

Application #: **C 180051 ZMX**

Project Name: **Jerome Avenue Rezoning**

CEQR Number: 17DCP019X

Borough(s): Bronx

Community District Number(s): 4, 5, & 7

Please use the above application number on all correspondence concerning this application

SUBMISSION INSTRUCTIONS

- Complete this form and return to the Department of City Planning by one of the following options:
 - EMAIL (recommended):** Send email to CalendarOffice@planning.nyc.gov and include the following subject line: (CB or BP) Recommendation + (6-digit application number), e.g., "CB Recommendation #C10000ZSQ"
 - MAIL:** Calendar Information Office, City Planning Commission, 120 Broadway, 31st Floor, New York, NY 10271
 - FAX:** to (212) 720-3488 and note "Attention of the Calendar Office"
- Send one copy of the completed form with any attachments to the applicant's representative at the address listed below, one copy to the Borough President, and one copy to the Borough Board, when applicable.

Docket Description:

SEE ATTACHED

Applicant(s): Department of City Planning 120 Broadway, 30th Floor New York, NY 10271		Applicant's Representative: Carol Samol Department of City Planning One Fordham Plaza, 5th Fl New York, NY 10458	
Recommendation submitted by: Bronx Community Board 4			
Date of public hearing: OCTOBER 4, 2017		Location: CONCOURSE VILLAGE COMMUNITY CENTER 777 CONCOURSE VILLAGE EAST, BX, NY 10451	
Was a quorum present? YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>		<i>A public hearing requires a quorum of 20% of the appointed members of the board, but in no event fewer than seven such members.</i>	
Date of Vote: OCTOBER 24, 2017		Location: BRONX MUSEUM OF THE ARTS 1040 GRAND CONCOURSE BRONX, NY 10456	
RECOMMENDATION			
<input checked="" type="checkbox"/> Approve		<input checked="" type="checkbox"/> Approve With Modifications/Conditions	
<input checked="" type="checkbox"/> Disapprove		<input checked="" type="checkbox"/> Disapprove With Modifications/Conditions	
Please attach any further explanation of the recommendation on additional sheets, as necessary.			
Voting # In Favor: 32 # Against: 4 # Abstaining: 2 Total members appointed to the board: 42			
Name of CB/BB officer completing this form PAUL A. PHILPS		Title DISTRICT MANAGER	Date OCTOBER 27, 2017



The City of New York
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HONORABLE RUBEN DIAZ, JR.
Bronx Borough President

Ms. KATHLEEN SAUNDERS
Board Chair

MR. PAUL A. PHILDS
District Manager

**Community Board Four
Jerome Avenue Neighborhood Study
Recommendations**

October 27, 2017

Resolution adopted by the General Board for the following

**ULURP applications: Nos. N 180050 ZRX, C 180051 ZMX, 170305 MNX
CEQR No. 17DCP019X**

WHEREAS, the Uniform Land Use Review Procedure (ULURP) is a standardized procedure whereby applications affecting the land use of the city are publicly reviewed; and

WHEREAS, the above listed applications were certified as complete by the Department of City Planning on Monday, August 21, 2017 and the review period for Bronx Community Board Four (the Board) began on Wednesday, August 30, 2017 and must be completed by Tuesday, October 30, 2017; and

WHEREAS, the Department of City Planning is the applicant and seeking the approval of the Board on the following applications:

C 170311 ZMX, an amendment to Zoning Map, Section No's. 3b, 3c, 3d:

- a) Zoning map amendments to rezone portions of existing C4-4, M1-2, R8, C8-3, and R7-1 with R7A, R8A, R9A, R7D, and C4-4D districts and C2-4 commercial overlays

N 180050 ZRX Zoning text amendments to:

- a) Establish the Special Jerome Avenue District, coterminous with the Rezoning Area. The proposed special district will include regulations that will add controls to the ground floors of buildings within mapped commercial overlays and districts, modify height and bulk regulations on lots fronting the elevated rail line, modify bulk regulations on irregular lots, and establish controls, such as discretionary review provisions, for transient hotels.
- b) Establish proposed R7A, R7D, R8A, R9A, and C4-4D districts as Mandatory Inclusionary Housing areas, applying the Mandatory Inclusionary Housing program to require a share of new housing to be permanently affordable where significant new housing capacity would be created.

170305 MNX City Map changes to:

- a) Map Block 2520, Lot 19 as parkland. This city-owned parcel is located one block outside of the rezoning area and is bounded by West 170th Street, Nelson Avenue, Shakespeare Avenue, and Corporal Fischer Place in the Highbridge neighborhood of the Bronx, Community District 4. De-map Corporal Fischer Place (street) between Nelson Avenue and Shakespeare Avenue, which is adjacent to the parcel to be mapped as park land as described above (Block 2520, Lot 19), and map it as parkland.

