

JEROME AVENUE NEIGHBORHOOD PLAN

CPC Presentation

August 21, 2017



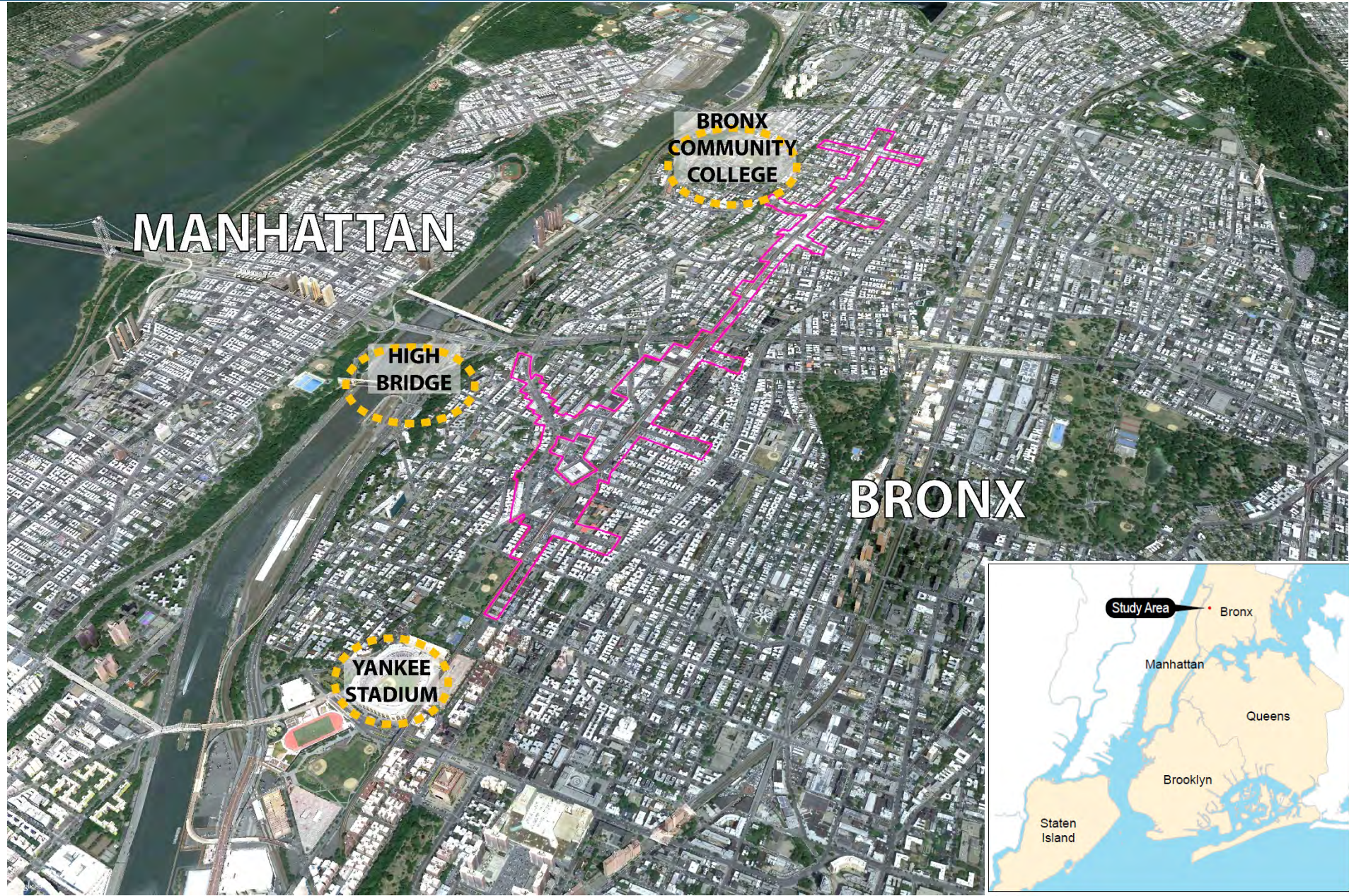
Jerome Avenue Neighborhood Plan



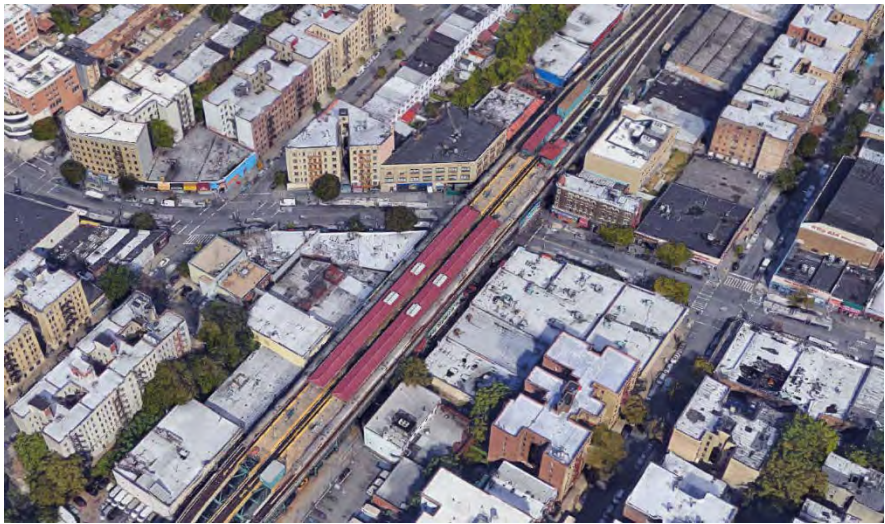




Context Area



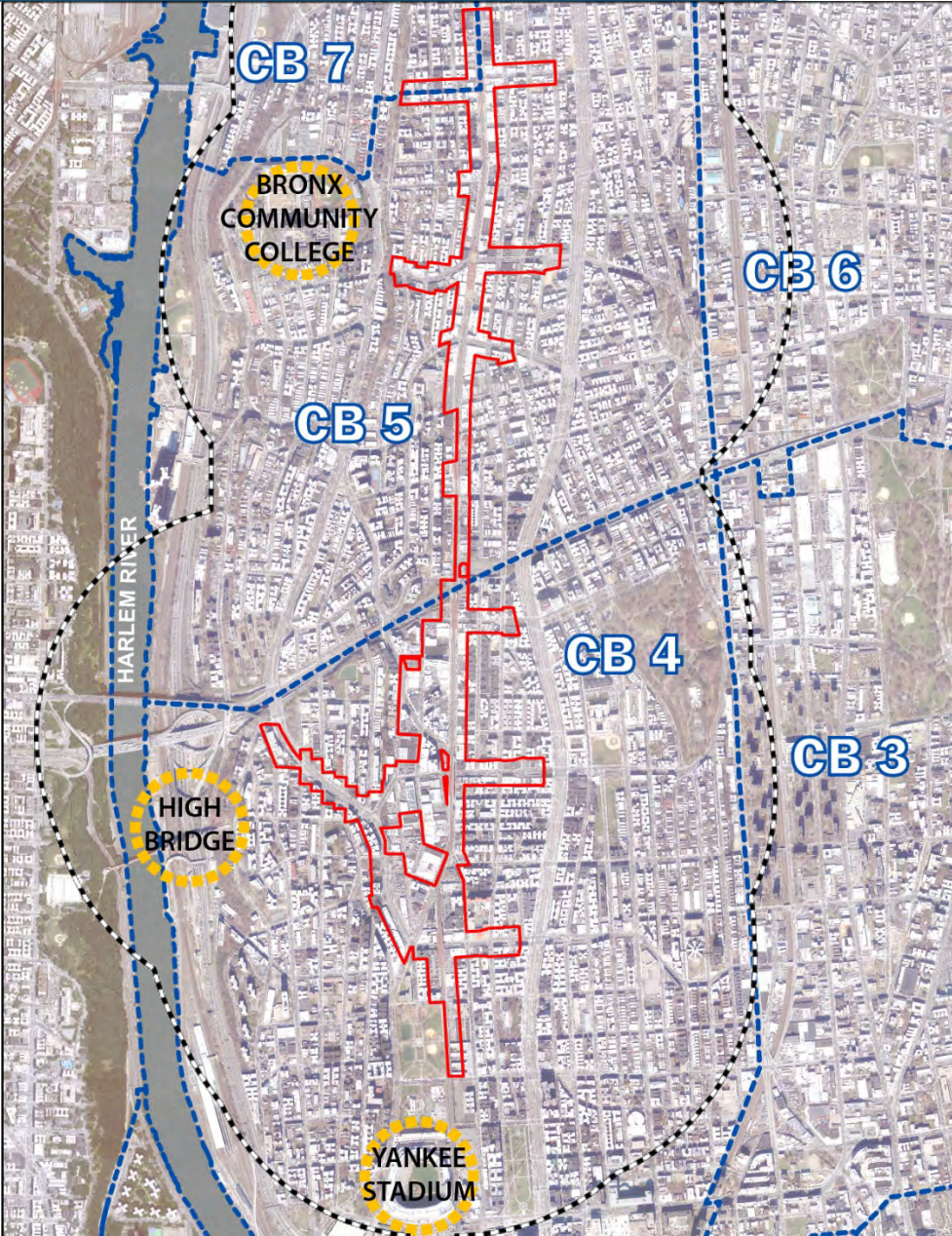
Context Area



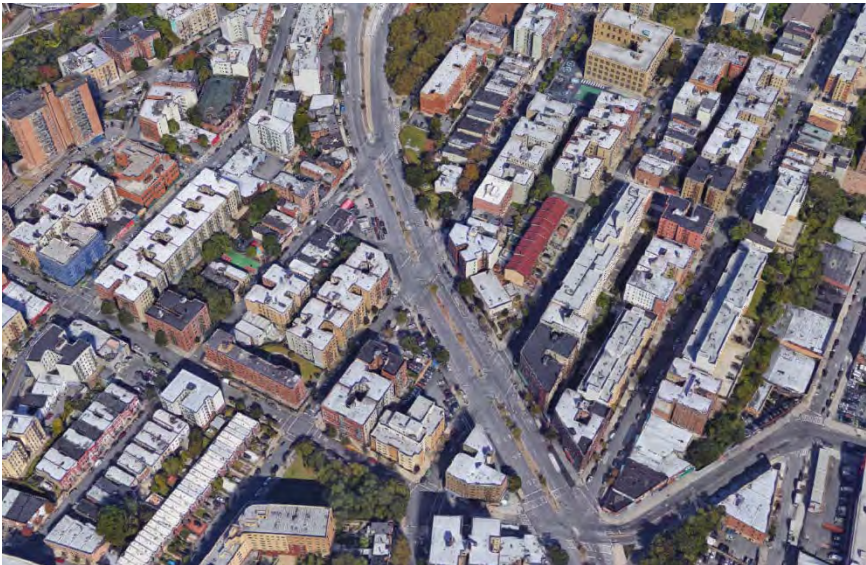
Burnside Avenue and Jerome Avenue



Cross Bronx and Jerome Avenue



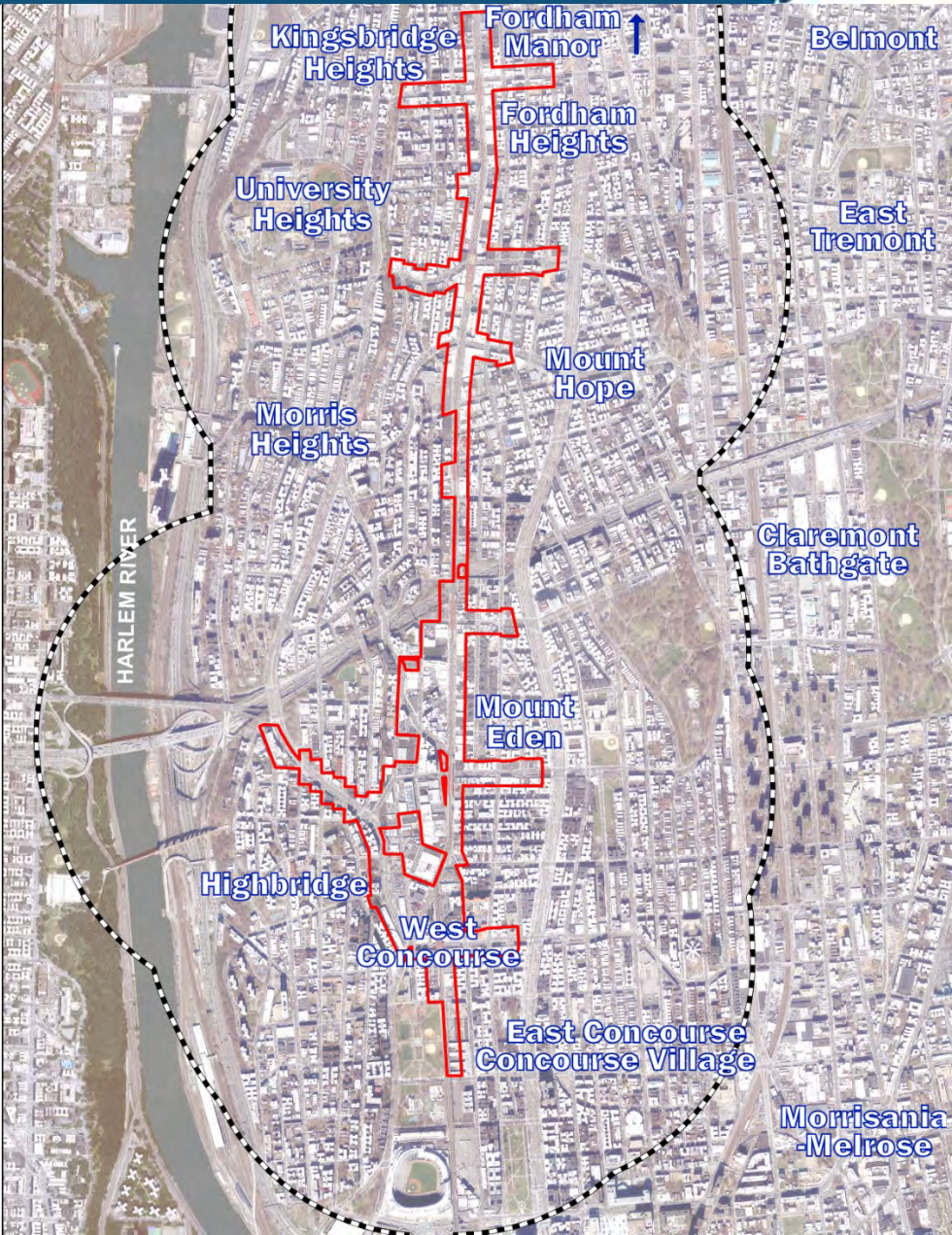
Context Area



Edward L. Grant Hwy

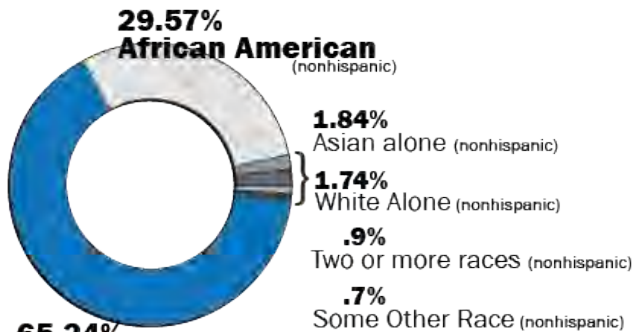


Jerome Avenue and Edward L. Grant Hwy





Ethnicity and Immigration



65.24% LATINO

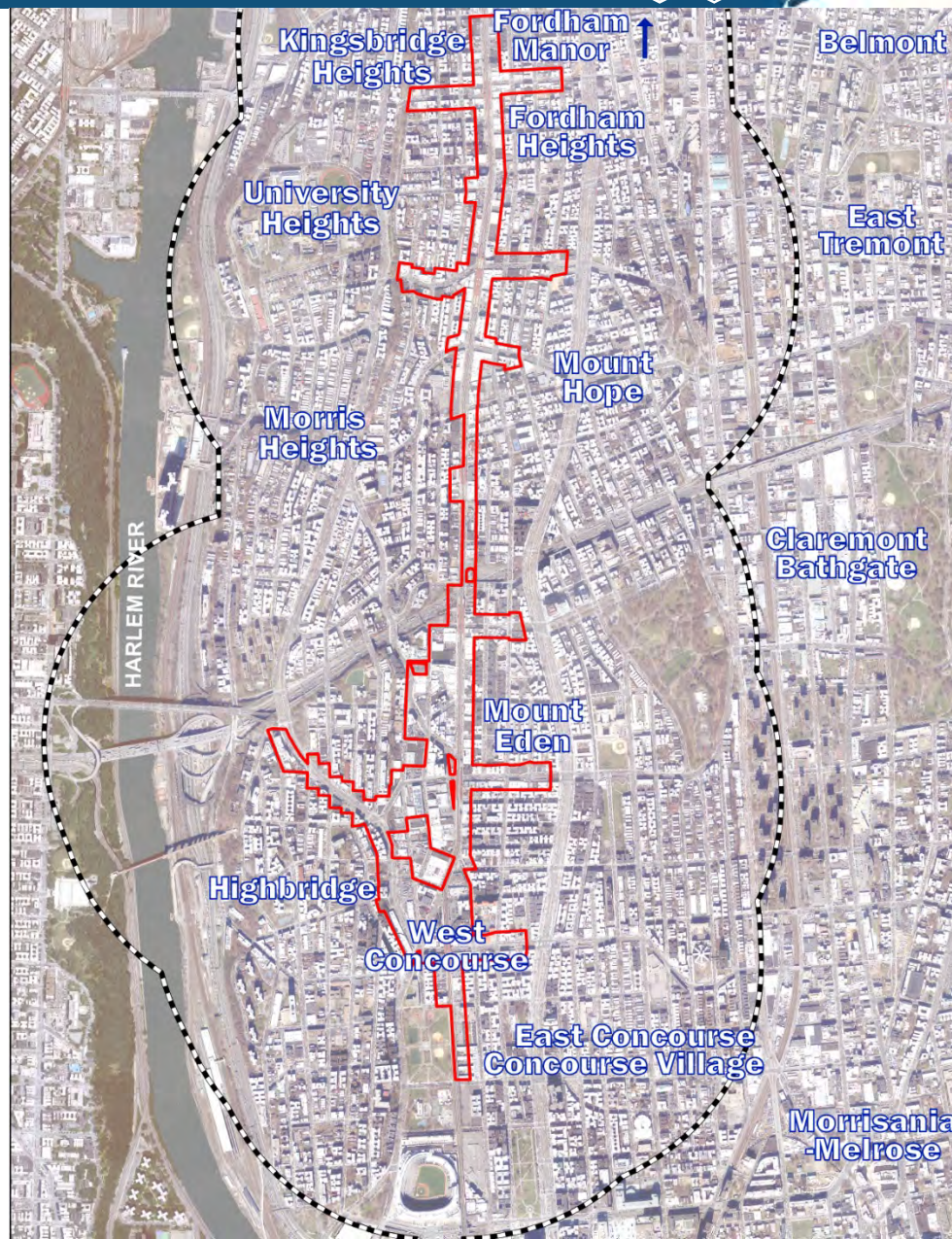


Totals including immigrant groups

*** Over 94% of the study area is either Latino or African American**

compared to only 51% of the city as a whole

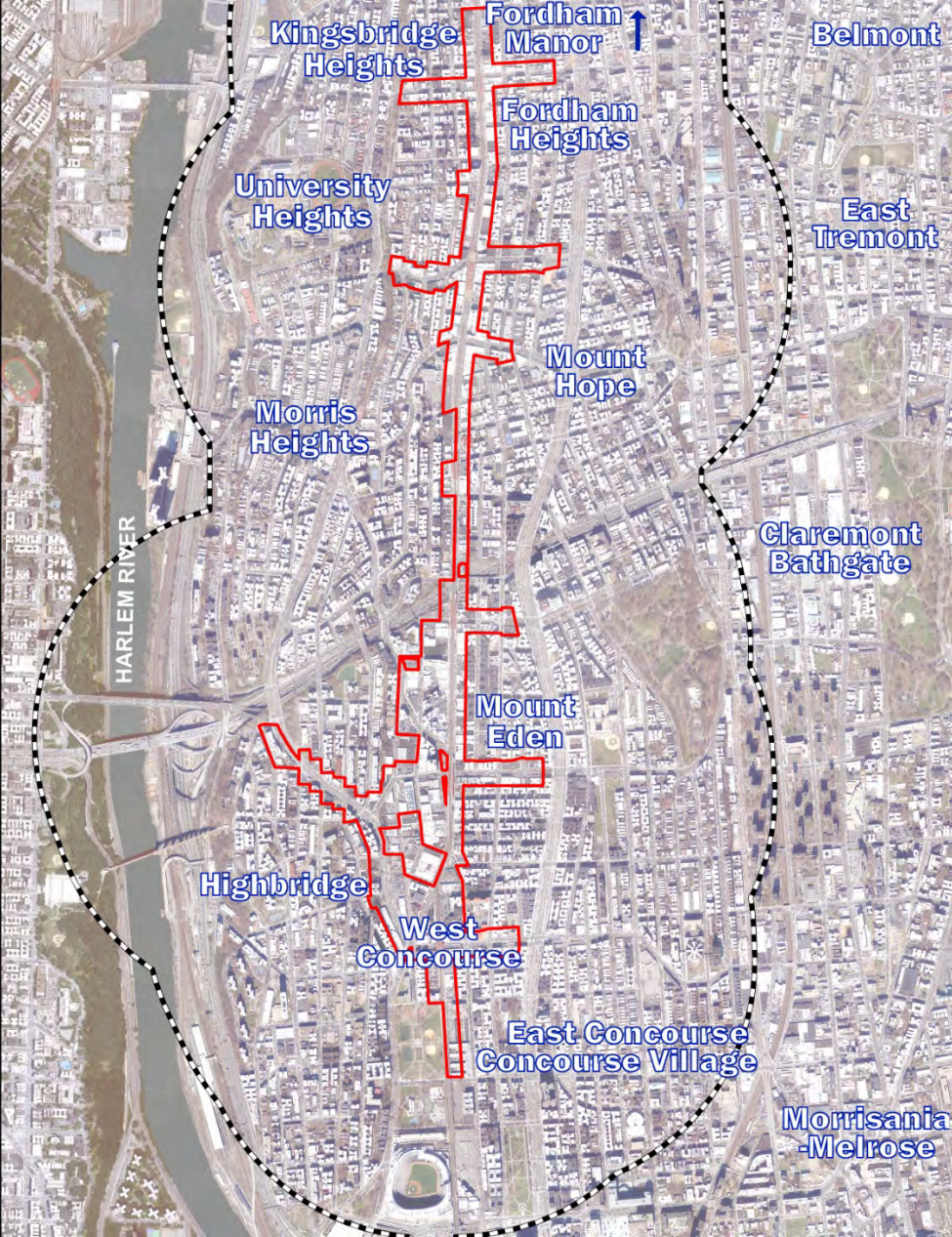
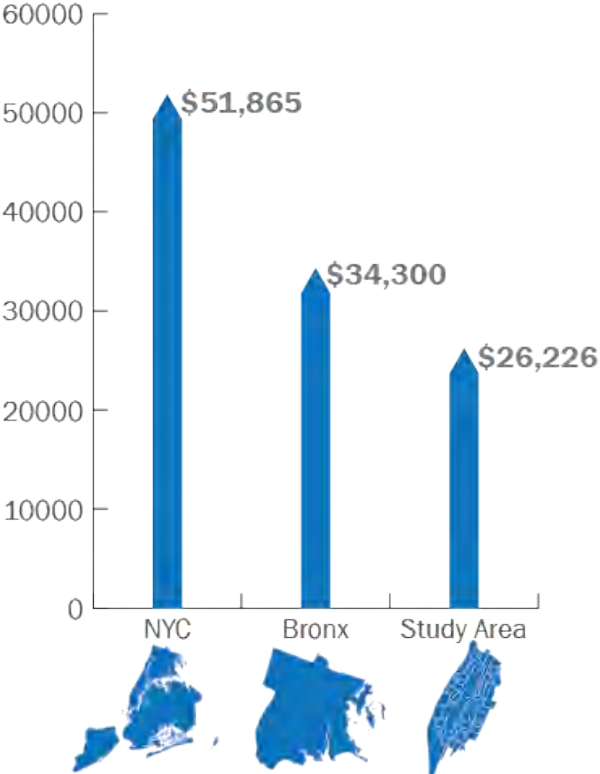
*2010 Census



