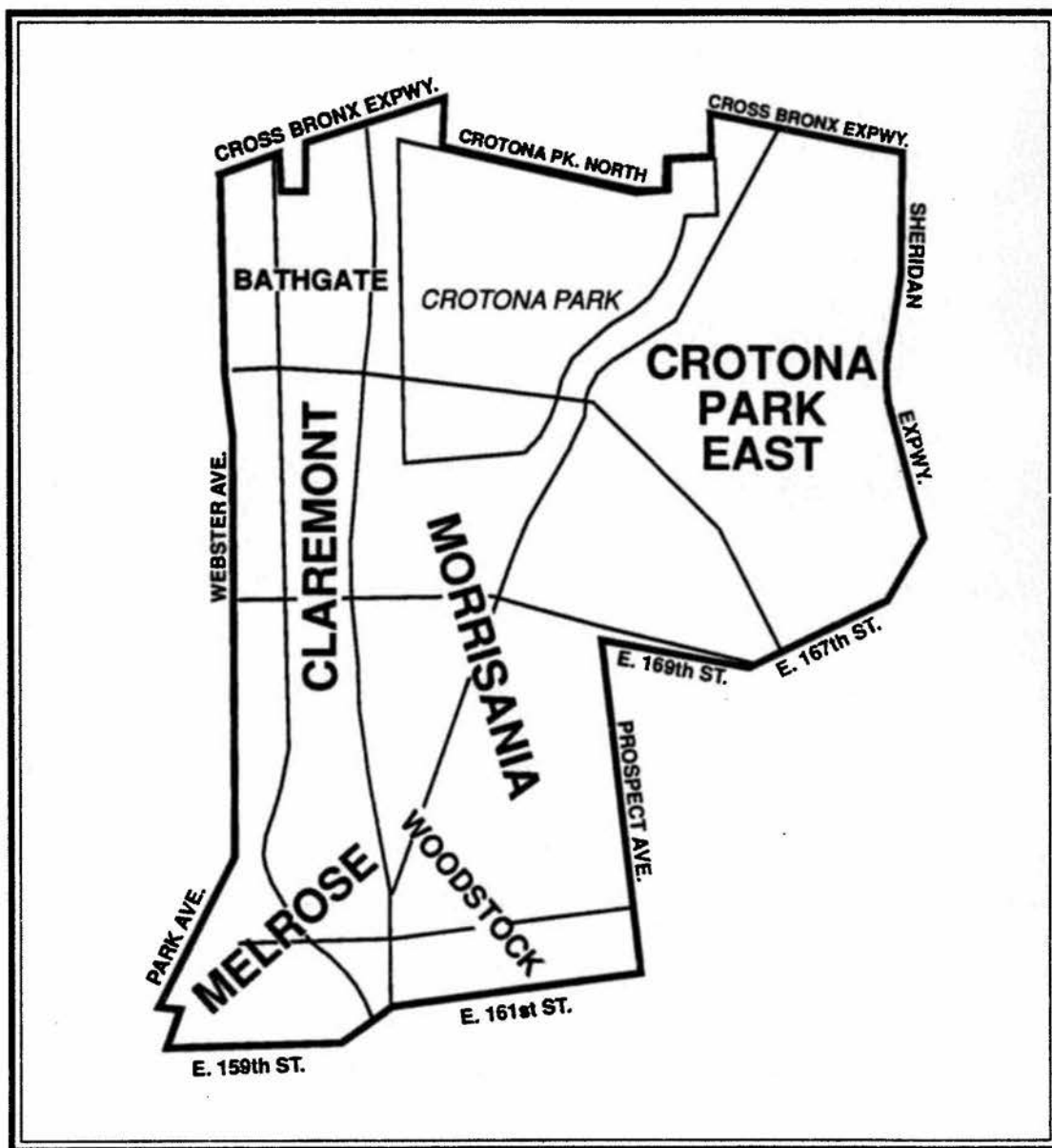

Partnership for the Future

A 197-a Plan for the Revitalization
of Bronx Community District #3



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THE CITY OF NEW YORK

David N. Dinkins, Mayor

DEPARTMENT OF CITY PLANNING

Richard L. Schaffer, Director

INTRODUCTION

Under Section 197-a of the New York City Charter, community boards may propose plans for the development, growth and improvement of land within their districts. In June 1991, pursuant to the Charter, the City Planning Commission adopted minimum standards and rules of procedure for 197-a plans. Once adopted by the Commission and the City Council, the 197-a plans are intended to serve as policy guides for subsequent actions by city agencies.

Partnership for the Future, initially proposed by Bronx Community Board 3 in 1989, is the city's first adopted community board 197-a plan.

This report provides information for those interested in the plan's policies and recommendations. It may also be of interest to other community boards considering the 197-a process.

The information is presented in four sections:

1. The City Planning Commission Report with its consideration and modification of the plan;
2. The City Council Resolution, dated November 12, 1992, approving the plan as modified by the City Planning Commission;
3. The 197-a plan, Partnership for the Future, as proposed by Community Board 3; and
4. An appendix to the plan providing zoning maps, updated information on population and the status of housing developments in the district, and excerpts from a Department of City Planning technical memorandum analyzing proposed rezonings.

Section 1.

The City Planning Commission Report

CITY PLANNING COMMISSION

September 23, 1992/Calendar No. 28

N 921033 NPX

IN THE MATTER OF a plan, Partnership for the Future, submitted by Bronx Community Board 3 pursuant to Section 197-a of the New York City Charter in order to promote the orderly growth, improvement, and development of Bronx Community District 3.

Bronx Community Board 3 adopted its Section 197-a plan, Partnership for the Future, prepared by the Consumer-Farmer Foundation, following a public hearing in June 1989. The plan was then submitted to the Department of City Planning for review, but was held until rules for processing Section 197-a plans were adopted by the City Planning Commission in July 1991. The plan was filed by Bronx Community Board 3 on July 31, 1991.

BACKGROUND

Bronx Community District 3, located in the center of the borough, is bounded in general by the Cross-Bronx Expressway and Crotona Park on the north; the Sheridan Expressway and Westchester and Prospect avenues on the east; East 159th, East 161st, East 167th, and East 169th streets on the south; and Webster, Park, and Courtlandt avenues on the west.

Zoning and Land Use

Community District 3 is zoned predominantly for medium density residential uses (R6 and R7). Manufacturing districts are in the northwestern portion where the Bathgate Industrial Park is located, the southwest portion where the Morrisania Industrial Park is proposed, and the northeastern portion where the Mid-Bronx Industrial Park is located. Major commercial overlays are located on Third Avenue from East 169th Street to Claremont Parkway and along

Boston Road on several blocks between East 163rd and Crotona Park East. Another commercial strip along Southern Boulevard from East 169th Street to East 174th Street contains three pockets of C8-3 zones interspersed with the C2-4 overlay. The 161st Street corridor is zoned C4-4.

The 127-acre Crotona Park is located at the northern boundary of the district. It contains several baseball diamonds, basketball, racquet and tennis courts, a swimming pool and a lake. It provides year-round active and passive recreation for the residents of this and other districts. Claremont Park abuts the western boundary of the district and the Bronx River runs along its eastern edge.

Population

Since 1950 Bronx Community District 3 has undergone extensive demographic and physical change. Population declined from over 150,000 in 1960 to approximately 54,000 in 1980. Abandonment, arson, and demolition contributed to a decline from over 46,000 dwelling units in 1970 to less than 21,000 in 1980, leaving 1,500 vacant lots, hundreds of vacant buildings, and half the population concentrated in high-rise public housing. The population increased slightly to 58,000 by 1990, but dwelling units declined by seven percent.

Between 1950 and 1990 the district's racial and ethnic mix changed considerably: whites dropped from 54 percent to less than one percent of the population, while the proportion of blacks increased from 36 percent to 54 percent and Hispanics increased four-fold from 10 percent to 43 percent. Income levels declined substantially to less than half the citywide median; in 1990

the area ranked 57th out of 59 community districts in terms of family income. Almost half the population in the district receives some form of public assistance and more than half of all families are headed by women with incomes below the poverty line.

PLAN DESCRIPTION

Community Board 3's Section 197-a plan, Partnership for the Future, is a comprehensive plan for the district, incorporating elements related to housing, industrial and commercial uses, transportation, land use regulation, open space, recreation, community facilities, and other infrastructure and service improvements. The plan focuses primarily on a land use strategy to promote housing development, while providing the framework for the future development of related plans for health and human services and economic development.

The plan proposes to reverse the pattern of population decline, housing deterioration, and social distress by reestablishing the community at a reasonable density in affordable housing with a full range of social services. The objective of the plan is to promote community growth and viability by increasing the area's population, diversifying the income mix, expanding education, social services and economic development opportunities, upgrading the existing infrastructure, and increasing the availability of parks and recreational facilities.

To achieve these goals, the plan recommends a strategy that includes zoning changes to foster new residential development and to preserve sound housing in manufacturing zones; new housing programs to promote higher-density residential redevelopment and mixed-income occupancy in

a range of housing types; an assessment of employment, child care, and family needs, including those of the homeless; and an economic development plan focusing on employment services, commercial revitalization, and the role of existing and proposed industrial parks in promoting local job growth. A summary of the plan's recommendations follows:

Land Use

The plan questions the merits of developing the proposed Morrisania Industrial Park. The Board believes that designation of a third industrial park in the district would conflict with its desire for new housing sites, given the uncertain contribution of industrial development to the creation of job opportunities for local residents. The plan recommends that vacant land on portions of six blocks in the Bathgate Industrial and In-Place Parks (Blocks 2904, 2905, 2906, 2929S, 2929N, and 2930N) and all or portions of five blocks in the proposed Morrisania Industrial Park (Blocks 2368, 2369S, 2369N, 2388S, and 2388N) be studied for rezoning from manufacturing to residential use in order to increase the amount of land available for housing development. The plan also recommends the reactivation of vacant residential buildings in manufacturing zones.

Housing

New lower-density one- and two-family housing programs targeted for the district will not produce sufficient units to reach the plan's population goal of 100,000 by the year 2000. The plan identifies 41 opportunity sites primarily for development of higher-density homeownership housing at 60 to 100 dwelling units per acre. Four of the sites are in the proposed Melrose Commons Urban Renewal Area and nine others are in the Bathgate and proposed Morrisania

Industrial Parks. Depending on the site and the scale of surrounding development, new units would be distributed among three- and four-family/four-story walkups and six- to eight-story elevator apartment buildings with ground floor commercial space where appropriately zoned. The plan identifies the need for mixed-income occupancy in city-owned buildings programmed for rehabilitation, rather than the past policy of tenanting entire buildings (and clusters of buildings) with exclusively homeless families.

The plan also recommends: developing housing to maximize population growth in areas where schools are underutilized and the transportation infrastructure is in place; preserving structurally-sound housing by maintaining the existing housing stock and upgrading public housing and in-rent properties; expanding alternative management programs to promote tenant ownership and management; and developing and training local community organizations to act as sponsors of housing programs.

Economic Development

The plan presents goals and issues to shape a complementary plan for commercial, industrial, and job development. That plan would address development of the proposed Morrisania Industrial Park for mixed use; adequate financing for small business start-ups and expansion; job training and placement facilities tied to increased educational preparation and growth sectors of the economy; and revitalization of commercial strips along East 174th Street, McKinley Square, Prospect Avenue, and East 161st Street to provide adequate local retail services.

Open Space

The plan recommends developing vacant land for new parks, open space, and recreation facilities in tandem with residential development. The plan further recommends establishing a Bronx Greenway via linear parks and bikeways along transportation corridors to link Crotona Park to the borough's major parks, waterfront, and cultural and education institutions; and using Crotona Park as a learning environment supplementary to community schools.

Transportation

The plan recommends expanding the transportation network linking community residents to job opportunities by reinstituting the free transfer between bus and subway lines (IRT 4) at East 161st Street and River Avenue, thereby eliminating the economic hardship of two-fare zones, and by reestablishing the Metro-North stations and service at East 161st Street and Claremont Parkway. The plan also recommends maintenance of the street system, signage, and traffic controls to improve traffic flow, and para-transit programs to increase the mobility of the elderly and the handicapped.

Education

The plan recommends reestablishing the district's public schools as focal points for community activities and services through the expansion of after-school hours and the provision of social, cultural, health, educational, and training programs. The plan also recommends using Crotona Park for after-school athletic activities and environmental education programs.

Sanitation

The plan recommends establishing a pilot recycling program in the district's high-rise public housing; accelerating programs for the cleaning and fencing of vacant lots through increased coordination among City agencies; and designating an area for the disposal of household appliances.

Police

The plan recommends assigning increased personnel adequate to combat high crime levels in the 42nd Precinct.

Health and Human Services

The plan identifies a range of social service issues to provide a blueprint for the future development of a complementary plan for the delivery of health and human services. The plan to be developed would include at least the following components: formulating a job training and development strategy to identify career fields that offer opportunities for advancement; assessing health and social services needs; providing a community referral service center to assist in promoting access to available services and service providers; developing multi-service community centers in the local public schools; expanding day care center slots and hours of operation; and providing access to primary maternity, pediatrics, and comprehensive family care and planning services, with an emphasis on preventative care.

ENVIRONMENTAL REVIEW

This application (N 920133 NPX) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et. seq. for City Environmental Quality Review (CEQR) adopted by the City Planning Commission on June 26, 1991, Executive Order No. 91 of 1977. The designated CEQR number is 90-070X. The co-lead agencies are the Department of City Planning and the Department of Environmental Protection.

After a review of the potential environmental impact of the proposed action, a Negative Declaration was issued on April 20, 1990. It was determined that the plan would not, in itself, result in construction, funding, or approval of projects or changes in regulations by City agencies nor does the plan advance or effectuate any change or activity that would trigger environmental impacts.

THRESHOLD REVIEW AND DETERMINATION

This plan (N 920133 NPX) was determined to meet threshold standards for form, content, and sound planning policy by the City Planning Commission on December 16, 1991, and was duly referred to Community Board 3 and the Borough President, in accordance with Article 6 of the rules for processing Section 197-a plans.

Affected agencies were asked for comment on the plan pursuant to Article 4.020(b) of the rules for processing Section 197-a plans. The Department of Housing Preservation and Development

(HPD), the Economic Development Corporation (EDC), the Board of Education, and the departments of Employment and Sanitation submitted written comments on the plan.

The Department of Housing Preservation and Development's written response included the following comments:

Most of the sites identified in the plan are already committed to various development programs.... Higher density housing is not a major element of HPD's Ten-Year Plan, due to cost.... Densities ... for new construction beyond roughly 42 dwelling units per acre... cannot be developed under existing City programs.... However, a reasonable density for the district will nevertheless be achieved through available programs.... The CD 3 197-a plan, in its call for higher density construction, requires... subsidies beyond those available under the City's housing programs... [given] New York City's limited municipal funds, the major funding source for current ongoing housing development.... [HPD is] unable to accede to the mid- and high-density specified in the plan insofar as they may be interpreted as prohibiting lower-density development.

The Commissioner of the Department of Housing Preservation and Development in a presentation before the City Planning Commission on July 27, 1992, stated further objections to the density recommendations in the plan. HPD expressed concern that developers would be unable to market higher-density housing for homeownership, and that banks and other lenders perceive higher-density housing requiring greater subsidies as a risky investment.

The Economic Development Corporation's written response included the following comments:

[The Economic Development Corporation] is concerned with the plan's recommendations to rezone portions of the industrial parks, as they ... conflict with the city's economic development objectives.... [EDC] strongly disagree[s] with the plan's proposal to rezone the Third Avenue sites in the Bathgate

Industrial Park. These sites ... are inappropriate for residential development.

Another issue of concern is the recommendation to have several sites within the proposed Morrisania Industrial Park designated for residential development. Nevertheless, [EDC is] willing to pursue the zoning change from industrial to residential of Block 2368 as part of the public approvals for the creation of the Morrisania Industrial Park. EDC understands that the use of this block for residential development is in accordance with the redevelopment efforts of the lower Boston Road corridor and Melrose Commons. This rezoning, however, will have a negative impact on the development of the industrial park since it will eliminate a prime development site. Any additional loss of industrial zoned sites within the park will have a significant impact on [EDC's] ability to market the park....

The Board of Education's written response included the following comments:

School facilities within Community Board 3 could not accommodate the large number of pupils that would be generated if the population goal of 100,000 was met by the year 2000.

Community Board Public Hearing

Although not required to do so as sponsor of the plan, Community Board 3 held a public hearing on this plan on February 11, 1992, and on that same day, by a vote of 23 to 0 with 0 abstentions, adopted a resolution reaffirming its commitment to the policy goals and strategies of the plan.

The board's written response included the following comments, which primarily address HPD's response to the plan:

Since the plan's adoption in June 1989 HPD has programmed most of the vacant sites in Community District 3 at density levels far short of that recommended [in the plan]. The fact that many sites have been committed does not invalidate the policy recommendations in the plan. At no point does HPD address the planning and land use rationale supporting the plan's recommendations for higher density

housing. Such recommendations were based on sound planning policy, ... centered on the ability of the district's infrastructure, transit network, schools, and open space to support an expanded population.

Borough President Recommendation

This application was considered by the Office of the President of the Borough of the Bronx, which issued a recommendation approving the action on May 6, 1992, with modifications concerning the plan's recommendation that portions of the Bathgate Industrial Park be rezoned from manufacturing to residential use.

The Borough President's recommendation included the following comments:

HPD must develop programs targeted to a community's housing needs. This attempt to make communities/neighborhoods conform to prevailing program funding streams has... negatively affected the ability to maximize the efficient use of [the borough's] scarce land resources.... I support the recommendation of the plan to develop programs for higher density and mixed use.... New construction should achieve a density of 60 to 100 units per acre.... I urge the City Planning Commission [and] HPD... to seriously evaluate our concerns regarding housing... and to consider them in the implementation of the Melrose Commons proposal.

With regard to the proposed Morrisania Industrial Park, ... I have supported the change of zoning for blocks 2368 and 2369, because... a residential tie-in between the Boston Road corridor and Melrose Commons can be created without jeopardizing opportunities for economic development....

In the matter of the Bathgate Industrial Park and the vacant sites east of Third Avenue, I feel that although the sites may not be ideal for commercial and light industry, they should not be ruled out for such uses and should be considered for certain beneficial municipal uses. However, the sites are by no means appropriate for residential development. Two primary factors supporting this conclusion are 1) topography - the abrupt change in grade level between Fulton Avenue... and Third Avenue, and 2) the potential for adverse environmental impacts - the assemblages face Third Avenue, which is a major north-south trucking route....

City Planning Commission Public Hearing

On June 10, 1992 (Calendar No. 2), the City Planning Commission scheduled June 24, 1992, for a public hearing on this application (N 920133 NPX). The hearing was duly held on June 24, 1992 (Calendar No. 14). There were ten speakers in favor of the plan and three speakers in opposition to portions of the plan.

A representative of the Bronx Borough President's Office and six representatives of Bronx Community Board 3 spoke in favor of the plan. A representative of the Economic Development Corporation spoke in opposition to the plan's recommendations to rezone portions of the Bathgate and proposed Morrisania Industrial Parks from manufacturing to residential use.

Waterfront Revitalization Program Consistency Review

This application was reviewed by the Department of City Planning for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), adopted by the Board of Estimate on September 30, 1982 (Calendar No. 17), pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (New York State Executive Law, Section 910 et seq.). The designated WRP number is 181-91.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

Charter-Defined Plans and Reports Consistency Review

This application was reviewed by the Department of City Planning for consistency with the New York City Charter-defined plans and reports pursuant to Article 7 of the rules for the processing of Section 197-a plans. The plan was determined to be consistent with the borough and mayoral strategic policy statements and the Ten-Year Capital Strategy.

CONSIDERATION

The Commission applauds the efforts of Community Board 3 in executing its 197a plan. As the first such plan to be reviewed by the Commission, it establishes an excellent precedent for a thorough, thoughtful planning process. It has been a successful process in which the Department of City Planning and other city agencies have participated and will continue to work with the Board to effect many of the plan's goals.

Recognizing the complexity of issues facing the community, the Board crafted a plan that addresses a broad range of social, economic and quality of life issues critical to the revitalization of the district. The Commission concurs with the vast majority of the recommendations put forth in the 197-a plan and supports the Board's efforts to stabilize, diversify and increase its population. In its consideration of the plan, the Commission specifically addressed land use-related matters. However, the Commission takes note of and commends the comprehensive scope of the Board's 197-a plan and urges other agencies to consider the plan as guidance for pertinent actions.

The Commission took particular care in addressing the Board's land use recommendations for a district that has undergone dramatic transition over the past several decades. In the wake of extensive housing abandonment and demolition, city redevelopment policies sometimes resulted in tracts of land remaining vacant and reserved for economic development purposes. In some instances, the Board views these sites as opportunities for much needed residential development. In reviewing the Board's specific rezoning recommendations, the Commission sought to address this delicate balance between competing land uses.

Land Use

Community Board 3 recommended in its 197-a plan that portions of six blocks in the Bathgate Industrial and In-Place Industrial Parks and the entirety of five blocks in the proposed Morrisania Industrial Park be studied for potential rezoning from manufacturing to residential use in order to increase the amount of vacant land available for housing development. The Commission acknowledges the Board's concerns relating to the local benefits of industrial development and its desire for a broader mix of land uses in the district's existing and planned industrial parks. Many of those concerns, shared by the Commission, are addressed in the Department of City Planning's forthcoming Citywide Industry Study. In light of citywide industrial policy and the Department of City Planning's land use analysis, the Commission recommends certain modifications of the plan's rezoning proposals, which include continued monitoring of conditions and opportunities in the district.

Bathgate Industrial Park

The Bathgate Industrial Park is generally bounded by the Cross-Bronx Expressway on the north, the mid-line between Third and Fulton avenues on the east, Claremont Parkway on the south, and Washington Avenue on the west. The designation of the Bathgate Industrial Park in 1980 involved rezoning a former residential district characterized by vacant land and buildings from R6 to M1-4. Modern one-story industrial buildings generating approximately 1,300 jobs have been developed on six of the eight blocks between Washington and Third avenues, the latter a designated truck route. Approximately ten of the 21.5 acres in the Bathgate Industrial Park are currently vacant. Recent or planned developments within the Bathgate Industrial Park include the opening of a Business Assistance Center located on Third Avenue; the opening of the Bronx Educational Opportunity Center, serving 600 adult students, on Bathgate Avenue; and a 78-seat day care center planned for a site on Block 2919 formerly occupied by the GLIE herb farm.

The plan recommended that portions of Blocks 2929S, 2929N, and 2930N fronting the east side of Third Avenue between the Cross-Bronx Expressway and Claremont Parkway be rezoned for residential use. The three vacant sites, currently zoned M1-4, face two industrial buildings and vacant land across Third Avenue. A significant grade change marks the mid-block boundary between the manufacturing district and the abutting R6 residential zone along Crotona Park. The R6 zone along Crotona Park contains three occupied six-story residential buildings; 13 city-owned five- and six-story residential buildings being rehabilitated under HPD's Vacant Cluster Program; an assemblage of vacant land on Block 2929N programmed for the construction of an Early Childhood Center to serve 300 pre-school children; and an assemblage of vacant land at

the southern end of Block 2929S programmed for the development of new small homes under the NYC Partnership.

The Bronx Borough President stated that the sites are inappropriate for residential development, because of their location facing the blank walls of the industrial buildings across Third Avenue, which is a major north-south trucking route; the potential for adverse environmental and economic impacts; and the abrupt change in topography. The Economic Development Corporation agreed that the sites were unsuitable for residential use and raised the possibility that federal Economic Development Administration funds used to prepare the sites would have to be repaid if the properties were developed for other than industrial and commercial uses. EDC plans to include the three sites in its neighborhood retail development program. A local development corporation recently completed a feasibility study for commercial and community facility uses on that portion of Block 2929S within the manufacturing zone.

The Commission concurs with the Borough President and EDC in their assessment of the sites. While the three sites total approximately 3.3 acres, the developable land for residential use totals only about two acres. The proximity of the Cross-Bronx Expressway would require an extensive buffer zone on the north end of Block 2930N. A large rock outcropping at the south end of Block 2929N precludes development. Residential development on these blocks would require curb cuts on a busy truck route and would face the blank walls of the industrial buildings on the west side of Third Avenue. For these reasons, the Commission believes that rezoning for residential use would be inappropriate, and urges EDC to work with the Community Board to

develop neighborhood retail services on these sites.

Bathgate In-Place Industrial Park

The plan recommended that the portion of Blocks 2904 fronting Claremont Parkway and the portions of Blocks 2904, 2905, and 2906 fronting Washington Avenue between Claremont Parkway and East 174th Street be rezoned for residential use. The three sites are south of the Cross-Bronx Expressway and are zoned M1-4. West of the sites are manufacturing and automotive uses and the open cut of the Metro-North railroad right-of-way along Park Avenue; east of the sites are block-long one-story industrial buildings located in the Bathgate Industrial Park. Two assemblages of vacant land which were city-owned at the time the plan was prepared have since been sold by EDC, which is actively marketing the remaining vacant sites for industrial development.

The Commission notes that while legal, non-conforming residential uses are present on the sites, the surrounding area is zoned for industry and is predominantly industrial in character. The Commission therefore finds the sites inappropriate for residential rezoning.

Proposed Morrisania Industrial Park

The plan recommended that five blocks (Blocks 2368, 2369S, 2369N, 2388S, and 2388N) in the proposed Morrisania Industrial Park be rezoned from manufacturing to residential use. The Commission supports the Board's proposal to rezone Block 2368. The Commission believes, however, that the recommended rezoning of blocks 2369S and 2369N would be premature at this

time and that blocks 2388S and 2388N are appropriately zoned.

The Morrisania Industrial Park Urban Renewal Area consists of nine blocks bounded by East 167th Street on the north, Third Avenue on the east, East 163rd Street on the south, and Brook and Park avenues on the west. The proposed action, for which a Preliminary Draft Environmental Impact Statement is being prepared, calls for the development of 750,000 square feet of manufacturing space, which would generate approximately 900 jobs. The site lies between Webster and Third avenues, designated local truck routes which connect with the Cross-Bronx Expressway and the regional highway network. The project area containing a mix of uses is located within a 28-block area zoned M1-1 surrounded by residential districts zoned R6 and R7-1. The Claremont Village public housing complex is to the north, the Boston Road residential corridor is to the east, the proposed Melrose Commons Urban Renewal Area is immediately to the south, and the Concourse Village residential area is to the west.

Most of Block 2368, zoned M1-1, is characterized by city-owned vacant land, automotive, and manufacturing uses. The Third Avenue frontage of the block is zoned R6 (with a C2-4 commercial overlay) as part of the larger residential zone to the east, and contains residential, commercial, and institutional uses. Across East 163rd Street is the proposed Melrose Commons URA, in which the blocks between East 161st Street, Elton Avenue, East 163rd Street, and Courtlandt Avenue will be rezoned from manufacturing to residential use. The Bronx Borough President supports the rezoning of Block 2368 to residential use in order to link projected residential development in Melrose Commons with the residential uses along Boston Road. The

Economic Development Corporation has agreed to the rezoning, which will be incorporated as part of the action for the industrial park.

Blocks 2369S and 2369N, separated by Weiher Court, are in the M1-1 zone abutting the R6 zone east of Third Avenue. The blocks are characterized by vacant land, most of it city-owned, interspersed with residential, institutional, automotive, and manufacturing uses. The Bronx Borough President supports a rezoning, for the reasons stated for Block 2368. The Economic Development Corporation objects to a rezoning of the two blocks, stating that the elimination of the sites will jeopardize the viability of the proposed industrial park. However, EDC has agreed to a rezoning study of Blocks 2369S and 2369N should industrial development of these two blocks not take place within five years after the designation of the Morrisania Industrial Park Urban Renewal Area. The Commission supports such a proposal and urges EDC to work with the community on a plan for development of the industrial park in conjunction with its designation.

Block 2388S, zoned M1-1, is characterized by legal, non-conforming residential uses interspersed among automotive and manufacturing uses and vacant land, much of which is city-owned. The surrounding area is predominantly industrial in character and is unsuitable for residential use. West of the site are automotive and manufacturing uses and the open cut of the Metro-North railroad right-of-way along Park Avenue. Most of Block 2388N is zoned M1-1; the block is occupied by residential, commercial, and institutional uses, and less than one-third of an acre of developable vacant land.

Reactivation of Residential Buildings in Manufacturing Zones

Four vacant residential buildings in the proposed Morrisania Industrial Park and a fifth vacant building on Franklin Avenue have been or will be rehabilitated for residential use through mayoral zoning overrides. The Department of City Planning will propose in its Citywide Industry Study to simplify the process of residential reactivation.

Housing Density

The plan recommended development of new housing at densities of 60 to 100 dwelling units per acre based on the district's existing zoning and the capacity of its infrastructure, schools, and open space to support an expanded population.

District-wide, approximately 1,700 units of new housing will be constructed and approximately 2,800 units will be rehabilitated in the next few years. It is estimated that the district population will increase from under 60,000 in 1990 to over 70,000 by 1995. The district's infrastructure, schools and open space can easily support a population growth of that magnitude.

The plan contains site-specific recommendations for higher-density housing on 41 blocks (some of which contain more than one site) in the district. Nine blocks are currently in manufacturing zones. Two residentially-zoned sites serve as accessory parking and open space for New York City Housing Authority projects and were unavailable for residential development at the time the plan was submitted.

Of the remaining 30 residentially-zoned blocks, 25 have been developed or programmed for housing development since June, 1989. Five of those sites have been developed or are programmed for residential use at densities consistent with the recommendations of the plan, although only one of the five sites is programmed for homeownership. Twelve sites have been developed or programmed for the construction of new homes at densities averaging 40 dwelling units per acre. Three sites fronting Southern Boulevard cannot be developed for residential use because of their location within 100 feet of the IRT elevated tracks and are targeted for economic development. Two sites have been developed for institutional uses; four sites were sold, primarily for use as parking.

Two of the plan's recommended higher-density sites are within the proposed Melrose Commons Urban Renewal Area, which will be proposed at densities generally consistent with those recommended in the plan.

Three sites identified in the plan remain unprogrammed. The Department of City Planning has prepared a neighborhood land disposition plan for the Crotona Park South/East neighborhoods in Community District 3. Recommendations for development of homeownership housing at 60 dwelling units to the acre on two sites (Blocks 2933 and 2976) are consistent with the general density recommendations of the 197-a plan. The Department has recommended the development of open space on the third site (Block 2987) identified in the 197-a plan for higher-density housing. While this recommendation is inconsistent with the site-specific recommendation in the 197-a plan, it is consistent with the general recommendation to develop open space in tandem

with residential development. The Community Board has since concurred with this modification.

The Bronx Borough President stated his support for higher-density housing at 60 to 100 dwelling units to the acre in order to meet the housing needs of the borough through the efficient utilization of scarce vacant land resources. The Department of Housing Preservation and Development has stated that it is unable to build higher-density housing for homeownership at more than 40 units to the acre due to cost and marketing reasons. The public subsidies necessary to build at higher densities at this time would affect HPD's ability to use public monies efficiently and to equitably balance the allocation of funds for low- and moderate-income housing with those for middle-income homeownership housing.

The Commission recognizes the cost constraints under certain circumstances on the development of higher-density subsidized housing, and the positive effects of returning vacant land to active residential use. For the few remaining sites, however, the Commission concurs with the general density levels recommended in the plan in view of the sites' proximity to mass transportation, schools, parks and other support services.

Mixed-Income Residential Development

The plan recommended that housing development in the district be targeted for a mix of income ranges, with particular emphasis on increased homeownership opportunities and concern about the effects of clustering formerly homeless families. The Commission supports socio-economic diversity within neighborhoods and finds the goal of particular significance in Community

District 3 where median income levels remain especially low. For this reason, it is also important to meet the housing needs of the community's low-income population.

Since the 197-a plan was prepared, several steps have been taken to broaden the income mix in Community District 3. The development of more than 1,000 homeownership units is introducing a new moderate- and middle-income population to the district. Buildings rehabilitated under HPD's Special Initiatives Program (SIP) are no longer programmed exclusively for homeless families; instead, they are targeted for a mix of homeless, doubled-up, and low- and moderate-income families. An increased number of vacant city-owned residential buildings have been programmed for the Vacant Building Program, intended for moderate-income families. Approximately 20 SIP buildings being rehabilitated will be conveyed by HPD to NYCHA, which will then sell individual units for home ownership to current qualified Housing Authority residents. Finally, the city plans to rehabilitate city-owned vacant buildings with from one to six units and then sell them to prospective homeowners through a lottery system.

Economic Development

Community Board 3 has initiated the preparation of a district-wide economic development plan based on the goals outlined in the 197-a plan. The Board has developed a Request for Proposals and is seeking funding for the study. In the interim, economic development efforts have concentrated on retail development on Southern Boulevard and Third Avenue and the commercial revitalization of McKinley Square. The Economic Development Corporation has included Third Avenue and Southern Boulevard in their neighborhood retail development

program. A local development corporation, New Directions in Community Revitalization, Inc. (NDI), has completed a feasibility study for commercial and community facilities on Block 2929S. The NYC Partnership and the Urban Development Corporation are considering programs to promote retail development that will support nearby concentrations of new Partnership homes. Plans to locate a major supermarket in the Mid-Bronx Industrial Park are under discussion by EDC, the Mid-Bronx Desperadoes (MBD), a local development corporation, and Pathmark.

Other Considerations

Open Space

The plan recommended that a greenbelt of bikeways and linear parks link Crotona Park to the borough's major parks, waterfront, and cultural and educational institutions. The implementation of a South Bronx Greenway is being coordinated by the Borough President's Office. The Melrose Commons plan calls for the development of approximately six acres of open space in conjunction with planned residential development. The expansion and redesign of Beatty Plaza, a small traffic triangle on East 169th Street, is funded in FY '95. In addition, HPD has programmed as accessory open space more than a dozen vacant lots adjacent to housing rehabilitation projects.

Transportation

The plan recommended improved transit links between the community district and job opportunities. The Transit Authority has no plans at this time to restore the free transfer

between bus and subway lines at East 161st Street and the Grand Concourse. Cutbacks along certain bus routes serving the community district have been proposed by the MTA, although service reductions on the BX 55 bus route on Third Avenue have been rescinded. The Metro-North railroad station at East 161st Street was to have been closed, but is now scheduled to be refurbished to better serve the Melrose Commons area. The MTA has no plans at this time to reopen the Claremont Parkway station. The Commission urges the MTA to carefully review the community's recommendations and to develop a coordinated plan for mass transportation services in the area.

Education

The plan recommended the establishment of school-based community centers to provide social, cultural, educational, health, and training programs. The recommendation is consistent with citywide programs currently being implemented. The Department of Youth Services thus far has established ten such centers, including a center in Bronx Community District 4. An Educational Opportunity Center serving 600 adult students recently opened in the Bathgate Industrial Park, and an Early Childhood Center serving 300 pre-school children is planned.

Public Safety

The Mayor's "Safe Streets, Safe Cities" program to increase the size of the police force and promote the concept of community policing are in accord with the plan's recommendations for improved public safety.

Sanitation

The plan's recommendations for recycling programs and for the disposition of "white goods" are consistent with the plans and programs of the Department of Sanitation.

Health and Human Services

The Commission is pleased that many of the Board's goals for expanded child care services are being implemented. HRA is in the process of acquiring three operating day care centers. A 78-seat day care center is planned for a site in the Bathgate Industrial Park and a 200-seat Early Learning Center is planned for a site near Charlotte Gardens.

RESOLUTION

RESOLVED, that the City Planning Commission, in its capacity as the City Coastal Commission, has reviewed the waterfront aspects of this plan and finds that the proposed action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 197-a of the New York City Charter, that the plan, Partnership for the Future, submitted by Bronx Community Board 3 pursuant to Section 197-a of the New York City Charter in order to promote the growth, improvement, and development of Bronx Community District 3 is approved with the following modifications:

Whereas, in order to reflect current conditions in the district, information in the plan now

lacking or requiring revision given the passage of time since the plan's adoption by Community Board 3 in June 1989 will be appended to the plan. Such information shall include: a zoning map of the district, highlighting the sites recommended either for rezonings or higher-density housing; an analysis of the land uses in the Bathgate and proposed Morrisania Industrial Parks; 1990 Census population and socio-economic data as available; and a report on the status of all development in the district, with particular focus on the residential "opportunity" sites identified in the plan;

Whereas, based upon an analysis of land use, zoning, city policy, and agency programs, it is determined that the following blocks are appropriately zoned for manufacturing use: Blocks 2388S and 2388N in the proposed Morrisania Industrial Park; Blocks 2904, 2905, and 2906 in the Bathgate In-Place Industrial Park; and Blocks 2929S, 2929N, and 2930N in the Bathgate Industrial Park;

Whereas, Blocks 2369S and 2369N should remain zoned for manufacturing use, with the understanding that a rezoning to residential use will be considered should industrial development of these blocks fail to occur within five years of the designation of the Morrisania Industrial Park Urban Renewal Area.

Whereas, the assemblage of vacant city-owned land on Block 2987 should be developed for open space in order to serve the needs of the community.

The above resolution (N 920133 NPX), duly adopted by the City Planning Commission on September 23, 1992 (Calendar No. 28), is filed with the Office of the Speaker, City Council, and the Office of the President of the Borough of the Bronx, in accordance with the requirements of Section 197-d of the New York City Charter.

RICHARD L. SCHAFFER, Chairman

VICTOR G. ALICEA, Vice-Chairman

EUGENIE L. BIRCH, A.I.C.P., AMANDA M. BURDEN, A.I.C.P., ANTHONY GIACOBBE, BRENDA LEVIN, JOEL A. MIELE, SR., P.E., RONALD SHIFFMAN, A.I.C.P., JACOB B. WARD, Commissioners

Section 2.

The City Council Resolution

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1004

Resolution approving a plan proposed under 197-a of the City Charter by Bronx Community Board No. 3 and approving the decision of the City Planning Commission on such plan (No. N 920133 NPX; L.U. No. 443).

By Council Members Eisland and Fields

WHEREAS, the City Planning Commission filed with the Council on September 25, 1992 its decision dated September 23, 1992 (the "Decision"), on the plan submitted by Bronx Community Board 3 pursuant to Section 197-a of the New York City Charter (ULURP No. N 920133 NPX) (the "Plan");

WHEREAS, the Decision and Plan are subject to review and action by the Council pursuant to Sections 197-a(d) and 197-d of the City Charter;

WHEREAS, the Council held a public hearing on the Decision and Plan on October 29, 1992;

WHEREAS, the Council has considered the land use implications and other policy issues relating to the Decision and Plan; and

WHEREAS, the Council has considered the relevant environmental issues and the negative declaration, dated April 20, 1990 (CEQR No. 90-070X);

The Council hereby resolves that:

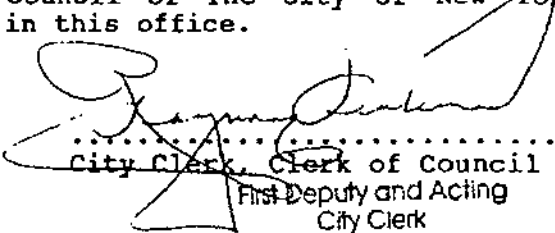
The Council finds that the action described herein will have no significant effect on the environment.

Pursuant to Sections 197-a and 197-d of the City Charter and on the basis of the Decision and Plan, the Council approves the Decision and Plan.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on November 12, 1992, on file in this office.


.....
City Clerk, Clerk of Council
First Deputy and Acting
City Clerk

Section 3.

The 197-a Plan

PARTNERSHIP for the FUTURE

A 197a PLAN for the REVITALIZATION of BRONX COMMUNITY DISTRICT #3

*Fernando Ferrer, Borough President
Dave Reid, Chair
E.Eldred Hill, District Manager*

Prepared for
Bronx Community Board #3
by
The Consumer-Farmer Foundation
101 East 15 Street
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Technical Consultant &
Photographer*

Acknowledgements

We want to thank Community Board #3 for the opportunity of working with them in such an important, we hope precedent-setting venture. We are particularly beholden to District Manager E. Eldred Hill for his vision and perseverance. He has never lost faith in the necessity for this plan nor let anyone else flag in their commitment.

We also have appreciated the patient support of Chairperson Dave Reid and the indefatigable assistance of the extraordinary CB#3 staff and the following Committee Chairs: Gloria Alston (Health & Human Services), Paula Jenkins and the Rev Robert Perry (Housing), Orlando Marin (Land Use), Charles Prince (Public Safety), Xavier Rodriguez (Economic Development).

It has been equally rewarding to cooperate with the neighborhood coalitions which we believe to be indispensable to the realization of the neighborhood's goals: Forest Coalition, MBD Development Corp, Morrisania Revitalization Corp, New Directions, Inc.

Throughout this effort, Borough President Fernando Ferrer has provided a planning role model in his Bronx 2000 effort. We have tried to closely parallel his Borough objectives and continue to work closely with his office, his Task Forces and consultant, the Regional Plan Association.

The City agencies have almost all been heartwarminglly cooperative and eager to see realized a blueprint for their long-range service scenarios and 10-year capital budget plans. In particular, we must single out Ricardo Soto-Lopez, Dept of City Planning liaison to Board #3, for his unflagging diligence and effective professionalism, supported admirably by both former Bronx Planning Director Bernd Zimmerman and the present chief, Floyd Lapp.

Finally, the preparation of this plan was assisted by outside funding support. In addition to the substantial pro-bono contribution provided by Consumer-Farmer Foundation, we thank the following organizations for their direct financial assistance:

- Bronx Progressive Center, Inc.
- Citizens Committee for NYC
- Fund for the City of N.Y.
- J.M. Kaplan Fund & Open Space Institute

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This Plan recognizes three persons with the foresight and tenacity to develop a local set of goals and objectives, and to bring everyone along with their vision.

Dave Reid, Chair
Community Board #3

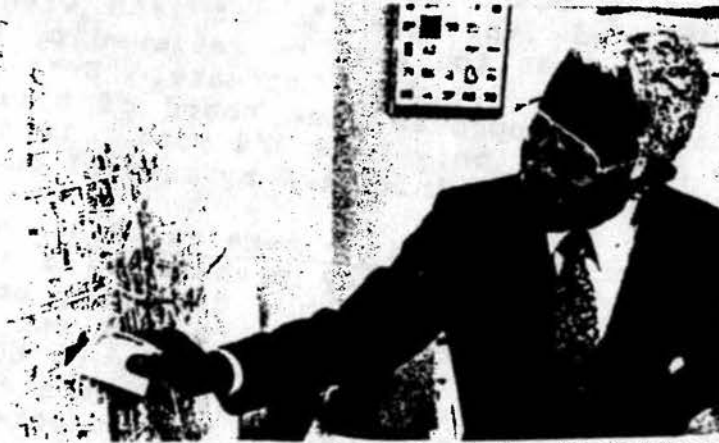
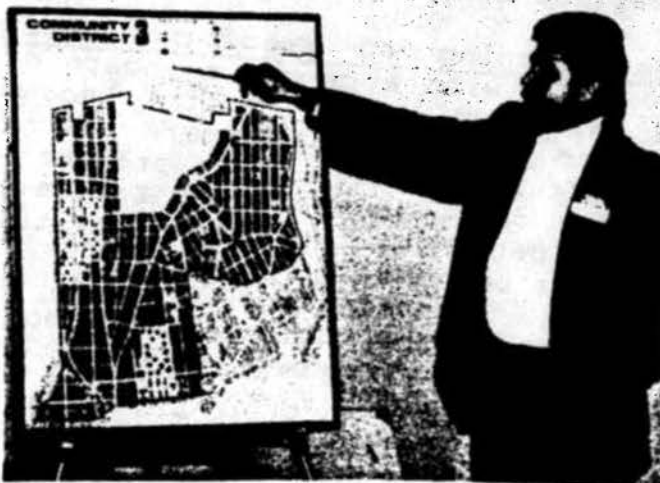


photo by Andre Lambertson

E. Eldred Hill
District Manager
Community Board #3



Ricardo Soto Lopez
Senior Planner, DCP
Liaison to CB#3

I. Preamble

CHARTER FOR COMMUNITY EMPOWERMENT

Community Boards often complain about lack of power. In fact, under the official New York City Charter adopted in 1975, they have significant powers which they have never used - or not used until recently.

Section 197-a is a goal-setting power. It allows each community board to initiate a plan for the "development, growth and improvement" of land within its district and requires that the plan be reviewed by the Planning Commission and the Board of Estimate. Even if the Planning Commission disapproves, the Board of Estimate may still pass the plan, but only by a 3/4 vote. In the past year, 197-a plans have been initiated by several community boards.

Section 2707 is a service-planning power. It requires that a service agency prepare an annual District Service Statement, working with a Community Board and its District Service Cabinet, if asked to (but only if asked to) by the Community Board. The Statement, to be filed no later than the 15th of August in any year, sets forth "service objectives, priorities, programs and projected activities" for the new fiscal year. To our knowledge, no community board has ever formally requested a Service Statement.

Section 232 is a project scoping and expediting power. It requires an agency to consult with a community board on the scope of all projects initiated in the Capital Budget and to submit those scopes to the community board within nine months of the Budget's effective date. If a project's scope is not submitted by that date, the Board of Estimate must hold a public hearing to determine the reason for the delay. No such hearing has ever been held.

This report is intended, among other things, to demonstrate the possibilities for empowerment under Section 197-a and Section 2707.

INTRODUCTION

Properly utilized, the New York City Charter is a "Charter for Community Empowerment." As shown in our Preamble, there are various opportunities for community boards to participate in the "development, growth, and improvement" of their districts. These opportunities are in addition to the very important work done by community boards in the budget process, in their review of site dispositions, in the provision of local ombudsman services, and oversight of City activities.

This report is an attempt to tap the local talent, resources, experience, and commitment of Bronx Community Board #3 and those agencies and organizations which are involved in local development and the delivery of services. Their collective work has been synthesized and, where possible, reconciled with city-wide priorities and projections from downtown agencies to provide the framework for the kind of plan envisioned in Chapter 70, Section 2800(d)(9) of the charter where one of the responsibilities of the community board is stated, as follows:

"[To p]repare comprehensive and special purpose plans for the growth, improvement, and development of the community district."

Given the enormity of the challenges it faces, Bronx Community Board #3 believes that it has an affirmative duty to prepare and adopt such a plan. Furthermore, the Board believes, and we agree, that such a plan is properly a joint effort with city agencies and local political and community leaders. Partnership will ensure, to the greatest extent possible, that the product is a reasonable and achievable blueprint for the allocation of public resources for the plan's implementation.

Partnership for the Future is divided into three main sections. The first section summarizes recommendations within the goals established by the board, published repeatedly in their District Needs Statements and shared with city agencies at district consultations. It also includes a summary of three comprehensive strategies recommended for the revitalization of the area.

The second section, Building on Experience, represents an analysis, compilation, synthesis, and reorganization of information and recommendations gathered through the community board committees which address themselves to service delivery. It begins with a history and overview of the district data and then evaluates the needs, service delivery and capital planning within each agency jurisdiction. This exercise was a joint effort. It is our firm belief that a

197-a plan, to be successful, must include a mutual assessment by the Community Board and the City agencies of the service needs and reasonable development goals for the district. To accomplish this objective, letters were sent to each agency commissioner (see Appendix) outlining the assignment and requesting meetings. We accompanied the board to their budget consultations and followed up in briefing sessions and interviews with both central and local agency staff as arranged by the commissioners. An initial presentation on results was made to the District Service Cabinet and drafts of relevant subsections of the plan were sent to commissioners for review and comment.

The third section of this report Plan for the Future, is the result of efforts that have built on the considerable body of data and policies compiled by CB#3 with the consistent and faithful technical assistance of the Bronx Borough Planning Office of the Department of City Planning. The formidable task of preparing this report was made easier by a mutual faith shared by all parties involved in the wisdom of local planning and grass roots participation. An overarching principle which is implicitly and explicitly reinforced throughout this report is a commitment to strengthening the social fabric of the community, preferring rehab and infill development to relocation, demolition and new construction, and building on the local resources that give strength and hope to this long neglected community.

This third section outlines a community development strategy and then further details, with sub-area maps and photographs, opportunity sites for study. For the most part, we have used voluminous data and analyses compiled for the board by the Bronx Office of City Planning with updating done whenever possible from recent reports, field inspections, and agency records.

For the most part, we have accepted existing plans. Where alternatives are recommended, we have clearly identified the basis for another approach. In the process of development of this plan a number of critical points of departure between "downtown" planning and local priorities came to the fore. Three are mentioned here in the introduction because they are elaborative of the inevitable, yet necessary, tension existing between top-down planning and bottom-up efforts to revitalize:

(a) Industrial Parks v. Residential Development.

The Public Development Corporation believes that industrial parks are successful, represent appropriate

INTRODUCTION

use for vacant city-owned land, and benefit employment needs of local residents (see Deputy Mayor Grayson's letter in Appendix). CB#3 has not been convinced that this success is embodied in Bathgate, was willing to wait and see on the Mid-Bronx site, but is adamantly opposed to a third new industrial park within its boundaries. The recommendations contained herein represent the Board's desire to see some mixed-use designated for the area east of Washington Avenue.

(b) Relocation of Homeless Families.

CB#3 is committed to accepting far more than its fair share of homeless families but wants to afford those families opportunities for self sufficiency and integration into the community. This would require, in their estimation, that placement of the homeless would be within the context of a comprehensive plan to locate units within mixed-income developments throughout the district with provision for education and service needs of the area's future residents. The Community Board has indicated, and this plan reflects, their willingness to accept the approximately 1,000 additional homeless families that the City has projected will be relocated within CB#3. Our specific recommendation is that this should be done through an extension of the city's Construction Management (mixed income) Program, as opposed to the City's proposal to concentrate 100% homeless housing units in one year.

(c) Appropriate Land Use.

The emphasis on industrial park development and low density residential development seems to manifest a planned shrinkage policy. This is strongly opposed by the Community Board which is struggling to recapture only half of the population lost over the past 15 years.

We have been guided in our conclusions by the leadership and committee chairs of CB#3. They have labored long and diligently to see this plan come to fruition. As far back as 1985, CB#3 outlined in its District Needs Statement its visions for the future. The vision comprised three stages: (1) stabilization, (2) preparation, (3) development on a comprehensive scale. This plan is the culmination of stage two. The board is now in a position to embark on the third and final revitalization stage.

I. Goals

GOALS Summary Recommendations

Community Board #3 gave us five goals adopted by the Board to guide our work. We have summarized our recommendations within that framework, followed by three strategies for action.

GOAL 1: To re-establish the Community Board #3 district as a dynamic, viable community.

Several targets are necessary to achieve this goal:

- a. there must be stable, affordable housing;
- b. social services must be provided for all residents, targetted to achieve self-sufficiency for all families;
- c. special employment opportunities must be identified, together with educational and training measures to allow residents to qualify;
- d. transportation networks must be established to link the community with job opportunities.

GOAL 2: To increase the population of CB #3 district to 100,000 by the year 2,000.

Presently it is estimated that there are approximately 58,000 persons residing in the district. Another 42,000 persons, at the present average of three persons per family, would require the addition of 14,000 units to the housing inventory. That is almost impossible; it may be feasible to add 10,510 units if there are major changes in policy:

- a. higher density, 3- or 4-family home ownership
new construction now in planning, to take advantage of the 1499 vacant city-owned lots, program exclusively two-family structures at an average density of 12 to 18 units per acre rather than the over-100 units allowed by the prevalent R6 or R7 zoning; sponsors indicate the City does not appear to have a program for multiple dwelling construction. Three-family row-townhouse construction, such as the Housing Authority has provided at an average density of 60 units per acre, can only be constructed under the multiple dwelling code, which is more expensive; present subsidies will not keep the units affordable under present guidelines.

