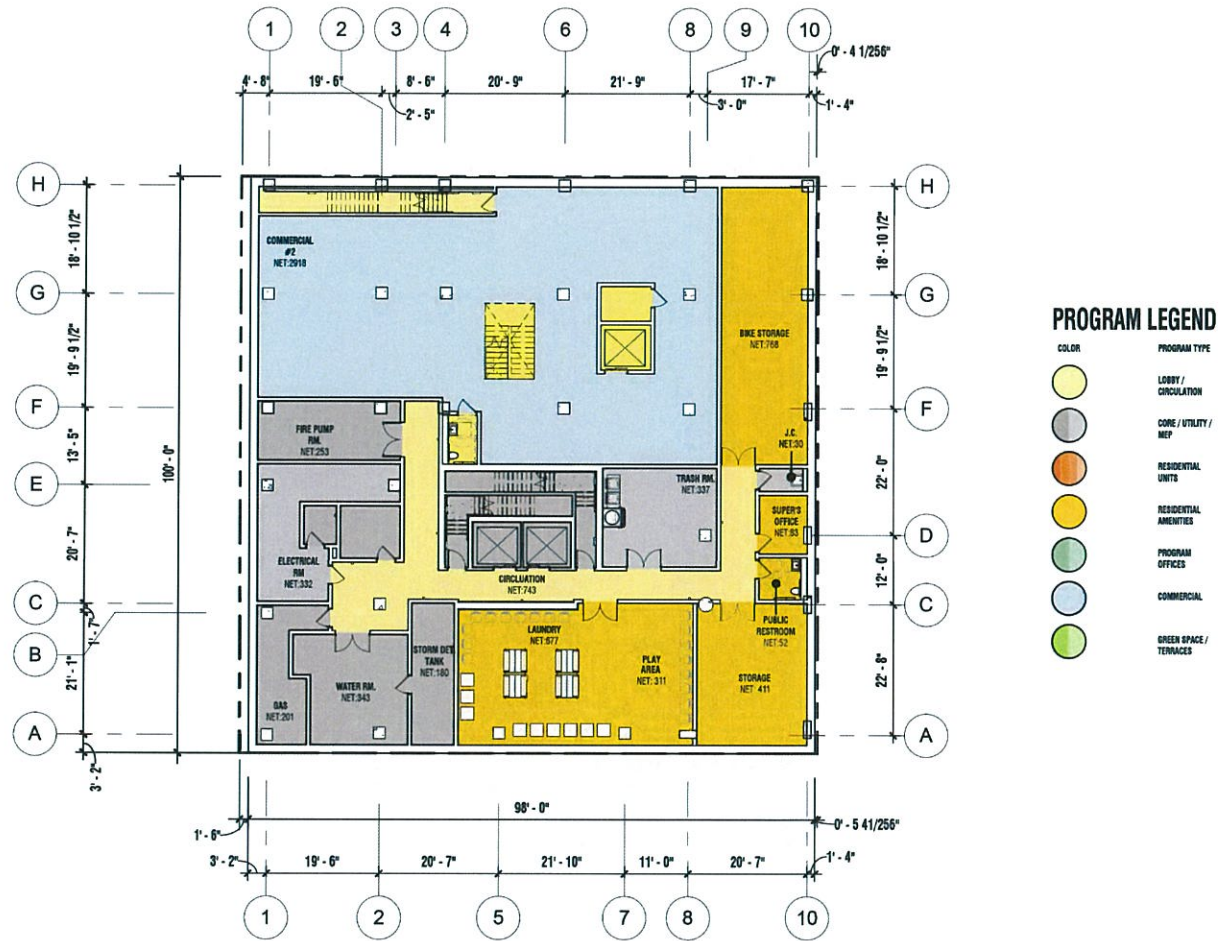


LEGEND

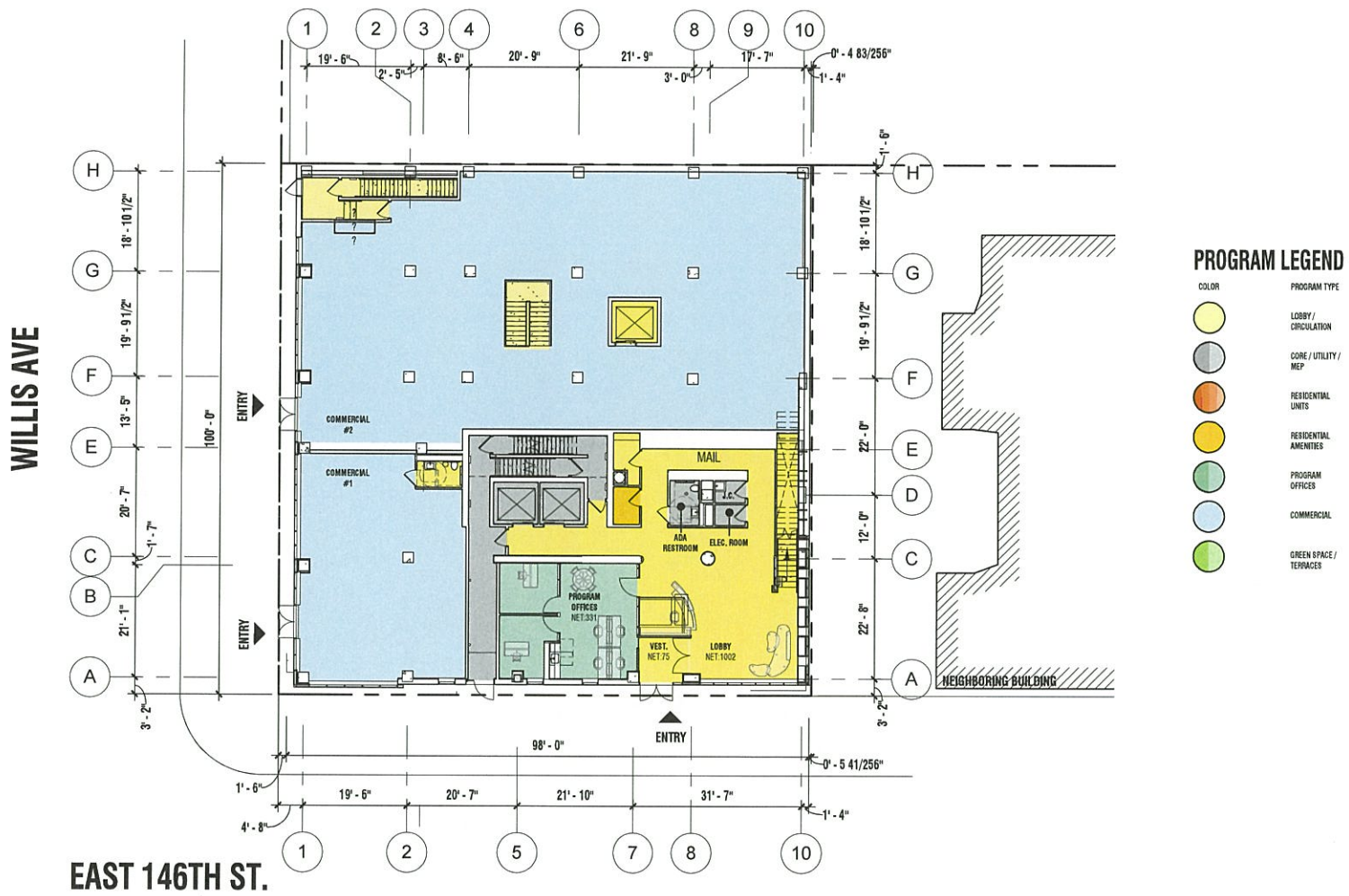
-  EXISTING TREE
-  PROPOSED TREE
-  HYDRANT
-  STREET LIGHT

E. 146TH ST. (NARROW STREET)

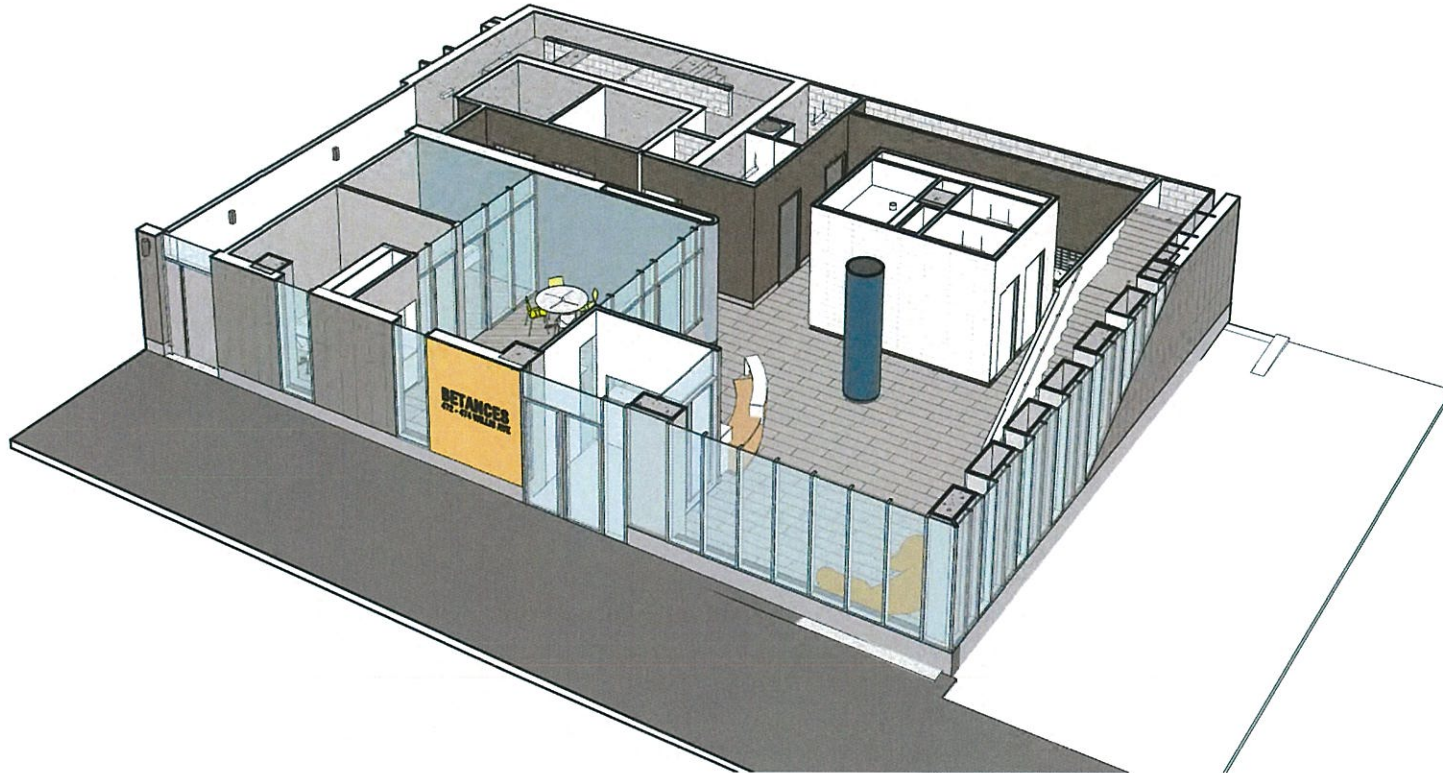
SITE PLAN



FLOOR PLAN - CELLAR LEVEL



FLOOR PLAN - GROUND LEVEL



