

450 Timpson Place

Zoning Analysis
10.10.19

Agenda

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MASSING + AREA STUDIES	02

00 Zoning Analysis

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Zoning Analysis



ADDRESS 450 TIMPSON PLACE, BRONX NY, 10455

- 1) ZONING DISTRICT
- ZONING MAP: 6c

-ZONING DISTRICT: M1-3

-TRANSIT ZONE

-FRESH ZONE (+ 300,000 BONUS, ZFA MUST INCLUDE RESIDENTIAL USE)

-DESIGNATED M DISTRICT (PORT MORRIS)
- 2) LOT AREA (TO BE VERIFIED BY SURVEY)
- TOTAL AREA: 42,500 SF
- 3) PERMITTED USES (ZR 42-10)
- 4B, 4C, 5, 6C, 6E, 7A, 9A,12B, 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14, 16

-BY SPECIAL PERMIT - 3 COMMUNITY FACILITY (SCHOOLS)

-BY CITY PLANNING COMMISION - 4A COMMUNITY FACILITY
- 4) FLOOR AREA
- MAX FAR (ZR 43-12):

-5.0 FAR (M1-3)

-Total: 212,500 sf

-6.5 FAR (Community Facility)

-Total: 276,250 sf
- 5) HEIGHT AND SETBACK REGULATIONS (43-43)
- BASE HEIGHT: 85'

-SKY EXPOSURE PLANE:

-NARROW STREET: 2.7:1

-INITIAL SETBACK REQUIREMENT:

-NARROW STREET= 20'

-REAR YARD (43-28): REQUIRED, 60 FEET AT THROUGH LOT, 30 AT INTERIOR
- 6) PARKING (44-21)
- HOSPITAL/HEALTHCARE:

-1 PER 5 BEDS

-COMMUNITY FACILITY:

-1 PER 10 PERSONS RATED OCCUPANCY

-OFFICE/COMMERCIAL:

-1 PER 300 SF OF FLOOR AREA

*ALL AREAS PRELIMINARY AND SUBJECT TO CHANGE.
*ZONING TO BE CONFIRMED BY LAND USE ATTORNEY

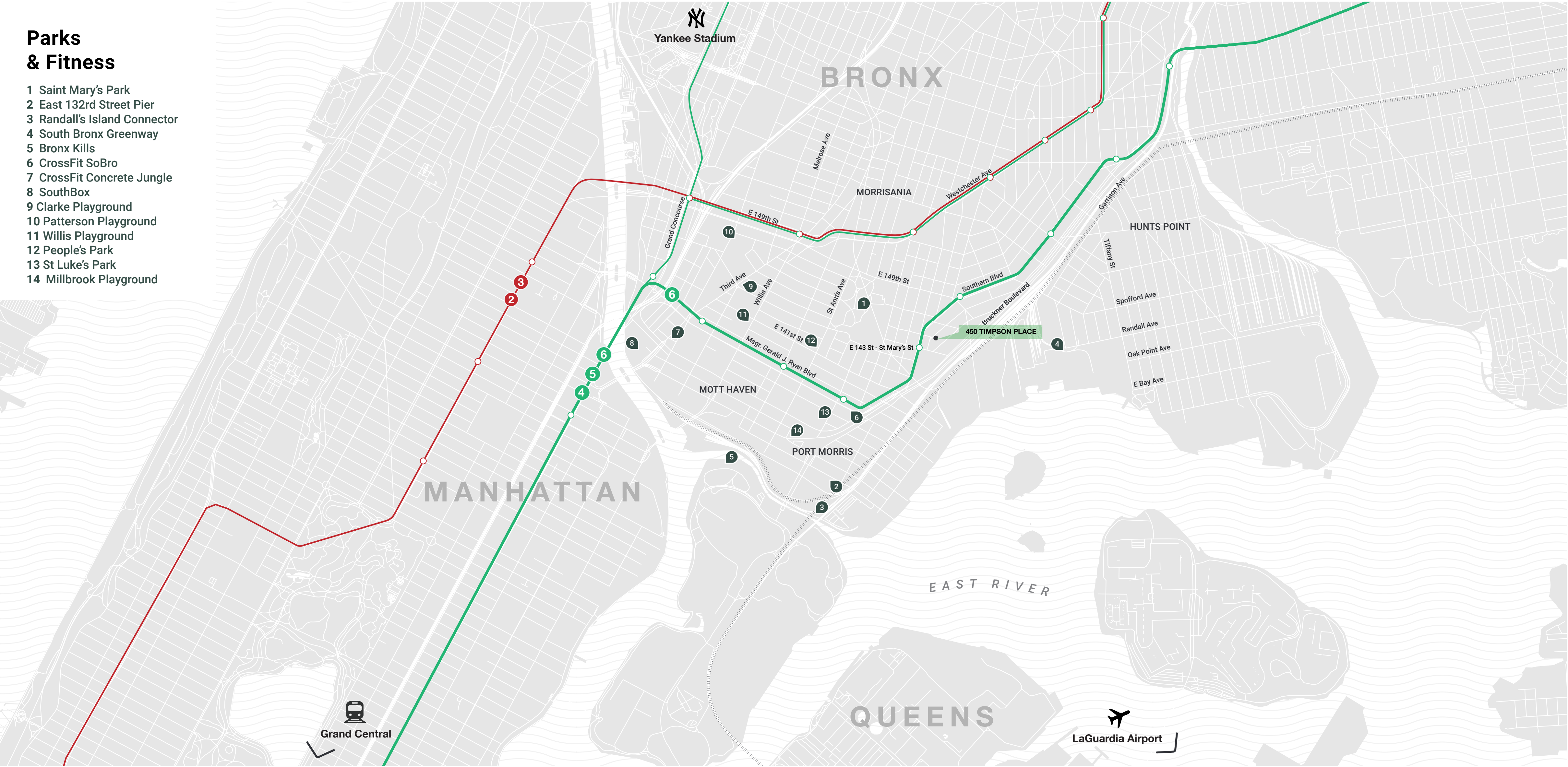
01 SITE CONTEXT

01

Site Context
Parks & Fitness

Parks
& Fitness

- 1 Saint Mary's Park
- 2 East 132nd Street Pier
- 3 Randall's Island Connector
- 4 South Bronx Greenway
- 5 Bronx Kills
- 6 CrossFit SoBro
- 7 CrossFit Concrete Jungle
- 8 SouthBox
- 9 Clarke Playground
- 10 Patterson Playground
- 11 Willis Playground
- 12 People's Park
- 13 St Luke's Park
- 14 Millbrook Playground