PARTNERSHIP FOR THE FUTURE

- b. higher density with commercial space
in addition to the sponsorship of new home owner housing as presently planned, there must also be plans for some 5-story walkups with commercials on the ground floor and some 6- or 8-story, also with ground-story commercials, with elevators for senior citizens.
- c. zoning changes
to provide adequate space for 10,510 units using all of the above planning goals, there will have to be some rezoning in the Bathgate and Morrisania industrial parks to provide residential space with an adequate green buffer zone.

GOAL 3: To provide a viable economic base for the community through the provision of job training, and the creation of labor intensive opportunities.

Job training must be linked to educational preparation and programmed phasing-in of increased income so that rents in public housing will not be immediately increased, nor public assistance immediately decreased until the new worker completes probation requirements and the family income is stabilized. Career areas should focus on opportunities that

- a. pay sufficient wages to support a family
- b. lead to promotion and job security
- c. fill existing need or offer expanding opportunities such as health care, social service, computer science, etc.

Educational preparation must include

- a. achievement of high school diploma
- b. community college courses leading to at least the associate degree, coupled with on-the-job training
- c. adult retraining

Economic development incentives should target small, local businesses that hire local workers and retain investment in the community. Special programs should be framed for commercial revitalization.

I. Goals

SUMMARY RECOMMENDATIONS

GOAL 4: To maintain, develop and expand the supporting infrastructure of the district.

The Community Development Strategy should be officially adopted to provide the Departments of Environmental Protection and Transportation advance notice of population changes so their ten-year capital budget plans can synchronize the maintenance and upgrading of sewers, water supply, bridges, streets and signage.

The Department of Sanitation should

- a. prepare for increased collections by a pilot recycling program targetting high-rise public housing
- b. intensify lot cleaning
- c. provide alternate sites for disposal of large appliances

GOAL 5: To maintain the parks and recreation areas throughout the district.

- a. a Bronx Greenway utilizing Crotona Park as the central hub should be developed to link South Bronx residents to major parks, cultural and educational institutions and waterfronts
- b. the schools and park authorities should establish Crotona Park as a learning environment and use it cooperatively for intercultural and recreational events, and for environmental and horticultural laboratories.

PARTNERSHIP FOR THE FUTURE

Three major comprehensive plans will be needed to revitalize Community Board #3 District:

1. Community Development & Land Use
2. Health & Social Services
3. Economic Development

1. A Strategy for Community Development is proposed herein.

- a. preserve sound stock
- b. provide upfront public financing to achieve rapid redevelopment of city-owned properties, giving:
 - *grant subsidies for families at poverty level
 - *revolving loans through take-out mortgages
 - *incentives for home ownership
- c. plan for mixed densities and mixed-income occupancy
- d. rezone selected areas within industrial parks to allow repopulation of district
- e. close minor streets to improve land use
- f. train local sponsors in management and ownership
- g. develop community land trust

2. A proposal is recommended to seek funding for a Comprehensive Plan for Health and Social Services to assist families to achieve self-sufficiency. It will include:

- a. a needs assessment in both areas
- b. a job training strategy
- c. a referral and diagnostic center
- d. partnership with community schools, open for service and programming until seven p.m.
- e. expanded child-care facilities
- f. services for relocated homeless families

3. Application has been made for support to develop a Comprehensive Strategy for Economic Development, including a professional assessment of the appropriate balance between industrial parks and commercial revitalization to stimulate local improvement.

Several surveys have been recommended:

- a. real estate marketing (see Appendix)
- b. transit ridership
- c. health needs

II. Building on Experience

OVERVIEW

Candidate for Capitol Morrisania, the heart of Bronx Community Board #3, is a changed neighborhood from its beginning as a candidate for the Capitol of the United States, a recommendation made because of its "healthfulness and salubrity", its "accessibility by water" and "comparative safety from attack". It was a separate township until its annexation to New York City in 1874 by which time it was home to a flood of refugees from Europe's revolutions of 1848.

History The story of this neighborhood usually begins with the immigration of the Morris brothers from Barbados and their purchase of the Bronk estate in 1670. The purchase included Mott Haven and St. Mary's Park where the houses of Lewis and Gouverneur Morris were situated at Cypress Avenue and 132nd Street. The entire Morris family plays a very proactive role in American history. Judge Lewis Morris won election to the State Assembly in 1733 against a candidate of the then-Governor Cosby. When a candid newspaper report resulted in a libel suit by the Governor against the editor, John Peter Zenger, the settlement vindicated a free American press. Two grandsons of the original Lewis, born in Morrisania, were active in revolutionary government: Lewis Morris signed the Declaration of Independence, and Gouverneur Morris was a member of the 1787 Constitutional Convention.

The estate of this second Gouverneur Morris, more recently known as the Bathgate farm, was located on what is now Crotona Park which was part of the omnibus package when the State legislature created most of the large Bronx parks in 1884.

The area was largely rural in the early 1800's, famous for its "pure air and pleasant wooded hills and streams. Although the entire Bronx population reached only 8,032 by 1850, the influx of Irish immigrants building the Harlem and Hudson River Railroads and the Croton Aqueduct, and the German farmers escaping from their country's revolution tripled the population and encouraged urbanization.

Population Growth Patterns The extension of the Third Avenue El (1880s), the IRT subway (1905) and the N. Y. Central stations at Tremont Avenue, Claremont Parkway and 161st Street encouraged both industrial and population growth, the latter mostly in 1- and 2-family

PARTNERSHIP FOR THE FUTURE

frame-construction homes. By the affluent 1920s, Morrisania, like the rest of the Bronx, began to attract families escaping from crowded Manhattan tenements to 5- and 6-story walkups which rapidly covered the Borough. As the rest of the City languished under the weight of the depression, the Bronx continued to develop with what Roberta Brandes Gratz describes as "probably...the largest, most impressive collection of Art Deco apartment houses anywhere".³ In her recently published book, The Living City, she says

the "Bronx embodied the process (Jane) Jacobs described to identify a viable city. It gave birth to as many new and small businesses with growth potential as it exported successful ones to new places, probably the most critical characteristic for urban neighborhoods... As long as new businesses had a place to start and grow, and as long as there were appealing housing opportunities for owners and employees, and public services met basic needs,...the borough thrived."³

Wholesale demolition (later called slum clearance) began in the Bronx when whole blocks of tenements were razed in 1939 to make room for access to the Triborough Bridge.

Cross Bronx Expressway Clearance

By 1950 Morrisania was home to 198,000 persons primarily (54%) white. Then in the middle of that decade, Moses pushed through the Cross Bronx Expressway, tearing the heart out of several neighborhoods and displacing over 60,000 people. To compound the impact, Moses (as head of the Slum Clearance Committee) set about saturating the district with public housing. In a very short time span, from 1956 to 1965, 6500 high-rise, double-loaded corridor monoliths encircled this low-scale neighborhood.

Change was destructive. By the end of the sixties 168,000 persons were living for the most part in walk-up multiple dwellings largely (93%) built before 1940. Only 4% owned their homes and those were still wooden structures.

By 1980 arson and abandonment had reduced the population to 53,800, half of them in the huge public housing projects. The whites had almost all fled; the district's 64.1% Black and 33.9% Hispanic populations at that time had a median income of only \$7,455.

II. Building on Experience

OVERVIEW

Reversal This phenomenal change was much studied. A series
in of reports highlighted the opportunities presented
Bathgate for planned development. Suggestions focused on
ownership and low-rise residential clusters with
attractive open space amenities, but the moratorium on
federal funding in 1973 and the City's fiscal emergency
inhibited the concerted effort that could have reestablished
this neighborhood. Instead of the attractive new low-rise
community recommended for Bathgate by the City Planning
Commission (see Map following), an industrial park was
deposited in the residential enclave that had constituted
the proposed greenway between Crotona and Claremont Parks.
And instead of using Crotona Park as an important amenity to
attract moderate and middle income residents, public policy
withdrew many basic services and used city-owned buildings
as "dumping grounds" for displaced families.

In fact, according to the Housing Database Book, this
district was one of the last areas in the Bronx to receive
publicly-assisted, moderate-income housing. In the fifty
years since 1929, it was favored with a paltry 891 units:
639 City Mitchell-Lama in 1962 and 1967 and 252 FHA/Section
B in 1982. It was as if the real estate industry and public
planners did not believe the Bronx was "saleable". Up until
this time, comprehensive, mixed-income development was never
considered a serious option for this community.

CURRENT STATUS

Demographics Community Board #3 is within the poorest Con-
gressional district in the nation. The 1980
median income was \$7,455 - less than half the
citywide median of \$16,818 and well below the official pov-
erty income for a family of four - \$11,600. It is inter-
esting to note that while the median income of the total
Bronx did not materially change as a per centage of citywide
income during this decade (77% in both 1970 and 1980), the
per centage of CB#3 income in relation to citywide median
dropped from 53.8% in 1970 to 44.3% in 1980. The ethnic mix
changed radically in thirty years from 1950 to 1980: whites
dropped from 54% to 3% of the population and Blacks doubled
from 36% to 70% while Hispanics tripled from 10% to 27%.

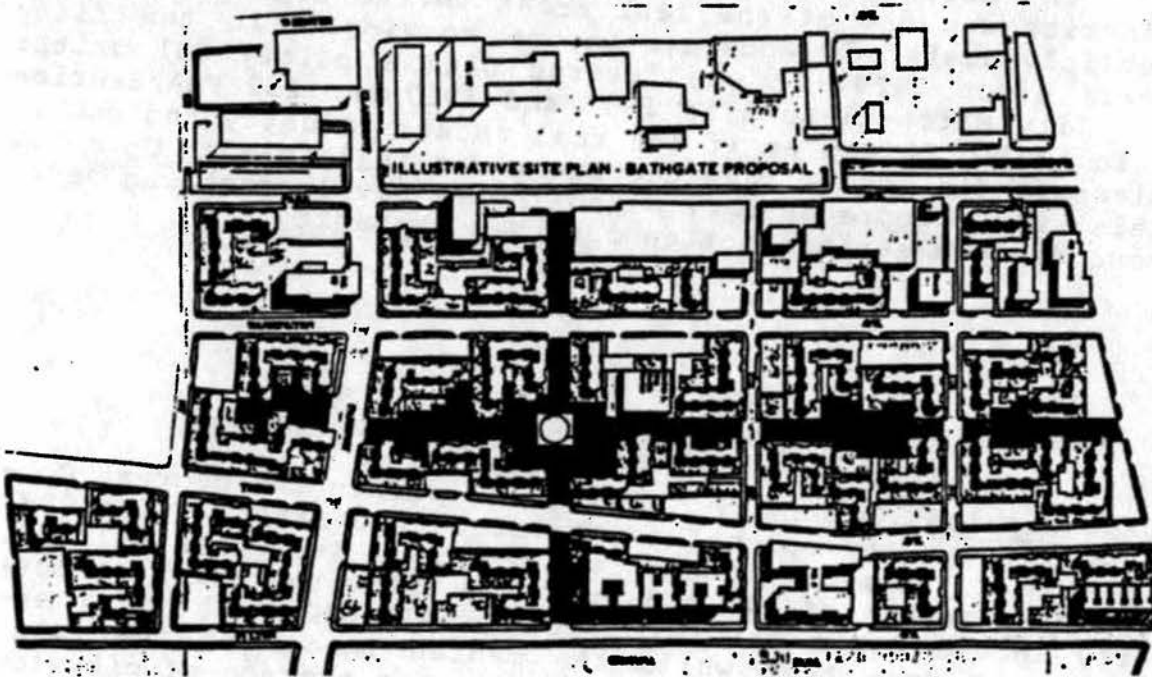
PARTNERSHIP FOR THE FUTURE



OPEN SPACE - BATHGATE PROPOSAL



PEDESTRIAN WALK - BATHGATE PROPOSAL



Source: The South Bronx, A Plan for Revitalization, Dec '77

II. Building on Experience

OVERVIEW

1985 statistics show almost half (48.3%) the population receives some income support from SSI, Medicaid or other public assistance, up from 45.3% in 1970; 54.7% of the families are headed by single-parent females, over half of whom are living below poverty level.

Over the decade between 1970 and 1980, a large percentage drop in population occurred in children under the age of 14 while all other categories increased in proportion (see Statistics table at the end of this chapter).

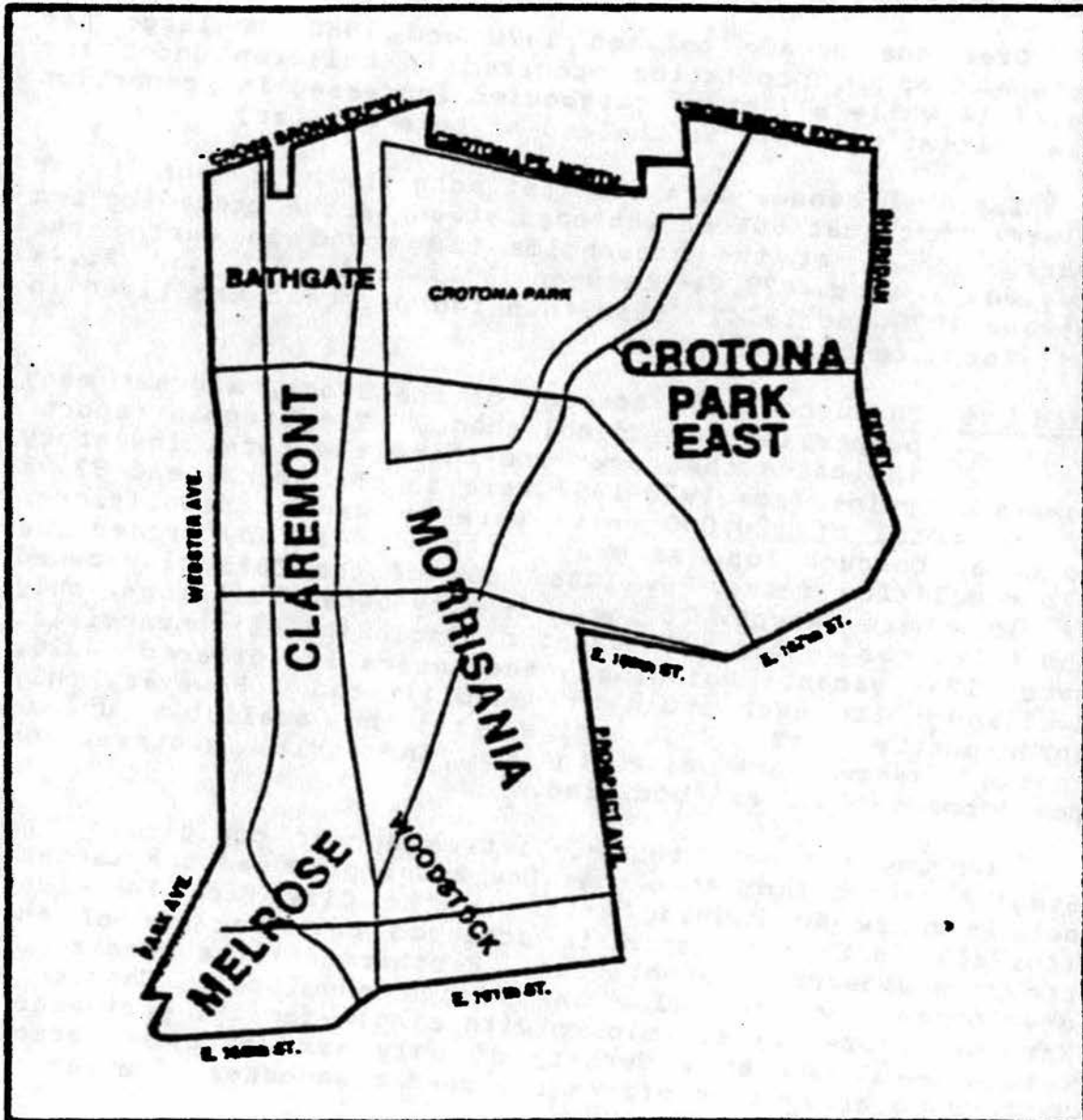
The 1980 census data also reflects the high mobility of an area that lost 65% of its population in the preceding ten years: 16.3% of the households had moved in during the previous year, 29.8% between 1975 and 1978 and 21.4% between 1970 and 1974. Less than ten per cent had lived in CB#3 for more than 20 years.

Land Use Throughout the Borough of the Bronx, a great many properties were demolished. The Stegman report indicates that over one-third the total inventory losses citywide from 1970-1987 were in the Bronx, and 82.6% of the total of 120,000 units were by way of demolitions. No other borough lost as many units nor did any exceed the 57% demolition rate. By 1988 80% of the CB#3 city-owned tax lots were vacant. Of the 400+ city-owned buildings, only 150 buildings were still occupied, including 66 commercials; over 225 vacant buildings theoretically offered 4,262 dwelling units that could be rehabilitated. However, only three-quarters of these units will be available unless zoning changes are made in the industrial sectors, or development plans are modified.

On the surface, the statistics appear positive. The Stegman report indicates that the Bronx produced the largest net increase in housing units in the City from 1984-1987 (10,741), but that ratio is achieved only because of the previous widespread demolition. Furthermore, the density of development is far below the zoning envelope. Charlotte Gardens covers six tax blocks with single-family, perimeter-fenced dwellings at a density of only six units per acre. Salters Square, which offers attached townhouses, doubles or

PARTNERSHIP FOR THE FUTURE

Community Board #3 Boundaries & Neighborhoods



II. Building on Experience

OVERVIEW

triples that ratio while the New York City Housing Authority 3-story attached townhouses only reaches 60 units per acre, or half the density permitted by R-7 zoning. Such development is wasteful of precious urban land at a time when the City is proclaiming the need to build on extensive platforms over the river because of the scarcity of developable land. Furthermore, these allegedly suburban clusters surrounded by urban neighborhoods encourage families to wall themselves off and turn inward to nuclear family, backyard insularity. Such planning certainly does not promote a community spirit.

Community district #3 is one of the oldest settlements of the Bronx. It is located in the center of the Borough, bordered on the north by the Cross Bronx Expressway, on the west by Webster and Courtlandt Avenues, on the east by Sheridan Expressway and Prospect Avenue (south of 169th Street) and on the south by 161st or 159th Streets. It contains 1,030 acres of which 137 offer parks open space and 118 acres (1499 lots) are vacant and available for development. Although the land use tables only show 1.6% of the tax lots with elevator apartment houses, the fact is: most of that development is high-rise public housing presently tenanted with over half of the families in the district.

The district encompasses a number of "village neighborhoods" which the Board has recognized by establishing strategy subcommittees for Bathgate, Claremont, Melrose, Morrisania (including Woodstock), and Crotona Park East.

Health & Social Services The prevailing opinion of service providers is that "housing is the predominant cause for family dysfunctioning", but statistics on most medical pathologies also show Morrisania among the top three most vulnerable districts. And like the rest of the City, drugs, community violence and the "epidemic of children having children" further disrupt stable family situations. Only a comprehensive preventive services model for delivery of social services, and expanded centers for family health services can make a dent in the needs for the district.

PARTNERSHIP FOR THE FUTURE

STATISTICS

Population Demographics

	1970	1980	1985
Total persons	150,636	53,783	57,900
number of families	39,647	16,302	
% families below poverty	34.6	46.3	
median income	\$5,206	\$7,455	
median income for Bronx	\$8,307	\$12,955	
NYC	\$9,682	\$16,818	

Age distribution

	#	%	#	%
under 5	21,850	13.2	4,881	7.6
5-14	43,962	26.6	12,006	18.7
15-24	28,499	17.2	12,866	20.0
25-44	41,893	25.3	19,668	30.6
45-64	21,648	13.1	10,624	16.5
65+	7,720	4.7	4,258	6.6

Ethnic distribution

	1950	1960	1970	1980
% Black	36%	50%	54%	64.1%
% Hispanic	10	25	39	33.9
% white	54	25	7	1.2
% Asian & American Indian				.3
Other				.4

Number of births	1,008	1,206
rate per 1,000	18.7	20.8

Number of deaths	504	514
rate per 1,000	9.4	8.9

Families on public assistance (APDC, Home relief)	19,130	22,449
Supplemental Security Income	4,375	3,864
Medicaid only	875	1,631
Total persons assisted	24,380	27,944
% of population	45.3	48.3
% of families		50.98*

*CB#3 is ranked number two in the City for families receiving some form of public assistance

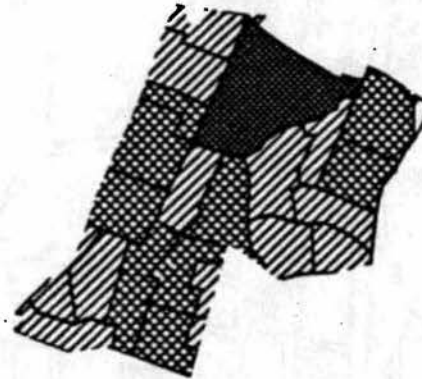
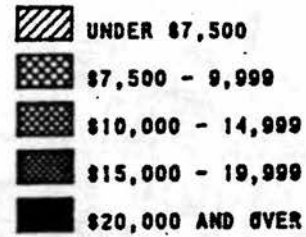
II. Building on Experience

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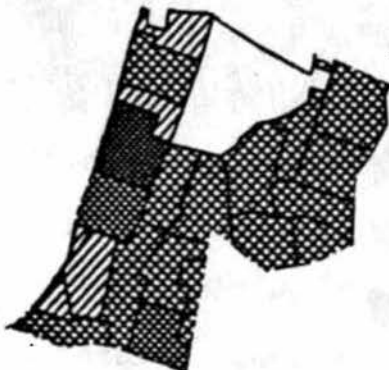
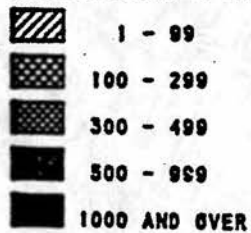
CENSUS TRACT MAP



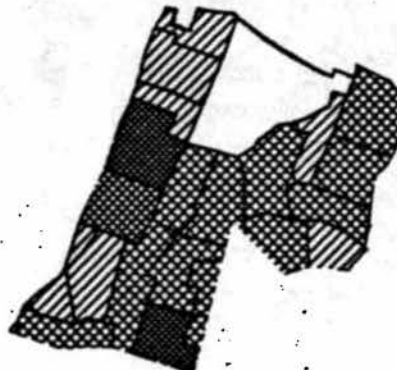
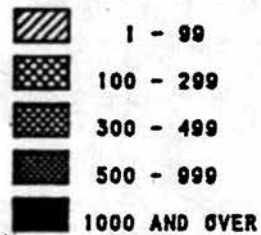
MEDIAN INCOME



PERSONS UNDER 5 YEARS

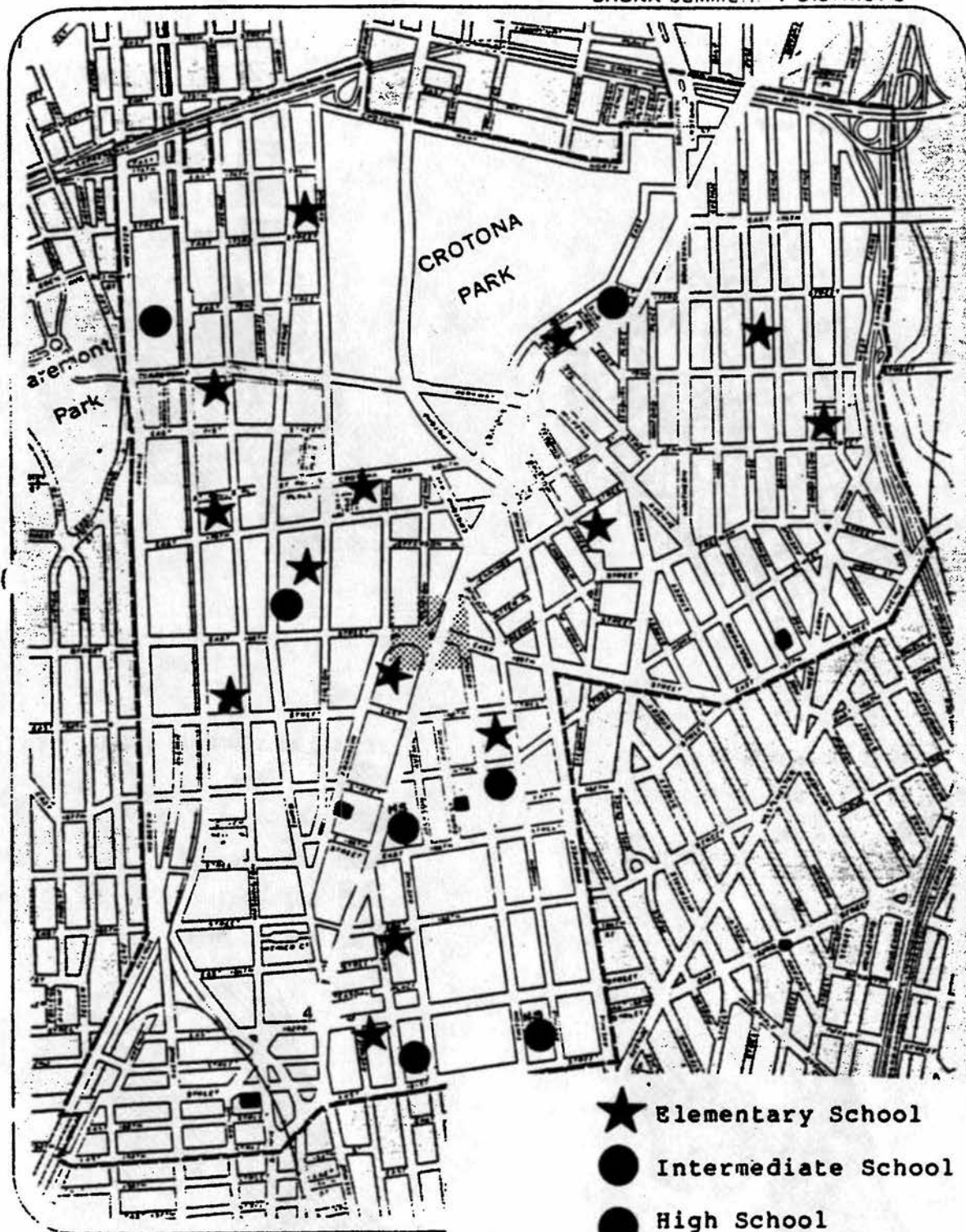


PERSONS 65 YEARS AND OLDER



PARTNERSHIP FOR THE FUTURE

BRONX COMMUNITY DISTRICT 3



- ★ Elementary School
- Intermediate School
- High School
- Private & Parochial

II. Building on Experience

NEEDS ANALYSIS

EDUCATION

Quality Education Community Board #3 has always realized the importance of education. By its own admission it has always been "an advocate for quality education".⁶ This is not an ideal, but a necessity. As the Board puts it: "Providing children with knowledge to improve themselves guarantees resources for the constant development of a modern society."⁶ It is the only defense against a perpetuation of the dependency cycle.

There are three different school districts in CB#3: 8, 9 and 12 covering two high schools (one a vocational school) five intermediate schools and fourteen elementary schools (see Table and Map following). 41% of the elementary schools are over 50 years old, and received some form of renovation in the late sixties when the schools were overcrowded and anticipating an influx from the high-rise urban renewal projects constructed in that decade.

Today the buildings are largely underutilized although enrollments in the lower grades is again on the rise. High school enrollments are stable but the drop out rate is very high. Many believe that "since computers are the trend of the future, top priority should be given to introducing these skills" below the secondary level to catch and imbue the student with career objectives before they become disaffected.

The problems that beset the educational system do not differ much from district to district citywide and reflect the socio-philosophical changes taking place in our City. Family composition portrays a high per centage of single parents who find it difficult to attend school functions and parent conferences. Additionally, there has been a breakdown in community solidarity. One way to address that problem would be to reestablish the school as an integrating force in the neighborhood, offering services that help families to help themselves, and earning once more the respect and affection of residents.

The Community School New York City is reasonably well supplied with good school structures well distributed throughout neighborhoods so as to encourage walk-to-school enrollment and mini-

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mize busing problems. In the past, schools functioned as centers for community involvement; they should be encouraged to reestablish that mission by furnishing space and support for other community services in order to regain the trust of parents and community residents. Schools should be the focal center for community strength.

Several principles should be applied in planning neighborhood development which will assist schools in attaining acceptance as a community center:

1. Development decisions should be planned to maximize student feeder patterns in blocks surrounding schools. Attention should be devoted to planning family housing units to accommodate growth in the age levels which match the school facilities within walking distance. Three factors should influence choices:

(1) senior citizen sites, industrial and commercial facilities should not take precedence over multi-family buildings;

(2) every effort should be made to provide an income mix in new housing opportunities so as to give each school a broad spectrum from which to attract peer tutors and surrogate parenting where necessary;

(3) although ordinarily any concentration of single-parent families (particularly homeless poverty-level new tenancies) is considered undesirable, in this case there is a dilemma: experience shows the single parent finds it difficult to participate in parent/teacher activities because of the double burden of working and housekeeping. Proximity may make it easier for both the parent and the child to use service facilities but it will reduce the chances of recruiting volunteers and augment the service burden. A proper balancing of these concerns is warranted.

2. The use of school space from the end of classes until seven p.m. should be made available to local service providers and/or non-profit civic groups for programming of social, cultural, educational and skills-training facilities targetted toward assisting families to become self-sufficient, especially adult education. facilities for young parents. Such space might also be profitably used for special preventive health clinic services. The aim is not to render health service in the schools but to reach out to parents, particularly teen-age mothers, to acquaint them with local providers of nutrition, pre-natal and post-substance abuse services to encourage them in better living practices.

II. Building on Experience

EDUCATION

3. Special partnerships should be reestablished to use nearby park facilities to supplement school teams and classes. The average schoolyard, today, is far from appealing as play space, let alone a green, healthful environment. Most yards are concrete, cracked in many places, and unencumbered with dividers to insulate play groups from one another, nor do they offer facilities for team activities such as basketball backcourts, goalposts or home plate fences.

Nearby parks, however, frequently offer such sports facilities, and the opportunity for active recreation and interaction. If educational programming can not avail students of such amenities during class hours, arrangements could at least be made to program after-school activities with local partners to provide athletic experiences to community children. In addition, city groups specializing in environmental education and gardening skills might avail themselves of park space for augmenting their vacant lot programs and for preparing teachers on how to use the City as a classroom laboratory.

Neighborhood Coalition These programming concepts should be explored through a special subcommittee of the coalition of neighborhood providers established to promote improvements in health and social services. The subcommittee should be made up of persons interested in enriching the school curriculum and in helping to sponsor supplemental services in the community.

An important ally in this effort might come from the Public Library at McKinley Square. Although the building was originally constructed in 1908, and has not had a major facelift since it was renovated in 1952, it is a major resource for special programming.

Capital Priorities:

Schools:	handicapped improvements for PS 186; modernization of both high schools (preliminary designs begun);
Library:	new doors, roof and parapet wall; sensor unit, and fence for security;

PARTNERSHIP FOR THE FUTURE

SCHOOL FACILITIES in COMMUNITY BOARD #3

Public Schools

<u>Name</u>	<u>Address</u>	<u>Date Constr</u>	<u>Enrollment</u>						<u>'68 cap</u>
			<u>K-8</u>	<u>'89 9-12</u>	<u>Other</u>	<u>'88</u>	<u>'87</u>	<u>'68</u>	
PS 2	1365 Fulton Ave	54	811		66	780	897	928	990
4	1701 Fulton Ave	97	405		147	581	609	1357	1491
42	Washington & Claremont	05	412		136	527	601	1031	1134
50	1550 Vyse	14	545		119	622	739	1647	1307
55	450 St Paul's Pl	16	657		130	817	874	1503	1697
61	1550 Crotona Pk East	22	430		114	466	561	1997	1255
63	1260 Franklin Ave	24	572		151	782	898	1331	1360
66	1001 Jennings St	24	613		159	1082	749	1962	1651
110	580 Crotona Pk South	64	488		161	570	700	1052	931
132	1245 Washington Ave	60	729		65	841	839	1255	1120
134	1130 Bristow St	66	358		148	738	588	1540	1177
140	916 Eagle Ave	58	609		174	740	829	1232	1136
146	968 Cauldwell Ave	58	439		106	470	550	1250	1162
198	1180 Tinton Ave	74	468		119	698	657		
IS 147	1600 Webster Ave	74	1132		149	1312	1378		
149	3630 Third Ave	67	464		125	655	605	1656	1329
158	800 Home St	73	534		163	644	880		
JHS 98	1619 Boston Rd	31	382	116	181	693	838	1955	1598
120	890 Cauldwell Ave	55	240	81	65	476	372	1240	1126
Jane Addams Vocational HS									
900 Tinton Ave		37		1455	175	1476		1159	1200
Morris HS Boston Rd & 166 St		01		1708	283	4160		2087	2286

Private & Parochial Schools

R T Hudson	1122 Forest Ave	202				202
St Augustine	1176 Franklin	244				213
St John Chrysostom	1144 Hoe Ave	543				550
Pyramid House	470 E 161 St				116	

'89 and '88 figures from District Needs Statements

'87 figures from NYC Public Schools, Computer Operations, Educ Data Svces

'68 City Planning Commission Master Plan, both enrollment & capacity

modernized *in 19 *in 22, 49 & 54 *in 64 *in 52 & 55

II. Building on Experience

ENVIRONMENTAL PROTECTION

Adequate
Infrastructure In reply to our letter asking what the impact of doubling the population in CB#3's area would have on the Department of Environmental Protection's service, Commissioner Harvey Schultz replied: "We have ample and efficient infrastructure in the area to adequately service the projected increase in population in the next decade, and construction of our upcoming infrastructure projects will only increase our ability to meet the needs of the district." (See Appendix for full reply.)

A study of the list of capital projects to be found at the end of this chapter would justify that pledge. The only problem lies in the negotiations now being conducted with the State Department of Environmental Conservation regarding the new State Pollutant Discharge Elimination System (SPDES) permits and the ability of the City to enlarge the Wards Island plant or to divert new capacity to the under-capacity Hunts Point Water Pollution Control Plant. Since Community Board #3 lies in both drainage areas, there should be no technical impediment to their proposed growth.

Furthermore, according to the Commissioner, the agency "is proud to be an integral part of the planned revitalization of The Bronx...(and) has planned or begun construction on a number of water main and sewer projects which will further demonstrate DEP's commitment to a growing Bronx Borough". One issue, however, that should be raised where new development is planned, should be the question of providing new low-flow fixtures to minimize water use and/or other water conservation features.

Planning to
Integrate
Capital
Projects Such commitments are important to the marketability of new housing projects. One of the primary goals in developing this 197-a plan for CB#3, was to afford agencies such as DEP and the Department of Transportation a real blueprint for their ten-year capital budget projections. It is difficult enough to coordinate the work of upgrading sewers, catch basins and water supply with street reconstructions and resurfacing. It is far more complicated to coordinate that planning with the long and involved budget schedule as it proceeds through the maze of bureaucratic approvals and fiscal support.

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Both agencies have been very responsive to community requests and both are strongly committed to upgrading the infrastructure. As this plan is adopted and calendar goals for increases in housing accommodation are shared with the planning departments of both agencies, public improvements can be programmed within the two requisites of meeting need and spreading capital burdens over the most expeditious funding cycle.

Catch Basins and Sewers

Immediate concerns in the area focus on the cleaning and reconstruction of catch basins and sewers, particularly along Jackson Ave from Home Street to East 168th Street "to support the Morrisania Small Homes Development", which the agency assures is in the ten-year plan. Funding for collapsed sewers and catch basins in the Crotona South area is included in the agency's lump sum projects.

Water Supply

The community's concerns for "clean, safe water" for the "growing Bronx" will be met by completion of Water Tunnel No. 3. Stage 1 of this 4-stage project, according to the department, "is slated for 1992, with final completion of all stages targeted for the year 2015".

Noise and Air Complaints

Apparently, other environmental pollution is not so easy to abate. The community's priority request for "additional enforcement personnel...to respond to noise complaints generated by discos, bars and cabarets (and for) "ten more inspectors" to control air emissions will not be funded. An additional problem, which will require cooperation between the Department and the Police, involves enforcement of the noise code on youths riding through the residential streets late at night in vans with radios playing at full volume. To date, these quality of life issues continue to plague residents.

Finally, although the item of pest control "may technically belong under the functional area health", the Board is pleading with the environmental agency to support its request for continued funding to rid the community of unsafe, unhealthy garbage-filled lots.

Capital Priorities

Scheduling of infrastructure improvements in response to identified needs.

II. Building on Experience

ENVIRONMENTAL PROTECTION

Listing of DEP Water and Sewer Construction Projects*

<u>Project #</u>	<u>Location</u>	<u>Est cost</u>	<u>Review status</u>
------------------	-----------------	-----------------	----------------------

Sewers:

SEX002149	Bathgate Industrial Pk	\$946,000	under design '90
HWX203	Boston Rd		TV-1 '91
HWX520	East 163rd Street		TV-1 '90
HWX698	Southern Blvd		TV-1 '92
HWXPO65	East 167th Street		Final design

Water Supply:

HWX203 .	Boston Rd & Needham	\$3,571,000	FY90
		478,000	
PDC1111	Bathgate hydrants	20,000	FY90
HWX520	E 163rd, Courtland, Prospect	573,000	FY91
HWX698	Southern Blvd, E 174, Westchester Ave	1,269,000	FY93
		21,382,000	
HWX785	Claremont Pkwy, etc	246,000	FY93
HWX733W	Melrose Ave, 159-161	1,719,000	FY93

*supplied by DEP

II. Building on Experience

HEALTH & SOCIAL SERVICES

Goal: The most important goal for all social service ought to be to assist families in achieving self-sufficiency. This is a cardinal rule, for instance, in all physical rehabilitation. **Self-Sufficiency** The emphasis is placed on evaluating the extent of disability and targetting all training and exercise to encourage the patient to regain the basic abilities needed for daily living - feeding, dressing and, if possible, moving from bed to chair, etc.

A similar goal should be established for evaluating the extent of an individual's or family's needs, and targetting assistance to encourage the client to break out of the cycle of dependency. This will often require a coalition of providers in order to provide the kind of comprehensive service necessary with appropriate ancillary support during progress towards independent living.

This is being recognized in the social service community in the special programs advanced for teen-aged parents, with special provision being made for daycare and for staged withdrawal of public assistance funding as the client becomes more secure in her wage-earning ability.

Coalition of Service Providers It is recommended, therefore, that a group be organized within the district to evaluate what services are necessary, how facilities and the burden will be shared, and how the result will offer all families equal opportunity to achieve an improvement in their life-style. This analysis will determine a priority for goals, both overall and specific, to attain the community's objectives, and the resources required to implement the plans developed within the timetable programmed.

In Community Board #3 District, the needs would appear to include stable, affordable housing and job training as well as the full spectrum of educational, social and health services. The Board of Education principals have indicated they need to have their role limited to educating the children if they are to meet the goal of providing early training for social independence as well as basic learning skills for further educational objectives. They cannot, they say, also assume the burden of "parenting" and they indicate they see few ways to increase the participation of many parents today who are burdened with two jobs and little support at home, or who may themselves be victims of substance abuse.

PARTNERSHIP FOR THE FUTURE

They recommend, first and foremost, that the community at large explore methods to provide surrogate parents to provide the kind of support many students need if they are to achieve.

Seminar on Unmet Needs

This concern came out at an all-day seminar, Meeting the Unmet Needs in Health and Human Services, sponsored by the CB#3 Committee on Health & Human Services, chaired by Gloria Alston, head of the Children's Circle. The seminar was preceded by several planning meetings and a questionnaire (see Appendix) was circulated. The community at large indicated its first problem was to care for its children until seven p.m. There are many parents who are working until then who are reluctant even to give their children a latch key for fear that older untrustworthy children will take advantage and steal from or vandalize their apartments. Other problems included:

- * concern for strangers picking up children from after-school programs because permission slips indicating who is authorized to pick up children are locked up at the school at 3:30 when school personnel leave;

- * concern that the large number of homeless families to be relocated in CB#3 will require daycare and other services which may not be available;

- * concern that youngsters (high school dropouts) who use the new TAP center may come from families living in the NYC Housing Authority's projects; if a youngster is trained and obtains employment, the parents' rent may be increased because of the increase in family income, and if the family is on public assistance, the grant may be reduced;

- * if present daycare service hours are extended to increase service, will there be a program to train local youngsters as teachers aides and will they be allowed to qualify for employment;

- * concern that the expansion of Bronx-Lebanon Health Center will leave the Fulton campus without beds or primary care for maternity and/or pediatrics; (this is a general concern - such services have been withdrawn as the population was reduced and it is not easy to use public transportation to reach other facilities);

- * concern that lack of adequate facilities for family planning and care services does not meet the requirements for coping with the district's high incidence of infant mortality or medical pathologies.

II. Building on Experience

HEALTH & SOCIAL SERVICES

Need for a Comprehensive Plan

It was resolved that

a. an inter-agency committee should direct attention to the above problems and other problems expected in servicing the homeless population expected in the district. Bronx-Lebanon offered their facility for a Referral Center for families, in which needs could be evaluated and recommendations made for follow-up;

b. a health needs assessment should be made for CB#3;

c. a plan should be developed for CB#3 and a proposal should be addressed to HRA for funding for implementation.

Such a plan should include at the least the following components:

I. A Job training and development strategy which will target specialized opportunities that are locally available and which offer more than minimum wages as well as opportunities for career advancement. Two fields suggested were health careers and social service aides.

Local hospitals are importing nursing professionals from abroad and local courses in nursing training are oversubscribed; additional courses must be developed. Local tap centers should assist applicants to attain their GED and direct them to community college courses where a preferential waiting list should be maintained for local trainees. Applicants should be placed with local hospitals at some convenient time to coordinate with their studies so college credit could be given for work experience.

Similar arrangements should be made for clients interested in pursuing a social service career.

Finally, the Industrial Park sponsors should work closely with the Tap Center to specify training necessary to qualify for job openings or turnovers within the parks and should be given preferential treatment in hiring. Particular attention should be directed to training for service jobs. If openings do not occur within the industrial park, opportunities might be opened up in the job centers at other locations.

PARTNERSHIP FOR THE FUTURE

II. A Needs Assessment to be derived from a number of sources:

- a. records and files of local social service and health providers;
- b. a questionnaire which should be circulated to local community groups, to clients of the hospitals and health centers, to parents at the daycare centers and schools, to clients of the TAP center etc.; this questionnaire should not only canvas responders' perceived needs but should detail a number of services under consideration and request expressions of interest and ability to pay minimum fees;

The results should be compiled by a consortium of local civic leaders and providers, with assistance from professionals in the City agencies and Bronx-Lebanon Hospital Center (BLHC).

III. A Referral Service Center which could be established at BLHC, open to all members of the community, where, on a shared basis, evaluation staff will review applicant's need for service and direct client to providers in the district. Funding should be sought to provide several levels of interviewers and to establish a professional responsibility within the community to develop self-sufficiency goals or plans for clients and to follow-up on a case-work basis. Interviewers may be drawn from several sources:

- a. community volunteers to orient new families to the community services available such as schools, churches, libraries, health clinics, job training, daycare, etc. (It is presumed that special services will be set up for newly arrived homeless families to assist them in finding furniture and other necessary relocation assistance.)
- b. professional counsellors to analyze the family's need for health and social services and to differentiate between acute short-term reorientation and long-term chronic treatment;
- c. diagnostic counsellors to determine where service can be obtained and the likely duration of therapy.

IV. A Partnership with community schools dedicating space for multiservice options after canvassing local providers regarding their capacity to expand their service hours and

II. Building on Experience

HEALTH & SOCIAL SERVICES

programs or to initiate new services in response to community needs, including tutoring and educational enrichment programs, adult education courses, cultural activities, skills and crafts training, athletic events, environmental education and horticulture, arts instruction, etc. Such opportunities should be conceived to offer programs for all ages and ethnic groups.

Comprehensive In the health area, the immediate problem is
Family the lack of private doctors. Most residents
Services use local hospital emergency rooms for primary care. In spite of many ambulatory care clinics, many families put off seeking professional assistance until illness is acute enough to require emergency ambulance service.

Both Lincoln Hospital and BLHC report that over 20% of their ambulance cases are not even emergencies, let alone hospital cases. When the BLHC expansion is complete, the Fulton campus will no longer accept ambulance service from 911, and will accept no maternity or pediatric cases because all of the beds are dedicated, by State direction, to serve psychiatric or substance abuse disorders. This creates problems for area residents, given the high incidence of teenage parenting. The Atlanta Center for Disease Control, in its investigation of the causes of high infant mortality in the United States, reported that the major common factor was poverty, with the single largest contributor being immaturity. Many young mothers, who did not seek prenatal care or nutrition service, gave birth to underweight babies; any intestinal disturbances resulting in diarrhea or vomiting were not recognized as serious pathologies, and many babies died of dehydration or of complications in children's diseases not considered serious, such as measles or chicken pox.

It is imperative that special efforts be made to provide comprehensive family care with a strong emphasis on preventive medicine, with referrals to special clinics where appropriate.

Budget Night clinics for comprehensive family health
Priorities care.
Expanded lot cleaning.

PARTNERSHIP FOR THE FUTURE

Statistics from Department of Social Services Data Book

1980 rank as of 6/30/88 rank
Population 53780 56th CD 26077 on p.a. 17th 48.5%

Daycare Services:

Group Day Care	11	Serving 1,025
Head Start	5	426
Family Day Care	3	184
Project Giant Step	1	120
		<u>1,755</u>

Needs Assessment

Absolute unmet need - ranks 37th (3,831) 75.9%

SSC

Preventive Services	1	110
Foster Care	0	
Preventive & prot.	1 (in CD#4)	

Office of Family Services 1

231 cases

SSFA

Sr Cit Centers	3	Serving 60 breakfasts
		365 lunches
Shelters	1	600 men
Home management	1	1260 info & refer/mo
		768 individ couns'l/mo
		360

Crisis Intervention Ctrs 0

Food Programs

NFFDP	19 groups - 1,918,215 lbs
EFAP	16 soup kitchens serving 8,286/mo

Income	20,580 individuals (8.8% Bronx, 2.7%
Maintenance	citywide p.a. population)

Food Stamps	21,386 residents on public assistance
	2,835 residents not on p.a.
	1 workshop (TEN)
	1 restaurant in NY State Meals program
	7 bank branches & check cashing outlets in EPDT

Medical	1,263 medicaid only cases
Assistance	1,909 medicaid only individuals
	15 agencies serv'g 417 residents homecare
	4 agencies serv'g 182 " housekeeping

CDA	6 agencies - 2725 persons - \$339,025
-----	---------------------------------------

II. Building on Experience

PARKS

Plan for Open space and recreational opportunities have
Open always been an important amenity for Bronx resi-
Space dents. Two parks comprising nearly 4000 acres (or
over 15% of all City parkland), Van Cortlandt and
Pelham Bay Parks, are outstanding examples of New York
City's native landscape. In fact, the Bronx has the highest
per centage of parks compared to total acreage (25%) but un-
fortunately this wealth of open space is not well distri-
buted throughout the Borough. The most important (and often
disregarded) factor in land use planning, particularly in
the redevelopment of the South Bronx, must be to provide
adequate communal open space and recreation facilities for
all residents.

In the present built up environment, there are not
always appropriate opportunities to devote public monies to
the acquisition and development of new parkland, but the
extensive demolition of South Bronx properties offers a
unique chance to consider tradeoffs in publicly owned spaces
as housing is developed and redeveloped.

There are many alternatives to acquisition which can
create linear parks along major transportation properties
and special greenways or bikeways to link residents of the
South Bronx to the major facilities in the north (Bronx, Van
Cortlandt, Riverdale and Pelham Bay Parks), as well as to the
Harlem and Bronx Rivers, City Island and Orchard Beach.

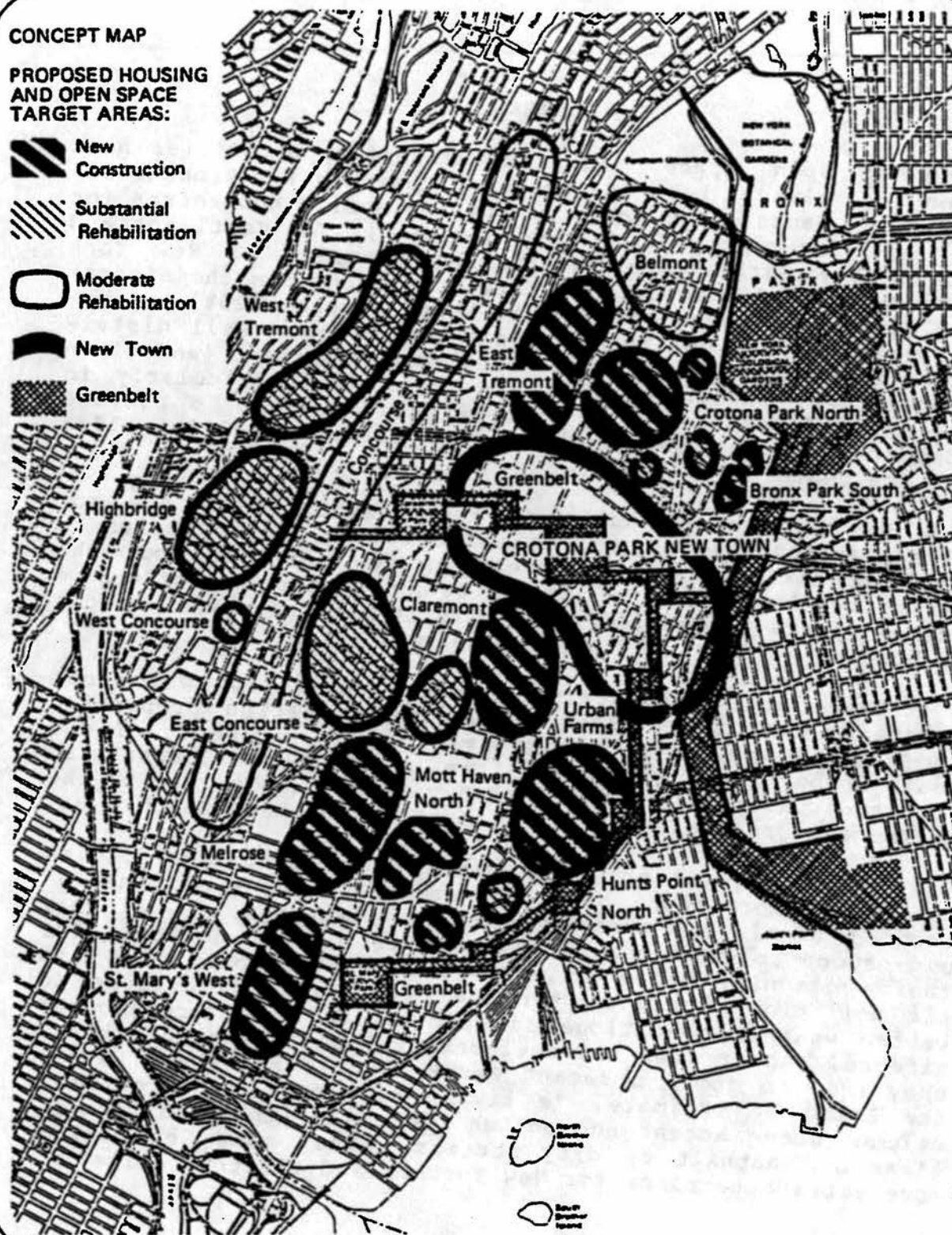
It is only recently that widespread recognition credits
parks with more than social and aesthetic value as a neigh-
borhood amenity. Trees and other plantings are finally
understood to be a necessity for this planet, not only for
their community value in mitigating congestion, noise and
air pollution, but also for their global contributions to
better weather conditions and protection from "greenhouse"
effects. Apart from the environmental advantages of trees,
they are, to quote a recent Parks Council statement before
the Board of Estimate, "a living resource (to) provide a
welcome green accent and soften the cold, impersonal stone,
glass and asphalt of city streets. They make New York a
more attractive place for New Yorkers and visitors alike".