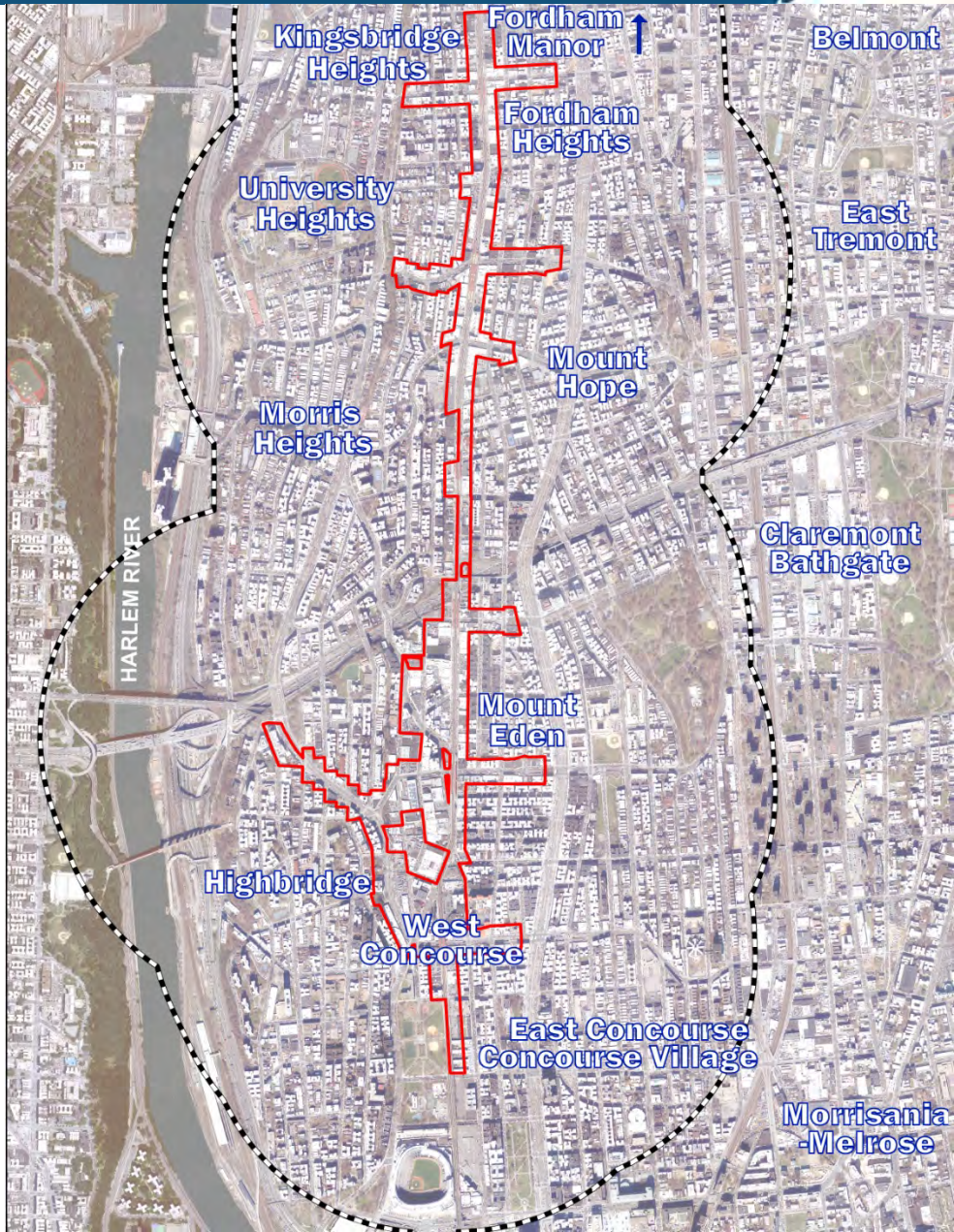
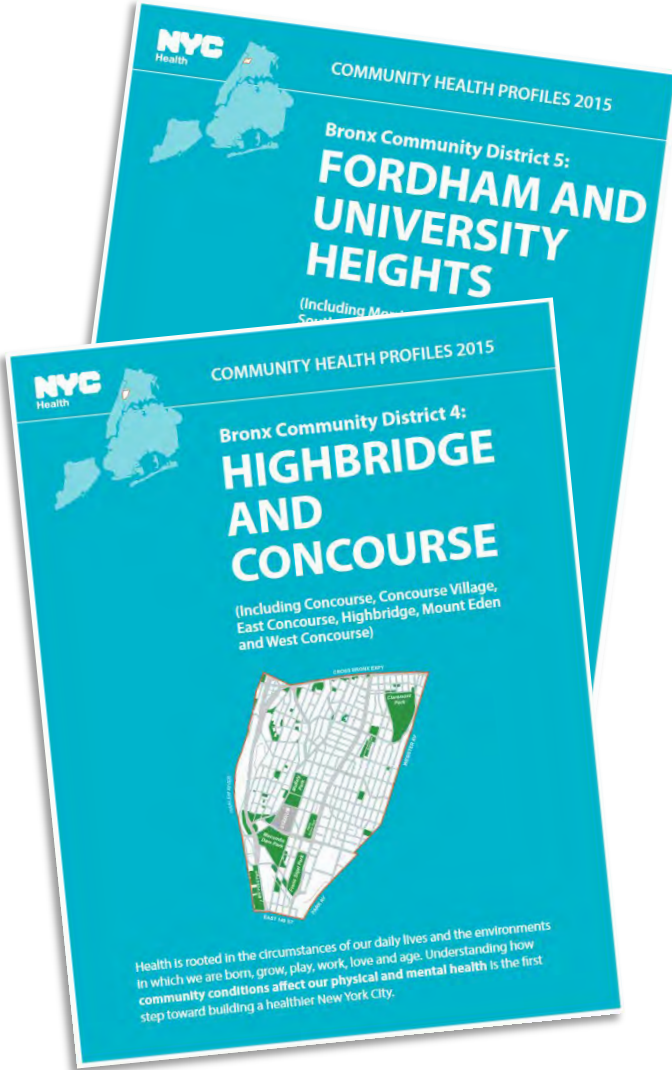
Context Area



Median Household Income



Context Area



Context Area



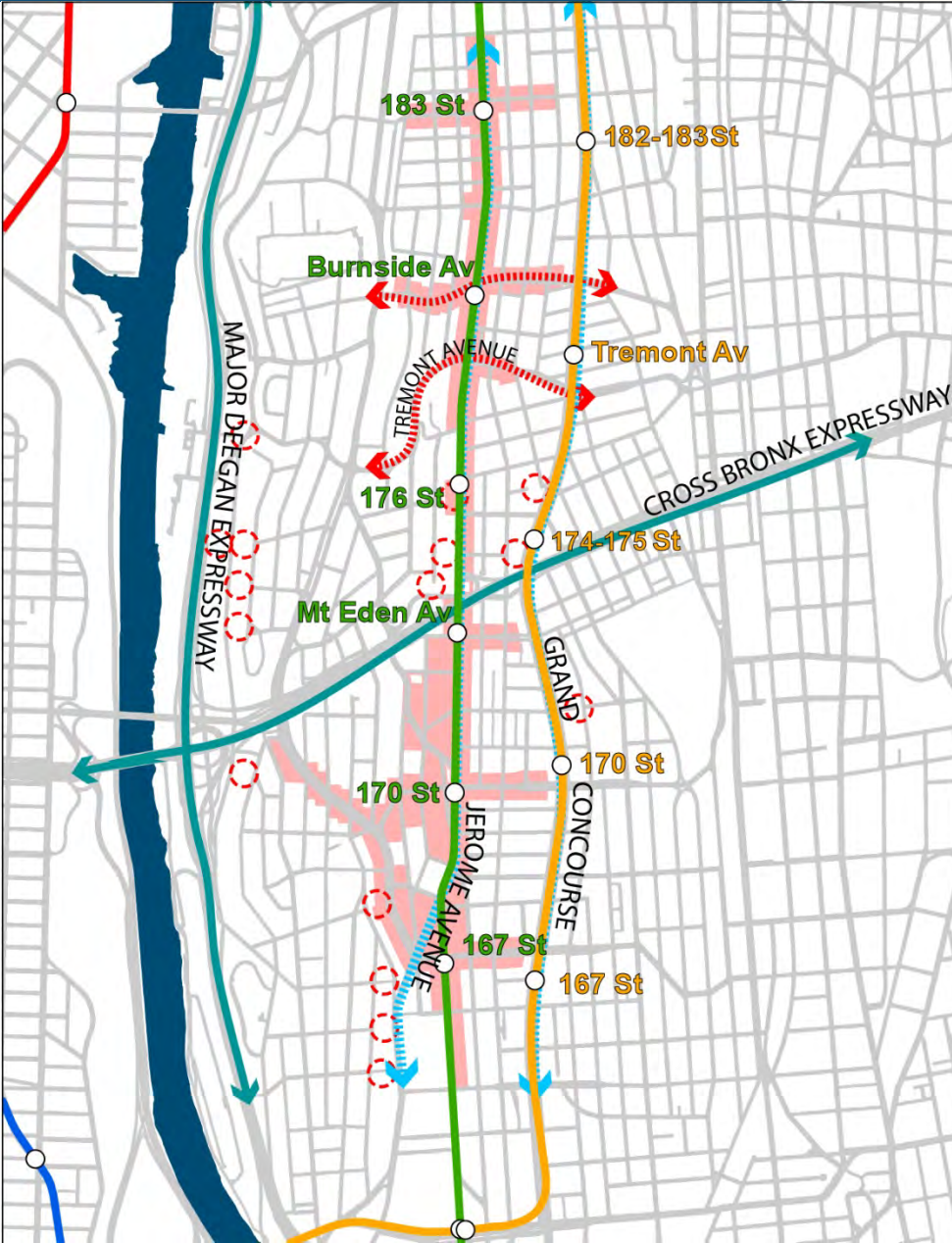
Cross Bronx



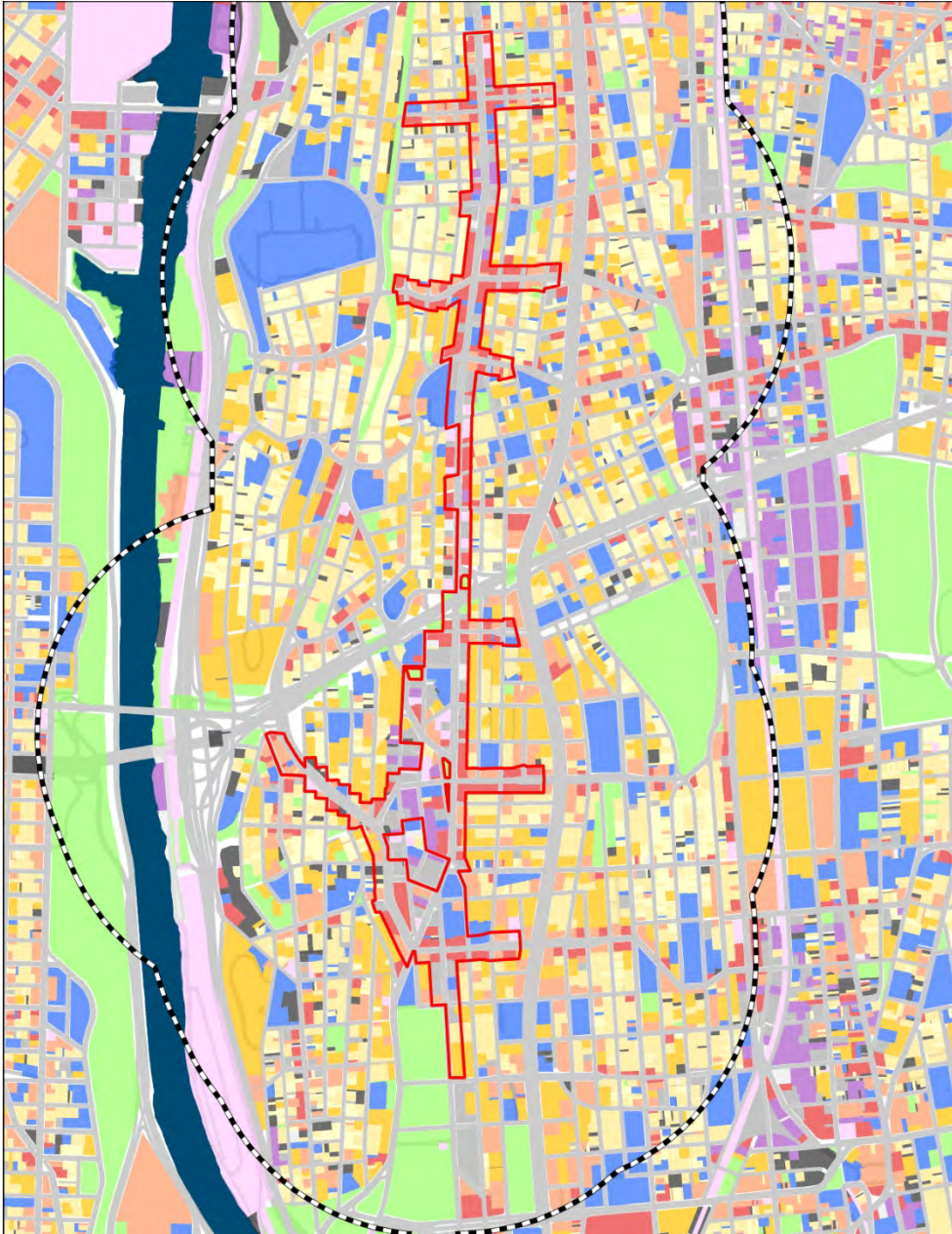
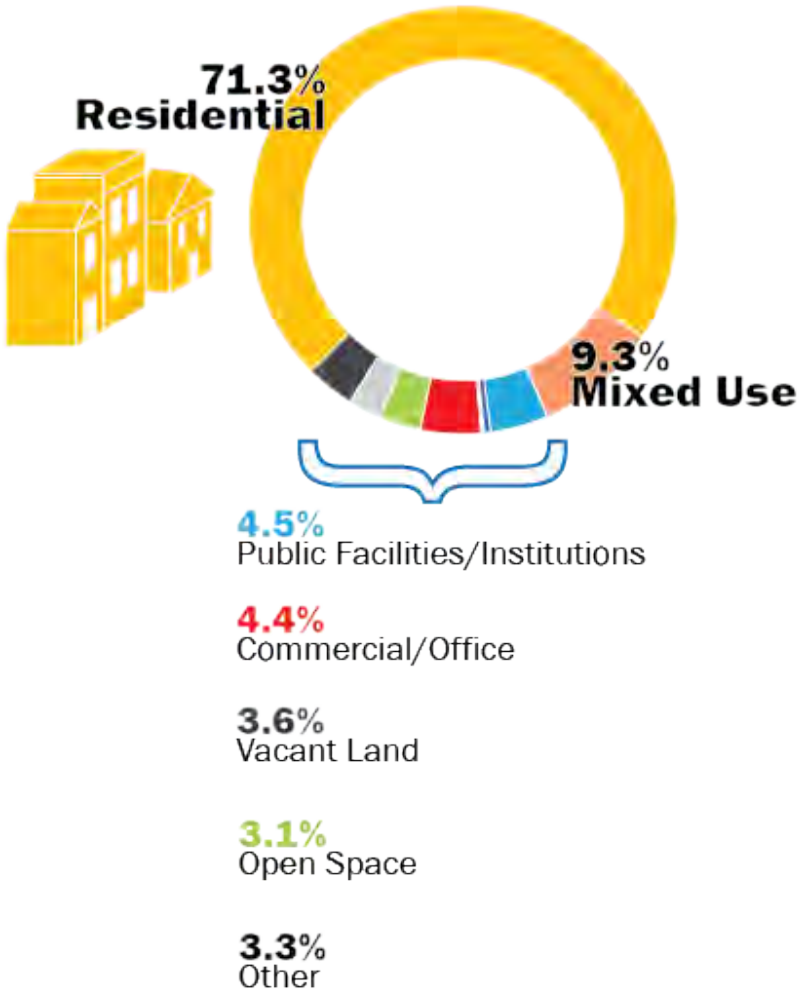
4 Line



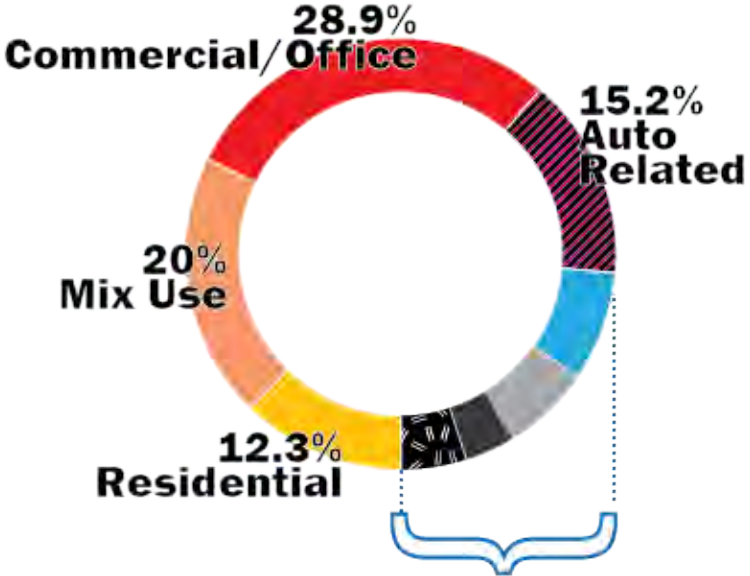
W 176th St
Step Street



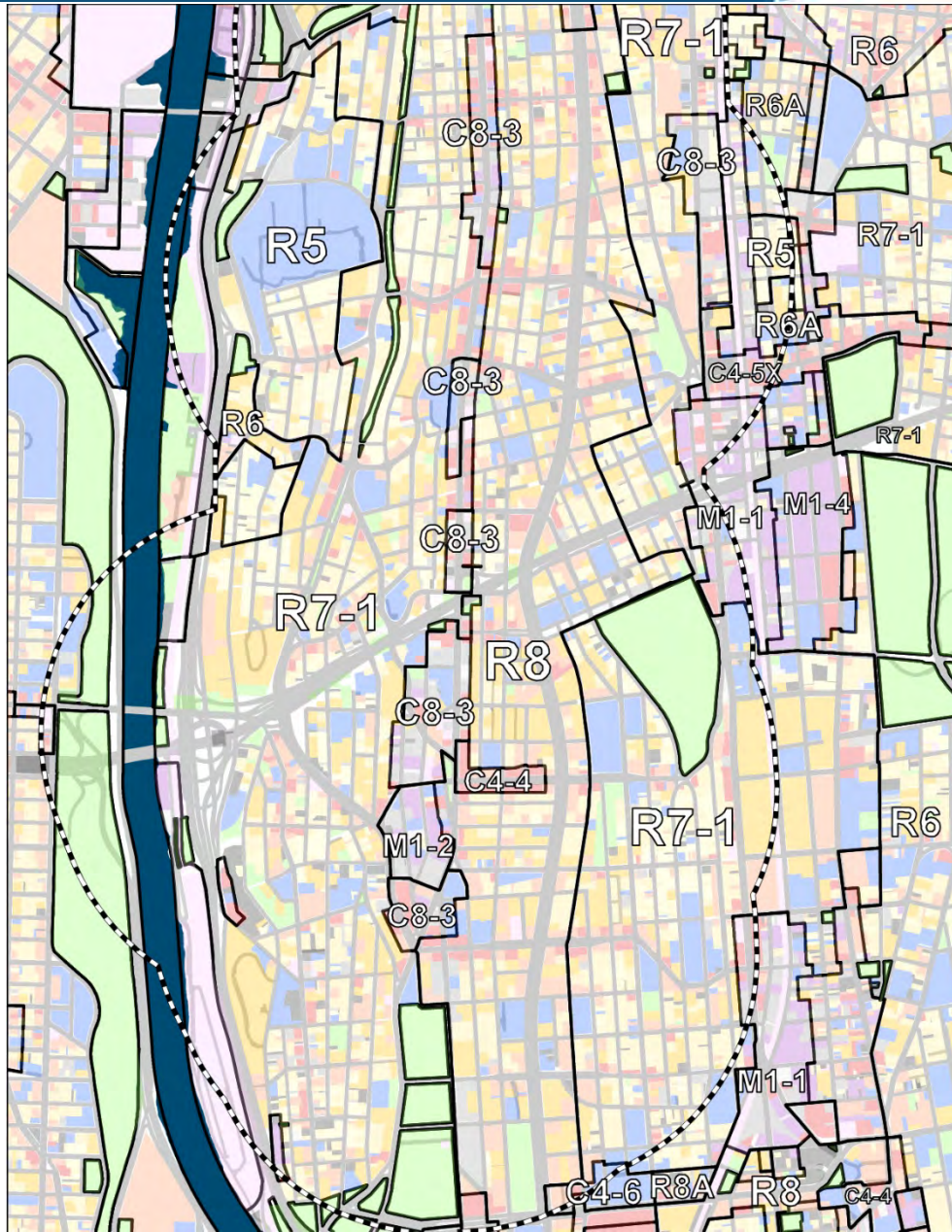
Context Area



Rezoning Area



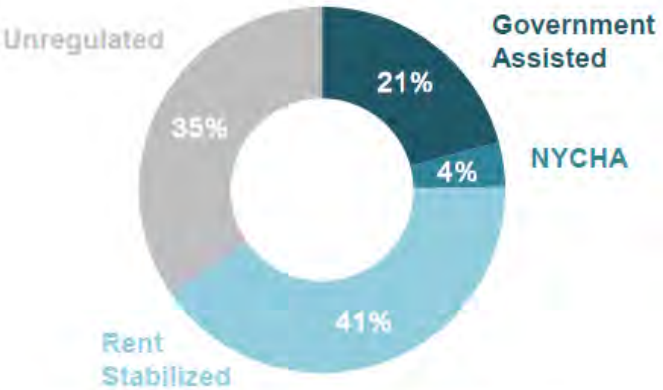
- 8.3% Public Facilities/Institutions
- 6.7% Parking
- 3.6% Vacant Land
- 5% Other



Context Area



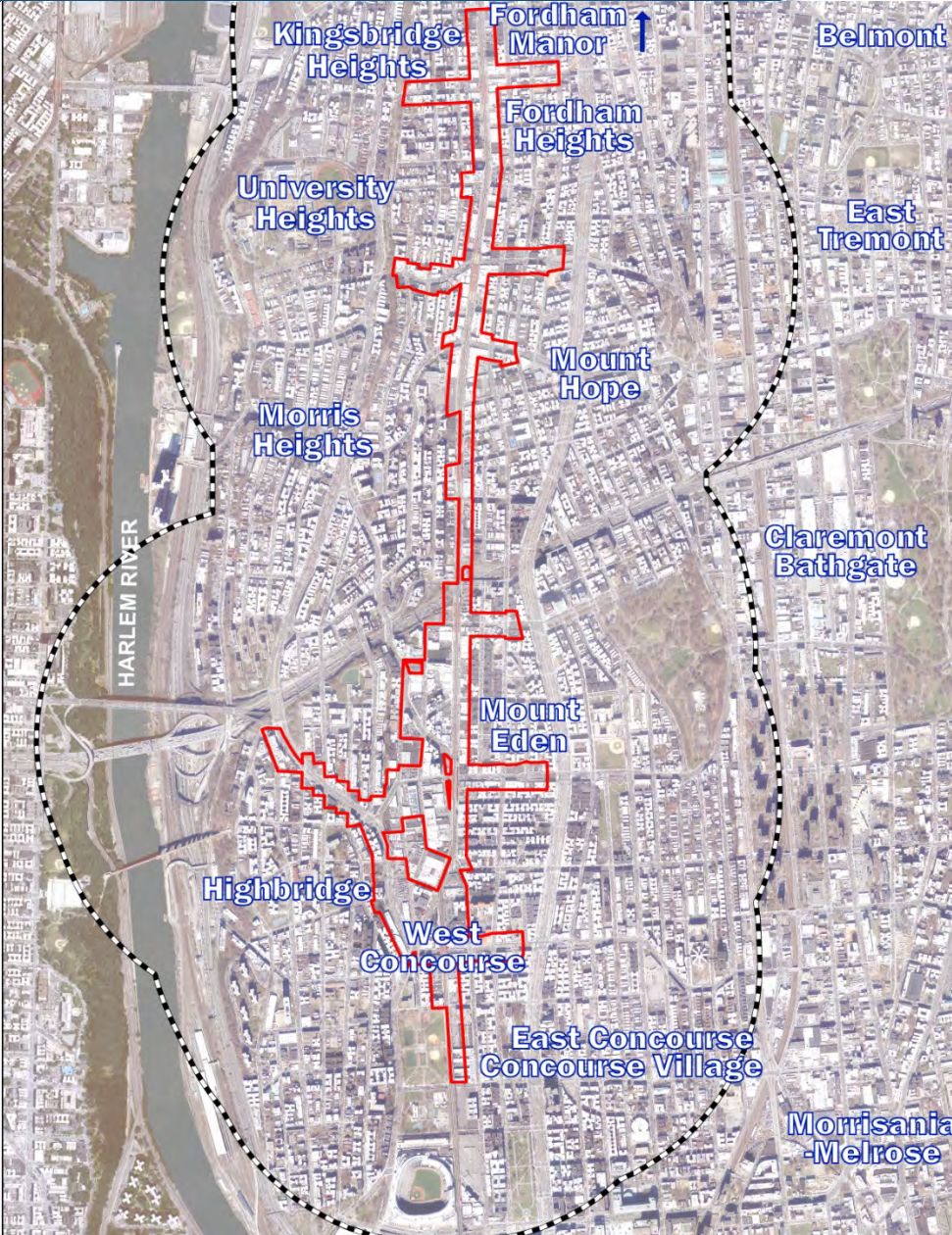
Regulatory Status of Existing Housing (CDs 4 and 5)



Source: HPD Research & Evaluation 2014; ~100,000 total units

Affordable Units financed in Jerome* (2003-2017)

Type	NHMP	HNY	Total
New Construction	3,500	1,595	5,095
Preservation	5,922	4,527	10,449
Total Units	9,422	6,122	15,544