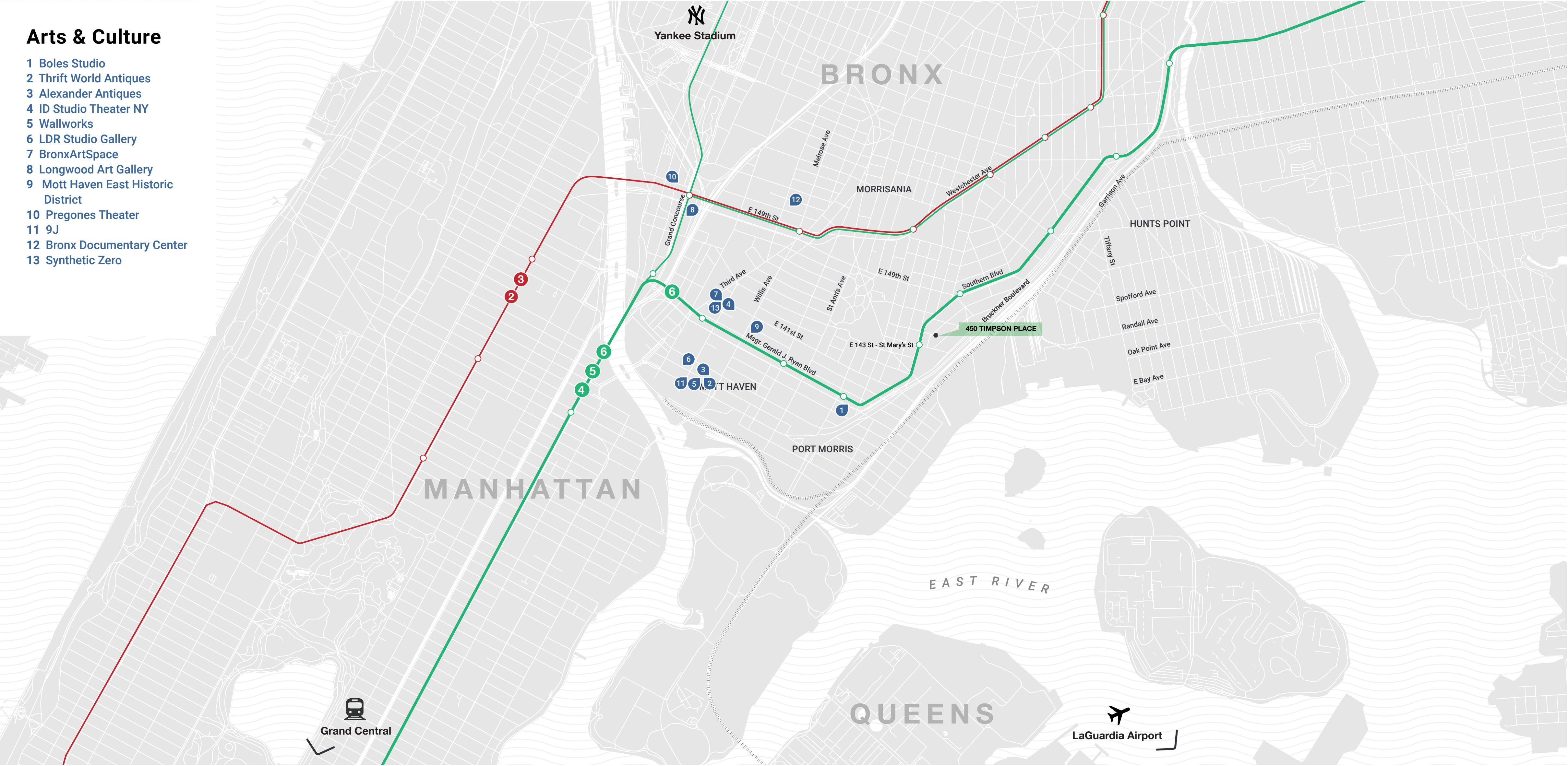


01

Site Context
Arts & Culture

Arts & Culture

- 1 Boles Studio
- 2 Thrift World Antiques
- 3 Alexander Antiques
- 4 ID Studio Theater NY
- 5 Wallworks
- 6 LDR Studio Gallery
- 7 BronxArtSpace
- 8 Longwood Art Gallery
- 9 Mott Haven East Historic District
- 10 Pregones Theater
- 11 9J
- 12 Bronx Documentary Center
- 13 Synthetic Zero