Project
**BETANCES VI
DEVELOPMENT**

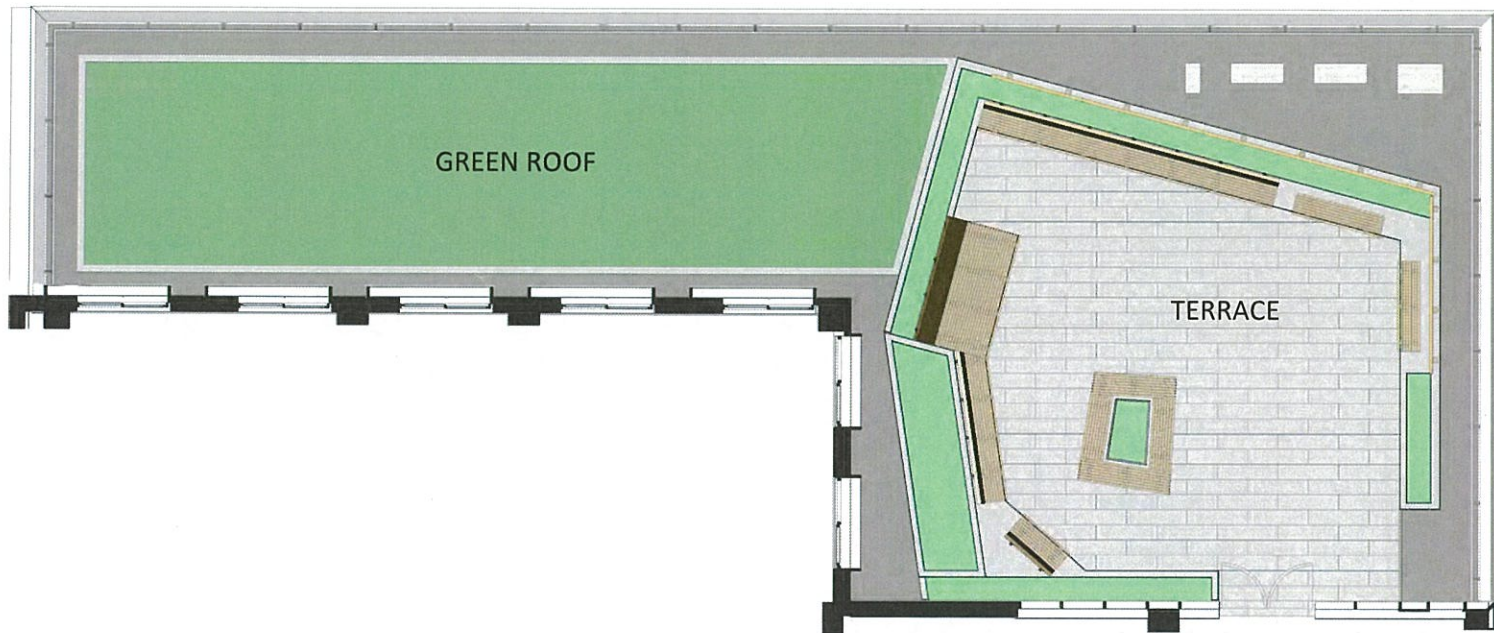
**472-474 WILLIS
AVE. BRONX,
NY, 10455**

Think! Architecture + Design
1 MetroTech Center North, 6th Floor, Brooklyn, NY 11201

Title
**AERIAL PERSPECTIVE -
LOBBY LOOKING
NORTHWEST**
646.688.5898
info@think-arc.com