Elevated Rail







The High Bridge



Aqueduct Walk





Grand Concourse Architecture



Jerome Avenue Valley



Neighborhood Context



Single Story Commercial



Auto & Garage Uses



Jennie Jerome Park



Step Streets, Pedestrian Infrastructure



Elevated Rail



Elevated Rail



Cross Bronx Expressway



Challenging Pedestrian Realm

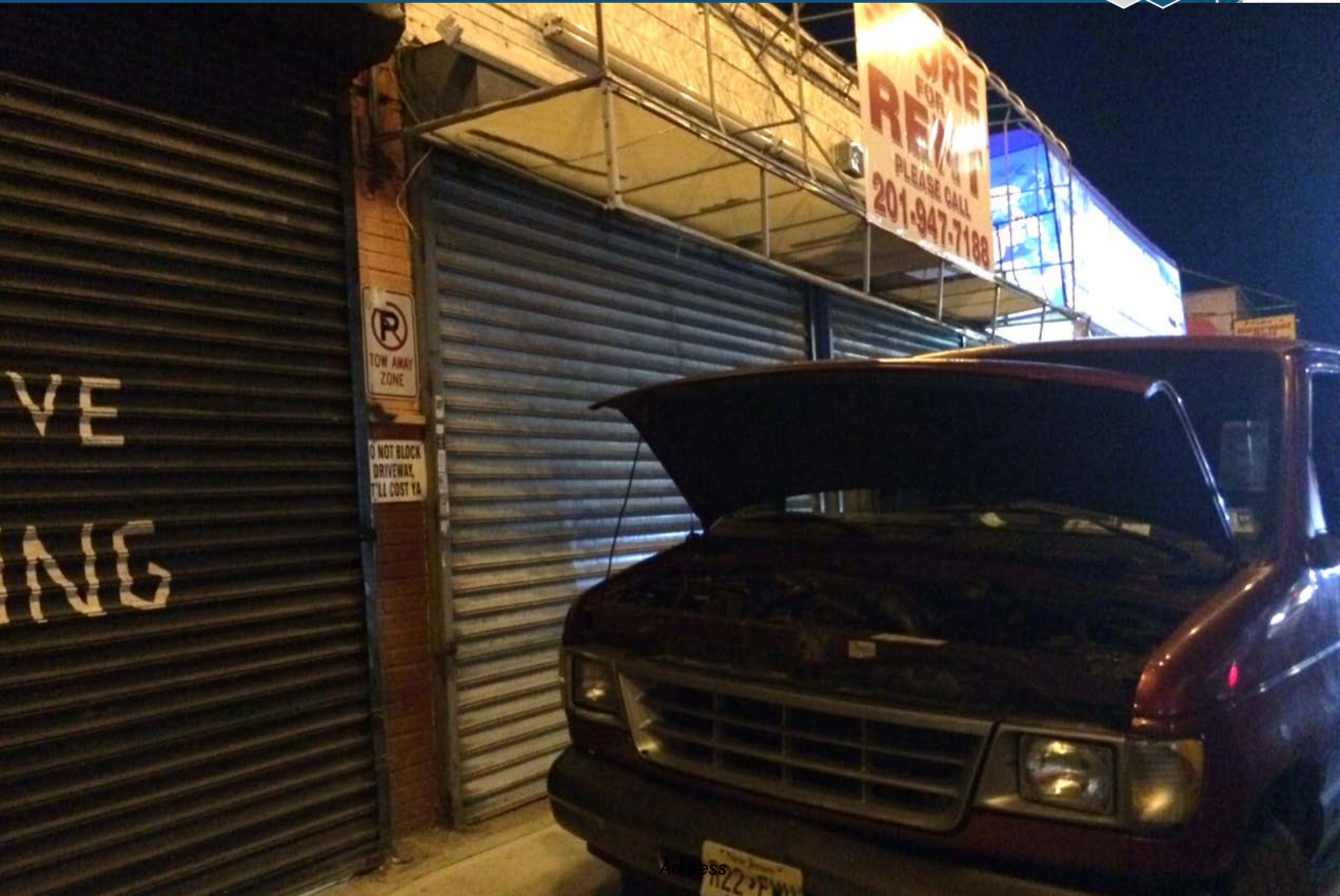


Challenging Pedestrian Realm



Address

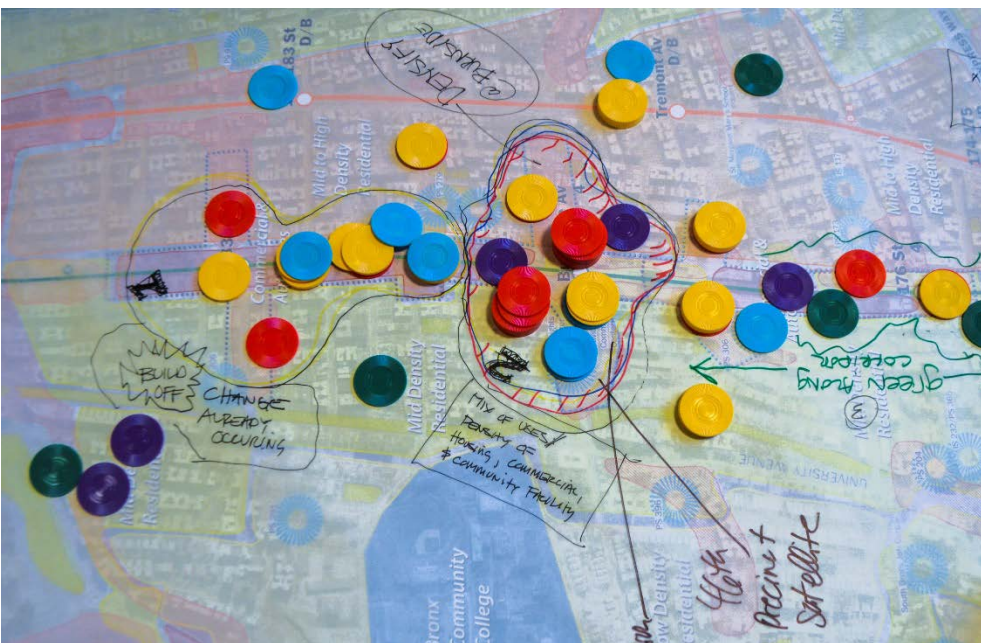
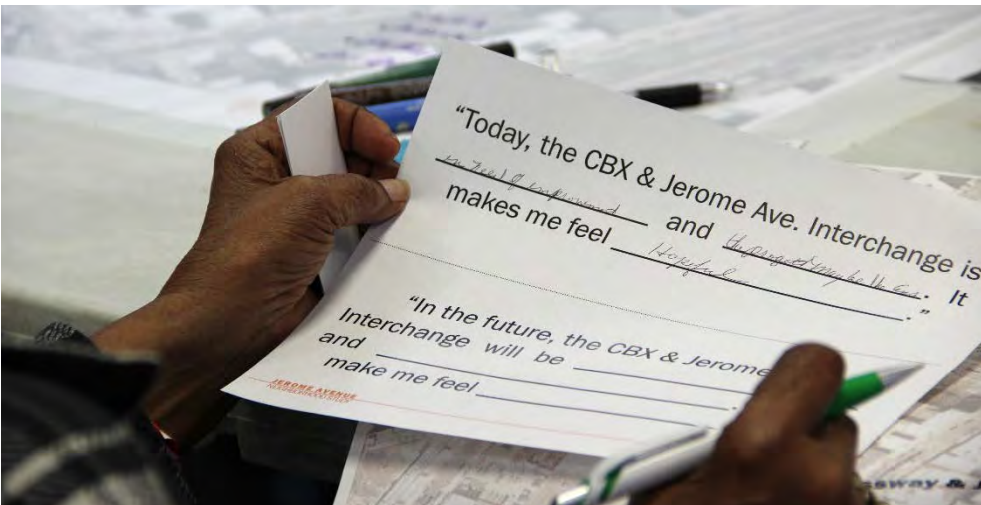
Challenging Pedestrian Realm



Issues and Opportunities



CBX? TODAY	FUTURE
<p>UNSAFE ✓✓✓</p> <p>UNDERDEVELOPED</p> <p>LIGHTING ✓</p> <p>✓ SCARED/DANGEROUS</p> <p>SAD ✓</p> <p>DANGEROUS ✓</p> <p>DISMAL</p> <p>CONCERN</p> <p>NERVOUS</p> <p>INTENS</p> <p>VULNERABLE</p>	<p>VIBRANT</p> <p>LIGHT AND ✓</p> <p>CROSSWALKS</p> <p>WALK MORE ✓</p> <p>SAFER ✓✓</p> <p>LESS DANGEROUS ✓</p> <p>SECURE</p> <p>WELCOMING</p> <p>DEVELOPED</p> <p>PEDESTRIAN FRIENDLY</p> <p>CALMER</p> <p>ACCESSIBLE</p>







**CONTINUED OUTREACH
& COLLABORATION**



Data Gathering & Analysis



Small Group Meetings



Small Group Meetings



Information Sharing



Goal-Setting and Workshopping



Visioning



Planning & Zoning Framework Sharing



Environmental Review 101



Summer Tabling



Public Charettes



Process History & Public Outreach







Housing



Economic & Workforce Development



Parks, Open Space & Transportation



Community Resources



Land Use





Provide sustainable, high-quality, **affordable housing** with a range of options for residents at all income levels.



Protect tenants and improve housing quality.



Create greater **retail diversity** to meet current and growing retail and service needs.



Promote small businesses and **support entrepreneurship** throughout the corridor.



Support auto-related businesses and workers.



Help Jerome Avenue residents prepare for jobs and career growth with appropriate **training and skills development**.



NYC Parks



Guarantee every neighborhood has **green streetscapes, quality parks, and diverse recreation spaces**



Ensure that residents are within a **ten minute walk to a park**



Promote a **safe, walkable Jerome Avenue** underneath the elevated train



Make sure the streets are **safe and attractive for everyone**





Meet the **educational, health and service needs** of the community, especially youth & seniors

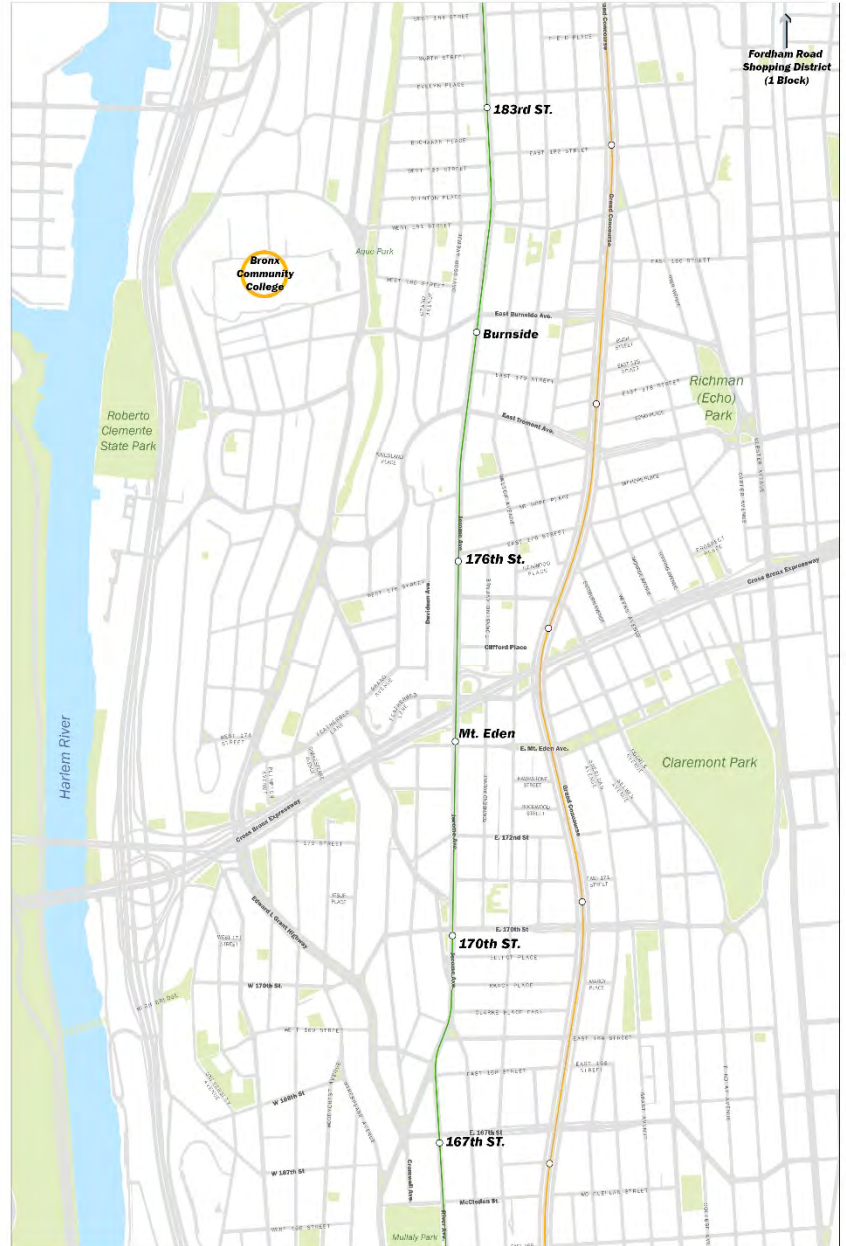


Improve **quality of life and health** of the neighborhood



Key strategies: Public Realm

Key strategies include:

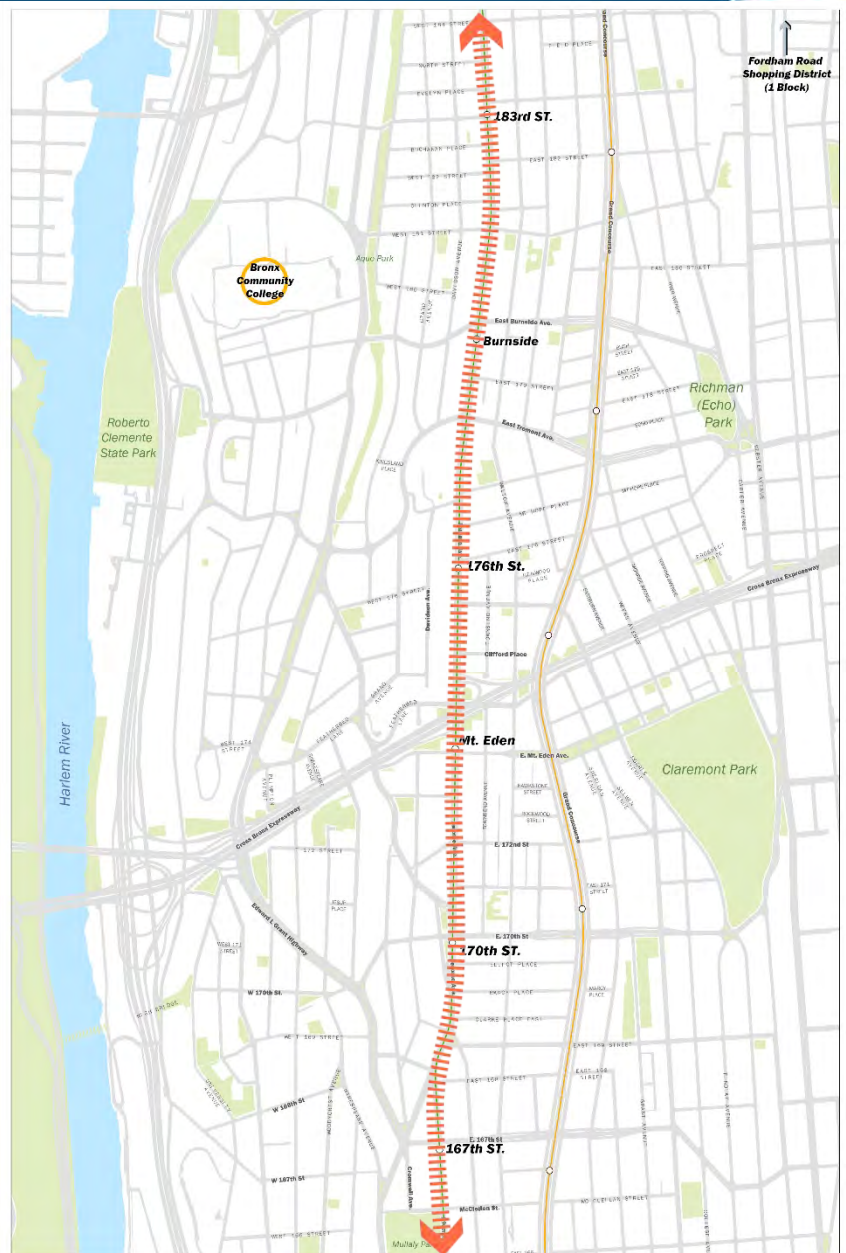




Key strategies: Public Realm

Key strategies include:

- **Public Realm improvements underneath the elevated rail**

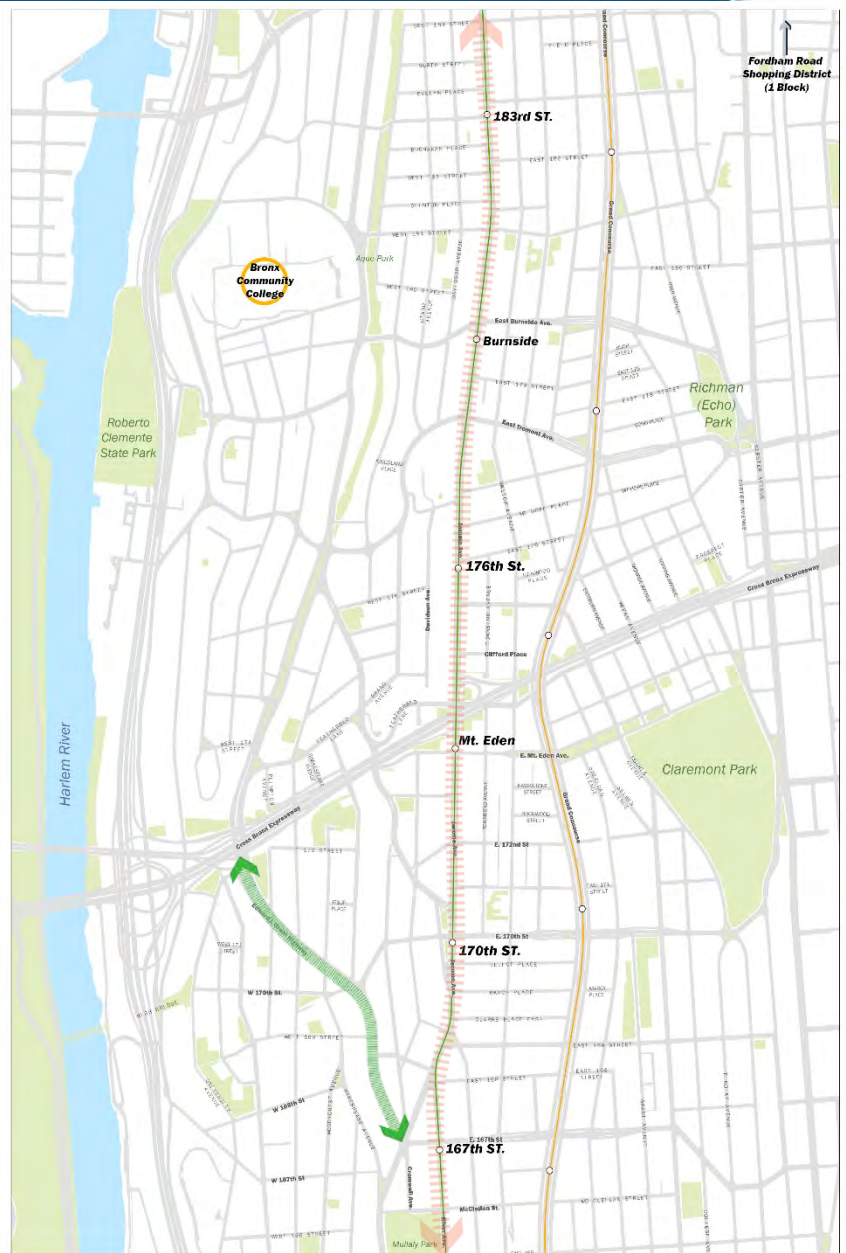




Key strategies: Public Realm

Key strategies include:

- Under-the-EI
- **Edward L. Grant Corridor Improvements & Connectivity**

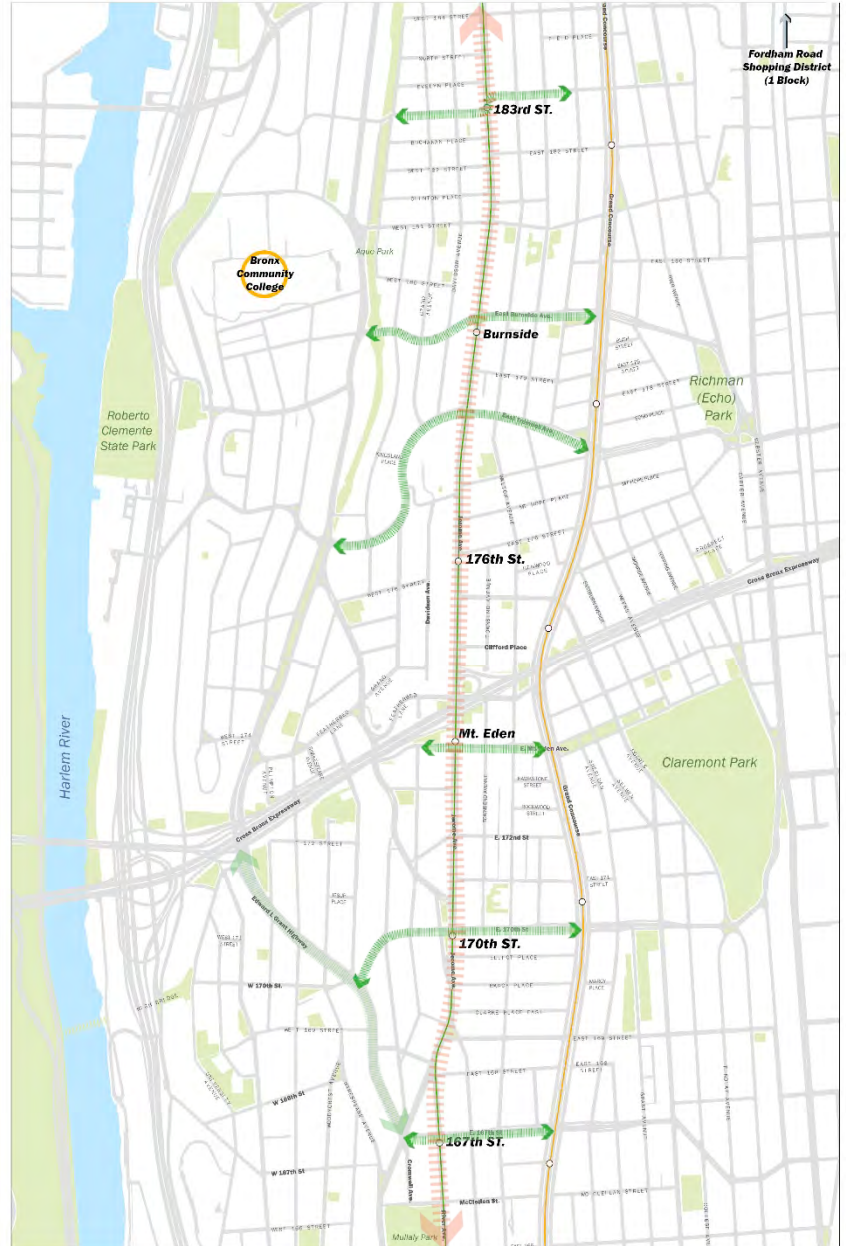




Key strategies: Public Realm

Key strategies include:

- Under-the-El
- Edward L. Grant
- **Strengthen Retail Corridors**

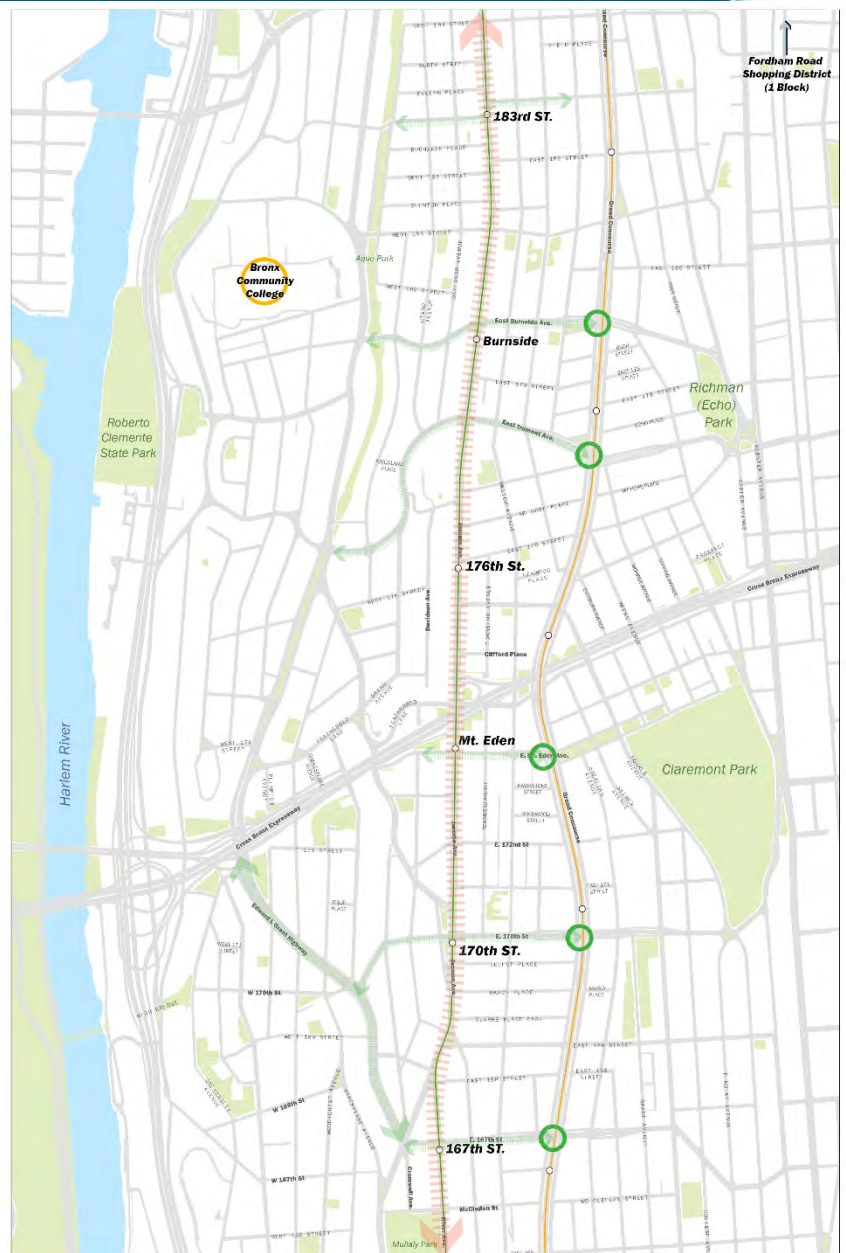




Key strategies: Public Realm

Key strategies include:

- Under-the-El
- Edward L. Grant
- Strengthen Retail Corridors & Underpasses at the Grand Concourse

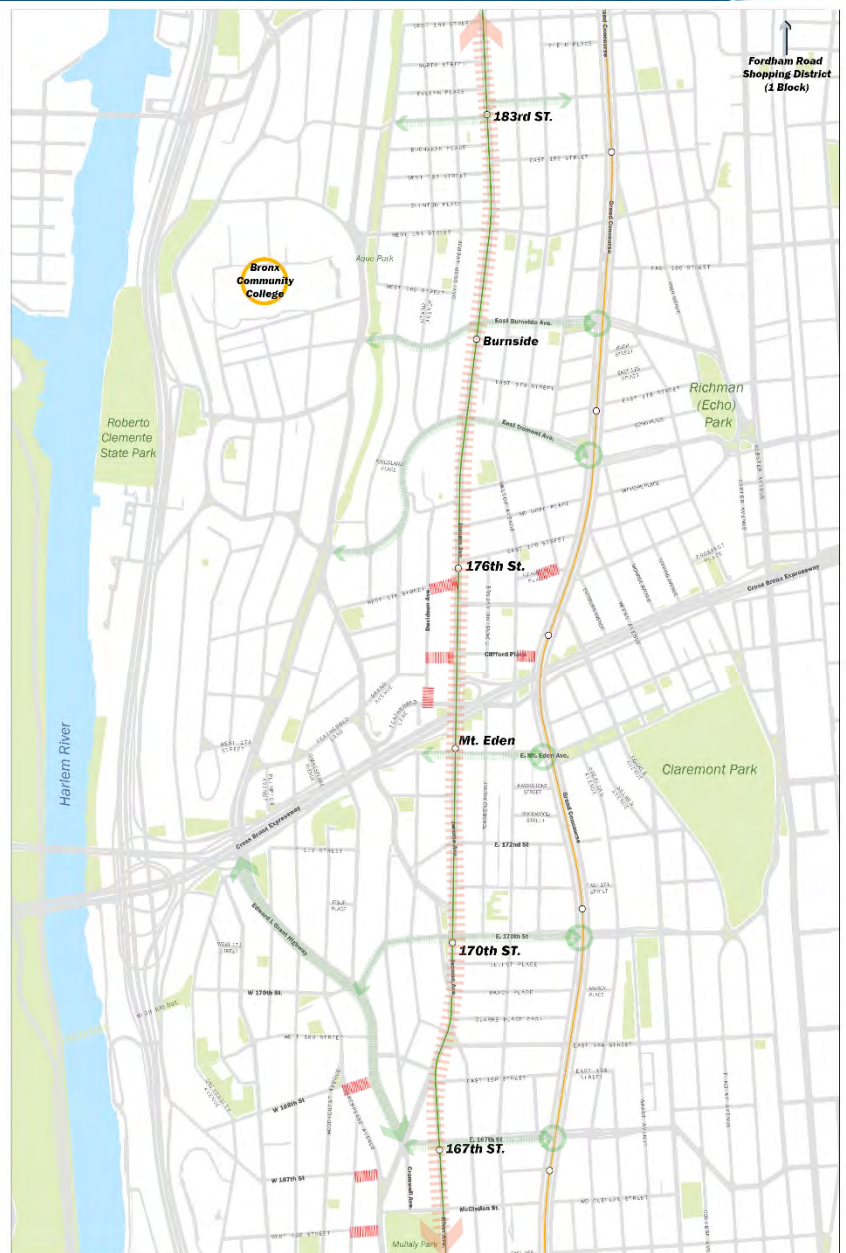




Key strategies: Public Realm

Key strategies include:

- Under-the-El
- Edward L. Grant
- Retail Corridors & Underpasses
- **Improve Step Streets**

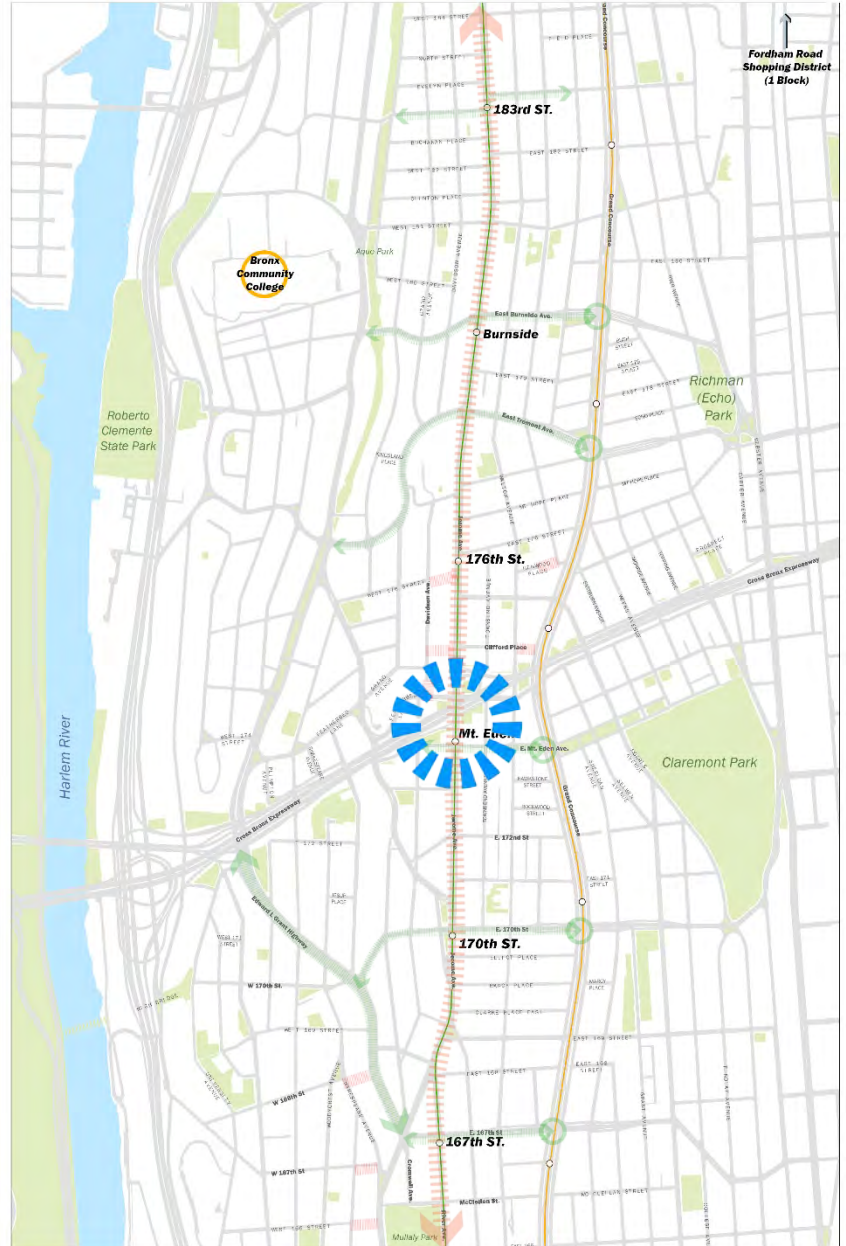




Key strategies: Public Realm

Key strategies include:

- Under-the-EI
- Edward L. Grant
- Retail Corridors & Underpasses
- Improve Step Streets
- **Pedestrian Safety and Open Space Improvements at the Cross Bronx Expressway & Jerome Avenue Interchange**

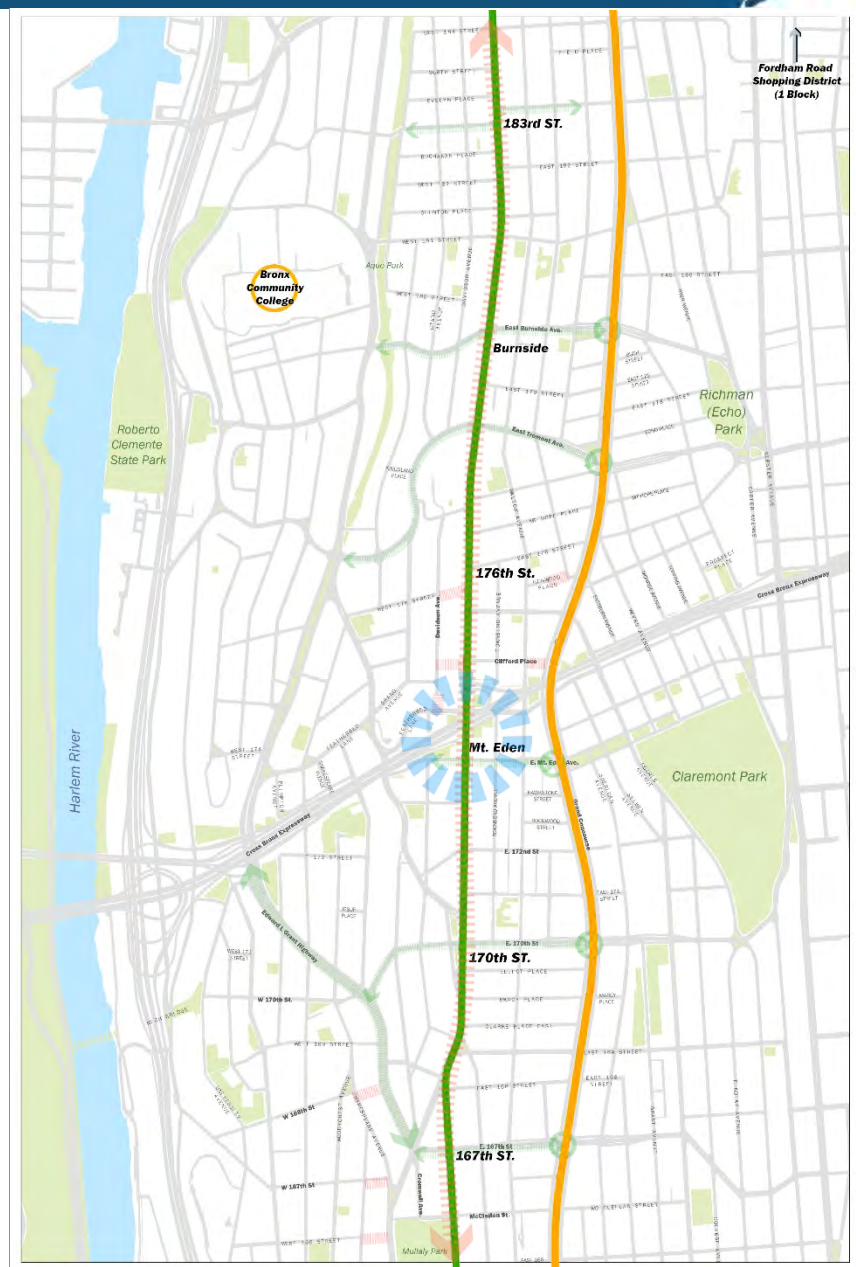




Key strategies: Public Realm

Key strategies include:

- Under-the-El
- Edward L. Grant
- Retail Corridors & Underpasses
- Improve Step Streets
- Improvements at the Cross Bronx Expressway
- **Advocate for accessibility along transit lines**

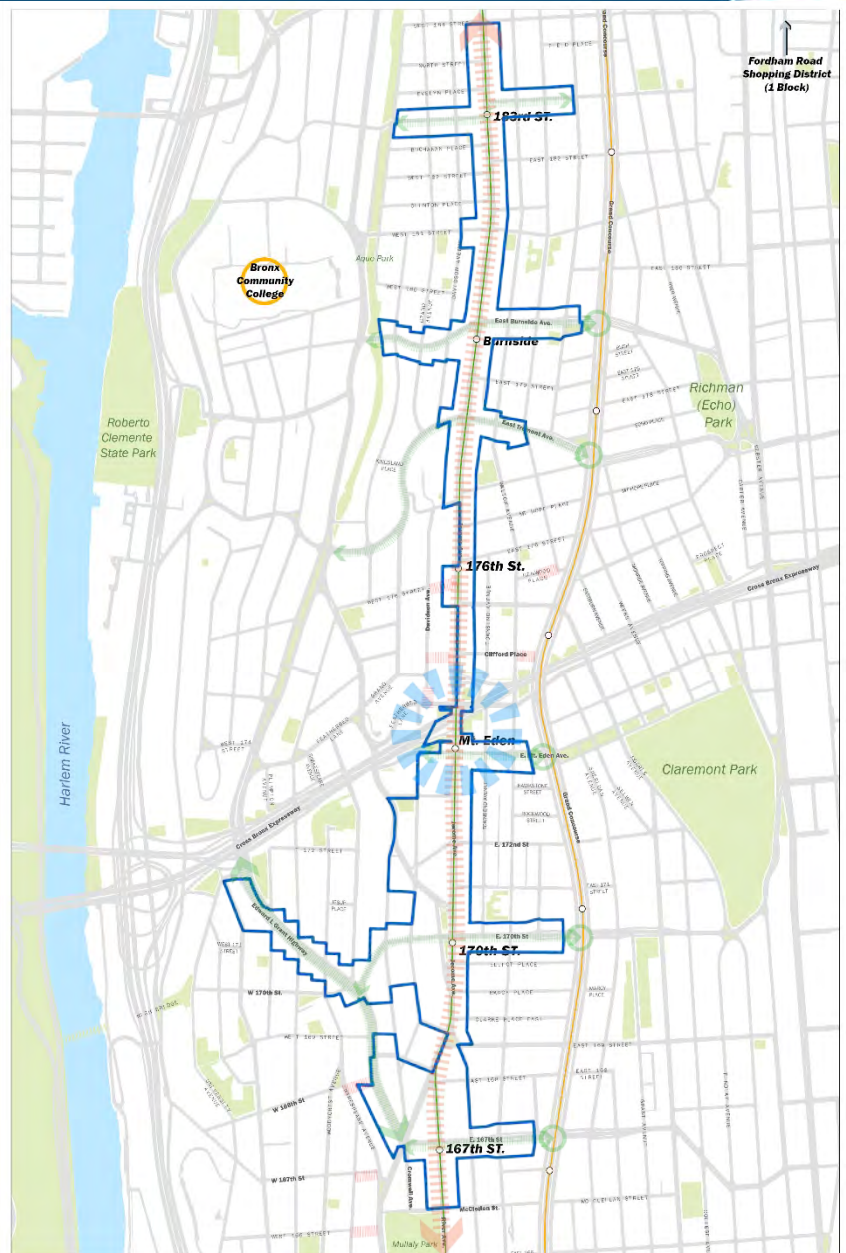




Key strategies: Public Realm

Key strategies include:

- Under-the-EI
- Edward L. Grant
- Retail Corridors & Underpasses
- Improve Step Streets
- Improvements at the Cross Bronx Expressway
- Accessibility along transit lines
- **Map zoning to promote continuity along the corridor, and match neighborhood context**

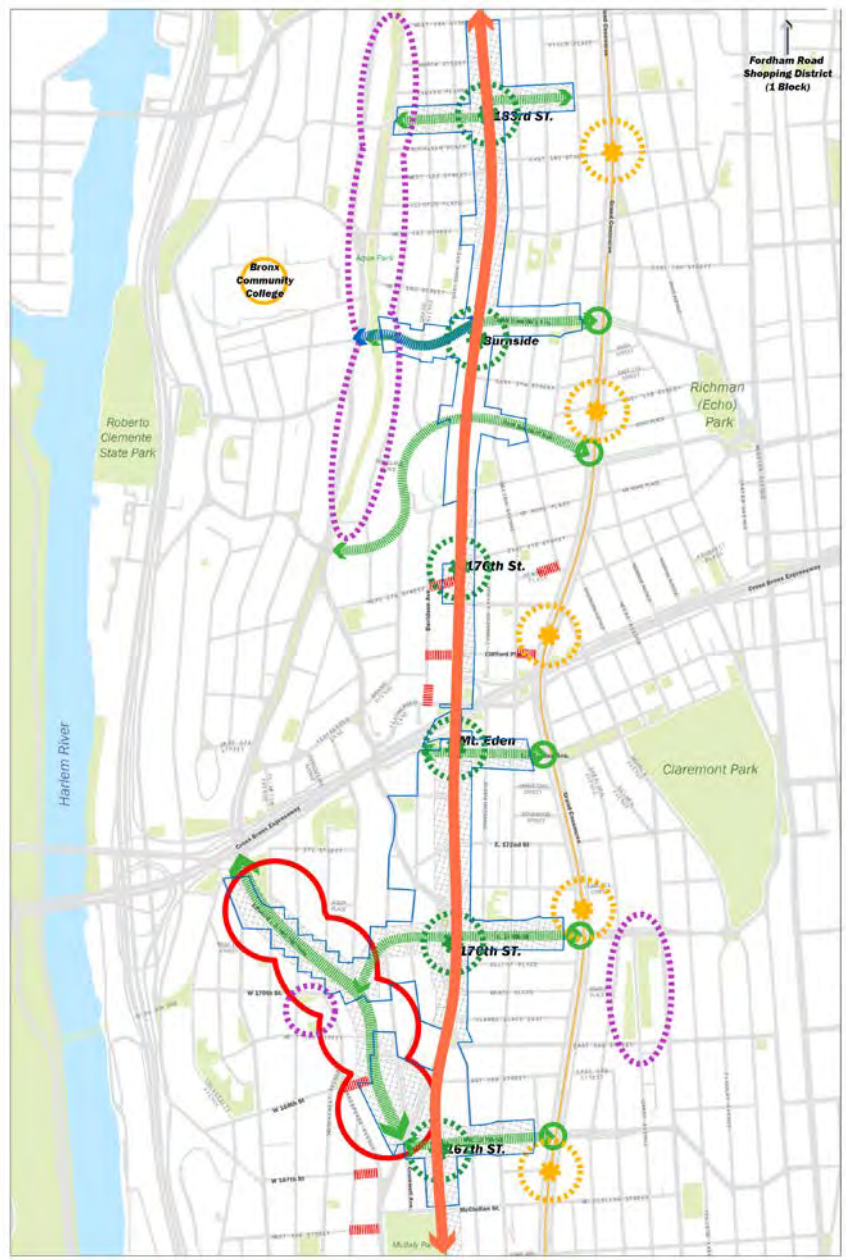




Key strategies: Public Realm

Key strategies include:

- Under-the-El
- Edward L. Grant
- Retail Corridors & Underpasses
- Improve Step Streets
- Improvements at the Cross Bronx Expressway
- Accessibility along transit lines
- Map zoning to promote continuity along the corridor, and match neighborhood context
- Invest in signature parks





Key strategies: Housing

One of HPD's bed-bug sniffing beagles on the Code Enforcement team



HPD Tenant Resource Fair



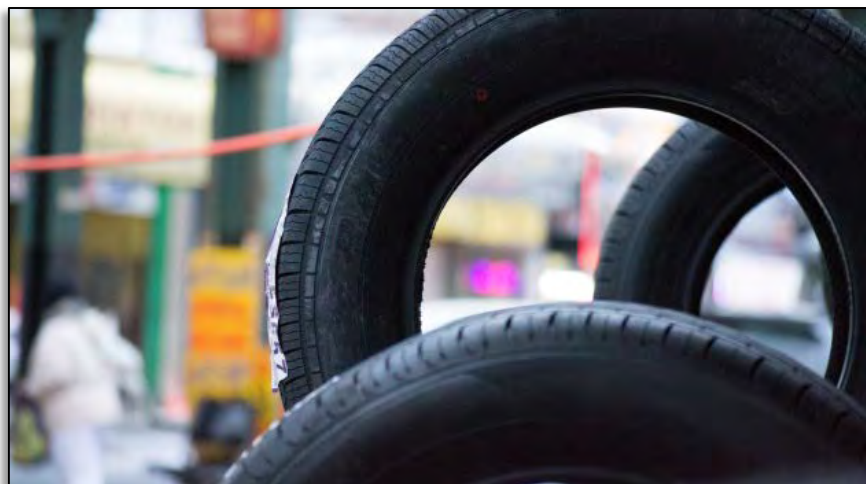
New Settlement Apartments



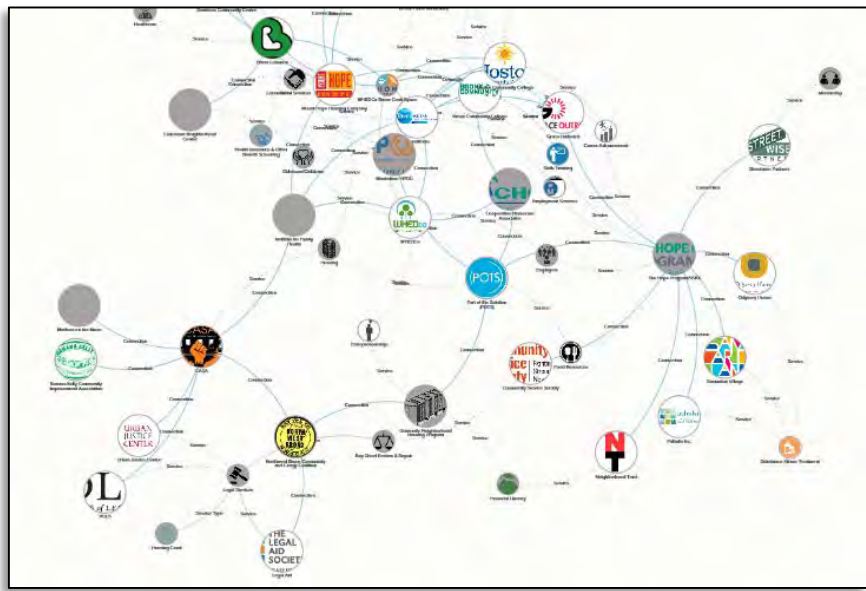
Affordable New Construction



Key strategies: Economic Development



Auto Business & Worker Support



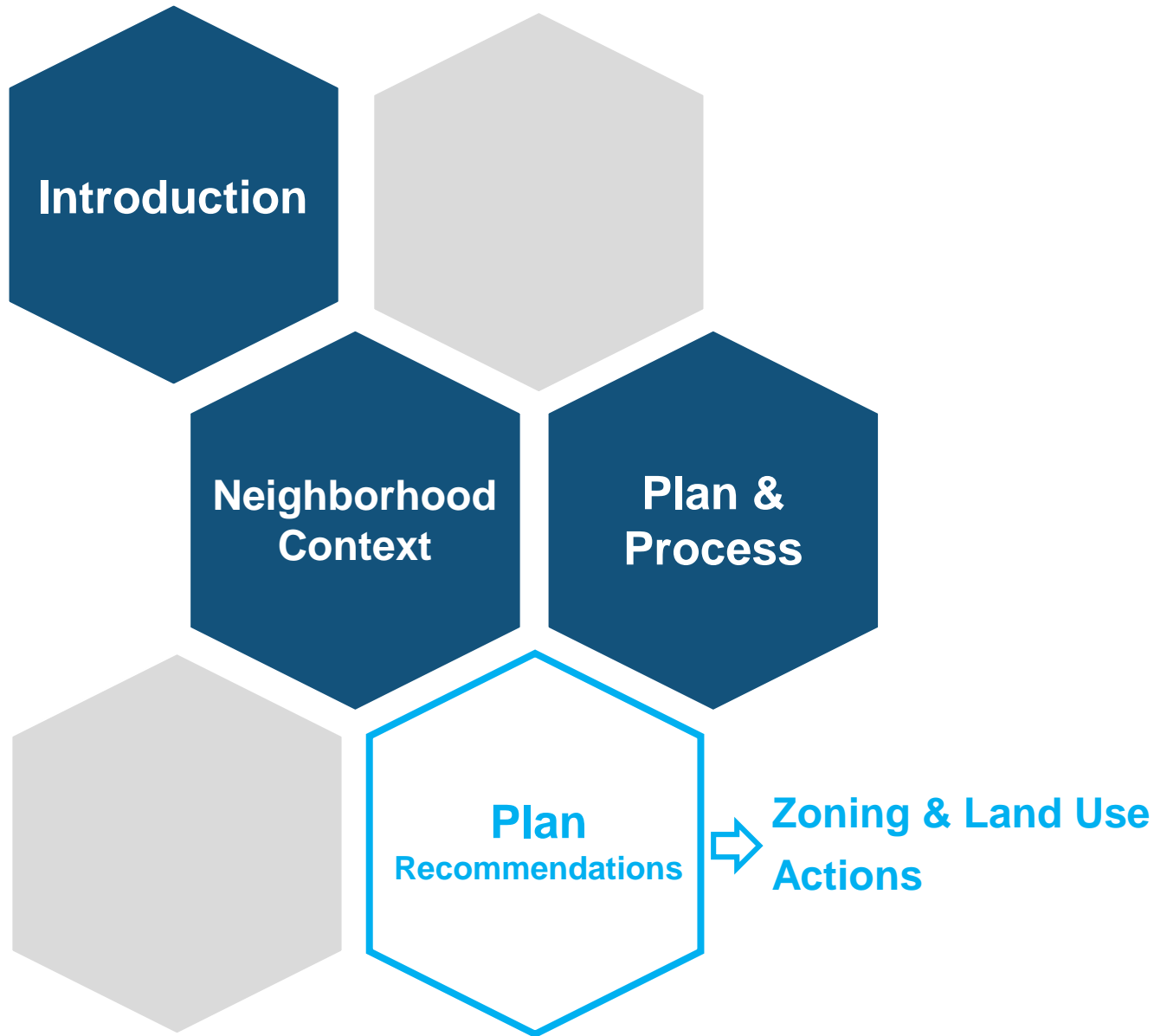
Workforce & CBO Network

**JEROME AVENUE
THE BRONX**
Commercial District Needs Assessment

NYC Small Business Services
Bill de Blasio Mayor
Gregg Bishop Commissioner

in partnership with
WHEDo Davidson Community Center

Jerome Avenue CDNA





Create **zoning districts** conducive to fulfilling the vision of the Jerome Avenue Corridor