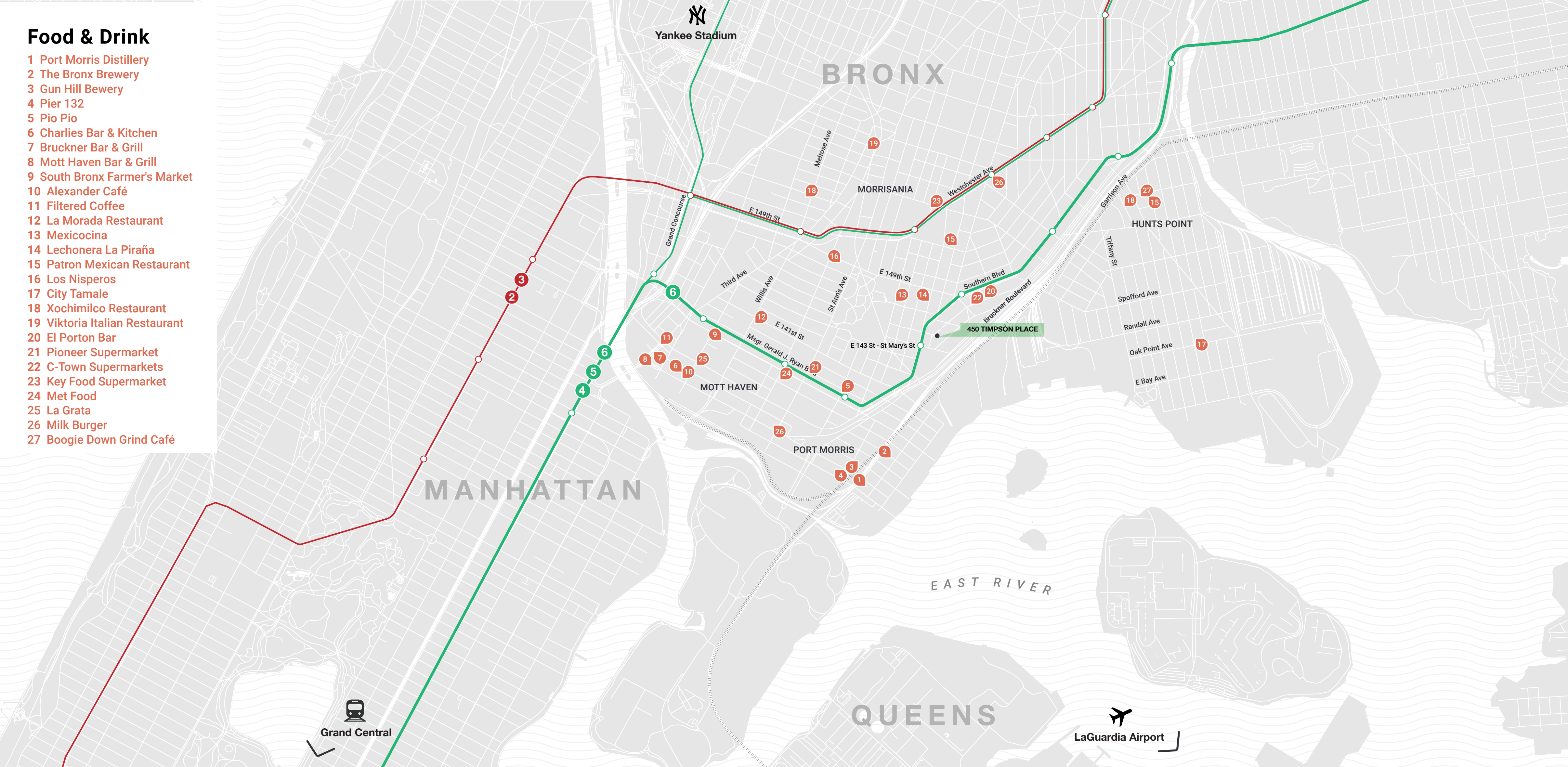


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Site Context
Food & Drink

Food & Drink

- 1 Port Morris Distillery
- 2 The Bronx Brewery
- 3 Gun Hill Brewery
- 4 Pier 132
- 5 Pio Pio
- 6 Charlies Bar & Kitchen
- 7 Bruckner Bar & Grill
- 8 Mott Haven Bar & Grill
- 9 South Bronx Farmer's Market
- 10 Alexander Café
- 11 Filtered Coffee
- 12 La Morada Restaurant
- 13 Mexicocina
- 14 Lechonera La Piraña
- 15 Patron Mexican Restaurant
- 16 Los Nisperos
- 17 City Tamale
- 18 Xochimilco Restaurant
- 19 Viktoria Italian Restaurant
- 20 El Porton Bar
- 21 Pioneer Supermarket
- 22 C-Town Supermarkets
- 23 Key Food Supermarket
- 24 Met Food
- 25 La Grata
- 26 Milk Burger
- 27 Boogie Down Grind Café



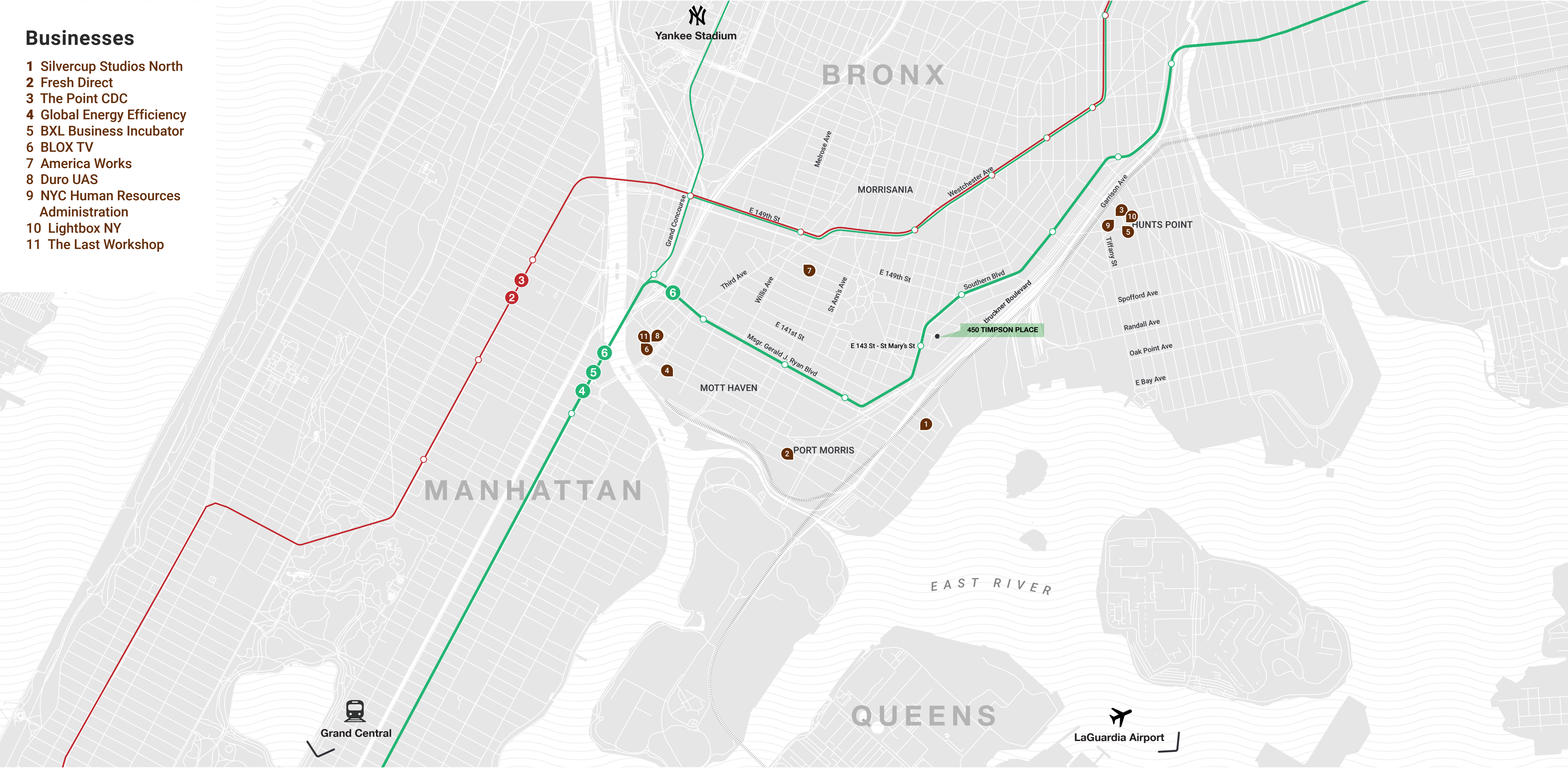
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Site Context

