

City Council Approves Bronx-Metro North Rezoning

On Aug. 15, 2024, the New York City Council approved the Bronx-Metro North Neighborhood Plan, the first New York City Department of City Planning-led neighborhood plan certified and approved under the Adams administration.

“In connection with four new Metro-North stations, we are now on track to deliver much-needed new homes, jobs, and infrastructure improvements to the East Bronx; improve the quality of life for residents; and put a real dent in our citywide housing crisis,” said Dan Garodnick, DCP director and City Planning Commission chair, in a [press release](#). “Thank you to the City Council for supporting this plan to create a more connected and vibrant Bronx.”

The approved Neighborhood Plan will rezone areas around the Parkchester/Van Nest, Morris Park, Hunts Point, and Co-op City Metro North stations, expected to open in 2027. The administration estimates the plan could lead to development of about 7,000 homes, including 1,700 affordable housing units, and creation of 10,000 permanent jobs, along with public realm improvements and enhanced access to mass transit.

“Today, the Bronx bought a ticket to the future, creating thousands of new jobs and affordable homes while embracing mass transit, all by saying ‘yes,’” said Mayor Eric Adams. “The Bronx is saying ‘yes’ to more housing in our backyards, communities and neighborhoods, and serving as a model to the rest of our city on how to lead from the front.”

The council’s approval means that areas in Parkchester/Van Nest previously restricted to nonresidential uses will now allow residential development, and other areas of Parkchester/Van Nest and Morris Park will allow denser residential development. The plan also seeks to promote local job centers through zoning changes allowing growth in Hunts Point and at institutions in Morris Park including Montefiore Hospital and Jacobi Medical Center.

“The approval of the Bronx Metro-North Station Area Plan is going to be transformative for the Bronx,” said Ruben Diaz Jr., senior vice president, strategic initiatives at Montefiore Einstein and former Bronx borough president. “We are proud to be working alongside our local leaders and elected officials in the community and recognize the tremendous opportunities that come with this news.”

This area-wide rezoning represents another step in the Adams administration’s efforts to promote economic and housing opportunities citywide. The [City of Yes for Economic Opportunity](#) zoning initiative, intended to streamline zoning regulations burdening small businesses and economic development, went into effect in June 2024. The [City of Yes for Housing Opportunity](#), a zoning text amendment aiming to encourage the development of “a little more housing in every neighborhood,” is currently in public review. The CPC is expected to vote, and the City Council is expected to act on City of Yes for Housing Opportunity in late 2024.

We will continue to monitor the Adams administration’s initiatives as they move through public review and implementation.



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