Focus **distinct nodes of density** in appropriate locations (residential & commercial)



Leave strategic areas zoned for current uses



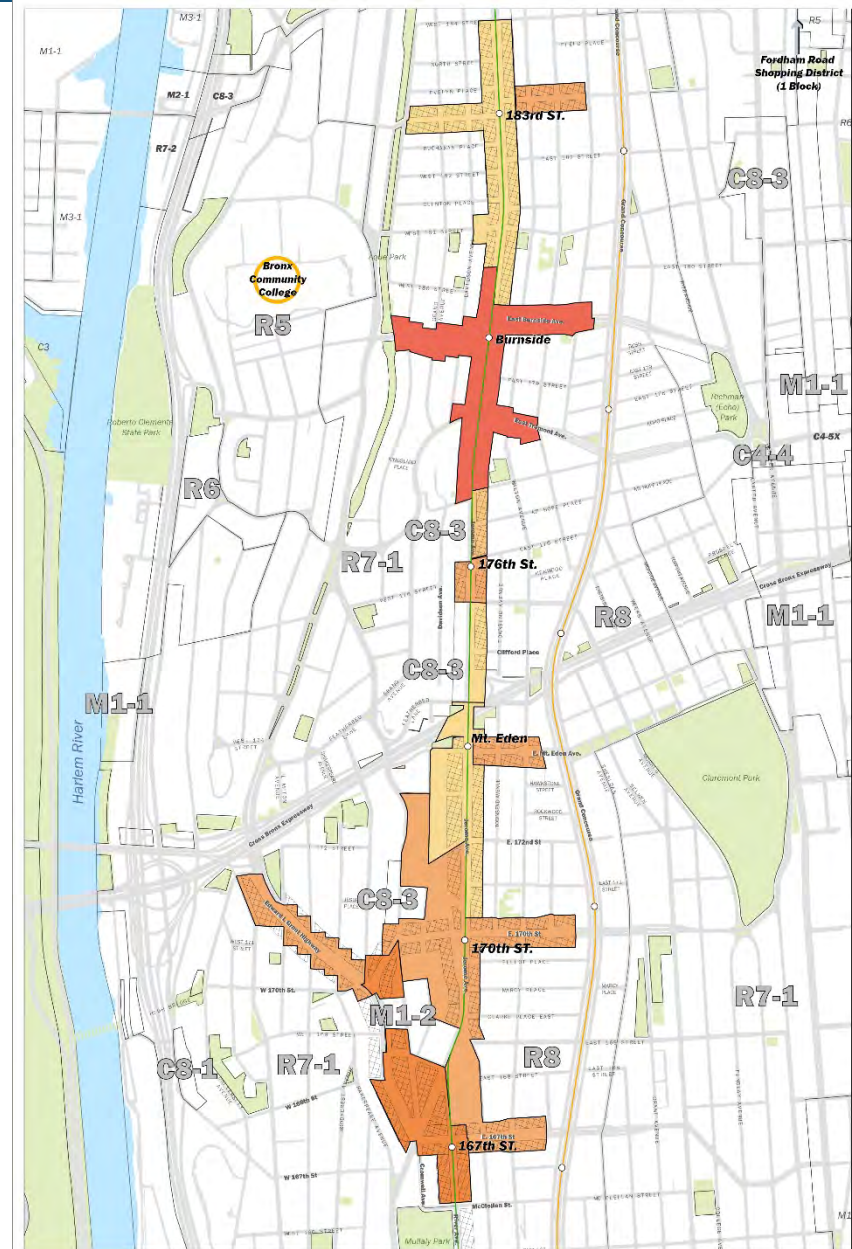
- M-1 and C8 Districts **Prohibit Residential Uses**
- Land Uses Effect **Quality of Life**
- Commercial Use **Limitations** at Burnside & Tremont Avenues
- Difficulty Building on **Irregular Lots**
- Elevated rail infrastructure





- **Residential Zoning**
 - 70% residential land uses
 - Multi-family housing stock
 - Largely rent-regulated

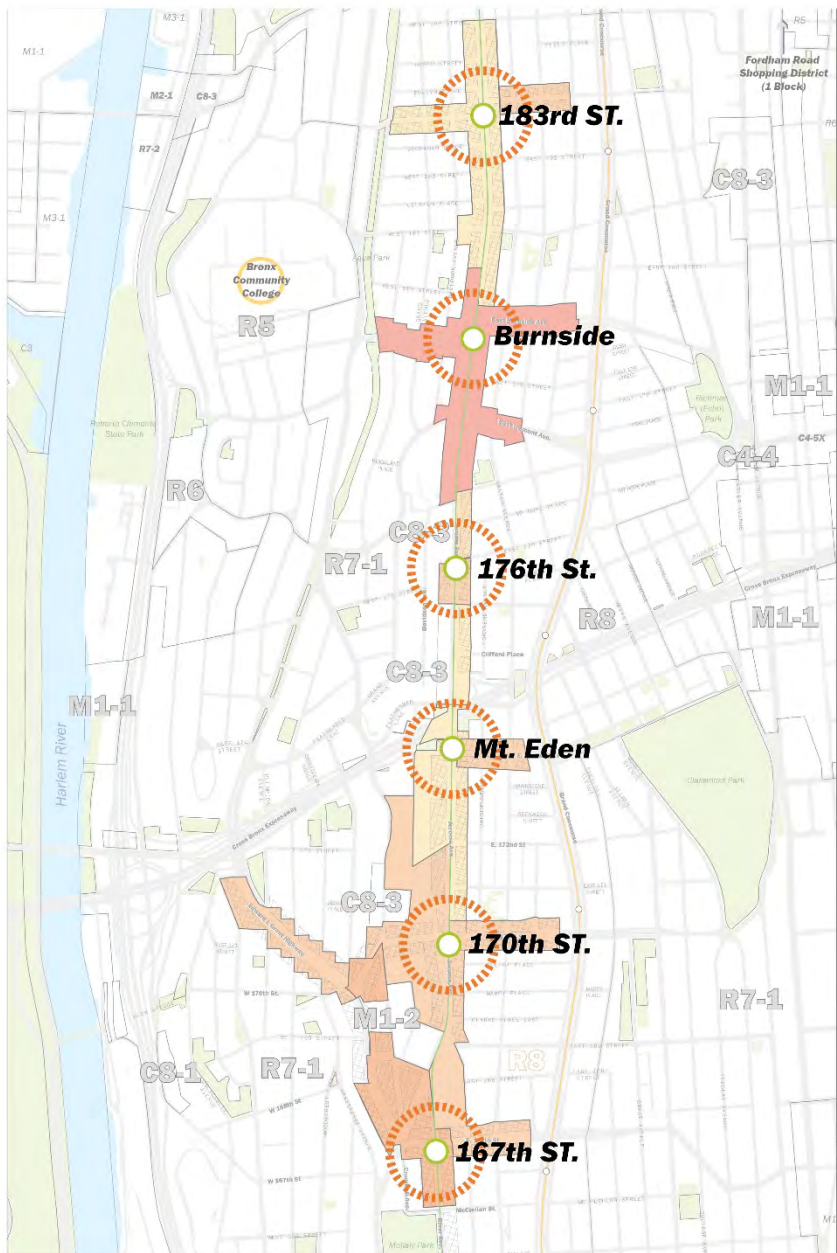
- **Light Manufacturing / Heavy Commercial**
 - Prohibits Residential
 - Lack of Continuity at the Street
 - Predominantly 1 and 2 story





Zoning Framework:

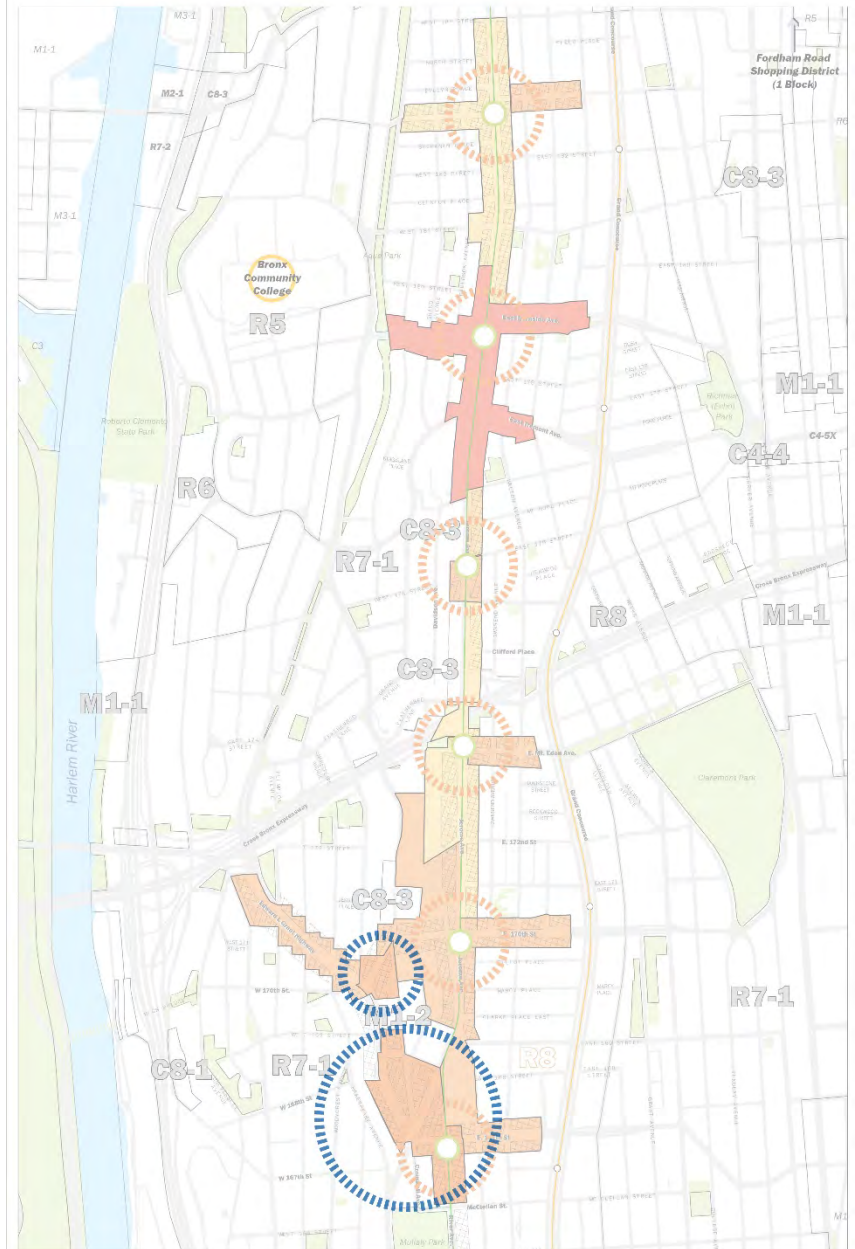
- Promote development at stations





Zoning Framework:

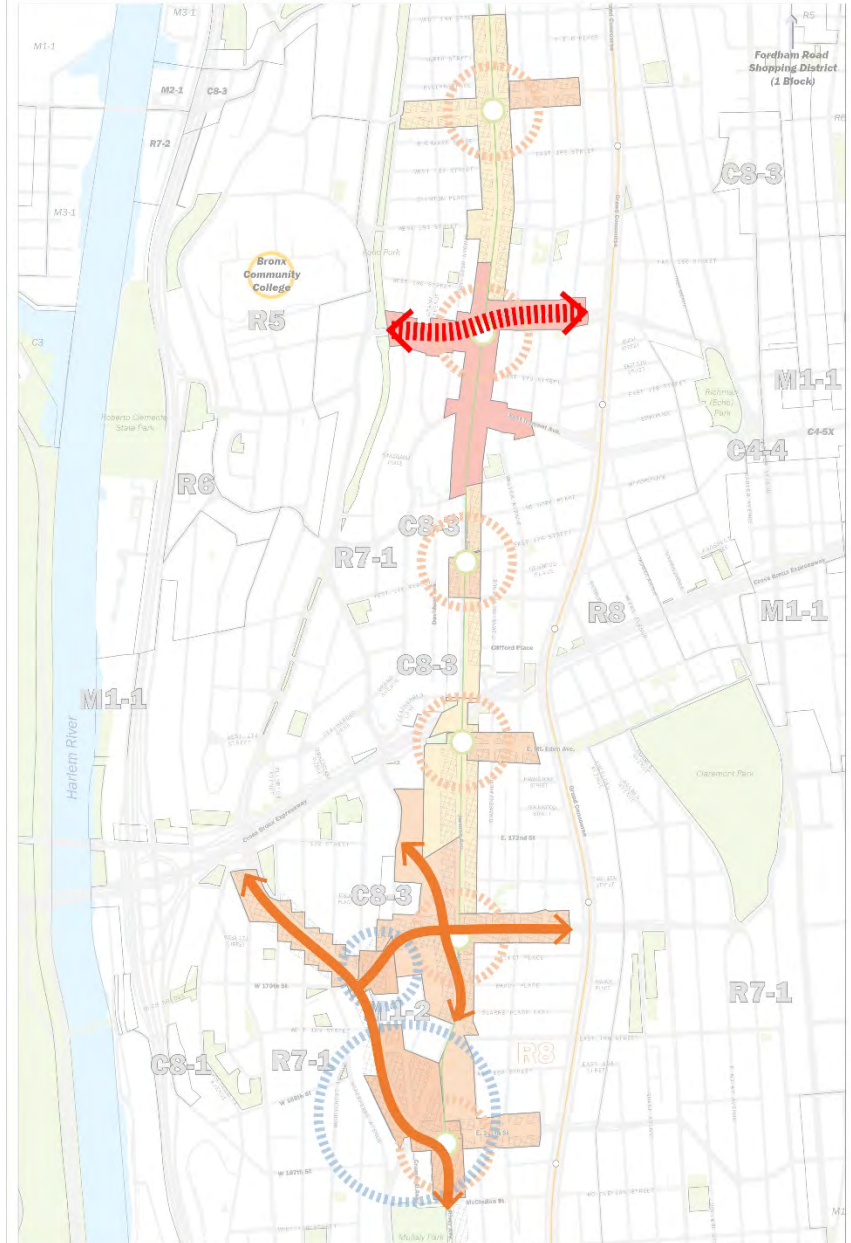
- Promote development at stations
- **Nodes of Density** at convergence of wide streets





Zoning Framework:

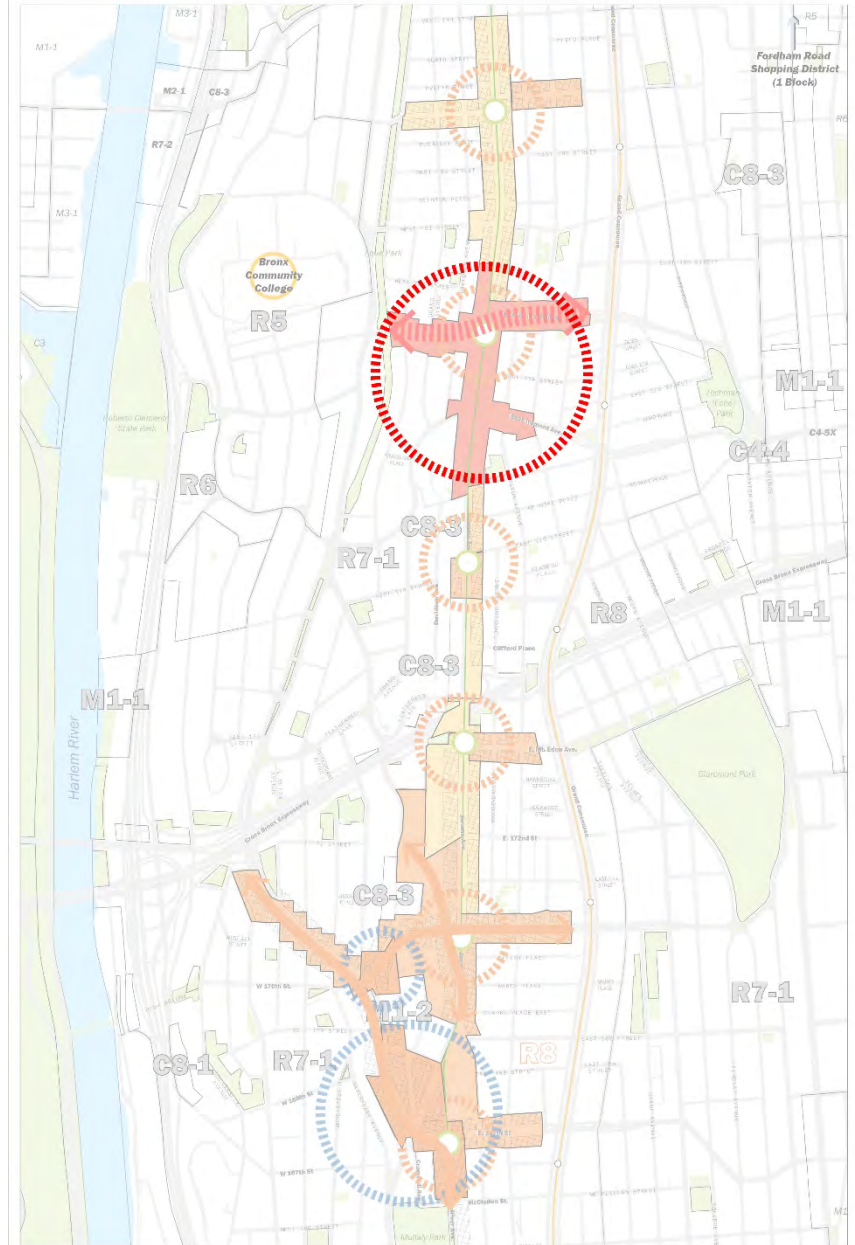
- Promote development at stations
- Nodes of Density at convergence of wide streets
- **Promote opportunities along Major Corridors**





Zoning Framework:

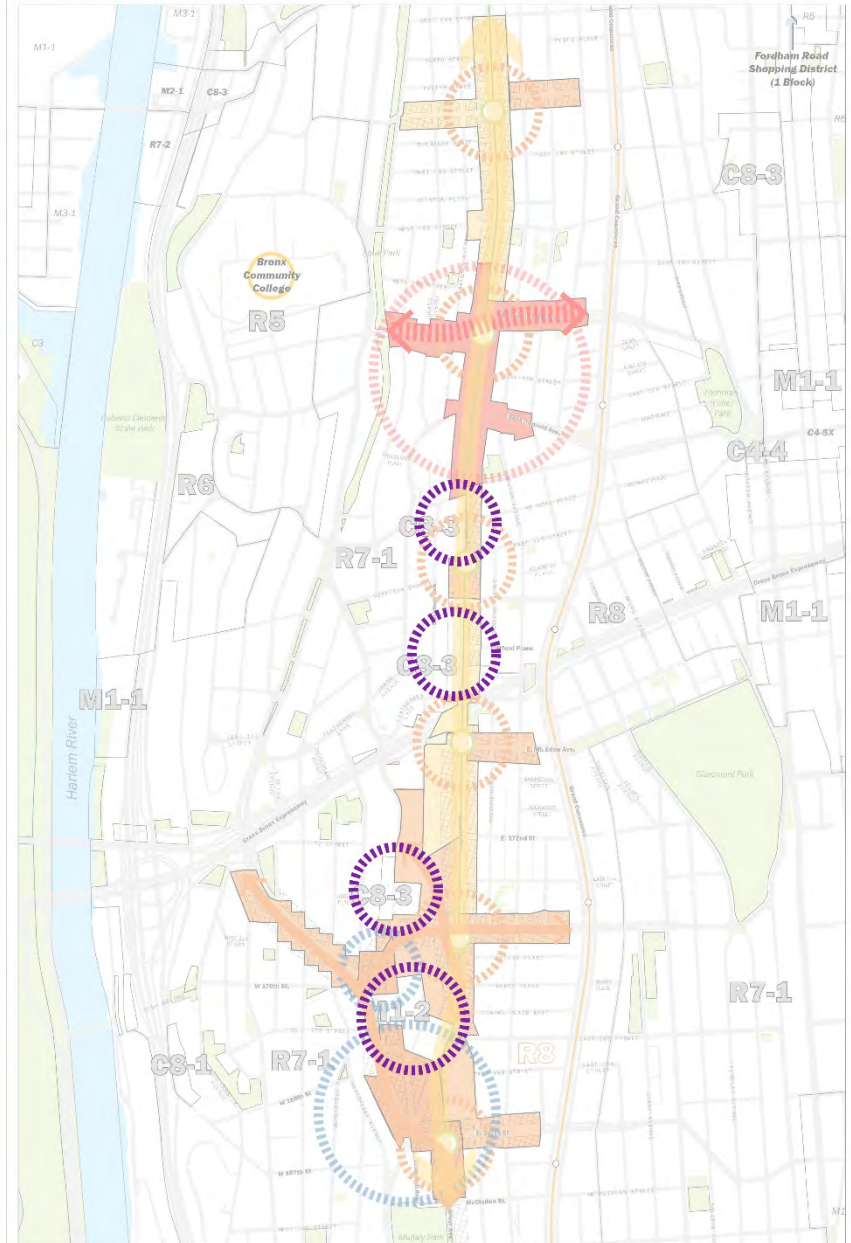
- Promote development at stations
- Nodes of Density at convergence of wide streets
- Promote opportunities along Major Corridors
- **Expand commercial uses at Burnside/Tremont Avenues**





Zoning Framework:

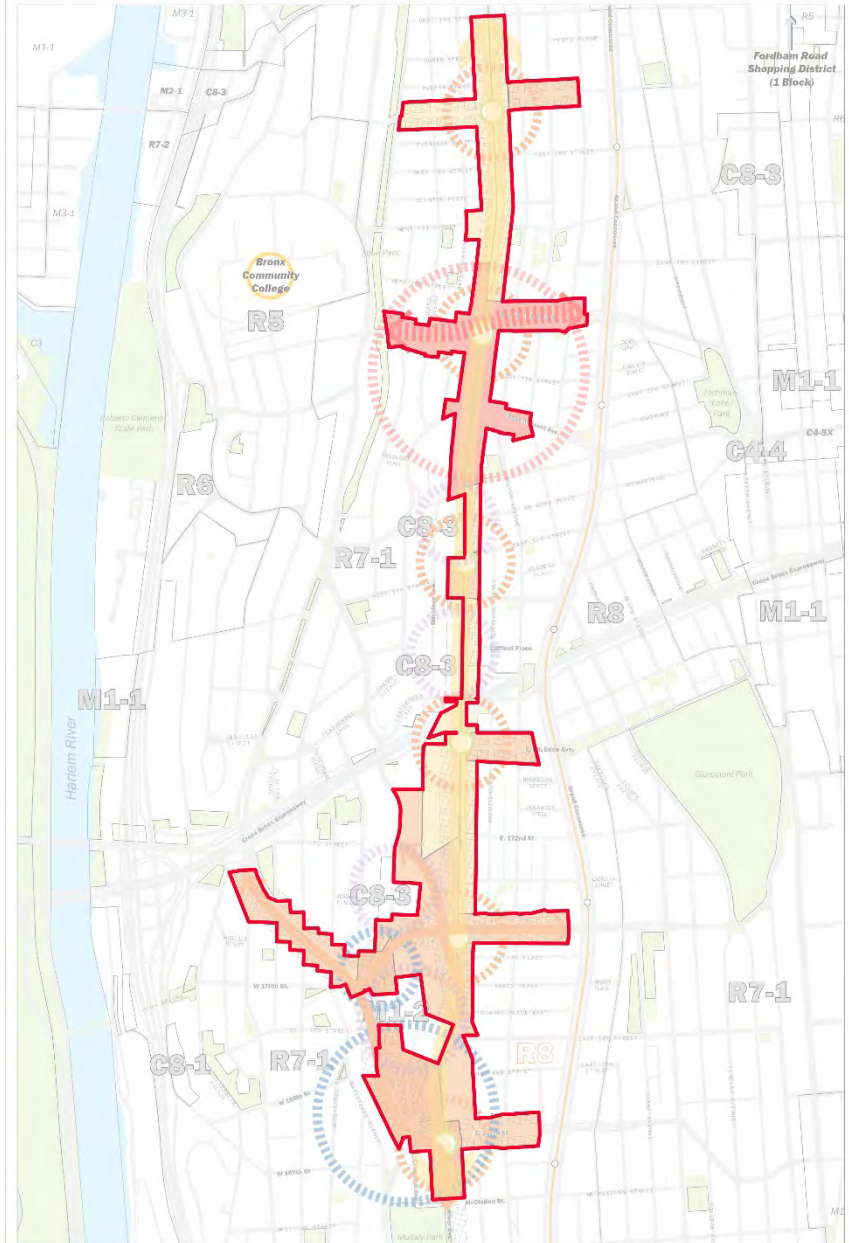
- Promote development at stations
- Nodes of Density at convergence of wide streets
- Promote opportunities along Major Corridors
- Expand commercial uses at Burnside/Tremont Avenues
- Promote mid-density development and retail continuity along Jerome Avenue
- **Maintain existing zoning at key locations**





Zoning Framework:

- Promote development at stations
- Nodes of Density at convergence of wide streets
- Promote opportunities along Major Corridors
- Expand commercial uses at Burnside/Tremont Avenues
- Promote mid-density development and retail continuity along Jerome Avenue
- Maintain existing zoning at key locations
- **Create special rules for lots along the elevated rail, irregular lots**



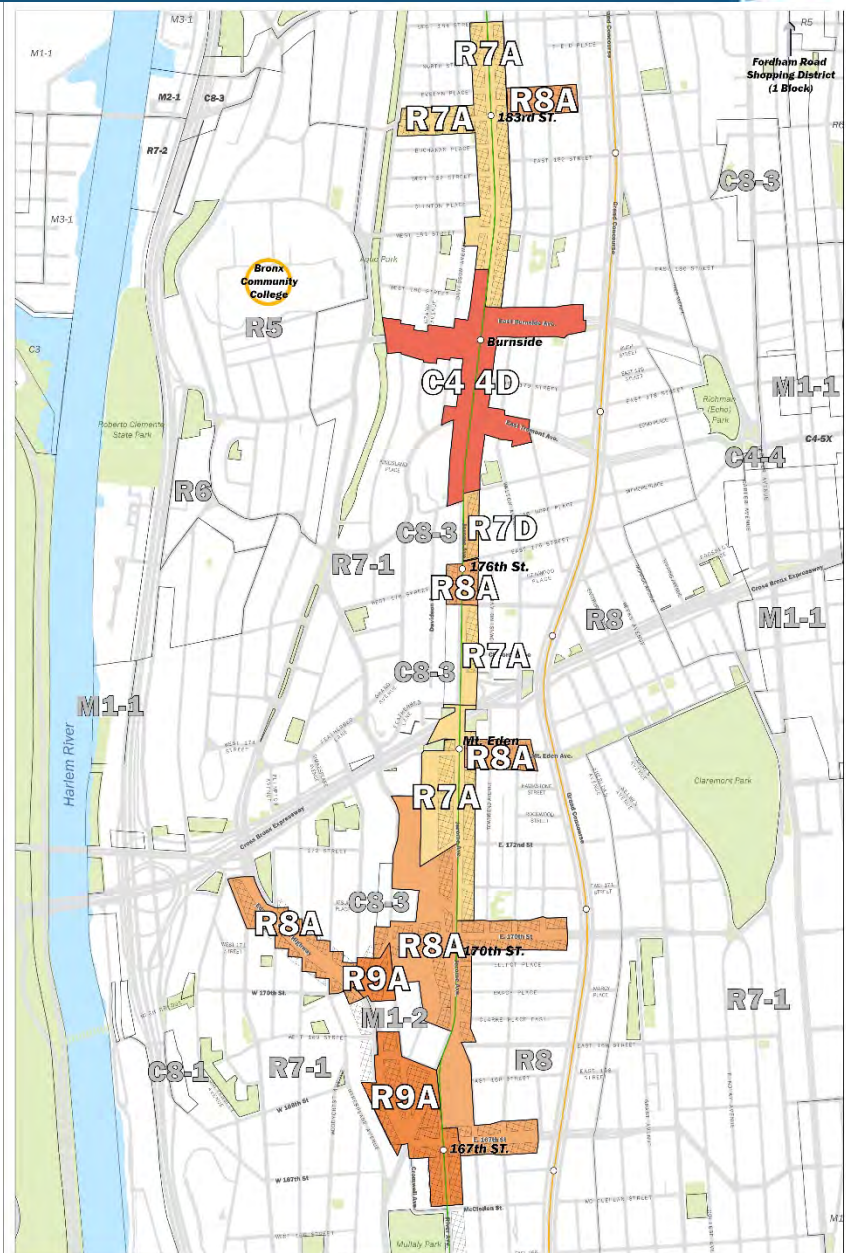


Land Use Actions

Zoning Text Amendment
Special Jerome Avenue District
Mandatory Inclusionary Housing

Zoning Map Amendment

City Map
De-map Corporal Fischer Place
Map Block 2520, Lot 19 as parkland.