PARTNERSHIP FOR THE FUTURE

CONCEPT MAP

PROPOSED HOUSING AND OPEN SPACE TARGET AREAS:

-  New Construction
-  Substantial Rehabilitation
-  Moderate Rehabilitation
-  New Town
-  Greenbelt



Source: The South Bronx, A Plan for Revitalization, Dec '77

II. Building on Experience

PARKS

Bronx Greenway

Here, in Community Board #3, there is a major opportunity for greening and beautification, and for reviving a 1977 proposal for a South Bronx Greenbelt (see map on facing page). It envisioned Crotona Park as the centerpiece of a new system incorporating new and existing major parks, reaching through dense neighborhoods using various highways, bikepaths or other greenways to link large vacant tracts that would extend to the Grand Concourse and the Harlem River through Claremont Park on the west, and to a renewed Bronx River area on the east extending from Soundview to Bronx Park.

There is great interest in such a greenway, particularly if it can link with St. Mary's and bring impacted South Bronx residents in closer contact with the great institutions of the Bronx: the Zoo and the Botanical Gardens, Wave Hill, the marine resources of City Island, the wetlands and the environmental center in Pelham Bay, the justly famous colleges and universities for which the Bronx is noted.

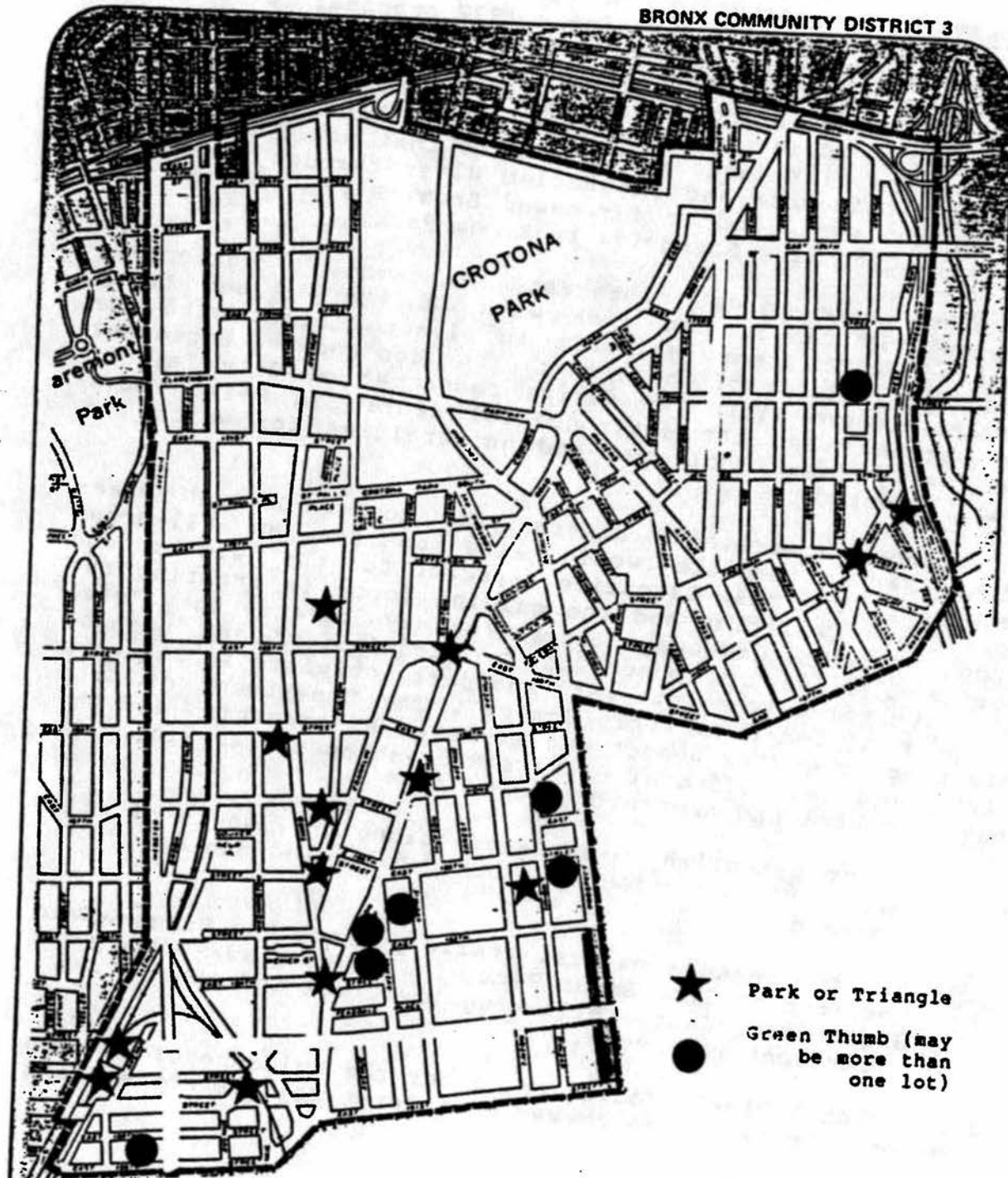
Renowned marathon runners like former Borough President Herman Badillo would like to see an all-Bronx marathon. Tom Fox, Executive Director for the Neighborhood Open Space Coalition and the guiding force in creating the Brooklyn/Queens Greenway, likes greenways because they "give people a sense of connection, of continuity" and because they "unite environmentalists and park activists in the work of park visionaries like Olmsted". The Department of City Planning, the City Department of Parks & Recreation and the State Regional Office of Parks & Recreation are working with environmental and community groups

a. to establish an esplanade along the length of the Harlem River which will link up to a Hudson River esplanade, and

b. to create a natural trailway along the Bronx River corridor to link Bronx Park with Sound View Park, Shorehaven, Castle Hill, Pugsley Creek and other waterfront resources.

The Regional Plan Association, under the guidance of Borough President Ferrer, has agreed to incorporate the concept and

PARTNERSHIP FOR THE FUTURE



II. Building on Experience

PARKS

suggestions into their visions of the Bronx as a regional center for the year 2000, because they are committed to

"newly-designed neighborhoods with greenways running through, more public access to waterways and better use of existing parkways for recreation (to) enhance the sense of a green city and create neighborhoods that would compete with the suburbs".¹⁰

Finally, a special project has grown out of the initial studies and the Citizens Committee of New York City has awarded a grant to Community Board #3 to develop the concept of a greenway link from Crotona to the rivers and borough open space and cultural resources.

Not only will such a linear park furnish access to open space and recreational opportunities, but it will encourage environmental and cultural events along its route. It will link unserved areas to Bronx institutions that can enrich neighborhoods with cultural and beautification assistance, and will support the considerable interest already manifest throughout the district for vacant-lot vegetable and flower gardening (see Map of Green Thumb lots on facing page). Such projects often bring together all age groups, ethnic and economic backgrounds to cooperate for community improvement and personal recreation.

Parks, A Community Board #3 has long understood the value
CB#3 of their park spaces. Their District Needs
Priority Statement over the years has consistently item-
 ized the 24 parks and playgrounds which furnish
the recreational facilities of the district. Crotona Park, with its 147 acres of tennis courts, ball fields, playgrounds, pool, lake and boat house, is recognized as the jewel of their neighborhood which residents regard as their "Central Park". It is unfortunate that it is too late to recraft all of the landuse strategy to take full advantage of this regional park as a major amenity for attracting mixed-income development; although the City has already programmed construction management along Fulton Avenue on the western border which includes mixed income up to \$32,000, the northern border is dominated by the Cross Bronx Expressway and land that is out of the district. We are, however, recommending

- a. a continuation of the Mid-Bronx Desperadoes homeowner developments on the eastern border where sites are already designated, and

PARTNERSHIP FOR THE FUTURE

b. reservation of the city-owned properties south of the Park to stimulate moderate density, mixed-income development.

Parks as a Learning Environment

We also strongly support the community's suggestion that the "parks and playgrounds are a learning environment, just as science laboratories" are. They fought for Urban Rangers, the Crotona Park Nature Center and recreational staff. Elsewhere in the schools section, we recommend a better integration of nearby schools with parks resources to utilize Crotona better for recreational, educational and cultural development for the schools' children to replenish their physical health and mental well-being. If park use were better coordinated with educational objectives, it might be easier to allocate additional recreational staff and accomplish the final goals of restoring the tennis and handball courts, restoring the benches and comfort stations, and adding more picnic facilities. Finally, if the park became an important adjunct to school programming, perhaps the curriculum could include more respect for park facilities, and while the learning process continues, perhaps lights could be restored on taller stanchions so as to be out of reach of baseball bats or other destructive weapons.

One of the shameful failures of our budget priorities is shortsighted reluctance to recognize the importance of our green infrastructure to the quality of life in our congested City. Less than 1% (.72) of the 1989 City budget was allocated to maintaining or improving city parks, street trees, playgrounds and open spaces that enrich the daily routine of New Yorkers. The importance of these resources is recognized by every planning board. Year after year, park maintenance is among the top three priorities.

Community Board #3 understands this problem and has requested that these issues be highlighted, not only in this chapter on parks but also in our landuse recommendations. The devastation this neighborhood has suffered over the past decade has had one bright lining - the open space resulting from abandonment and demolition has offered housing planners a unique opportunity to recreate this neighborhood with strong emphasis on meeting open space needs as an important requirement in framing revitalization plans. The report that will be completed over the next several months on a Bronx Greenway will offer specific suggestions for a more creative development policy.

II. Building on Experience

PARKS

Capital Budget Priorities

1. Create a sitting park area for the elderly at Beatty Plaza;
2. Rehab Melrose Park - replace chain link fence, playground equipment, and reopen comfort station.
3. Develop recreational facility in Crotona Park Lake area.

TABLE Partial Listing of Institutions To Be Linked to Bronx Greenway

Cultural:	NY Zoological Society, NY Botanical Gardens, Fordham University, DeWitt Clinton HS, Bronx High School of Science, Lehman College, Walton HS, Bronx-Lebanon Hospital Center, Bronx Community College, Lincoln Hospital, Montefiore Hospital, Bronx Municipal Hospital Bronx State, Mt St Vincent College, Manhattan College, Yeshiva University, SUNY Maritime College, US Veterans Hospital
Environmental:	Pelham Bay Park and its Environmental Ctr, Bronx Park, Van Cortlandt Park, Jerome Park Reservoir, SoundView Park, Crotona Park, Claremont Park, Roberto Clemente Park, Wave Hill, St Mary's Park, Franz Sigel Park, John Mullaly Park, Ferry Point Park, Hunt's Point Park, Randall's Park, Joyce Kilmer Park Haffen Park, Seton Hall Park, Weir Creek Park Henry Hudson Memorial Park, Joseph Rodman Drake Park, Devoe Park, St James Park, Harris Park, Ewen Park, Riverdale Park
Historical:	Hall of Fame, Poe Cottage, Bartow-Pell Mansion, Van Cortlandt House
Recreational:	Yankee Stadium, Orchard Beach, City Island

II. Building on Experience

PUBLIC SAFETY

Police

Nothing is more important to the quality of life in the neighborhoods than safe streets.

And nothing is more frustrating to a community board than to spend long hours developing detailed budget requests for "additional personnel...to combat the crime affiliated with drug sales and abuse in the district"¹² than to read the response from downtown:

In the preliminary budget, city-wide personnel/program/equipment funds are maintained in FY1989. Allocations are scheduled by the agency only after budget adoption.

We can not state it better than the community did in their 1989 district needs statement:

"Protecting the life and property of our residents and reducing crime is one of the highest priorities that the Community Board feels that the government can provide. The presence of eighty (80) community residents at the monthly 42nd Police Council meetings is an indication of the need and interest...

Manpower is the critical ingredient to provide essential police service."

That manpower needs to be measured in visible assigned "bodies". When you count up the unfilled slots emptied by attrition, the cuts in civilian backup slots, the officers borrowed to fill special duty such as undercover narcotics details, the accelerated slots in the Academy classes (which are not re-instated), the time lost in court "temporarily" jailing arrested offenders soon bailed out and on the streets again, it adds up to less police manpower on the community streets.

We are not competent to advise the Department how better to deploy an inadequate staff, but we offer a few questions culled from "street-wise advisers":

1. Can we institutionalize the use of special squads of inter-agency personnel to "repossess" apartments from drug "dealers" while they are detained, especially if they live in city-owned buildings?
2. Can drug arrests be targeted against the buyers to eliminate the market, as was done in the crackdown on "Johns" to frustrate prostitution?

PARTNERSHIP FOR THE FUTURE

3. Can a different deployment of personnel be tried to eliminate the absurdity of uniformed patrolmen writing tickets for expired inspection stickers while drugs are openly bought and sold on the sidewalks?
4. Can videotapes be used to minimize officer-time waiting around court rooms?
5. Can we change court "justice" that keeps returning offenders to the long-suffering neighborhood streets, or remanding them to overcrowded facilities? Can we substitute public work sentences for incarceration and save the money of building and staffing more and more jails? (In the recent budget musical chairs to fund the new TNT program, every agency, including Police, was cut to provide funds; then \$55 million went to build jails and only \$13.5 million to Police to create the TNT squads. Most of the Police money was needed for overtime, cars and the like; squads were created by robbing other details.)

Budget Priorities

In addition to more personnel, CB#3 requests the replacement of the 1913 precinct station.

Fire

It is not surprising to find that a district decimated by arson views the Marshall's Red Cap program as a deterrent which should be expanded. CB#3 also views the fire prevention/education program as an important service and requests increased funding, but suggests Fire Marshalls would serve better than Community Relation Officers.

Department statistics indicate that fires are relatively rare occurrences, which is not surprising for a district that recently described its appearance as like "Dresden after the fire storm".¹³ The problems will come as the community grows and fights to retain its three stations. Some buildings may need improvements, and equipment could be replaced, but interim use is desirable while the community is growing. The Department could substitute rescue companies for fire-fighting squads, or restore fire salvage programs.

II. Building on Experience

SANITATION

Number One Priority

The top goal of Community Board #3 is to re-establish their district as a dynamic, viable community. To attain that goal, a top priority must be cleanliness. No one is attracted to or compelled to remain in a community filled with garbage-strewn lots. They are unsightly; they are unhealthy.

Every year, CB#3 like so many other Boards around the City, makes lot cleaning and the Clean Team a top priority. And every year, the budget either stays the same or is reduced. There are also technical difficulties. The money allotted to cleaning lots, if it comes from the Federal Government, specifies that a lot may only be cleaned once every six months, but lots are frequently covered with new debris within the week of its cleaning.

Furthermore, to keep out the large items, the lot must be fenced. Fencing is the responsibility of the Department of General Services, and lot cleaning is the responsibility of Sanitation. Coordinating usually takes more time.

Bronx Borough President Ferrer recognized this problem as a major complaint in South Bronx communities and allocated money from his discretionary budget for fencing. But the eyesores and the health conditions resulting from rat-infested garbage heaps persist.

The Department of Sanitation has been most responsive and is struggling mightily to cope with the problem, to at least clean up the backlog. The Round Robin program was created to devote concentrated team activity on clearing up trouble spots and eliminate bureaucratic delays. The Board backs them up in their requests for more personnel, so that each District Superintendent can handle the backlog in house at his own discretion. Furthermore, since Sanitation has the heavy equipment to pick up the debris, it would seem logical and efficient to give them direct authority and resources to secure the lot with fencing after it is cleaned.

But even if the problem is brought up to current complaints, it may be necessary to provide some alternative for the items that can not be put out for regular collection. Is there a need for a specially designated site in the district for "clean discards" like old appliances and furniture? Perhaps a spot over by the abandoned rail spurs which some ingenious dumpers have already used? Could a large dumpster be provided on a rail spur that could be collected by rail engine? Or several dumpsters that could be picked up by trailer cabs?

PARTNERSHIP FOR THE FUTURE

Additionally, it should be required that when a lot is cleared for development, it should be enclosed. The community has proposed replacing the expensive chain-link fencing (which is frequently stolen anyhow) with railroad ties that would inhibit vehicular traffic.

It is important to solve this problem. It is not only a constant burden to present residents who now live surrounded by filth, but it also has an immediate impact on the marketability of new housing. Whatever it takes - overtime, weekend service, increased budget - a remedy must be found. It is one of the most important first steps in revitalizing this community. As the '89 District Needs Statement says: "In a district which contains 1499 vacant lots, the need for lot cleaning is overwhelming."

Special Service

The Board has two other important concerns: school pick-ups and service to large high-rise apartments, particularly public housing which does not always have enough maintenance personnel. In the light of present budget restrictions, service is not likely to be expanded, and four times a week is not enough.

We would like to suggest that the Department work with the Board and with the Executive Office of the New York City Housing Authority to develop an intensive educational campaign for major recycling in double-loaded corridor buildings, with appropriate classroom instruction so that children will take the message home. Such public education can not only orient attitudes towards recycling and reducing solid waste, but it may also help to condition our "throw-away" society to be more careful about littering their vacant lots with their discards.

Efforts should be made to enlist the support of the Federal Government so that modernization funds might be obtained to build rat-proof enclosures on Housing Authority grounds to store papers, bottles and cans. Local civic groups and tenants organizations should be encouraged to undertake the in-house educational program, with funding provided for incentive payments if tenants sort their garbage and collect recycling materials.

Obviously, this citywide problem is already the subject of much attention and creativity within the Department, but as this community seeks to double its population, the effort to provide increased service will be costly. Some pre-planning to reduce the amount of garbage pick-up would find this district with its large, cohesive tower projects an excellent laboratory for the City's future recycling initiatives.

II. Building on Experience

SANITATION

Budget Priorities

The Board supports the Department of Sanitation request for restoration of \$2.3 million.

The Board urges the Department to make District 3 a pilot program for major recycling, as outlined above. Meetings held with Congressional representatives indicate support for federal cooperation.

PARTNERSHIP FOR THE FUTURE

TRANSIT AUTHORITY MAP OF BUS & SUBWAY SERVICE



II. Building on Experience

TRANSPORTATION

Settlement Patterns Historically the growth and expansion of any area has followed the development of the transportation system, be it by water, rail or highway. The Bronx is no exception. In the earliest days, settlement followed the waterways up to important farm land and homesteads, and later job centers located around the railroad yards. More recently in this century, the development of an integrated subway, rail and expressway system encouraged the migration of blue collar and upwardly mobile families from Manhattan tenements. That network of transportation infrastructure is still intact, in spite of the fall off of ridership on the public systems. (see Table at end of this chapter).

In addition, the proliferating express bus lines use Community District #3 as a through route downtown but presently do not service the area. Most of these lines are subsidized in some way by the City of New York, and represent a growing mode of commutation travel as evidenced by the fact that the City purchased 350 new express buses in 1988. If this remains a preferred mode for City workers, CB#3 may want to explore service for its constituents as population grows in the district. There are many experts, however, who have some reservations regarding this mode as an inappropriate competitor to the public systems and less than a blessing on our crowded, overtravelled streets.

In addition to the potential represented by the growth of population expected, an incentive that should be explored for restoring ridership to the excellent north/south system of the subways would be free transfers from the east/west bus service which is extensive in the Bronx. (See Map on facing page).

Truck deliveries, both local and regional, use two major arterials: Boston Road and Third Avenue. Service for workers in automobiles is facilitated by easy access and adequate interchanges with key parkways and expressways that connect the South Bronx with business districts throughout the region including Westchester, New England, New Jersey and Long Island: the Cross Bronx, Sheridan, Major Deegan and Bruckner Expressways and the Bronx River and Hutchinson Parkways.

PARTNERSHIP FOR THE FUTURE

Concern for Maintenance of Infrastructure

Community Board #3 has worked very closely and harmoniously with the Department of Transportation whose goals closely parallel the Board's concern for the safe and efficient movement of people and goods within and through the district. This is particularly important in view of the predictions of the Regional Plan Association that the Bronx will be the hub of regional job opportunities. The system must be maintained and expanded to link CB#3 residents to job opportunities both inside the City's central business districts and outside the City, wherever they will be. Capital budget requests reflect the concern of the Board (which the agency apparently shares) for maintaining the infrastructure's quality: smooth streets, public access and safe travel. In addition, the Department of Transportation maintains separate divisions seeking methods to assure clean air and attractive open space. The Board will need to work closely with them to promote the greenway and to improve mass transit service to the district.

The division of responsibility for public transport with MTA has not always provided CB#3 with its fair share of services. In particular, special efforts must be directed towards the reestablishment of local stations and service on the Metro North rail spur that would offer service at 161st Street and Claremont Parkway. It is understood that the Regional Plan Association study for Borough President Ferrer's Bronx 2000 plan is exploring this option.

Survey of Ridership

In order to determine ridership potential as the district grows, and to assure the best choices for improvement of service to Community Board #3 residents, we would recommend that CB#3 develop a survey questionnaire with the assistance of the Department of Transportation experts. This survey should be designed to evaluate present preferences and future choices, for both vehicles and passengers, respecting:

1. patterns
2. modes, and
3. needs

so that strategic planning can prepare for the population growth anticipated with appropriate service expansion and/or changes. The Department has already committed its resources to continued cooperation with the Board, including directing its capital planning to support growth patterns as they are ascertained.

II. Building on Experience

TRANSPORTATION

In this connection, it is recommended that the Department explore the following minor street closings recommended in the Community Development Strategy which will facilitate special land use planning (Gouverneur Place, East 162nd St, Brook Ave, short stretch of Jackson Ave, Crotona Place and possibly, part of Simpson Street). (See recommendations in chapter on strategy.)

Signage & Street Markings A second area of concern to both the Board and the Department is the provision of necessary signage (for bus service, street marking and crosswalks), traffic lights and controls (including modernization of existing installations), space for off-street parking (including public vehicles like Sanitation garage facilities or other commercial traffic), and the possibility of expanded para-transit opportunities for the elderly or disabled of the district.

Finally, the Board would like to explore better connections

a. between job training facilities, the Department's Job Fair and the Mayor's engineering recruitment programs that might offer professional opportunities within the district; and

b. for integration of the district's educational system with the Department's safety program which distributes literature, sponsors theatrical performances, and offers teacher-training seminars and Safety Belt enforcement training seminars.

It is imperative that all of the above considerations play an integral role in planning for service both for the present and future residents, particularly in the light of the impending twenty-five per cent increase in bus and subway fares. Budgetary constraints should dictate City policy in locating population growth where infrastructure is in place and limit public investment to modernization and upgrading existing service.

Capital Budget Priorities Reconstruction or resurfacing portions of Forest Ave, Claremont Pkwy, E 163rd St, Southern Blvd, Vyse Ave, Hoe Ave, Bryant Ave, Franklin Ave, Boone Ave, Boston Rd.

Erect surface lighting on Freeman St. Survey and upgrade, as necessary, traffic signage and control devices throughout the district to rectify complaints outlined at District Service Cabinet meetings.

PARTNERSHIP FOR THE FUTURE

TABLE Mass Transportation Network

Subway Service:

Eastern border: IRT #2 and #5 lines
Station stops convenient for CB#3:
174th St, Freeman St, Simpson St, Intervale
Ave, Prospect Ave
Western border (just outside district) Independent C
and D lines
Station stops convenient for CB#3:
174/175th Sts, 170th St, 167th St

Bus Service:

North/South: #21 on Boston Rd, #15 and #55 on Third
Ave, and #17 on Prospect and Crotona Aves
East/West: #6 on E 163rd St, #35 on E 168 into E
169th Sts, #11 on Claremont Pkwy
Free transfers: from Bx 55 to IRT, from IRT @ 3rd
Ave and 149th St, from Ind C and D lines and
IRT #4 line @ 161st St (Yankee Stadium)

Express Bus Service passes through but does not now stop in
the district from Liberty Lines Express, Inc in Yonkers
and New York Bus Service from the New England Thruway

III. Plan for the Future

COMMUNITY DEVELOPMENT STRATEGY

for Stable, Affordable Housing

Population Goal The 1985 estimate of population in Community District #3 totalled approximately 58,000 persons living in better than 15,350 dwelling units. The Board was anxious to retain the integrity of the district and established 100,000 population by the year 2000 as its goal for growth. That was the initial minimum number used to constitute a community board district, and represents only half of the population that lived in the district in 1950 so it does not seem an unreasonable goal. Since the mandated analyses for reapportionment are scheduled for next year, there may be real grounds for the fear that the district might be cut up if its population is below the minimum number and there is no plan to reestablish the population norm. Furthermore, the redevelopment of the district must be seen in the context of the citywide housing shortage and the local infrastructure capacity that once accommodated a population of 200,000 (1950).

At the present citywide average of three persons per family, 14,000 dwelling units (dus) would have to be added to the present inventory to reach the goal of 100,000 persons. Viewed simply as a numerical objective, 14,000 dus should not seem unattainable within ten years; there are sufficient vacant houses and plenty of vacant land. There are, however, serious impediments which make the goal impossible.

In the first place, there are three manufacturing zoning districts in CB#3 which do not allow residential use; much of the vacant land is in the M1 areas. Secondly, city policy is encouraging very low-scale new construction catering to one and two-family home ownership instead of the multiple dwellings permitted in the R6 and R7 zoning prevalent throughout the district. And finally, city policy continues to emphasize private disposition, with a preference for spending as little as possible while properties remain in city ownership.

Housing Preservation The first recommendation, therefore, must address the issue of preserving structurally sound housing in the district. This will require a large-scale maintenance effort which appears to be programmed within the Mayor's ten-year plan, but no details have yet been announced, nor does there seem evidence of a serious program to prevent further deterioration or to upgrade existing housing stock. Special plans and set-asides

PARTNERSHIP FOR THE FUTURE

should be prepared for upgrading and modernizing both public housing and in rem properties. The only way to bring the "plan" to the local level is to generate a preservation plan from the local level.

Secondly, in this district, there must be a special effort to save housing now occupied in the M1 districts. If a building is vacant for two years or more, the protection for the non-conforming use lapses and the site reverts to the manufacturing zoning.

Finally, if it is necessary to consolidate families, the empty building should be immediately programmed for gut rehab at the density prevailing. This would conform to the Mayor's announced intention to program all city-owned vacant properties by 1993 and would save structurally sound properties that may not survive if left abandoned to the elements and the vandalism still being practiced on empty shells.

Rehab There are presently only 3,000 units that can be immediately designated for rehabilitation. HPD has announced program allocations for 2260 units, leaving about 750 dwelling units still to be programmed. Other vacant buildings are either located in non-residential zones, are too deteriorated to be salvaged or are located within the blocks designated for clearance as part of the Department of City Planning project, Melrose Commons, stretching in this district from its western border to Eagle Ave, and from 159th to 163rd Street.

New Homes It has been estimated that there are 118 acres of vacant land. It is important to utilize this resource most effectively to make maximum use of existing infrastructure and to reach as closely as possible the Board goal of doubling its population in the next decade. However, even with the policy changes to be recommended later, it will not be possible to produce 11,000 new units: present plans for low-rise townhouses will be respected, and other new construction should be designed contextually within present neighborhood development, primarily five or six-stories in height.

With these two reservations in mind, it is recommended that a mix in densities guide development planning for new construction. If all new units were built in two-family attached townhouses, only 2,124 homes would result. If three-story attached townhouses were built (NYC Housing

III. Plan for the Future

STRATEGY

Authority model), 7,080 homes would be possible. It is suggested that a mix be sought in both sponsors and density:

1/3 - 40 acres @ 18du/acre (Salters Square)	= 720 du
1/6 - 20 acres @ 60du/acre (NYCHA)	= 1200 du
1/6 - 20 acres @ 36du/acre (4-family)	= 720 du
1/3 - 40 acres @ 120du/acre (6-8 stories)*	= <u>4800 du</u>
total	7440 du

*recommendations for sites for such density follow on pages 43 and 44

It is also suggested that standards be set for rents and/or carrying charges for ownership units to establish mixed income occupancy for all development.

Mixed Income Goals An appropriate goal in order to accommodate the housing needs of present residents and to attract a balance of mixed-income families to the neighborhood would include a reservation of 10% for the homeless, and another 15% for poor families making less than \$15,000/year; close to half of the new units would be targeted for families making between \$15,000 and \$25,000; the remainder would target families presently being served as home owners, with incomes over \$25,000 and below \$50,000.

If 7500 units of new construction can be programmed to reserve 1500 for the Department of City Planning's goal of Melrose Commons, 1000 for the Housing Authority, and the remainder for private sponsors, with the mix suggested, it would result in a total program of 10,510 additional housing units for Community Board #3. The tables following detail an overall development scenario accommodating 10.3% homeless, 10.7% poor, 42.3% moderate-income families and 36.7% for middle-income home owners.

Recommended sponsorship of the various elements and recommended financing sources follow the tables.

PARTNERSHIP FOR THE FUTURE

TABLE I
REHAB GOALS FOR CB#3 DEVELOPMENT PROGRAM
FOR CITY-OWNED BUILDINGS

	<u>total</u>	<u>homeless</u>	<u>poor</u>	<u>moderate</u>	<u>middle</u>
construction mgt	621	186	279	156	
announced SIP	895	895			
HPD programming:					
vacant bldgs	367)				
coops	88)				
small bldg rehabs	88)		160	412	172
LISC	115)				
State: HTP	66)				
mental retard	20)				
to be determined	<u>750</u>	<u> </u>	<u>187</u>	<u>375</u>	<u>188</u>
subtotal	3010	1081	626	943	360
per cent	100%	35.9%	20.8%	31.3%	12%

TABLE II
NEW CONSTRUCTION GOALS
FOR CITY-OWNED LAND

NYCHA	1000		500	500	
private sponsors	5000			2000	3000
Melrose Commons	<u>1500</u>		<u> </u>	<u>1000</u>	<u>500</u>
	7500		500	3500	3500
grand total	10,510	1081	1126	4443	3860
% of total	100%	10.3%	10.7%	42.3%	36.7%

III. Plan for the Future

STRATEGY

Sponsorship and Financing The Mayor has announced he will program all existing vacant city-owned buildings by 1993. That is not only desirable, but necessary, if presently structurally sound buildings are to be saved for rehabilitation.

In order to realize that goal, it will be important for the City to provide upfront financing for construction, using the Construction Management and Special Initiative Programs as models. One or more construction managers (such as the NYC Housing Authority, the Partnership, or other firms with substantial track records) should be placed under contract to produce up to 3,000 rehab units and 7,500 new construction units @ a cost of \$65,000 for rehab and \$100,000 for new construction. (Obviously these are current costs and may have to be adjusted, depending on when the plan is implemented.)

The contract should include provision for future bids to become owners and/or managers of the property with built-in goals for tenancy meeting the above desired targets, and with a pre-arranged debt service established to limit subsidies in the rehab units to 100% or \$65,000 for the homeless, 50% or \$35,000 for the poor, and for the present \$25,000 per unit for new construction.

This can be achieved if a participation loan of up to 50% or State SONYMA funds are used to provide average debt service cost of 6%. A development proforma is suggested in the appendix.

Fair Share of Mayor's Plan Funding necessary to achieve 10,510 units with the above subsidies would total \$317 million dollars or an average of slightly better than \$30,000 per unit. This is completely in line with the Mayor's published Ten-Year Housing Plan for Fiscal Years 1989-1998 which programs \$4.5 billion (of the total \$5.1 billion) to produce 84,000 units at an average cost of \$53,571 per unit. Our suggestion would be that \$320 million (or 7% of the \$4.5 billion programmed for rehabilitating city-owned buildings and creating new affordable units) be used to produce 11.9% of the units desired citywide. (See Table III).

PARTNERSHIP FOR THE FUTURE

TABLE III
SUBSIDY FUNDS NEEDED

<u># units and category</u>	<u>% Mayor's budget goal</u>		<u>cost</u>
	<u>units</u>	<u>\$</u>	
REHAB:			
1081 du homeless @ \$65,000/du	7.2%	8.8%	\$ 70,265,000
1126 du poor @ \$35,000/du	3.5	2.5	<u>39,410,000</u>
Total for rehab	4.6		\$109,675,000
NEW CONSTRUCTION:			
7500 new units @\$25,000/du	20.3	25.9	\$207,050,000
TOTAL:			
10,489 units @\$30,196/du	11.9%	7. %	\$316,725,000*

*7% of \$4.5 billion allocated for vacant city-owned (including permanent homeless housing), and for construction of affordable homes and new multifamily buildings

III. Plan for the Future

STRATEGY

Once the plan concept is adopted in principle, the Community Board could then devote its energies to organizing a coalition of experts and providers in the district to develop and train any additional local sponsors needed or interested in bidding for ownership and/or management of the 10,500 units. A mutual housing model might prove useful (see Appendix for general description).

Zoning Changes Community Board #3, at our suggestion, has already requested the Bronx Office of the Department of City Planning to consider a major zoning study of the district. There is precedent for this.

The Staten Island Office is embarked on a similar venture at the request of their communities, with the particular objective of reexamining the R3-1 districts because development is mushrooming and local residents are concerned.

The existing zoning code was adopted in 1960 after a thorough study. That is almost 30 years ago, and the City has radically changed. Manufacturing is no longer a major force as the City becomes more of a service-oriented economy. Labor statistics highlight the shift from high school diploma to college degrees for average new service job openings. This should occasion some new thinking on the need for three industrial parks in Board #3, particularly when available jobs in Bathgate appear to be at entry level, and when the evidence reveals the industrial park has not produced many local jobs.

At a minimum, however, it is recommended that a zoning study examine the feasibility of five changes to provide opportunities for residential and commercial development to stabilize existing residential districts and offer opportunities for larger scale housing (see numbered list on following page and sites outlined on the maps of the Development Sites in the Housing Section):

- a. in Blocks 2368 and 2369 on the east side of Washington Avenue;
- b. in Block 2398 on the south side of Gouverneur Place to allow for closing the street and combining with the residential district on the north side of the Place;

PARTNERSHIP FOR THE FUTURE

- c. the strip in Block 2904 on the north side of Claremont Parkway to complement development planned along the Parkway and to provide the possibility of framing a greenway to connect Crotona and Claremont Parks;
- d. in Blocks 2904, 2905 and 2906 on the west side of Washington Avenue to support the churches and residences still remaining and to take advantage of open lots for new construction;
- e. in Blocks 2929 and 2930 on the east side of Third Avenue to allow the construction of 8 to 10-story elevator housing with entrance from Fulton Avenue on Crotona Park to reestablish a strong residential community around the Park with its revitalized resources, and to fill the neighborhood school.

Opportunities for higher density There has not been time for architectural evaluation of the opportunity sites in the neighborhood but the following goals are recommended for the following sites:

- 1) Block 2365-Court House -(commercial or public space; special training facilities as a satellite for criminal justice;
- 2) Block 2366-Court House -(court reporters, probation officers, paralegal, etc.; or market-rate condominiums
- 3) - facing Brook Ave - 5/6 stories with stores
- 4) Block 2367- facing E 162 (which might be closed) - 5/6 stories with stores
- 5) Block 2368- 8 stories with stores
- 6) Block 2369- surround Weiher Court with 6/8 stories or mixed levels (townhouses with higher rise on avenues
- 7) Block 2373 - 8 stories
- 8) Block 2388 - Gouverneur Place - 8 stories
- 9) Block 2896 - create cul de sac on Brook Avenue by closing on Claremont Pkwy - 4-story with berm along railroad; 8-story on Webster Ave (depends on privately owned lots next to church)
- 10) Block 2903 - mix of heights facing away from railroad, perhaps some additional pha
- 11) Block 2912 - mix of heights up to 6 stories with stores on Claremont Pkwy and Third Ave
- 12) Block 2904 - 6 stories with stores facing Claremont Pkwy; 8/10 stories on Washington Ave

III. Plan for the Future

STRATEGY

- 13)Block 2905 - if not needed for sanitation garage
and 2906 8/10 stories on Washington Ave
- 14)Block 2929 - high-rise built so as to enter from Fulton
and 2930 Ave with mix of heights as grade changes
- 15)Block 2607 - 6 stories on 3rd Ave, 3 stories on Boston
Rd with roof connection
- 16)Block 2677 - high-rise
- 17)Block 2682 - 6/8 stories on Prospect with stores (one lot
may still be privately owned
Block 2652 - abandoned foundations for low-rise are still
there; if removable, consider 6-story fac-
ing Youth Village and consider if short
stretch of Jackson Ave can be closed
- 13)Block 2611 - 8-story senior citizen with parking for BLHC
- 19)Block 2926 - 6 stories with stores facing St Paul's
- 20)Block 2927 - cul de sac Crotona Pl and attach townhouses
facing in with 5/6 stories on St Paul's Pl
- 21)Block 2933 - if can acquire privately owned lots, more
and 2934 senior citizen housing with elevator
- 22)Block 2974 - depends on whether Simpson can be closed but
2719, 2728 should accommodate 6/8 stories facing away
and 2975 from Southern Blvd with appropriate wall
- 23)Block 2977 - 4-story facing away from So Blvd with buffer
- 24)Block 2976 - 6 stories with stores on Louis Nine; 4-story
on Jennings
- 25)Block 2987 - Housing Authority extensions, height as
2988, 2881 appropriate to elevation and context
- 26)Block 2977 - 4-story facing Minford
- 27)Block 2982 - 6/8 story
- 28)Block 3001 - 6/8 story
and 3009

PARTNERSHIP FOR THE FUTURE

HOUSING and REAL ESTATE

Real estate in the Bronx has never followed a City pattern. During the depression, when the rest of the boroughs were retrenching, buildings were still going up on the Concourse, continuing to attract working class families to this traditional bedroom community.

In 1940, the median rent in the Bronx (\$38.80) was higher than Manhattan, Brooklyn and Staten Island. Twenty years later, Queens was still highest but Manhattan had by then outstripped the Bronx. By 1987, however, the Bronx had the lowest median rent of all the boroughs.

In the last decade, according to RPA¹⁴, the Bronx like the rest of the City, has been showing improvement in the usual indices. Vacant land prices rose from \$3 per square foot in '83 to \$7.50 in '88, and industrial rents more than doubled. Job gains, while showing an encouraging trend, were primarily in low-paying retail trade, health and social services, averaging from \$13,000 to \$19,000 per year. All of these gains were less than other boroughs.

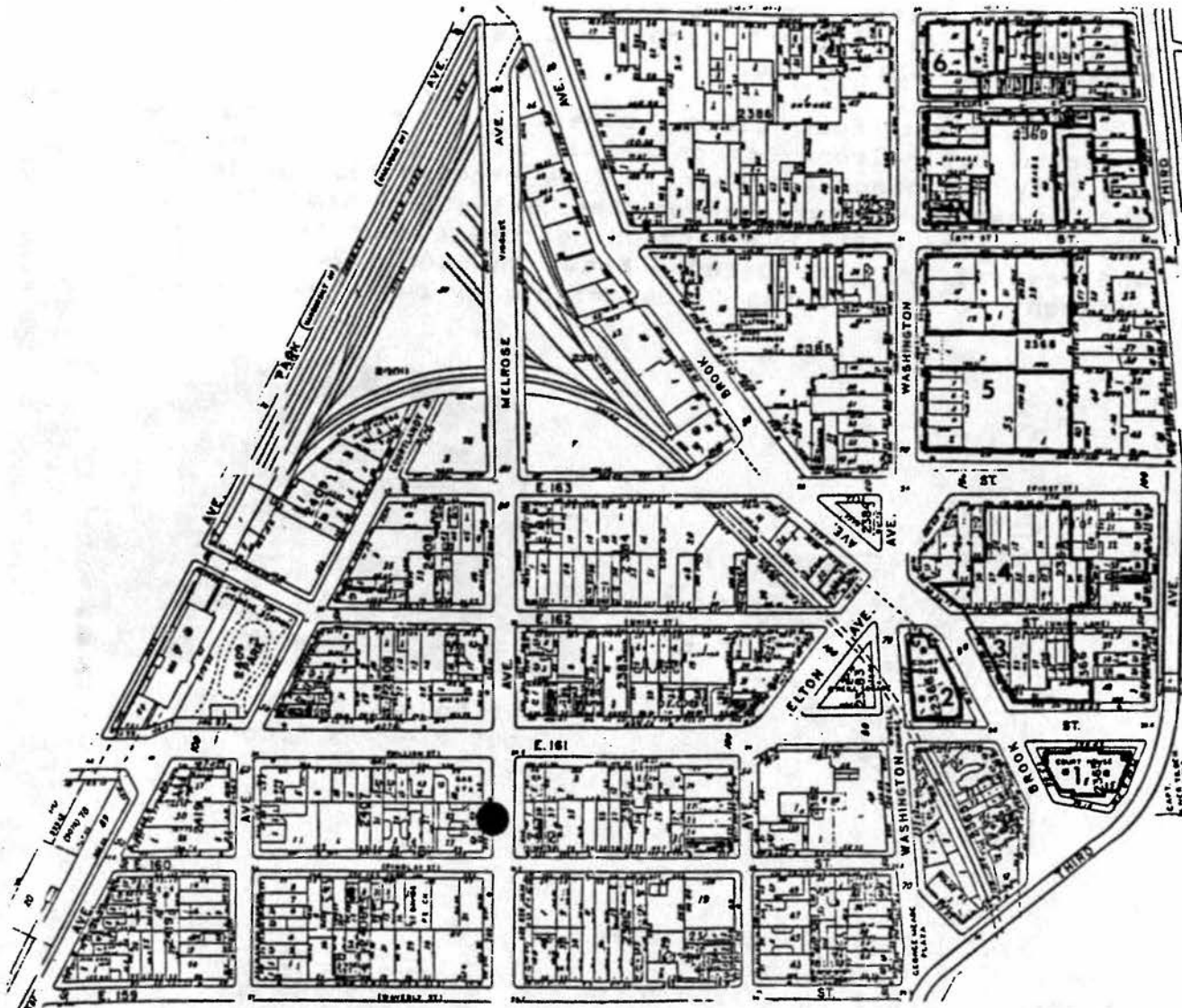
Such data tend to make City housing planners wary. Over and over the judgements reflect pessimism regarding the marketability of multi-family units, manifesting itself primarily in the emphasis on industrial parks and very low density residential development.

For Community Board #3, such "loser" conclusions can be damaging not only to their dream of reaching 100,000 population but the project-by-project plans also affect the stability of the neighborhood.

Community Board #3 has correctly stated that a comprehensive development plan is critical to the orderly growth of their community. We have outlined an overall strategy for that development. What follows is a detailed presentation of opportunity sites, neighborhood by neighborhood.

III. Plan for the Future

DEVELOPMENT SITES - MELROSE



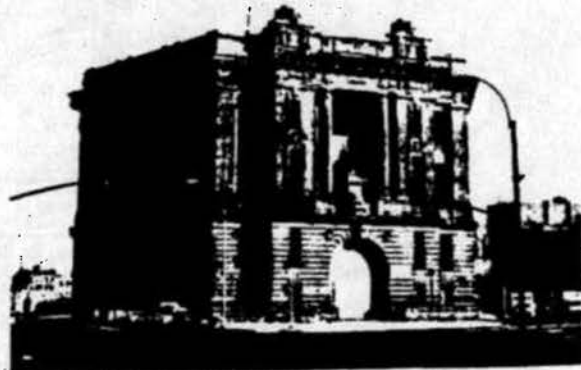
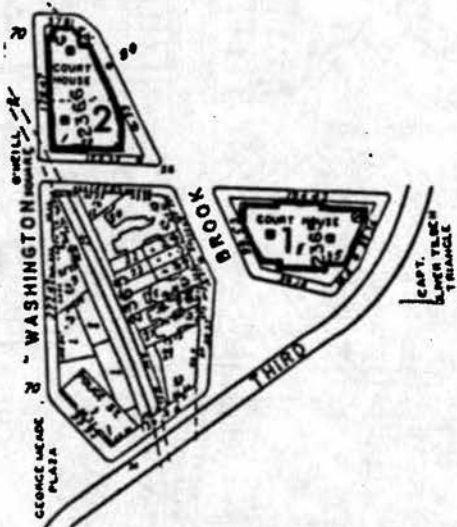
MELROSE **Area Statistics**

# tax blocks	24
# tax lots	435
# city-owned lots	251
vac bldgs	25
vac lots	171
occ bldgs	13
commercials	15
parks & comm	
svces	27

PARTNERSHIP FOR THE FUTURE

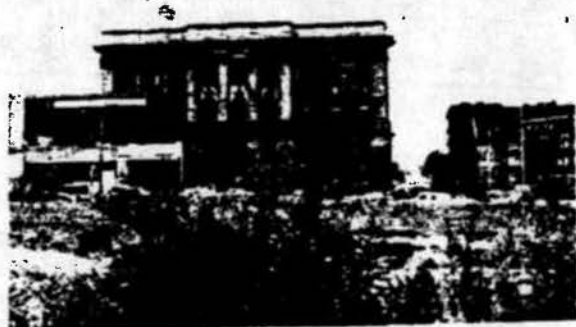
The twenty-four block area from East 159th Street to East 165th Street, from Park to Third Avenues, offers some interesting development opportunities, but only if zoning changes can be achieved.

The first four tiers, covering 19 blocks, has been reserved for Melrose Common, still under planning review by the City Planning Department. They promise 1500 du for CB#3 and a new park surrounding the Salvation Army facility. There is also a SIP building on Melrose Avenue (Block 2407), and several private upgraded homes in Blocks 2419 and 2381, adjacent to some of the 11 tenanted city-owned buildings.



Courthouse, Block 2365, (1)
front view, 5 floors,
194' X 89'

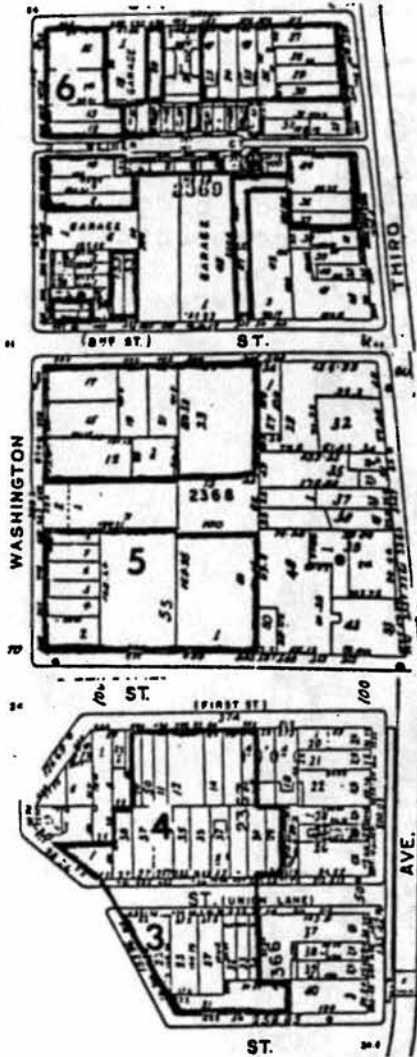
Part of the Commons area includes 2 magnificent court-houses (1 and 3) that could be the nucleus for special development effort. They are contiguous to two acres of cleared sites, Blocks 2366 and 2367 (3 and 5), which offer unusual opportunities for six- or eight-story rental housing, designed around a partially closed street cul-de-sac, with commercial services on the ground floor.



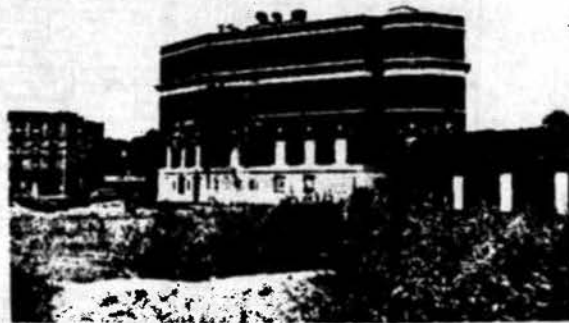
Back view from cleared land
Block 2367 (4)

III. Plan for the Future

DEVELOPMENT SITES - MELROSE



Courthouse, Block 2366, (2)
4 floors, 178' X 125'

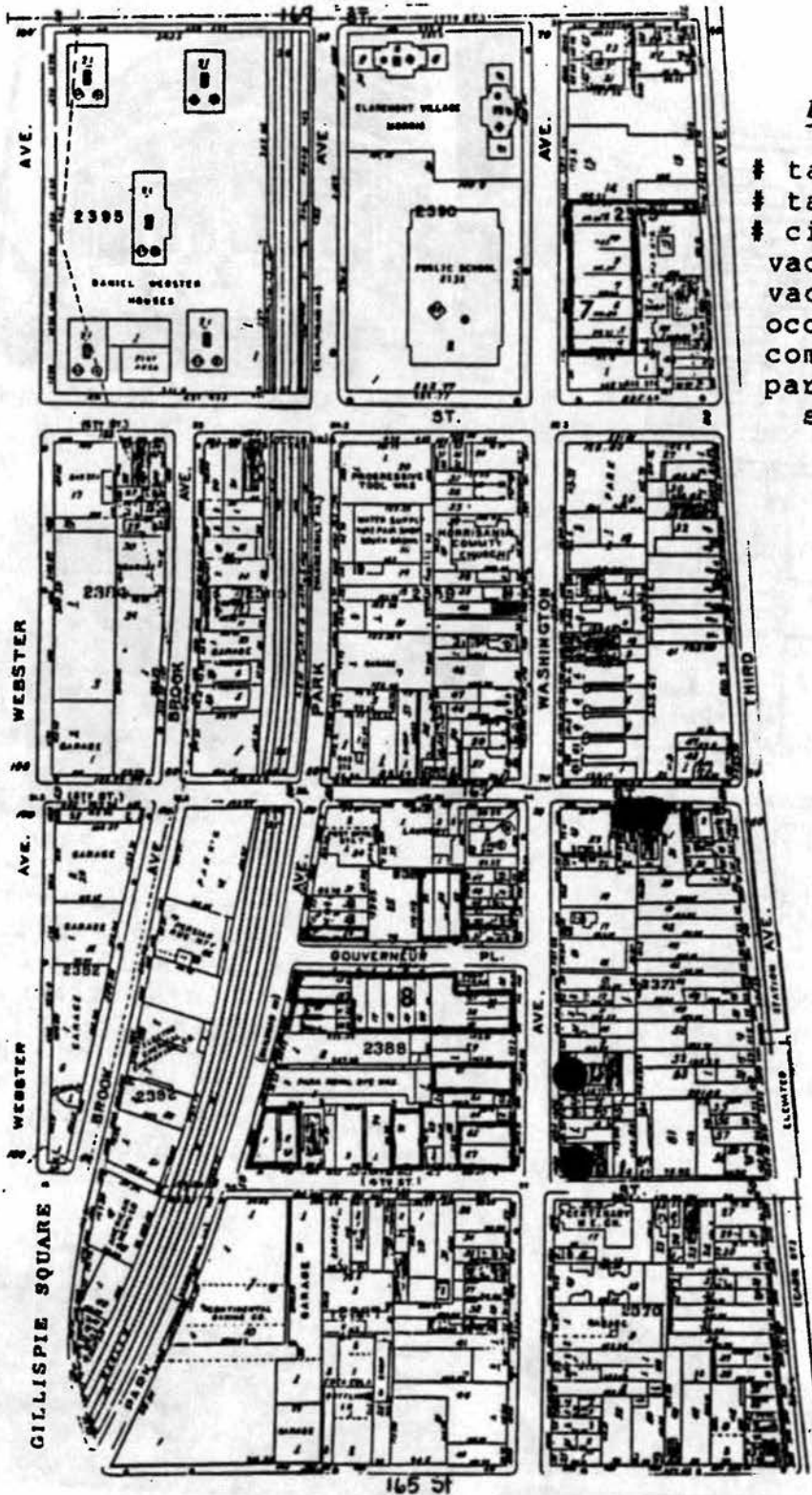


View of Block 2366 (3)

Other potential sites lie within the proposed Morrisania Industrial Park (5 and 6); the latter, in particular, surrounds Weiher Court and could be a charming news development if the decision were made to allow residential use east of Washington Avenue.