Date
2018.10.25

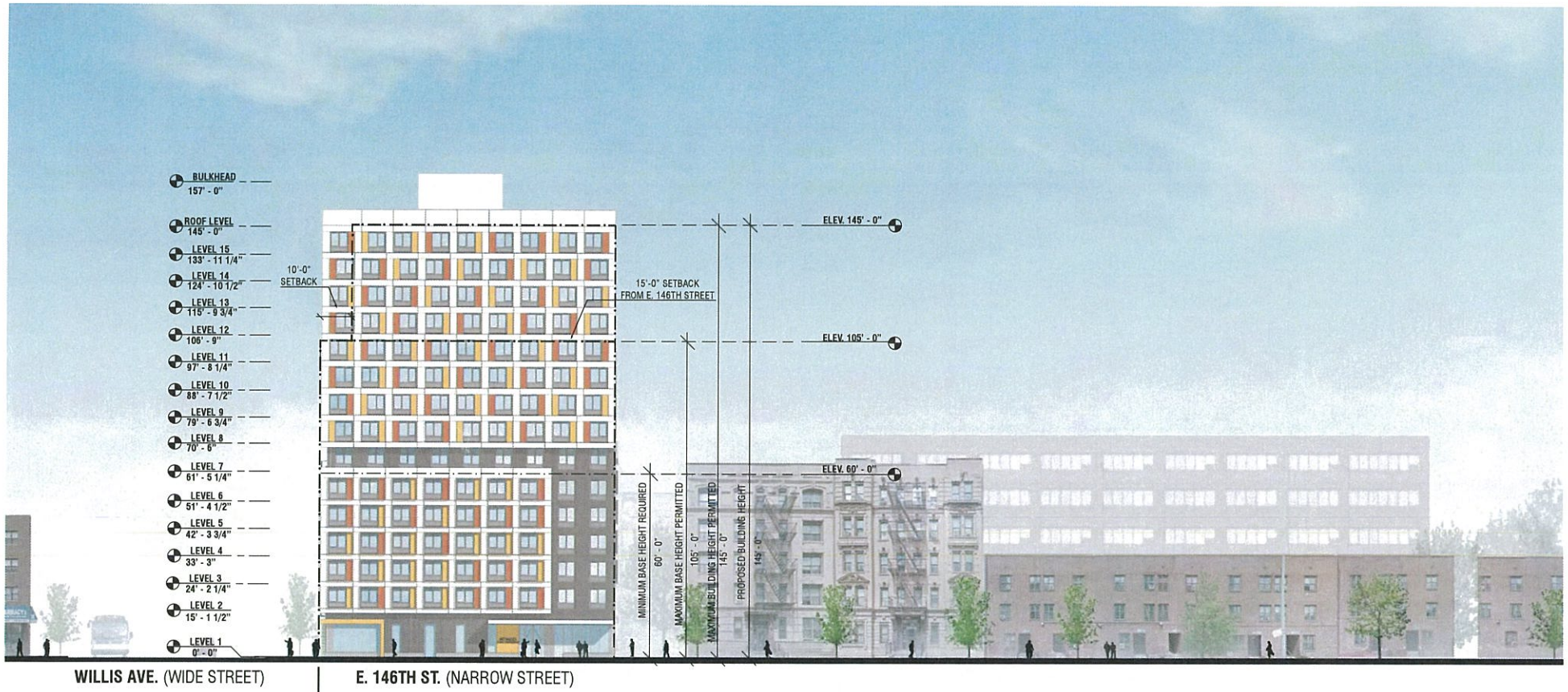
Drawing No.
DD-03



2nd FLOOR TERRACE PLAN



2nd FLOOR TERRACE AERIAL VIEW



SOUTH ELEVATION



WEST ELEVATION



EXTERIOR PERSPECTIVE - LOOKING NE

PERSPECTIVES



EXTERIOR PERSPECTIVE - LOOKING NW

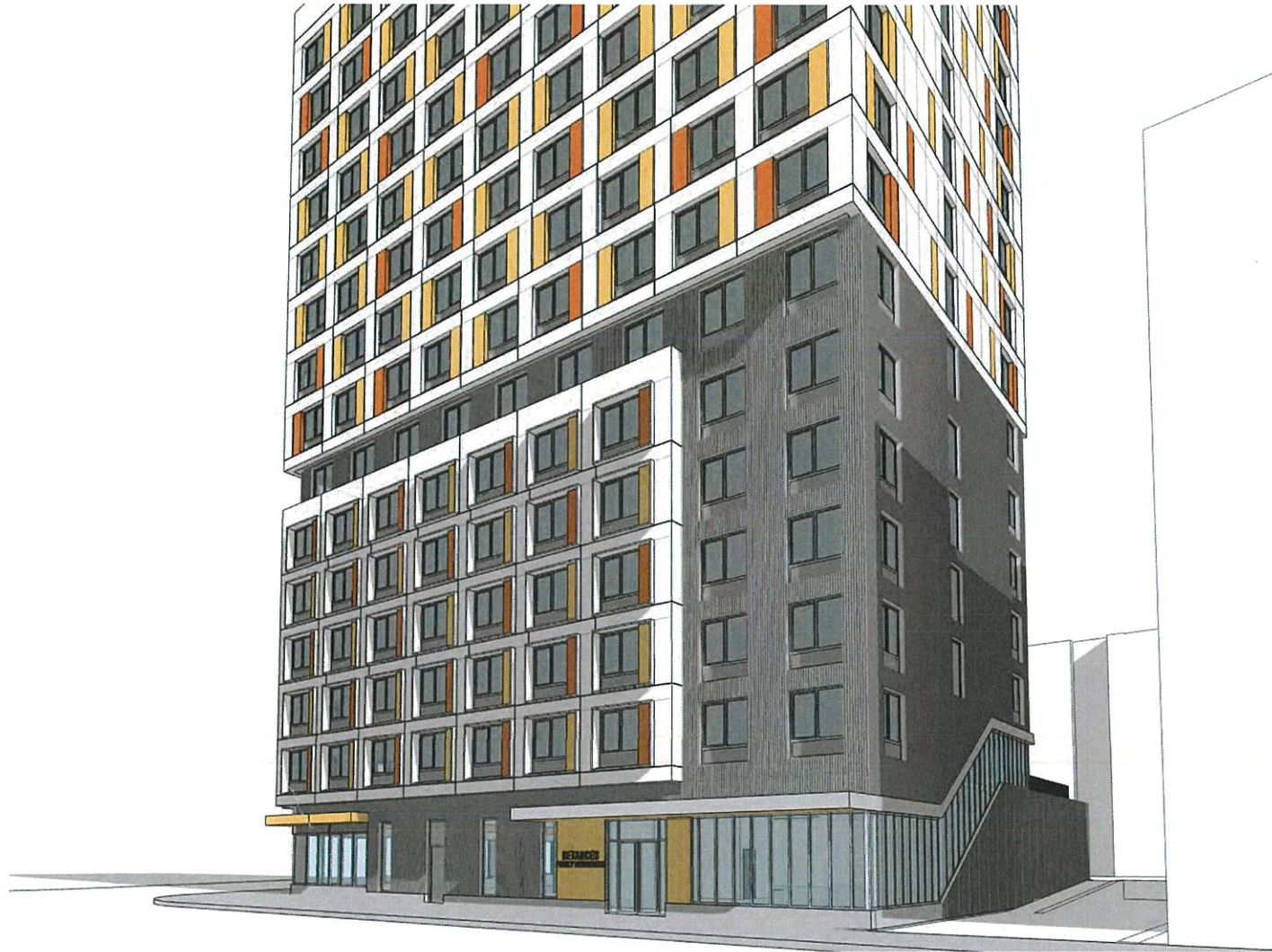


EXTERIOR PERSPECTIVE - LOOKING SW



EXTERIOR PERSPECTIVE - LOOKING SE

PERSPECTIVES



PERSPECTIVE - LOOKING NORTHWEST FROM 146TH STREET



PERSPECTIVE - LOOKING NORTHEAST FROM WILLIS AVE



RENDERING LOOKING NORTHEAST



RESIDENTIAL ENTRANCE AT 146TH ST.