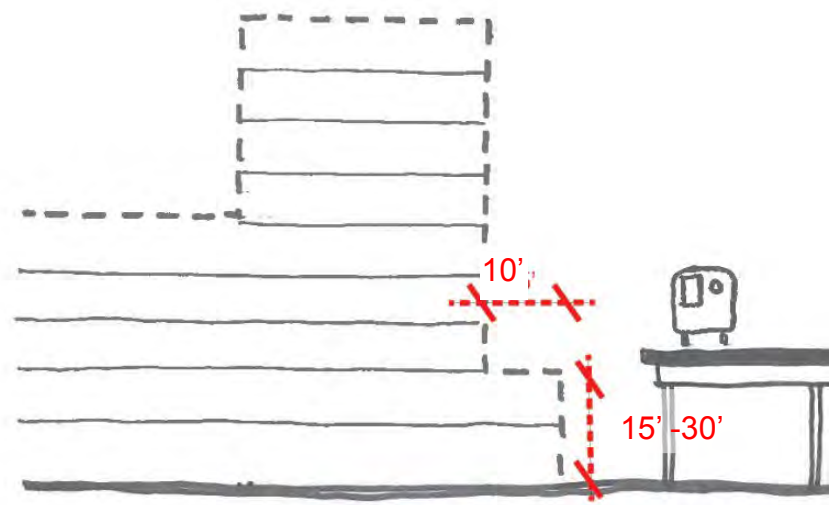
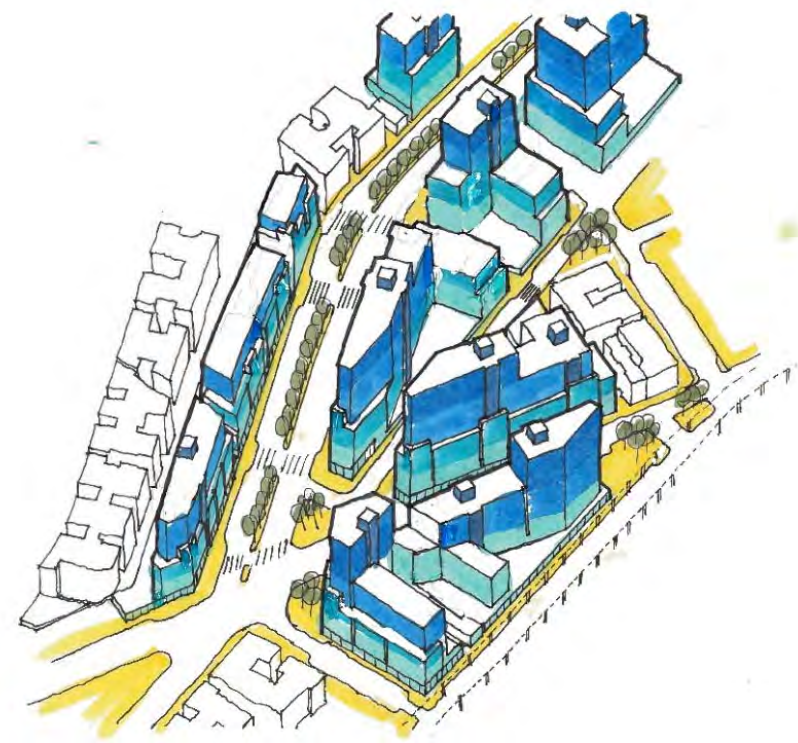




The Special Jerome Avenue District

Special Rules for:

- A) Lots along the elevated train
- B) Irregularly shaped lots
- C) Hotel Special Permit
- D) Mandatory Ground Floor Uses



PROPOSED



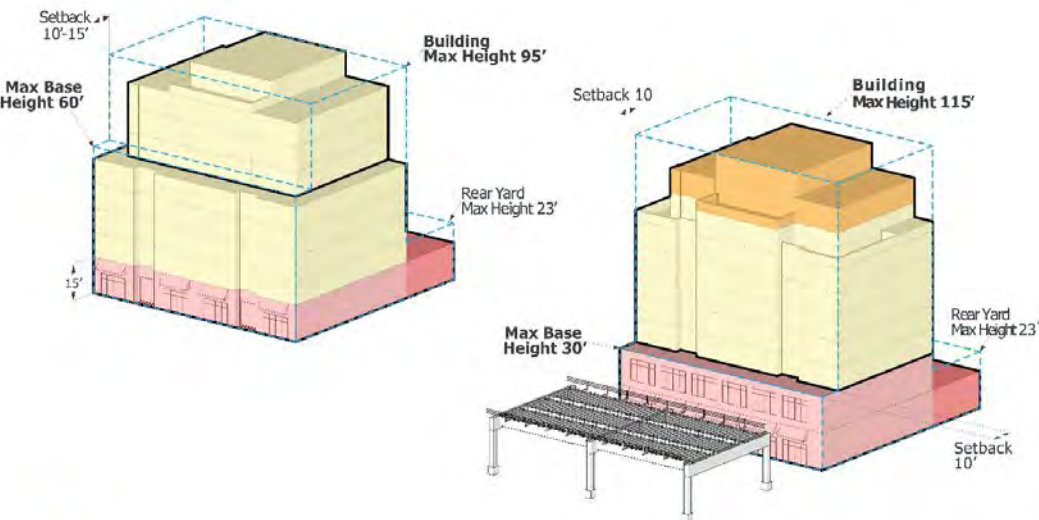
Mid-Density Districts, Matching Character

Existing Zoning: R7-1, C8-3,

- FAR from 3.4 to 4.0 for Residential Uses

Proposed Zoning: R7A, R7D

- FAR of 4.0, 4.6 for Residential Uses
- FAR of 4.0 for Community Facilities



R7A NO EL

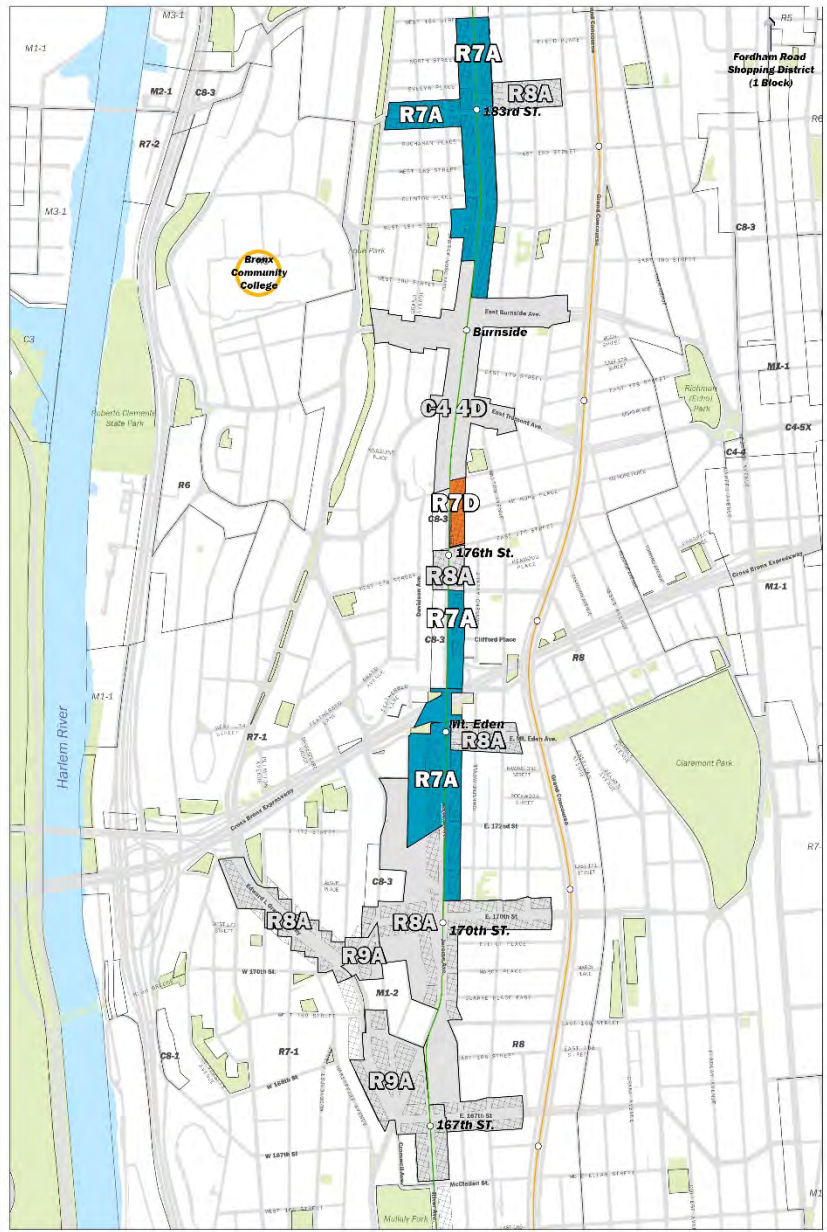
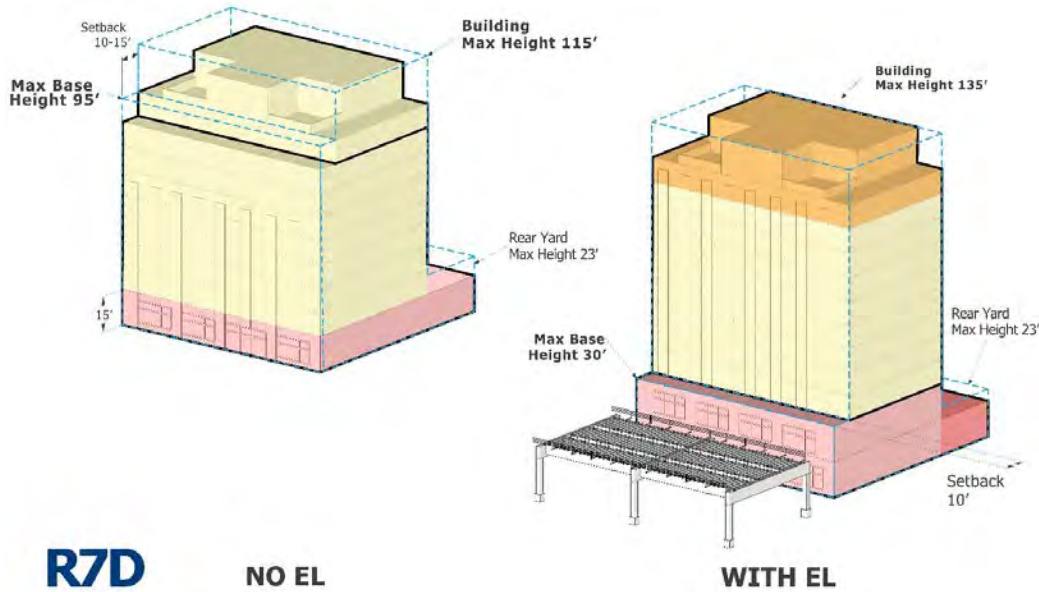
WITH EL



Mid-Density Districts, Matching Character

Existing Zoning: R7-1, C8-3
Proposed Zoning: R7A, R7D

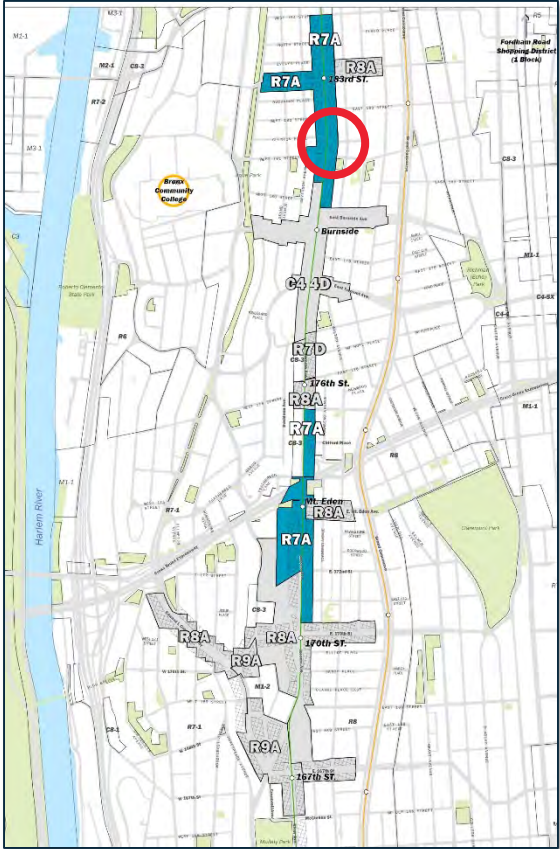
- FAR of 5.6 for Residential Uses
- FAR of 4.2 for Community Facilities



Mid-Density Districts, Matching Character



Rezoning Area – Current Conditions



Jerome Avenue and Cameron Place

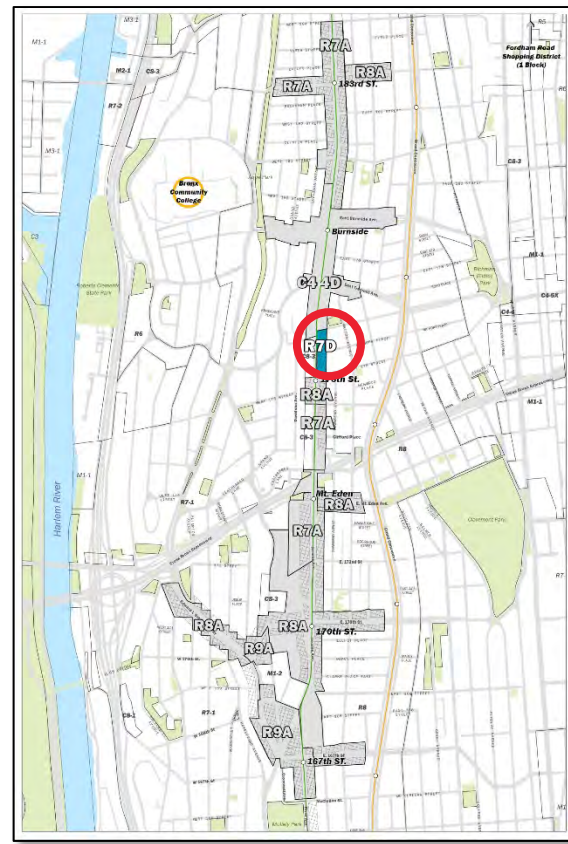


Mid-Density Districts, Matching Character

Rezoning Area – Current Conditions



Jerome Avenue and Mount Hope



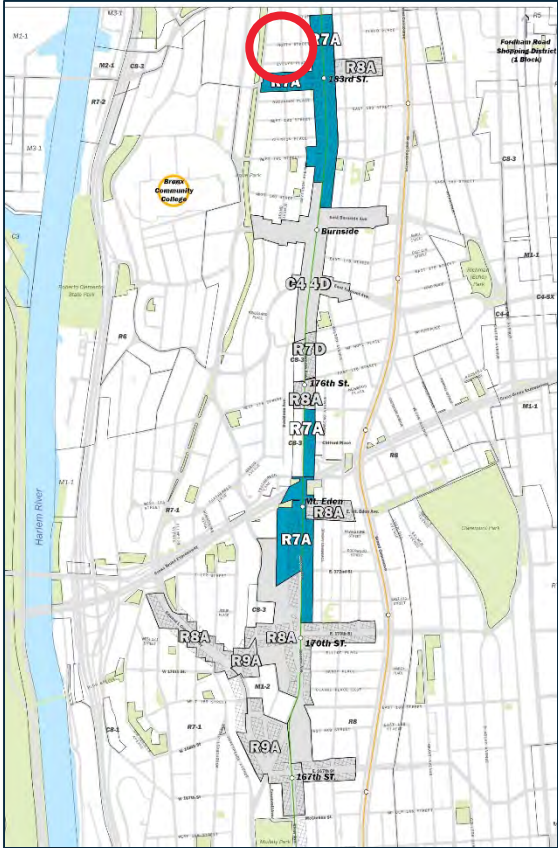
Mid-Density Districts, Matching Character



Surrounding Context



Davidson Avenue and W. 184th



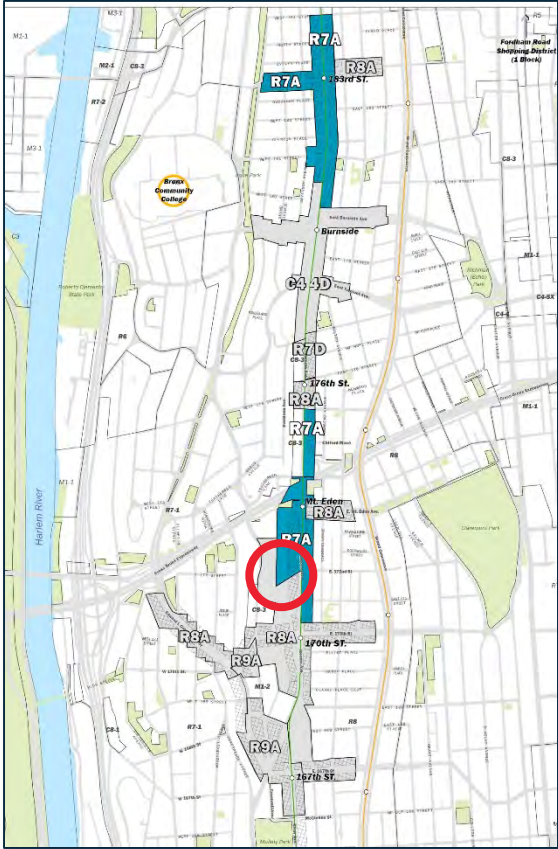
Mid-Density Districts, Matching Character



Surrounding Context



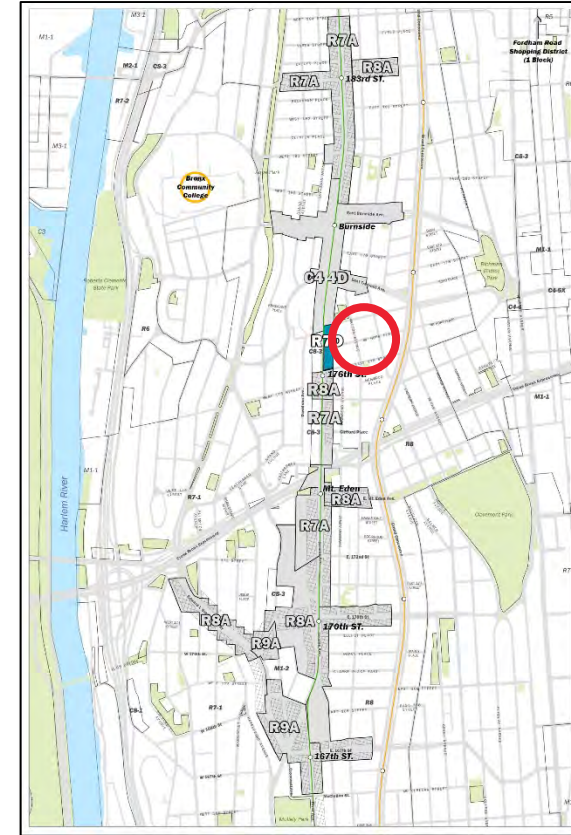
Inwood Ave. and West 172nd Street





Mid-Density Districts, Matching Character

Surrounding Context



Mount Hope Place and Walton Avenue

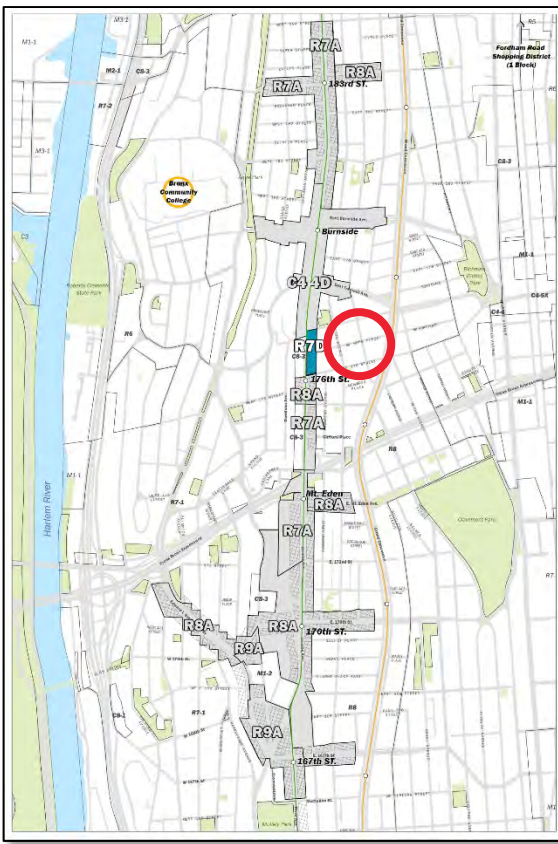


Mid-Density Districts, Matching Character

Surrounding Context

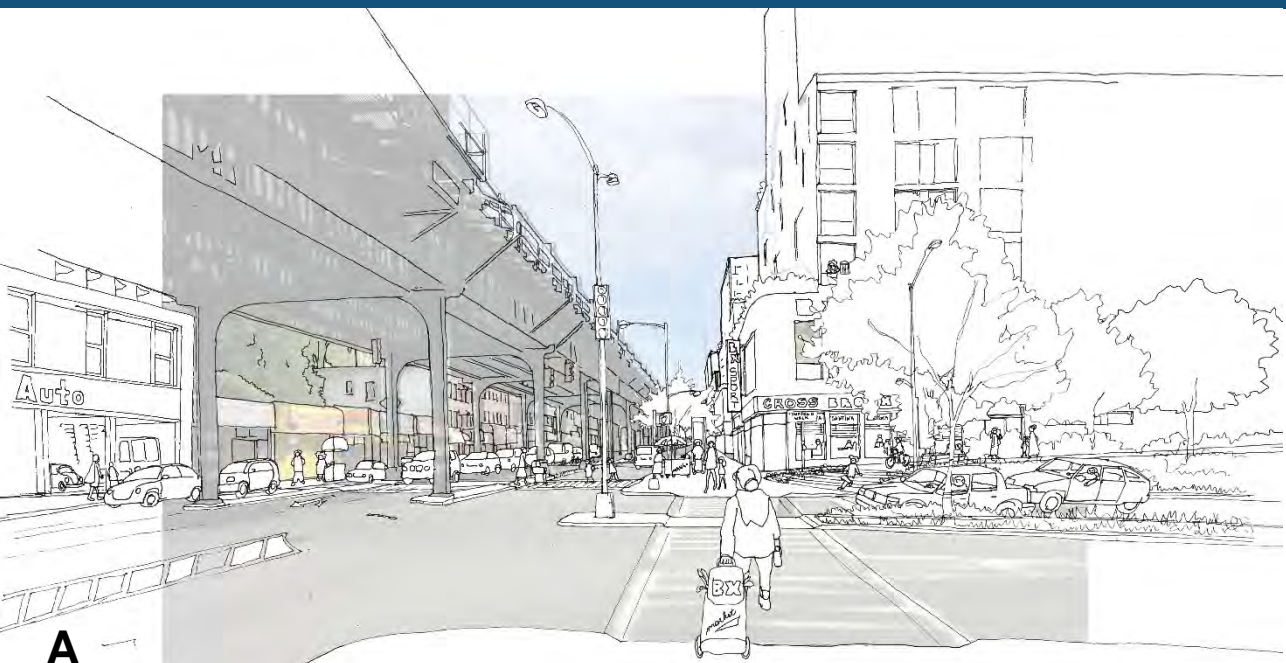


Morris Avenue



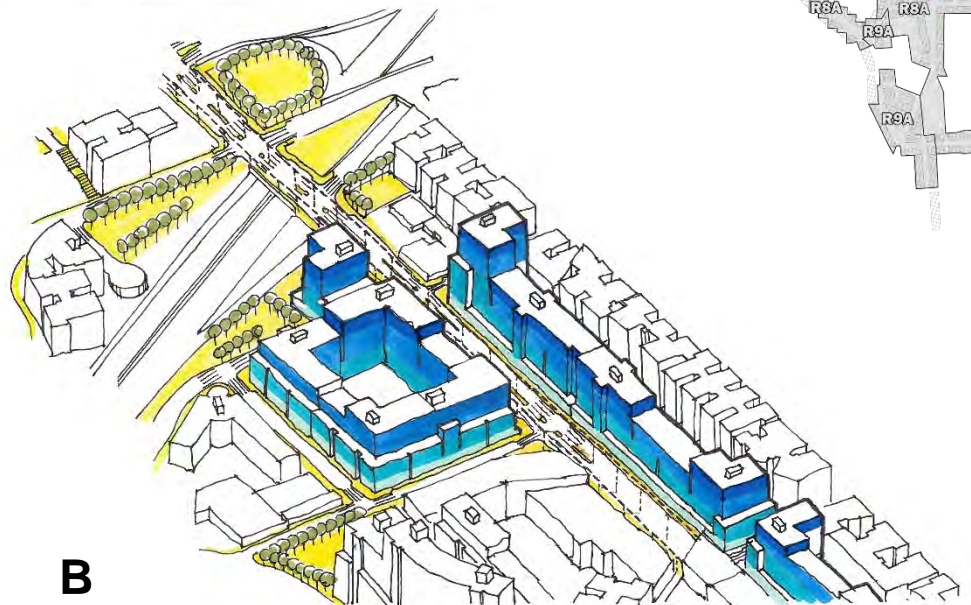
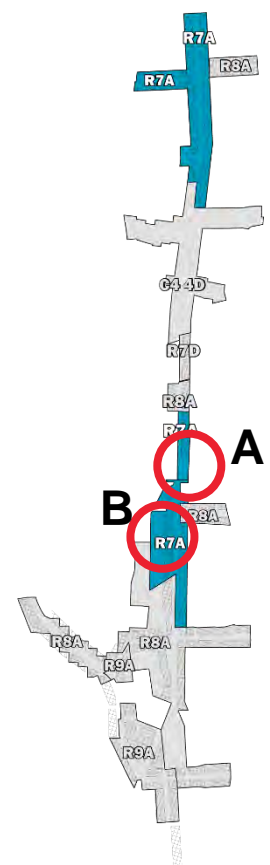