CLAREMONT 1



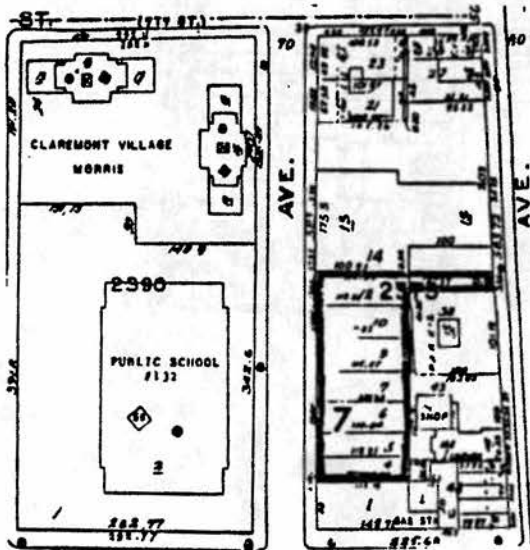
# tax blocks	14
# tax lots	268
# city-owned lots	119
vac bldgs	21
vac lots	61
occ bldgs	22
commercials	4
parks & comm	
svces	11

III. Plan for the Future

DEVELOPMENT SITES - CLAREMONT I

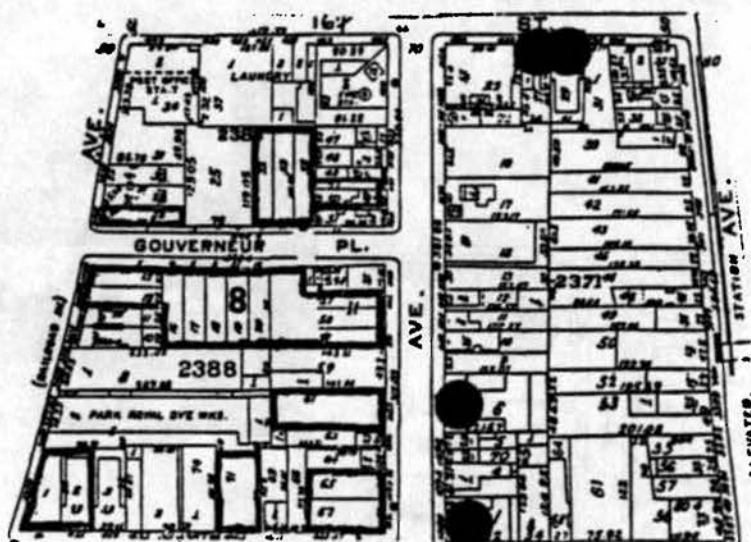
This southern tier of the Claremont area contains the balance of the proposed Morrisania Industrial Park and two blocks of high-rise public housing (Daniel Webster Houses and two buildings of Claremont Village).

The major opportunity is in Block 2373 (7), almost an acre of cleared land next to the Pioneer store, shown above in two views. The Children's Circle Career Institute under the direction of Gloria Alston has filed plans to build at least 100 du on the site opposite PS 132.



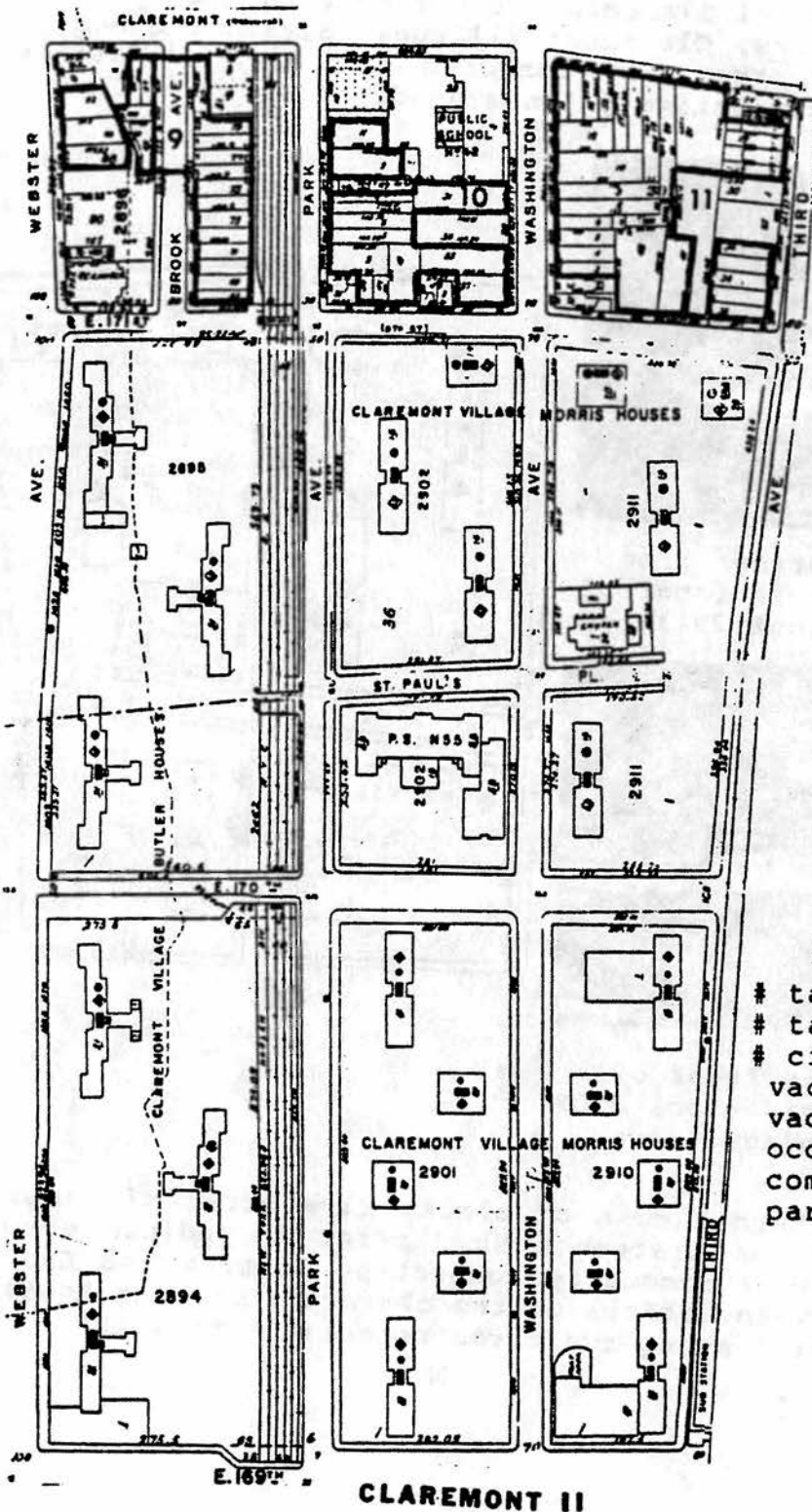
PARTNERSHIP FOR THE FUTURE

Four SIP buildings have been proposed, all in Block 2371 within the PDC limits. Opposite them on the other side of Washington Avenue, if rezoning can be achieved, there is an opportunity of saving three occupied city-owned buildings, closing part of Gouverneur Place and capitalizing on one and a third acres (8) of cleared land to erect some six- or eight-story housing conforming to surrounding heights, (see below). There are also seven vacant city-owned buildings in Blocks 2371, 2372 and 2373 which could be rehabilitated to offer up to 40 du.



III. Plan for the Future

DEVELOPMENT SITES - CLAREMONT II

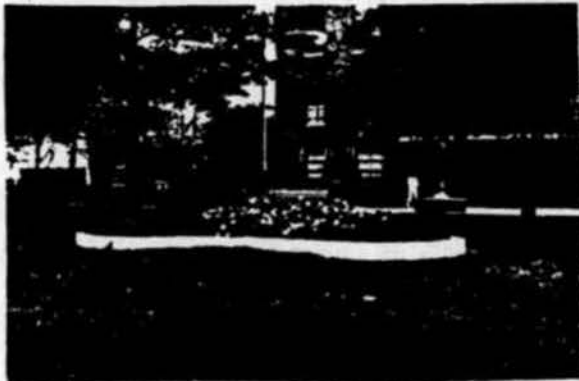


Area Statistics

tax blocks	9
tax lots	84
city-owned lots	70
vac bldgs	1
vac lots	62
occ bldgs	2
commercials	3
parks & community svces	2

PARTNERSHIP FOR THE FUTURE

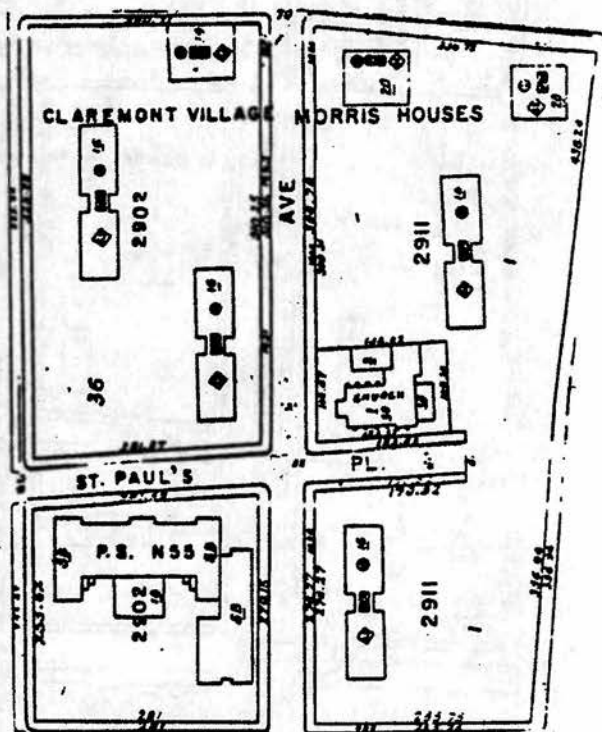
The upper tier of Claremont is filled with twenty-three public housing towers, Claremont Village, Butler and Morris Houses. Although they are bisected by the Park Avenue tracks, they are attractively landscaped.



View of fall plantings from Washington Avenue in front of Morris Houses, Block 2911.



Fall plantings in front of Claremont Village, Block 2902, fronting on Washington Ave.



The 4 northern blocks of almost five acres of cleared land (9 and 10) on Claremont Pkwy offer incredible opportunities for a new community connecting Crotona and Claremont Parks. Negotiations on the character of that housing are now proceeding among the three potential sponsors:

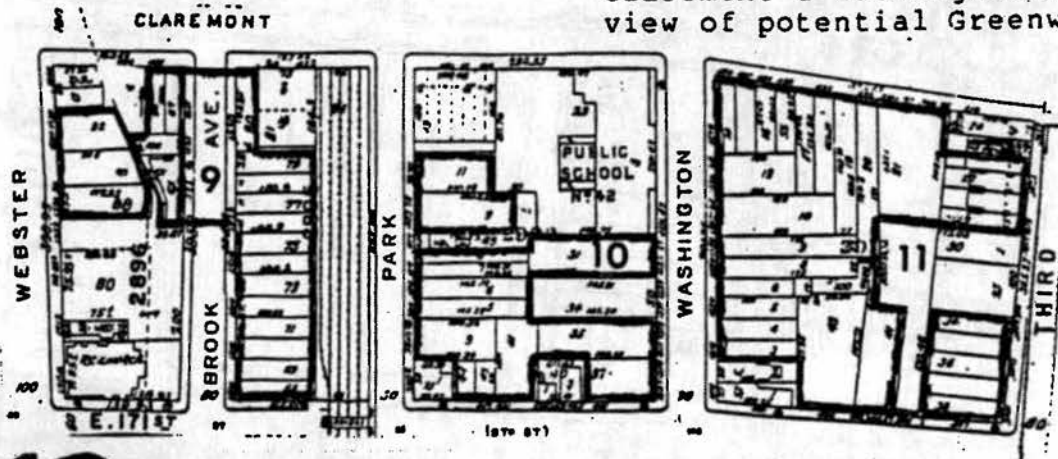
III. Plan for the Future

DEVELOPMENT SITES - CLAREMONT II

Our Lady of Victory RC Church,
which visualizes a neighborhood
of homeowners;
Mr. Carl Icahn who offers
facilities for the homeless;
the NYC Housing Authority who
projects additional low-income
family units



Claremont & Washington Aves,
view of potential Greenway



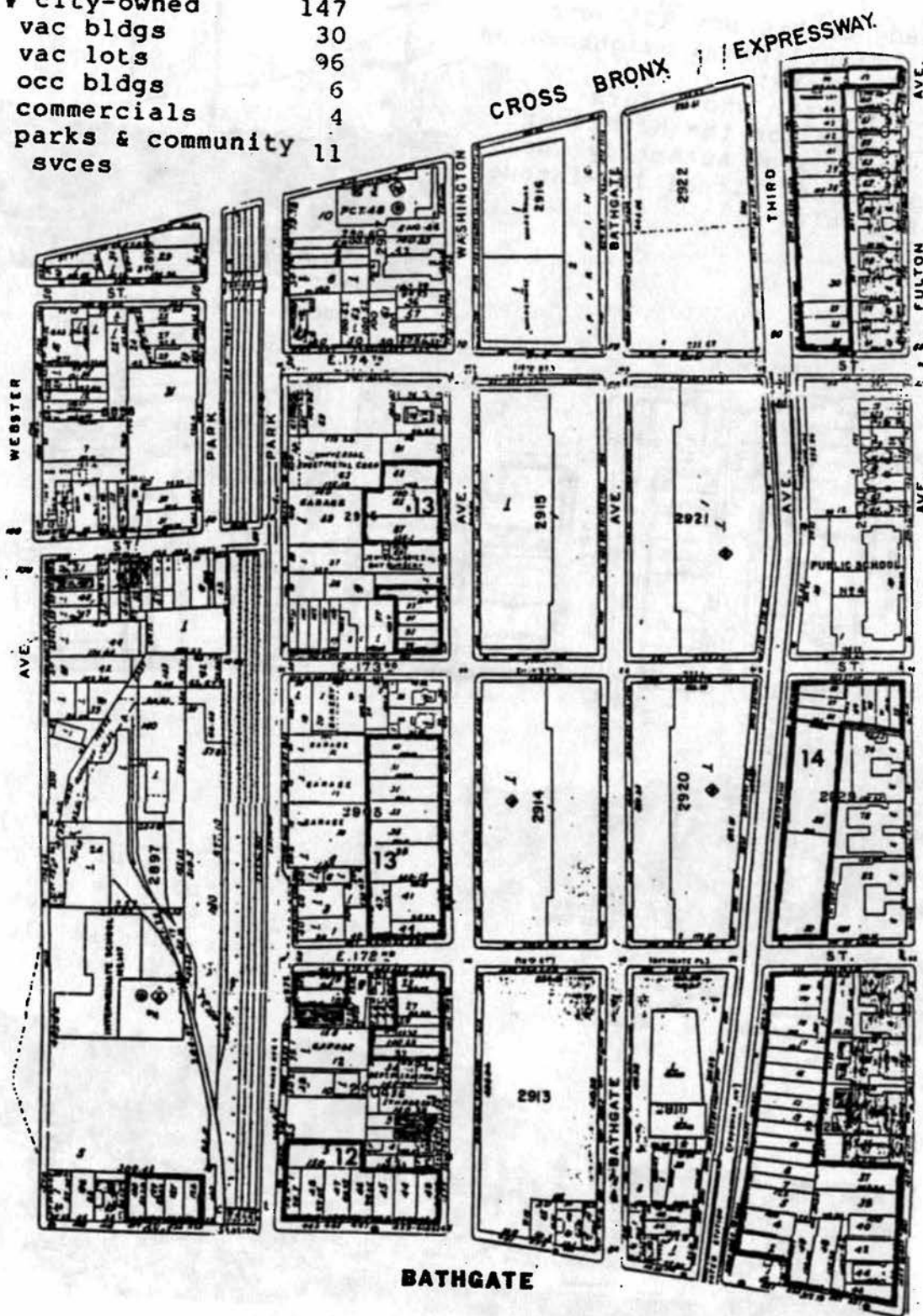
Brook Ave & 171st St (9)
left - back of Our Lady of
Victory
lower left - Block 2895
below - view across Block
2895 to Block 2896



PARTNERSHIP FOR THE FUTURE

Area Statistics

# tax blocks	19
# tax lots	245
# city-owned	147
vac bldgs	30
vac lots	96
occ bldgs	6
commercials	4
parks & community svces	11



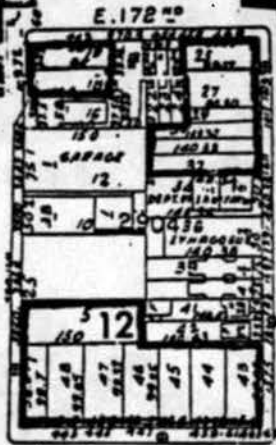
III. Plan for the Future

DEVELOPMENT SITES - BATHGATE

The Bathgate community was once a celebrated Jewish community. When it was first razed, planners visualized a new low-rise, garden-style neighborhood (see 1977 architectural renderings shown on page 3a). Then City policy opted for paving industrial parks and Bathgate was constructed.

We have strongly recommended a rezoning study to examine the potential west of Washington Ave and east of Third Ave. There are 96 du of rehab in 8 buildings in Blocks 2904, 2905, 2906, 2907 and the northern frontage of Block 2897, as well as 3-1/4 acres of city-owned developable land.

The four photos show Block 2904 (12) residential opportunities: open land north of Claremont Parkway, private development on 172nd St surrounded by vacant lots, and private buildings along Washington Ave, still rich in religious institutions.



PARTNERSHIP FOR THE FUTURE

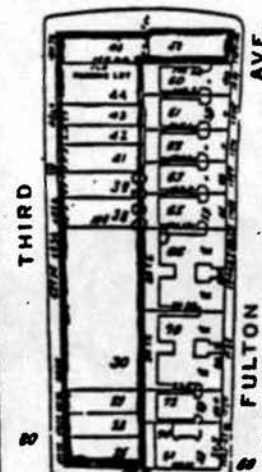
The second major development opportunity is east of Third Ave. It is strongly recommended that the vacant land on Blocks 2929 and 2930 (14) be rezoned to allow 8-story elevator apartments designed to front on Crotona Park and Fulton Ave. Family-size apartments should be planned so that PS 4 can be filled with local children.

Claremont Pkwy & Fulton Ave, (2929) looking towards Crotona Park



The strip along 3rd Ave, 2929, (some of which is already R7) with PS4 in the background

Block 2930 on 3rd Ave @ 174th Street



III. Plan for the Future

DEVELOPMENT SITES - BATHGATE

The Fulton Avenue side of these four blocks (2929 and 2930) is part of the Construction Management site covering seventeen buildings and 417 dus. Shown on this page are lots 24, 28, 31 and 35 of Block 2929 covering 178 du.

At right, 1571-3 Fulton Ave, Lot 35; below left, 1581 Fulton, Lot 31; below right 1591 Fulton, Lot 28; at bottom, 2 views of 1605 Fulton, Lot 24.

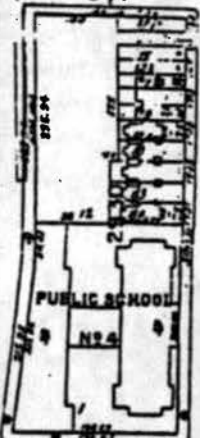
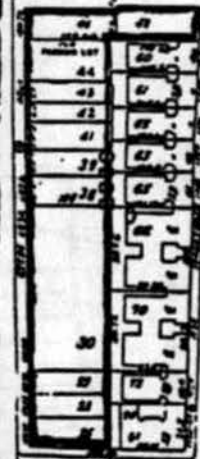


PARTNERSHIP FOR THE FUTURE

Shown here are two photos showing Block 2930, lots 84, 83, 82 and 81 north of PS 4, and three photos of Block 2930 lots 74, 72 and 70.

At left, 1701 and 1703 Fulton, lots 84 and 83, 18 du; at right, 1705 and 1707 Fulton, lots 82 and 81, 18 du.

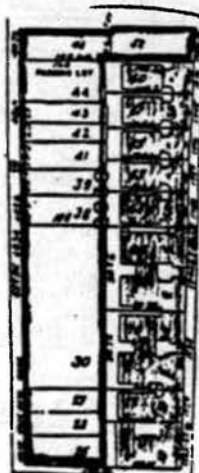
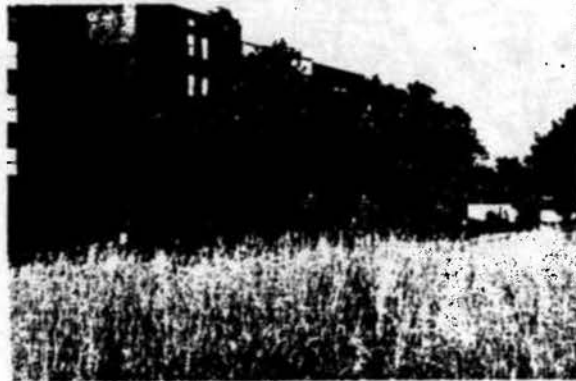
Left, 1725-7 Fulton, Lot 74, 28 du; below left, 1735 Fulton, Lot 70, 48 du; at right, 1729-31 Fulton, Lot 72, 22 du.



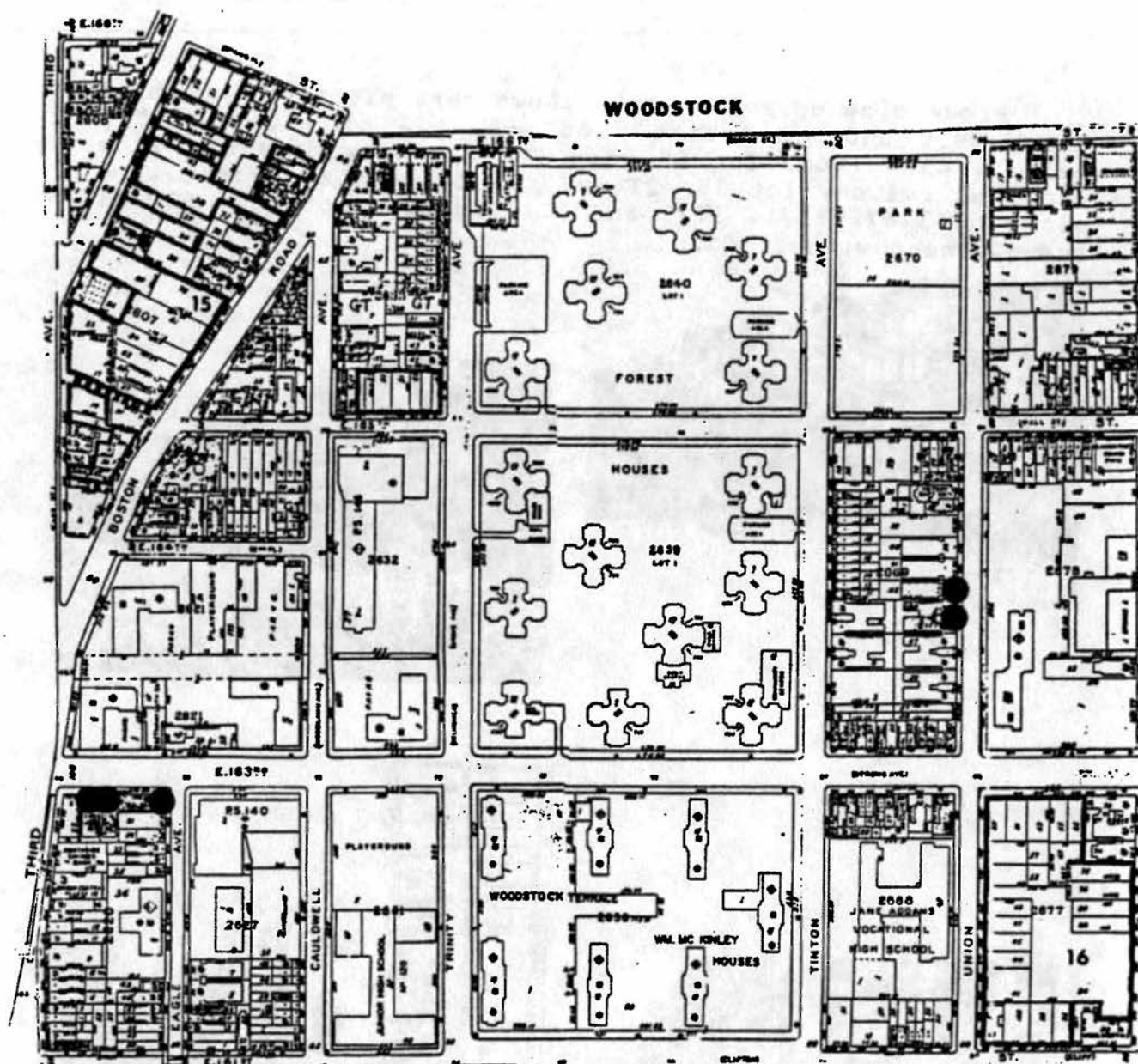
III. Plan for the Future

DEVELOPMENT SITES - BATHGATE

Proceeding up Fulton Ave, shown here are four photos of Block 2930 showing lots 66, 65, 63, 62, 61 and 60. Top left, 1745 Fulton, lot 66 with HPD's window decals, 44 du and 1763 Fulton, lot 65, 21 du. Below left and right, two views of 1767, 1771, 1775 and 1779 Fulton, lots 63, 62, 61 and 60, each with 21 du.



PARTNERSHIP FOR THE FUTURE



Area Statistics

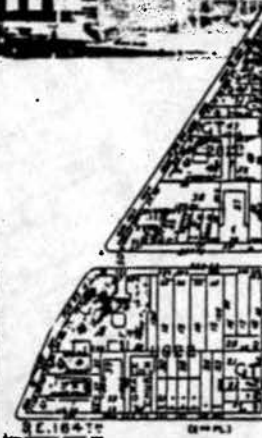
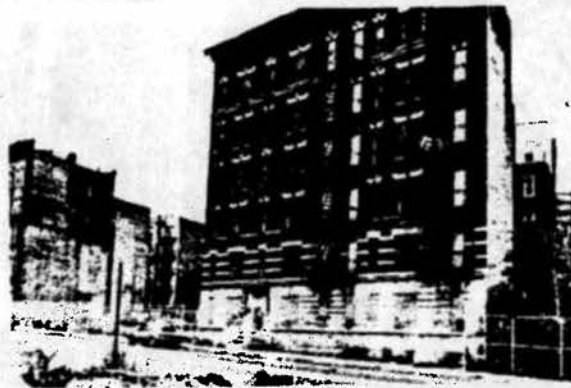
# tax blocks	18
# tax lots	337
# city-owned lots	174
vac bldgs	31
vac lots	108
occ bldgs	22
commercials	1
parks & community	
svces	12

III. Plan for the Future

DEVELOPMENT SITES - WOODSTOCK

8 of the 18 blocks are developed with high-rise public housing, parks or schools but there are several outstanding opportunities for new construction on 3rd Ave & Boston Road (15), and on the square block, 2677, on Prospect Ave between 161st and 163rd Streets (16). There are also 31 vacant city-owned buildings offering up to 595 du for rehab, many already spoken for by would-be sponsors, including the City of New York. 5 buildings have been designated for SIP.

Blocks 2622 includes almost an acre of vacant land, including 2 Green Thumb lots and 164 du in 5 vacant city-owned bldgs on Boston Road pictured here. Right, 1056 (lot 48), below 1038 (lot 40). Bottom left, 576 E 165 St (lot 5); bottom right, 992 & 988 (lots 4 and 2).



PARTNERSHIP FOR THE FUTURE



Blocks 2607 & 2608. 2 photos above show the 1-3/4 acres of cleared land (15) that could provide an opportunity to build 6-8 stories on Third Avenue connected to four stories on Boston Rd with a roof terrace connecting the buildings.



Top right, 1109 Franklin Ave (30 du) then 4 of the 5 bldgs on Boston Rd: 1065 (lot 72), 1061 (lot 73), 1057 (lot 74) and 1051 (lot 76) - total 102 du.



III. Plan for the Future

DEVELOPMENT SITES - WOODSTOCK

At right, Block 2620 includes 574, 578 and 584-6 E 163rd St Lots 25, 27 and 29, with 54 du designated for SIP.



Below, Block 2633 has 2 large Green Thumb lots and many small private homes. The one vacant city-owned bldg shown here, 656 E 166th St, opposite Morris High School, Lot 20 (20 du) should be rehabilitated. This block is next to large public housing; it might be wise to consult the community before developing the vacant corner lots.



At bottom, 2 photos show the Sacred Heart Garden on Union & 166th St, Block 2679, portraying one of the many oases of green lovingly cultivated throughout the area.



PARTNERSHIP FOR THE FUTURE

The next three photos vividly portray the architectural diversity of this district. The first one shows a row of six 5-story walkups on Union Ave, all city-owned, 2 tenanted

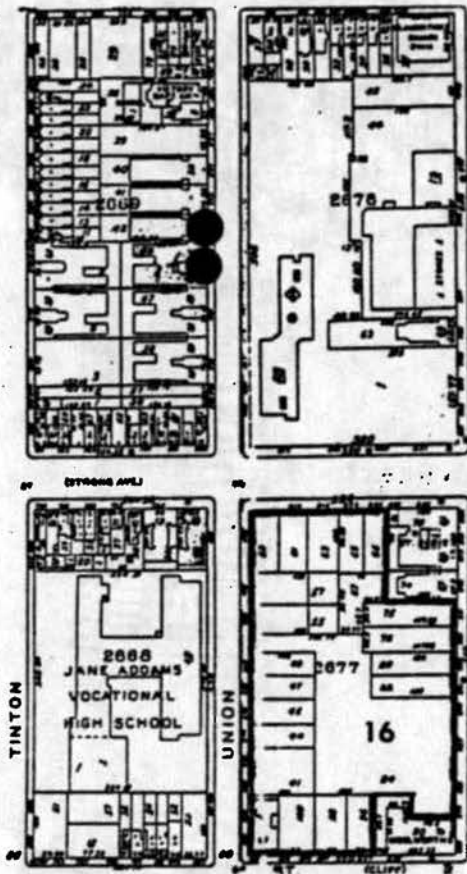
on each side of two vacants designated for SIP, 991 (lot 42) and 987 (lot 44), 65 du.

The other 2 photos show low-rise privately owned residences, many with stores on the ground floor, on both sides of E 163 St with the high-rise McKinley public housing in the background.

On the south side of 163rd, there are two city-owned 5-story walkups at the corner with Union, one tenanted and one vacant, Block 2668 (lot 33) 20 du, scheduled for CRMD

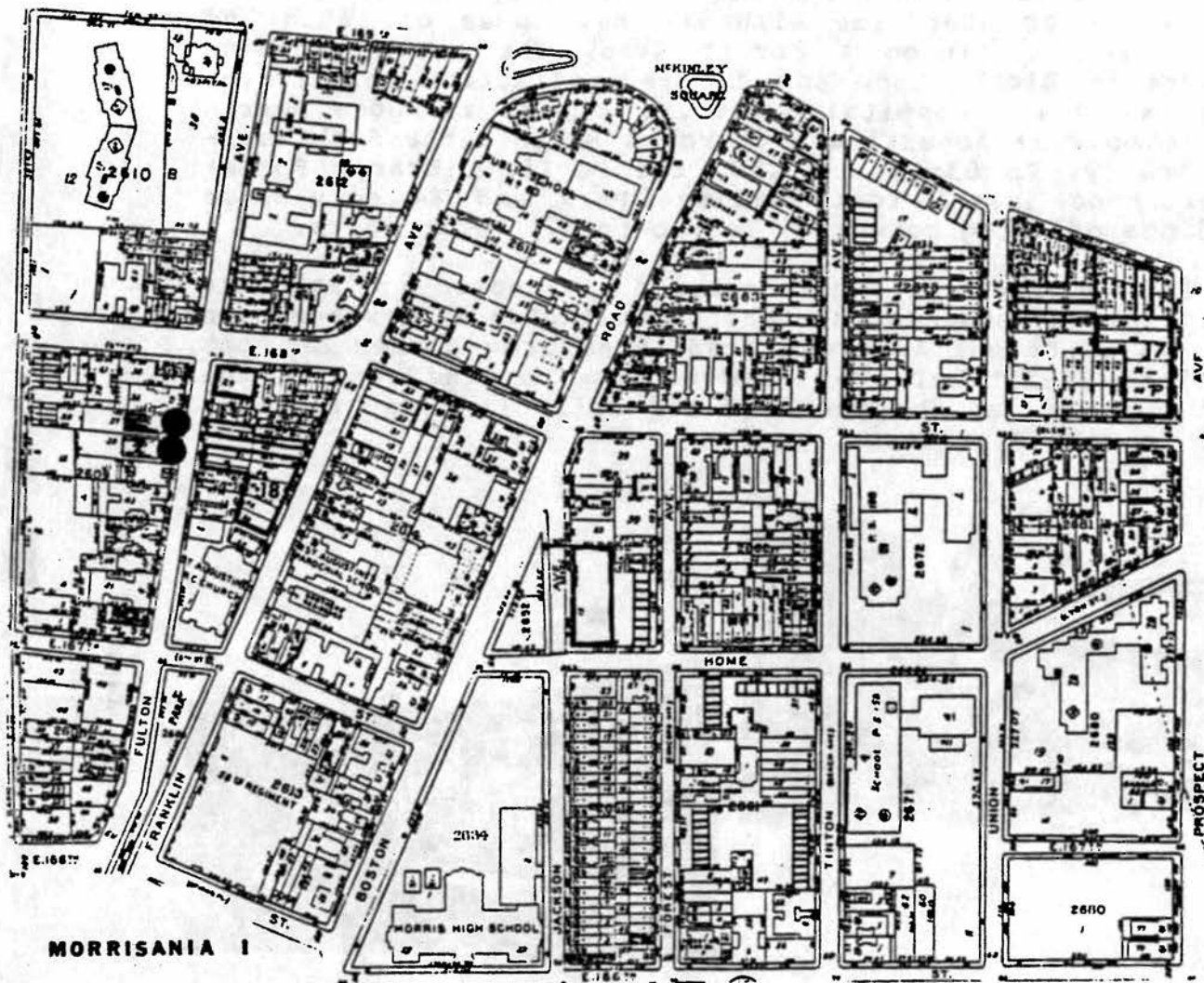
Jane Addams is next door and across the street is the levelled block offering an exciting chance to create 3

acres of 6-8 story housing with commercials on Prospect



III. Plan for the Future

DEVELOPMENT SITES - MORRISANIA I



Area Statistics

# tax blocks	23
# tax lots	446
# city-owned lots	189
vac bldgs	44
vac lots	85
occ bldgs	28
commercials	1
parks & comm	
svces	31

PARTNERSHIP FOR THE FUTURE

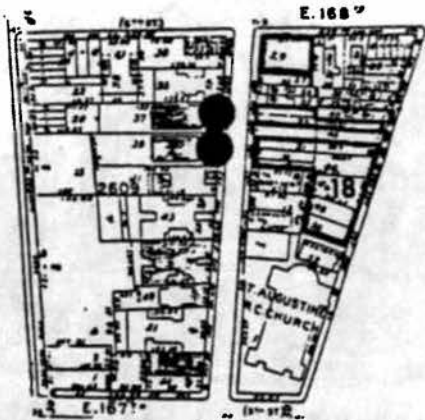
This central enclave south of McKinley Square has already begun to stabilize with the new homes on 169th and 168th Streets, Tinton & Forest Aves, the public housing projects in Blocks 2680 and the revitalization initiatives of Bronx-Lebanon Hospital Center. It also includes Morris High School, St Augustine's Church & School, the 58th Regiment Armory, PS 63, 158 & 198, the Public Library, Forest Neighborhood House, Youth Village Park and 44 city-owned buildings offering potential for up to 673 rehab units.

The new low-rise owner-occupied townhouses are attractive infill investments (see photos following of new homes on Block 2661, Forest Ave, and traditional row houses on Home St, Block 2662); but they also mandate bussing to fill the local schools, as the photo of the daily line up of School Buses on Home St attests.



III. Plan for the Future

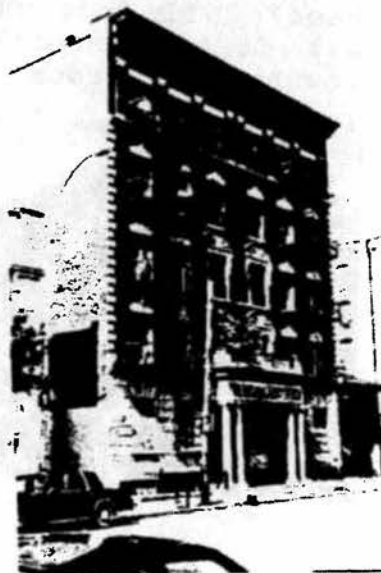
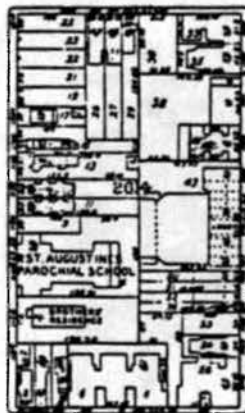
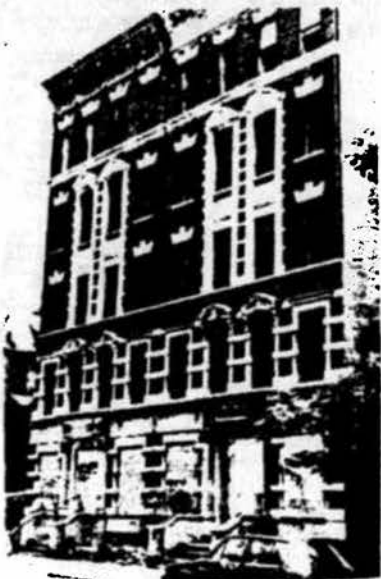
DEVELOPMENT SITES - MORRISANIA I



Block 2609, across from St Augustine's on Fulton Ave, includes a well-maintained occupied bldg, 1165, lot 51 (recently sold to its tenants by the City), 4 vacant city-owned bldgs 2 of which (1195 & 1199 (lots 39 37,64 du) are designated for SIP. Across the street behind the church, there are several lots of empty land (18) -almost 2/3 acre- that could support some additional 4-story housing.



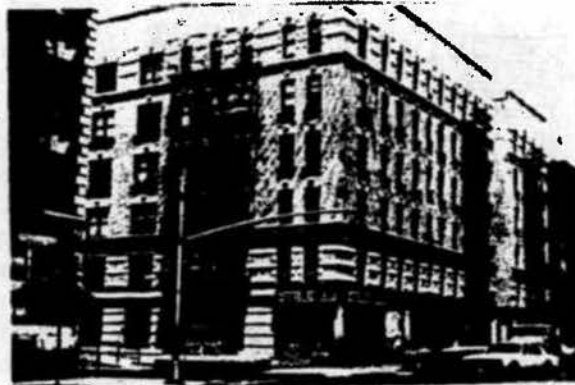
Below left, Block 2614 has two vacant city-owned bldgs, lots 11&12, 1190 & 1192 Franklin Ave, 20 du, which New Directions Inc would like to rehab; 4 city-owned lots (1/2 acre) for new construction; and a 5-story walk-up (below right) 1189 Boston Rd, Lot 41, 25 du, that Ardent Homes wants to develop as condos



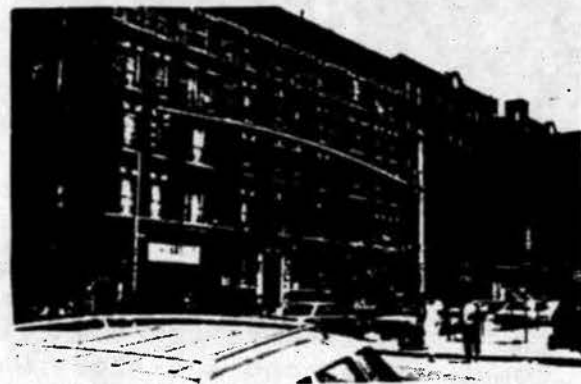
PARTNERSHIP FOR THE FUTURE



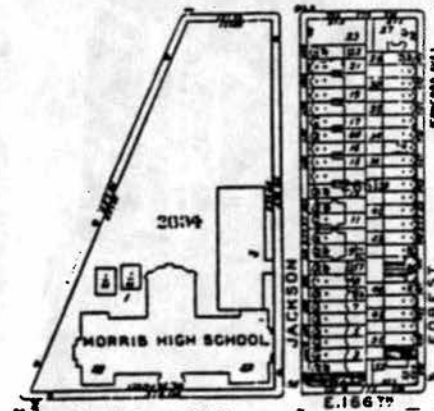
Several vacant city-owned bldgs shown above left in Block 2615, (1227, 1245 & 1239 lots 53, 50 & 48, 52 du) should be rehabilitated as soon as possible to unify the entire block.



Surrounding occupied city-owned bldgs are well maintained. Right a private rehab, 1211-1223 Boston Rd, lot 57; above 605 & 615 E 168 St, lots 1 & 55.



Block 2651 from Jackson to Forest Ave is holding its own, with traditional 3-story townhouses on the west and new townhouses across the street.

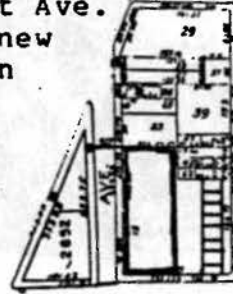


III. Plan for the Future

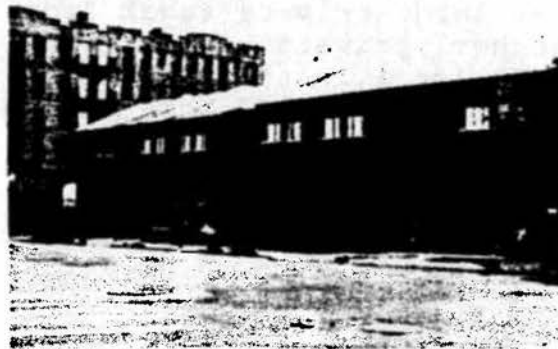
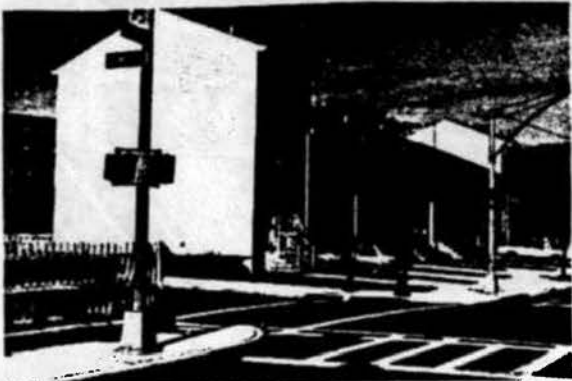
DEVELOPMENT SITES - MORRISANIA I



Up the street new town-houses on Forest Ave. will soon have new construction in back on Jackson Ave (left). A better ambience might result if the street could be



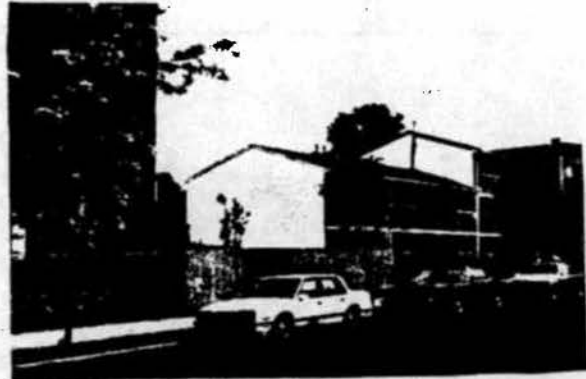
closed overlooking Youth Village and Morris High. Block 2652 is now complete with attached town-houses on E 168th, shown below during construction.



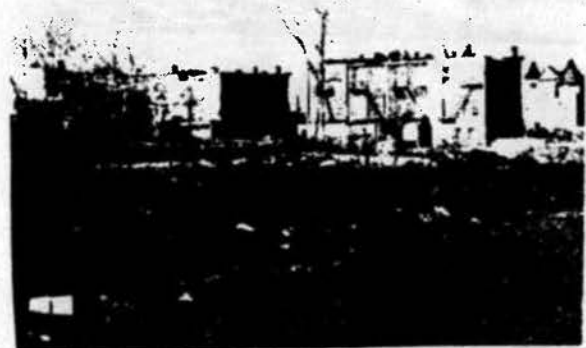
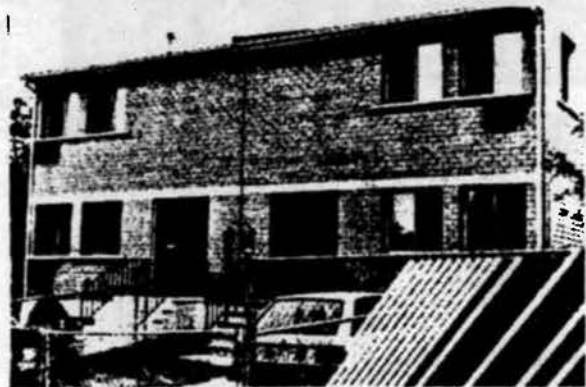
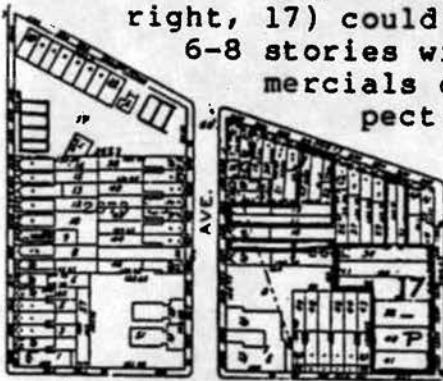
Block 2663 includes seven vacant city-owned bldgs offering up to 159 du's surrounding a doctor's house, above, lot 25. At Tinton & 169th, right, the AME Church Fdtn wants to re-hab 10 du, lot 34.



PARTNERSHIP FOR THE FUTURE



Across Tinton Ave, 8 new homes have been constructed on 169th (764-778) above left, 4 more down Tinton, above right, and 2 (788-790) @ 169th & Union (Block 2673, lot 17). At Union & 168th, bottom of page, (block 2673, lot 51) a large private rehab faces another private rehab (Block 2682, lot 1). In the same block, better than 1/2 acre (below right, 17) could support 6-8 stories with commercials on Prospect Avenue.

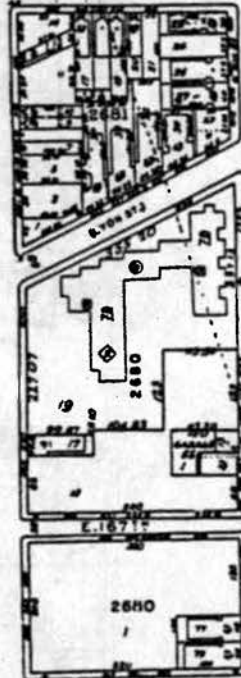


III. Plan for the Future

DEVELOPMENT SITES - MORRISANIA I



On Block 2681, six vacant city-owned bldgs offer opportunities for rehabbing close to 100 dus next to some spectacular Green Thumb gardens. Five of them on Prospect & Home are programmed as Vacant Bldgs. Shown here, upper left, is a large walkup on the corner of 168th & Prospect, lot 22, next to a neat, bedecked private residence, left, lot 20. Upper right, 3 vacant bldgs on Home St, lots 32, 33 & 34, next to a privately rehabbed walkup, lot 30. Below, Block 2680, left, senior citizen public housing, Home St; right, 3-story public housing @ Union, 166th & 167th.