WHEREAS, the intent of the applications is to:

- Provide opportunities for high quality, permanent affordable housing with options for tenants at a wide range of income levels.
- Ensure that any new construction fits into its surrounding neighborhood context.
- Increase the opportunities to diversify neighborhood retail and services
- Permit more density and a broader range of uses in two nodes to anchor the corridor and surrounding neighborhoods.
- Create special rules for new development along the elevated rail line to provide light and air along the corridor and ensure adequate distance between residential uses and the train.
- Create special rules for new buildings and street wall continuity and relief on irregular lots
- Create a walkable, inviting commercial corridor by promoting non-residential ground floor uses and diverse retail to support community needs.
- Maintain zoning for heavy commercial and light industrial uses in areas to support mixed uses and jobs.
- Establish controls for transient hotels to ensure consistency with the goals and objectives of the rezoning to create a mixed-use development which would include new housing, ground floor retail space, office space, community facility space and publicly accessible open space along the Harlem River waterfront.

WHEREAS, the proposed land use changes are strategies of a more comprehensive Jerome Avenue Neighborhood Plan (**draft released on October 20, 2017**), which states the following:

- Provide sustainable, high-quality, affordable housing with a range of options for residents at all income levels.
- Protect tenants and improve housing quality.
- Ensure every neighborhood has green streetscapes, quality parks and diverse recreation spaces.
- Create greater retail diversity to meet current and growing retail and service needs.
- Prepare residents for job and career growth through job training and skills development.
- Promote and support small businesses and entrepreneurship.
- Support auto-related businesses.

- Promote a safe, walkable area in and around the elevated train.

WHEREAS, Bronx Community Board Four shares many of these goals and members understand the necessity of neighborhood investments, opted into the Jerome Neighborhood Plan study and would welcome density if appropriate investments were put in place to grow the local economy and uplift the existing residents, as well as prevent displacement of economically vulnerable residents and businesses during times of high market pressure

WHEREAS, the Board believes that the city has a responsibility to provide adequate school seats to accommodate existing shortfalls as well as projected growth as a result of the proposed land use actions

WHEREAS, consistent with the Board's policies as it relates to economic development the city should provide the necessary resources and tools for training, job placement and business plan development targeted specifically for residents of Community District Four

WHEREAS, consistent with the Board's policies related to open space the city should facilitate the design and funding of new open space opportunities and green features throughout the district as well as allocate appropriate funding for maintenance and upkeep of existing open spaces

WHEREAS, consistent with the Board's policies as it relates to transportation infrastructure the city should implement and fund a series of improvements to address the lack of adequate transportation infrastructure

WHEREAS, consistent with the Board policies related to health and wellness and in support of Bronx Borough President Ruben Diaz's #not62 campaign, the city should implement and fund a series of interventions to improve the overall health and wellness throughout the district specifically as it relates to obesity, asthma and teen pregnancy

THEREFORE BE IT RESOLVED, the aforementioned applications are approved by Community Board Four, subject to the conditions that follow. It should be noted that while many of these conditions/recommendations are not directly tied to the proposed land use actions, nor will they or can they be codified in the same way the ULURP process legalizes the proposed land use actions, these recommendations and conditions are of the utmost priority to the residents of Community District Four given the tremendous impact the proposed actions will have on the affected neighborhoods and the lack of city investment in these areas over an extended period of time:

- The City make **quantifiable, actionable and trackable commitments to invest in neighborhood improvement projects AND strong anti-displacement protections**, including those enumerated Appendix 1 to this resolution "Jerome Priorities Tracker";
- The City **present these commitments in the form of a legally enforceable commitment plan** (the "Commitments") to Bronx Community Boards 4, 5 and 7,

City Council Members, other area elected officials, business leaders, anchor and civic institutions, and other stakeholders, collectively the “Jerome Stakeholders;”

- **Jerome Stakeholders are satisfied with the Commitments;**
- Jerome Stakeholders are collectively represented on a **Jerome Neighborhood Plan**
- **Implementation and Oversight Committee** that meets quarterly and includes non-voting representation from relevant governmental agencies;
- **A Tracker-document is updated quarterly until the final commitment is delivered to the Committee and Community Boards’** members, officers and staff.

LAND USE & ZONING

Generally, the Board supports the broad goals of the proposed rezoning:

- Provide opportunities for high quality, permanent affordable housing with options for tenants at a wide range of income levels.
- Ensure that any new construction fits into its surrounding neighborhood context.
- Increase the opportunities to diversify neighborhood retail and services
- Permit more density and a broader range of uses in two nodes to anchor the corridor and surrounding neighborhoods.
- Create special rules for new development along the elevated rail line to provide light and air along the corridor and ensure adequate distance between residential uses and the train.
- Create special rules for new buildings and street wall continuity and relief on irregular lots
- Create a walkable, inviting commercial corridor by promoting non-residential ground floor uses and diverse retail to support community needs.
- Maintain zoning for heavy commercial and light industrial uses in areas to support mixed uses and jobs.
- Establish controls for transient hotels to ensure consistency with the goals and objectives of the rezoning.to create a mixed-use development which would include new housing, ground floor retail space, office space, community facility space and publicly accessible open space along the Harlem River waterfront.