Mid-Density Districts, Matching Character



A

Jerome Avenue and Cross Bronx Expressway



B



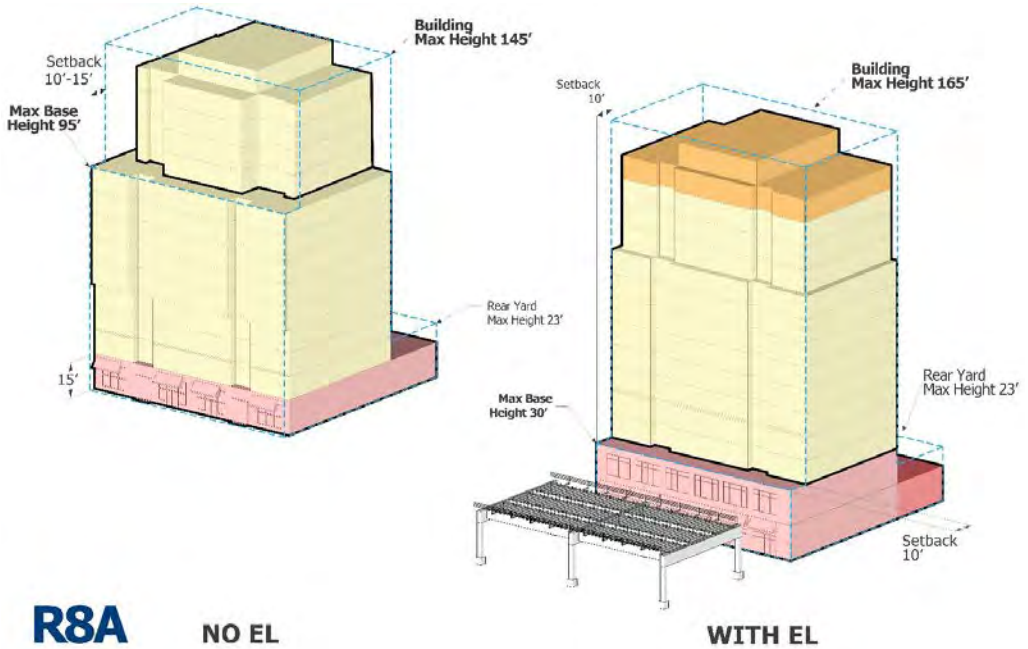
R8A Districts, Along Prominent Streets

Existing Zoning: R8, C8-3, R7-1, C4-4, M1-2

- FAR from 3.4 to 7.2 for Residential Uses

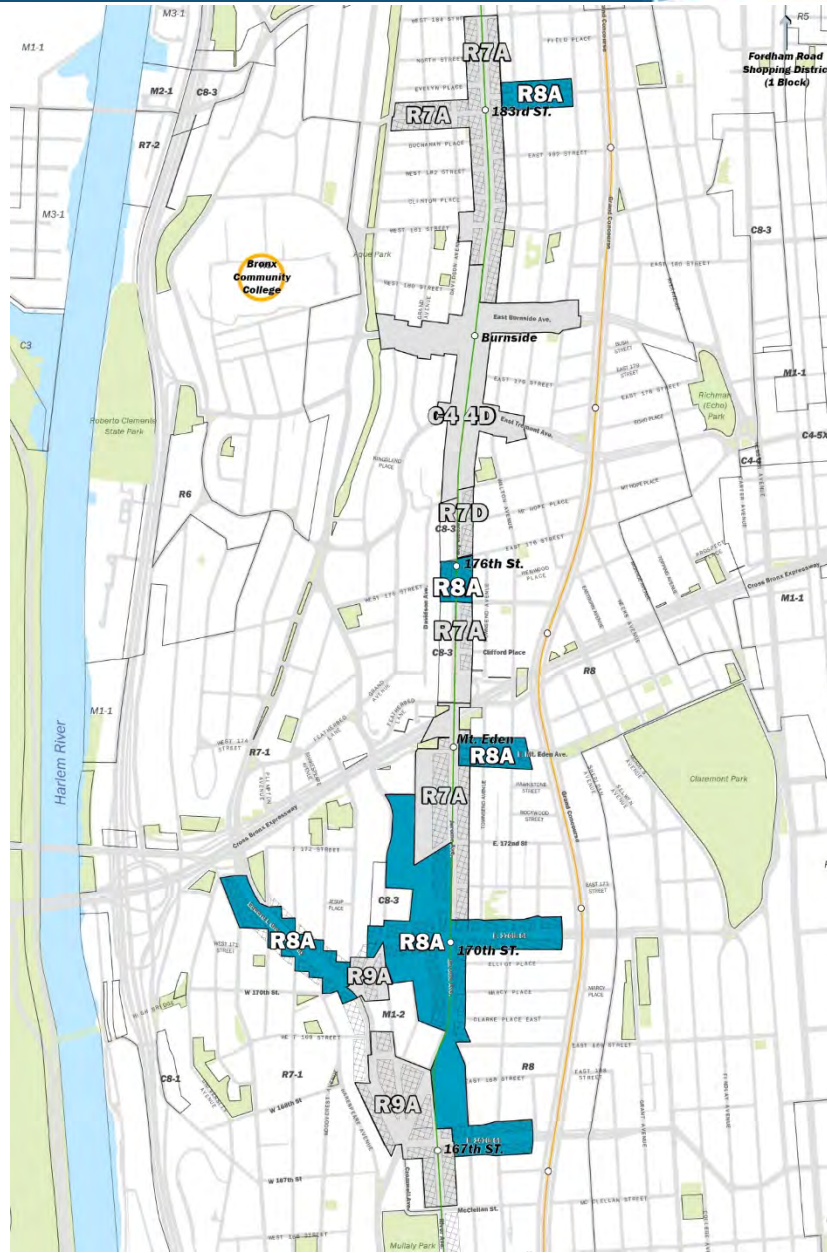
Proposed Zoning: R8A, R8A/C1-4, R8A/C2-4

- FAR of 6.02, 7.2 for Residential Uses
- FAR of 6.5 for Community Facilities



R8A NO EL

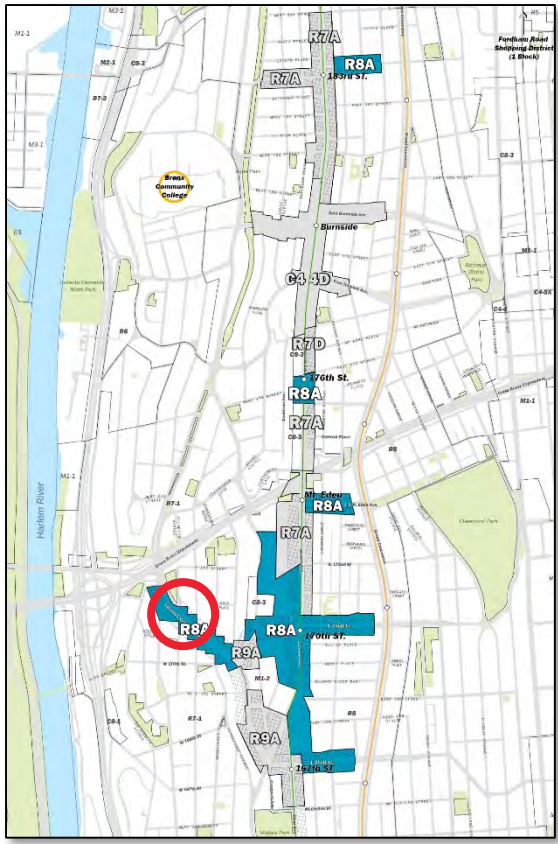
WITH EL





R8A Districts, Along Prominent Streets

Rezoning Area – Current Conditions

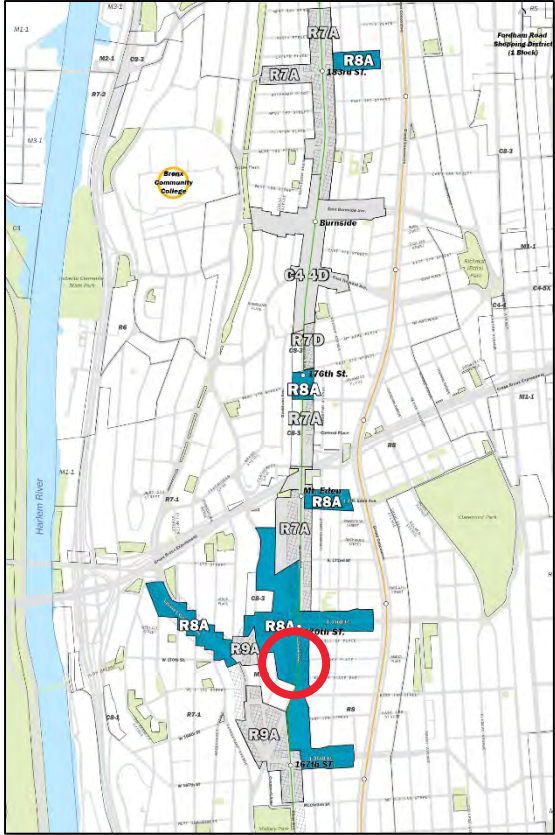


Jerome Avenue and Marcy Place



R8A Districts, Along Prominent Streets

Rezoning Area – Current Conditions



Jerome Avenue and Marcy Place

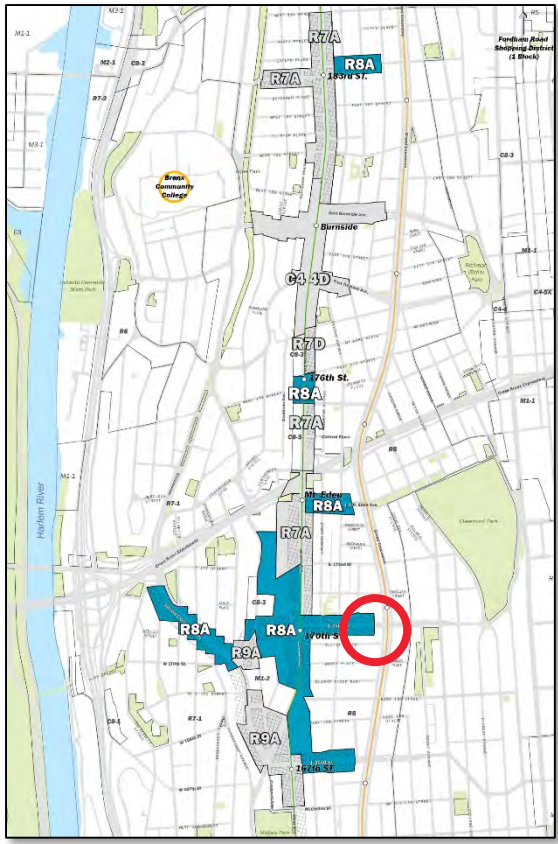


R8A Districts, Along Prominent Streets

Surrounding Context



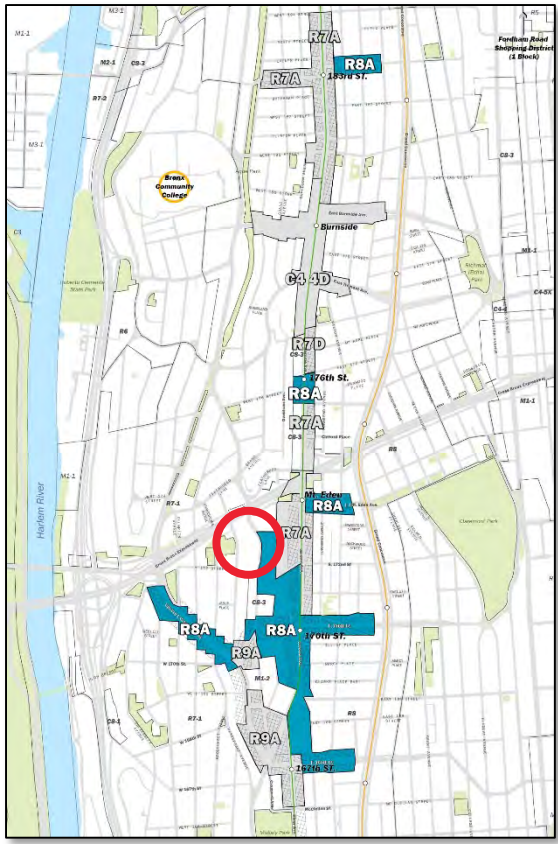
Walton Avenue and Marcy Place





R8A Districts, Along Prominent Streets

Surrounding Context

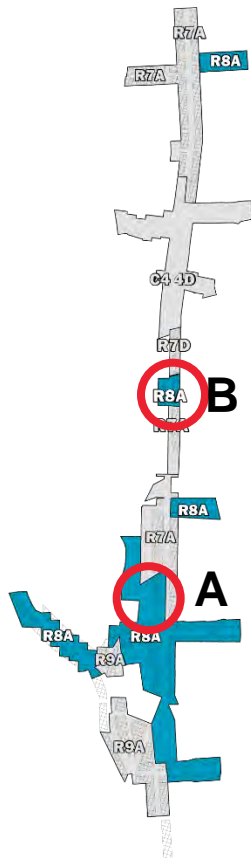


Macombs Road and Cromwell Avenue

R8A Districts, Along Prominent Streets



A
Macombs Road and Inwood Avenue



B

Full Commercial District at Burnside/Tremont

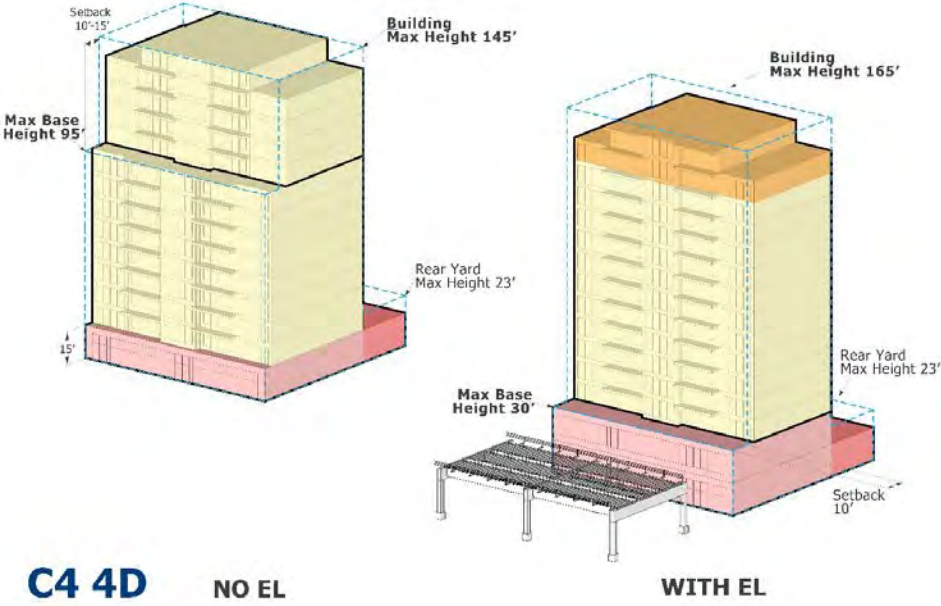


Existing Zoning: R7-1, R8, C8-3

- FAR from 3.4 to 7.2 for Residential Uses

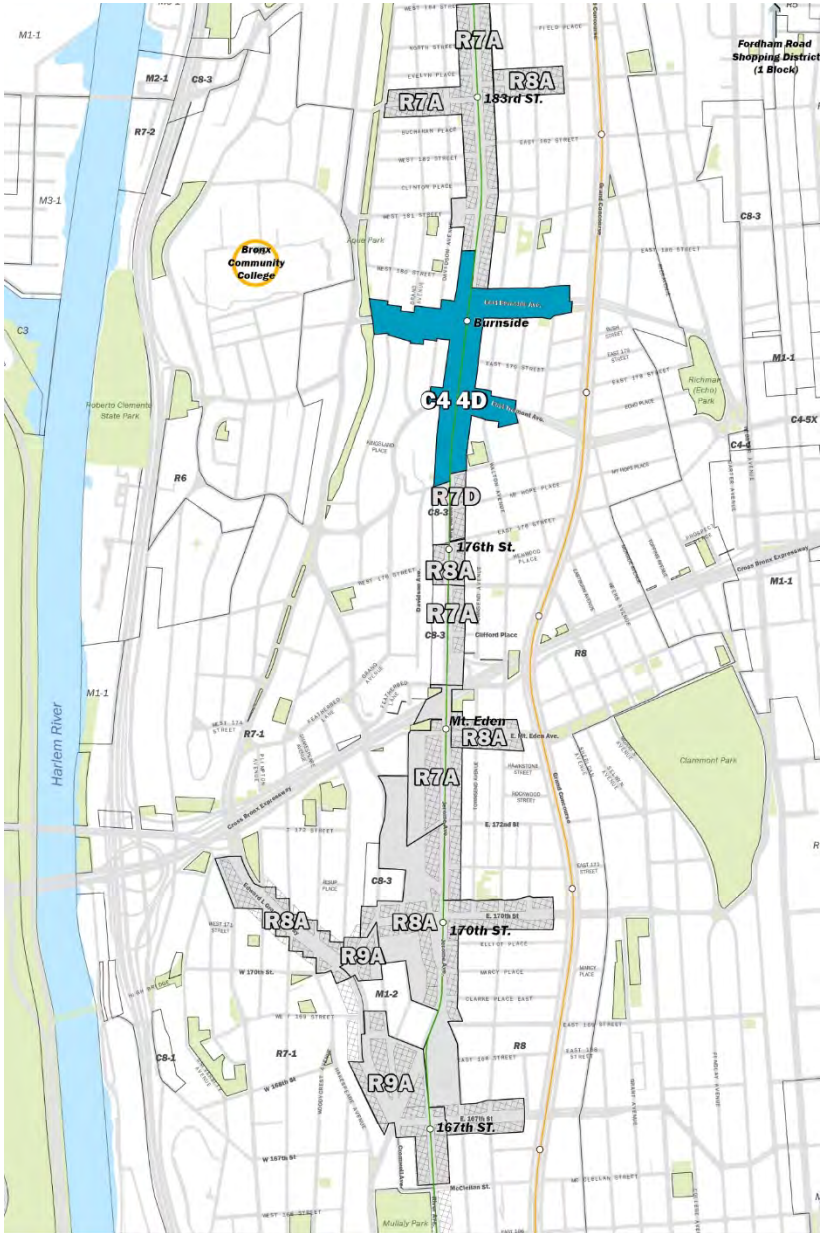
Proposed Zoning: C4 4D

- FAR of 6.02, 7.2 for Residential Uses
- FAR of 6.5 for Community Facilities
- FAR of 3.4 for Commercial Uses



C4 4D NO EL
(R8A Equivalent)

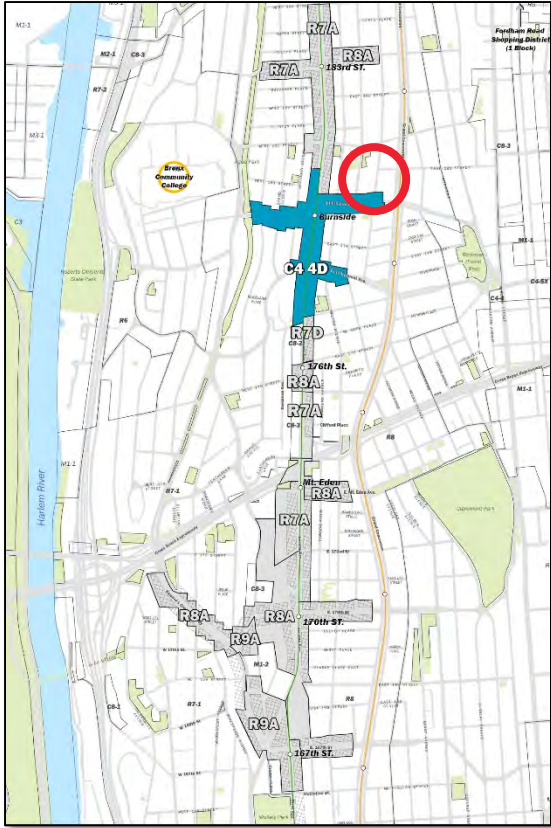
WITH EL



Full Commercial District at Burnside/Tremont



Surrounding Context



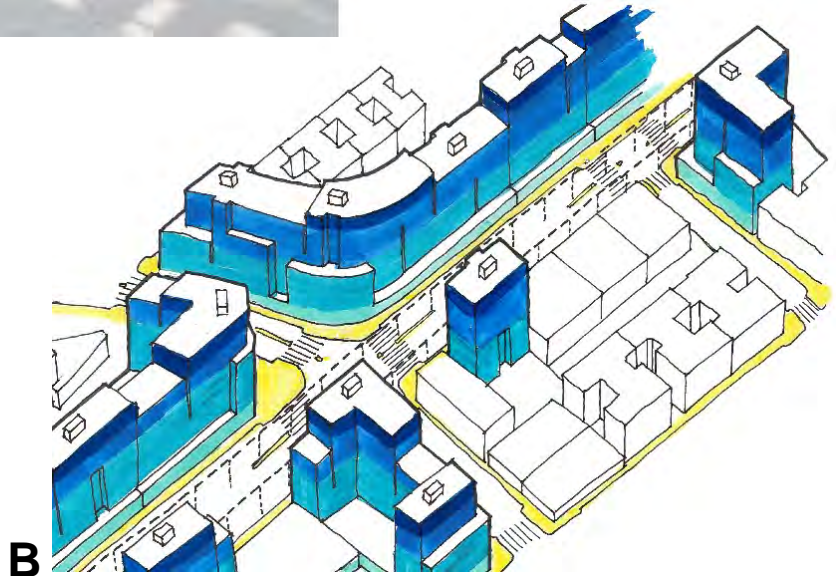
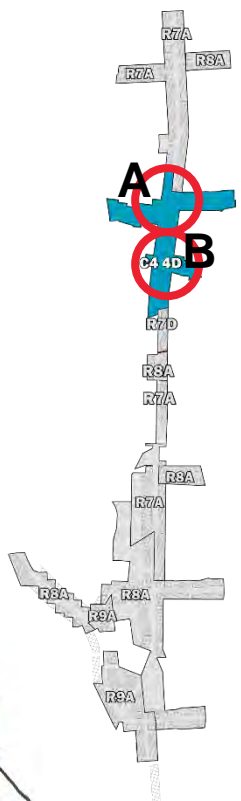
Morris Avenue