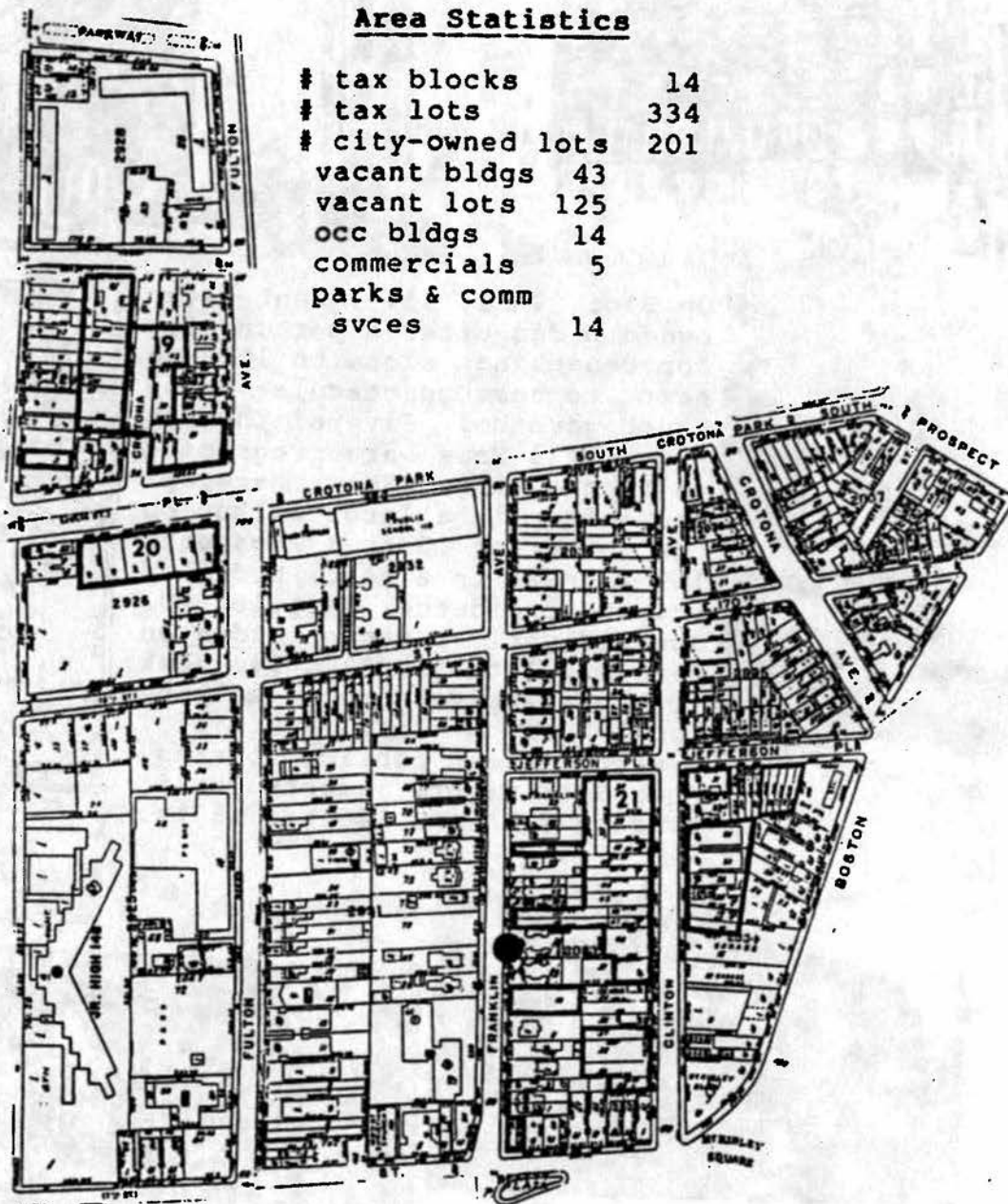


PARTNERSHIP FOR THE FUTURE

MORRISANIA II

Area Statistics

# tax blocks	14
# tax lots	334
# city-owned lots	201
vacant bldgs	43
vacant lots	125
occ bldgs	14
commercials	5
parks & comm	
svces	14



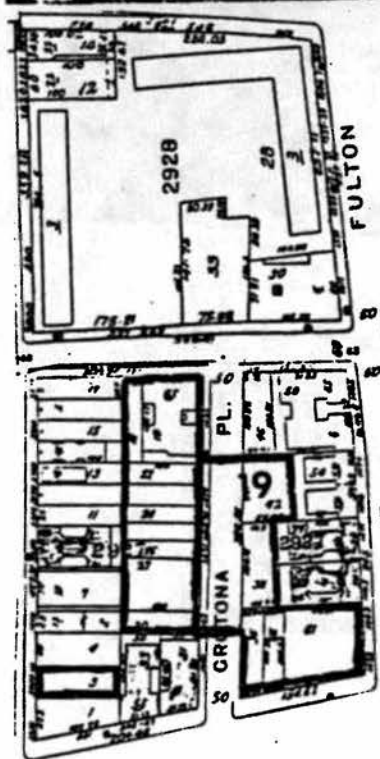
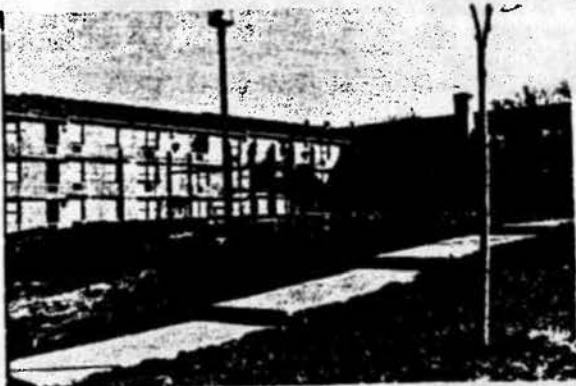
III. Plan for the Future

DEVELOPMENT SITES - MORRISANIA II

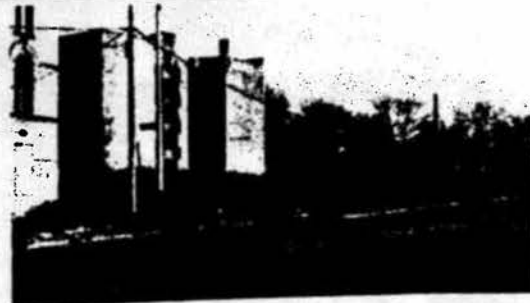
This attractive neighborhood south of Crotona Park offers a fading opportunity for mixed income, higher density development designed around the amenity of park proximity. To realize that potential, the City will need to moderate its extensive plans for SIP housing along Franklin Ave.

There are 2 large schools, the Martin Luther King Health Center, new low-rise public housing on Fulton and Third and a Correctional Center on 171st St, the McKinley Square Bldg and forty-three vacant city-owned bldgs that could produce up to 632 rehabbed apartments.

The Authority has designed 3-story units in red brick (left) fronting on Crotona Park & Claremont Pkwy, with white stucco (right) on 3rd and an enclosed open space offering parking and landscaped sitting areas and playgrounds.



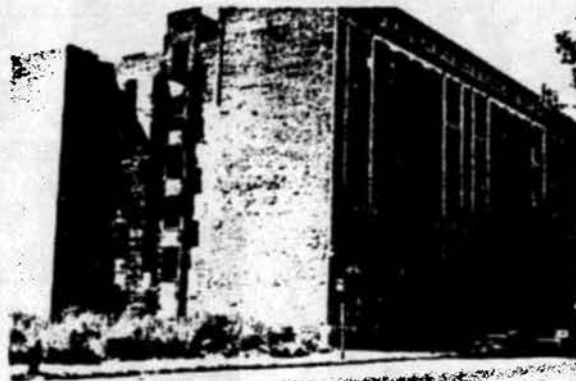
Above, land along Crotona Place. Right, looking toward Crotona Park, lots 36, 66 & 61.



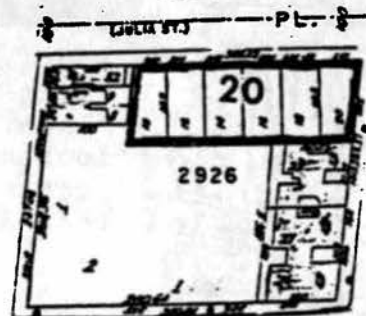
PARTNERSHIP FOR THE FUTURE

Directly below the Housing Authority site is Block 2927, bisected by Crotona Place. It offers 133 dus in five vacant city-owned bldgs, (one of which will be sponsored by New Directions, Inc. and two by Construction Management) and 16 vacant lots containing well over an acre, that could create a mews-type development of new construction (19).

Top right, lots 36, 38 & 42, along Crotona Place. Below right, 1465 & 1469-71 Fulton, lots 59 & 57, (25 and 57 du), Construction Management. Below, 545-7 St Paul's Place (lot 31, 30 du) and 1451 Crotona Place (lot 33, 21 du).



The next Block 2926 contains almost 2/3 acre of cleared land (20) on St Paul's Place, abutting the last two 5-story walkups of Construction Mgmt.



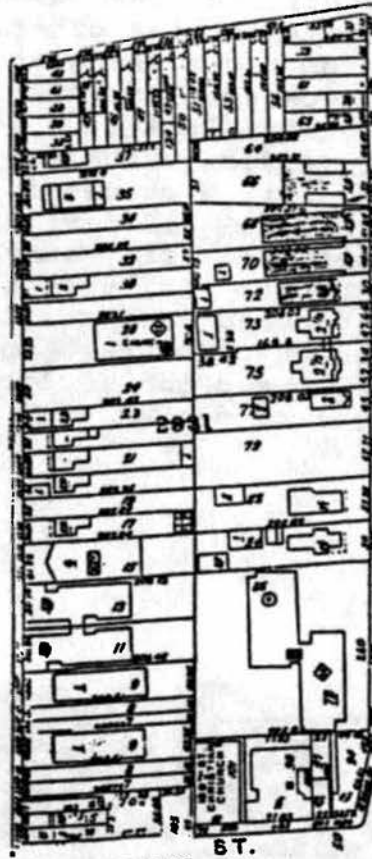
III. Plan for the Future

DEVELOPMENT SITES - MORRISANIA II

Block 2931 includes two churches, a new Senior Citizen Home, one tenanted in-rem, four vacant city-owned bldgs containing 66 du and twenty-six cleared city-owned lots.

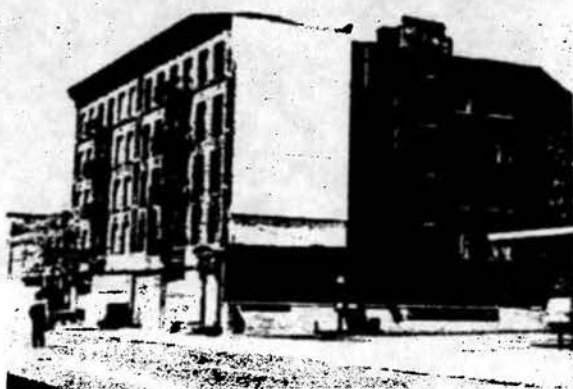
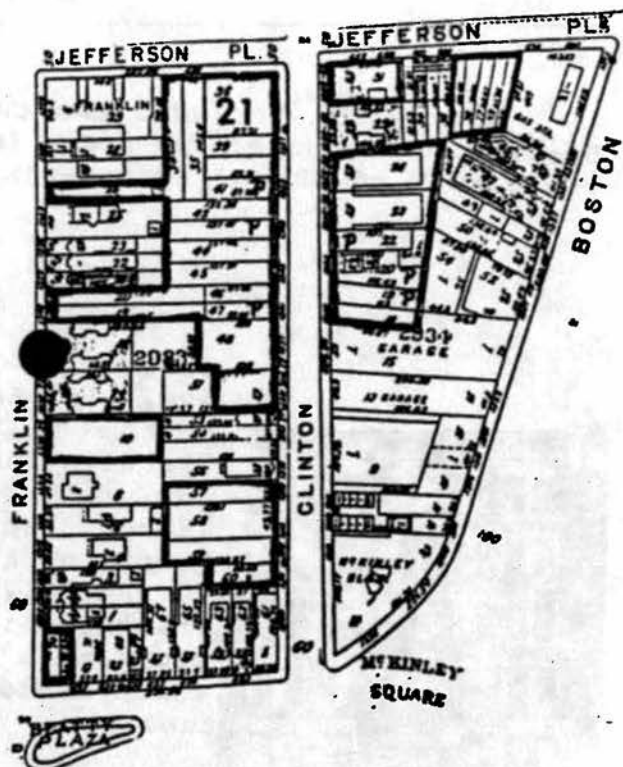


Left, 1381-3 Franklin Ave, lot 66, 21 du. Bottom left, 1313 Franklin, Senior Housing. Bottom right, 1373-5 and 1377-9 Franklin Ave, lots 70 and 68, 21 du each. Franklin is heavily programmed for SIP, which would be unfortunate.



PARTNERSHIP FOR THE FUTURE

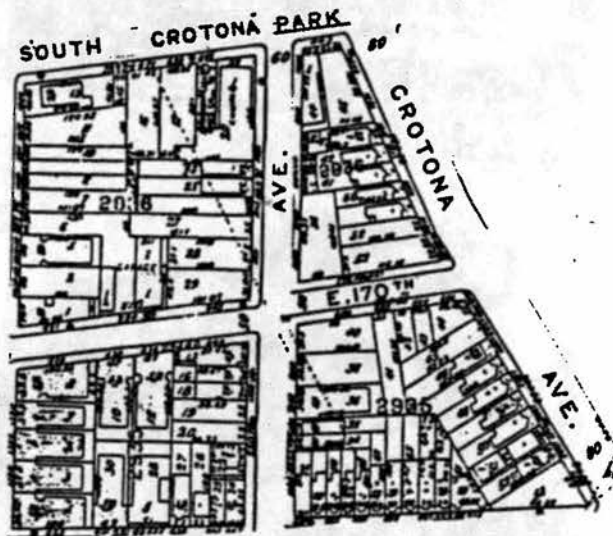
Across Franklin Ave, Blocks 2933 and 2934 contain 2-1/2 acres (21) shown below left & right, that could be developed as 4-story on one side and 6-8 stories on the other. In 2933, bottom right, there are 2 vacant city-owned bldgs, 1338 and 1342 Franklin, lots 13 & 16, containing 44 dus, which are scheduled for SIP; a successful TIL bldg next to a 312 development and 4 occupied city-owned bldgs on 169th St. In 2934, there are 3 city-owned vacants, 2 on Boston Road, shown here, bottom left, 1357-9 and 1361, lots 47 & 45, total 43 dus.



III. Plan for the Future

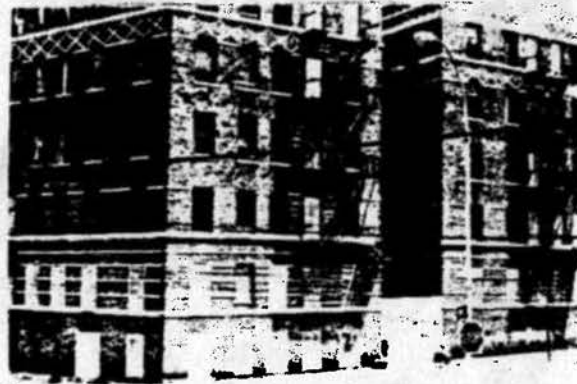
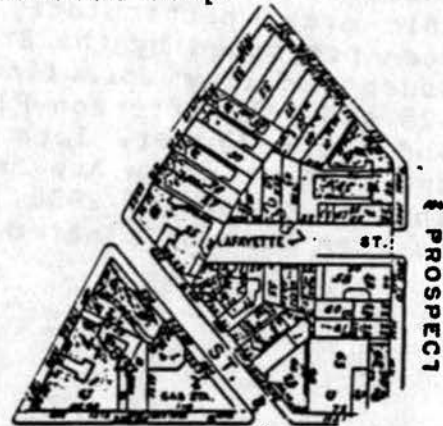
DEVELOPMENT SITES - MORRISANIA II

The western Block 2935 offers eight vacant city-owned bldgs containing 122 dws, lots 1 through 8 on Franklin Ave, 10 and 12 on East 170th St and lot 30 on Jefferson Place. These should be rehabilitated for mixed income to stabilize this area, particularly because the eastern Block 2935 has been preempted by the State Mental Health agency for a ranch house facility sprawling along 170th Street. Shown below, 625 and 631 Jefferson Place, lots 1 and 30; bottom left, 630 and 636 E 170 St, lots 10 and 12; bottom right, 1384, 1392 and 1394 Franklin Ave and 620 E 170th St, lots 3, 5, 7 & 8. The two blocks of 2936, fronting on Crotona Park, would offer over an acre of cleared land for home ownership.



PARTNERSHIP FOR THE FUTURE

The two Blocks 2937 provide seven vacant city-owned bldgs with 151 dus and a half acre of cleared land fronting on Crotona Park on one side, and opening to a potential Lafayette Street mews in the rear. Top left, 1431 Prospect Ave, lot 62; below left, 672 Crotona Park South, lot 42 and 1451 Prospect, lot 45; below right, 675 E 170th St, lot 25. Bottom left, 1375-9 Boston Rd, lot 1; bottom right, 670 E 170th St, lot 8. All of these bldgs are on the list for rehabilitation by Morrisania Revitalization Corp.



III. Plan for the Future

DEVELOPMENT SITES - CROTONA PARK EAST I



Area Statistics

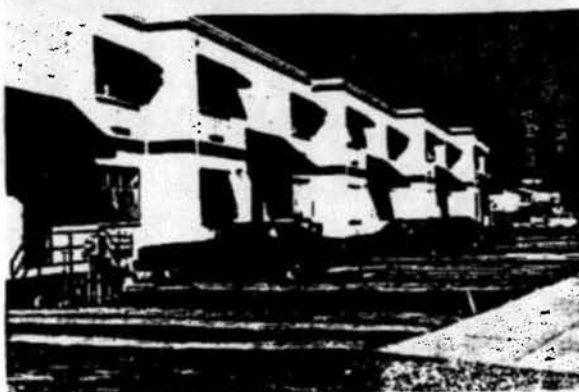
# tax blocks	34
# tax lots	668
# city-owned lots	275
vacant bldgs	35
vacant lots	204
occ bldgs	20
commercials	6
parks & comm	
svces	10

PARTNERSHIP FOR THE FUTURE

Starting with Charlotte Gardens and continuing with Salters Square, this area is being revitalized primarily with one and two-family ownership townhouses. Southern Blvd is seen as a commercial street, with its elevated subway line precluding residential construction on its perimeter. However, there are opportunities for development facing away from the elevated structure, with noise buffers designed in, that might enhance growth for this community. Store-keepers and business proprietors are struggling to survive against criminals and the absence of full customer support.



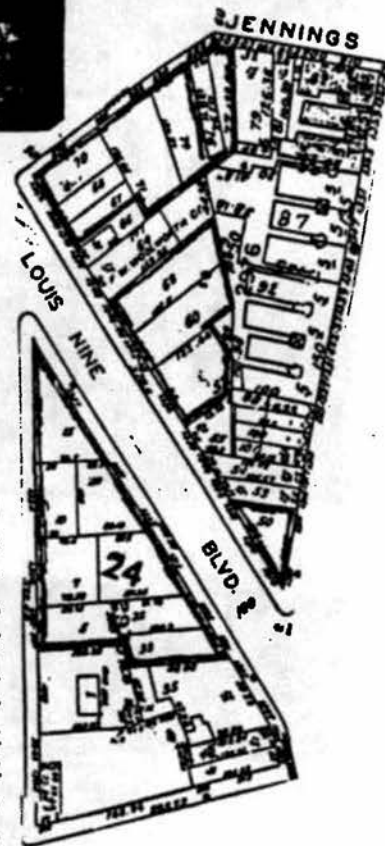
Photos of the new homes with their carports and distinctive fencing, show Charlotte Gardens in the top three: Block 2966 on Charlotte St, Block 2939 on Boston Road, and Block 2966 on E 172nd St. The bottom 2 show Salters Square, Block 2938, on Boston Rd & Crotona Park East.



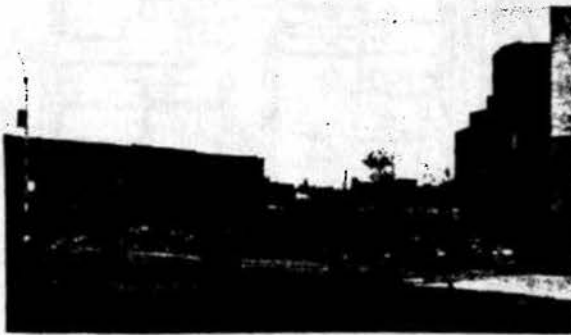
III. Plan for the Future

DEVELOPMENT SITES - CROTONA PARK EAST I

There are, in addition, 35 vacant city-owned bldgs providing up to 487 du; 5 bldgs are already scheduled for SIP and there are 5 other sponsors applying for approval. Shown, right, Block 2962, 749 Jennings Ave, lot 60, & 1414-1420 Prospect Ave, Block 2963 lots 7, 8, 9 and 10.



2 Blocks 2976 (24) across from Salters on Intervale provide 1 to 2 acres of opportunity for 4-story residential bldgs with commercials on the first floor. Below left the triangle; above, on Louis Nine Blvd.



PARTNERSHIP FOR THE FUTURE

Block 2977 on Southern Blvd between E 172nd St & Jennings (23), offers almost 2 acres (shown below) for buffered residences facing Charlotte Gardens.

Finally, the odd-shaped triangle from Southern Blvd to Intervale (23) contains six acres of cleared land which the NYC Partnership would like to use to extend the 2-family townhouses (meaning, at best, 108 units). The R7 zoning would allow 720 du.



III. Plan for the Future

DEVELOPMENT SITES - CROTONA PARK EAST II



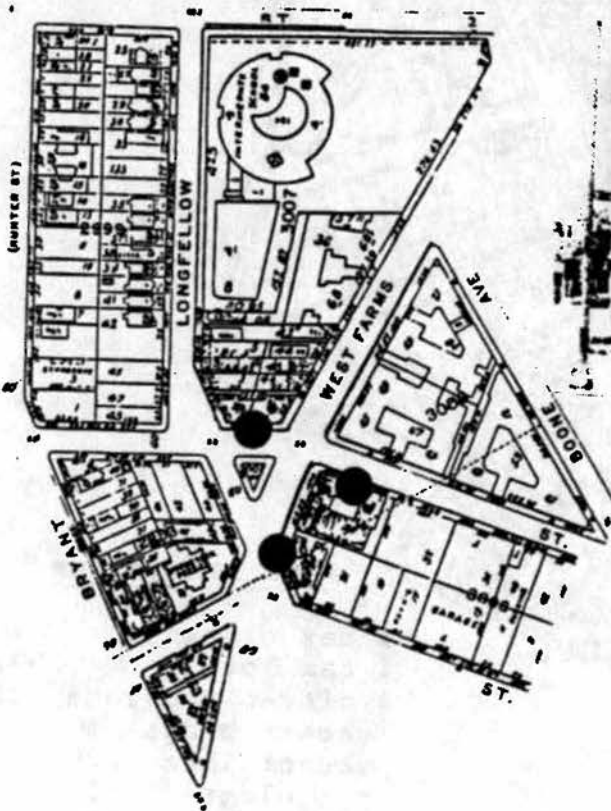
Area Statistics

# tax blocks	24
# tax lots	592
# city-owned lots	323
vacant bldgs	43
vacant lots	229
occ bldgs	17
commercials	22
parks & comm	
svces	12

PARTNERSHIP FOR THE FUTURE

It would almost appear that the City has written off this part of the district since it proposes to place thirteen buildings under the SIP program. Actually, the triangle of Freeman, Longfellow & West Farms offers another unusual opportunity for mixed income development to strengthen and stabilize the area. It is right next to a triangular block (3006) of Sec 8 bldgs. The Park triangle has been upgraded and IS 94 is being redesigned for special service to disabled children. There are 43 vacant city-owned buildings throughout the area containing up to 714 du.

The triangle itself offers 7 city-owned vacant bldgs for rehab of almost 200 du. Three are designated for SIP: Lot 1, Block 3007 (top right) 28 du; lots 24 & 26, Block 3006, 80 du. Block 2753, lots 24 & 26 (shown below right), include 70 du and Block 2754, lots 25 & 27 offer 18 du. In addition, there are 2 acres of cleared land within one block of the intersection that might provide 150 new low-rise homes to further strengthen the plans for 2-family homes proposed for the blocks west of Bryant Ave.

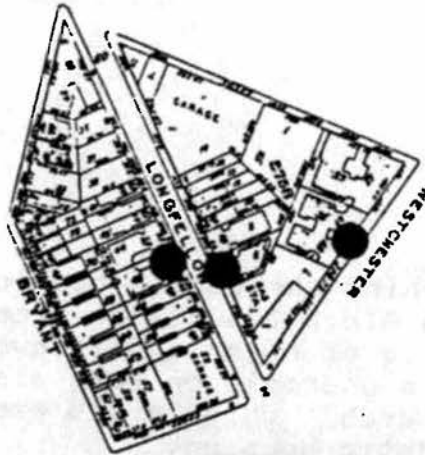


III. Plan for the Future

DEVELOPMENT SITES - CROTONA PARK EAST II



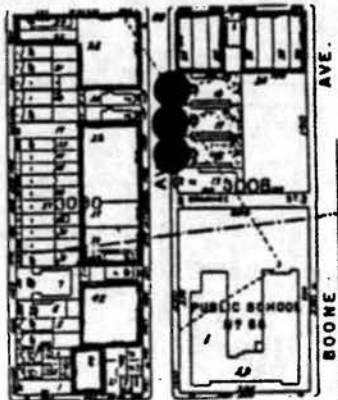
Block 2758 will provide over 80 du of SIP housing for homeless families.



At left, 1140 Longfellow, lot 6. Top right, 1275 Westchester Ave, lot 36.

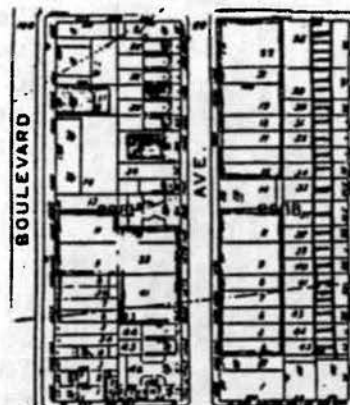


Other development opportunities exist near 172nd St. Block 3008 includes 3 walkup bldgs that were to be rehabbed by LISC for 60 du but are now on the SIP list (left); and half an acre of vacant land on 72nd St for new development. Across Longfellow on Block 3000 (below) there is over an acre of open land ready for development.

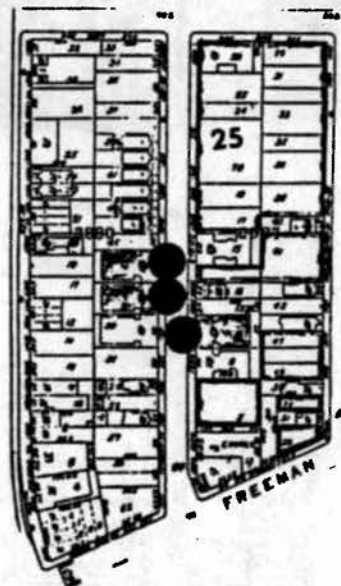


PARTNERSHIP FOR THE FUTURE

Behind the public housing on Vyse on Block 2988 (25), there is an acre of open land (shown below in two photos), on both sides of the Church, which could provide more public housing.



Block 2995, also on Vyse, offers another half acre, and Block 2987 (25) on Jennings from Hoe to Vyse, (see below), has 1-1/2 acres next to 4 & 5-story walkups of both tenanted and vacant city-owned bldgs, 3 of which are scheduled for SIP. Similar medium density housing should be filled in.

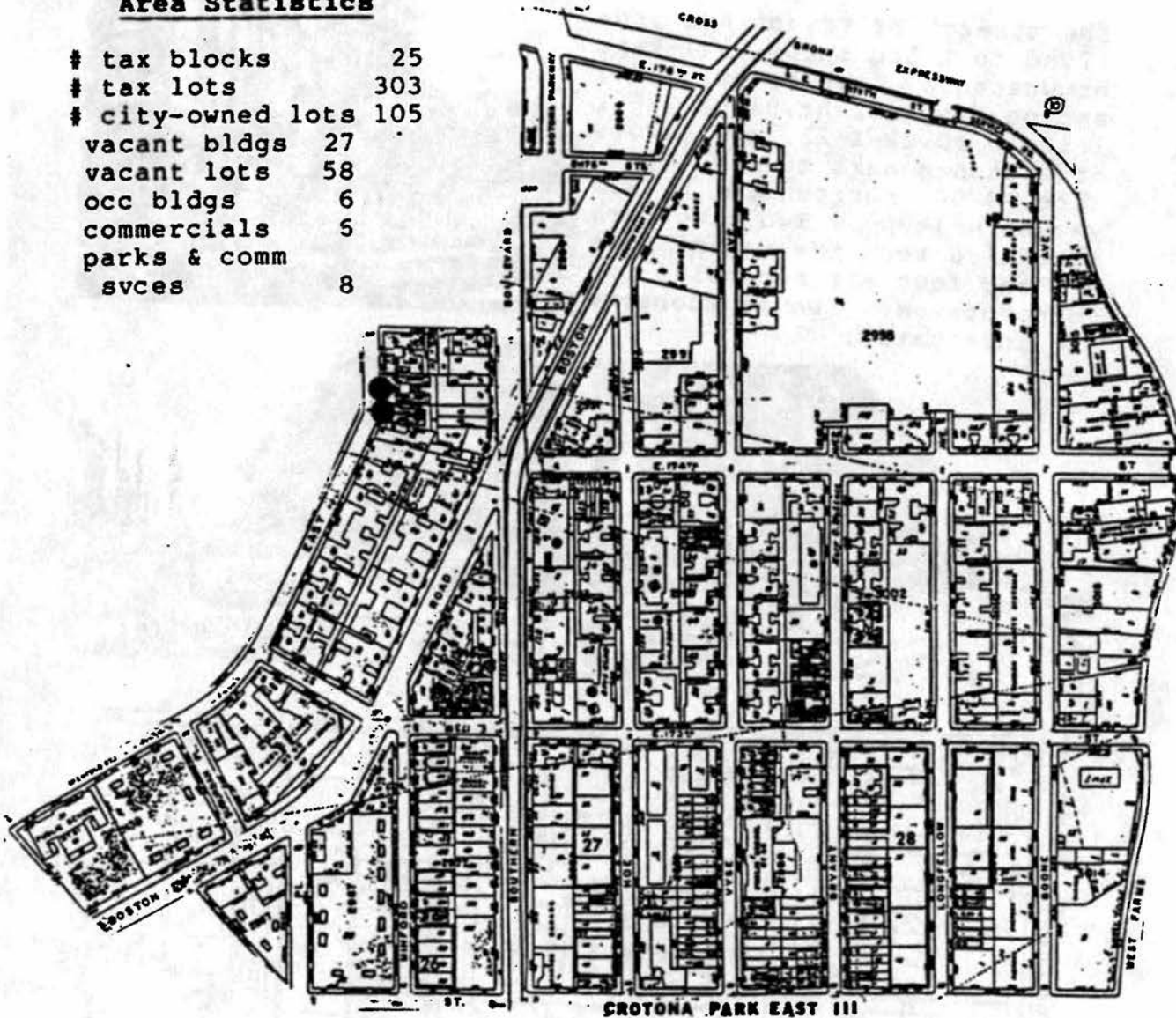


III. Plan for the Future

DEVELOPMENT SITES - CROTONA PARK EAST III

Area Statistics

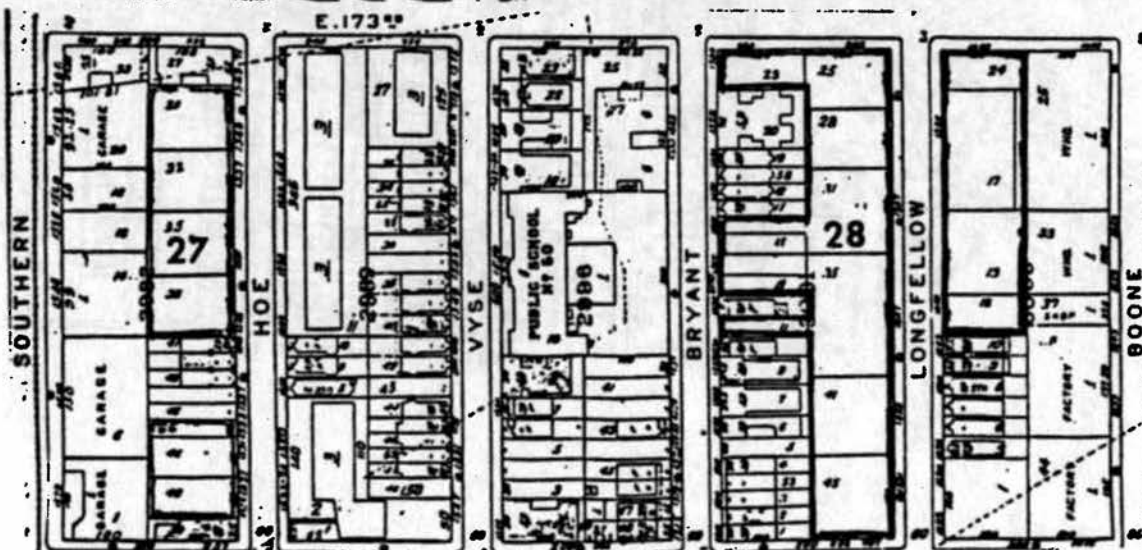
# tax blocks	25
# tax lots	303
# city-owned lots	105
vacant bldgs	27
vacant lots	58
occ bldgs	6
commercials	5
parks & comm	
svces	8



PARTNERSHIP FOR THE FUTURE

This part of the district was once the most populated in the area and still includes some of the most sound housing: from 173rd to 174th on Vyse and Bryant and Longfellow Aves and along Crotona Park East where Mayor Edward I. Koch lived as a boy.

The stretch of Bryant Ave from 172nd to 173rd shows well-kept brownstones (see below left) and on Vyse (right, Block 2986, lots 18, 20, 22 & 23, and below, brownstones next to and opposite PS 60 surrounded by six vacant walkups. Two bldgs are scheduled for the vacant bldg RFP and four are scheduled for cooperatives. Local sponsors are interested.



III. Plan for the Future

DEVELOPMENT SITES - CROTONA PARK EAST III

Note (below left) how the Housing Authority has built along the length of Hoe Ave, where land was available, but carefully preserved brownstones (below right) on Vyse.



Opportunities for new construction are offered on Longfellow, Blocks 3001 & 3009(28) comprising 2-1/3 acres (below left); on Block 2982, opposite the public housing on Hoe Ave (below right) where there is another acre of cleared land (27); and on Block 2977 on Minford Place opposite Charlotte Gardens, where there is a total of an acre on 3 sites (26).



III. Plan for the Future

ECONOMIC DEVELOPMENT

Viable Economic Base A plan for economic growth in Community Board #3 will take as its departure point, the goals of the Bronx 2000 planning effort initiated by Borough President Ferrer together with community leaders and the Regional Plan Association. At a recent workshop, those goals were outlined as follows:

1. To greatly enlarge the number and range of jobs available to Bronx residents;
2. To attract business and jobs to the Bronx;
3. To assure adequate financing for small business to start and grow in the Bronx.

The mechanisms for implementing such goals include improved transportation access and appropriate sites, both of which are available to the CB#3 district. There are still sites available in both Bathgate and Mid-Bronx Industrial Parks and, as we have seen, transportation links are good with downtown opportunities and could be established with surrounding regions.

Problems arise in the areas of identifying which economic activities are suited to Bronx opportunities, what level of skills training is required, and what are the prospects for financial support. Although there are many agencies at all three levels of government whose avowed mission is to assist in the enlargement of the economic community, to date none of the technical assistance available has been fruitful even in the development of commercial services.

The Board has been very realistic in its expectations, and has comprehended that its Community Development Plan must include jobs and job training as well as housing, health and social services. Also recognizing that CB#3's economic future depends on the growth of the Borough, it has reached out to the Bronx Overall Economic Development Corporation to request both financial and technical assistance in formulating an Economic Development Plan and Strategy for districts 2, 3 and 4 (see Appendix).

Commercial Services An important component of that plan will be decisions on the location of commercial services appropriate to residential patrons. Past Needs Statements have given priority to the revitalization of several commercial strips:

PARTNERSHIP FOR THE FUTURE

East 174th Street adjacent to the Mid-Bronx Industrial Park, contains 300 units of Section 8 Rehab, 200 units of Housing Authority turnkey and over 200 homes in Charlotte Gardens and Salters Square. These efforts have been sparked by the 174th Street Merchants Association, chaired by the owner of Santini Movers. MBD Economic Development Corp sponsored a successful commercial revitalization program, funded through the Office of Business Development, which reduced commercial vacancies significantly and increased private retail investment on East 174th Street.

McKinley Square area, was originally supported by funding from the Office of Neighborhood Economic Development up until 1987. The McKinley Merchants Association has now formed a local development corporation to initiate projects, but full revitalization will depend on customers returning to the neighborhood as a result of full housing production.

Prospect Avenue from 161st to 166th Streets continues to be supported by the Forest Community Coalition. It is an area well served by subway and bus routes, and a potential market could be provided by Forest and McKinley Housing projects and by Woodstock Terrace, but full support will probably await development across Prospect Avenue in Board 2.

161st Street Corridor could offer exciting prospects for strip services, but the organizing of a Merchants Association will have to await completion of Melrose Commons and the decision on the third industrial park.

Meanwhile there are several high profile, labor-intensive centers available to district shoppers via mass transit routes: Fordham Road, 149th Street Hub (which generates at least \$150 million in sales annually) and the Hunts Point Market. Others are on the drawing boards. More important issues for CB#3 residents are the three major questions:

1. Should Morrisania Industrial Park be approved?
2. Can better job training facilities lead to better employment opportunities for CB#3 residents?
3. Is a regional approach to job development (such as the task forces initiated by the Borough President and RPA) more appropriate than attempts to transplant industry directly into the district?

III. Plan for the Future

ECONOMIC DEVELOPMENT

Experience to date has not been very reassuring on the record of industrial parks providing local jobs. Furthermore, the Morrisania Industrial Park would directly compete for land resources with the Board in its drive to add housing opportunities to double the population. Sentiment is leaning towards a mixed use district that could accommodate job facilities, more housing units, and commercial services for Melrose Commons and the new housing.

Job Training & Placement Centers The most obvious need is to develop training and placement facilities that will prepare residents for careers that pay sufficient wages to support family obligations, and that can lead to promotion and job security.

The 1980 census lists 13,436 persons in the active labor force, 85% of the total identified civilian work force of 6,890 males and 6,546 females. Almost 30% of the workers were in government service, and the private sector jobs were primarily blue collar machine operators, inspectors, equipment handlers, cleaners and general laborers (see Table at end of chapter).

Not only is there rapid turnover and little advancement in such employment, but New York City is continuing to change from an industrial, labor-intensive market to a service-oriented center. The job openings in that sector will not only require high-tech skills but will also demand higher levels of educational preparation. If the industrial parks continue to develop, they should be used to attract service industries that can provide on-the-job training slots for local schools and skills centers.

The transition will not be an easy one. Many of the companies now taking advantage of government offers to relocate to the Bronx bring their work force with them and only provide entry-level jobs. They are also mobile, ready to relocate again when a new government offer is available.

Hunts Point cost approximately \$7 billion to construct. It offers 10,000 jobs, many of them entry-level. The garment industry that relocated to the Bronx is rapidly being supplanted by overseas companies paying thirty cents an hour. It is important to target training to the fields displacing present and future opportunities, such as health care, para-legal, computers, hotel management, fast food industry, construction/building maintenance and drafting,

PARTNERSHIP FOR THE FUTURE

electronics, cashier/banking, industrial crafts and design phases of the fashion industry. And more importantly, it is important that the technical assistance in this field be targetted to total support for the fledgling worker.

Budget Priorities

Commercial revitalization and job development.

TABLE
Community District #3
OCCUPATIONS OF EMPLOYED WORKERS, 1980

	#	%
Executive, Admin & Managerial	359	2.6
Professional Speciality	733	5.4
Technicians and Related Support	211	1.5
Sales Occupations	774	5.7
Administrative Supporting incl clerical	3191	24.7
Private Household	343	2.5
Protective Service - Other Service	476	3.5
Farming, Forestry, Fishing	63	0.4
Precision Production, Craft & Repair	948	7.0
Machine Operators, Assembly & Inspection	1700	12.6
Transportation & Manufacturing	666	4.9
Handlers, Equipment Cleaners, Helpers, Laborers	990	7.3
Total Employed Persons	13,436	

CLASS OF WORKERS, 1980

Private Wage & Salary	9,282	69.0
Government: Federal	700	5.2
State	588	4.3
Local	2,620	19.5
Self- Employed	238	1.7
Unpaid Family Workers	8	0.5
Total Employed Persons	13,436	100.2

IV. Appendix

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PARTNERSHIP FOR THE FUTURE

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IV. Appendix

The Consumer-Farmer Foundation, Inc.

101 EAST 15TH STREET · NEW YORK, N.Y. 10003 · 212 673-5600

MEYER PARODNECK
PRESIDENT

December 7, 1988

Memorandum to Bronx CB#3
from Eugenia M. Flatow, Consumer Farmer Foundation
Subject: Analysis of latest HPD list of SIP sites *mf*

Attached please find:

1. District map with 30 sites located, highlighted by circles representing the bunching of locations;
2. small area maps with site shaded in;
3. table listing sites from HPD list showing area map number, address, block and lot number, zoning, number of floors and bldg dimensions, number of dwelling units per 1000 square feet of space, number of units listed by HPD, program, amenities if any, existing plans for that site.
(Please note! we believe HPD has made some mistakes in addresses listed, on Franklin and Longfellow Aves)

Facts. HPD has picked up a few of the suggestions made by the Board.

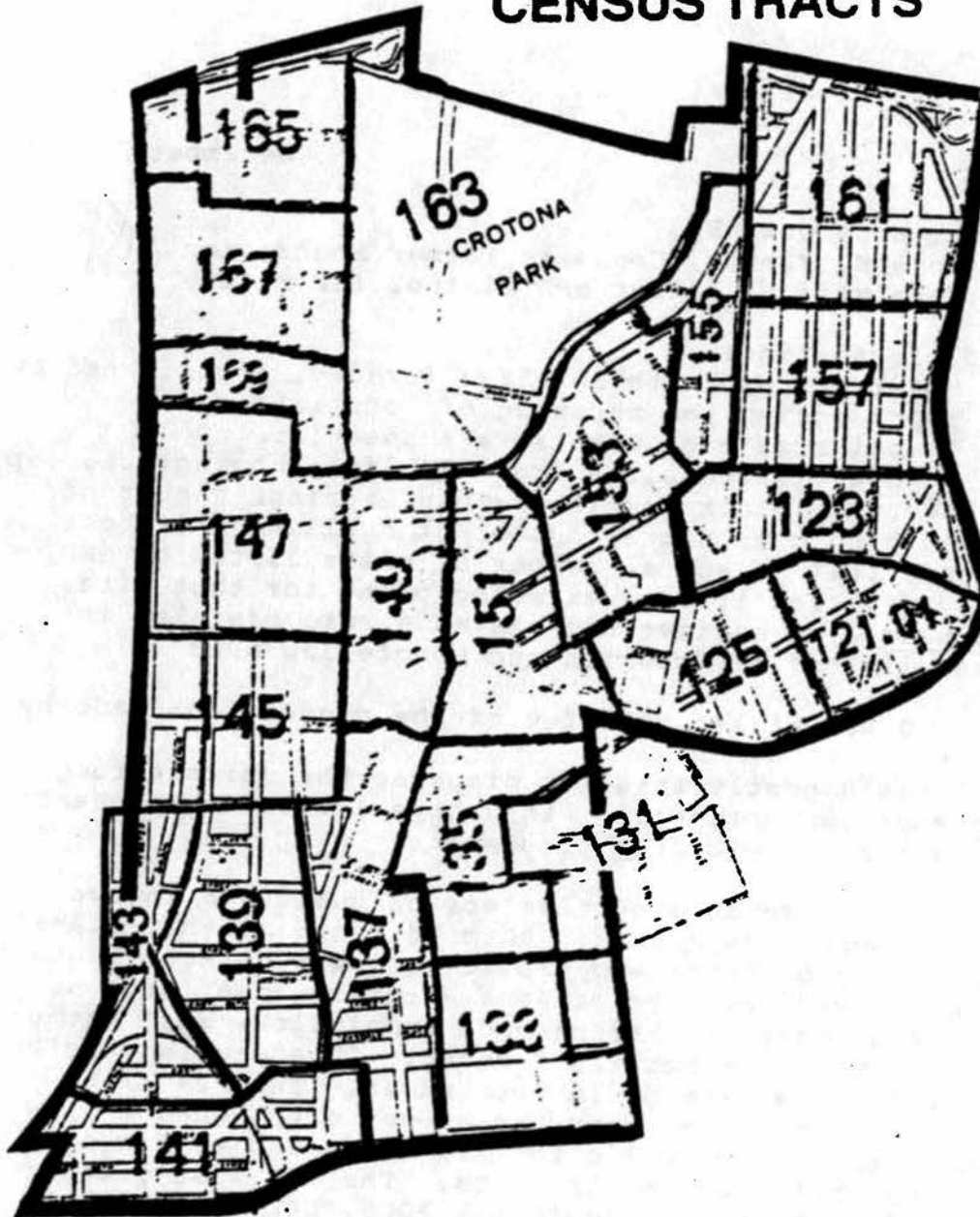
HPD has honestly tried to disperse the units throughout the district; unfortunately, they have located such quantities of units as to create problems:

a. They have located clusters of buildings in two areas CB#3 specifically asked them to avoid so that plans for attracting moderate and middle-income owners to those areas may be difficult to achieve - one south of Crotona Park and the other in the Freeman, Longfellow, West Farms triangle next to the Section 8 rehab. (The map is deceiving because a mistake is made in both cases. The Franklin addresses listed are neither vacant nor city-owned buildings; their list calls for 174 units and we can only identify one building for 25 units. The HPD list gives two addresses for the same bldg (Block 3006, Lot 26) and omits 999 Freeman which had been designated for HRA transitional.

b. Community space has been indicated for 3 of the 30 buildings, showing laundry and community rooms and in only one case, daycare, but nothing at all is programmed for the other sites and nothing indicates any planning for social services.

PARTNERSHIP FOR THE FUTURE

CENSUS TRACTS



IV. Appendix

c. The total units shown - 895 - added to the 250 that will be programmed by construction management and the 700 singles already in the armory represent an impossible assignment for planning appropriate social and job training services at one time for one district; it also represents a difficult allotment of low-income families in census tracts already below par - less than half the median income of the City and only 2/3 of the Bronx median. Integration of these families into the district will accordingly be difficult. We are preparing a map to show the heavy concentrations of homeless in census tracts already dangerously low.

d. The choice of sites conflicts with existing plans on file with CB#3: with both LISC sites on Longfellow Ave and Hoe Ave; with Forest Coalition plans on Union Ave; with the Rose Ellen Smith HUD housing for the elderly on E. 167th, with MBD's HODAG plans on Crotona Park East and with the 163rd St rental plans. The sites also program a number of 100% homeless units in the midst of plans for one and two-family ownership sites jointly sponsored by the Partnership and MBD.

e. It had been generally agreed that in order to reach the Board's goal of 100,000 persons in CB#3 by the year 2000, it would be necessary to program some higher density new buildings, and that probably cooperatives might be a realistic target if we could supply amenities. Crotona Park is the amenity of choice and only the southern area is available. The triangle builds on the Section 8 and ownership nearby and services presently in planning. First step would be rehabbing the cluster of large city-owned buildings for mixed use and then programming new coop construction going north toward the "stable" Bryant Avenue buildings.

f. It is also noteworthy that the number of units listed by HPD is consistently below the estimate using 1000 square feet per family. If services are not programmed in the building, will the final number be even higher than the 895 shown?

g. Finally, it should be pointed out that some census tracts have such low median family incomes according to the census report that relocation of homeless families in those districts may be most unwise. We call attention to four tracts within which there are blocks of very low median income (see map facing page on which we have shaded in the blocks in question). Two of those districts, 149 and 151 represent the area south of Crotona Park where we specifically recommended mixed-income development.

PARTNERSHIP FOR THE FUTURE

DEVELOPMENT PROFORMA

for 2000 du rehab

Assuming City has already provided for construction management and will negotiate spreading SIP over 3 years

program	total	homeless	poor	moderate	middle
Construction mgt	621	186	279	156	0
negotiated SIP	495	495			
years 1990	947	200	160	412	172
1991	947	200	187	375	188
Total du	3010	1081	626	943	360
	100%	35.9%	20.8%	31.3%	12%

Year 1990 - 947 du

Total development cost @\$65,000/du	\$61,555,000.
subsidy: from State for homeless	
200 du @ \$65,000	-13,000,000
	<u>\$48,555,000.</u>
allocated for poor	
160 du @ \$35,000	- 5,600,000
equity: 563 du @ \$6,500	- 3,659,500
debt service needed	<u>\$39,295,500</u>

Debt service

market rate (10%) loan \$25 million	\$ 219,500/mo
assumed PLP (1%) loan \$15 million	\$ 48,300/mo
	<u>\$ 267,800/mo</u>
operating & maintenance charges	300,000/mo
total cost	<u>\$ 567,800/mo</u>
or avg/du \$600 (income needed \$24,000)	

Carrying charges:

homeless (two-tier)	200 @ \$400	\$ 80,000/mo
poor	53 @ \$350	18,550
	100 @ \$375	37,500
moderate	42 @ \$450	18,900
	30 @ \$500	15,000
	50 @ \$550	27,500
	50 @ \$575	28,750
	50 @ \$600	30,000
	100 @ \$625	62,500
middle	75 @ \$800	60,000
	75 @ \$900	67,500
	122 @ \$1000	<u>122,000</u>
		\$ 568,200

IV. Appendix

Community Board No. 3

Fernando Ferrer - Borough President

% JUNIOR HIGH SCHOOL 98 - RM. 107

1619 BOSTON ROAD

BRONX, NEW YORK 10460

(212) 589-6300

January 20, 1989

E. ELDRED HILL
DISTRICT MANAGER

AVE REID
CHAIRMAN

Mr. Floyd Lapp
Director
N.Y.C. Department of City Planning
1 Fordham Plaza
Bronx, New York 10458


Dear Mr. Lapp:

Community Board No. #3 after reviewing the industrial development and commercial revitalization within its district, decided that a Zoning Study is necessary to restore a balance to our community, and prevent the deterioration of our district into a huge industrial park.

We are therefore formally requesting that your office conduct a Zoning Study of district no. 3.

Your continued cooperation in our joint effort in planning for our community is sincerely appreciated.

Sincerely,



E. Eldred Hill
District Manager

PARTNERSHIP FOR THE FUTURE



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

BRONX OFFICE

Mr. Eldred Hill
Community Board #3
c/o J.H.S. 98
1619 Boston Road - Rm. 107
Bronx, N.Y. 10460

RE: Proposed Rezoning Study

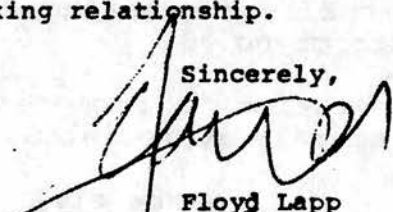
Dear Mr. Hill:

Earlier in the year, we agreed to initiate this project after Community Board 3 adopts their long range plan. Assuming the plan is adopted in June, we would initiate our work in July and have it completed by late Summer. We understand the study area to consist of: the eastern side of Washington Avenue between 162nd and 165th Street, Blocks 2367, 2368, 2369 and Block 2388 A and B located between E. 166th and E. 167th Streets, Park and Washington Avenues.

If there are any changes to the study area, please let us know now. Undertaking this study in no way commits us to a rezoning of the area.

We hope this response meets with your approval. We look forward to a continued and favorable working relationship.

Sincerely,


Floyd Lapp


Ricardo Soto-López

FL/cc

cc: Karen Backus
Public Development Corporation

One Fordham Plaza, Bronx, NY 10458, (212) 220-8500/8512
Floyd Lapp, Director, K. Balaram Rao, Associate Director

IV. Appendix

The Consumer-Farmer Foundation, Inc.

101 EAST 15TH STREET · NEW YORK, N.Y. 10003 · 212 673-5600

MEYER PARODNECK
PRESIDENT

MEMORANDUM

TO: Education, Human Services and Health Providers
to Bronx CB #3

DATE: November 1, 1988

We have been retained to assist Bronx Community Board #3 to develop a local district 197-a plan for presentation to the City Planning Commission and the Board of Estimate for adoption. The goal of the Board in taking this step was to obtain a professional evaluation of their efforts to obtain a healthy, balanced community of 100,000 persons with a socio-economic mix of low, moderate and middle-income families by the year 2000. The area population was over 200,000 in 1950 and is now approximately 54,000, so the goal does not seem unreasonable.

An important component of such an undertaking will be the development of service delivery plans by each City agency worked out in partnership with the Board, and a ten-year capital budget plan for supporting infrastructure.

In evaluating the need for health and human services, we have encountered some problems that cut across the lines of responsibilities of several agencies, particularly in the delivery of youth services. We are accordingly inviting you to send at least one representative from your policy Board and one from your district staff to a collaborative meeting at the Board office to discuss appropriate strategies for meeting the needs of children after school hours until their parents return from work (7:30 p.m.). The time and place of this meeting is Monday morning, November 14 at 9:00 a.m. at the Board's office: JHS 98, Rm 107, 1619 Boston Road, Bronx 10460.