Businesses

Businesses

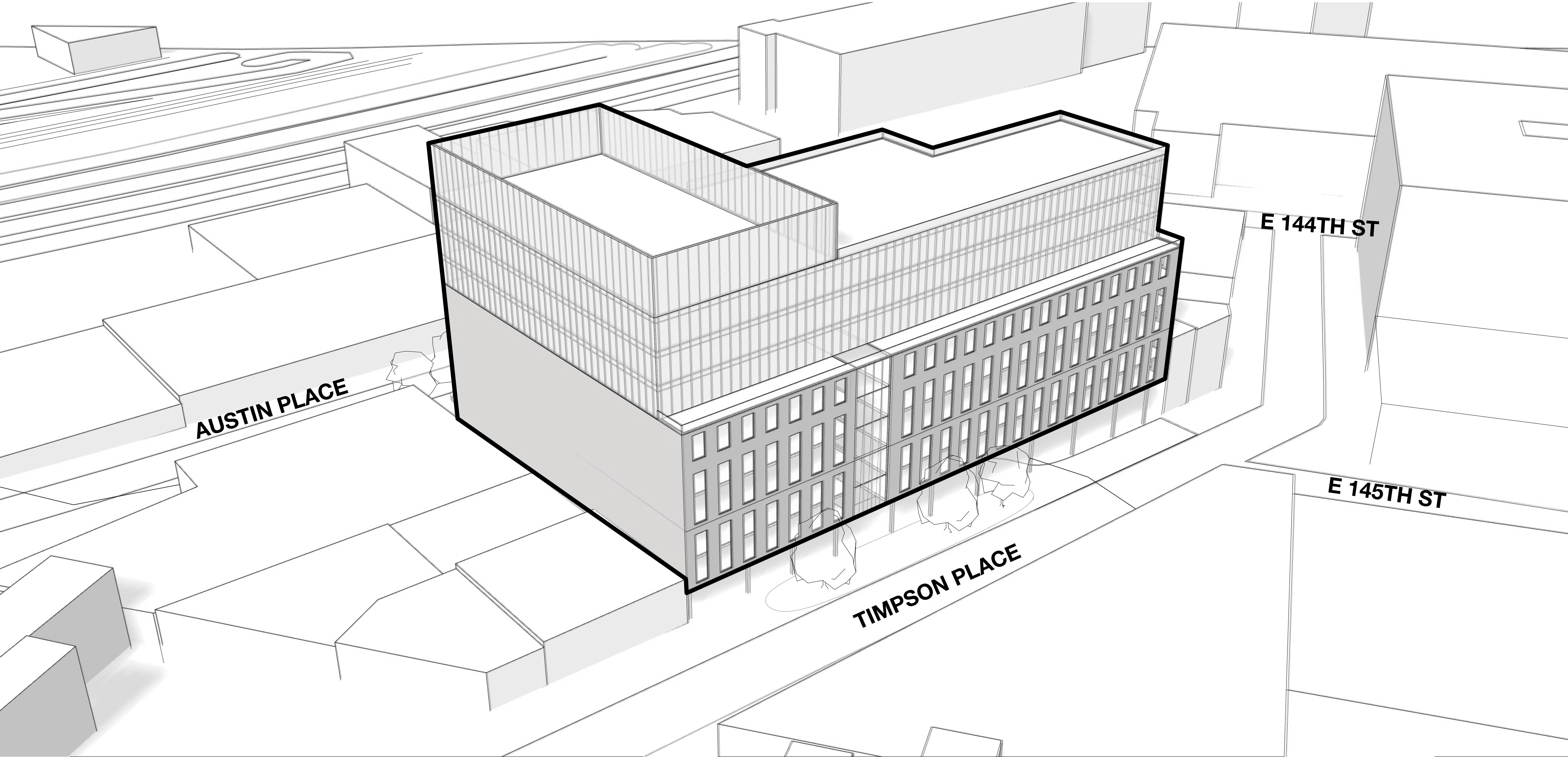
- 1 Silvercup Studios North
- 2 Fresh Direct
- 3 The Point CDC
- 4 Global Energy Efficiency
- 5 BXL Business Incubator
- 6 BLOX TV
- 7 America Works
- 8 Duro UAS
- 9 NYC Human Resources Administration
- 10 Lightbox NY
- 11 The Last Workshop