That being said the original rezoning proposal left some areas C8-3 and M1-2 in order to support those businesses. Changing the zoning does not preclude any of these businesses from remaining, it simply limits their ability to expand. It should be noted that new uses and expansion of businesses has been very limited in these areas as it relates to the auto industry. As part of the scope for the Jerome Avenue Study we requested that an alternative be studied that would rezone all areas unlocking the same potential for all property owners and therefore creating equity amongst the property owners.

Our request is supported by several property owners who have reached out to the Boards and City Planning with the request to have their properties included in the up zoned/rezoned areas.

The DEIS analyzes the “*Expanded Rezoning Alternative*” as part of the proposed actions. The Expanded Rezoning Area Alternative would result in a net increase of 4,187 dwelling units, 99,748 gsf of community facility space, 34,678 square feet of commercial (retail and office) space; and net decrease of 57,795 square feet of industrial space and 115,116 square feet of auto-related uses.

We do not feel that leaving any areas zoned C8-3 or M1-2 is beneficial to the long-term growth and sustainability of these neighborhoods, conversely this change would not result in the immediate displacement of businesses or workers nor would it preclude these uses from remaining.

In comparison to the Proposed Actions the “*Expanded Rezoning Alternative*” would result in additional significant adverse impacts only in the category of Child Care. The impacts to Community Facilities, Transportation and shadows exist in both scenarios and only with slightly greater impact in the *Expanded Rezoning Alternative*. **That being said Community Board Four respectfully ask the City Planning Commission (CPC) to adopt the *Expanded Rezoning Alternative* ask the city to implement the appropriate measures to mitigate those impacts today.**

In addition, we request that as part of our approval and adoption of the *Expanded Rezoning Alternative* the City negotiate with owners of Park It Management (Block 2855, Lots 42, 44, 45, 53 and 65) to allocate space for uses and income levels of affordable units that fulfill the Board’s vision for Jerome Avenue (i.e. public school, daycare, ground floor uses that cater to local entrepreneurs). (SEE ATTACHED PROPOSAL AND LETTER: APPENDIX 2)

AFFORDABLE HOUSING

The Jerome Avenue Neighborhood Study has the potential to create over 3,250 dwelling units, 72, 273 square feet of community facility space, 35, 575 square feet of commercial retail space and a net decrease of 47, 795 square feet of industrial space and 98,002 square feet of auto-related uses over over a ten-year time span. These numbers do not take into account existing as-of-right projects or new projects that may come on line during that period.

According to the DEIS, the proposed land use actions will displace an estimated 18 residents in six dwelling units across the 45 projected development sites. The CEQR technical manual cannot and does not measure the added pressure and the perceived increase value and speculation that takes place even before any new zoning designations take effect. The proposed actions will result in 3,250 units of housing, only a maximum of 40% of those units will be permanently affordable.

The Housing Plan presents a tremendous opportunity to protect our most vulnerable residents, while creating opportunities for existing residents to grow within and/or return to these neighborhoods and provide permanent jobs in the construction trade. With a large inventory of stable, affordable housing stock (65 percent is regulated) a multi-pronged approach to maintain affordability for existing tenants

will help support many of our low-income residents and this should be a top priority for housing as it relates to the neighborhood plan.

For these reasons Community Board Four requests the following:

Tenant Protection

The following are a list of recommended interventions and policies related to Anti-Displacement, Anti-Harassment and Preservation:

Anti-Displacement & Anti-Harassment

- Create citywide "**Certificate of No Harassment**" requirements, preventing landlords who have a history of tenant harassment from obtaining certain permits from the Department of Buildings.
- Set yearly targets for "**Right to Counsel**" based on the existing housing stock and the historical data on those who have been to housing court over the last five years.
- Increase its oversight duties of landlords and monitor housing court cases, particularly in high risk displacement areas and refer same to community organizations and/or legal aid/legal services that will do additional outreach to help determine if the case is part of a larger harassment pattern.
- Required developers to pay into an **anti-displacement fund** for developers of new building dedicated to community anti- displacement initiatives.
- Make **key neighborhood data available** for public review through the creation of a comprehensive list of evictions; tracking of housing related 311 calls and the creation of a comprehensive list of distressed buildings by neighborhoods with all public information such as building ownership, management and most recent sale date
- Create a **displacement fund for community** organizing initiatives in the most vulnerable areas in these neighborhood
- Provide a \$100,000 funding for a community consulting housing contract to assist tenants, homeowners and property owners.