We will be discussing such issues as:

- 1) What is the most appropriate space available for such services: Schools? Libraries? Churches? Private non-profit facilities? Does the district have adequate facilities now? Should expansion space be built into development plans?
- 2) What age group(s) need priority? Pre-school? 5-8? Pre-teens? Teens? How can services be comprehensive but focussed?

PARTNERSHIP FOR THE FUTURE

-2-

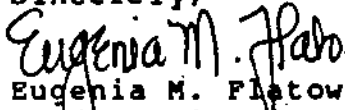
- 3) Should services focus on recreation? Academic help? Cultural or hobby skills? Employment skills?
- 4) Should a community coalition sponsor proposal(s) for funding a pilot study/strategy to test various programs and/or to develop statistics?
- 5) How can we enlist parent support?
- 6) What special problems must be resolved in order to extend daycare hours? Afterschool hours?
- 7) Can we add daycare facilities to training sites? To adult education sites? To clinic sites?

We hope to compile a comprehensive strategy for discussion at a seminar the Board is planning for December 1st (see attached invitation). As it was framed in the Board's District Needs Statement:

"If we cannot, through education, reduce the epidemic of children having children, then we must provide the services necessary for an acceptable quality of life for these young mothers and their children".

Please join us to share the experience of your district in meeting these problems.

Sincerely,


Eugenia M. Flatow
Project Director

IV. Appendix

Community Board No. 3

Fernando Ferrer - Borough President

% JUNIOR HIGH SCHOOL 98 - RM. 107

1619 BOSTON ROAD

BRONX, NEW YORK 10460

(212) 589-6300

/E REID
AIRMAN

E. ELDRED HILL
DISTRICT MANAGER

Your Name:

Agency's Name and/or Organization's Name:

Address:

Phone No.:

Primary Service/Area of Concern:

Please describe the socio/economic characteristics of clients/members.

Does your agency/organization service age specific populations; please specify (e.g., - senior citizens, preschoolers, teenagers)?

Does your agency/organization prioritize area of concerns ? What are these priorities and how are they arrived at ?

PARTNERSHIP FOR THE FUTURE

4. What do participants see as their three (3) most important needs ? What assistance can your agency/organization provide the participant ?
5. Does your agency/organization make referrals ? To whom and what kind of follow-up procedures are taken to insure your client/participant gets the help needed ?
6. How would you rate the overall accessability of health and human service programming in Community Board 3 ? What specific steps would you take to improve such programming ?
7. What kind of outreach does your agency/organization do ? What kind of assistance could your group use to improve outreach ?
8. What does your agency/organization see as the single most important unmet health and human service need in Community Board 3 ?
9. What long range and short range steps could be taken to allieviate unmet health and human service needs in Community Board 3 (specific suggestions please) ?

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The Consumer-Farmer Foundation, Inc.

101 EAST 15TH STREET · NEW YORK, N.Y. 10003 · 212 673-5600

MEYER PARODNECK
PRESIDENT

August 30, 1988

Hon Brendan Sexton
Commissioner, Dept of Sanitation
125 Worth Street
New York, N.Y. 10013

Dear Brendan:

We have been retained to assist Bronx Community Board #3 to develop a local district plan that envisions doubling the district population over the next decade. The area population was over 200,000 in 1950 and is now approximately 54,000, so the goal does not seem unreasonable. However, if the new residents do not represent a mixed-income population, social integration may not be achieved.

Our first assignment, therefore, is to meet with all the agencies now serving this district to evaluate whether the perceptions of district needs are mutual, since CB#3 is interested in planning for the future in partnership with City service deliverers.

Attached are the relevant portions of the District Needs Statement that speak to your agency's mission. We would be interested in meeting with the appropriate key staff representatives to explore several issues:

1. Do you believe service to CB#3 is presently adequate? If not, why not?
2. How does current planning for this district accommodate these needs?
3. Can service be improved over the next few years?
How?
4. What impact would doubling population have on your agency's ability to continue service at an adequate level? Can a 10-year service plan be negotiated? What will it require?

PARTNERSHIP FOR THE FUTURE

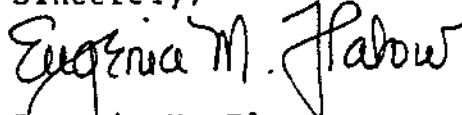
Hon Brendan Sexton, Dept of Sanitation
August 30, 1988

-2-

5. How can lot cleaning service for this district be increased because of the special need?

I shall call your office in a few days to see if an appropriate time can be scheduled for this discussion. Thank you for your courtesy.

Sincerely,

A handwritten signature in cursive script that reads "Eugenia M. Flatow". The signature is written in dark ink and is positioned above the typed name.

Eugenia M. Flatow
Project Director

EMF:gw
Incls

IV. Appendix

COMMUNITY BOARD NO. 3 FERNANDO FERRER - BOROUGH PRESIDENT

c/o Junior High School 98 - Rm. 107

1619 Boston Road

Bronx, New York 10460

(212) 589-6300

D. Eldred Hill
District Manager

Cecil P. Joseph
President
Bronx Overall Economic
Development Corporation
851 Grand Concourse, Suite 914
Bronx, New York 10451

Dear Mr. Joseph:

Over the past weeks there has been several conversations regarding the possible awarding of a grant from the Bronx Overall Economic Development Corporation.

This grant, if given, would be used for the purpose of developing an Economic Development Plan and Strategies for areas encompassing all of Community Planning District #3 and portions of Planning Districts #2 and #4. Its completion will complement the Comprehensive Plan for Housing and Human Services presently being prepared under auspices of Community Planning Board #3.

We have prepared a Proposal for your review that will outline the work scope to be accomplished, amount of funds being requested and a projected timetable. As you will note upon reviewing our submission the finished product of an Economic Development Plan along with recommendations for implementation will have significant impact on a revitalized Morrisania/Concourse communities.

Given your personal knowledge of the affected areas, we are sure you will agree with us of the importance of the completion of a plan for economic growth and its key role in total areas renewal.

In closing we wish to express our sincere appreciation for your personal interest in this matter and we look forward to your continued support.

Sincerely,

Gloria A. Alston

PARTNERSHIP FOR THE FUTURE

SPONSOR PROPOSALS

(listed as voted by CB#3 in capital budget priority order)

sponsor	block	lot	address	# flrs	bldg size	zoning	# du	COE /du 000
Mt Carmel Baptist (LISC/HODAG)	2971	10	1380 Prospect	5	40X86	R7-1	36	\$81
		12	1382	5	40X86			
		14	1384	5	40X86			
African Methodist Episc Ch Fdn	2663	34	1249 Tinton				10	92
Bronx Shepherds	2961	18	1306 BostRd	4	27X80	R6C1-4	32	63
		19	1308	4	27X80			
		20	1310-4	4	27X80			
Morrisania Revit	2608	19	1103-9Franklin	5	60X110	M1-1	30	73
Forest Coalition	2669	42	991 Union		45X164	R6		
		44	987	5	75X112		40	40
Bronx Shepherds	2669	3			73X132	R6	10	30
		6	960 Tinton	5	72X112			
		1			18X132			
		2			18X132			
Parkview Condos	2937	1	1382 Crotona	5	140X100	R6C2-4	154	99
		7	1394	3	22X39			
		8	670 BostRd	4	46X97			
		25	675 E 170	5	52X99			
		42	672 Crotpks	4	68X50			
		45	1451 Prospect	6	44X93			
		60	1437	2	22X36			
		62	1431	5	24X78			
		73	681 E 170					
165th St Condos	2622	5	576 E 165	6	120X88	R6C2-4	125	11
Ardent Homes	2614	41	1189 BostRd	5	53X90	R6C1-4	25	11
163rd St Rental	2620	25	574 E 163	6	39X87	R6C4-4	25	
		27	578	6	39X87		25	
		29	584-6	6	37X90		22	
MBD (Mews/Elderly)	3002	13	1686 Bryant	5	112X88	R7-1	92	
		16	1690		100X100			
		20	1700	5	100X88			
Rose Ellen Smith Housing/Elderly	2752	5	991-5 E 167	5	76X88	R7-1	29	10

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100/Salters Square	2938		CrotPKE & BostRd			R7-1C2-4	135	133
	2965		Stebbins & Louis Nine					
100/Miller Terr LISC	2997	42 46	1675 Bryant 1665-9	5	100X100 100X90	R7-1	90	66
100/Bronx Plaza for Elderly	2938	49 52 57 59	1435 BostRd				92	79
100/Farms Corridor	2753		Vyse/Home/Bryant			R7-1	198	
2-fam small homes	2993		Freeman/Longfellow					
NYC Partnership	2994 2995 2986		Hoe					
<u>Continued Priorities</u>								
100/Auldwell AME Zion	2973	1 19 43 59 65	881 E 169 897 E 169 1314 Polite 1241 Intervale			R7-2C2-4	231	
3-fam townhouses								
NYCHA/Our Lady of Victory RC Church/Carl Icahn	2896 2895 2903 2912		Webster/Brook Claremont/E 171 Park/Washington			R7-1	150	
MBD Rehab	2996	18 20 22	1562-4 Vyse 1566 1572	5 5 4	50X88 50X88 40X89	R7-1	53	
MBD/HODAG	2940	26 29	1724 CrotPKE 1728	6 5	40X95 75X107	R7-1	64	
MBD Rehab/condo	2753	24 26	1014 Bryant 1160	5 5	37X113 107X117	R7-1	70	
NYCHA/202	2373	14	1252-70				100	
Partnership	2912/2927/2929/2719/2728							
Morrisania Revit	along Boston Road							
LISC	3008 2980 2987	15, 17 & 19 46 & 48 10						

PARTNERSHIP FOR THE FUTURE

LIST OF CONTACTS WITH CITY OFFICIALS

Over half of our time was spent conferring with city agencies and interested organizations, in addition to the frequent progress meetings with the Oversight Committee, the Technical Advisory Group, and CB#3 Chairs of Health & Human Services, Housing and Land Use Committees.

We met, conference-called and interviewed with

The District Service Cabinet
Dept of City Planning, both Central and Bronx Offices
Housing, Preservation & Development
Human Resources Administration
Dept of Real Property
Public Development Corp
The Port Authority of NY & NJ
Office of Management & Budget (District Consultations)
Deputy Mayor Esnard
Dept of Sanitation
Dept of Parks & Recreation
Office of Bronx Borough President Ferrer
NY State Dept of Housing & Community Renewal
Regional Plan Association
NYC Partnership
Bronx-Lebanon Hospital Center
Citizens Housing & Planning Council
MBD Development Corp

IV. Appendix

COMMUNITY BOARD NO. 3 FERNANDO FERRER - BOROUGH PRESIDENT

c/o Junior High School 98 - Rm. 107

1619 Boston Road

Bronx, New York 10460

(212) 589-6300

re Reid
Alman

D. Eldred Hill
District Manager

Marketing Questionnaire

The Bronx Community Board 3 is conducting a survey to determine the demand for housing within its service boundaries. The area is bounded by the Cross-Bronx Expressway to the north, the Sheridan Expressway and Prospect Avenue to the east, East 161st Street to the south, and Webster Avenue to the west. (See map attached)

Many opportunities exist within the area for the development of both rental apartments and moderately priced small homes. But due to the many preconceived notions regarding the South Bronx, many private developers and lenders are reluctant to seize the opportunity to create new housing here.

To determine whether a market exists to support such development, your responses are requested to the attached marketing survey. The information collected will be used to elicit interest from both the private and public sectors for the creation of desperately needed affordable housing.

Your answers will remain confidential. You are not required to write your name on the survey form.

Please return the completed survey in the enclosed envelope by _____, 1988. Your assistance is greatly appreciated.

PARTNERSHIP FOR THE FUTURE

MARKETING QUESTIONNAIRE

Present Working Situation

1. Do you work in New York City?

____ yes ____ no

2. In which zip code area do you currently work? _____

3. How do you travel to work each day? Please check only one.

____ private car ____ walk

____ bus or subway ____ carpool

____ car service or cab ____ other (please specify): _____

4. Approximately how long does it take you to travel to work each day? Please check only one.

____ under $\frac{1}{2}$ hour ____ one hour

____ $\frac{1}{2}$ hour ____ over one hour

____ 45 minutes

5. Approximately how long have you been at your current job? Please check only one.

____ under 6 months ____ 5 to 10 years

____ 6 months to 1 year ____ 10 years or more

____ 1 to 5 years

Present Living Situation

6. Do you live in New York City?

____ yes ____ no

7. In which zip code area do you currently live? _____

IV. Appendix

8. Approximately how long have you been at your current address? Please check only one.

☐ under 6 months ☐ 5 to 10 years
☐ 6 months to 1 year ☐ 10 years or more
☐ 1 to 5 years

9. In which of the following types of accommodations do you currently live? Please check only one.

☐ rental apartment
☐ a house which you own
☐ co-op or condominium
☐ group house
☐ residential hotel
☐ other (please specify) _____

10. About how much do you pay each month in rental or mortgage fees? Please check only one.

☐ under \$250/month ☐ \$750 to \$1000/month
☐ \$250 to \$500/month ☐ more than \$1000/month
☐ \$500 to \$750/month

11. About how large is your current place of residence? Please check only one.

☐ studio
☐ one bedroom
☐ two bedroom
☐ three bedroom
☐ other (please specify) _____

12. Are you satisfied with your current living situation?

☐ yes ☐ no

PARTNERSHIP FOR THE FUTURE

If not, please explain, as directly as you can, the reason(s) why you are not satisfied.

13. Is there convenient shopping near your home which you use regularly, like groceries, housewares, laundry, or shoe repair?

___ yes ___ no

If no, about how far do you have to travel for convenience shopping and how do you get there?

Future Living Opportunity

14. If you do not currently live in the South Bronx, have you ever lived there before?

___ yes ___ no

15. Would you consider moving to new accommodations in the area of the South Bronx that is the subject of this survey?

___ yes ___ no

If no, please explain _____

IV. Appendix

16. What type of accommodations would most interest you?

☐ rental apartment

☐ single home ownership

☐ co-op or condominium

☐ other (please specify) _____

17. How large a unit would you require?

☐ studio

☐ one bedroom

☐ two bedroom

☐ three bedroom

☐ other (please specify): _____

18. About how much do you think you could afford in monthly payments?

☐ under \$500

☐ \$500 to \$750

☐ \$750 to \$1000

☐ more than \$1000

Personal Data

19. Are you the head of your household?

☐ yes ☐ no

20. Are you ☐ male or ☐ female?

21. Do you live with a spouse?

☐ yes ☐ no

PARTNERSHIP FOR THE FUTURE

Do you have any children that live with you? Please indicate the number.

___ yes number = ___ no

Do any other adults live with you? If yes, please indicate the number.

___ yes number = ___ no

22. Approximately what is your annual household income, after taxes?

___ under \$10,000	___ \$25,000 to \$30,000
___ \$10,000 to \$15,000	___ \$30,000 to \$40,000
___ \$15,000 to \$20,000	___ \$40,000 to \$50,000
___ \$20,000 to \$25,000	___ more than \$50,000

23. Do you own at least one car?

___ yes ___ no

If yes, how many cars do you own? ___

THANK YOU FOR YOUR COOPERATION



IV. Appendix

THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, N.Y. 10007

STANLEY E. GRAYSON
DEPUTY MAYOR FOR FINANCE
AND ECONOMIC DEVELOPMENT

April 26, 1989

Eugenia M. Flatow
Project Director
The Consumer-Farmer Foundation
101 East 15th Street
New York, NY 10003

Dear Ms. Flatow:

Thank you for the opportunity to comment on The Consumer-Farmer Foundation, Inc.'s 197-a plan for Community Board #3 in the Bronx.

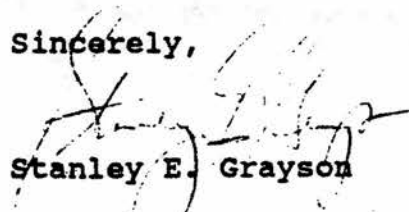
While I agree with many of your goals and recommendations for Community Board #3, I would like to add the following comments with respect to the recommendations regarding zoning changes for Bathgate and Morrisania Industrial Parks. The City has developed a number of incentive programs to try to retain and assist manufacturing firms in the City. We have not, nor should we; abandon those efforts. Bathgate and Morrisania industrial parks offer some of the only remaining space in New York City appropriately zoned for manufacturing. These sites offer ideal opportunities for industrial firms seeking 30,000 to 50,000 square foot sites. I agree that "service industries that can provide on-the-job training slots for local schools and skilled workers are important." However, I also believe that the small industrial-type firms currently attracted to our industrial parks provide job opportunities for lower skilled members of the community, as well as opportunities for advancement. Our training programs can and should focus on developing these industrial job skills as well.

I have specific comments with regard to two of the items listed on page 91 which I will include as an attachment to this letter.

I hope you find these comments helpful. I would like to commend your organization for a fine effort. The sections I've reviewed are comprehensive and well-researched.

Thanks again for the opportunity to comment and I look forward to seeing a copy of your final report.

Sincerely,


Stanley E. Grayson

PARTNERSHIP FOR THE FUTURE



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIRPERSON

May 4, 1989

Mr. Harold DeRienzo
Vice President & CEO
The Consumer Farmer Foundation, Inc.
101 East 15th Street
New York, New York 10003

Dear Mr. DeRienzo:

Our comments on the draft plan for Bronx Community District #3 focus on the section referred to as "STRATEGY" on pages 43-44. There are many proposed housing sites that we can easily support because of the zoning, public ownership and assemblage. However, there are also recommendations that conflict with some of our major planning actions such as Melrose Commons, the proposed Morrisania Industrial Park and the Bathgate Industrial Park periphery.*

We appreciate your offer to make a presentation of the CD #3 Plan. We will be in contact with you to establish a mutually convenient meeting time.

Thank you for this consideration.

Sincerely,

A handwritten signature in cursive script that reads "Sylvia Deutsch".

Sylvia Deutsch

SD/mg

*We have not reproduced the in depth analysis of housing sites which followed.



DEPARTMENT OF GENERAL SERVICES

MUNICIPAL BUILDING, 17th Floor
NEW YORK, N.Y. 10007
(212) 669-7111

HADLEY W. GOLD
Commissioner

IV. Appendix

September 27, 1988

Ms. Eugenia M. Flatow
Project Director
The Consumer-Farmer Foundation, Inc.
101 East 15th Street
New York, N.Y. 10003

Dear Ms. Flatow:

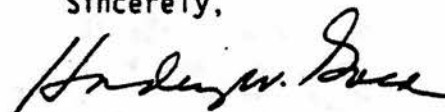
Thank you for your recent letter informing me of your contract with Bronx Community Board 3 to develop a local district 197a plan.

From the materials and questions you sent me, it appears that you are focusing on those agencies that provide direct community services. The primary function of the Department of General Services (DGS) is to provide support services to other agencies, i.e., construction, purchasing and management of the City's commercial land portfolio. Therefore, your questions would be more appropriately responded to by direct service agencies such as the Departments of Housing Preservation and Development, Police, Fire and Sanitation.

I understand that your organization recently met with representatives of the DGS' Division of Real Property to discuss your goals. If you need further assistance in land management issues, please continue your discussions with the Division of Real Property. Mr. Randall Fong, Executive Director of Planning can be reached at (212) 566-0547.

I wish you success in your efforts.

Sincerely,


Hadley W. Gold
Commissioner

cc: David Reid, Chairman, CB 3
E. Eldred Hill, District Manager, CB 3
R. Fong, DRP
P. Quinn, OCR



PARTNERSHIP FOR THE FUTURE
Department of
Environmental Protection

2358 Municipal Building, New York 10007 (212) 669-8200

HARVEY W. SCHULTZ
Commissioner

May 12, 1989

Ms. Eugenia M. Flatow
Project Director
The Consumer-Farmer Foundation, Inc.
101 East 15th Street
New York, N.Y. 10003


Dear Ms. Flatow:

Congratulations on your proposed blueprint for the revitalization of the Community Board No. 3 district as part of a growing Bronx borough. DEP intends to play an integral part in the long-range planning and is committed to fulfill its pledge outlined in Goal No. 4: To maintain, develop and expand the supporting infrastructure of the district.

As I stated in my earlier letter, our infrastructure is adequate to service projected population growth in the area in the next decade. Our capital projects for sewer, catch basin and water main construction, and the present expansion of our water supply system with the construction of the Third Water Tunnel will meet the needs of new development in the future.

Recently DEP signed a consent decree with the NYSDEC affecting the operation of the Ward's Island sewage treatment plant which is treating flows over design capacity. This plan, with a specific time table, will reduce the flow into the plant by accelerating present water-saving programs and by eventually enlarging the plant's capacity, averting any restriction on future development in the drainage area. We also support the use of low-flow fixtures in homes and in all new development.

We proudly join the other city agencies in the development of policies and programs that will assist and abet the growth of the Community Board No. 3 district and the entire Bronx borough. It's a challenge we face with great confidence. We commend Community Boards No. 3's efforts and yours in this regard.

Sincerely,


Harvey W. Schultz

cc: Mr. E. Eldred Hill, District Manager, C.B. No. 3
Log No. 890792



City of New York
Department of
Environmental Protection

Office of Intergovernmental Relations & Public Affairs
2454 Municipal Building, New York 10007 (212) 669-8375

HARVEY W. SCHULTZ
Commissioner

IV. Appendix

MARTHA M. HOLSTEIN
Deputy Commissioner

November 7, 1988

Eugenia M. Flatow
Project Director
The Consumer-Farmer Foundation, Inc.
101 East 15th Street
New York, NY 10003


Dear Ms. Flatow:

The Department of Environmental Protection is proud to be an integral part of the planned revitalization of The Bronx. At the present time, DEP feels that its service to the borough has been adequate, but is committed to doing better each coming year. As discussed with the community boards at recent FY 1990 borough budget consultations, the agency has planned or begun construction on a number of water main and sewer projects which will further demonstrate DEP's commitment to a growing Bronx Borough.

In your recent letter you ask what impact doubling Community Board No. 3's population in the next decade will have on DEP's ability to provide adequate service to the district. You also mention that in 1950 the population was 200,000 and now it is approximately 54,000; therefore the projected population at the end of the century will be over 100,000.

As you know the City is committed to improving the environment and fostering investment and development in all the boroughs. We have ample and efficient infrastructure in the area to adequately service the projected increase in population in the next decade, and construction of our upcoming infrastructure projects will only increase our ability to meet the needs of the district.

Community Board No. 3 is in the drainage areas of both the Wards Island and Hunts Point Water Pollution Control Plants, in which Infiltration/Inflow studies have been performed and Sewer System Evaluation Surveys are underway to locate extraneous sources of flow reaching the plants. Although the Wards Island Plant is technically exceeding design flow capacity, it is efficiently operating and serving the district. However, under the State's new SPDES permits, we may be required to restrict further sewer connections to the plant, which would affect future development in this drainage area. DEP, therefore, is actively negotiating with the State to work out a consent decree to avoid these restrictions. The City further plans to enlarge the Wards Island plant, increasing its capacity to accept the greater flows resulting from any future development.

PARTNERSHIP FOR THE FUTURE

Eugenia Flatow
November 7, 1988
Page 2

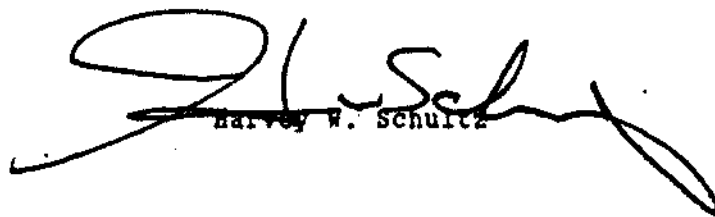
The Hunts Point Plant, which treats flows less than its capacity, is able to handle any increase in flow due to potential increased development and population within its drainage area in the next ten years. (The Morrisania Home Ownership Development, located in the Hunts Point drainage area, will be adequately serviced once its sewer goes on line.)

As for water supply service to this area, DEP is well-equipped to provide clean, safe water to a growing Bronx. Presently, DEP is constructing City Water Tunnel No. 3, a four-stage project which will further augment the water supply system of the City of New York. The completion of Stage One of Water Tunnel No. 3 is slated for 1992, with final completion of all stages targeted for the year 2015. City Water Tunnel No. 3 will enable DEP to provide New York City with a greater volume of water when needed, and also will allow for inspection and rehabilitation of Water Tunnels Nos. 1 and 2.

In summary, DEP is confident that it can play a constructive and supportive role in the revitalization of the Bronx. We are presently equipped to provide adequate service to Bronx residents, and are gearing up for even more efficient service in the future. Enclosed please find a listing of both water and sewer construction projects scheduled for the next five years.

If you need further information, or have any questions, please contact me or Deputy Commissioner Martha Holstein.

Sincerely,



Harvey W. Schultz

Attachments



IV. Appendix

Regional Plan Association

1040 Avenue of the Americas (39th Street) • 16th Floor • New York, NY 10018-3707 • (212) 398-1140

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April 20, 1989

Ms. Eugenia M. Flatow
The Consumer-Farmer Foundation, Inc.
101 East 15th Street
New York, New York 10003

Dear Genie:

I am glad finally to see your plan for Community Planning Board #3 that tout le monde is talking about.

I can't comment on the block by block details, but the overall thrust fits the hypotheses I now have about South Bronx redevelopment. I use the word hypotheses advisably because our project is in a much earlier state than yours, and I am merely a guide, not the dictator of our conclusions. However, there seems little doubt that more middle-income households will be strongly recommended and that implies higher density than current plans seem to call for, much closer to your plan.

I think, however, that a better case needs to be made for the goal your plan has set. I am not sure that maintaining the current boundaries of CPB #3 will register with people as the highest and best criterion for land use in the center of a huge Region. The point the plan makes about distinct neighborhoods and communities within Board #3 territory tends to argue that the Board boundary itself might be redrawn without cutting into what are real community boundaries.

One implication of that question of the numerical housing unit goal is that 5-6 story walk-ups might be questioned. Building, as I hope we are, for a century not a decade, I wonder if we can justify such housing types, especially if the justification is a number needed just to prevent reboundarying a Board?

On the other hand, my tentative view is that we will generally want to emphasize increasing housing, so your questioning of the present allocation of industrial vs. residential land makes sense. We also have been talking about emphasizing help to small business to grow ahead of trying to bring in businesses from outside, and we will be talking about commercial revitalization as well.

Regional Plan Association is a research and planning organization supported by voluntary membership to coordinate conservation and development in the Tri-State Urban Region.

PARTNERSHIP FOR THE FUTURE

Ms. Eugenia Flatow

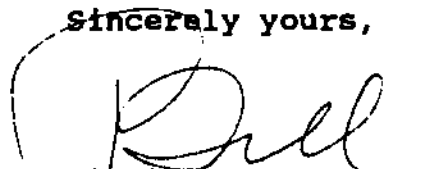
-2-

April 20, 1989

Regional Plan certainly is on the greenway bandwagon, as you know, and it will be raised in The Bronx project. The possibility of a specific endorsement of your outlined greenway will be explored.

Altogether, it looks to me as though you have made a very significant contribution to South Bronx planning and that the Board #3 plan is in line with "New Directions..." discussions so far. We will certainly keep the Board #3 plan in mind as we move toward specific recommendations. Please keep me informed of any new thinking, arguments and data that might guide our conclusions.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Bill", is written over a circular stamp or mark.

William B. Shore
Senior Vice President

WBS/jfb1



FIRE DEPARTMENT

250 LIVINGSTON STREET BROOKLYN, N.Y. 11201-5884

JOSEPH F. BRUNO
Fire Commissioner

IV. Appendix

April 25, 1989

Eugenia M. Flatow
Project Director
The Consumer-Farmer Foundation, Inc.
101 East 15th Street
New York, New York 10003

Dear Ms. Flatow:

In response to your study on Community Planning Board #3 in the Bronx, I would like to take this opportunity to comment on the narrative on page 28 which relates to the Fire Department.

The current fiscal crisis has undoubtedly brought on some service reductions but not in the area of basic fire services, as they relate to community board #3 in the Bronx. On the issue of community relations, the Department does not have community relations officers but fire education officers. On the issue of fire department facilities and equipment: facilities are placed on a capital plan based on city-wide priorities and are packaged within the plan by the type of work required. The Department's apparatus are on a ten year replacement cycle which provides the Department's fleet with an optimal level of efficiency.

The Fire Marshals' "Red Cap Program" has been modified from its previous patrol function as a result of losing 67 positions city-wide and a change in focus. This decision was based on the continuing reduction of structural fires determined to be arson. Previously deployed Red Cap units were reorganized to form two Juvenile Fire Setters Program (Bronx and Queens) and four modified versions of Red Cap. The four modified units concentrate on establishing a liaison with the community boards throughout the city. They seek to evaluate each board's needs in the areas of fire prevention, fire education and special problem areas requiring investigation.

Community Planning Board #3 has benefited from a previous tour of the old version of Red Cap. We understand the community's desire for the program to return but this goal is not attainable since

PARTNERSHIP FOR THE FUTURE

the old version of Red Cap no longer exists. The district's investigative needs continue to be serviced by the Fire Marshals' Bronx Base operation which is operating out of 1780 Grand Concourse.

In terms of fire safety education, there are two existing resources available to this community board area. One, the Fire Safety Learning Resource Center, located at 1080 Ogden Avenue which is approximately a half mile west of the district, is available from Mondays to Fridays from 9 AM to 5PM to address any needs of Fire Education at the center. Secondly, the Speakers Bureau under the direction of Deputy Fire Commissioner Rafael Esparra, provides Fire Education to interested community groups and schools on request.

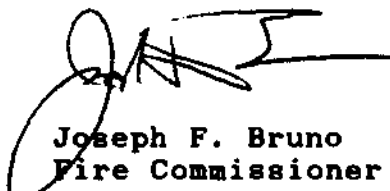
Rescue Companies are highly specialized units with skills that are necessary in most rescue operations and it would not be in the interest of the citizens of the city or the Department to turn Rescue Companies into firefighting companies since this would be counter productive.

Lastly, regarding the issue of the Fire Salvage companies closing, in fiscal year 1988, these companies were funded by Federal Community Development monies that were out. In fiscal year 1989 only one full-time unit is funded by tax-levy monies. Given these budget imperatives, the Department deemed it necessary as an option to provide and equip the ladder companies with salvage tools and materials. While their salvage capabilities will not be as extensive as the salvage unit, their greater numbers will allow more frequent and more timely responses.

I appreciate your concern for the level of fire protection in the city and in particular Bronx, Community Planning Board #3.

In closing, the Department continues to assess new needs for each borough and will make adjustments in locations of companies and response patterns to optimize fire protection for each community within the city.

Sincerely,



Joseph F. Bruno
Fire Commissioner

JFB:WL

IV. Appendix

March 3, 1987

Statement on Mutual Housing Associations

A mutual housing association (MHA) is a democratically controlled open membership corporation, organized for the purpose of providing permanently affordable housing, security of tenure and services exclusively to its members. An MHA is structured to take advantage of a variety of ownership mechanisms to achieve its goals, and is distinguished from the traditional housing cooperative in three ways:

- a. membership is open and voluntary;
- b. ongoing development capacity is provided;
- c. membership can include both resident and non-resident members.

Mutual Housing Associations subscribe to the six principles of cooperation:

1. open and voluntary membership
2. democratic control (1 member, 1 vote)
3. limited return on investment
4. not-for-profit operation
5. continuing education
6. cooperation among cooperatives

Experience has demonstrated that these principles are essential to achieving and maintaining the goals. However, implementation generally raises questions on priorities. It is therefore critical for each association to establish mechanisms for applying the principles at all levels of operation.

Although the goal of any mutual association is the empowerment of its members, in operation the principle of democratic control can be achieved through a variety of mechanisms specifying decision-making opportunities appropriate at each level of organization. (For example, it could be deemed appropriate for day-to-day building management decisions to be made at the building level, planning decisions at the neighborhood level, and long-term financial and/or programmatic decisions at a central level.)

Open voluntary membership may seem on the surface to conflict with the definition "provide services exclusively to members". However, in application, it simply means that anyone can be a member but you must be a member to be served. It is further noted that members can join for reasons other than receiving services, but all members must participate in the continuing effort to provide benefits for others.

PARTNERSHIP FOR THE FUTURE

The services include

- a) preparing members for housing opportunities:
 - 1. training for maintenance, construction skills (homesteaders), and management responsibilities;
 - 2. training for ownership and organizational responsibilities including saving for home equity payments;
- b) providing ongoing development capacity for the continuing housing needs of an expanding membership;
- c) preserving resources:
 - 1. establishing mechanisms to guarantee permanent adherence to the original goals and principles such as affordability and open access;
 - 2. operating according to principles which preserve the association's physical and financial resources in perpetuity.

Attached please find specific applications from U-HAB, Urban Coalition, ACORN, and Neighborhood Reinvestment.

IV. Appendix

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PARTNERSHIP FOR THE FUTURE

FOOTNOTES

- 1 **WPA Guide to New York City**
- 2 ibid
- 3 **Gratz, The Living City**
- 4 **Stegman, Housing & Vacancy Report, NYC, 1987**
- 5 **Community District Needs FY '89**
- 6 **Community District Needs FY '85**
- 7 **Letter from DEP 11/7/88 (see Appendix)**
- 8 **FY89 Expense Budget Priorities & Requests, Priority #13**
- 9 **Community District Needs FY '89**
- 10 **New Directions for the Bronx, June 1988**
- 11 **Community District Needs FY '89**
- 12 **FY89 Expense Budget Priorities & Requests, Priority #10**
- 13 **Community District Needs FY '89**
- 14 **New Directions for the Bronx, June 1988**

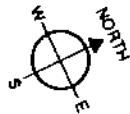
Section 4.

Appendix

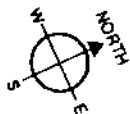
BRONX COMMUNITY BOARD 3 197-a PLAN

STATUS OF RECOMMENDED HIGHER-DENSITY HOUSING SITES (Unprogrammed residentially-zoned sites in boldface)

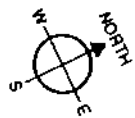
KEY	BLOCK(S)	RECOMMENDED ACTION	DU/ACRE	OTHER ACTIONS	PROGRAM	DU/ACRE	COMMENTS	STATUS
1	2365	Commercial or public space			Melrose Commons URA	-	Commercial or institutional use	ULUP Pre-certification
2	2366	Criminal justice facility Court facilities Market-rate condominiums			Melrose Commons URA	-	Commercial or institutional use	ULUP Pre-Certification
3	2366	5-6 story residential w/ground floor commercial	80-100+	Rezoning C4-4 to C4-4A	Melrose Commons URA	60	3-4 story residential w/commercial Demapping of East 162nd Street	ULUP Pre-Certification
4	2367	5-6 story residential w/ground floor commercial	80-100+	Rezoning C4-4 to C4-4A	Melrose Commons URA	60	3-4 story residential w/commercial Demapping of East 162nd Street	ULUP Pre-certification
5	2368	8-story residential w/ground floor commercial	100+	Rezoning M1-1 to R	Morrisania Industrial Park URA	-		Preparing POEIS
6	2369	4-8 story residential	80-100+	Rezoning M1-1 to R	Morrisania Industrial Park URA	-		Preparing POEIS
7	2373	8-story residential	100+		Section 202	170	No designated sponsor	
8	2388	8-story residential	100+	Rezoning M1-1 to R	Morrisania Industrial Park URA	-	Block is not a development site	Preparing POEIS
9	2896	4-8 story residential	80-100+		Icahn Foundation	-	Children's Rescue group home	Under construction
10	2903	4-8 story residential	80-100+		Catholic Archdiocese	30	28 2-family homes; in Bathgate URA	Programmed
11	2912	4-6 story residential w/ground floor commercial	80-100+		NYC Partnership	40	A total of 43 2-family homes will be built; in Bathgate URA	Funding committed
12	2904	6-10 story residential w/ground floor commercial	100+	Rezoning M1-4 to R	Bathgate In-Place Industrial Park	-	Claremont Parkway frontage sold by EDC	
13(a)	2905	8-10 story residential	100+	Rezoning M1-4 to R	Bathgate In-Place Industrial Park	-	EDC currently marketing for industrial development	
13(b)	2906	8-10 story residential	100+	Rezoning M1-4 to R	Bathgate In-Place Industrial Park	-	EDC currently marketing for industrial development	



KEY	BLOCK(S)	RECOMMENDED ACTION	DU/ACRE	OTHER ACTION	PROGRAM	DU/ACRE	COMMENTS	STATUS
14(a)	2929S	8-story residential entering from Fulton Avenue M1-4 to R	100+	Rezoning	NYC Partnership Bathgate Industrial Park	40 -	A total of 73 2-family homes will be built; in Bathgate URA A feasibility study for commercial/community facilities has been completed by an LDC	Funding committed
14(b)	2929N	8-story residential entering from Fulton Avenue	100+	Rezoning M1-1 to R6/7	Bathgate Industrial Park	-		
14(c)	2930N	8-story residential entering from Fulton Avenue	100+	Rezoning M1-1 to R6/7	Bathgate Industrial Park	-		
15	2607	5-story residential on Third Avenue, 3-4 story residential on Boston Road	60-100+			-	Possible NYS Housing Trust Fund	Unprogrammed
16	2677	High-rise residential w/ground floor commercial on Prospect	100+		Nehemiah/South Bronx Churches	36	36 3-family coops	Funding committed
17(a)	2682	6-8 story residential w/ground floor commercial on Prospect	100+		NYS Office of Mental Health	-	24-bed mental health residence	Occupied
17(b)	2652	6-story residential	100+	Demap Jackson Avenue	NYC Partnership	18	16 1-family homes	Occupied
18	2611	8-story residential (Section 202)	100+		Sold	-	Parking for Bronx-Lebanon Hospital	
19	2926	6-story residential w/ground floor commercial on St. Paul's	100+		Sold	-	Parking for Big R Discount Supermarket	
20	2927	3-6 story residential	60-100+	Demap Crotona Place	NYC Partnership	40	A total of 37 2-family homes will be built; in Bathgate URA	Funding committed
21(a)	2933	6-story residential	100+	Acquire private vacant land			HPD has proposed a new URA for Crotona Park South	Unprogrammed
21(b)	2934	4-6 story residential	100+		NYS Housing Trust Fund	130	Site control granted to local sponsor	Programmed
22(a)	2719	6-8 story residential	100+	Demap Simpson Street	NYC Partnership	40	Total of 49 2-family homes as part of Thurston Plaza II	Under construction
22(b)	2728	6-8 story residential	100+	Demap Simpson Street	NYC Partnership	40	Total of 49 2-family homes as part of Thurston Plaza II	Under construction
22(c)	2974	6-8 story residential	100+		NYC Partnership	40	Total of 55 1-family homes as part of Salters Square II	Occupied
22(d)	2975	6-8 story residential	100+				Economic development on Southern Boulevard	Unprogrammed



KEY	BLOCK(s)	RECOMMENDED ACTION	DU/ACRE	OTHER ACTION	PROGRAM	DU/ACRE	COMMENTS	STATUS
23	2977	4-story residential	60-80		NYC Partnership Section 202	60 130	14 3-family homes to be built 6-story 90-unit housing for the elderly	Funding committed Approved by NYC Council
24(a)	2976N	6-story residential w/ground floor commercial	100+		Sold	-	Borinquen beer/soda distributor	
24(b)	2976S	6-story residential w/ground floor commercial	100+			-	Section 202 on SW corner	
25(a)	2981	3-story Housing Authority	60		NYC Partnership	40	Part of total of 55 2-family homes Economic development on Southern Blvd.	Funding committed
25(b)	2987	3-story Housing Authority	60				Rock outcropping on site	Unprogrammed
25(c)	2988	3-story Housing Authority	60		NYC Housing Authority	-	Open space and parking for NYCHA	Developed
26	2977	4-story residential	60-80		Sold		Santini Brothers Movers; in CB-3 zone	
27	2982	6-8 story residential	100+		NYC Housing Authority	-	Open space and parking for NYCHA development on Block 2989	Developed
28(a)	3000	6-8 story residential	100+		NYC Partnership	40	Part of a total of 77 2-family homes to be built near Longfellow Avenue	Funding committed
28(b)	3001	6-8 story residential	100+		NYC Partnership	40	Part of a total of 77 2-family homes to be built on Longfellow Avenue	Funding committed
28(c)	3009	6-8 story residential	100+		421-a Low Income Program	70	3-story, 57-units	Funding committed



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

N

MAJOR ZONING CLASSIFICATIONS

R — RESIDENTIAL DISTRICT

C — COMMERCIAL DISTRICT

M — MANUFACTURING DISTRICT

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

SPECIAL PURPOSE DISTRICTS

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

INDICATES PROPERTY REZONED BY AMENDMENT EFFECTIVE 12-22-90
A-1578

⓪ RESTRICTIVE DECLARATION FOR DETAIL REFER TO R.D. SHEET.

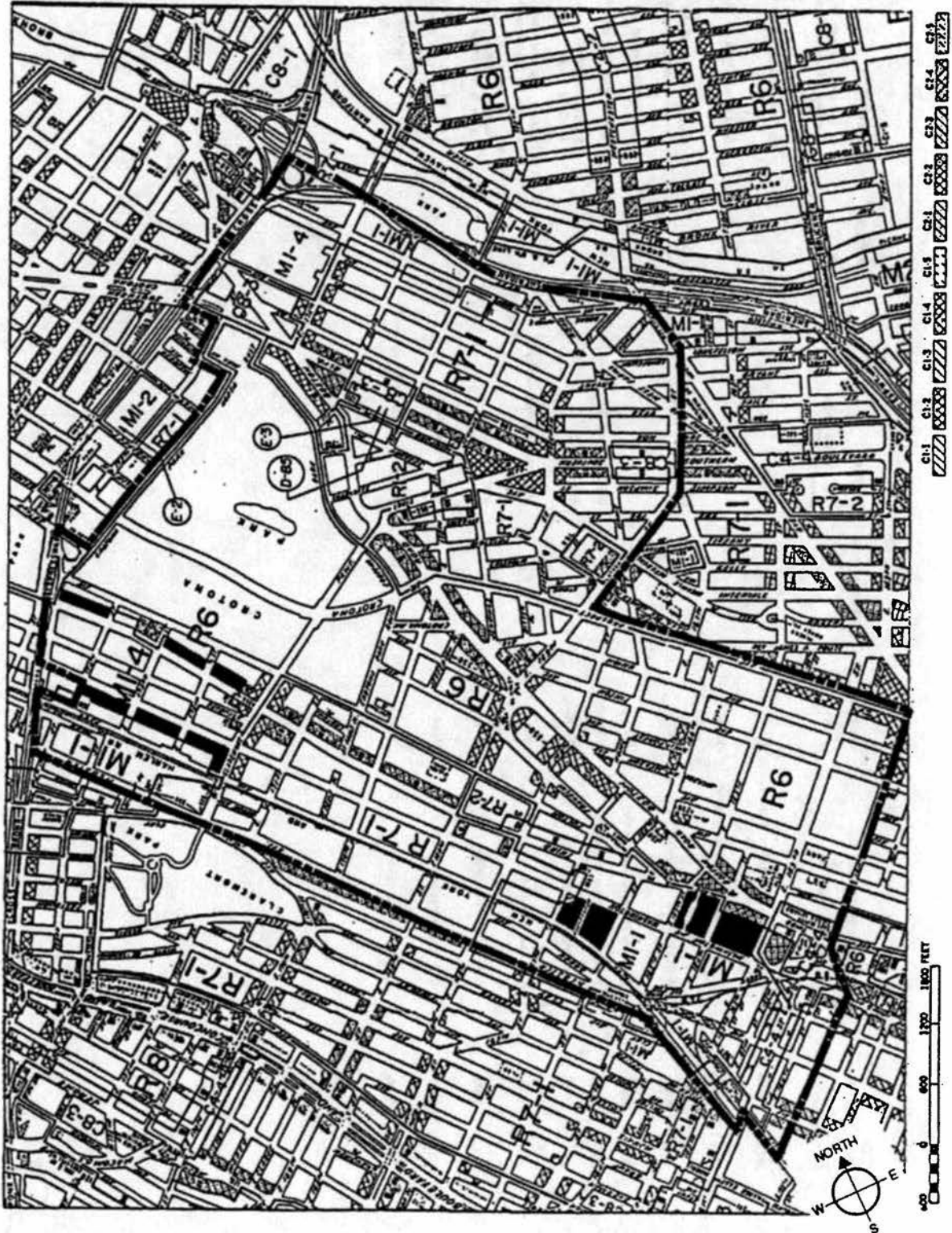
ZONING MAP 6c

3b	3d	4b
6a	6c	7a
6b	6d	7b

MAP KEY

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RECOMMENDED REZONING SITES



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

MAJOR ZONING CLASSIFICATIONS

- R — RESIDENTIAL DISTRICT
- C — COMMERCIAL DISTRICT
- M — MANUFACTURING DISTRICT

The numbers and/or letters which follow an "R," "C," or "M" district designation indicate one, two, and other controls as described in the text of the Zoning Resolution.

SPECIAL PURPOSE DISTRICTS

The hatched areas designate the special purpose districts as described in the text of the Zoning Resolution.

INDICATES PROPERTY REZONED BY AMENDMENT EFFECTIVE 12-13-80 A-1578

RESTRICTIVE DECLARATION, FOR DETAIL REFER TO A-15 SHEET.

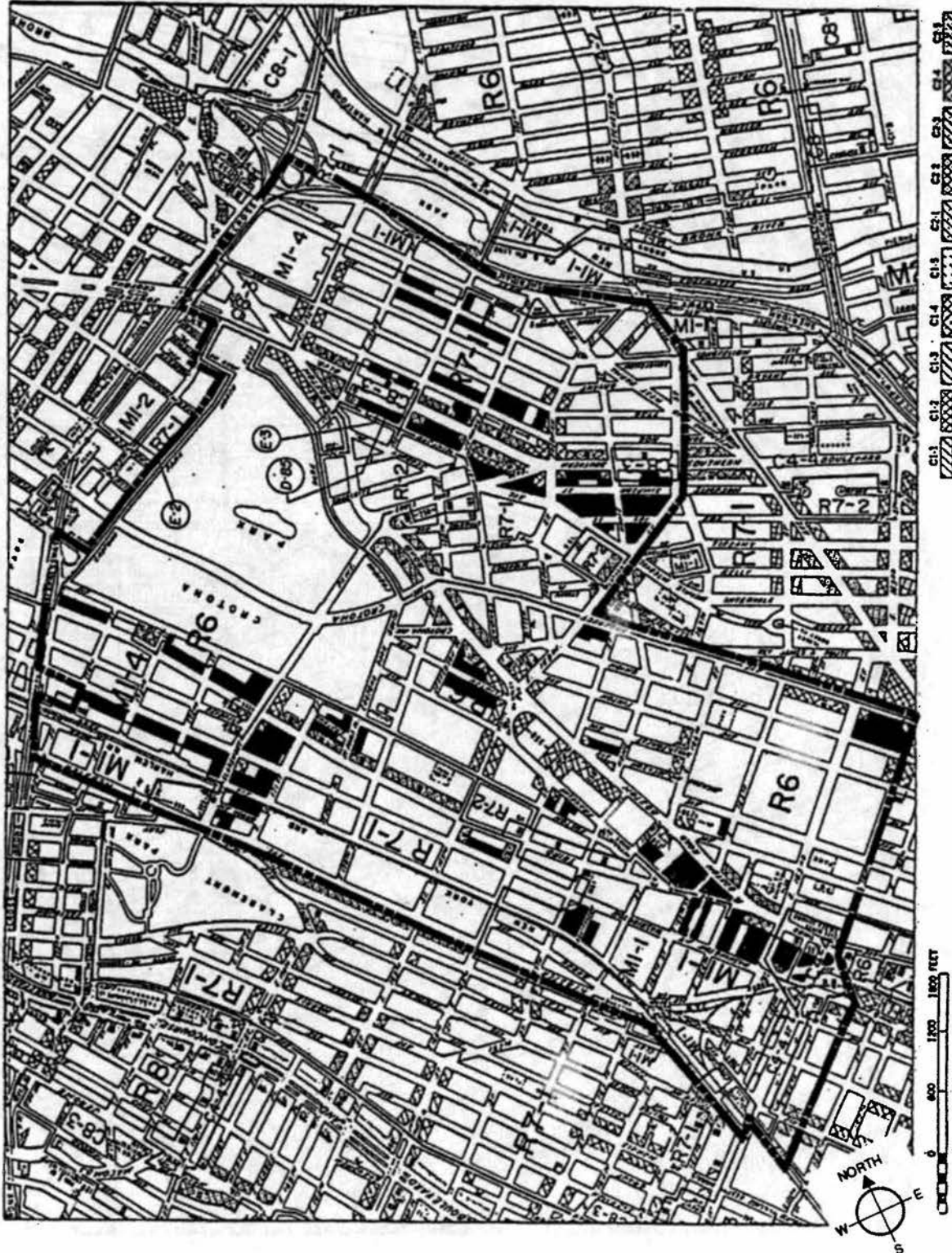
ZONING MAP 6c

MAP KEY

3b	3d	4b
6a	6c	7a
6b	6d	7b

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RECOMMENDED
HIGHER-DENSITY
HOUSING SITES





ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

MAJOR ZONING CLASSIFICATIONS



R — RESIDENTIAL DISTRICT

C — COMMERCIAL DISTRICT

M — MANUFACTURING DISTRICT

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



SPECIAL PURPOSE DISTRICTS

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

INDICATES PROPERTY REZONED BY AMENDMENT EFFECTIVE: 2-22-90 A-1578

ⓓ RESTRICTIVE DECLARATION, FOR DETAIL, REFER TO R.D. SHEET.

