

# BRONX METRO-NORTH STATION AREA STUDY

Working Group Launch  
July 31, 2018  
[updated 12.13.18]



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# Agenda

- Welcome by Montefiore Einstein
- Introduction
  - Marisa Lago, Director, Department of City Planning and
  - James Patchett, President, Economic Development Corporation
- Remarks by Bronx Borough President Ruben Diaz, Jr.
- Presentation by the MTA/Metro-North
  - Robert Paley, Director, Transit-Oriented Development, MTA and
  - Michael J. Shiffer, Vice President, Planning, MTA/Metro-North
- Background on Bronx Population, Jobs, and Transportation
  - Carol Samol, Bronx Borough Director, DCP and
  - Nivardo Lopez, Bronx Borough Commissioner, DOT
- Overview of the Bronx Metro-North Station Area Study
  - Michael Kavalor, DCP
- Discussion/Q and A

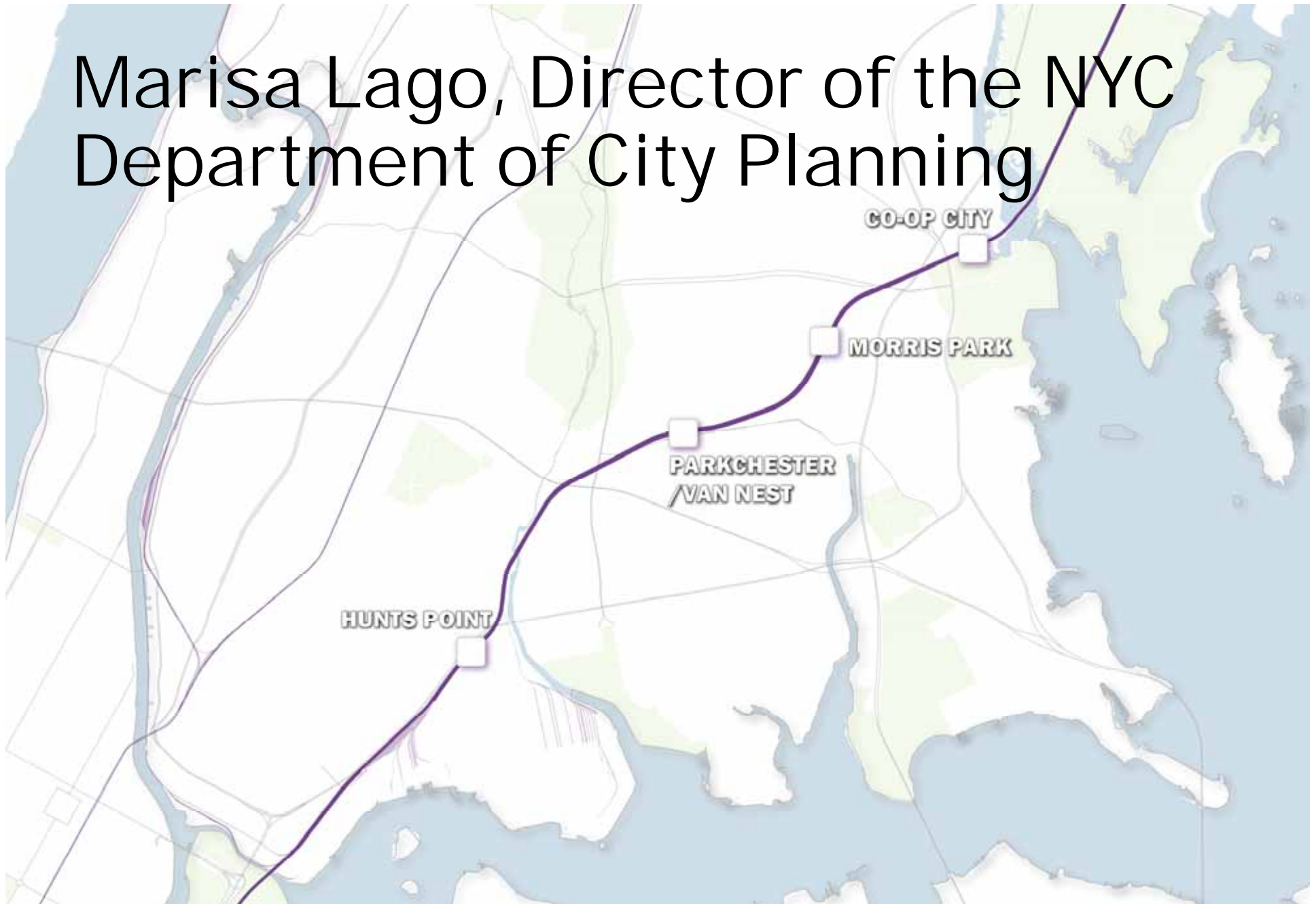


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# Marisa Lago, Director of the NYC Department of City Planning

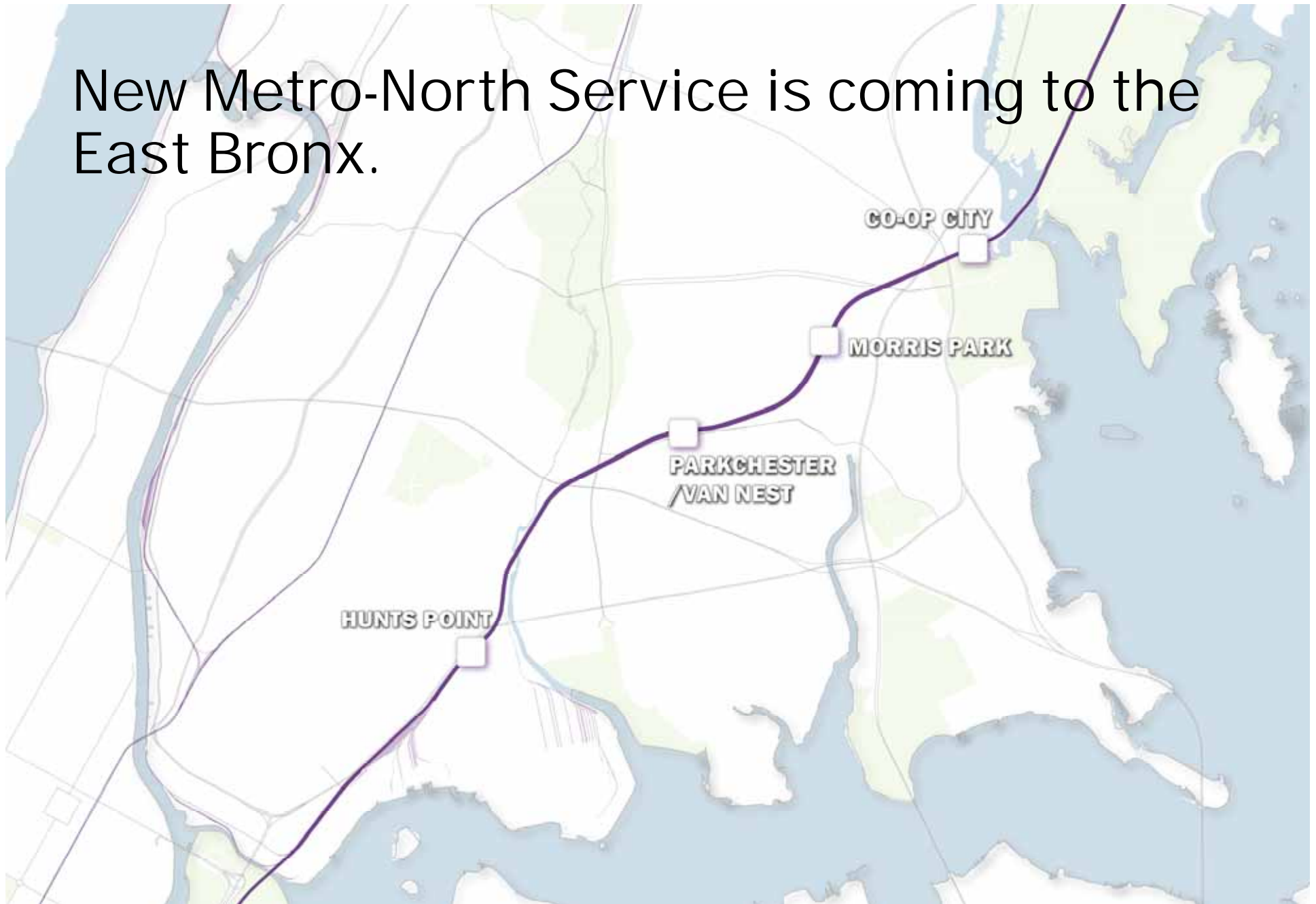


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New Metro-North Service is coming to the East Bronx.