PERSPECTIVE LOOKING NORTHEAST

 BETANCES VI DEVELOPMENT
MOTT HAVEN, BRONX

 Lemles & Wolff
COMPANIES

 alembic
COMMUNITY DEVELOPMENT

 The Bridge
BRIDGE COMMUNITY DEVELOPMENT

 THINK

JULY 13, 2018



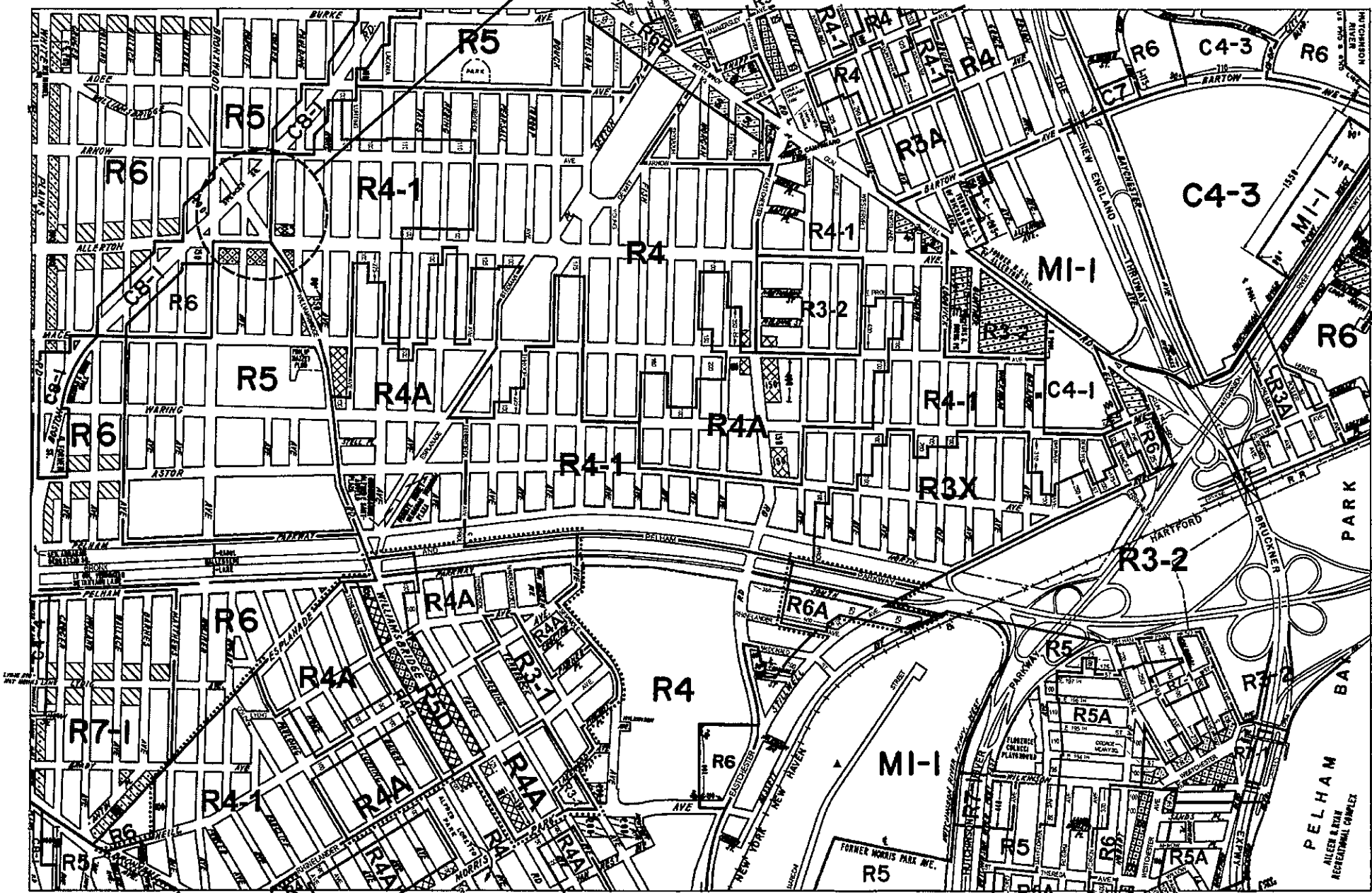
THANK YOU.

WILLIAMSBRIDGE ROAD REZONING



ULURP Numbers: C 180261 ZMK & N 180262ZRX

Proposed Project Area



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION


Major Zoning Classifications:


The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

 SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

 AREA(S) REZONED

Effective Date(s) of Rezoning:

07-19-2006 C 060335 ZMX

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

CITY MAP CHANGE(S):











▲ 12-18-2010 C 080197 MMX

MAP KEY

1d	2b	2d
3c	4a	4c
3d	4b	4d

© Copyrighted by the City of New York

ZONING MAP 4a

									
---	---	---	---	---	---	---	---	---	---

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.

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 or contact the Zoning Information Desk at (212) 720-3291.