Preservation

- Homelessness has reached historic levels in NYC. As of March 2017, there were 62,000 homeless people, which includes 15,802 families and 23,962 children. ¹ We recommend the reinstatement of the **Advantage Program and funding to the Homeless Eviction Prevention Program** to ensure that residents secure permanent housing and decrease the number of transient individuals and families in our districts.

¹ Coalition for the Homeless

- HPD should be proactive in creating a comprehensive strategy to target buildings for their preservation programs. Guarantee that residential buildings with rent regulation agreements up for renewal in next 10 years (through 2028) will be renewed for the maximum term allowable under current law.
- HPD should **increase its funding for code enforcement inspectors** and provide incentives to property owners to repair and retrofit their buildings in accordance with the building codes like 8A loan and Participation loan programs.
- The city should reinstate the ***Neighborhood Preservation Office*** to deal with code enforcement, anti-harassment and displacement.
 - This would provide a team of individuals geographically-based to deal immediately and directly with these issues.
 - This office could also focus on improving conditions on NYCHA campuses.
- **Increase funding for the Proactive Initiative** (50 buildings are currently part of the Proactive Initiative and more buildings should be added).
- Enact a set of policies that create incentives that prevent speculation and displacement as well as promote affordable housing development.
- Support outreach and "***Know Your Rights***" education by community groups for the good of local residents as a way of improving communication with tenants about their rights.

New Construction

It should be noted that while the median income is \$26,349 in CD4 a large segment of the population is rent-burdened and challenged in other areas economically, roughly 25% of households earn more than \$50,000 a year. This is not to say that there is not a need for affordable housing at lower income tiers, but rather there is an opportunity to empower residents with the financial and educational tools to become financially independent. In order to increase the median income area residents need the tools to create more earning power. As existing residents earn more we want to ensure that we are creating opportunities for upward mobility as it relates to housing. Currently, most of the new development does not offer options for people such as recent college graduates or a two parent household who has worked themselves through college or trade school and can afford better and larger living accommodations. If we do not create more opportunities for higher income earners we will continue to discuss high unemployment and a median income that lags behind the Bronx and represents half the median income citywide.

- In addition to negotiating affordability levels and the number of units with any developer who will be building as a result of the proposed actions to **negotiate additional benefits for the community such as schools, green spaces, roof gardens, daycare, community centers and health-related facilities**. For example the owners of Block 2855, Lots 42, 44, 45, 53 and 65 (Park It Management) have requested to have all of their properties rezoned (Expanded Rezoning Alternative) to facilitate mixed-used development with affordable housing. Community Board Four provided a letter of support for that request. The developer has stated

publicly that they would be amenable to a school on their site. In exchange for the increased value and use for their property the city should negotiate a school and other benefits that relate to the current needs of Community District Four. This should be standard practice for negotiation on any new affordable housing that results as a part of the proposed land use actions.

- **New construction** should include the following:
 - 20 of all new units should be developed for Seniors
 - 20% of all new units should be developed for Veterans
 - 10% of all new units targeted should be developed for People with Disabilities
 - Target ceiling of 80%-100% AMI
- **Commitment to local hiring for union and non-union jobs for residents of Community District Four**
 - Secondary focus on residents of the Borough of the Bronx
 - MWBE-Commitment to hire minority and women owned businesses
 - Minimum of 50% percent
- **Reports from HPD/HDC on as-of-right projects that receive city subsidy**
 - Report should be furnished quarterly
 - Should include unit and income breakdowns
 - Level of subsidy
 - Construction schedule
 - Inclusion of other program elements (commercial, community facility space)
 - Green Technology/Infrastructure
- **Ground Floor Uses**
 - The majority of development is anticipated to be mixed-use with active ground floor spaces.
 - Community should play role in tenanting those spaces
 - Pre-K and 3K should be allocated on 30% of all new development of projected sites
 - HPD should work with SBS, local merchants associations, WHEDco, Davidson Community Center and the local BIDs to source candidates for these new spaces
 - Rent should be negotiated offered below market with a guaranteed rate over a 10-year lease period
 - SBS should provide training and resources in advance for prospective tenants
 - City should create a fund to help new businesses in the area

Homeownership gives people a sense of belonging and community and strengthen and stabilizes these neighborhoods in the future. The following are a list of recommendations related to home ownership opportunities.