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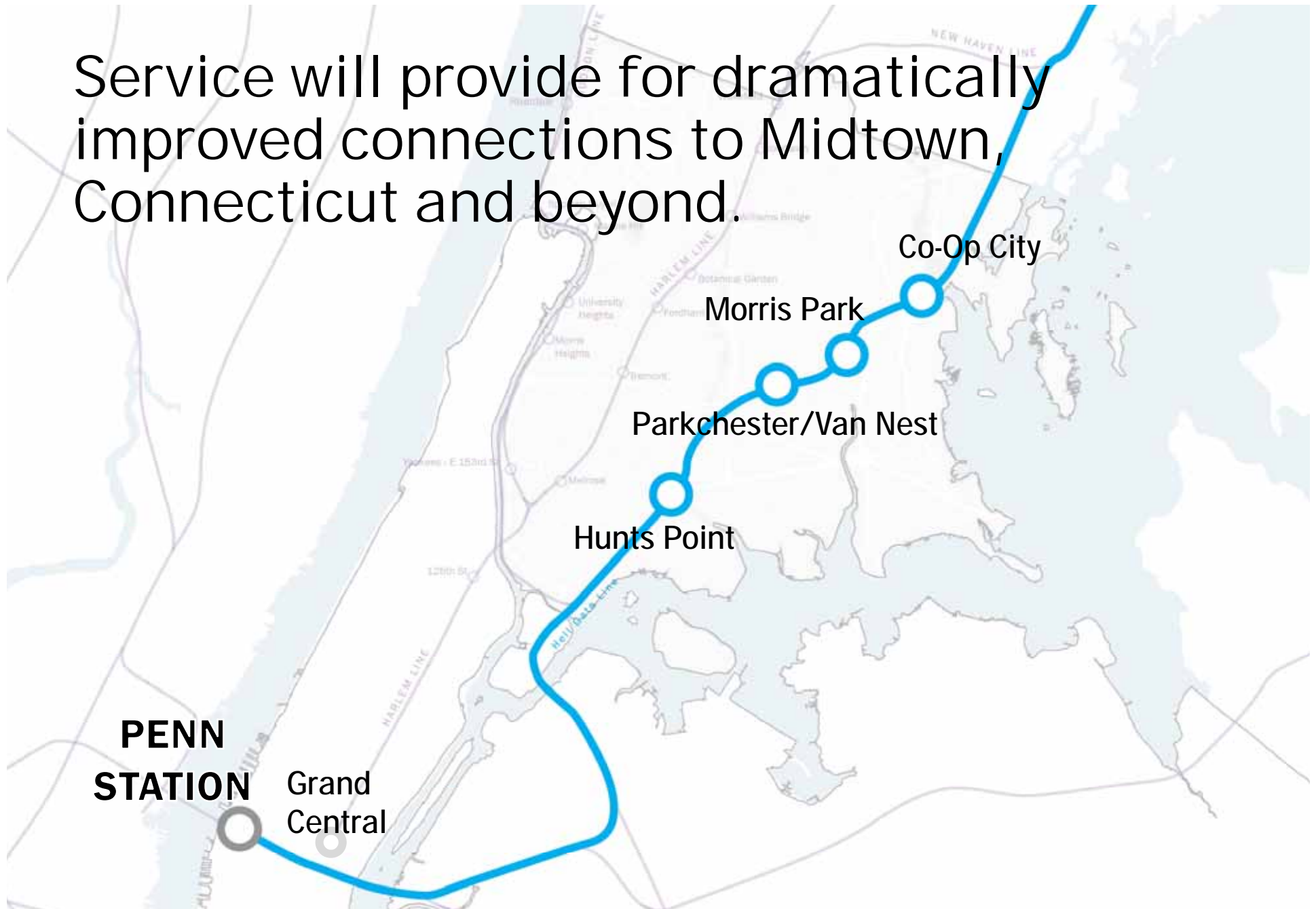


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Service will provide for dramatically improved connections to Midtown, Connecticut and beyond.

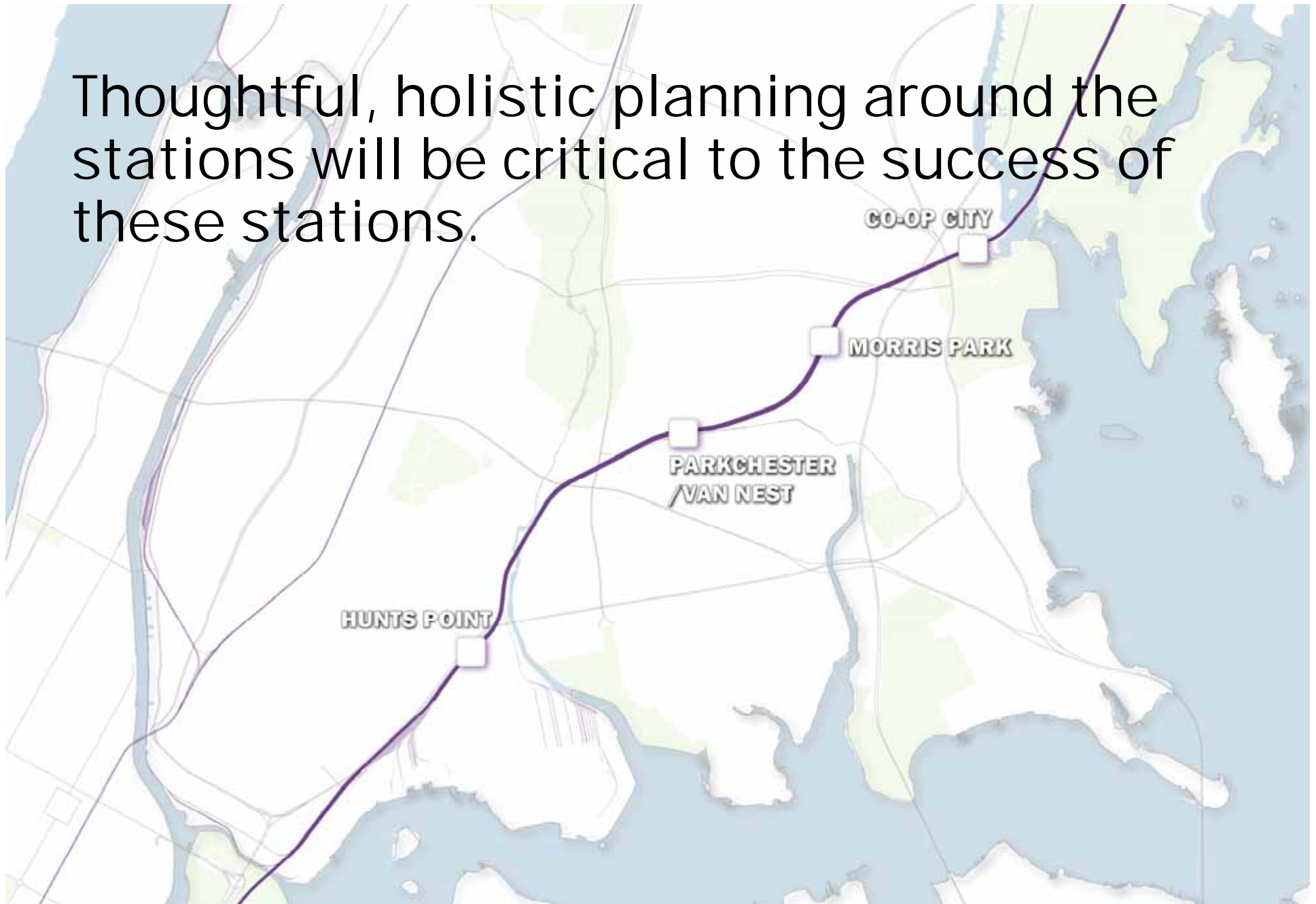


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Thoughtful, holistic planning around the stations will be critical to the success of these stations.