Williamsbridge Road Rezoning, Bronx



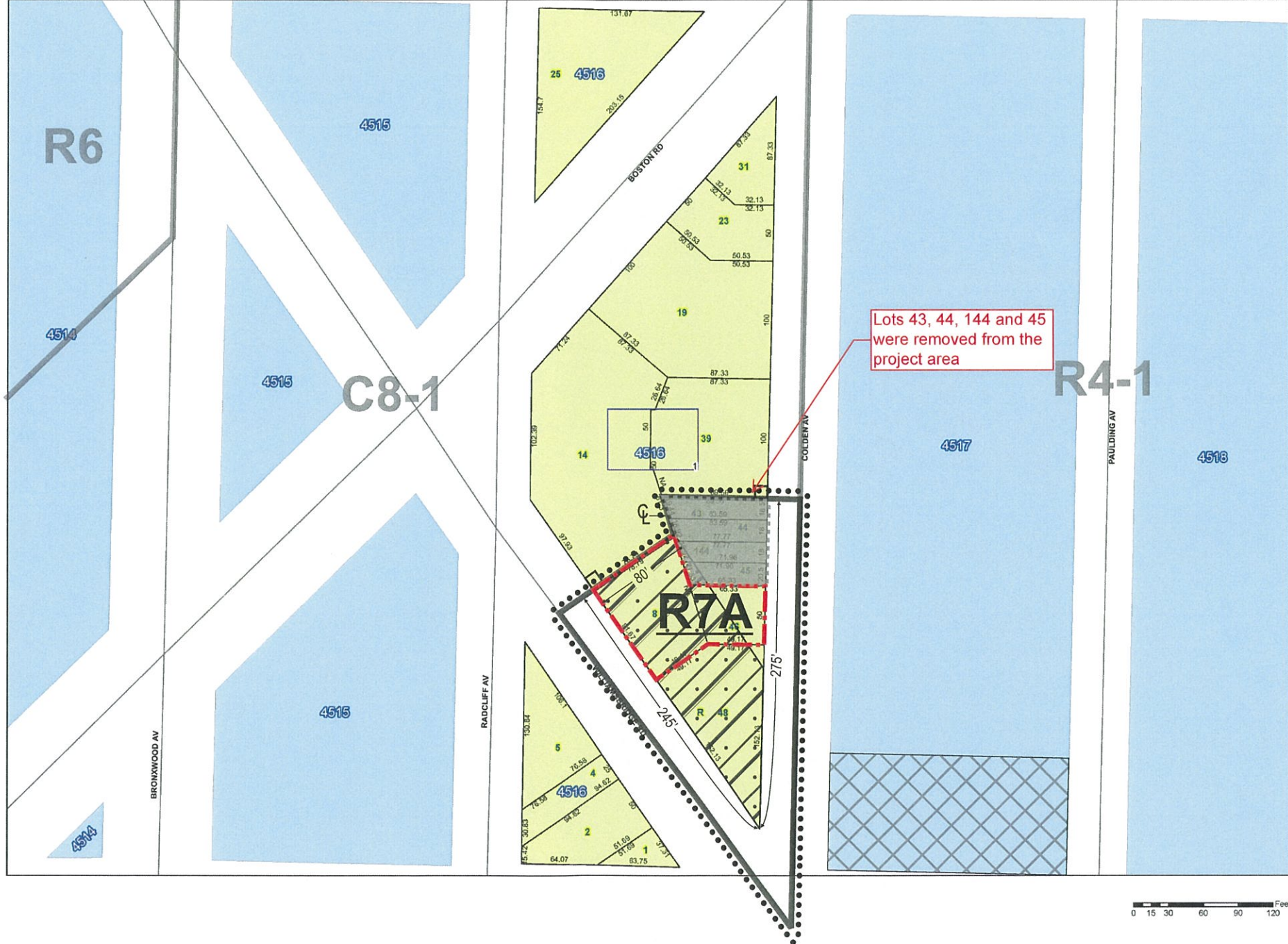
NYC Digital Tax Map

Effective Date : 12-06-2008 10:16:54
 End Date : Current
 Bronx Block: 4516



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Existing Zoning District Line
- Proposed Zoning District Line
- Development Site
- Area Proposed to be Rezoned
- Existing C1-2 Commercial Overlay
- Proposed C2-3 Commercial Overlay
- C8-1** Existing Zoning District
- R7A** Proposed Zoning District



Land Use/Area Map
Williamsbridge Road Rezoning, Bronx
Block 4516, Lots 8 & 46

Project Information

- 600' Radius
- Development Site
- Proposed Project Area
- Existing Zoning Districts
- Proposed Zoning Districts

Existing Commercial Overlays

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

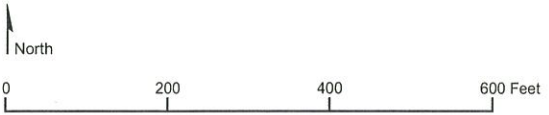
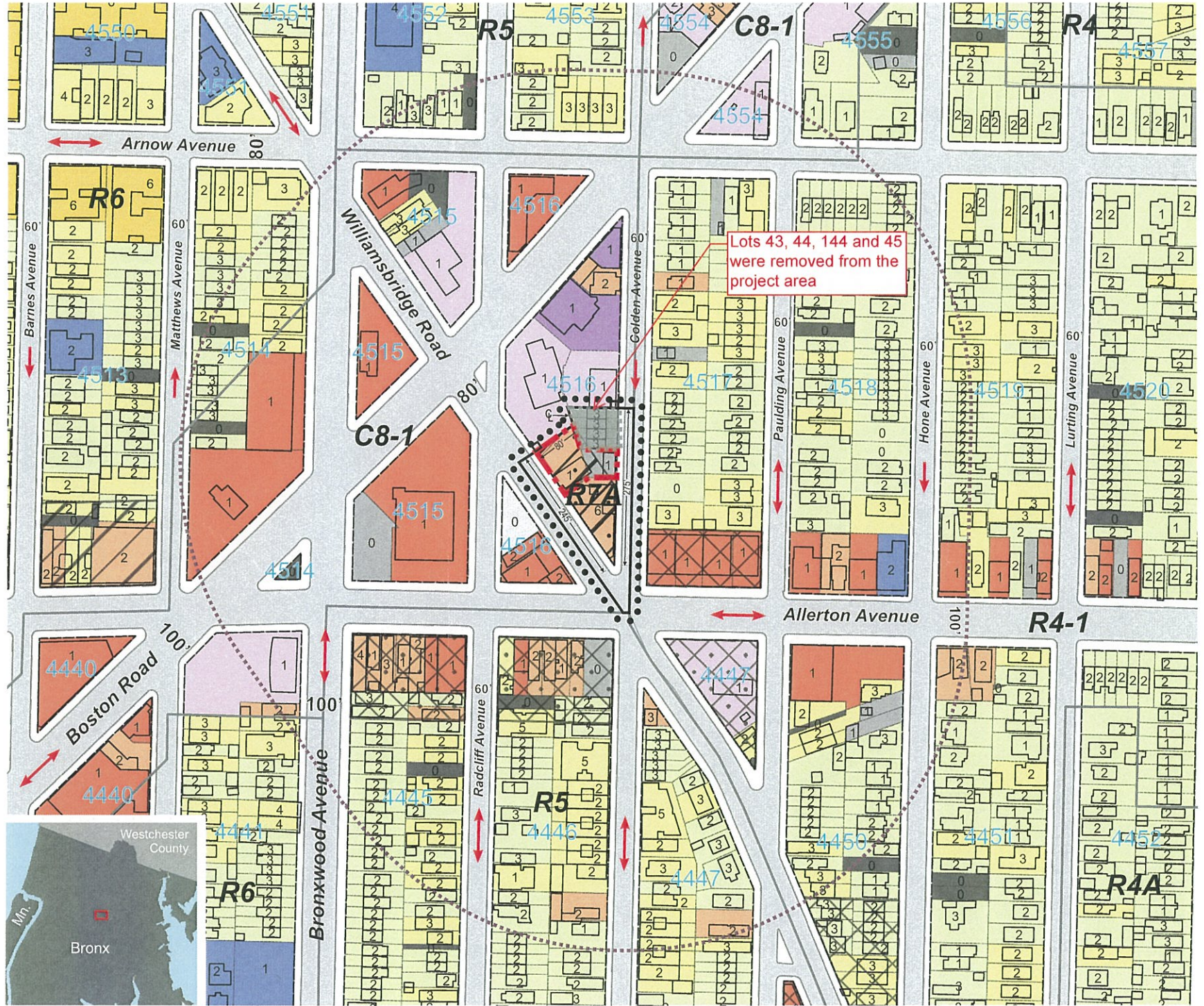
Proposed Commercial Overlays

- C2-3

Subway Entries
 5037 Block Numbers
 Property Lines
 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land





Appendix

ZONING ANALYSIS

2712 Williamsbridge Road
Bronx, N.Y.

BLOCK: 4516
LOTS: 8 & 46
ZONING MAP: 4a
ZONE: C8-1 Proposed Zoning change to R-7A/C2-3

Lot Dimensions 91'-8" x 98'-4" irregular
Lot Area 8,727 sf (approximate)

PROJECT TO BE DEVELOPED AS A MIXED BUILDING, RESIDENTIAL U.G.2 UNDER THE QUALITY HOUSING PROGRAM AND COMMERCIAL (OFFICE) UNDER U.G. 6

ANALYSIS APPLIES PROVISIONS OF THE MIH REQUIREMENTS PER SECTIONS 23-154 & 23-664

Section 23-154 ZR

Residential Floor Area Ratio R7A 4.60
Lot Coverage Interior Lot 65%
Allowable Floor Area 40,144 sf
Floor Area Bonuses 3,800 sf
Total Allowable Residential Floor Area 43,944 sf
Total Proposed Residential Floor Area 38,704 sf
Permitted Lot Coverage 5,673 sf
Proposed Lot Coverage 4,397 sf

Section 23-20 ZR

Density sf/Dwelling Unit 680sf
Total Units Permitted (34,980/680) 51
Total Units Proposed 35

Section 23-40 ZR

Required Front Yard None
Required Side Yards None
Required/Proposed Rear Yard Interior Lot 30'-0"
Rear Yard Equiv. Through Lot 50'-0" at Colden