- HPD should focus on home ownership for small buildings including NIHOP

- HPD should create a program and strategy to work with existing rental buildings that are interested in cooperative conversion. (e.g. HDFC)
- Home ownership opportunities should be targeted along the Grand Concourse, Concourse Village West area, Yankee Stadium area, University Avenue and West Tremont Avenue.
- HPD should create loans/grant programs for existing homeowners. This should include a range from owners of 1-3 family units to cooperative building.
 - Homeowners should receive enhancement credits when new construction occurs within a quarter mile of their residence. These credits would be used to upgrade sidewalks, fences and improve lighting and landscaping.
- Small home owners should **receive a credit for property damage related to water and sewer damage related to new construction**. The City should fine the developer and checks should be issued to the home owners in question.
- **Prior to commencement** of any new construction or significant renovations/expansions adjacent buildings should be properly protected from damage by the developer and the areas should be **baited for rats bi-weekly during the construction period**.

SOCIOECONOMICS

Community District Four benefits from the regional draw of the 161st Street/Capital District area which includes the Bronx County Court, Bronx Supreme Court, the 161st Street BID, the Harlem River, Bronx Terminal Market which includes a million square feet of retail and Yankee Stadium which draws more than 3.5 million visitors per year. Future projects include the expansion of the Bronx Museum of the Arts, the Bronx Children's museum as well as the redevelopment of the Lower Concourse North site which has the potential to bring 1,045 units of affordable housing, retail, community facility space and more than 2 acres of additional open space adjacent to the Harlem River. Major employers include Bronx Lebanon Hospital, the Yankees and Hostos Community College.

The continued economic growth of these areas should be pursued through a number of initiatives that will allow these neighborhoods to compete for both the public and private investments as well as commercial opportunities that will ultimately enhance the socio-economic status of local residents.

In order to increase the income levels and improve the socio-economic status of local residents there must be significant investments in job training, job placement, skills assessment and business development. The Department of Small Business Services (SBS) and to a lesser degree the NYC Economic Development Corporation (EDC) should play a key role in facilitating programs and policies to achieve these goals.

The solution is a multi-pronged approach encompassing short-term and long-term strategies that will create more opportunities for area residents with long lasting positive effects that will elevate the socio-economic profile of both districts. Increased funding for job training and job placement initiatives are instrumental tools to effectively reverse these trends. The following are a list of proposed strategies and programs:

- **Creation of a Local Employment Network** for the purpose of connecting local residents to available job opportunities.
 - Funding community-based organizations (i.e. Davidson Community Center, WHEDco, Bronx Works, etc.) to enable them to develop a network similar to the Lower East Employment Network for the purpose of engaging developers in the neighborhood, providing sector-specific training for local residents, screening candidates for available positions in emerging projects and making referrals where necessary.
- **Develop a new Workforce One Center**
 - Currently the closest Workforce One Center is located in Hunts Point or on Fordham Road. In order to serve the thousands of job seekers, existing and future business owners the city should develop a new Workforce One Center as a part of the Jerome Neighborhood Plan.
 - The center would bridge the gap between the existing centers and could focus specifically on local needs: large immigrant population (Latino and West African) and the auto-industry.
 - Invite current Jerome Ave. auto business owners and workers to provide culturally competent education in these fields.
- **Leverage meeting space with BCC, Monroe, Bronx Lebanon, Bronxworks, Hostos** and others to host community training workshops and information sessions.
- **Increased funding for Bronx Community College (BCC), Hostos, Monroe College and the Bronx Museum of the Arts and the Morris Height Health Center all of which are major employers and critical to improved education and skills training area-wide.** These institutions currently provide quality education and are quite strategic to the provision of quality education, skills training and certification programs in *construction, auto repair, healthcare, information technology and retail management*.
 - Increasing funding and enhancing these programs will provide a robust array of skills representing significant opportunities for area residents to improve their socio-economic status.
 - Partnerships with these institutions will provide a robust array of skills training and certification programs to aid local residents across various sectors. There should be a focus on apprenticeship programs.
 - Best practices should be leveraged from institutions around the city and the region including Rockland Community College which currently offers an auto

- mechanic certification program. Ultimately this will help lower unemployment rate, improve families' livelihoods and their economic profile.
- The Human Resource Administration (HRA) should partner with these institutions to provide skills training and certification programs for a pilot project of up to 150 slots for the aforementioned training programs.
 - The success of the pilot project should be tracked from inception to placement to measure the effectiveness and success of the program.
 - **SBS conduct a series of workshops/forums** for perspective business owners/entrepreneurs in the District.
 - **Create a Vacant Storefront Initiative**
 - Target property owners along these corridors matching them up with perspective tenants that meet the diverse retail needs of the area.
 - SBS/EDC should work with business owners to develop business plans and negotiate long-term affordable lease terms.
 - Incentivize property owners with low-interest loans for building improvements and interior upgrades.
 - SBS should partner with local organizations such as WhedCo, BronxWorks, Spring Bank and others to **sponsor financial literacy and business plan development seminars/workshops.**
 - Clean Up Days
 - Work with merchants, local organizations and residents to sponsor clean up days to promote cleanliness along and around the commercial corridors.
 - **Incentivize programs for non-chain stores** (i.e. mom and pop) to locate in these areas.
 - This would be for businesses that address the needs identified in the CDNA and would encourage local entrepreneurs.
 - Provide **incentives for healthy food businesses** to locate along these corridors. This would be in addition to FRESH and Healthy Bodegas.
 - Increase **funding and support for US Alliance, Amalgamated Bank, Spring Bank, Ponce de Leon and other community-based financial institutions to promote financial literacy**, workshops and marketing to promote services and encourage residents to utilize traditional banking services
 - There could be an opportunity to create satellite locations in other parts of both districts and/or the creation of similar financial structures under the umbrella of established CDC's.