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Today we know:

The Bronx's population is growing

The region's economy is growing, and the Bronx is playing an increasingly important role in this growth

The Borough's economy is expanding and diversifying, with an increasingly healthy balance of jobs and housing



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New Metro-North service promises **dramatically improved commute times** to an area of the Bronx that has **not been served by regional transit since the 1930s.**

Commutes from the four new stations to Penn Station will take as little **as 20 minutes.**



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# What will these improvements mean for Bronxites in practical terms?

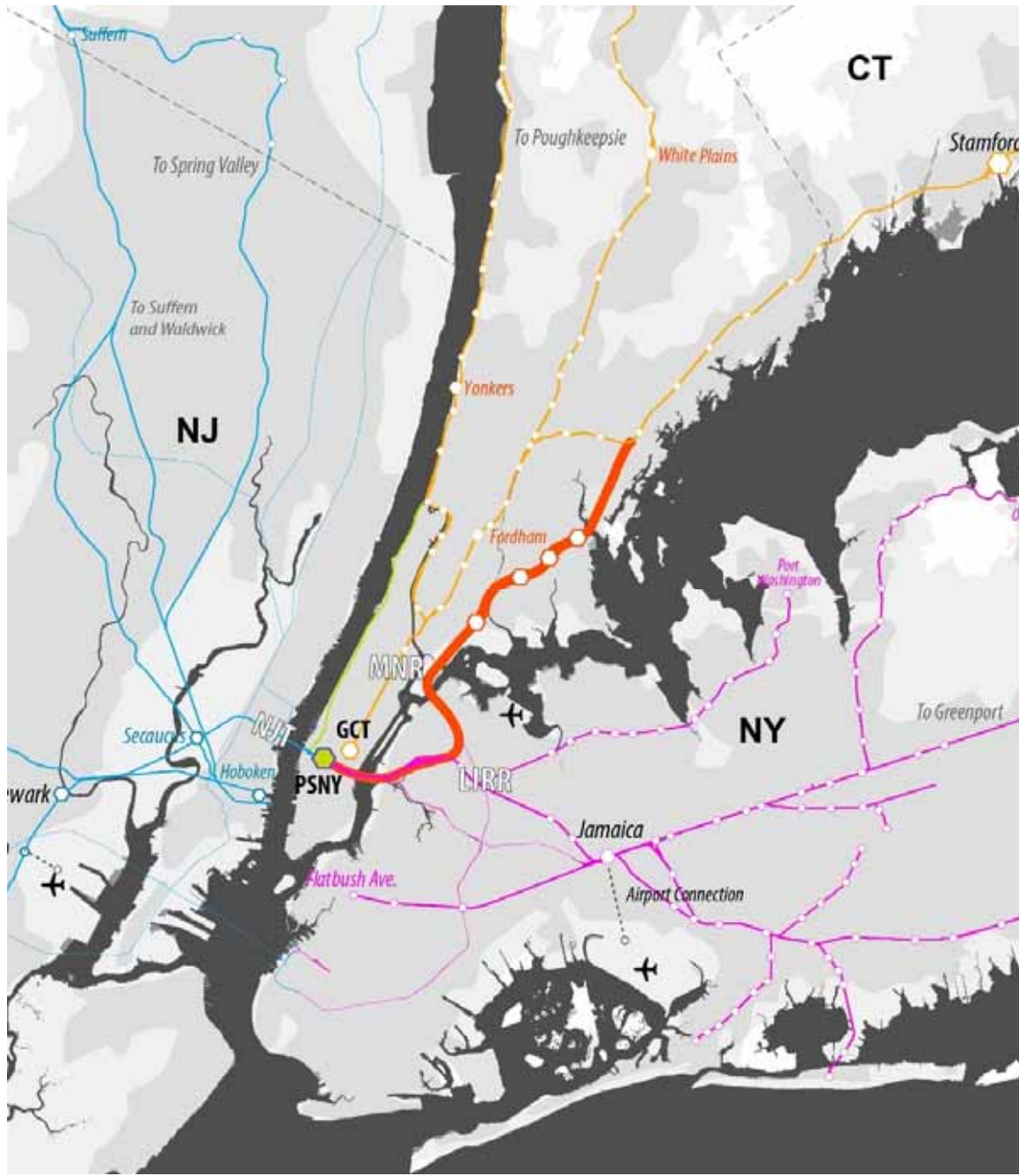
- **Less time spent in transit,** means more personal time
- **More options** in where they choose to work and play



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# A Connected Region

## Overall Benefits

- Reduced travel times
- Improved regional connectivity
- Environmental improvements

## Benefits for the Bronx

- Convenient, direct rail service
- One-seat ride
- Connects to employment centers
- Economic development