Section 35-664 ZR

Max Base Height 75'-0"
Proposed Base Height 75'-0"
Dormers provided as permitted obstruction in initial setback distance.
Max Building Height w/qgf 95'-0"/9 stories
Proposed Building Height 92'-7"/9 stories
Max Building Height Stories 9 stories
Proposed Building Height Stories 9 stories

Section 33-121 ZR

Commercial Floor Area Ratio C2-3 2.00
Allowable Floor Area 17,454 sf
Proposed Commercial Floor Area 4,825 sf

Section 35-30 ZR

Building Allowable Floor Area Ratio 4.60
Allowable Floor Area 40,144 sf
Floor Area Bonuses 3,800 sf
Total Allowable Floor Area 43,944 sf
Proposed Residential Floor Area 33,887 sf
Proposed Commercial Floor Area 4,825 sf
Total Proposed Floor Area 38,712 sf

Section 25-24 ZR

Required Parking for Small Zoning Lots 30%
Required Spaces 30 units x .30 9 spaces
Waiver Per 25-26 below 15 Spaces None
Required
Total Parking Provided 16 spaces

Section 25-811 ZR

Required Bicycle Parking 1 per 2 DU's
Required Spaces 30 units/2 15 spaces
Total Bicycle Parking Provided 15 spaces

Section 36-20 ZR

Required Parking for PRC-B1 1 per 400sf
Required Spaces (4604/400) 12 spaces
Waiver Per 36-31 below 25 Spaces None
Required

UNIT DISTRIBUTION & BUILDING AREA													
FLOORS	UNIT LINES					TOTAL UNITS	TOTAL 1BR	TOTAL 2BR	TOTAL 3BR	BUILDING GROSS SF	BUILDING ZONING SF	RESIDENTIAL FLOOR AREA	COMMERCIAL FLOOR AREA
	A	B	C	D	E								
CELLAR	PARKING & UTILITY SPACES					0	0	0	0	8,315	0	0	0
1ST	OFFICE & RESIDENTIAL LOBBY					0	0	0	0	5,719	5,719	894	4,825
2ND	3BR	1BR	1BR	2BR	0	4	2	1	1	4,415	4,417	4,425	0
	1,204 SF	668 SF	625 SF	783 SF	0								
3RD	3BR	1BR	1BR	2BR	0	4	2	1	1	4,397	4,397	4,397	0
	1,204 SF	668 SF	625 SF	783 SF	0								
4TH	3BR	1BR	1BR	2BR	0	4	2	1	1	4,397	4,397	4,397	0
	1,204 SF	668 SF	625 SF	783 SF	0								
5TH	3BR	1BR	1BR	2BR	0	4	2	1	1	4,397	4,397	4,397	0
	1,204 SF	668 SF	625 SF	783 SF	0								
6TH	3BR	1BR	1BR	2BR	0	4	2	1	1	4,397	4,397	4,397	0
	1,204 SF	668 SF	625 SF	783 SF	0								
7TH	1BR	1BR	1BR	1BR	2BR	5	4	1	0	4,397	4,397	4,397	0
	586 SF	590 SF	668 SF	625 SF	783 SF								
8TH	1BR	1BR	1BR	1BR	2BR	5	4	1	0	4,397	4,397	4,397	0
	586 SF	590 SF	668 SF	625 SF	783 SF								
9TH	UTILITY	GYM	RECREATIONAL ROOF DECK			0	0	0	0	2,192	2,186	2,186	0
	625 SF	656 SF	1,994 SF										
TOTALS	7	4	7	7	7	30	18	7	5	47,023	38,704	33,887	4,825

PROPOSED MIXED BUILDING

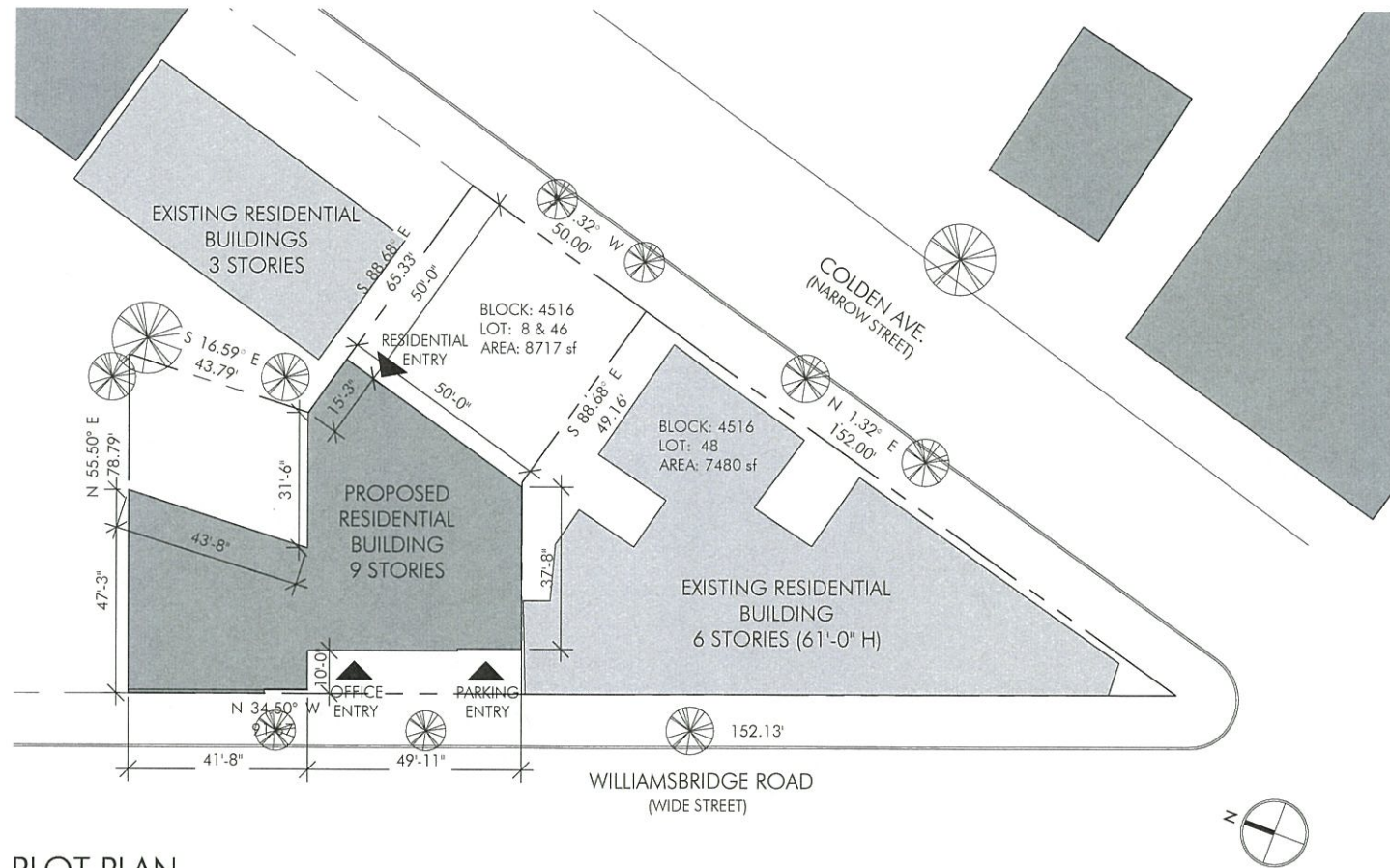
2712 WILLIAMSBRIDGE ROAD
BRONX, NY

A-01

ZONING ANALYSIS

12/03/2018





PLOT PLAN

SCALE: 3/32" = 1'-0"