Auto Industry

According to the DEIS the projected development generated by the Proposed Actions and the associated RWCDs by the 2026 build year could potentially directly displace 77 businesses and an estimated 584 jobs associated with those businesses on 31 of the 45 projected development sites.

These 77 businesses do not represent a majority of study area businesses or employment for any given industry sector. While all businesses contribute to neighborhood character and provide value to the City's economy, because there are alternative sources of goods, services, and employment provided within the ¼-mile secondary study area the displacement of the businesses identified in the RWCDs would not adversely affect socioeconomic conditions of the area as defined by the CEQR Technical Manual. Further, there is no category of business that may be directly displaced that is the subject of regulations or plans to preserve, enhance, or otherwise protect it.

While the 77 businesses and estimated 584 jobs may not result in a significant adverse impact we have learned a great deal about these particular businesses and workers over the last three years. The Board fully supports UAMA's request for a City funded transition plan for the auto industry along Jerome Avenue. The following is a list of strategies to support the auto businesses. These should be accompanied by expense funding to facilitate business growth, job training and skills development:

Short-Term

- Enable businesses to be better neighbors by offering comprehensive services related to **compliance and auto-industry standards**.
 - The Department of Small Business Services (SBS) should work directly with business owners to remedy violation and licensing to increase their compliance.
- In conjunction with NYPD and CDOT conduct workshops and seminars and create literature related to parking, loading and street rules.
- Provide **free legal services** to business owners to negotiate lease terms.
- Provide **free ESL classes** at times that are convenient for workers and business owners.
- Utilize existing city resources to **offer free GED classes** to local residents

Long-Term

- Develop a **relocation fund** which would include a package of incentives that will allow qualifying businesses to relocate to an area within the city that better fits the needs to these businesses
- Businesses must be in **compliance with all rules and regulations** related to the operation of their business and licenses must be up to date.
- SBS and EDC should work with qualifying businesses to develop a business plan based on the market and industry trends.

- **Offer job training, skills development** and job placement services to facilitate professional growth for workers and business owners.
 - 73 percent of those surveyed indicated the auto technology training would be most helpful.
- **Training** should be offered for those who want to remain in the auto-industry and a program should be developed for those interested in other **trades and skills training (construction, healthcare, HVAC/refrigeration)**
- **Partnerships should be created with Bronx Community College, Hostos** and others that offer similar certificates and training programs.
 - The Local Employment Network should be utilized as a vehicle to facilitate this initiative.
- **The new Workforce One Center** should have a unit that is dedicated to the auto-industry to serve the needs of existing businesses and employees. This could serve as a resource/model for other areas throughout the city with similar uses and businesses.
- **Provide targeted citizenship assistance** for auto business owners and workers.
- **Create and fund apprenticeship programs** at auto businesses in conjunction with requested Workforce 1 center and/or other workforce development programming.

OPEN SPACE

According to the DEIS the Proposed Actions would not result in significant adverse impacts to open space resources. However, it should be noted that Community Board Four has the greatest number of parks properties in the Borough (101). We also occupy the County Seat and are home to the Yankee Organization and see more than 3.5 million visitors on a yearly basis. The strain on our resources is visible and today we lack new open space and the proper maintenance and upkeep needed in our district. We request the following as it relates to open space:

- **Funding for the design and development of Corporal Fischer Park**
- **Funding for design and completion and expansion of Grant Park**
- **Funding for the redesign and rehabilitation of Bridge Park**
- **New skating and bike surfaces for Mulally Park**
- **Create a dog run either as part of an existing open space or include as part of the development of new open space resource**
- **Additional areas for barbequing in existing parks (currently only permitted in Mill Pond Park)**
- **Free and reduced rates for tennis courts at Mill Pond Park**
- **The hiring of additional PEP officers to patrol and monitor the parks, particularly during Peak Season**
- **The hiring of additional horticulturalists to assist in the maintenance and upkeep of parks, green streets and trees throughout the District and the Borough**

- **Community District Four Parks Administrator**
 - Under the supervision of the Bronx Borough Commissioner this Individual would manage CB4 parks system wide and would be responsible for
 - Maintenance
 - Special Events- arts/cultural (Bronx artists), health, and recreational programming reflective of the histories and backgrounds of current community population
 - Recreational facilities
 - Personnel
 - Developing and help establish “Friends Of” groups to assist with maintenance, cleanup, beautification in high trafficked areas
 - Manage grant application and funding streams for special projects
 - Community relations/outreach

SCHOOLS/EDUCATION

The DEIS indicates that the proposed actions would result in a significant adverse impact for CSD 9 Sub-district 2 and CSD 10 Sub-district 4 as it relates to elementary schools seats and intermediate school seats.