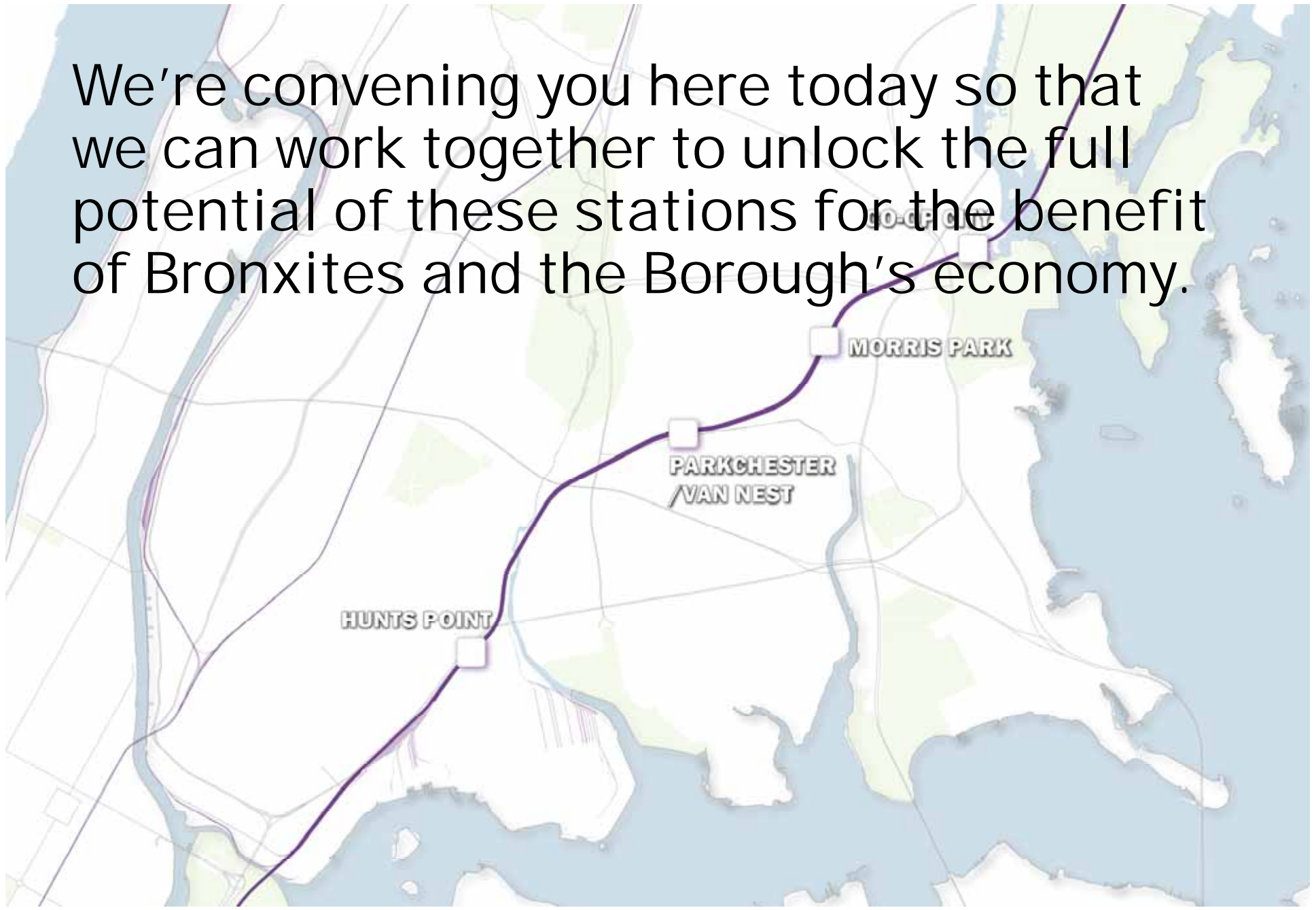


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We're convening you here today so that we can work together to unlock the full potential of these stations for the benefit of Bronxites and the Borough's economy.

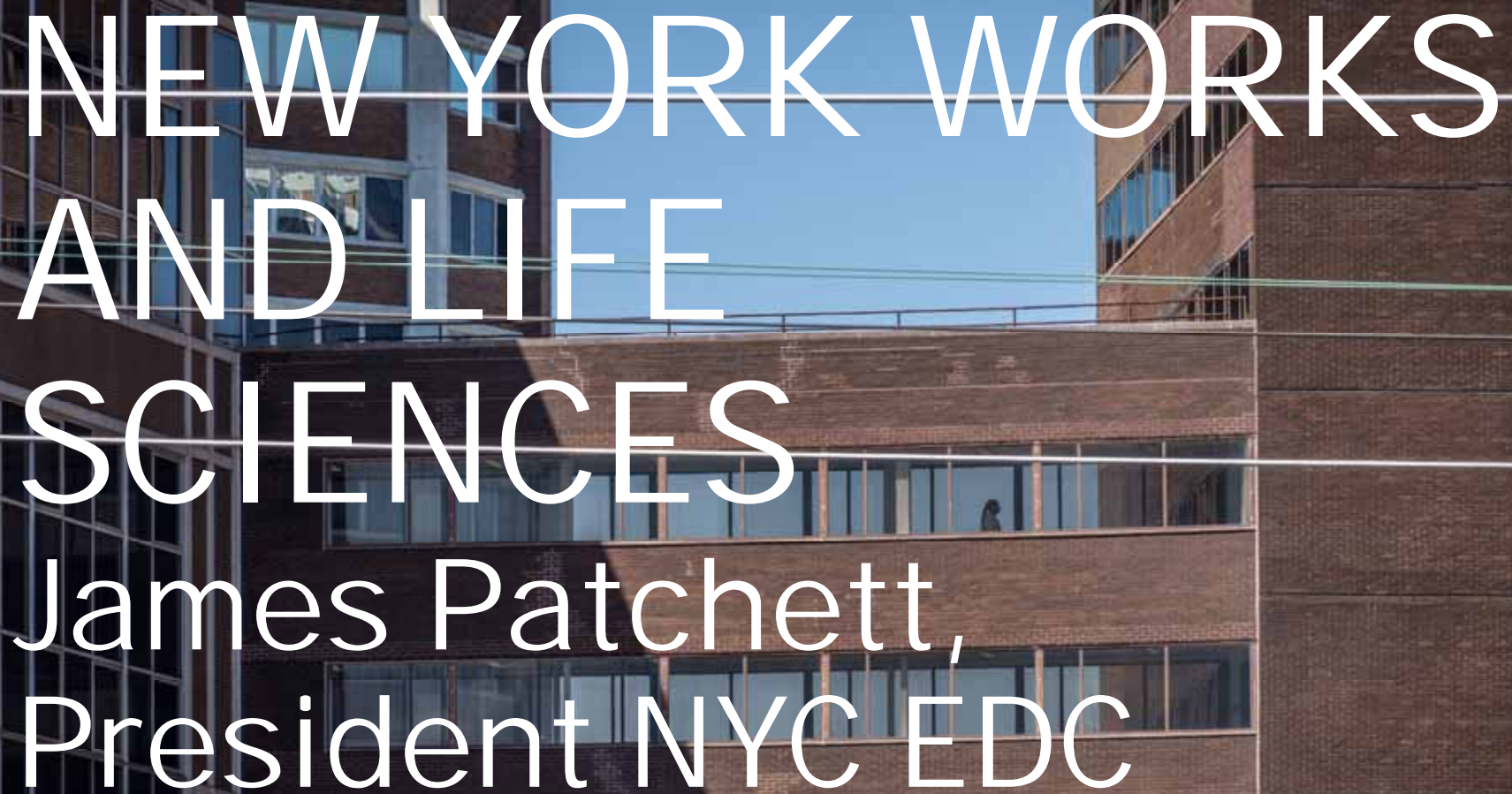


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# NEW YORK WORKS AND LIFE SCIENCES

James Patchett,  
President NYC EDC



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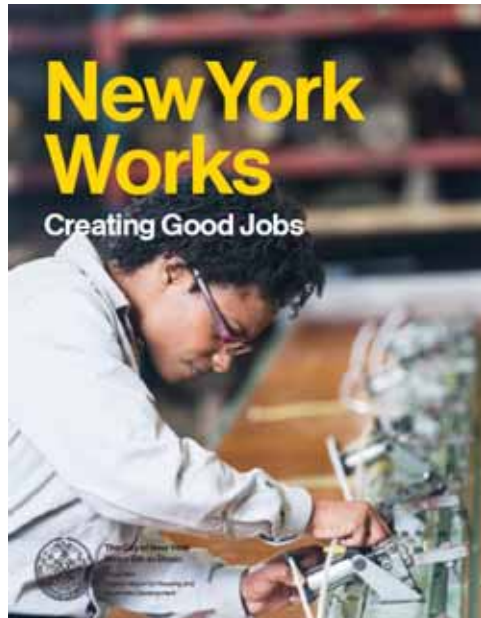


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# EDC is committed to job growth

Our mission is to promote & grow quality jobs for all New Yorkers while cultivating dynamic, resilient communities to ensure neighborhoods across all five boroughs benefit from economic growth.



The city has committed \$1.3 billion under 5 strategies with 25 initiatives to create 100,000 good jobs.

- 1 Invest in the creation of the middle-class jobs
- 2 Ensure these jobs are accessible to New Yorkers
- 3 Prepare for the jobs of the future

5 strategies as a part of New York Works



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# We build initiatives to support Healthcare Jobs

Representing more than half a million jobs, the healthcare sector is a cornerstone of New York City's economy and a vital source of well-paying jobs.



Our current initiative for early-stage startups to test and gain feedback on their prototypes with clinical end-users.



Started in 2013, this is an initiative that connects growth-stage startups with market-ready products to prospective clients through curated matchmaking events to facilitate partnerships.