02

Program Massing

Option 01 Education Massing

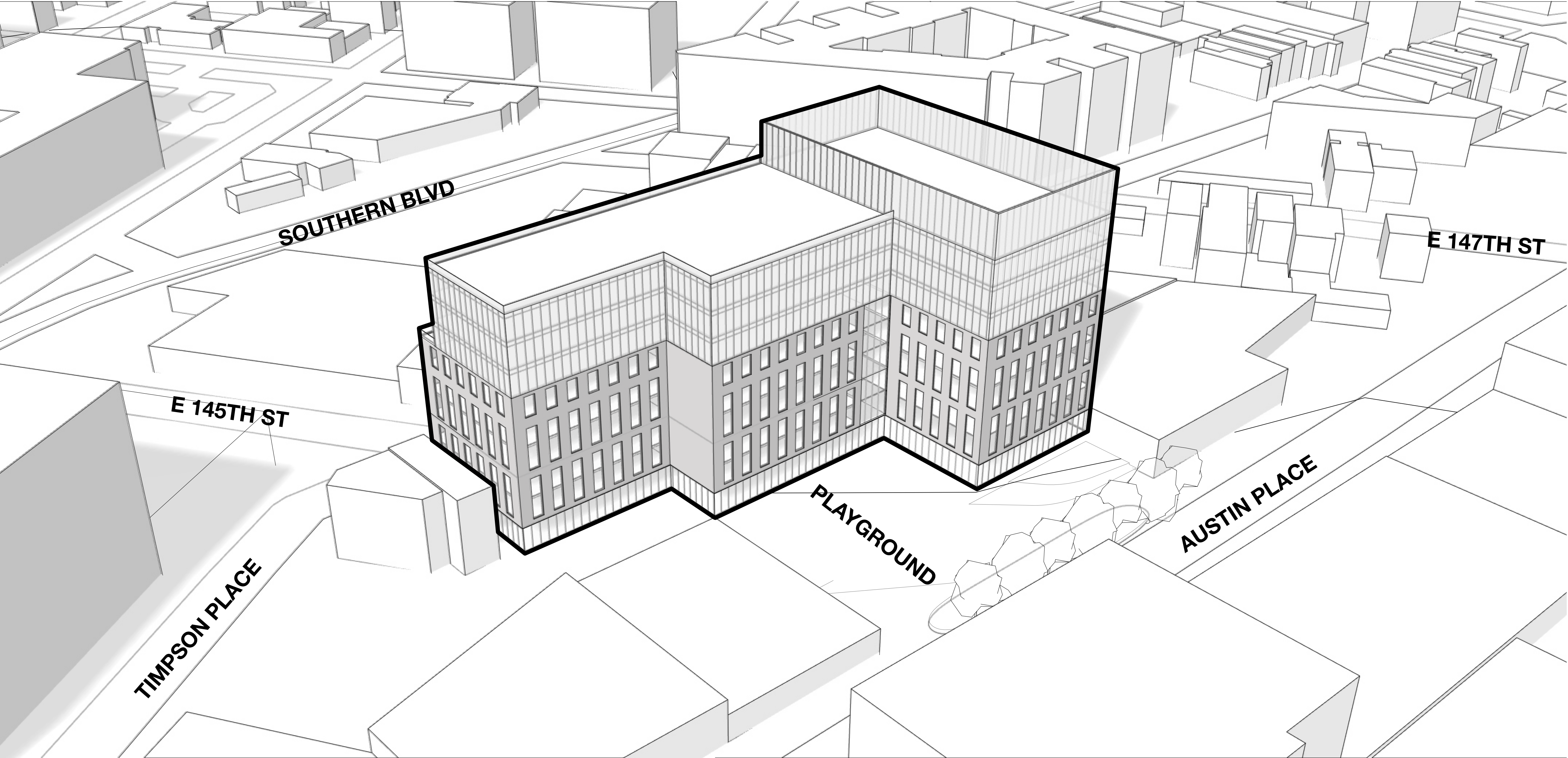


NE VIEW

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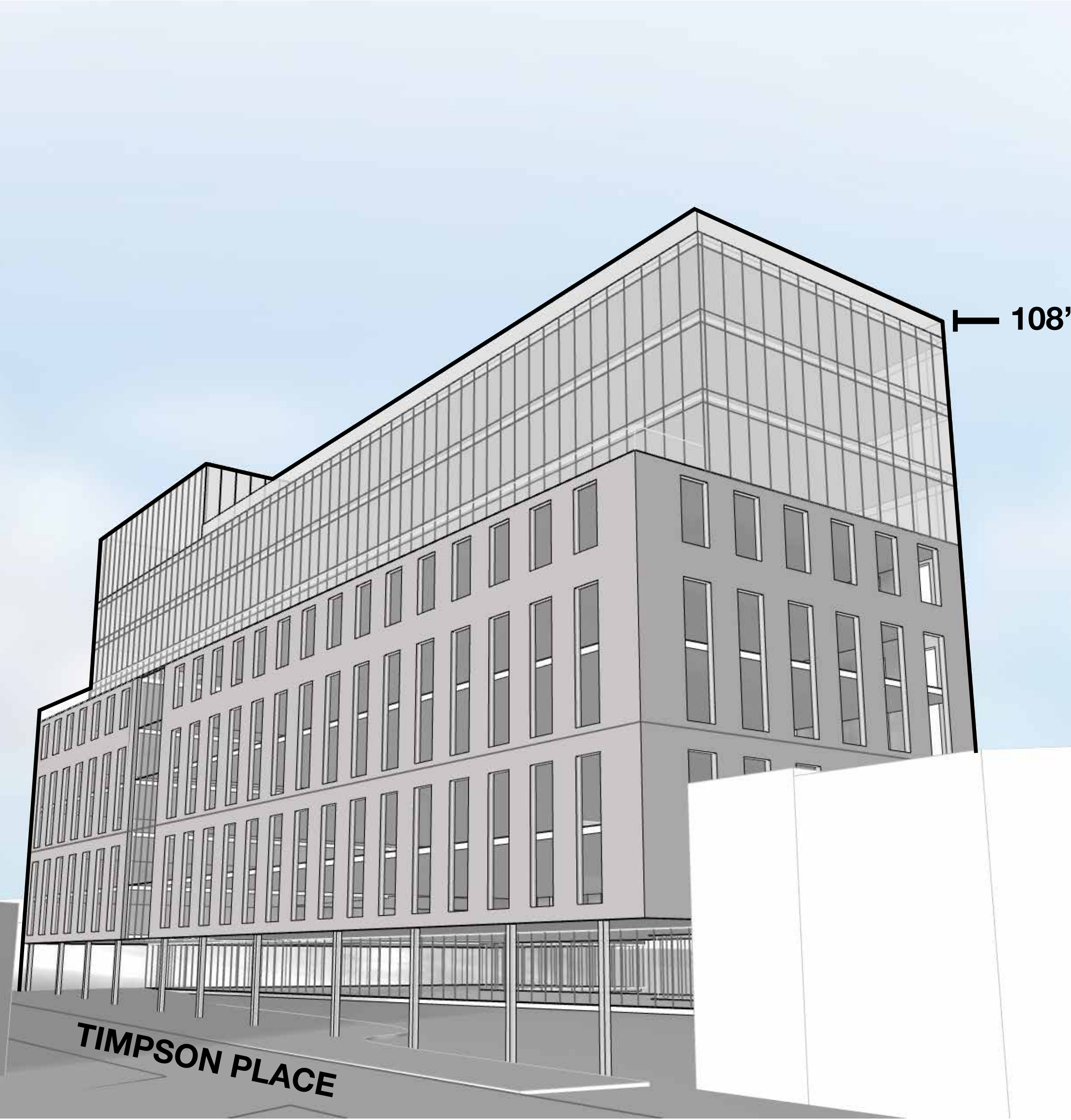
Program Massing