PROPOSED MIXED BUILDING

2712 WILLIAMSBRIDGE ROAD
BRONX, NY

A-02

SITE PLAN

12/03/2018





FROM WILLIAMSBRIDGE ROAD



FROM COLDEN AVENUE

PROPOSED MIXED BUILDING

2712 WILLIAMSBRIDGE ROAD
BRONX, NY

A-03

PERSPECTIVE VIEW

12/03/2018





PROPOSED MIXED BUILDING

2712 WILLIAMSBRIDGE ROAD
BRONX, NY

A-04

CELLAR PLAN
1/16" = 1'-0"
12/03/2018





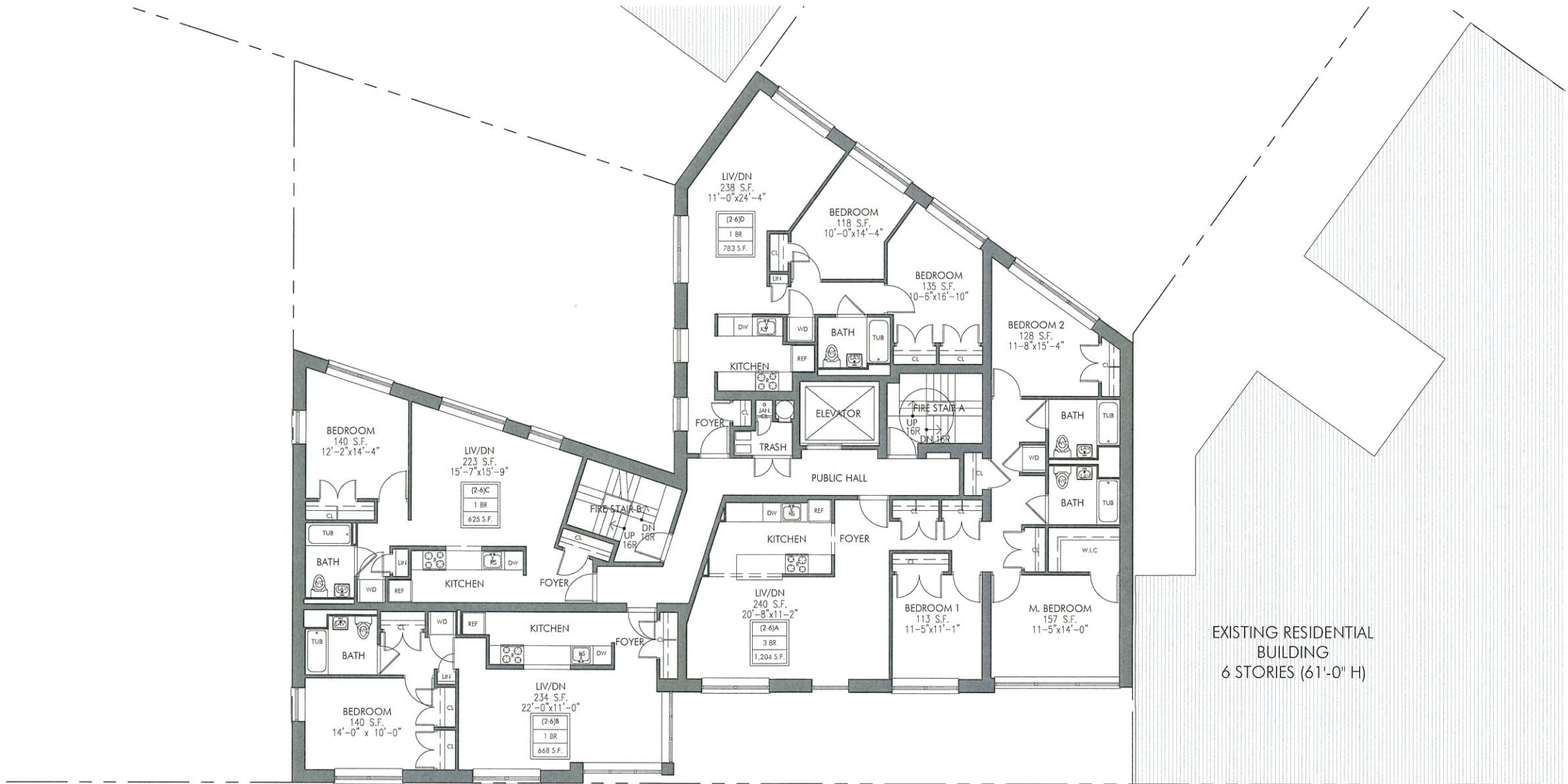
PROPOSED MIXED BUILDING

2712 WILLIAMSBRIDGE ROAD
BRONX, NY

A-05

FIRST FLOOR PLAN
1/16" = 1'-0"
12/03/2018





EXISTING RESIDENTIAL BUILDING
6 STORIES (61'-0" H)