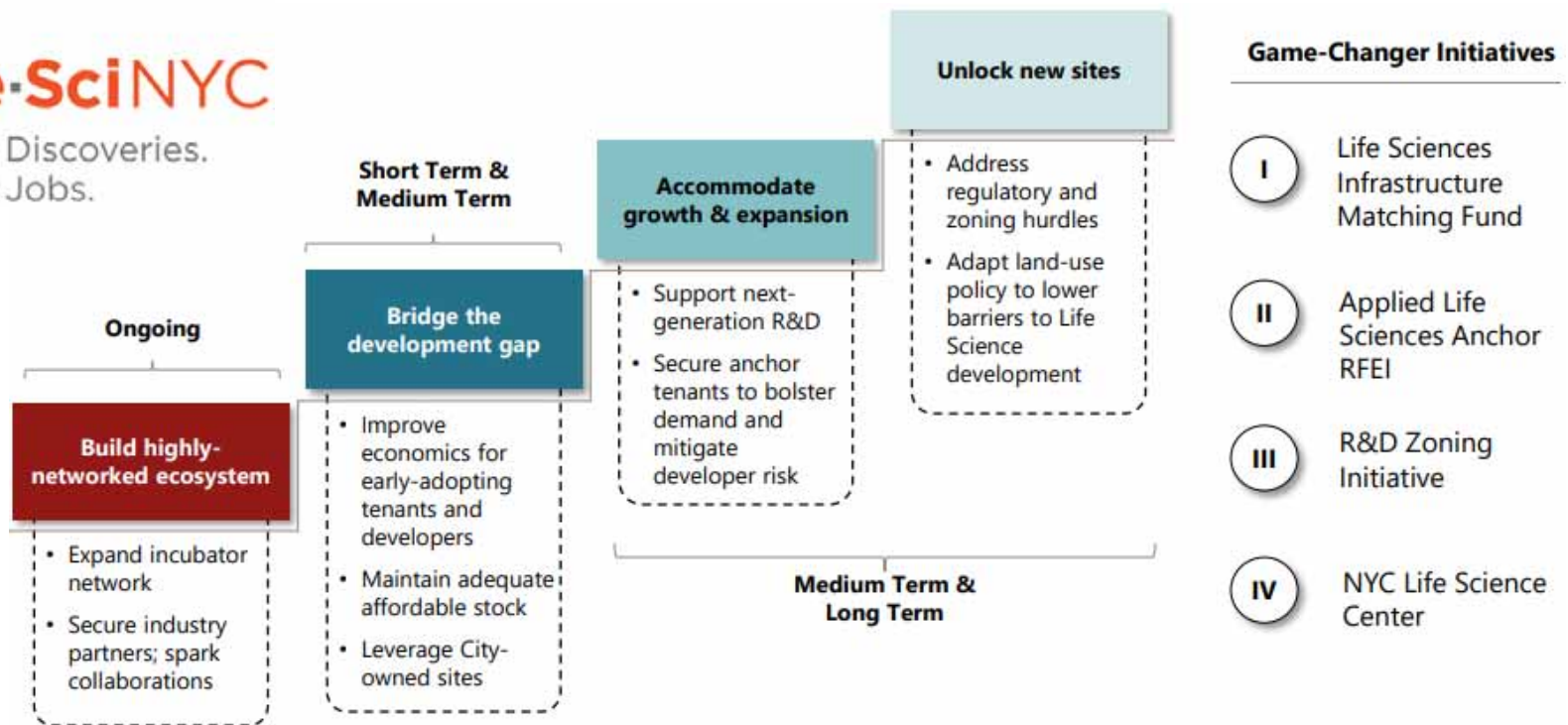


This program provides grant support to federally qualified health centers (FQHCs) looking to expand to increase primary care access for thousands of residents in underserved neighborhoods.



# And initiatives to support Life Sciences

The City is investing \$500M to be at the forefront of research and innovation. We will also support innovations in healthcare to improve delivery and health outcomes, creating 15,000 jobs within the healthcare and life sciences industries.



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# Morris Park Today

## MORRIS PARK TODAY

*Cluster of medical institutions  
and services in a single area*

### HOSPITALS

(5 hospitals  
(Jacobi Hospital, Bronx Psych  
Hospital, Jack D. Weiler Hospital,  
Montefiore Medical Center, Calvary  
Hospital)

**MEDICAL SCHOOL** (Albert  
Einstein Medical School)

### OUTPATIENT CLINICS

(Multiple  
outpatient clinics  
in the area)

### MEDICAL OFFICES

(Hutch Metro  
Center plus  
other  
developments  
in the area)

**Morris Park is the largest job center in the Bronx – home to more than 23K jobs, contributes to around 12% of all jobs in the borough.**

- From 2012 to 2017, while population in Morris Park only grew by 2.3%, jobs increased by 12.4%. This change outpaced the national growth rate of 7.2% by 5.2%.
- Morris Park has surpassed Bronx in healthcare jobs growth. In the last 10 years Morris Park saw a 43% increase in healthcare related jobs, beating overall Bronx growth by 7%
- It has talent. Share of people with professional degrees higher than an associate level exceeds Bronx by 13%.

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***Its natural strengths can not only be leveraged for growth, but also address the real need to bring jobs closer to people.***



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# Morris Park Tomorrow

## STRONG FOUNDATION

*Cluster of medical institutions and services in a single area,*

### HOSPITALS

(5 hospitals  
(Jacobi Hospital, Bronx Psych Hospital, Jack D. Weiler Hospital, Montefiore Medical Center, Calvary Hospital))

**MEDICAL SCHOOL** (Albert Einstein Medical School)

### OUTPATIENT CLINICS

(Multiple outpatient clinics in the area)

### MEDICAL OFFICES

(Hutch Metro Center plus other developments in the area)

## BROADER ECOSYSTEM

*Additional healthcare services and diverse types of tenants*

### HEALTHCARE ACCELERATORS

### HEALTHCARE SCHOOLS

### ASSISTED LIVING CENTERS

Multiple nursing homes and rehabilitation centers

### PUBLIC HEALTH ORGS

Some education, child welfare, youth city facilities

### MEDICAL MANUFACTURERS

## ADVANCED R&D

*Presence of research institutions and start-ups resulting from new R&D*

### R&D INSTITUTIONS

### LAB SPACE

(Some lab space at existing hospitals and medical school)

### STEP-OUT SPACE

(Space for health and life science companies to grow)

### CONFERENCE CENTERS

(Marriott Hotel with convening space)



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# A Message from Bronx Borough President Ruben Diaz, Jr.



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# A Message from the MTA

Bob Paley, Director, Transit-Oriented  
Development, MTA

Michael J. Shiffer, Vice President,  
Planning, MTA / Metro-North Railroad



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# The Bronx is Growing

Carol Samol, Bronx Borough Director,  
Department of City Planning



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# Things to Know about the Bronx