It should be noted that currently these CSD’s are operating at a deficit with CSD 9 Sub-district 2 has 572 unfunded seats and CSD 10 Sub-district 4 has a deficit of 1,396 seats. According to the current “*Area Elementary School Enrollment, Capacity, and Utilization for the 2015-2016 Academic Year,*” CSD 9 Sub-district 2 elementary schools have an existing utilization rate of approximately 123.2 percent with a shortfall of 774 seats. Within CSD 10, Sub-district 4 elementary schools have an existing utilization rate of approximately 122.6 percent with a shortfall of 1,138 seats.

Education and skills development is the only way that the children in our district will be able to compete and improve upon their current socio-economic status. While we acknowledge the housing crisis and the need for innovate measures to increase the availability of affordable housing, in the Bronx and particularly in Community District Four we are also at crisis as it relates to education. Schools are overcrowded and our children are underperforming.

Community Board Four’s request that the City committing the funding and siting for all current unfunded seats in CSD 9 and funding for 1,000 seats to accommodate the additional school seats that will needed as a result of new developments facilitated by the Jerome Avenue Study.

TRANSPORTATION

Access and mobility throughout the area is key. Nearly 68 percent of local residents, use public transportation to commute to work and for other official/personal engagements.

Improvements to existing transportation infrastructure, amenities and the resurfacing and enhancement of our most vital north-south corridor - the Grand Concourse is a top priority. Additionally, access and mobility are extremely important and currently there is no elevator along the #4 line from 167th Street to East 183rd Street or the B/D from 167 Street to Fordham Road. Burnside Avenue would be the ideal location as this area is targeted for significant development in the future as well as the formation of a BID, however any location(s) between the aforementioned stations on either line would be acceptable.

According to the DEIS the proposed actions would result in significant adverse impacts for traffic, were identified to 16 lane groups at 14 intersections during the weekday AM peak hour, 19 lane groups at 15 intersections in the weekday midday peak hour, 32 lane groups at 21 intersections in the weekday PM peak hour, and 30 lane groups at 19 intersections during the Saturday midday peak hour. Subway – with development, 1,382 trips would be added in weekday AM peak and 1,748 added in PM peak hour. The 170th street station will generate the most trips; three bus lines: BX11, BX32 and the BX35 and one sidewalk, one crosswalk and one corner. It should be noted that while the #4 train is currently operating over capacity the Proposed Actions will exacerbate the problem.

The following outlines a list of infrastructure investments/improvements that are critical to fulfill the vision:

- **Full rehabilitation and upgrade to underpasses at 165th, 167th, 170th, 167th Street, 174th -175th Street.**
 - Include painting and graffiti removal
 - New LED Lighting
 - New sidewalks
- **B/D Station Enhancements/Rehabilitation:**
 - East 167th Street
 - East 170th Street
 - 174th -175th Street
- **A comprehensive maintenance and upkeep plan of the Grand Concourse Work (Phases I-IV)**
 - Include plantings, shrubs and flowers (these should be identical along the entire length of the project)
 - DPR is the ideal maintenance partner but there is currently only funding for Phase I
 - Include underpasses in the scope of the reconstruction of the Grand Concourse