MAP KEY

3b	3d	4b
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6b	6d	7b

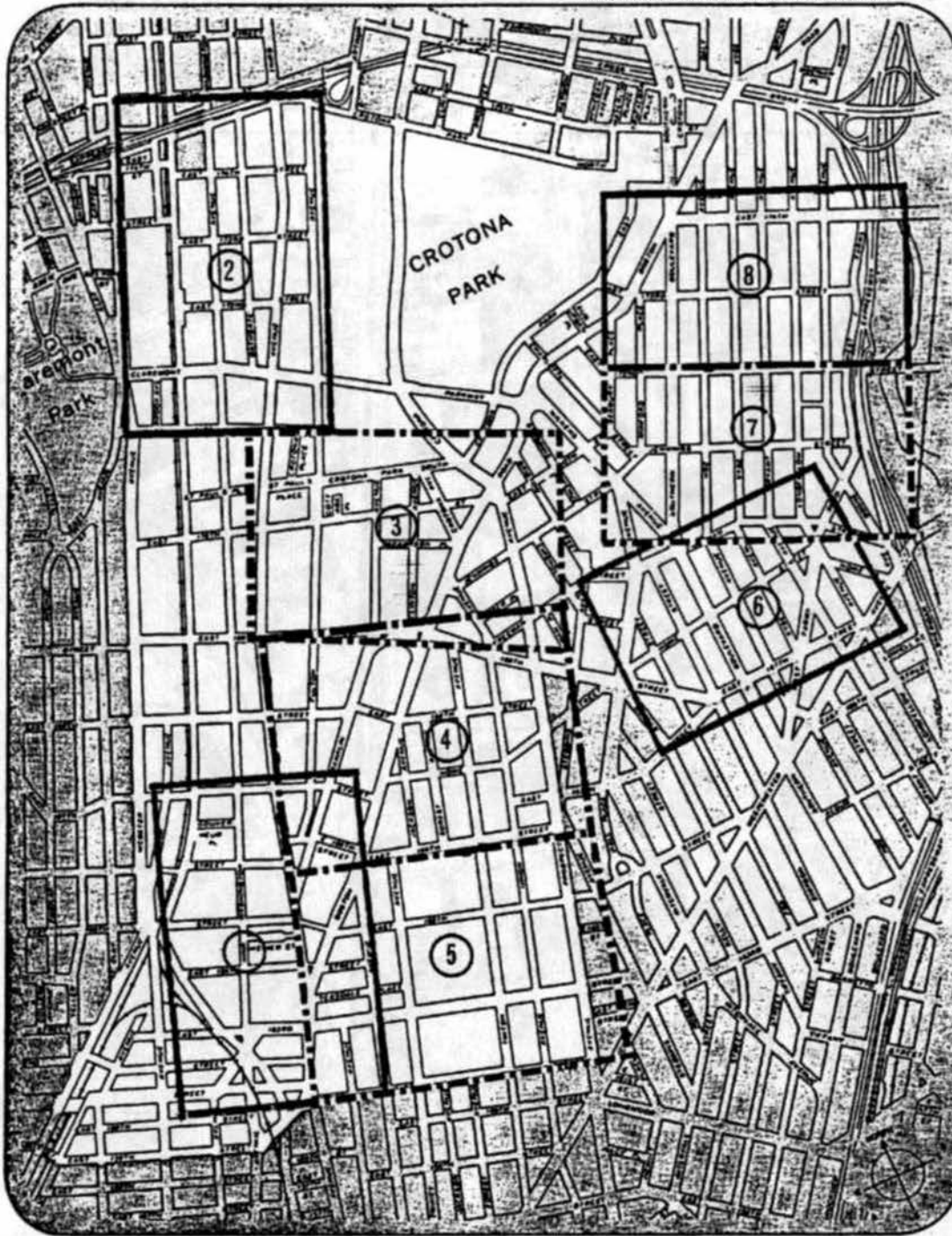
ZONING MAP 6c

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**UNPROGRAMMED
HIGHER-DENSITY
HOUSING SITES**

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

BRONX COMMUNITY DISTRICT 3



LAND USE MAP KEY

1 MELROSE/MORRISANIA

SOUTH: EAST 161st STREET
WEST: BROOK AVENUE
NORTH: EAST 167th STREET
EAST: CAULDWELL AVENUE

2 BATHGATE/CLAREMONT

SOUTH: EAST 171st STREET
WEST: WEBSTER AVENUE
NORTH: CROSS-BRONX EXPRESSWAY
EAST: FULTON AVENUE

3 CROTONA PARK SOUTH

SOUTH: EAST 189th STREET
WEST: THIRD AVENUE
NORTH: EAST 171st STREET
EAST: STEBBINS AVENUE

4 MORRISANIA

SOUTH: EAST 166th STREET
WEST: THIRD AVENUE
NORTH: EAST 169th STREET
EAST: PROSPECT AVENUE

5 MORRISANIA

SOUTH: EAST 161st STREET
WEST: THIRD AVENUE
NORTH: EAST 166th STREET
EAST: PROSPECT AVENUE

6 CROTONA PARK EAST

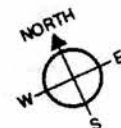
SOUTH: EAST 167th STREET
WEST: EAST 169th STREET
NORTH: INTERVALE AVENUE
EAST: FREEMAN STREET
SHERIDAN EXPRESSWAY

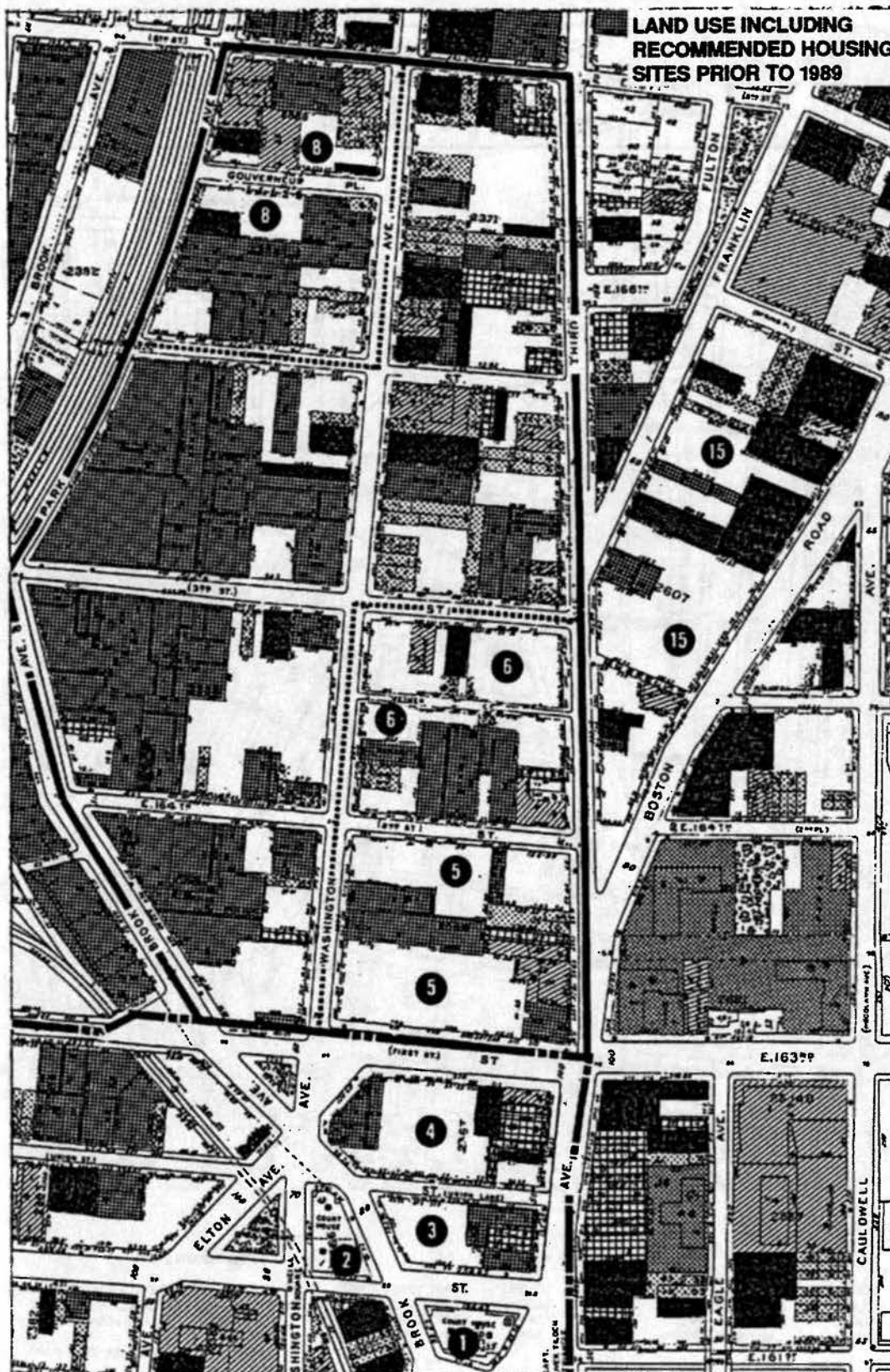
7 CROTONA PARK EAST

SOUTH: FREEMAN STREET
WEST: INTERVALE AVENUE
WILKENS AVENUE
NORTH: EAST 172nd STREET
EAST: SHERIDAN EXPRESSWAY

8 CROTONA PARK EAST

SOUTH: EAST 172nd STREET
WEST: MINFORD PLACE
NORTH: EAST 174th STREET
EAST: SHERIDAN EXPRESSWAY





LAND USE INCLUDING RECOMMENDED HOUSING SITES PRIOR TO 1989

MELROSE/MORRISANIA

SOUTH: EAST 161st STREET
WEST: BROOK AVENUE
NORTH: EAST 167th STREET
EAST: CAULDWELL AVENUE

PLAN RECOMMENDATION

16 HIGHER-DENSITY HOUSING SITE

REZONING

LAND USE

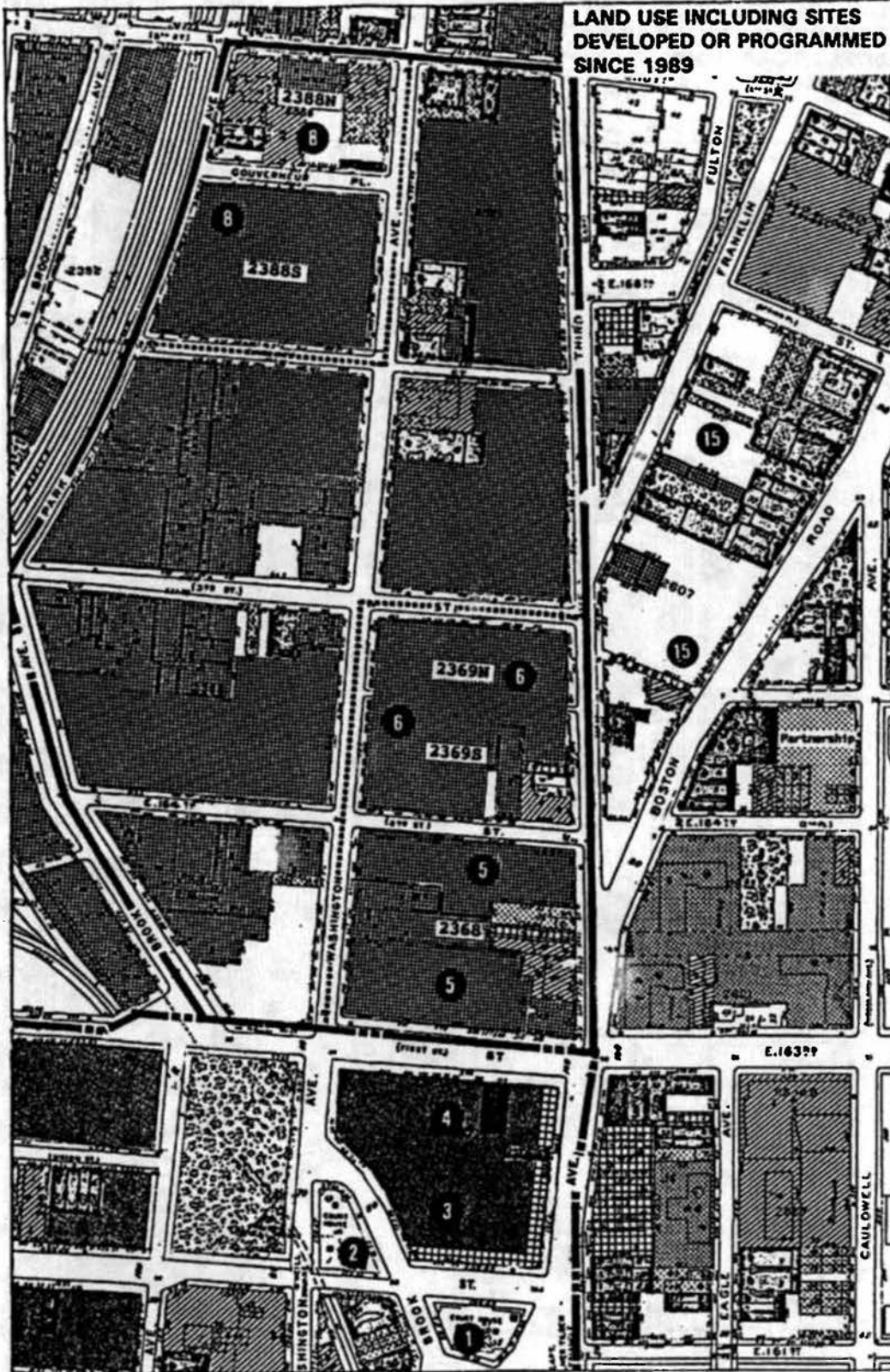
LOW-DENSITY RESIDENTIAL
MEDIUM-DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
COMMERCIAL

MORRISANIA INDUSTRIAL PARK
URBAN RENEWAL AREA
MELROSE COMMONS
URBAN RENEWAL AREA

INDUSTRIAL/AUTOMOTIVE
INSTITUTIONAL
OPEN SPACE/RECREATION
VACANT LAND



**LAND USE INCLUDING SITES
DEVELOPED OR PROGRAMMED
SINCE 1989**



MELROSE/MORRISANIA

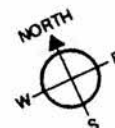
SOUTH: EAST 161st STREET
WEST: BROOK AVENUE
NORTH: EAST 167th STREET
EAST: CAULDWELL AVENUE

PLAN RECOMMENDATION

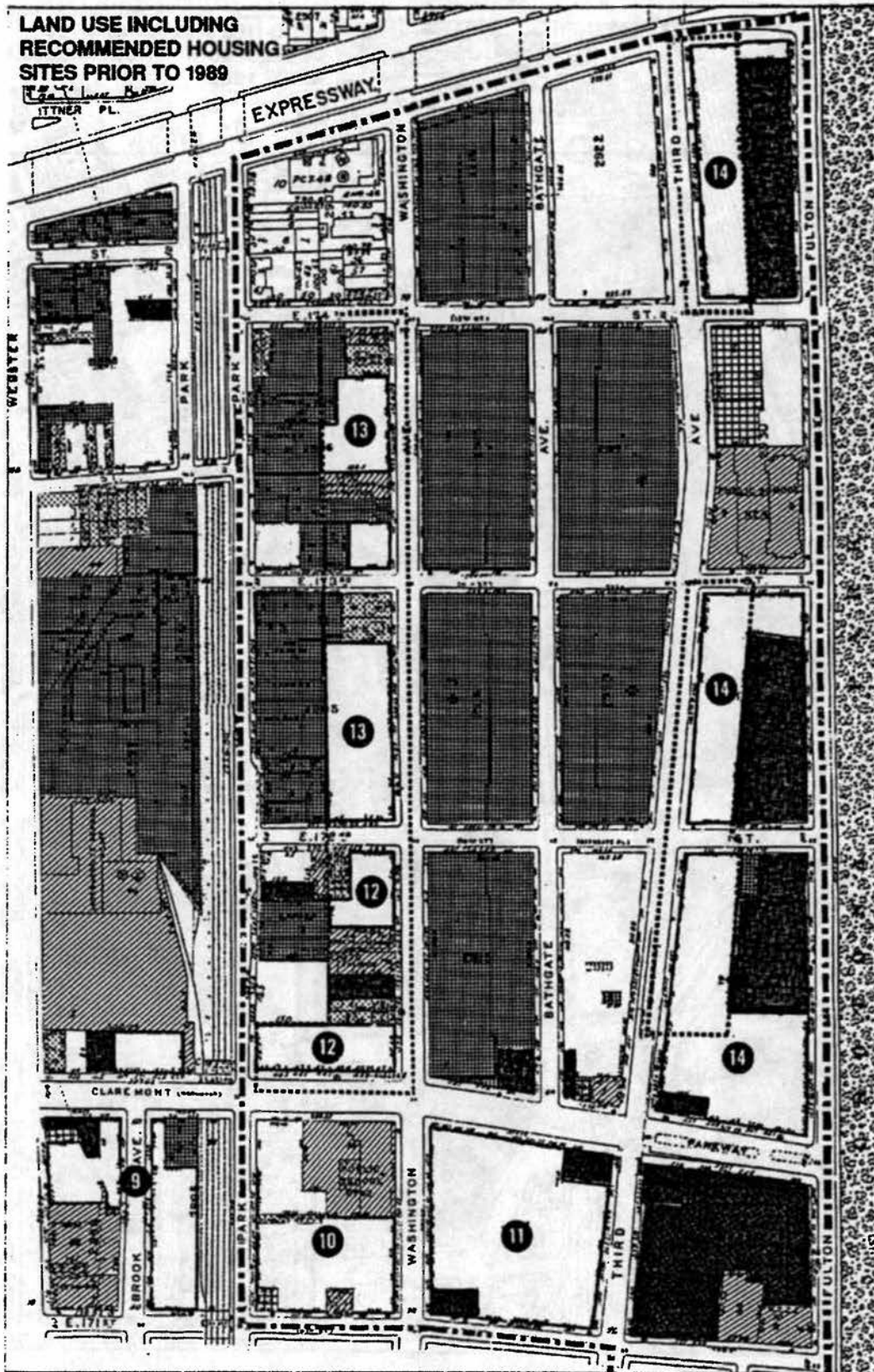
- HIGHER-DENSITY HOUSING SITE
- REZONING

LAND USE

- LOW-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- COMMERCIAL
- MORRISANIA INDUSTRIAL PARK URBAN RENEWAL AREA
- MELROSE COMMONS URBAN RENEWAL AREA
- INDUSTRIAL/AUTOMOTIVE
- INSTITUTIONAL
- OPEN SPACE/RECREATION
- VACANT LAND



**LAND USE INCLUDING
RECOMMENDED HOUSING
SITES PRIOR TO 1989**



BATHGATE/CLAREMONT

SOUTH: EAST 171st STREET
WEST: WEBSTER AVENUE
NORTH: CROSS-BRONX EXPRESSWAY
EAST: FULTON AVENUE

PLAN RECOMMENDATION

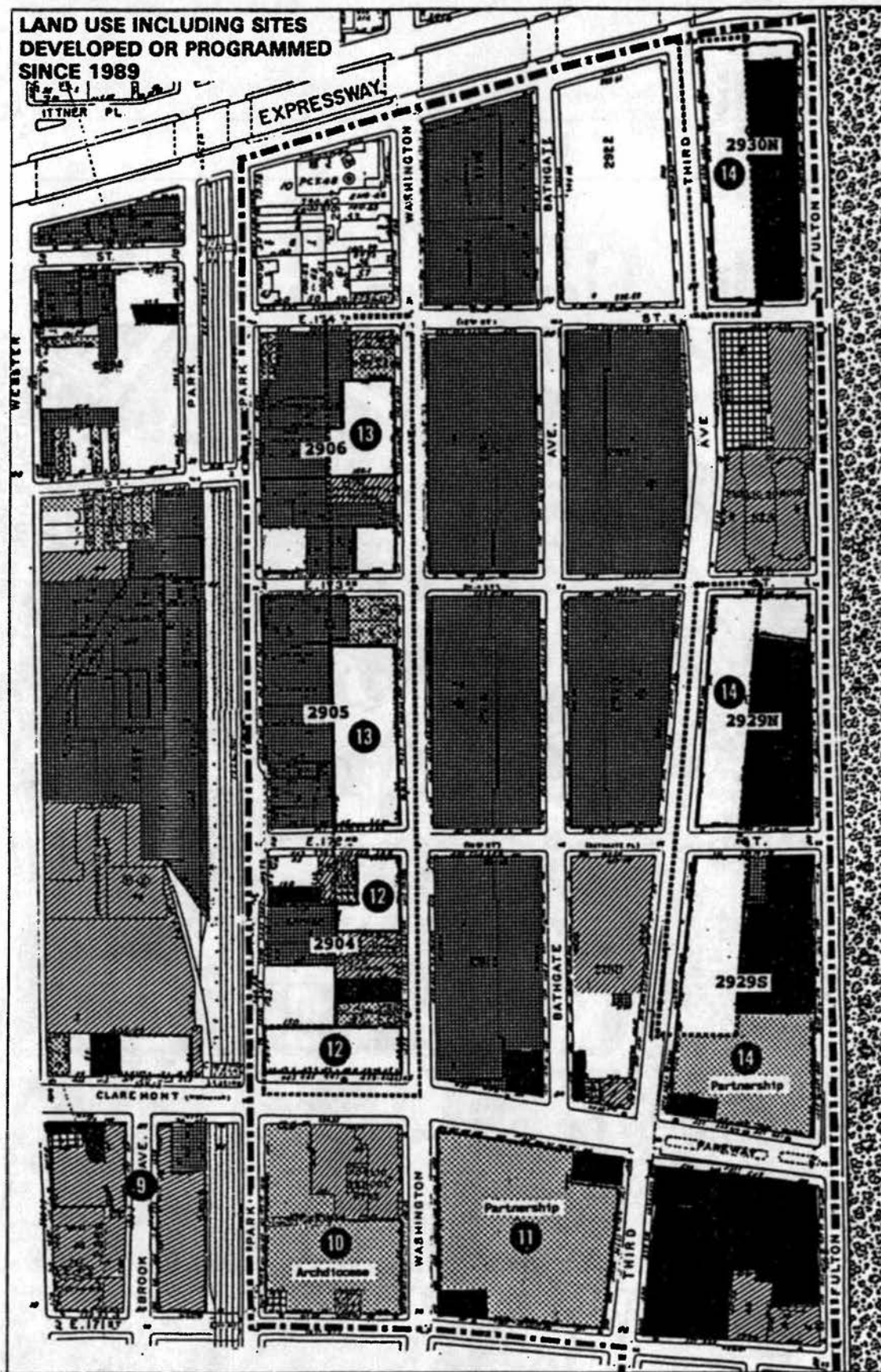
- HIGHER-DENSITY HOUSING SITE
- REZONING

LAND USE

- LOW-DENSITY RESIDENTIAL
- MEDIUM-DENSITY RESIDENTIAL
- HIGH-DENSITY RESIDENTIAL
- COMMERCIAL
- BATHGATE URBAN RENEWAL AREA
- INDUSTRIAL/AUTOMOTIVE
- INSTITUTIONAL
- OPEN SPACE/RECREATION
- VACANT LAND



**LAND USE INCLUDING SITES
DEVELOPED OR PROGRAMMED
SINCE 1989**



BATHGATE/CLAREMONT

SOUTH: EAST 171st STREET
WEST: WEBSTER AVENUE
NORTH: CROSS-BRONX EXPRESSWAY
EAST: FULTON AVENUE

PLAN RECOMMENDATION

16 HIGHER-DENSITY HOUSING SITE

REZONING

LAND USE

LOW-DENSITY RESIDENTIAL
MEDIUM-DENSITY RESIDENTIAL
HIGH-DENSITY RESIDENTIAL
COMMERCIAL
BATHGATE URBAN RENEWAL AREA

INDUSTRIAL/AUTOMOTIVE
INSTITUTIONAL
OPEN SPACE/RECREATION
VACANT LAND





CROTONA PARK SOUTH

SOUTH: EAST 169th STREET
 WEST: THIRD AVENUE
 NORTH: EAST 171st STREET
 EAST: STEBBINS AVENUE

- LAND USE
- LOW-DENSITY RESIDENTIAL
 - MEDIUM-DENSITY RESIDENTIAL
 - HIGH-DENSITY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL/AUTOMOTIVE
 - INSTITUTIONAL
 - OPEN SPACE/RECREATION
 - VACANT LAND

- PLAN RECOMMENDATION
- HIGH-DENSITY HOUSING SITE



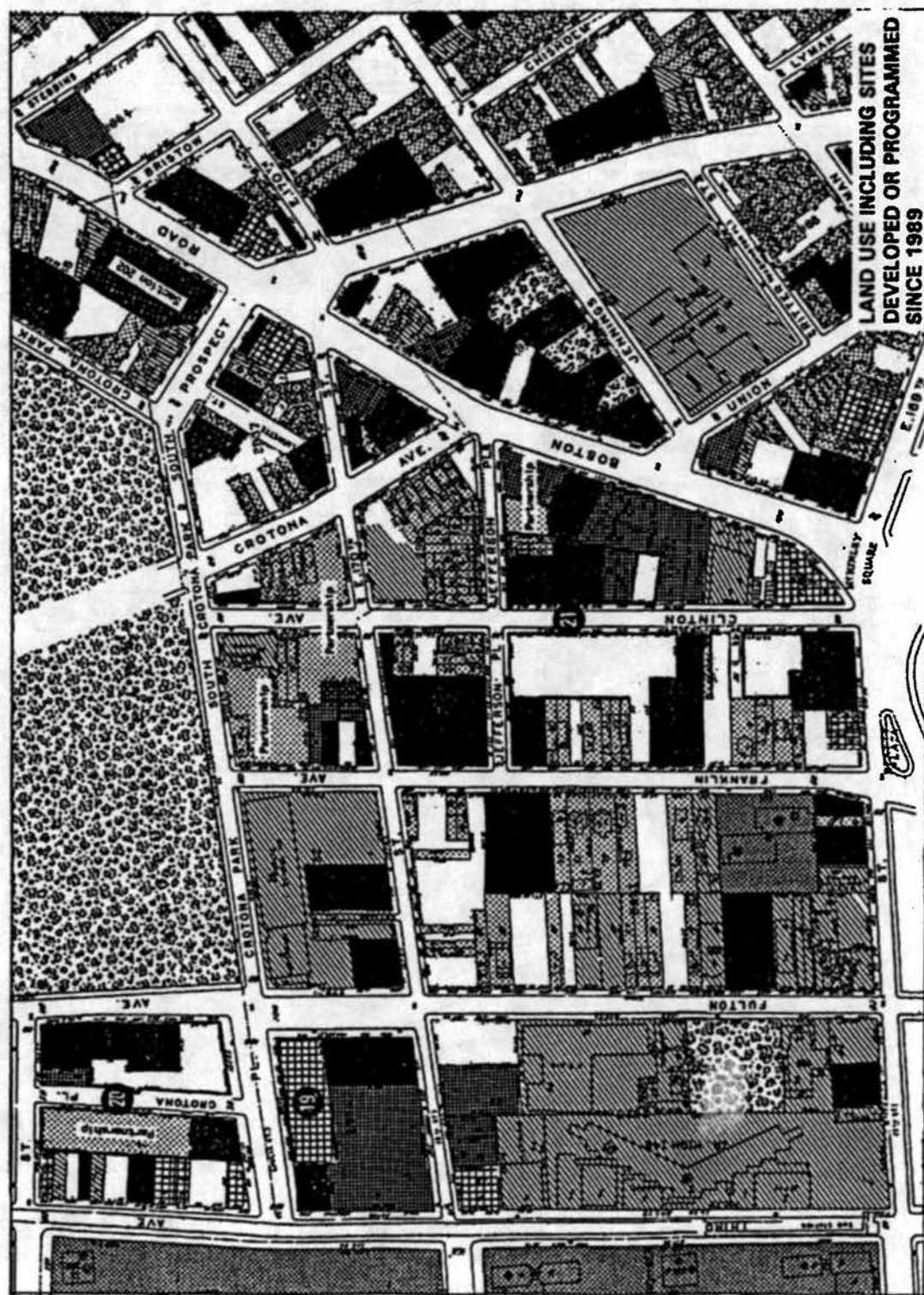
LAND USE INCLUDING
 RECOMMENDED HOUSING
 SITES PRIOR TO 1989

CROTONA PARK SOUTH

SOUTH: EAST 169th STREET
 WEST: THIRD AVENUE
 NORTH: EAST 171st STREET
 EAST: STEBBINS AVENUE

- LAND USE**
- LOW-DENSITY RESIDENTIAL
 - MEDIUM-DENSITY RESIDENTIAL
 - HIGH-DENSITY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL/AUTOMOTIVE
 - INSTITUTIONAL
 - OPEN SPACE/RECREATION
 - VACANT LAND

- PLAN RECOMMENDATION**
- HIGH-DENSITY HOUSING SITE



**LAND USE INCLUDING SITES
 DEVELOPED OR PROGRAMMED
 SINCE 1989**

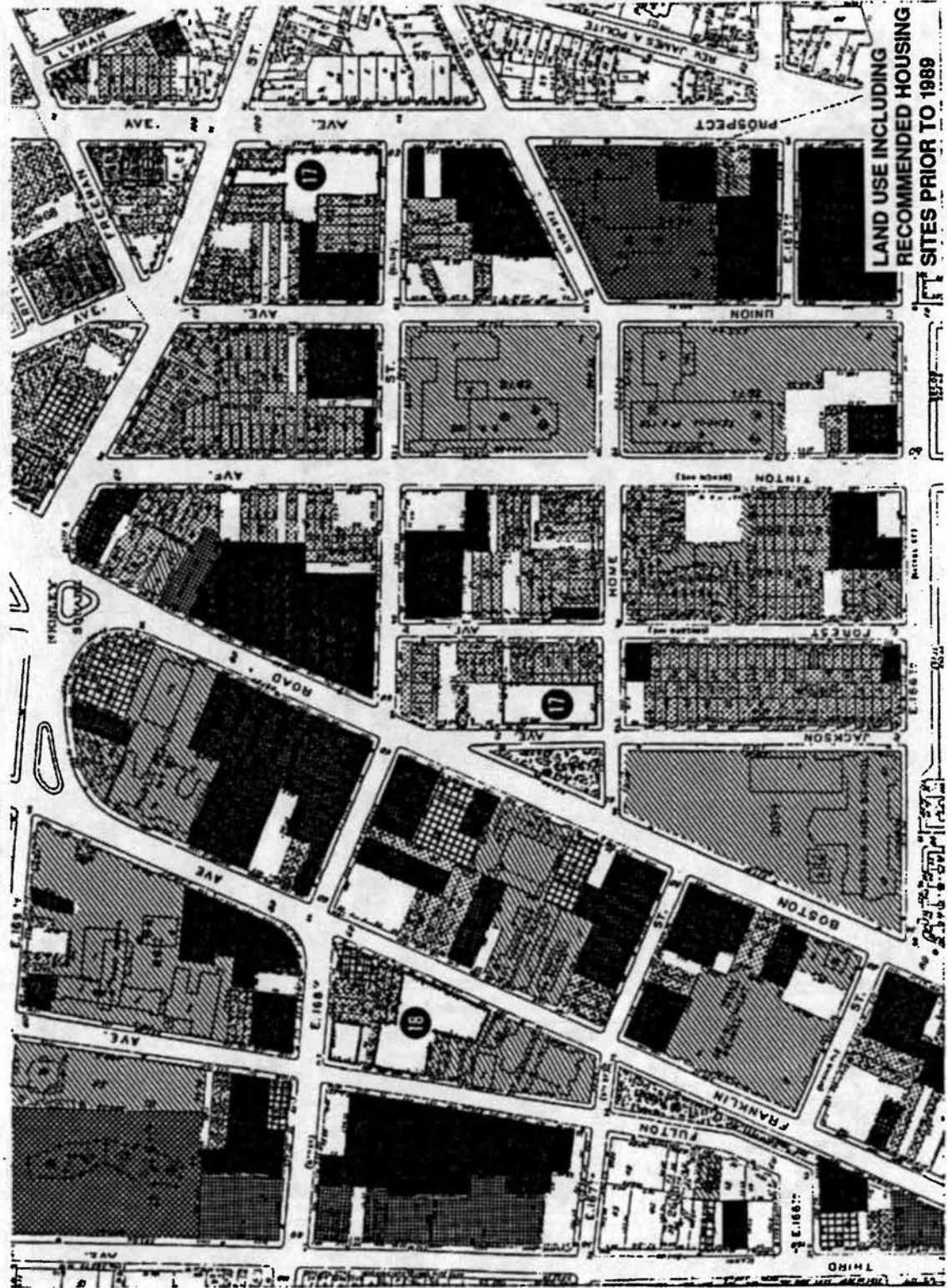
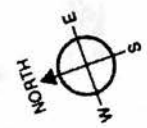
4a

MORRISANIA

SOUTH: EAST 161st STREET
 WEST: THIRD AVENUE
 NORTH: EAST 166th STREET
 EAST: PROSPECT AVENUE

- LAND USE
- LOW-DENSITY RESIDENTIAL
 - MEDIUM-DENSITY RESIDENTIAL
 - HIGH-DENSITY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL/AUTOMOTIVE
 - INSTITUTIONAL
 - OPEN SPACE/RECREATION
 - VACANT LAND

- PLAN RECOMMENDATION
- HIGH-DENSITY HOUSING SITE



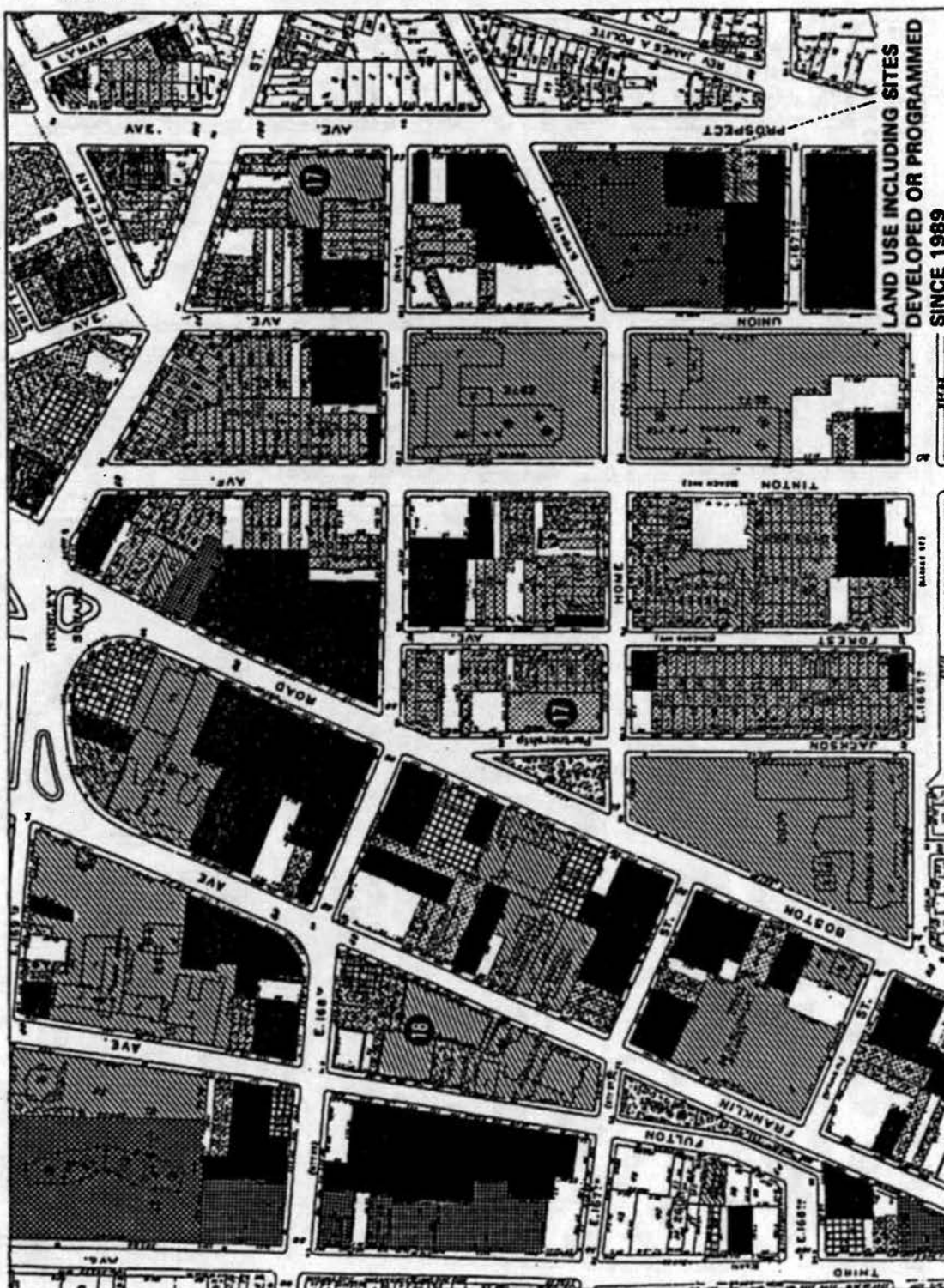
4b

MORRISANIA

SOUTH: EAST 161st STREET
 WEST: THIRD AVENUE
 NORTH: EAST 186th STREET
 EAST: PROSPECT AVENUE

- LAND USE
- LOW-DENSITY RESIDENTIAL
 - MEDIUM-DENSITY RESIDENTIAL
 - HIGH-DENSITY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL/AUTOMOTIVE
 - INSTITUTIONAL
 - OPEN SPACE/RECREATION
 - VACANT LAND

PLAN RECOMMENDATION
 HIGH-DENSITY HOUSING SITE



MINNESOTA

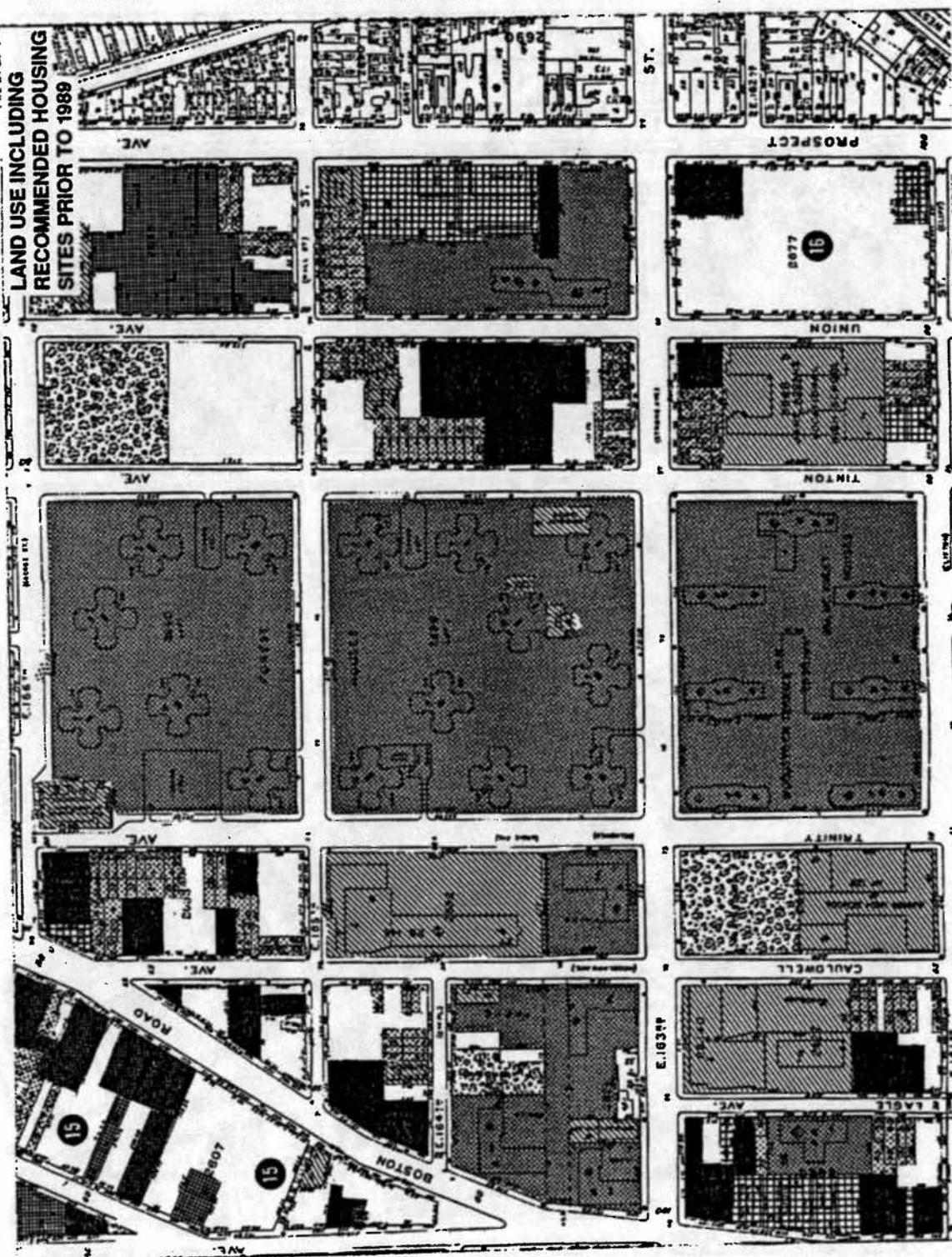
SOUTH: EAST 166th STREET
WEST: THIRD AVENUE
NORTH: EAST 169th STREET
EAST: PROSPECT AVENUE

LAND USE:

	LOW-DENSITY RESIDENTIAL
	MEDIUM-DENSITY RESIDENTIAL
	HIGH-DENSITY RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL/AUTOMOTIVE
	INSTITUTIONAL
	OPEN SPACE/RECREATION
	VACANT LAND



**LAND USE INCLUDING
RECOMMENDED HOUSING
SITES PRIOR TO 1989**





MORRISANIA

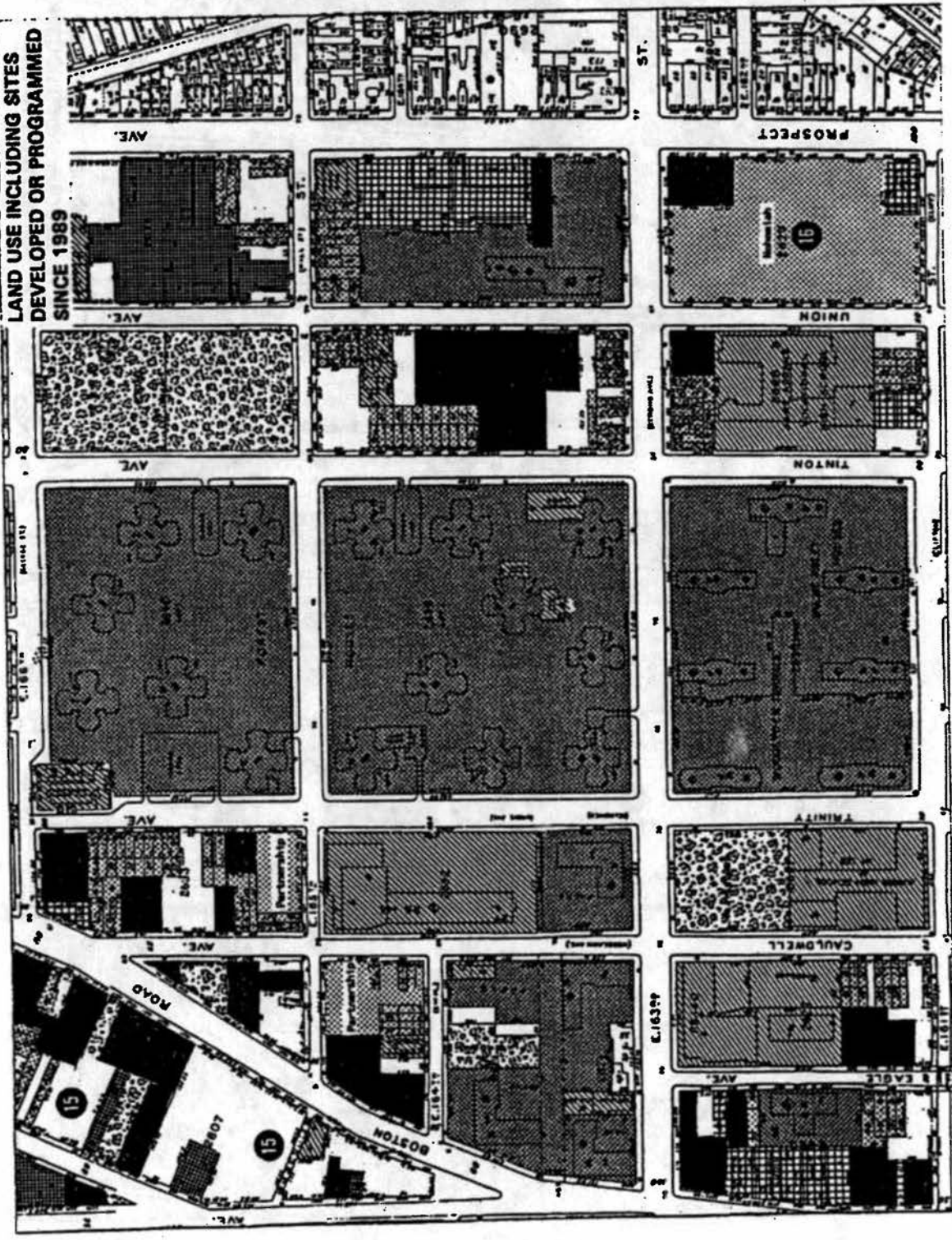
SOUTH: EAST 168th STREET
 WEST: THIRD AVENUE
 NORTH: EAST 169th STREET
 EAST: PROSPECT AVENUE

- LAND USE**
- LOW-DENSITY RESIDENTIAL
 - MEDIUM-DENSITY RESIDENTIAL
 - HIGH-DENSITY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL/AUTOMOTIVE
 - INSTITUTIONAL
 - OPEN SPACE/RECREATION
 - VACANT LAND

PLAN RECOMMENDATION

- HIGH-DENSITY HOUSING SITE

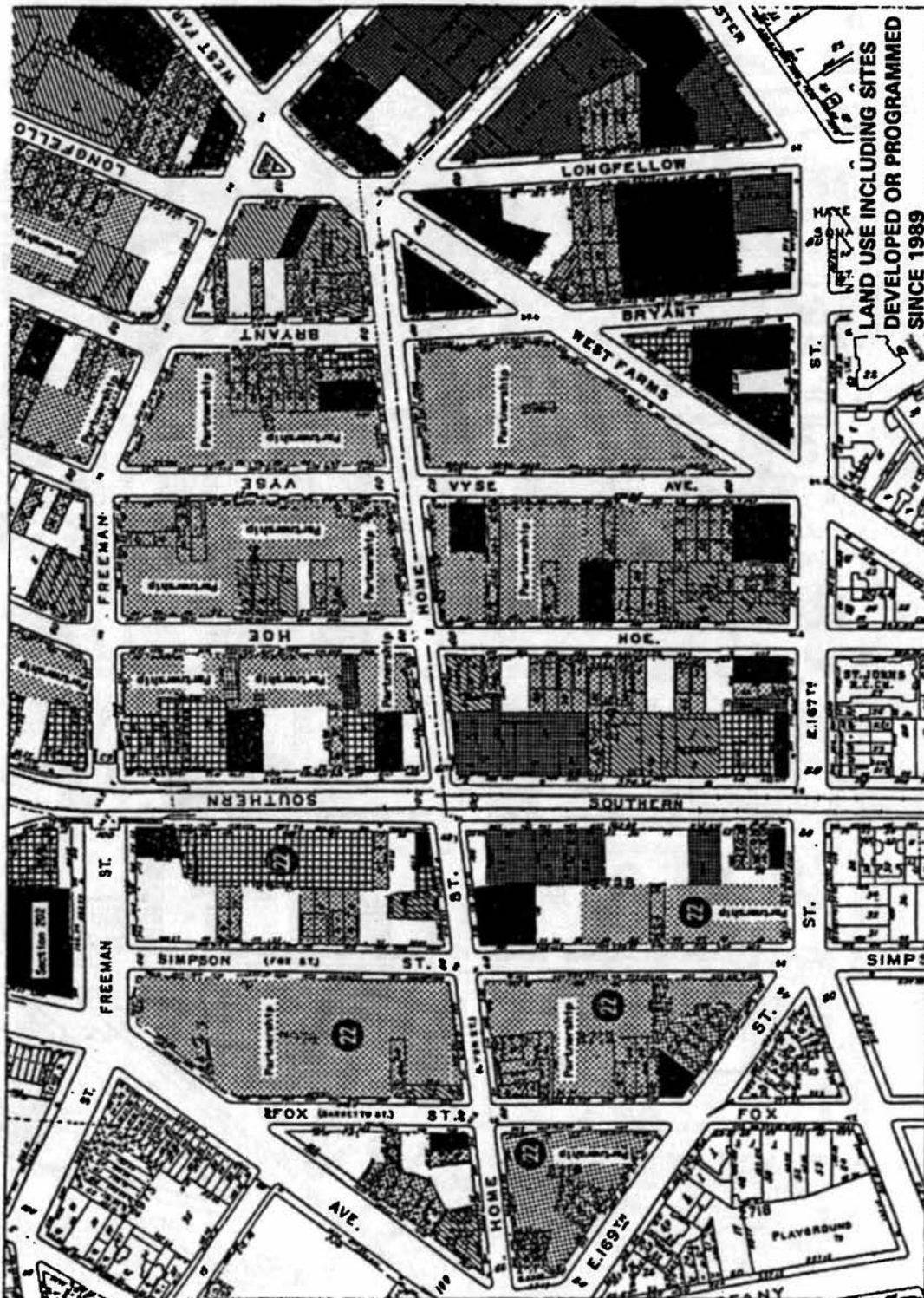
**LAND USE INCLUDING SITES
 DEVELOPED OR PROGRAMMED
 SINCE 1989**

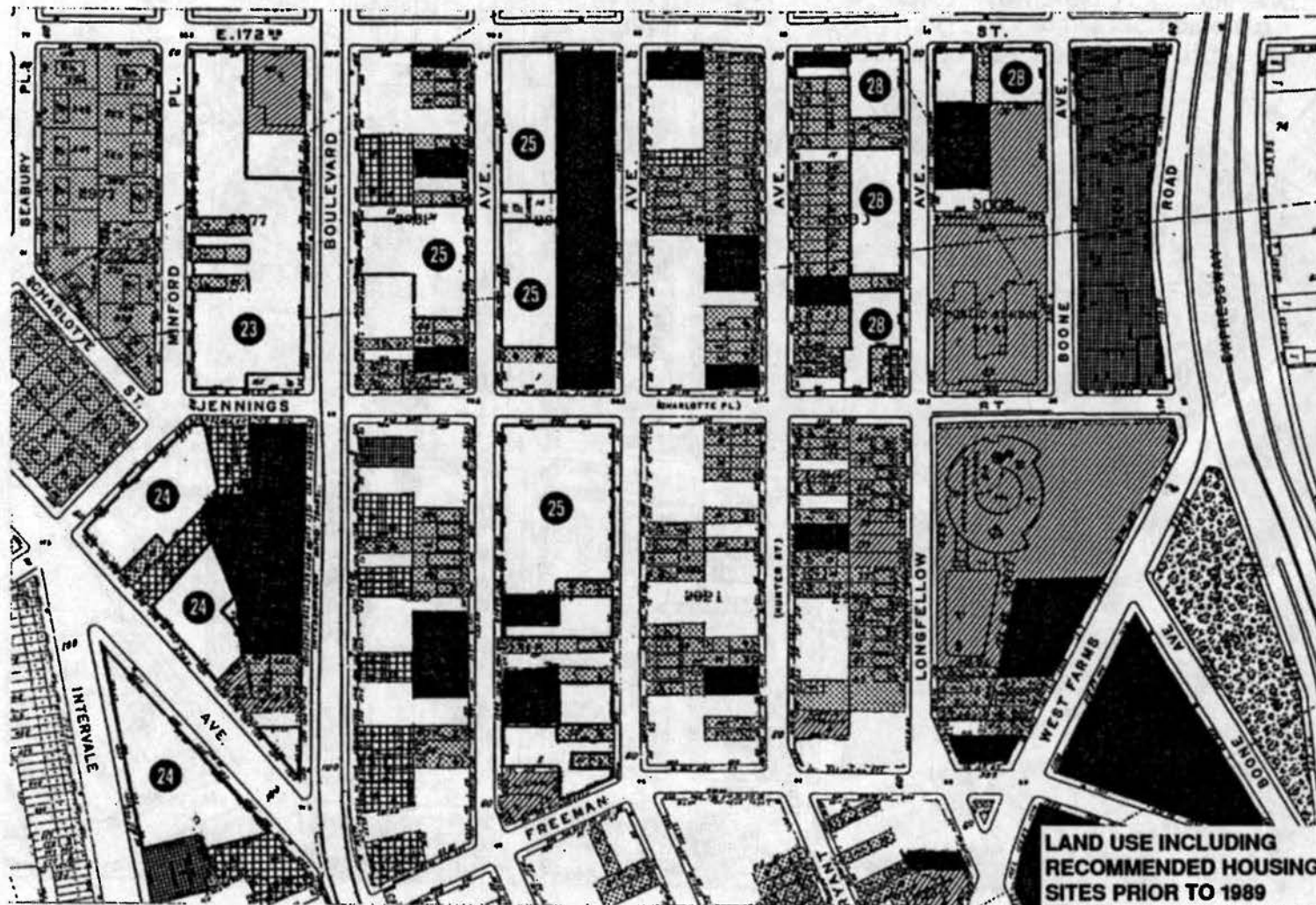


CROTONA PARK EAST

SOUTH: EAST 16TH STREET
EAST 16TH STREET
INTERVALE AVENUE
NORTH: FREEMAN STREET
EAST: SHERIDAN EXPRESSWAY

- LAND USE
- LOW-DENSITY RESIDENTIAL
 - MEDIUM-DENSITY RESIDENTIAL
 - HIGH-DENSITY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL/AUTOMOTIVE
 - INSTITUTIONAL
 - OPEN SPACE/RECREATION
 - VACANT LAND
- PLAN RECOMMENDATION
- HIGH-DENSITY HOUSING SITE