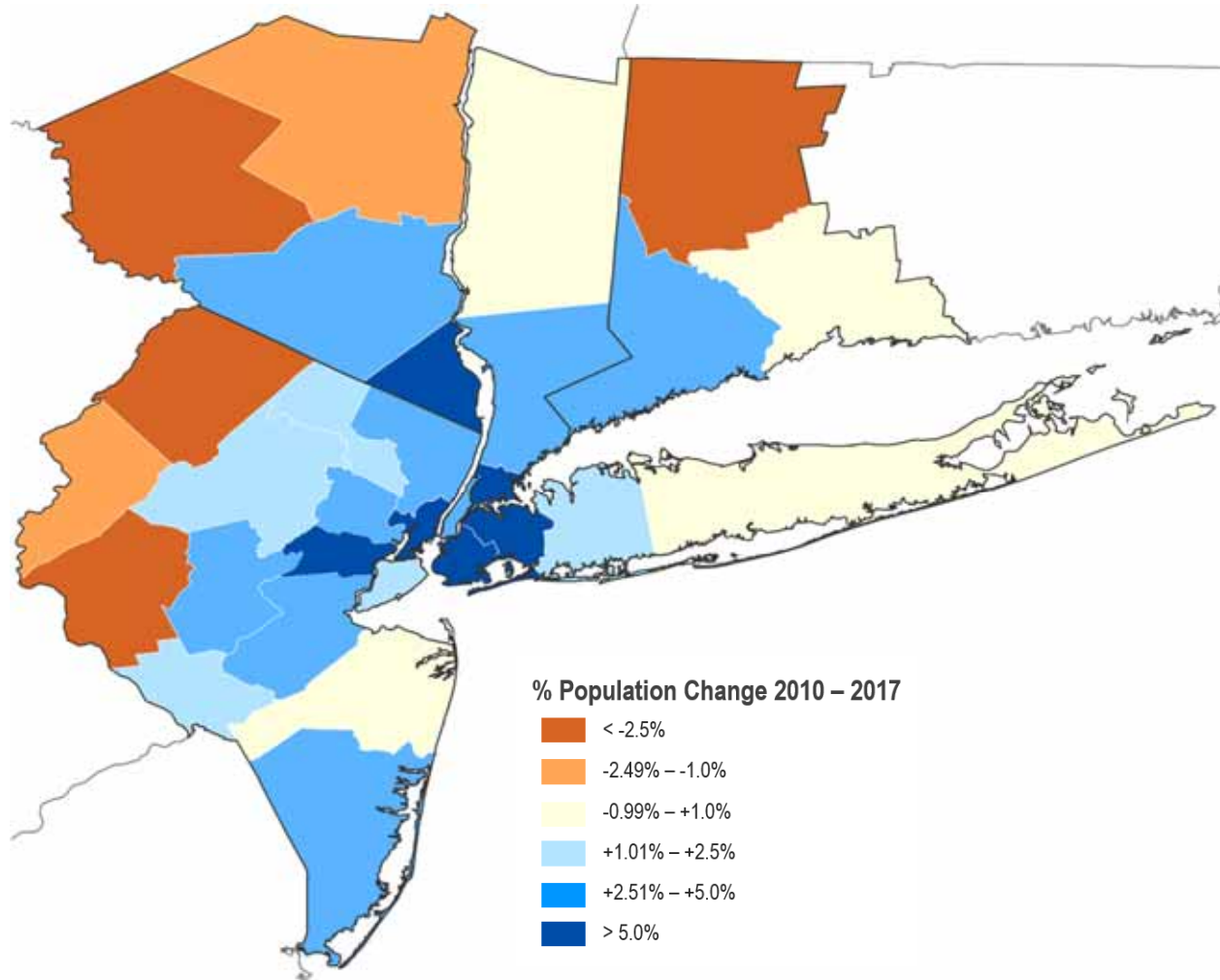
The region's economy is growing, and the **Bronx is playing an increasingly important role in this growth**

The Bronx is the **fastest growing county by population** in the state and the **second fastest growing economy in the region.**

While a majority of Bronxites work outside of the Borough, a healthy economy also means that Bronxites are **increasingly able to find jobs closer to home.**

We have **neighborhoods in the Borough that rival other economies** in the region.

# Regional Growth, 2010 to 2017



The NYC  
region grew by  
**+779,630**  
people

Source: U.S. Census Bureau Decennial Census 2010; U.S. Census Bureau Population Estimates Program 2017

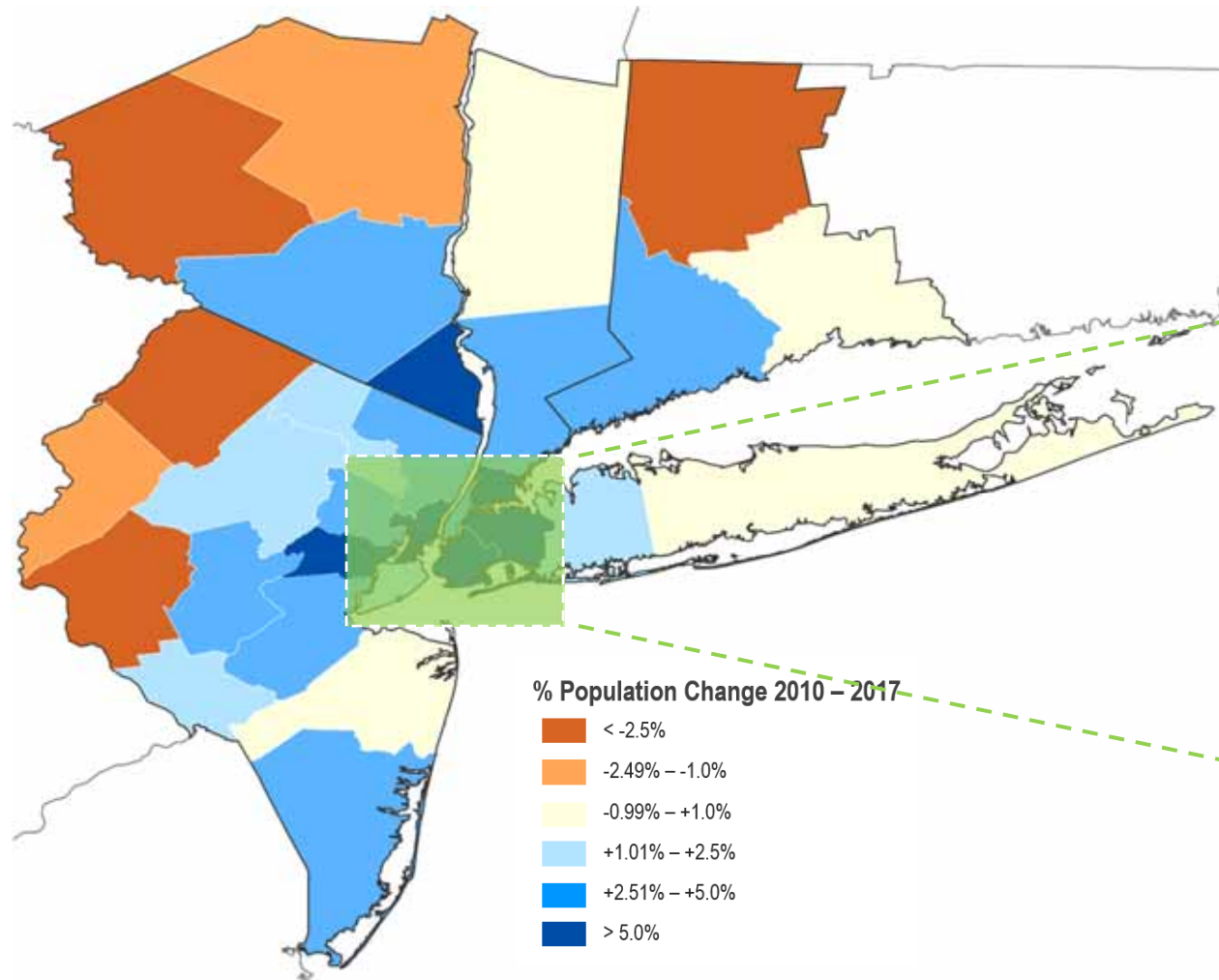


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# Regional Growth, 2010 to 2017



**57%** of growth was concentrated within NYC, which grew by **+447,565 people**

Source: U.S. Census Bureau Decennial Census 2010; U.S. Census Bureau Population Estimates Program 2017