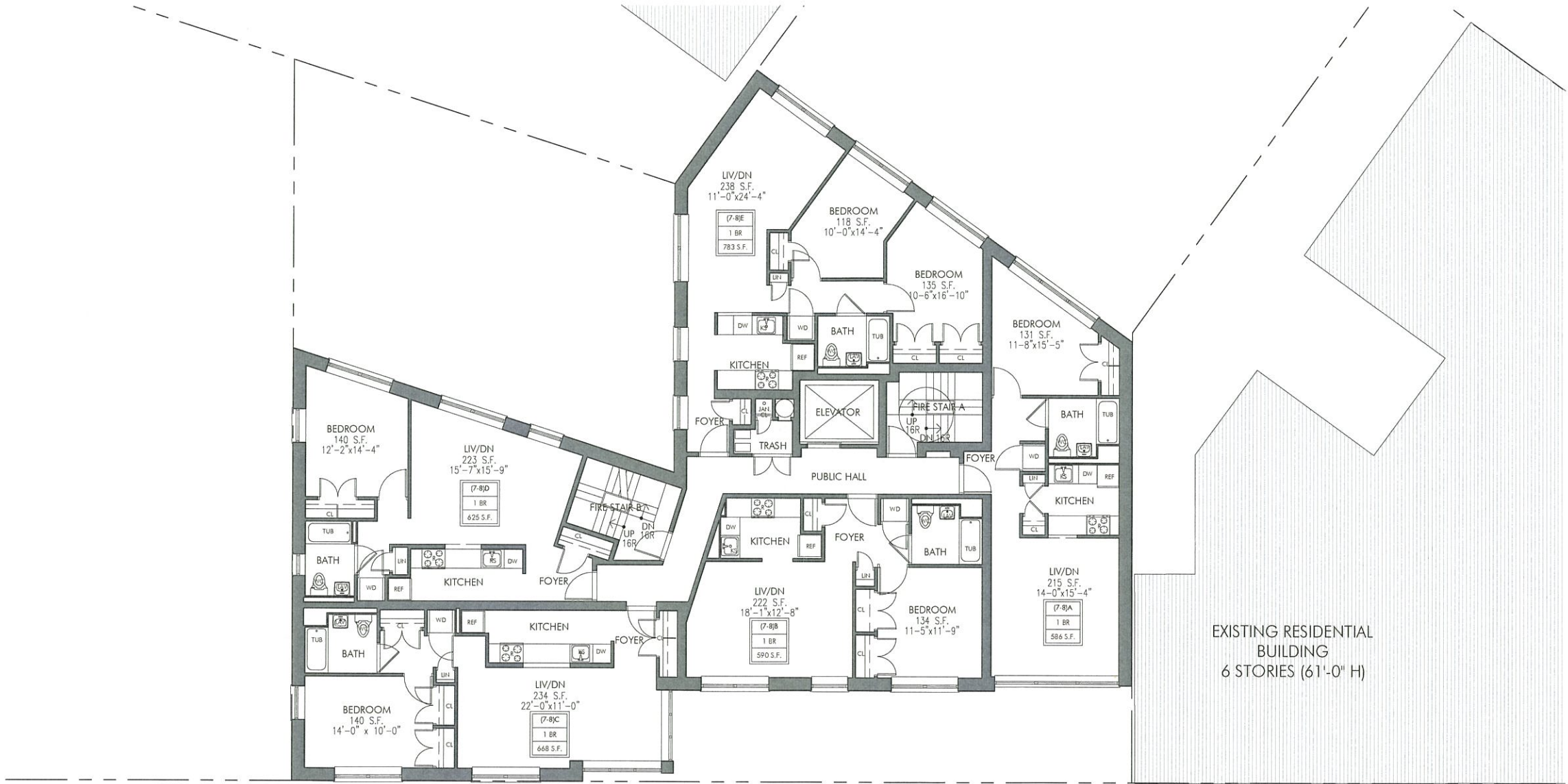
PROPOSED MIXED BUILDING

2712 WILLIAMSBRIDGE ROAD
BRONX, NY

A-06

SECOND-SIXTH FLOOR
3/32" = 1'-0"
12/03/2018





PROPOSED MIXED BUILDING

2712 WILLIAMSBRIDGE ROAD
BRONX, NY

A-07

SEVENTH-EIGHTH FLOOR
3/32" = 1'-0"
12/03/2018





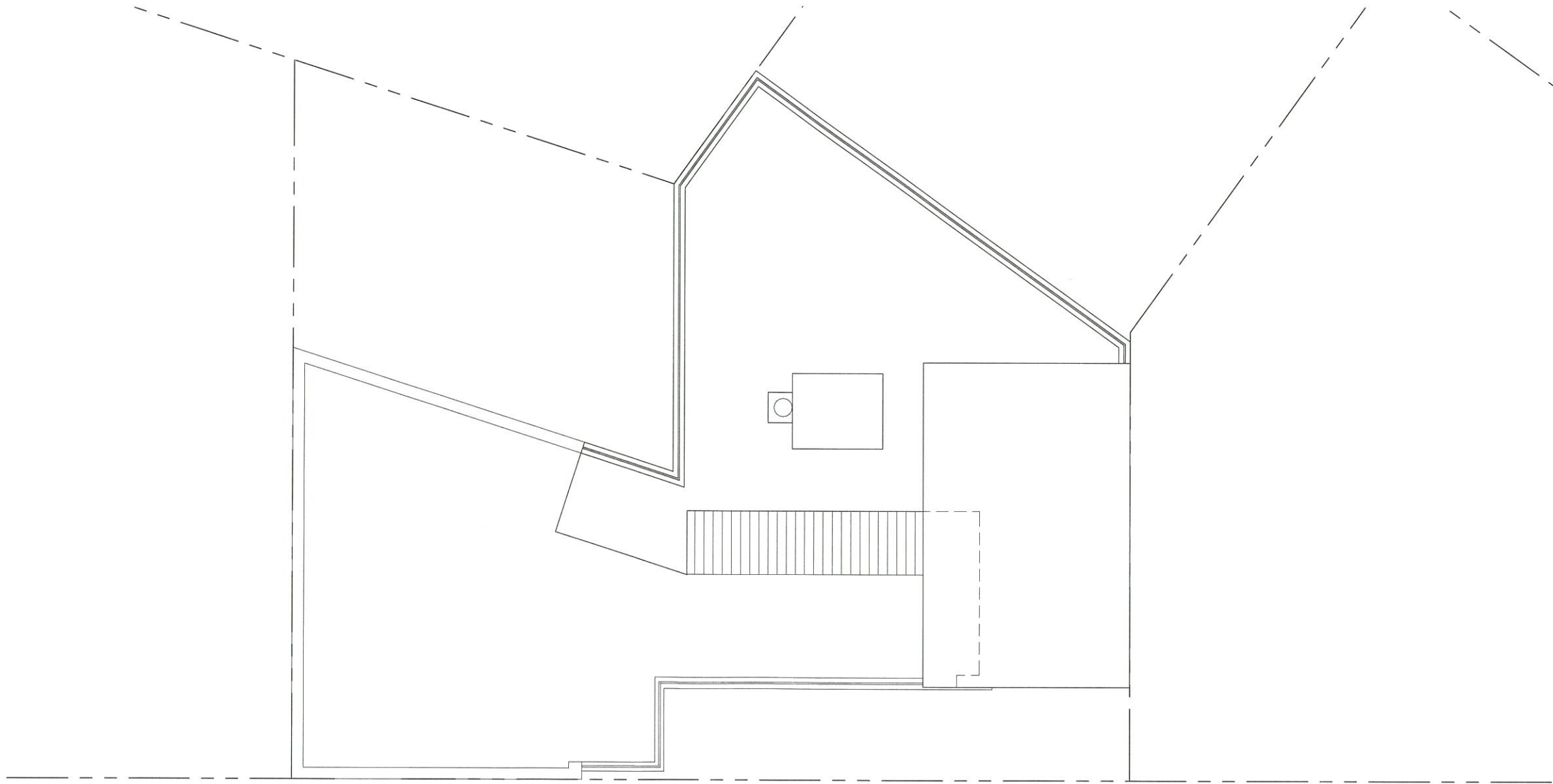
PROPOSED MIXED BUILDING

2712 WILLIAMSBRIDGE ROAD
BRONX, NY

A-08

NINTH FLOOR PLAN
3/32" = 1'-0"
12/03/2018





PROPOSED MIXED BUILDING

2712 WILLIAMSBRIDGE ROAD
BRONX, NY

A-09

ROOF PLAN
3/32" = 1'-0"
12/03/2018



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

BETANCES 6

Date: 2/14/19

(PLEASE PRINT)

Name: MATTHEW CHARNEY

Address: NYCHA

I represent: NYCHA

Address: "

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. Betances VI Res. No. _____

in favor in opposition

Date: 4/14

(PLEASE PRINT)

Name: Vinny Stella to

Address: _____

I represent: 32B1

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: RICHARD LOBEL

Address: SHELDON LOBEL, P.C.

I represent: APPLICANT

Address: WILLIAMSBURGE RD REZONING

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Annelca Cardoso Betance VI

Address: 5925 Broadway

I represent: Went & Wolff Companies

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: 2/14/19

(PLEASE PRINT)

Name: DOXI FLAGO

Address: THINK ARCH. 1 METROTECH NORTH BKLYN NY

I represent: THINK ARCHITECTURE

Address: BETANCES VI

**THE COUNCIL
THE CITY OF NEW YORK**

180262
ZRX

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
 in favor in opposition

Date: _____

(PLEASE PRINT)

Name: JOSEPH A. MAXIA

Address: 2712 Wiltonbridge Rd

I represent: 2712 Rodditt Yates Realty LLC

Address: 2712 Wiltonbridge Rd Bx NY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. 1802622Rx Res. No. _____

in favor in opposition

Date: 2-14-19

(PLEASE PRINT)

Name: ANTHONY PILCA

Address: 2712 WILLIAMS BRIDGE RD

I represent: 2712 RADCLIFF YATES REALTY LLC

Address: 2712 WILLIAMS BRIDGE RD Bx NY 10469

**THE COUNCIL
THE CITY OF NEW YORK** N1802622Rx

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 2/14/2019

(PLEASE PRINT)

Name: RICHARD P. VITTO

Address: 474 EAST WILLIAMS STREET RD

I represent: 3712 RADCLIFF YATES REALTY LLC

Address: 2712 WILLIAMS BRIDGE RD NY 10469

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 2/14/19

(PLEASE PRINT)

Name: Michelle...

Address: ...

I represent: ...

Address: ...

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: B Ben Smith

Address: 55 Water NY NY

I represent: NYC DOT

Address: _____



Please complete this card and return to the Sergeant-at-Arms