- Maintenance and upkeep of safety enhancements at Shakespeare Avenue
- **New LED lighting** throughout particularly in areas with low visibility/foot traffic and high crime
- **An elevator or escalator installed by MTA** to better service seniors and handicapped and enhance access and mobility throughout the districts along the #4 line from 167th Street to East 183rd Street or the B/D from 167 Street to Fordham Road (ideally at Burnside Avenue Station or location deemed appropriate by MTA)
- **Cameras on all platforms for all station on the #4 and the D within the study area**
- A comprehensive assessment, plan and timeline for **renovation and rehabilitation of Step Streets**
 - Clay & 169th Street
 - Behind PS 73 to Jerome (include lighting)
 - 168th Street (Shakespeare to ELG)
 - Shakespeare and Anderson (167th Street)
- **Metered parking** in key locations to facilitate greater turnover
 - Focus on commercial corridors (167th Street, 170th, Mount Eden)
- Painting, lighting, seating and improved circulation and mobility around elevated stops, particularly those that are major transfer points (#4 train: 170th Street)
- **Increased bus service** in areas such as Highbridge and University Heights to improve access for area residents and merchants
 - **Bx3, BX11, Bx36 or Bx18, BX6, Bx35, BX36, extent line along BX32 to 167th street, BX40/41, BX42**
- **Constant monitoring** of the conditions and repair of major thoroughfares in the district like the Grand Concourse, Fordham, University Avenue and Tremont Avenue Roads to ensure better service of the district's motoring public.
- **Street resurfacing-161st Street Corridor** (from Macombs Dam Road to Melrose Avenue) and surrounding east-west connections (River Avenue, Gerard Avenue, Walton Avenue, Morris Avenue, Park Avenue)
- **Adequate funding (for continuous maintenance) of the major road bridge** which serves as a gateway from Manhattan to the Bronx and connects Bronx Community Boards 4 and 5 as well as the Washington Bridge on West 181st Street.
- **Facilitation of cleaner and improved streetscapes**, especially on the Washington Bridge and Grand Concourse to ensure improved roadways and efficient transportation routes.
- Consideration and approval of a Slow Zone on University Avenue in addition to the already approved one on the Grand Concourse to act as traffic calming devices and reduce automobile and pedestrian incidents.

HEALTH & WELLNESS

The following are key statistics from the 2015 Community Health Profile for Community District Four:

- Adults in Highbridge and Concourse are more likely to consume sugary drinks and much less likely to consume fruits and vegetables
- Obesity rate is three times that of Stuyvesant Town and Turtle Bay
- Diabetes 15 percent higher than NYC and five times the rate of Stuyvesant Town and Turtle Bay
- Hospitalization for asthma among children 5-14 is over one and half times the citywide rate
- Furthermore, Bronx County was recently ranked the unhealthiest of all 62 NY counties

Community District Four benefits from a vast and active network of community-based organizations as well as Bronx Lebanon Hospital, one of the largest Bronx employers and also has a number of clinics in the district.

To address the issues related to health and wellness we would respectfully request more funding for programs and services particularly targeted at youth and low-income families.

- Funding and development of a **LGTBQ Center**
- Funding and development of a Comprehensive Health Care
- Improving living conditions that contribute to asthma (mice, roaches and secondhand smoke) should be incorporated into tenant protection and preservation strategies.
- **Increased funding from The Department of Health and Mental Hygiene** to address these two main health issues.
- Increased funding for the expansion of the Pest Control Unit for additional personnel and field inspectors Exterminators.
- Increased funding for **teen pregnancy and obesity programs** in our District among others.
- **Healthy Bucks and Healthy Bodegas**
 - Bodegas are prevalent throughout CD's 4 and 5. Working with bodega owners and the DOHMH to increase the availability of healthy food options is on the critical path.
- Increase funding for additional programming for fitness and exercise in district parks and recreation centers
- Ensure that all new schools built have ample indoor and outdoor space to promote physical activity
- **Leverage funding and programming** of Bronx Borough President's #not62 campaign
- Increase funding for DOHMH to work with DOE to improve quality and variety of school lunch program and summer lunch to increase healthy eating

- Increase education and hands on training for children and their families to promote healthy living and lifestyle
- Map and rate all full service grocery stores in the districts and plan strategically with proposed new development for siting new FRESH food stores
- Provide incentives for commercial property owners and work with (eventual) BIDs to attract healthier food options to main commercial corridors and discourage continued growth of eateries that primarily serve low nutrient density foods.

NEIGHBORHOOD STUDY IMPLEMENTATION AND OVERSIGHT COMMITTEE

In order to ensure that capital, expense and programmatic commitments made as part of the Jerome Avenue Neighborhood Study are fulfilled, Community Boards 4, 5 and 7 propose the creation of an Implementation/Oversight Committee.

The oversight committee should be led by the Community Board with representatives (*4 representatives each from Boards 4 and 5 and (1) from Community Board 7*) and include representatives from Bronx elected officials at all levels as some commitments are directly related to the City budget while others (transit, schools) are not completely within city control, and community stakeholders with a vested interest in the neighborhood plan and commitment from the city.

The Committee would include a non-voting representative from the key agencies:

- Department of Parks and Recreation
- Department of Transportation
- Department of Housing Preservation and Development
- Department of Health and Mental Hygiene
- Department of Small Business Services
- School Construction Authority
- Metropolitan Transit Authority (MTA)

The Implementation/Oversight Committee would meet quarterly to chart the progress of capital commitments, programming and timelines. Additionally we recommend the development of an online tracking mechanism that would allow any interested party to chart the progress of commitments to capital, expense and programming. This could be a pilot/model that could be rolled out to track all city investments at the Borough level and Community District level.

Each agency would submit a report on all projects and programs agreed upon as part of the Neighborhood Plan for Jerome Avenue. The reports and minutes from each quarterly meeting would be made available to the public.