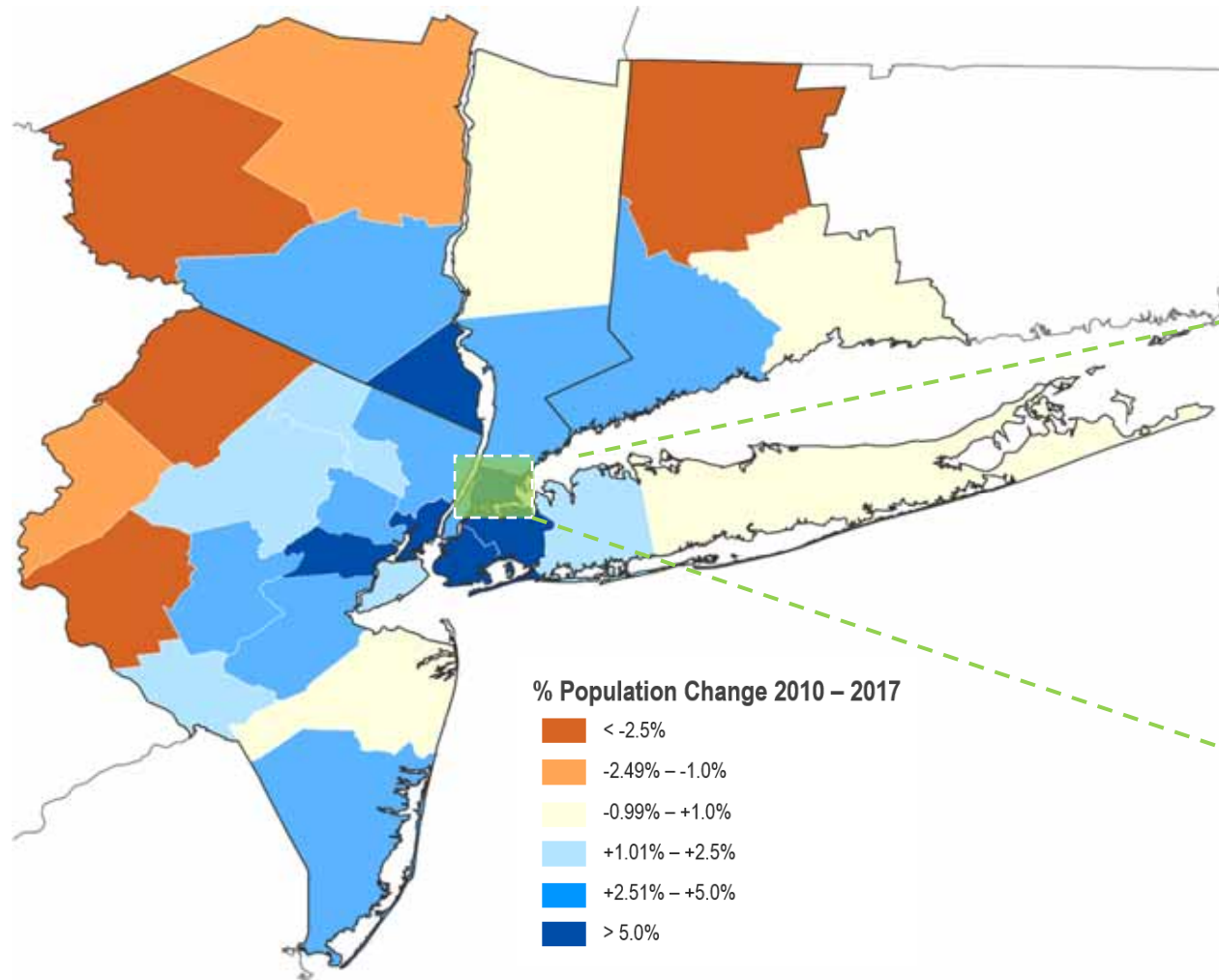


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# Regional Growth, 2010 to 2017



The Bronx accounted for nearly **20% of the City's growth**, growing by **+86,052 people**

Source: U.S. Census Bureau Decennial Census 2010; U.S. Census Bureau Population Estimates Program 2017



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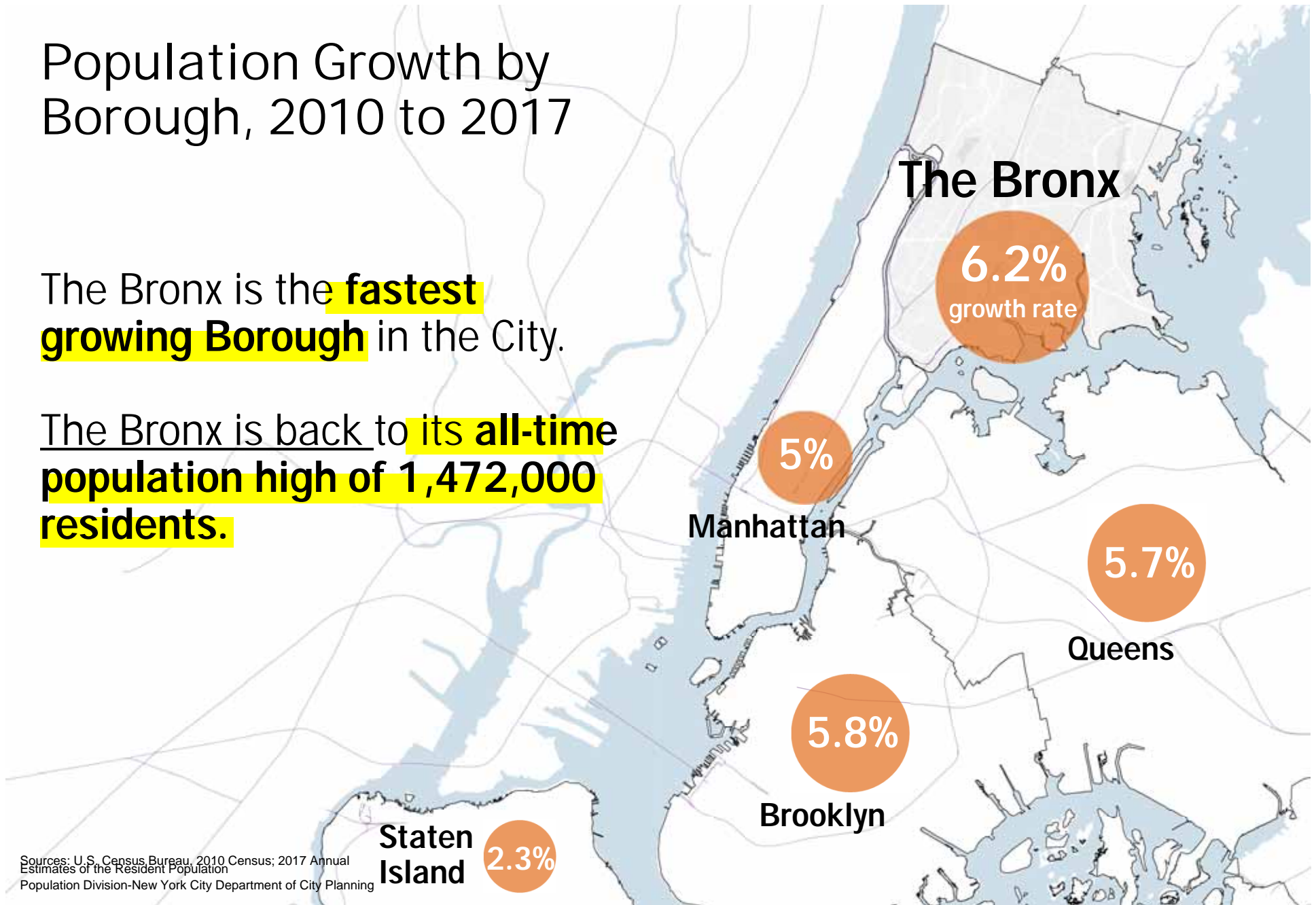
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# Population Growth by Borough, 2010 to 2017

The Bronx is the **fastest growing Borough** in the City.