CROTONA PARK EAST

SOUTH: FREEMAN STREET
 WEST: INTERVALE AVENUE
 NORTH: EAST 172nd STREET
 EAST: SHERIDAN EXPRESSWAY

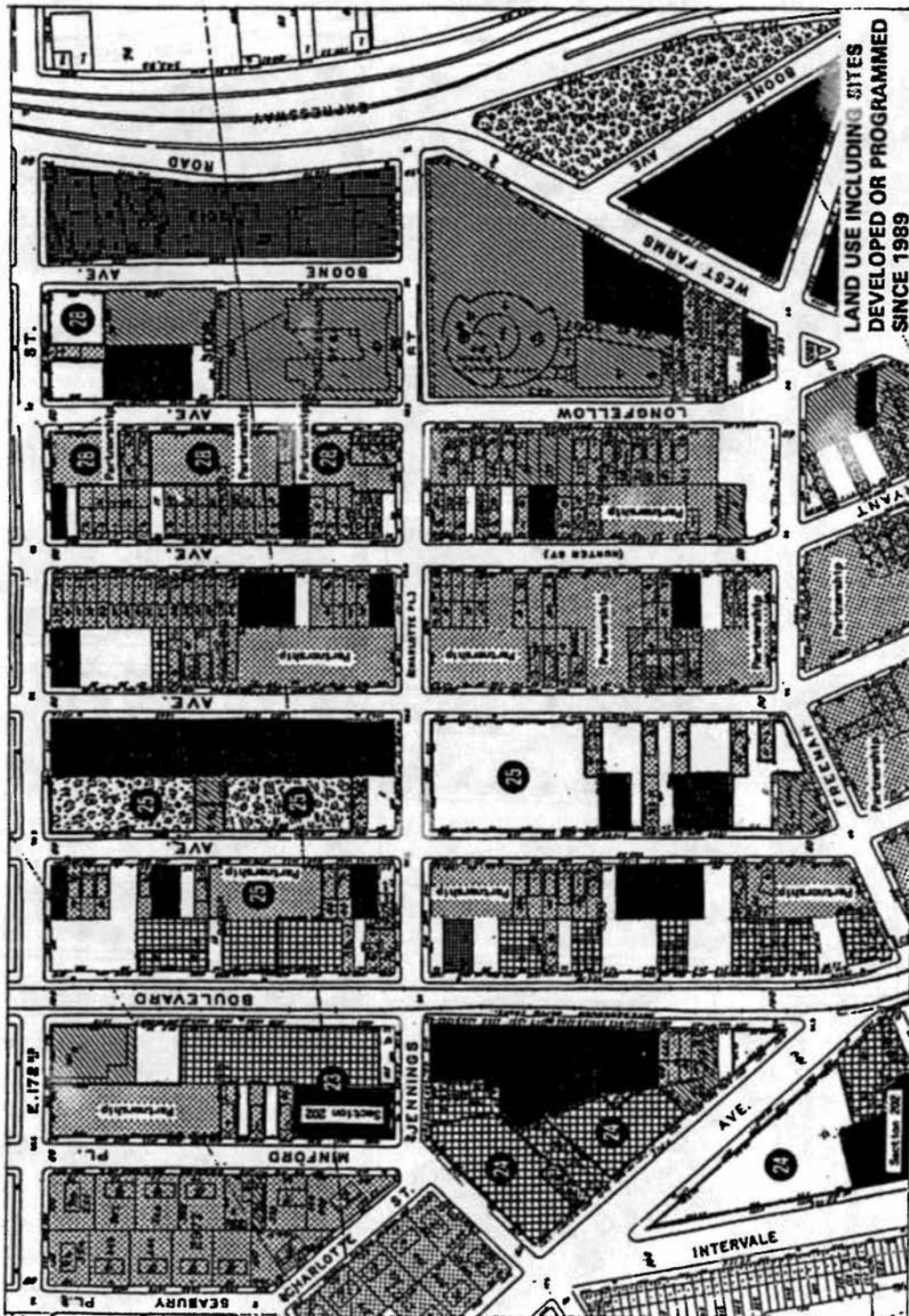
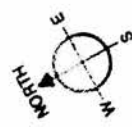


7b

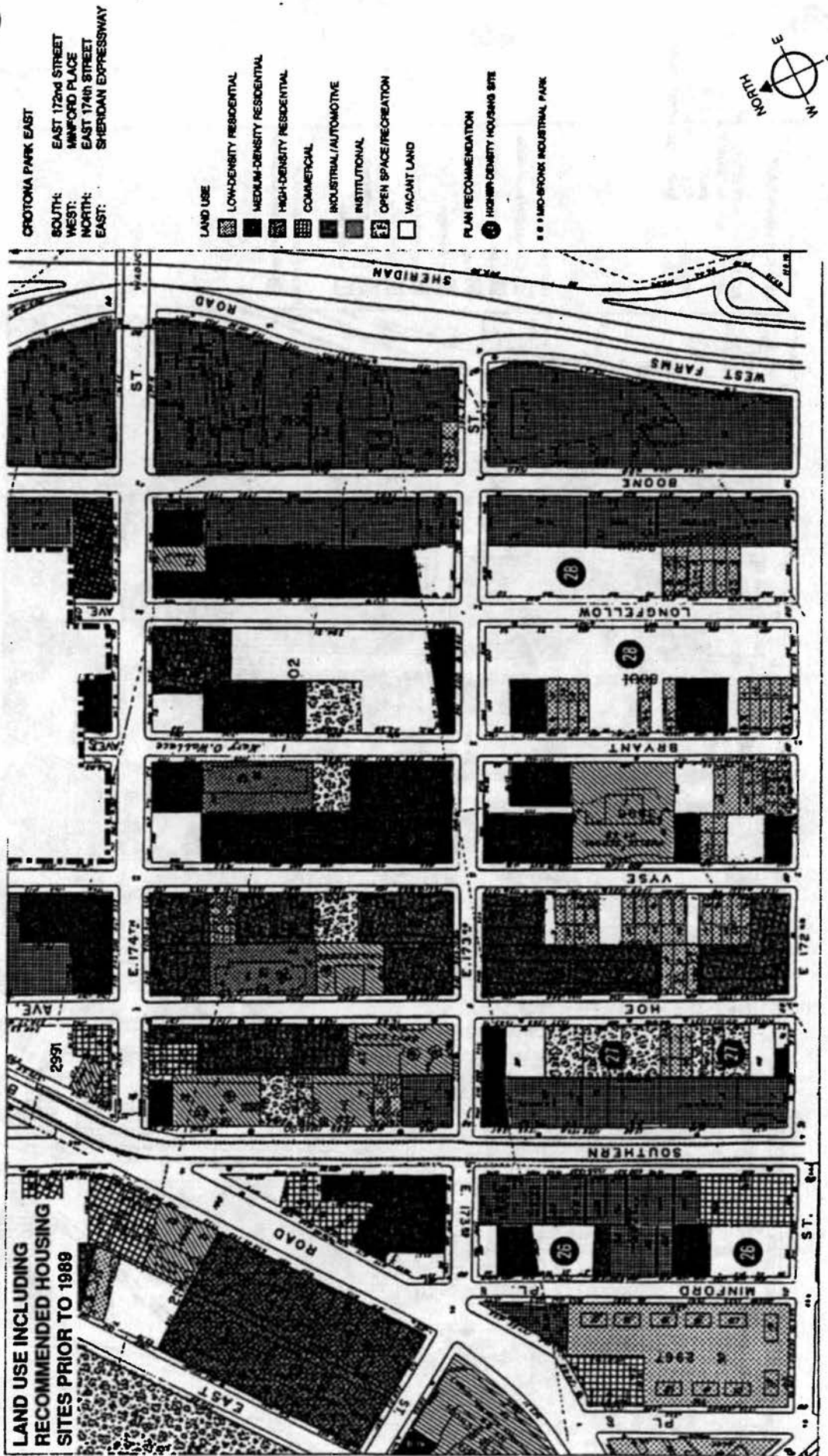
CROTONA PARK EAST

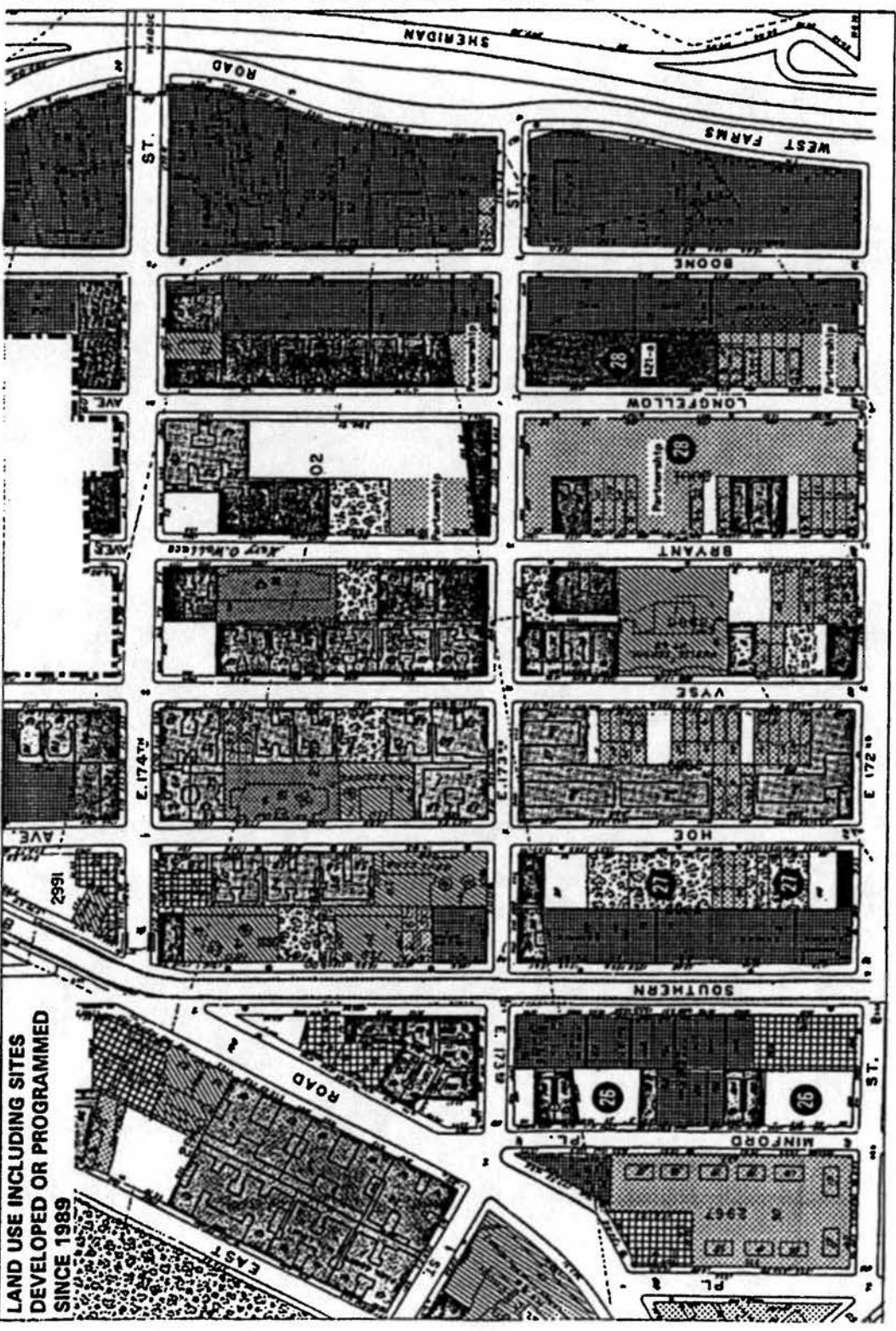
SOUTH: FREEMAN STREET
 WEST: INTERVALE AVENUE
 NORTH: WILKENS AVENUE
 EAST: EAST 172nd STREET
 SHERIDAN EXPRESSWAY

- LAND USE
- LOW-DENSITY RESIDENTIAL
 - MEDIUM-DENSITY RESIDENTIAL
 - HIGH-DENSITY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL/AUTOMOTIVE
 - INSTITUTIONAL
 - OPEN SPACE/RECREATION
 - VACANT LAND
- PLAN RECOMMENDATION
- 25 HIGH-DENSITY HOUSING SITE



8a





LAND USE INCLUDING SITES
DEVELOPED OR PROGRAMMED
SINCE 1989

CROTOMA PARK EAST
SOUTH: EAST 172nd STREET
WEST: MINFORD PLACE
NORTH: EAST 174th STREET
EAST: SHERIDAN EXPRESSWAY

- LAND USE
- LOW-DENSITY RESIDENTIAL
 - MEDIUM-DENSITY RESIDENTIAL
 - HIGH-DENSITY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL/AUTOMOTIVE
 - INSTITUTIONAL
 - OPEN SPACE/RECREATION
 - VACANT LAND

- PLAN RECOMMENDATION
- HIGHER-DENSITY HOUSING SITE
 - MID-SIZE INDUSTRIAL PARK



1990 Population Data
Community District 3
Bronx

BRONX COMMUNITY DISTRICT 3

TOTAL POPULATION

	1970	1980	1990
Number	150,600	53,638	58,345
% Change	--	-64.4	8.8

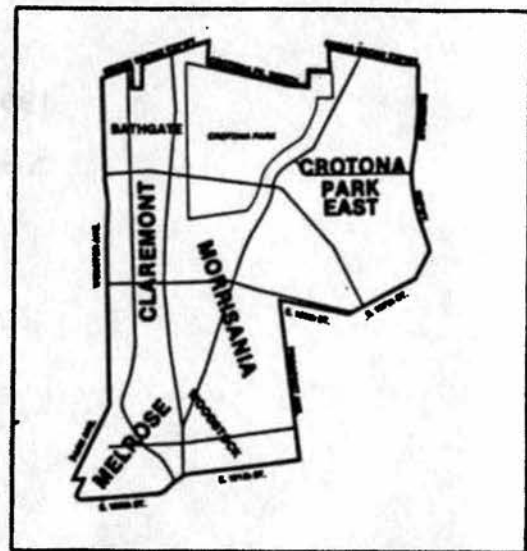
VITAL STATISTICS

	1980	1988
BIRTHS: Number	1,008	1,597
Rate per 1000	18.8	27.8
DEATHS: Number	504	628
Rate per 1000	9.4	10.9
INFANT MORTALITY: Number	--	25
Rate per 1000	--	15.7



INCOME SUPPORT

	1980	1990
Public Assistance (AFDC, Home Relief)	19,130	21,212
Supplemental Security Income	4,375	4,202
Medicaid Only	875	3,197
Total Persons Assisted	24,380	28,611
Percent of Population	45.5	49.0



TOTAL HOUSING UNITS

	1980	1990
Number	20,999	19,584
% Change	--	-6.7

TOTAL LAND AREA

Acres:	1,006.9
Sq. Miles:	1.6

LAND USE, 1990

	Lots	Percent
Residential		
1-2 Family	691	18.3
Condominiums	8	.2
Old Law Tenements	85	2.2
Walkups	786	20.8
Elevator Apartments	79	2.1
Industrial	163	4.3
Commercial	285	7.5
Vacant Land	1,466	38.8
Other	216	5.7
Total	3,779	100.0

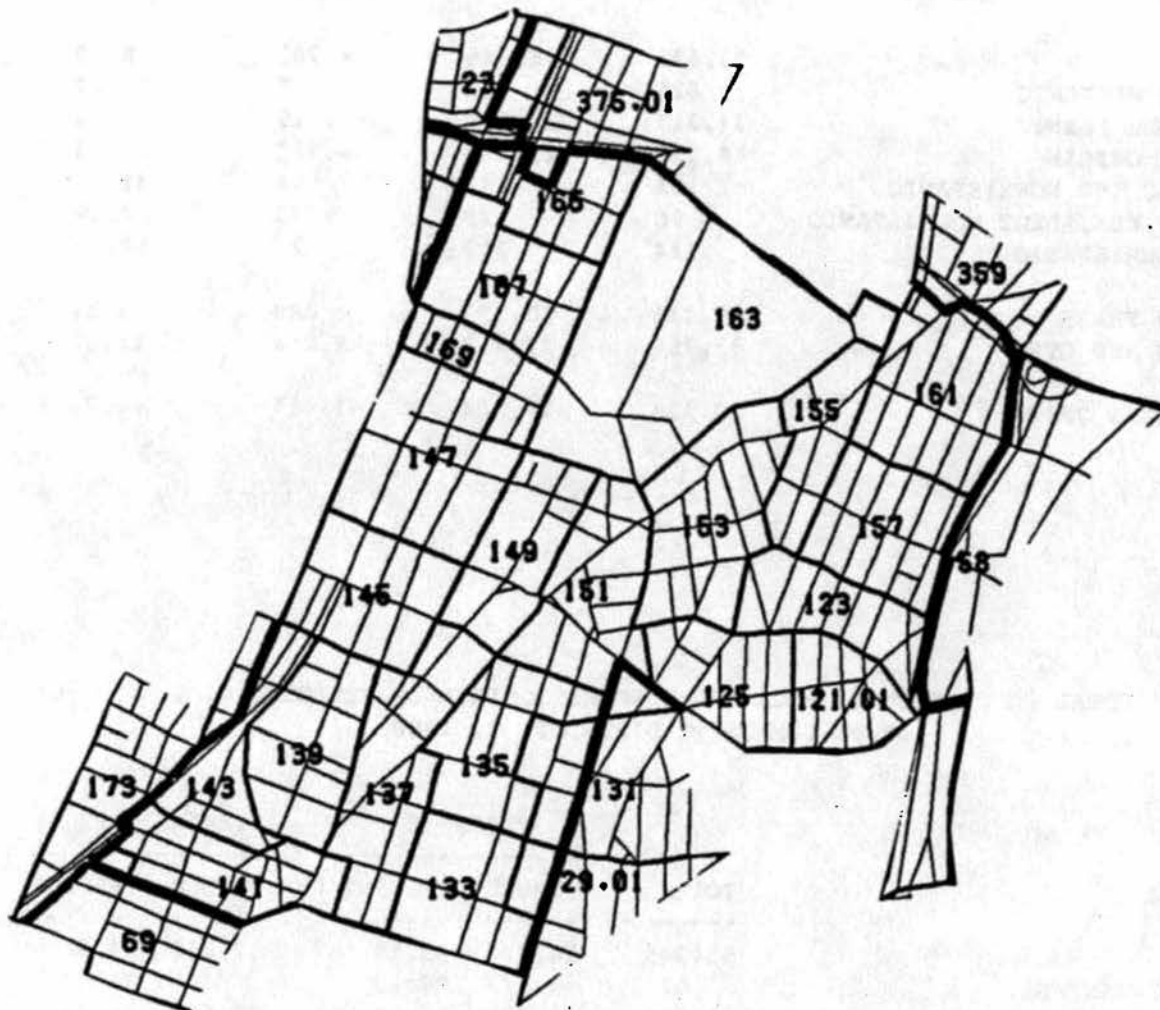
POPULATION CHANGE BY RACE AND HISPANIC ORIGIN BY SELECTED AGES; HOUSING UNIT CHANGE
BRONX COMMUNITY DISTRICT 3, 1980-1990

RACE	1980	1990	NUMBER CHANGE	PERCENT CHANGE
----	-----	-----	-----	-----
TOTAL	53,638	58,345	4,707	8.78
WHITE NONHISPANIC	626	521	-105	-16.77
BLACK NONHISPANIC	34,317	31,998	-2,319	-6.76
HISPANIC ORIGIN	18,351	25,332	6,981	38.04
ASIAN,PAC ISL NONHISPANIC	104	148	44	42.31
AMER IND,ESK,ALEUT NONHISPANIC	96	129	33	34.38
OTHER NONHISPANIC	144	217	73	50.69
UNDER 18 YEARS	19,884	20,533	649	3.26
18 YEARS AND OVER	33,754	37,812	4,058	12.02
TOTAL HOUSING UNITS	20,999	19,584	-1,415	-6.74

TOTAL POPULATION BY RACE AND HISPANIC ORIGIN BY SELECTED AGES
BRONX COMMUNITY DISTRICT 3, 1990

RACE	TOTAL	UNDER 18		18 AND OVER	
		NUMBER	PERCENT	NUMBER	PERCENT
----	-----	-----	-----	-----	-----
TOTAL	58,345	20,533	35.19	37,812	64.81
WHITE NONHISPANIC	521	145	27.83	376	72.17
BLACK NONHISPANIC	31,998	11,046	34.52	20,952	65.48
HISPANIC ORIGIN	25,332	9,162	36.17	16,170	63.83
ASIAN,PAC ISL NONHISPANIC	148	46	31.08	102	68.92
AMER IND,ESK,ALEUT NONHISPANIC	129	42	32.56	87	67.44
OTHER NONHISPANIC	217	92	42.40	125	57.60

1990 CENSUS TRACTS



TOTAL POPULATION AND POPULATION UNDER 18 YEARS OF AGE
BY CENSUS TRACT, 1980 AND 1990
BRONX COMMUNITY DISTRICT 3

CENSUS TRACT	TOTAL POPULATION			UNDER 18 YEARS OF AGE		
	1980	1990	%CHANGE	1980	1990	%CHANGE
*0058	0	0	0.00	0	0	0.00
*0069	95	35	-63.16	38	14	-63.16
012101	1,630	1,670	2.45	664	598	-9.94
0123	1,807	2,163	19.70	541	789	45.84
*0125	1,404	1,499	6.77	528	502	-4.92
*012901	67	310	362.69	20	18	-10.00
*0131	1,069	1,239	15.90	438	483	10.27
0133	6,644	6,131	-7.72	2,374	2,035	-14.28
0135	2,758	2,874	4.21	1,018	1,007	-1.08
0137	2,238	3,360	50.13	581	1,053	81.24
0139	886	705	-20.43	310	267	-13.87
0141	1,899	2,497	31.49	679	935	37.70
*0143	202	210	3.96	77	91	18.18
0145	5,219	5,106	-2.17	1,953	1,780	-8.86
0147	12,595	11,518	-8.55	5,553	4,211	-24.17
0149	2,513	2,665	6.05	718	938	30.64
*0151	2,129	2,437	14.47	686	831	21.14
0153	2,085	2,453	17.65	660	832	26.06
0155	1,854	1,943	4.80	717	673	-6.14
0157	1,868	2,184	16.92	691	921	33.29
0161	2,511	4,289	70.81	888	1,622	82.66
0163	107	3	-97.20	63	0	-100.00
*0165	507	243	-52.07	206	90	-56.31
*0167	974	717	-26.39	298	315	5.70
*0169	577	911	57.89	185	209	12.97
*0173	0	1,183	-	0	319	-
*0231	0	0	0.00	0	0	0.00
*0359	0	0	0.00	0	0	0.00
*037501	0	0	0.00	0	0	0.00

* DATA FOR PORTION IN CD

**Excerpts from a
Department of City Planning
Technical Memorandum on
Proposed Industrial Park Rezoning
June 1990**



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

BRONX OFFICE

MEMORANDUM

TO: Floyd Lapp

FROM: Ricardo Soto-Lopez *RS*

RE: TECHNICAL MEMORANDUM: ANALYSIS OF POTENTIAL REZONING OF BLOCKS 2368, 2369 A&B, 2388 A&B IN THE PROPOSED MORRISANIA INDUSTRIAL PARK STUDY AREA AND BLOCKS 2929 A&B, 2930 B AT BATHGATE (REFLECTS FINAL REVISIONS TO OCTOBER, 1989 TEXT)

DATE: June 4, 1990

This analysis was undertaken, at the request of Bronx Community Board 3, to determine the viability of rezoning areas from manufacturing to residential in the proposed Morrisania and existing Bathgate Industrial Parks. Specifically, Community Board 3 requested that the following blocks be analyzed: 2368, 2369 A&B, 2388 A&B, 2929 A&B and 2930 B. What follows are findings and recommendations based on an analysis of land use, zoning, ownership patterns, demographics and market trends.

Background

The proposed Morrisania Industrial Park, the site envisioned for a third industrial park in the South Bronx, is located in the Melrose/Morrisania neighborhoods in Community District #3. The two other industrial parks in the South Bronx, Bathgate and Mid-Bronx are also located in Community District 3. The Morrisania site is located within a larger 28 block area zoned M1-1. This M zone is surrounded by residential areas zoned R6 and R7-1. These residential zones consist of the Claremont Village public housing complex on the north, central Morrisania on the east, the proposed Melrose Commons Urban Renewal Area on the south and the East Concourse section of CD #4 on the west. The project area consists of nine blocks bounded by East 167th Street on the north, East 163rd Street on the south, Park and Brook Avenues on the west and Third Avenue on the east (Map B). It lies between Webster and Third Avenues, designated local truck routes, which serve as connectors to the Cross Bronx Expressway and the regional highway network. The existing Bathgate Industrial park is shown in Map C and the potential sites for rezoning are delineated.

The physical condition of the site is characterized by advanced stages of abandonment, vacant buildings, underutilized city- and privately-owned vacant lots covered with debris. Occupied residential structures ranging from fair to poor condition, marginal commercial establishments, storefront churches and manufacturing concerns are located throughout the area.

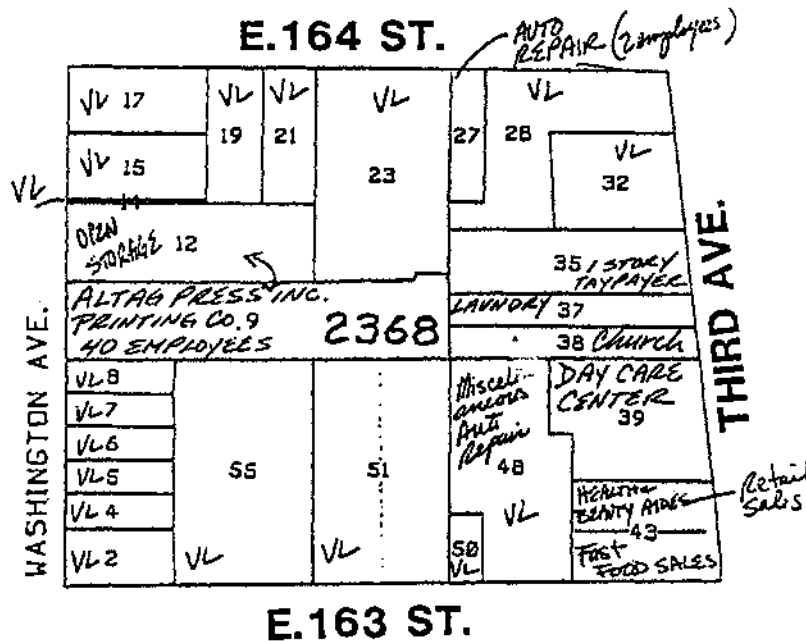
Block Analysis:

2368: Of the 26 lots* which make up this block, 18 or 69% are vacant and 20 or 77% are city owned. The major manufacturing tenant on the block is located on lots 9 and 12. Altag Press Inc., a printing company employs approximately 40 persons.

Lots 17, 19, 21, 23, 28 and 32 which front E. 164th Street are vacant. These lots lie directly across the street from Blue Bell Lumber Company and ASG Generator Company on Block 2369.

The Third Avenue frontage of Block 2368 is composed of a community facility and retail commercial uses which serve the Al Goodman Housing Complex which lies on the east side of Third Avenue on 163rd. Street. Lots 2, 48, 50, 51, 55 which front on East 163rd Street are largely vacant, however, some auto repair activities do take place on these lots.

Block 2368 should continue to be zoned for manufacturing. The block already has an existing manufacturing use (Altag Press) and is devoid of any residential uses. This block lies adjacent to other existing heavy commercial and manufacturing uses which create a cohesive land use pattern throughout the area. The availability of city owned properties all zoned M1-1, require strict performance standards for industry. Both East 163rd Street and Third Avenue are wide streets (100 feet and 80 feet respectively) which distance the block from adjacent residential zones and minimize the impact of manufacturing uses. In analyzing the proposed Morrisania Industrial Park, this is the only block considered by The Bronx Borough President's Office for rezoning to encourage residential development.



* LAND USE HISTORY ANALYSIS BASED ON 1965 DATA INDICATES THAT ELEVEN (11) LOTS WERE USED FOR RESIDENTIAL PURPOSES, FIFTEEN (15) FOR INDUSTRIAL/COMMERCIAL USES.

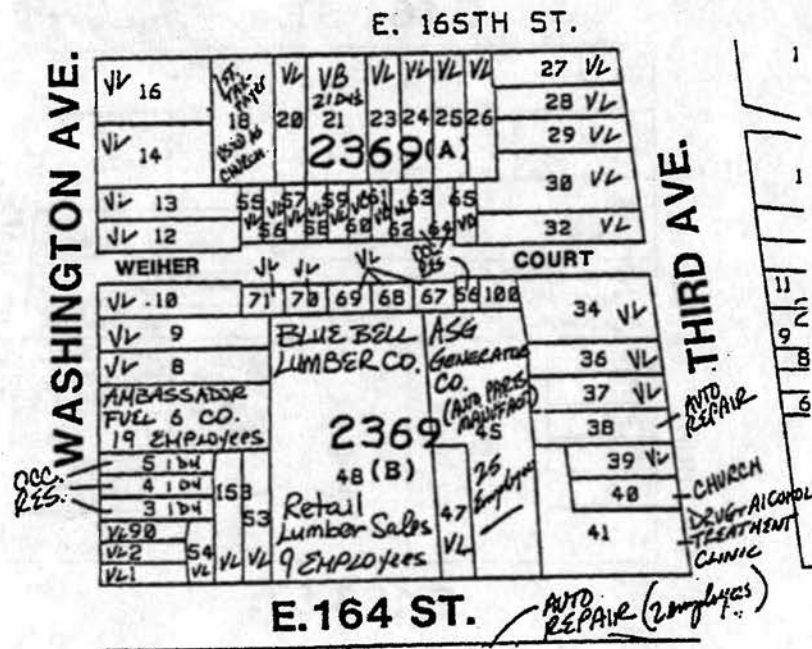
2369:

Block 2369 is divided by Weiher Court which runs east-west between Washington Avenue and Third Avenue.

Of the 57 lots* which make up this block, 39 or 68% are vacant, forty-one or 71% are city owned. There are three major commercial/manufacturing tenants on 2369(b): Blue Bell Lumber, a retail lumber sales operation employs nine persons; Ambassador Fuel Oil Company, a distributor of fuel oil, employs 19 persons and ASG Generator Company, a manufacturer of auto generators, employs approximately 25 persons. Lot 41 is the site of a drug and alcohol treatment clinic, Lot 40 is a storefront church and Lot 38 is an auto repair establishment employing two persons.

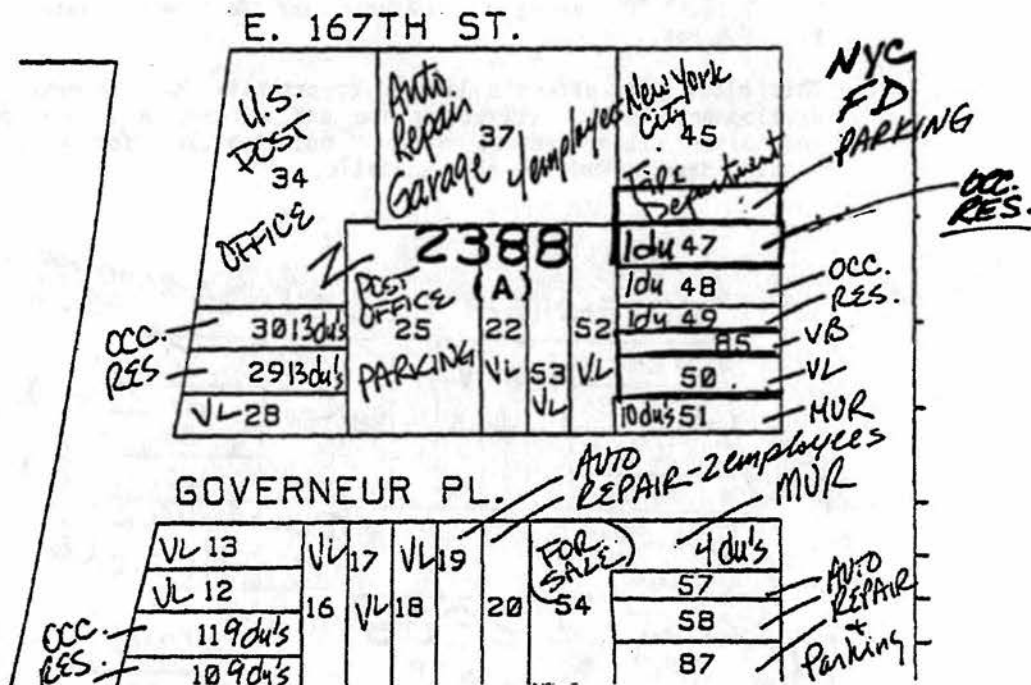
The frontage of Washington Avenue consists of three occupied 2-story attached small homes in poor condition and Lot 6 is the location of the Ambassador Fuel Oil Company.

The area north of Weiher Court consists of a vacant six-story residential structure, two occupied one-story residential structures in poor condition, three vacant one-story residential structures scheduled to be demolished and a one-story taxpayer being used as a church. If this entire area plus the frontage on Third Avenue south of Weiher Court and north of the church, drug and alcohol treatment center were considered for housing, the assemblage would amount to approximately 2.13 acres or roughly 64-85 housing units if the Partnership Program could be marketed in this area. However, re-zoning to residential would cause a break in what could be a more cohesive land use pattern once the area is redeveloped for manufacturing. The area just to the north of 165th Street has a mixture of heavy commercial and light manufacturing uses.



* LAND USE HISTORY ANALYSIS BASED ON 1965 DATA INDICATES THAT FIFTY (50) LOTS WERE USED FOR RESIDENTIAL PURPOSES, SEVEN (7) FOR INDUSTRIAL/COMMERCIAL USES.

This block is largely composed of community facility uses and occupied residential structures. Vacant land only amounts to .34 acres, unless these uses cease to exist there is very little opportunity to develop either additional housing or manufacturing without major governmental actions which will induce these uses.



* LAND USE HISTORY ANALYSIS BASED ON 1965 DATA INDICATES THAT THIS BLOCK WAS ORIGINALLY COMPOSED OF TWENTY-TWO (22) LOTS. TWENTY (20) OF THOSE LOTS WERE USED FOR RESIDENTIAL PURPOSES, ONE (1) WAS A POST OFFICE AND ONE (1) A COMMERCIAL USE.

2388(B):

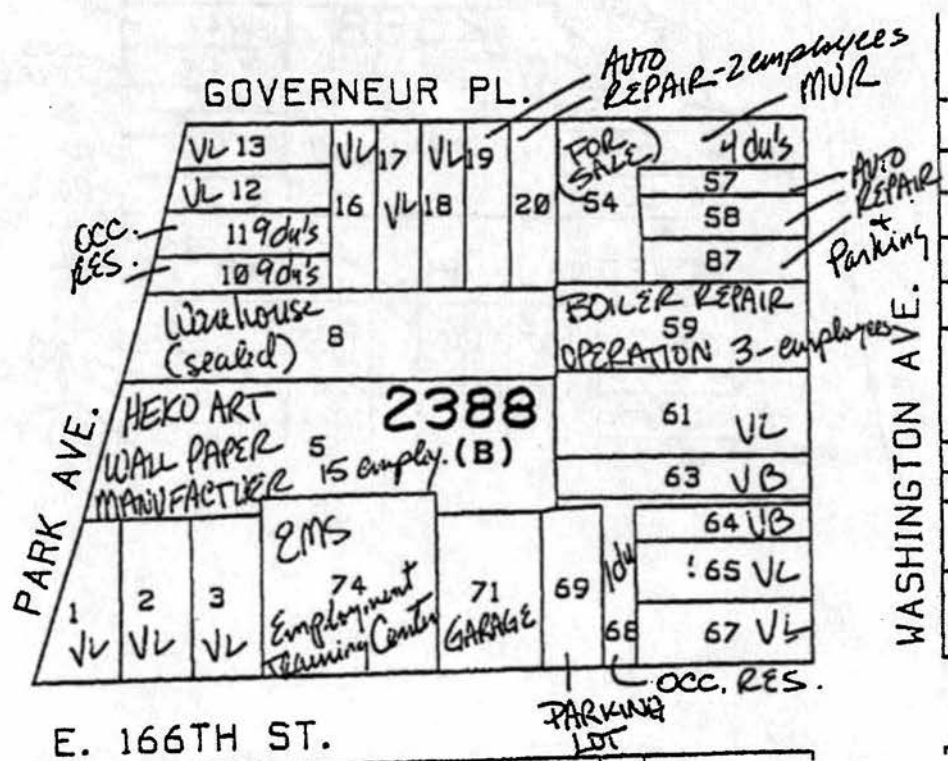
Of the 28 lots* which make up this block, 11 or 39% are vacant, 19 or 68% are city owned. There is one major manufacturing tenant located on Lot 5, which fronts Park Avenue, the Heko Art Company is a wallpaper manufacturer and employs approximately 15 employees. Lot 8 is the site of a one story sealed warehouse, which at the time of the survey was for sale. There is also an auto repair operation located on lots 19, 20 fronting Gouverneur Place, which employs two persons and a boiler repair operation which employs three persons on Lot 59 fronting Washington Avenue.

Lots 71 and 74 are used by the Episcopal Mission Society for its employment training program. This program gives training in the field of auto mechanics.

There are four non-conforming residential structures (two-four story, one-two story with ground floor commercial and one small home), they total 23 occupied dwelling units.

Two lots fronting Washington Avenue (lots 63, 64) contain dilapidated small homes, four other lots on this block are used for auto repair and parking. The three vacant lots (1,2,3) at the corner of Park Avenue and East 166th Street amount to .27 acres; vacant lots and buildings along Washington Avenue (lots 61,63,64,65,67) amount to .45 acres and the vacant lots (12,13,16,17,18) along Park Avenue and Gouverneur Place amount to .32 acres.

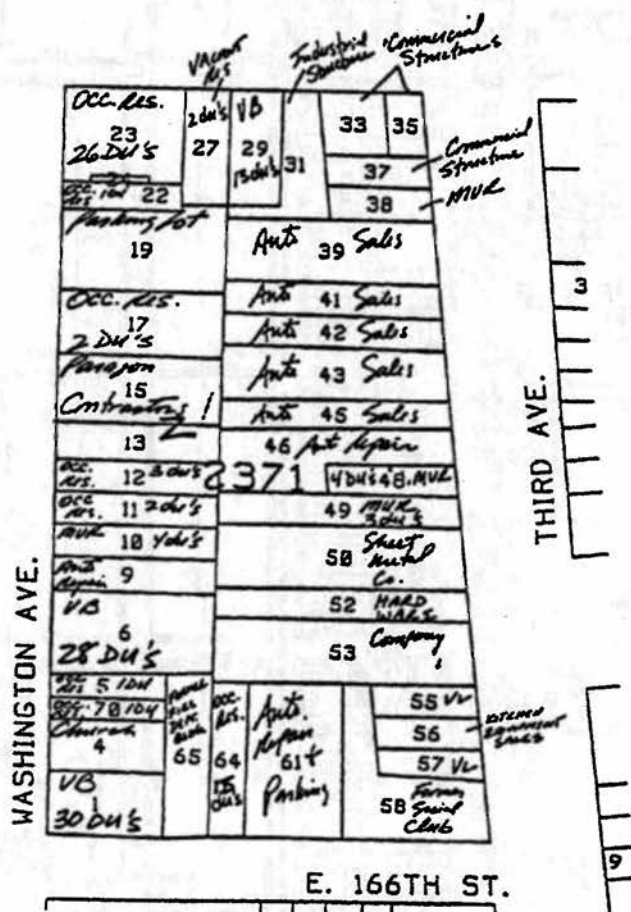
This block only offers a limited opportunity for new residential development in its current state and without a zoning change and major urban renewal action, opportunities for additional housing development are not realistic.



* LAND USE HISTORY ANALYSIS BASED ON 1965 DATA INDICATES THAT TWENTY-TWO (22) LOTS WERE USED FOR RESIDENTIAL PURPOSES, SIX (6) FOR INDUSTRIAL/COMMERCIAL USES.

2371: Of the 41 lots* which make up this block, 11 or 27% are vacant and 15 or 37% are city-owned. There is a major concentration of auto related uses, largely repair, sales and parking, intermixed with commercial and residential structures with ground floor commercial on the Third Avenue side of the block (lots 33-58). Lots 23, 27, 29, 31, 33 along the East 167th Street portion of the block consist of an occupied multiple dwelling with vacant ground floor commercial units, a vacant three family walkup, a vacant multiple dwelling, an industrial structure, and a two story taxpayer. Lots 61, 64, 65 along the East 166th Street portion of the block consists of auto repair and parking lot, and occupied multiple dwelling with 15 du's and a vacant fire department station. Lots 1-22 along the Washington Avenue portion of the block consists of two vacant multiple dwelling (lots 1 & 6) a church and two occupied small homes (lots 4, 5, 70) an auto repair establishment (lot 9) various occupied small homes (lots 10, 11, 12, 13) Paragon Construction Contractors (lot 15) auto uses (lots 17 & 19) and an occupied two family small home on lot 22.

Block 2371 is essentially mixed use in character. The targeting of industrial development on this block will require the urban renewal takings of approximately 26 private lots. There is an opportunity to reactivate 58 vacant du's and maintain the occupied multiple dwellings in an effort to stabilize and add to the district's housing stock.

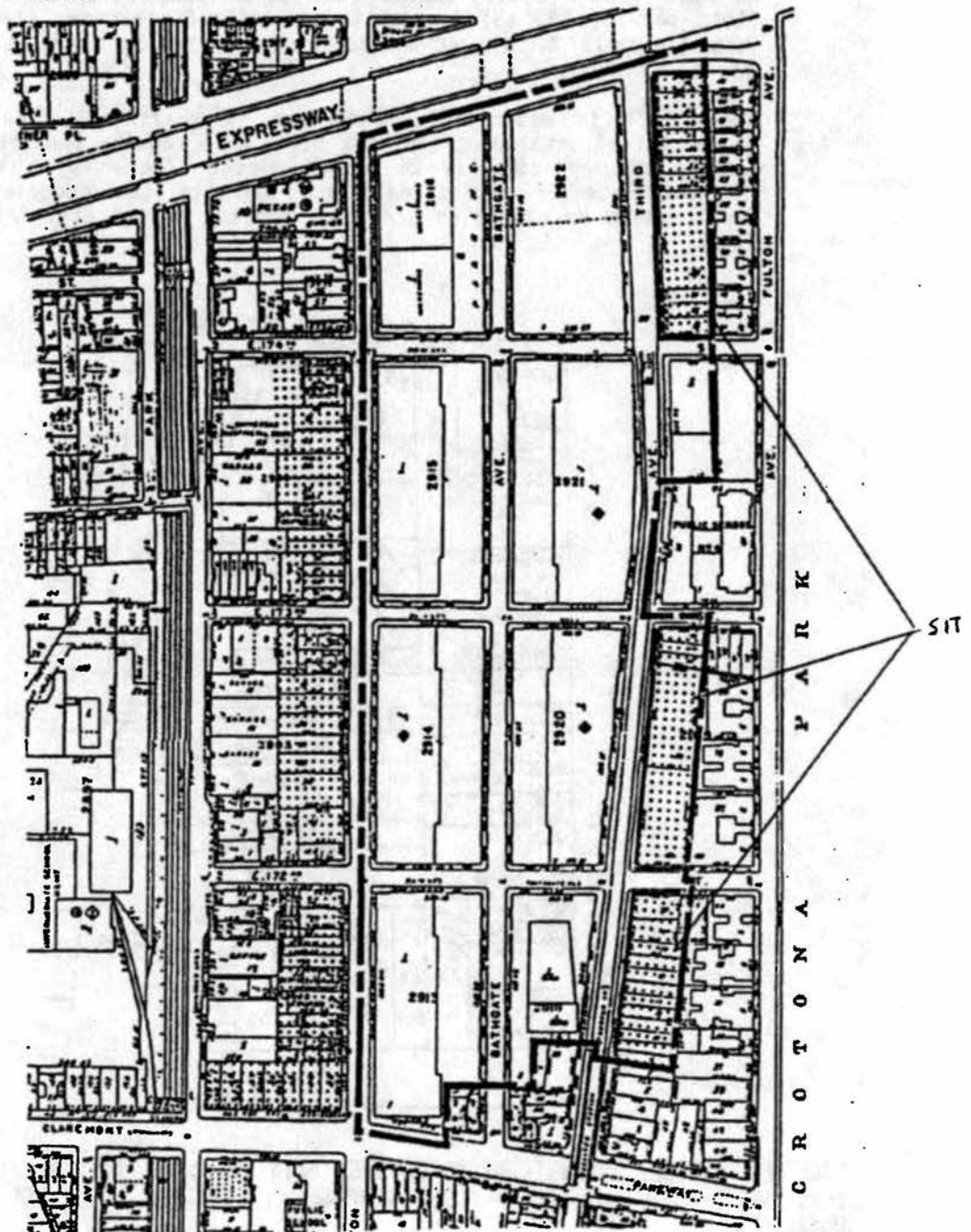


* LAND USE HISTORY ANALYSIS BASED ON 1965 DATA INDICATES THAT TWENTY-FOUR (24) LOTS WERE USED FOR RESIDENTIAL PURPOSES, SEVENTEEN (17) FOR COMMERCIAL USES.


In order to enhance additional housing development in C.D. #3 there also exists the potential to rezone from manufacturing to residential the three vacant periphery sites which run north/south along the east side of 3rd Avenue from E. 175th Street to Claremont Parkway (Map G). These sites abut the R6 zone which contains 13 city-owned residential structures fronting Crotona Park which are now undergoing rehabilitation through the H.P.D. Construction Management Program. The combined acreage on these sites total 3.33 acres.

--- BATHGATE INDUSTRIAL PARK

..... 197-A PLAN RECOMMENDED SITES FOR REZONING




LEGEND

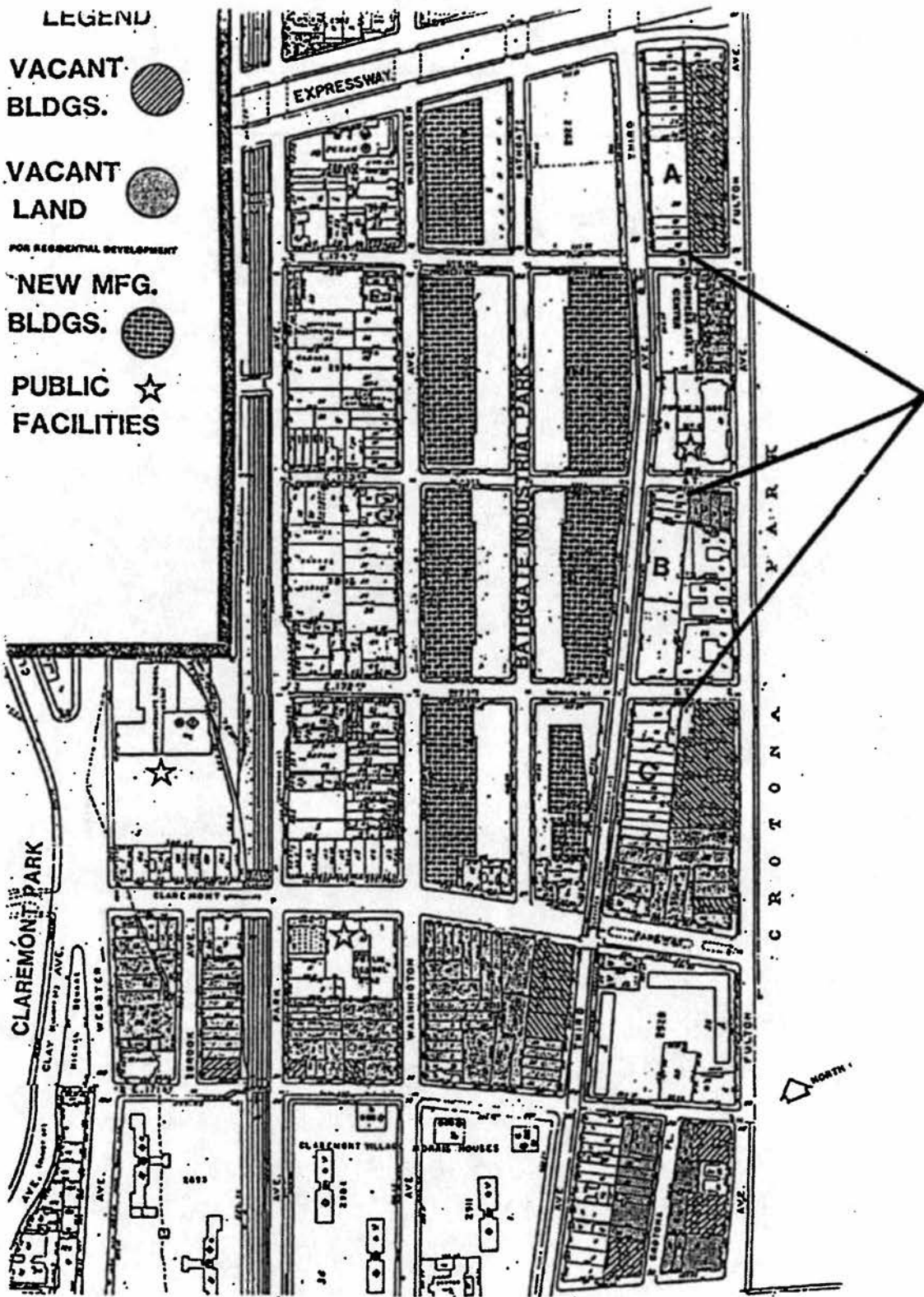
VACANT
BLDG. 

VACANT
LAND 

FOR RESIDENTIAL DEVELOPMENT

NEW MFG.
BLDG. 

PUBLIC 
FACILITIES



SITES

Source: Bronx Office, Department of City Planning,
May, 1988 Field Survey

NOTE: Areas delineated as A, B and C are part of the analysis
for potential rezoning