Full Commercial District at Burnside/Tremont



A

Burnside Avenue and Davidson Street



B

Nodes of Density at Strategic Locations

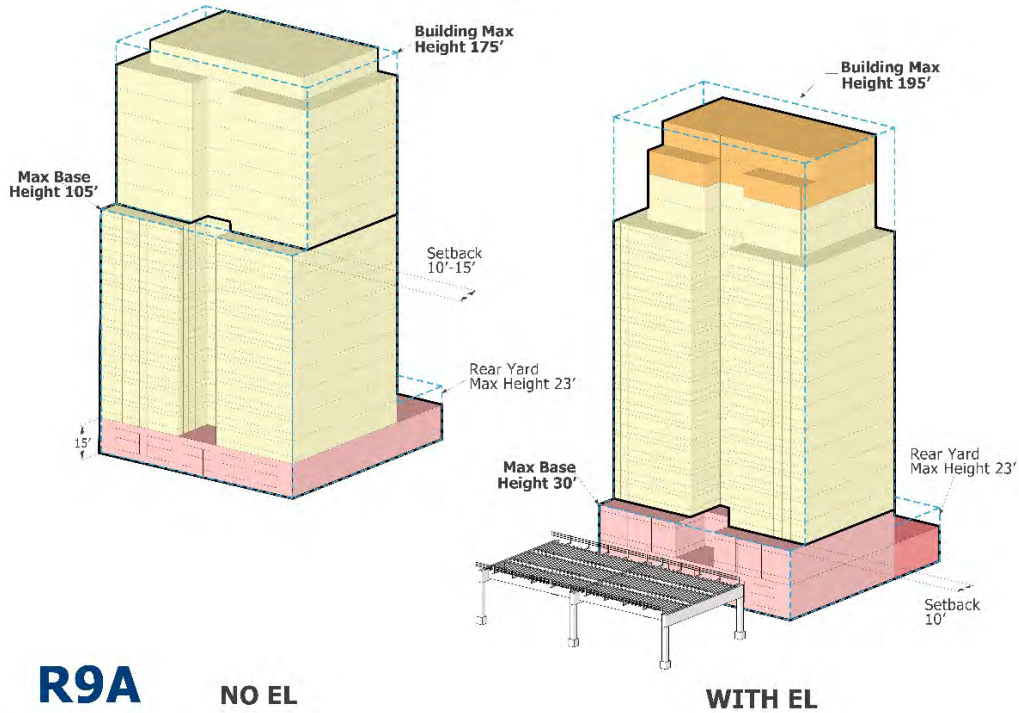


Existing Zoning: R8, R7-1, M1-2, C8-3

- FAR from 3.4 to 7.2 for Residential Uses

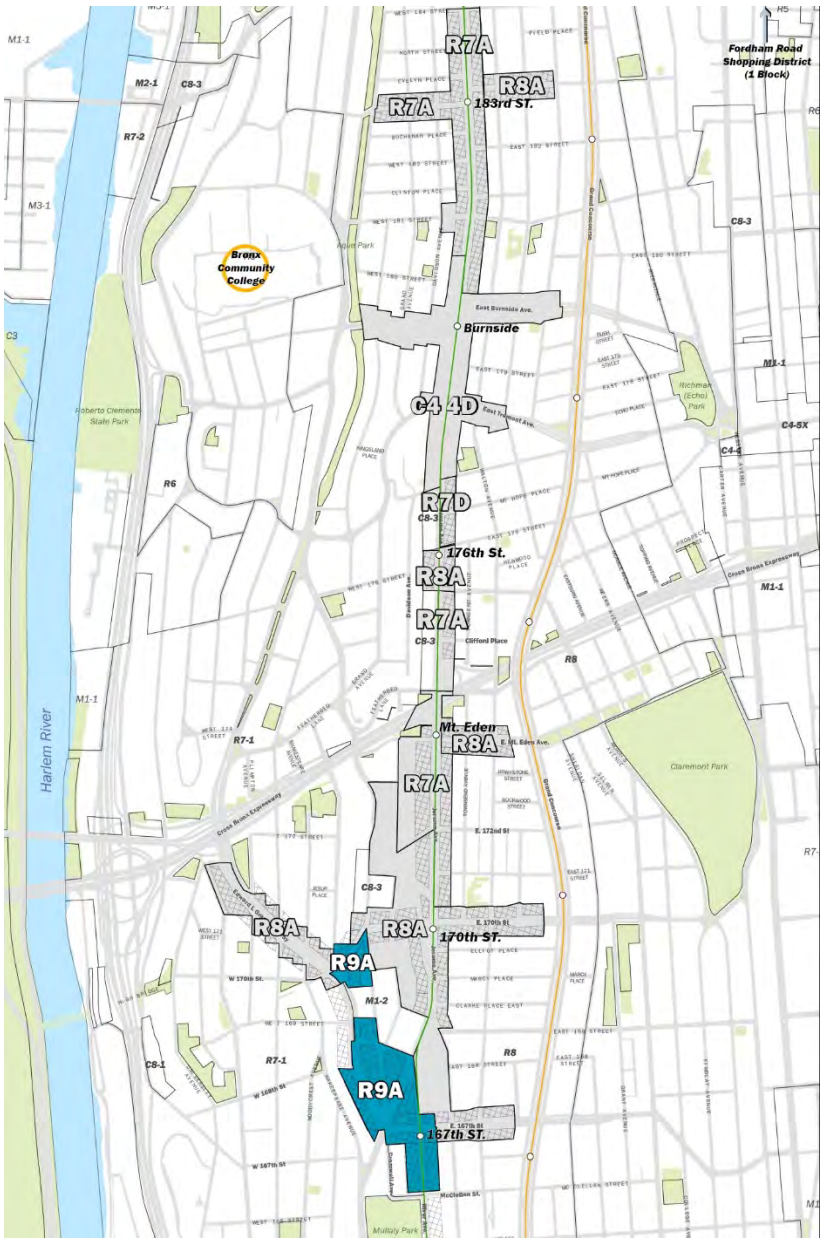
Proposed Zoning: R9A

- FAR of 8.5 for Residential Uses
- FAR of 7.5 for Community Facilities



R9A NO EL

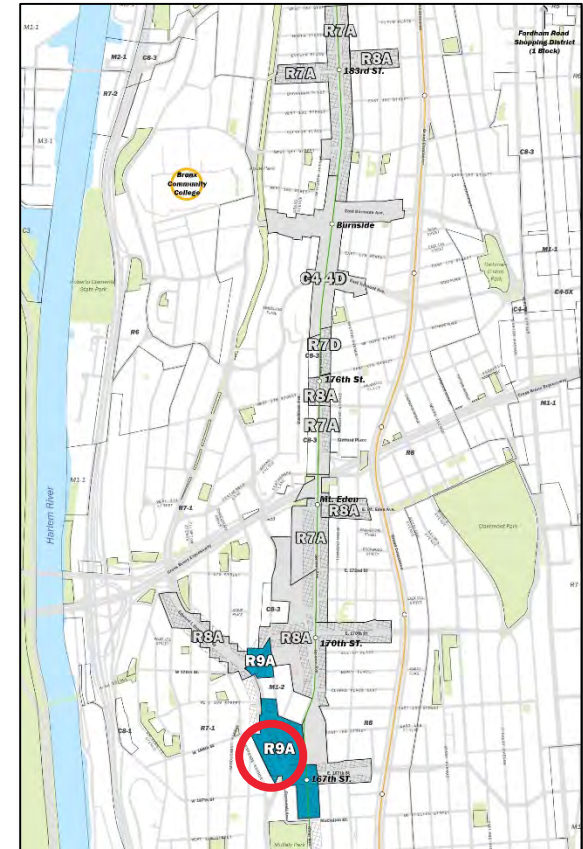
WITH EL





Nodes of Density at Strategic Locations

Surrounding Context

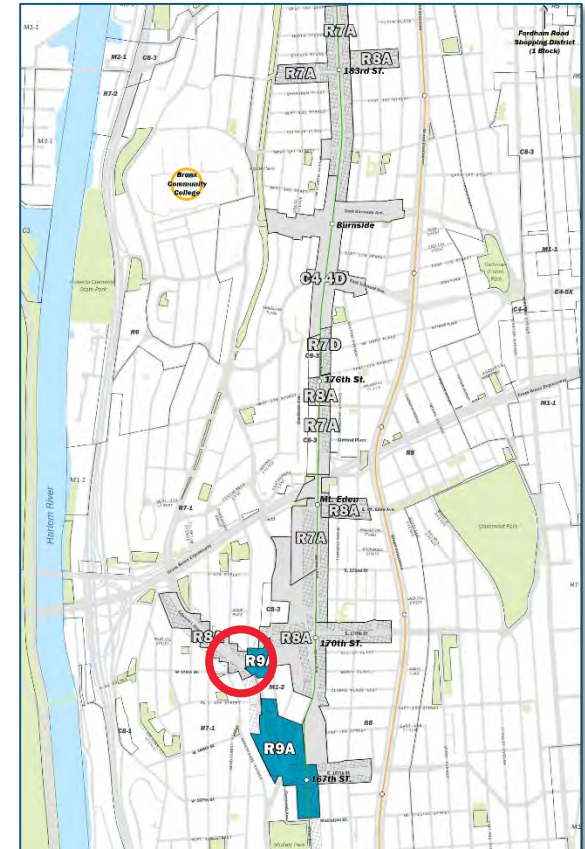


Jerome Avenue at Edward L. Grant Highway and Cromwell Avenue



Nodes of Density at Strategic Locations

Surrounding Context

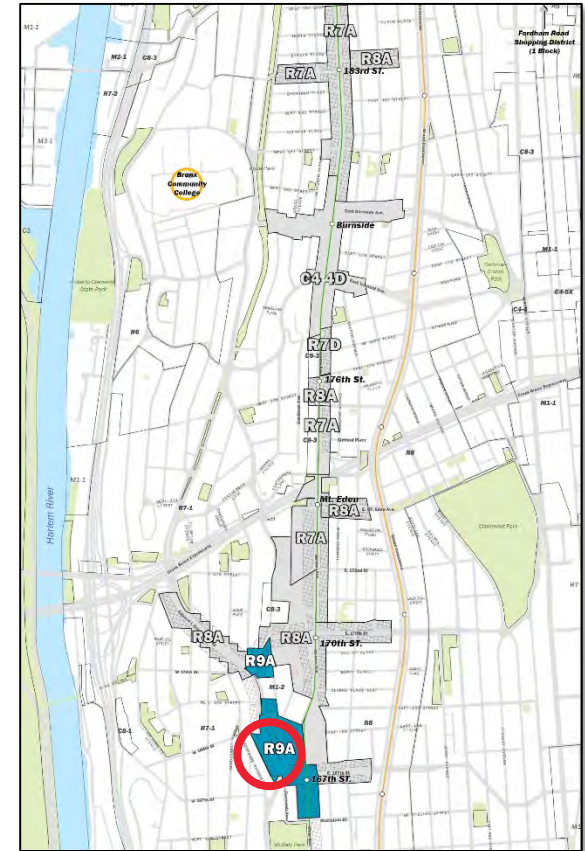


Confluence of Edward L. Grant Highway, 170th Street and Jesup Avenue



Nodes of Density at Strategic Locations

Rezoning Area – Current Conditions



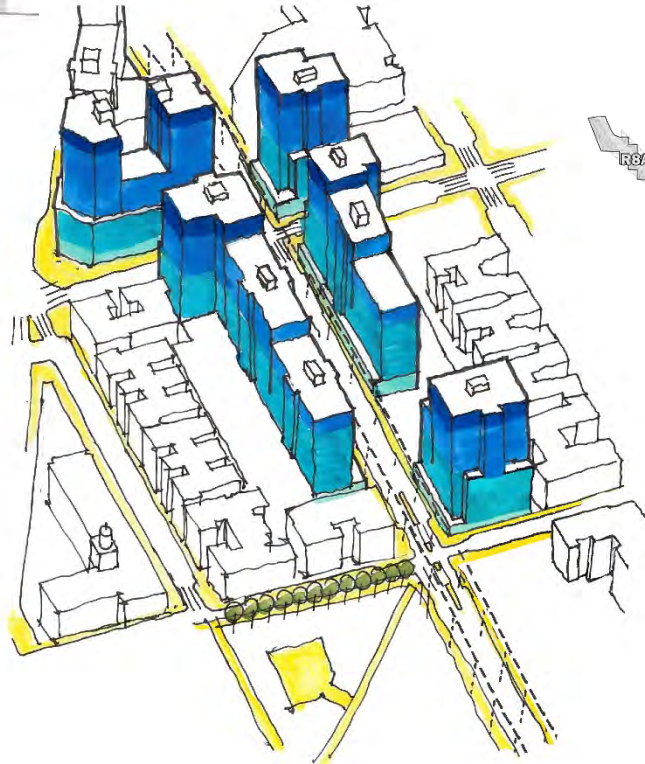
Jerome Avenue and Edward L Grant Highway

Nodes of Density at Strategic Locations

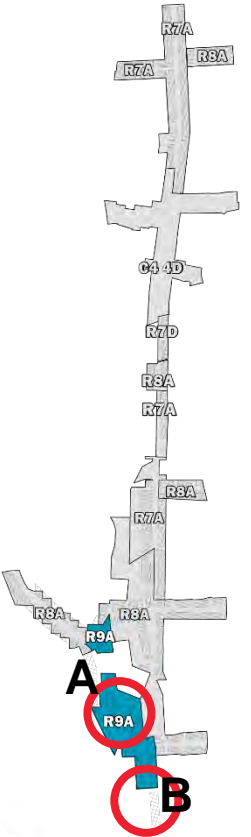


A

Cromwell Avenue and Jerome Avenue



B



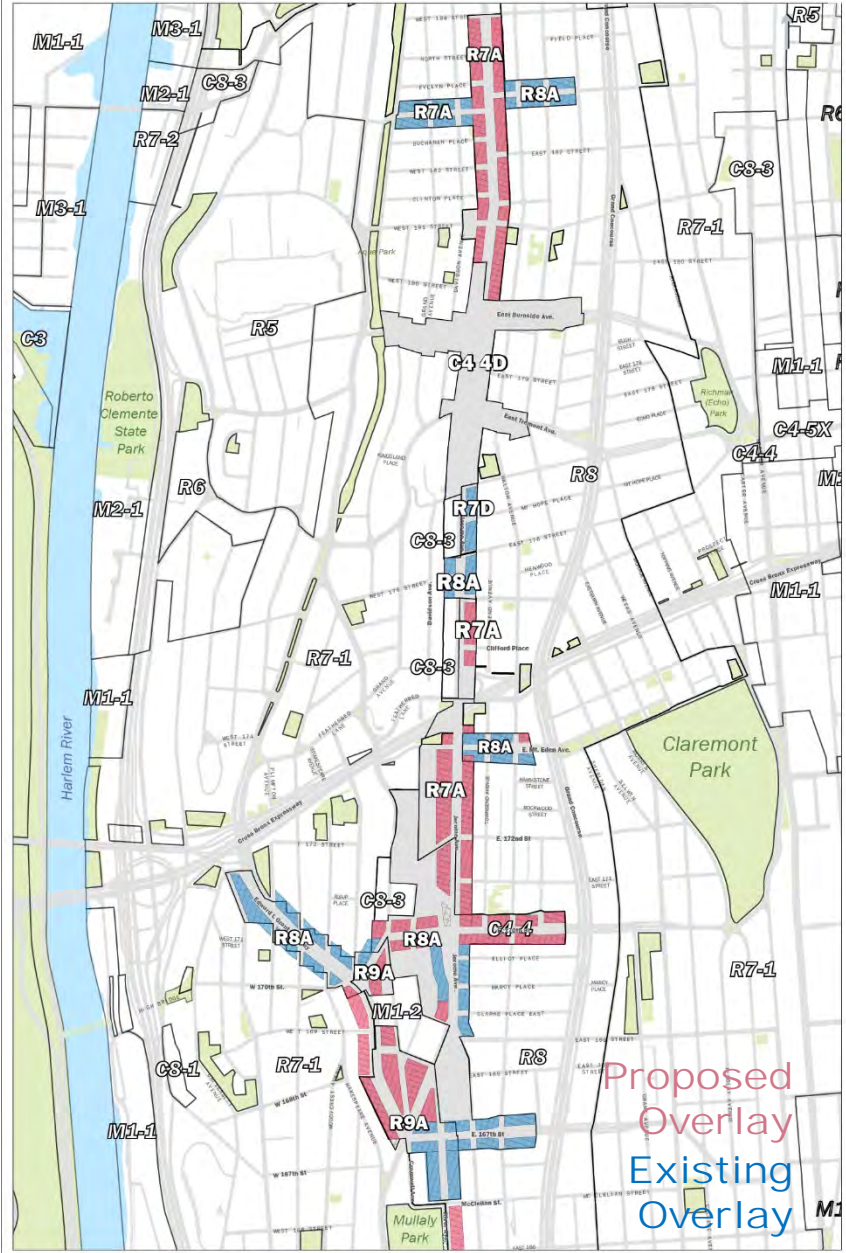
Proposed Map Amendment: Commercial Overlays



Burnside Avenue and Davidson Avenue

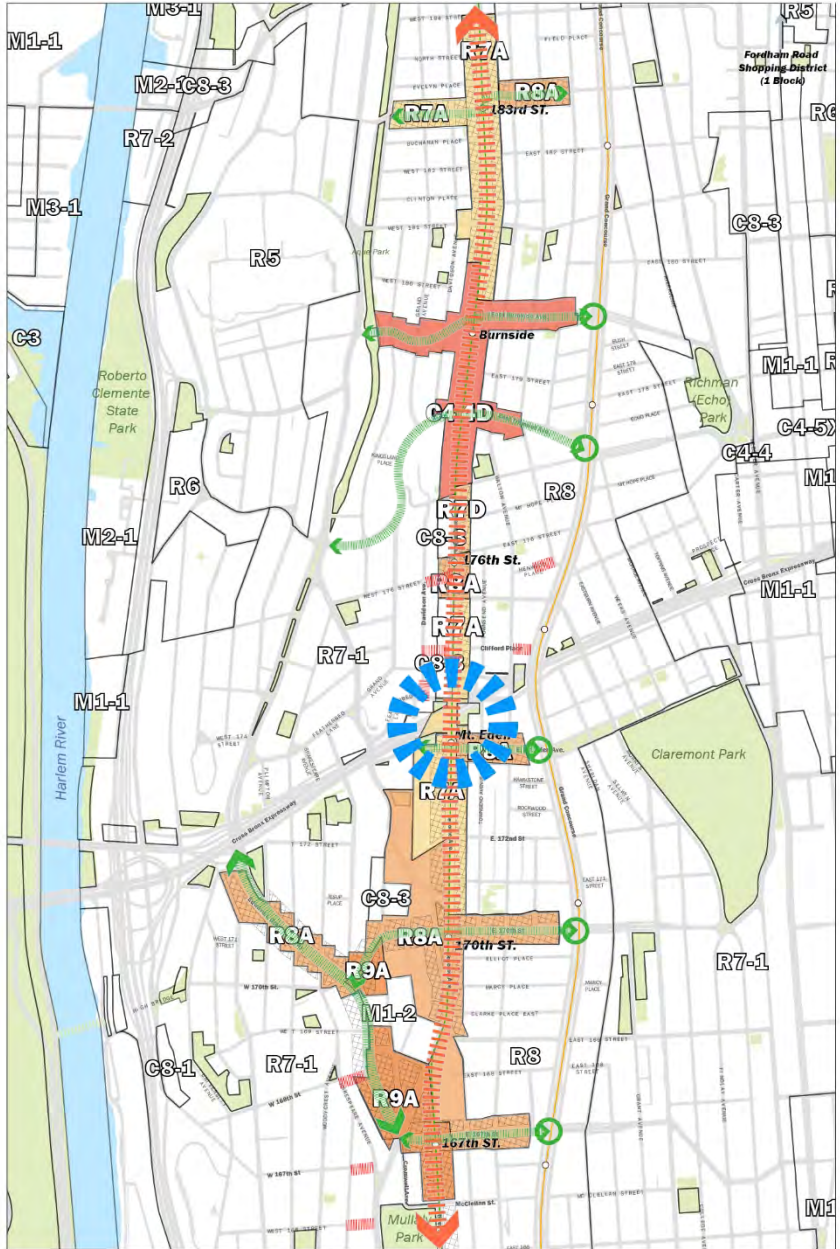


170th Street and Walton Avenue



Proposed
Overlay
Existing
Overlay

Strategies & Land Use





Text Amendments

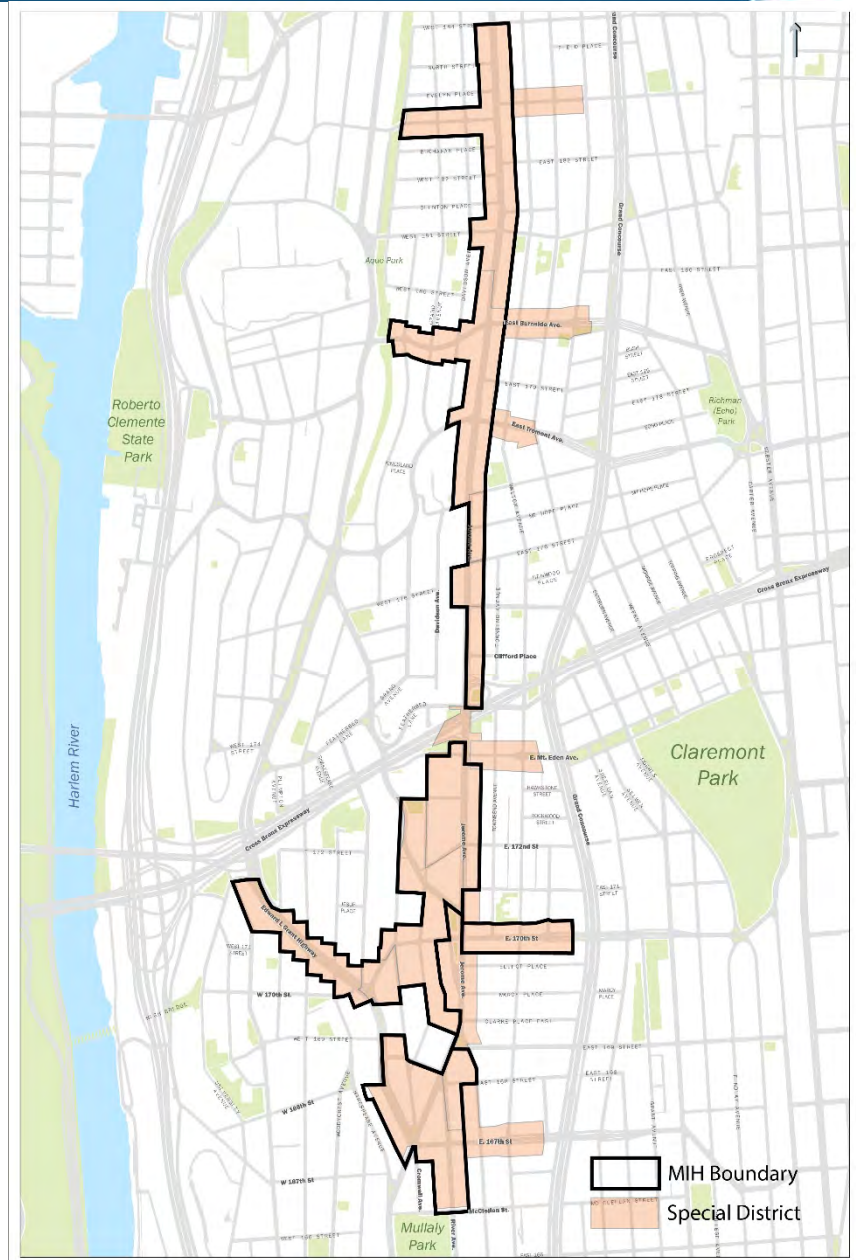
1. Map Special District
2. Mandatory Inclusionary Housing (MIH):

- *Option 1*
- *Option 2*
- *Deep Affordability Option*

Option 1: 25 percent of housing at an average of **60% AMI**

Option 2: 30 percent of housing at an average of **80% AMI**

Deep Affordability Option: 20 percent at an average of **40% AMI**



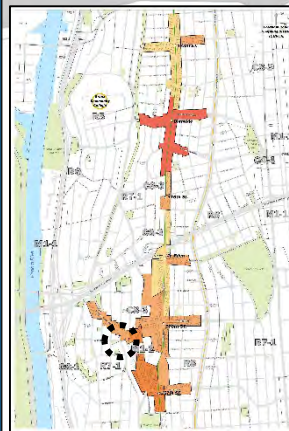


City Map Change

Proposed City Map Changes

To facilitate the development of Corporal Fischer Park, the Department of City Planning in collaboration with DPR and CDOT proposes the following changes to the City Map:

- **De-map Corporal Fischer Place (street)**
- **Map Block 2520, Lot 19 as parkland.**



City Map Change



City Map Change



DEIS Chapters with No Impacts

- Land Use, Zoning, Public Policy
- Socioeconomic Conditions
- Urban Design & Visual Resources
- Hazardous Materials
- Water & Sewer Infrastructure
- Solid Waste & Sanitation
- Energy
- Greenhouse Gas Emissions
- Noise
- Public Health
- Neighborhood Character
- Open Space
- Historic & Cultural Resources
- Air Quality

DEIS Chapters with Impacts

- Construction
- Shadows
- Transportation
- Community Facilities

Jerome Avenue Neighborhood Plan



A Future Vision for Jerome Avenue



A Future Vision for Jerome Avenue



A Future Vision for Jerome Avenue



A Future Vision for Jerome Avenue



A Future Vision for Jerome Avenue