Option 01 Education Massing

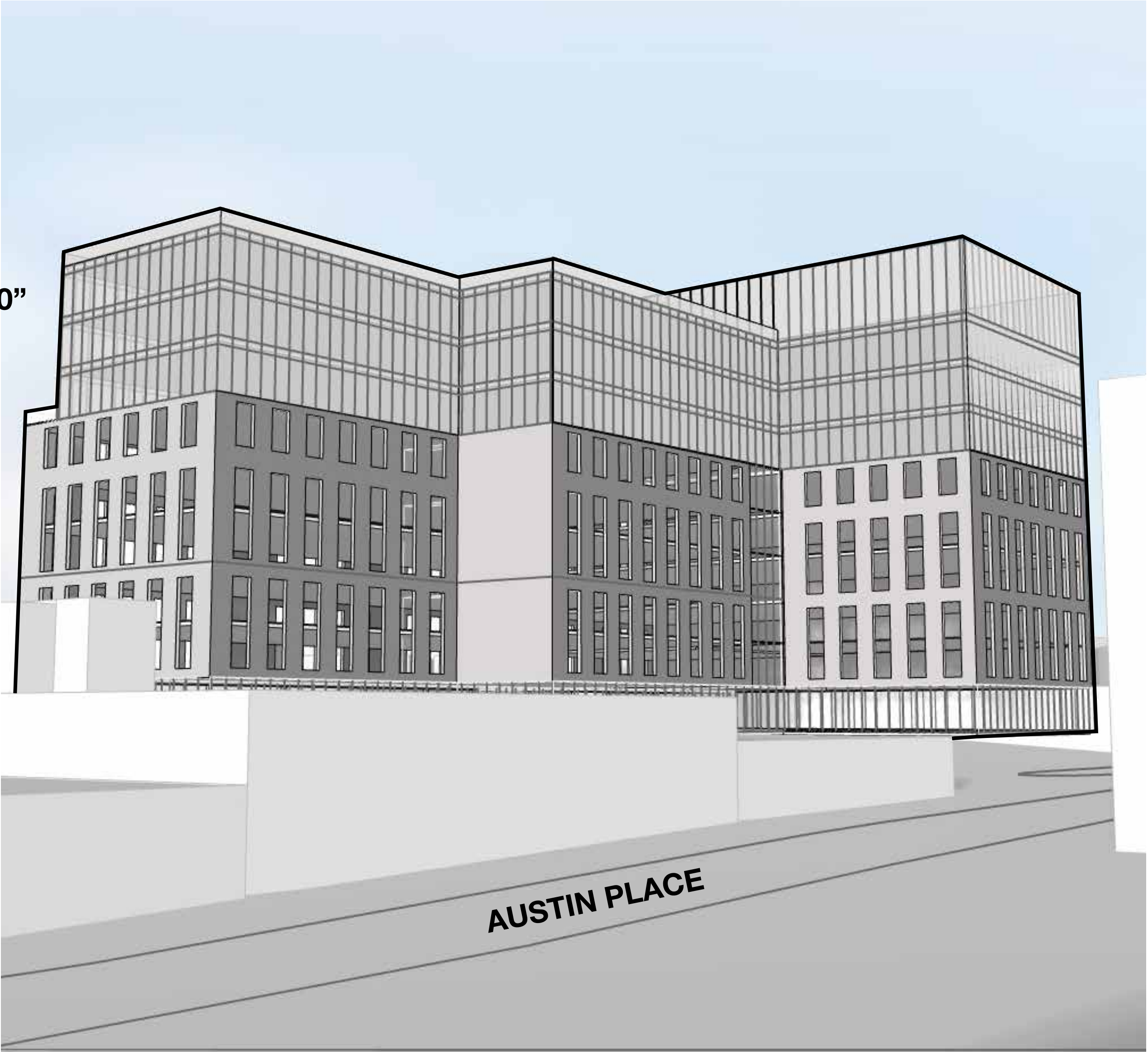


SW VIEW

02 Program Massing
Option 01 Education Massing



NW APPROACH

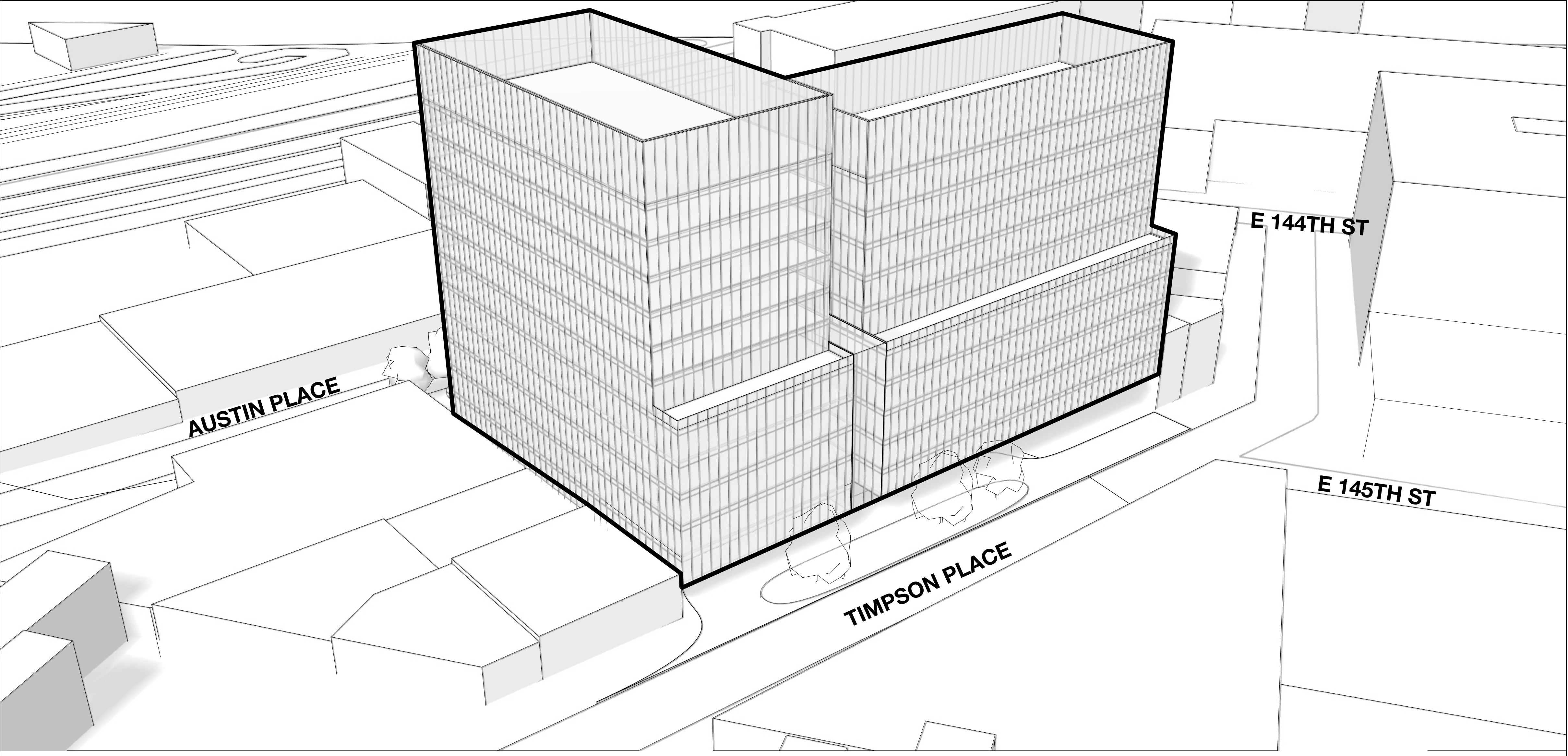


SW APPROACH

02

Program Massing

Option 02 Healthcare Massing

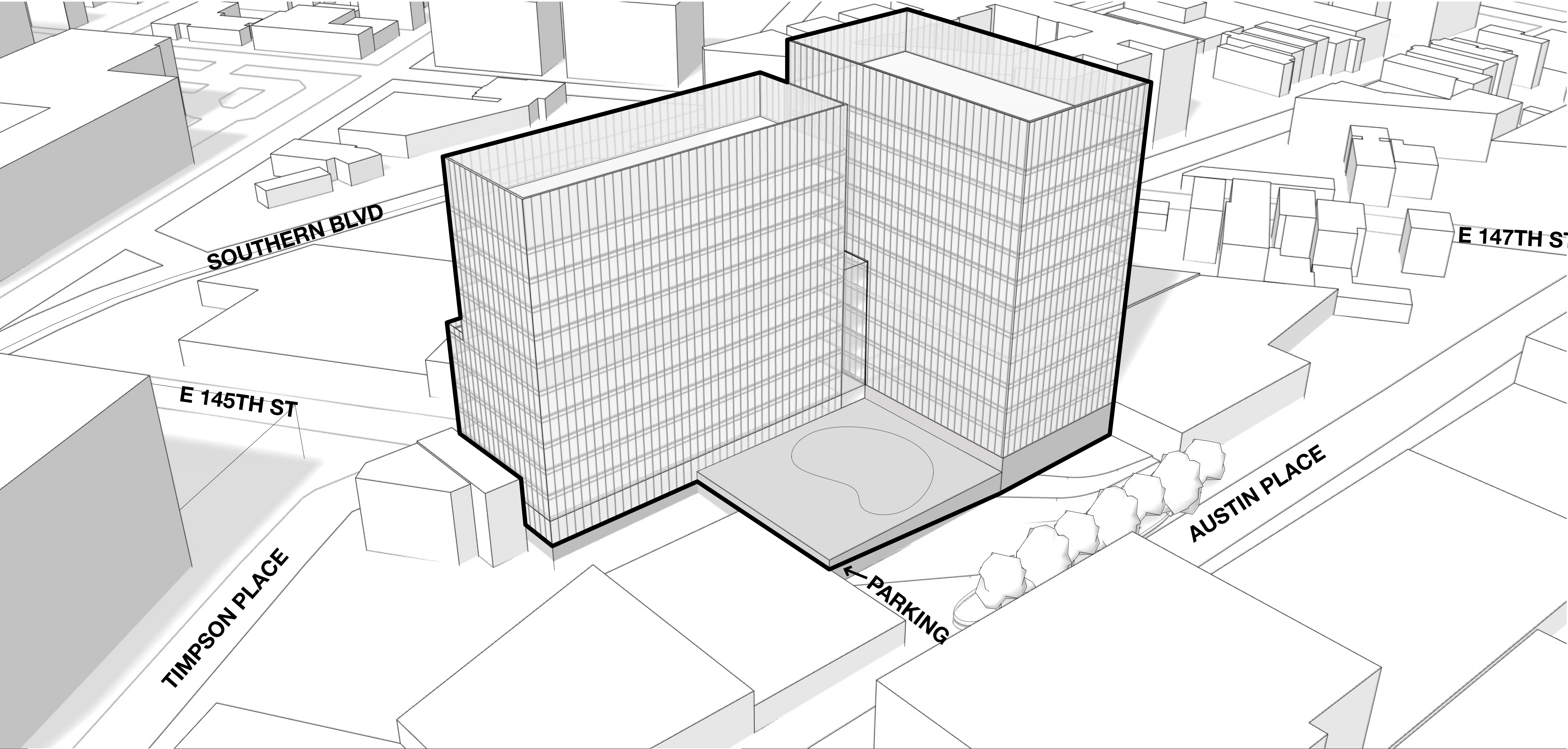


NE VIEW

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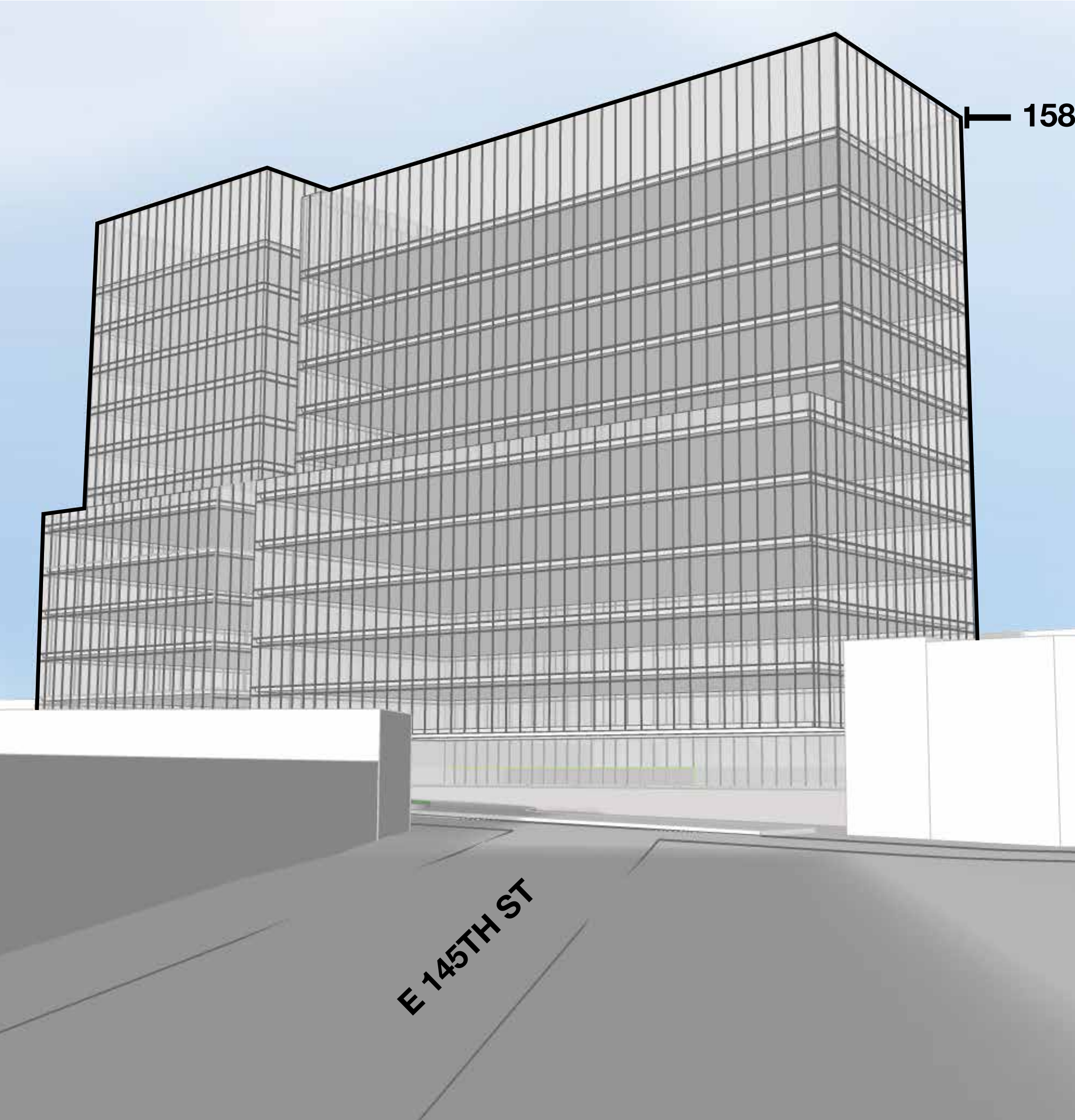
Program Massing

Option 02 Healthcare Massing

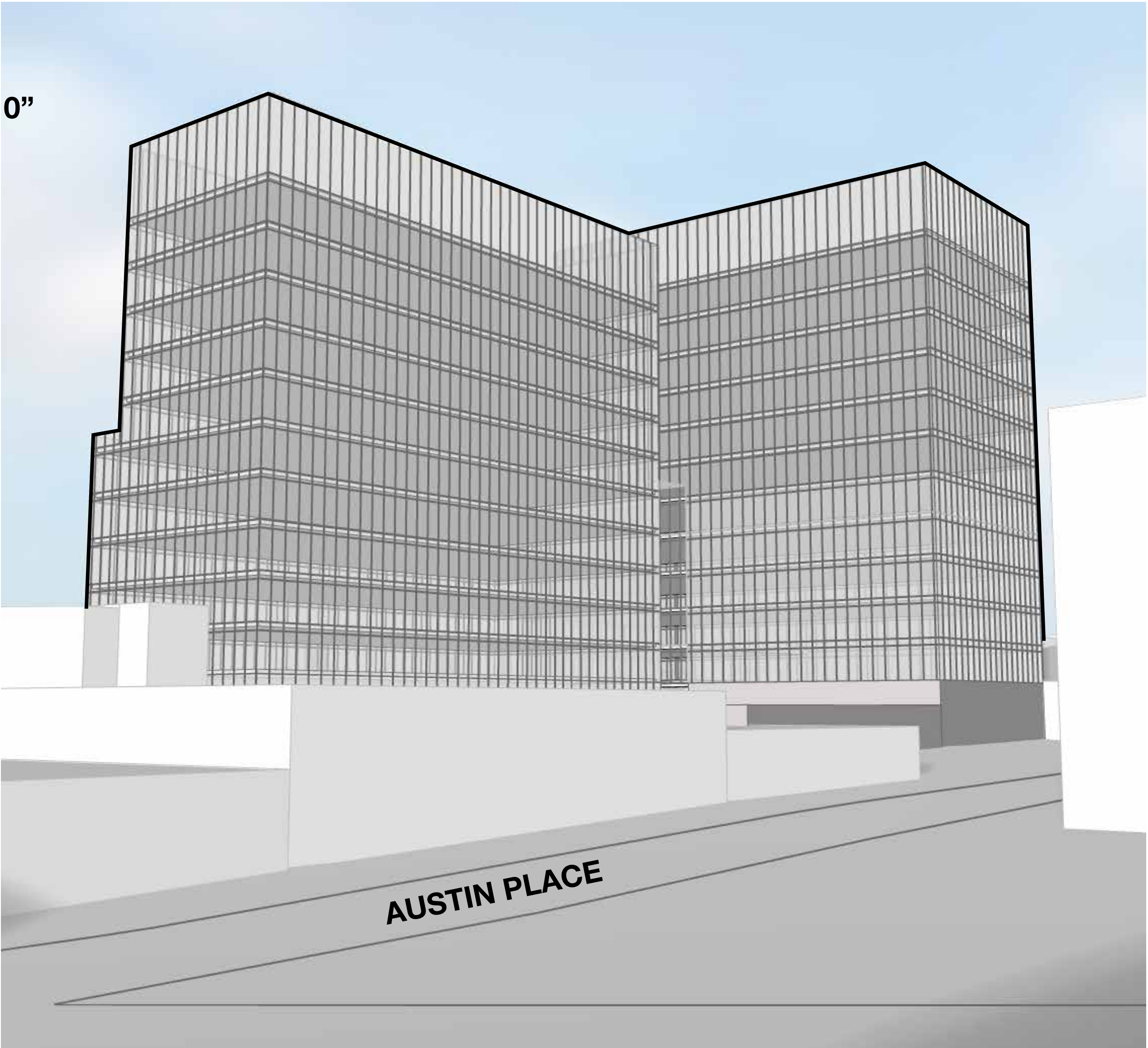


SW VIEW

02 Program Massing
Option 02 Healthcare Massing



NW APPROACH



SW APPROACH