The Bronx is back to its **all-time population high of 1,472,000 residents.**



Sources: U.S. Census Bureau, 2010 Census; 2017 Annual Estimates of the Resident Population  
Population Division-New York City Department of City Planning



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The Bronx is a borough on the scale of a major city.

Rank	Geographic Area	Total Population		Population Change	
	NYC and <i>Boroughs</i>	2000	2017	2000-2017	
				Number	Percent
1	<b>New York, NY</b>	<b>8,008,278</b>	<b>8,622,698</b>	<b>614,420</b>	<b>7.7</b>
2	Los Angeles, CA	3,694,820	3,999,759	304,939	8.3
3	Chicago, IL	2,896,016	2,716,450	-179,566	-6.2
	<b>Brooklyn, NY</b>	<b>2,465,326</b>	<b>2,648,771</b>	<b>183,445</b>	<b>7.4</b>
	<b>Queens, NY</b>	<b>2,229,379</b>	<b>2,358,582</b>	<b>129,203</b>	<b>5.8</b>
4	Houston, TX	1,953,631	2,312,717	359,086	18.4
	<b>Manhattan, NY</b>	<b>1,537,195</b>	<b>1,664,727</b>	<b>127,532</b>	<b>8.3</b>
5	Phoenix, AZ	1,321,045	1,626,078	305,033	23.1
6	Philadelphia, PA	1,517,550	1,580,863	63,313	4.2
7	San Antonio, TX	1,144,646	1,511,946	367,300	32.1
	<b>Bronx, NY</b>	<b>1,332,650</b>	<b>1,471,160</b>	<b>138,510</b>	<b>10.4</b>
8	San Diego, CA	1,223,400	1,419,516	196,116	16.0
9	Dallas, TX	1,188,580	1,341,075	152,495	12.8
10	San Jose, CA	894,943	1,035,317	140,374	15.7
37	Kansas City, MO	441,545	488,943	47,398	10.7
	<b>Staten Island, NY</b>	<b>443,728</b>	<b>479,458</b>	<b>35,730</b>	<b>8.1</b>

Sources: U.S. Census Bureau, 2000 Census PL 94-171 Files; 2017 Annual Estimates of the Resident Population  
Population Division-New York City Department of City Planning

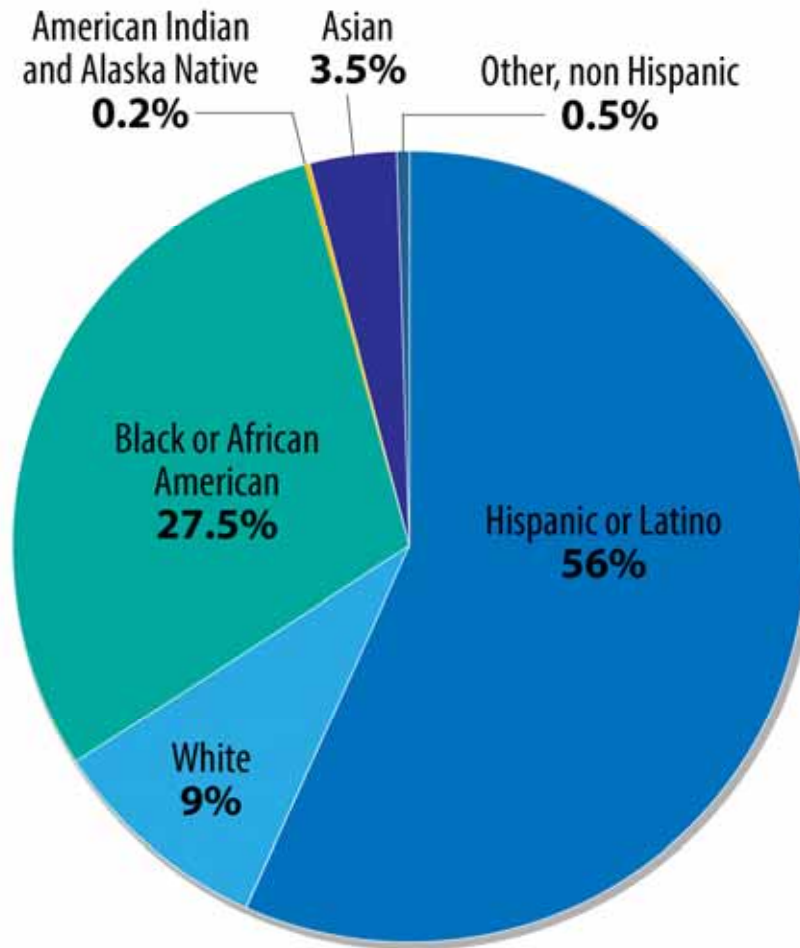


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The Bronx's diversity is the borough's strength.



Source: U.S. Census Bureau, 2016 American Community Survey—Summary File  
Population Division-New York City Department of City Planning



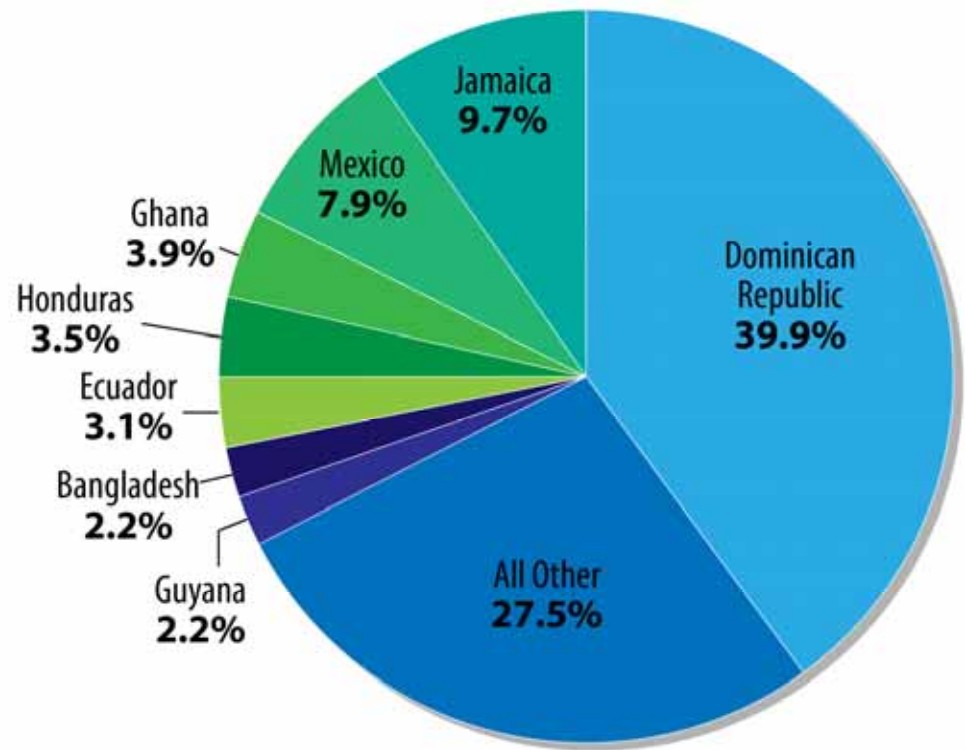
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# Immigration continues to be an important part of the Borough's character

**544,000 Bronxites** have emigrated from other countries, accounting for more than **1/3<sup>rd</sup>** of the **Bronx's population**.



Source: U.S. Census Bureau, 2016 American Community Survey—Summary File  
Population Division-New York City Department of City Planning



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# But births in the Bronx are responsible for the Borough's growth

The Bronx is currently growing at about **12,000 people annually**.

From 2010 to 2017, the **impact of immigration** on the Borough's growth has remained **essentially unchanged** and is largely **balanced with out migration**.

**The Bronx's growth is largely driven by natural increase**, with more Bronxites being born into the Borough each year than are dying.

Sources: U.S. Census Bureau, Estimates Program  
as revised by Population Division-New York City Department of City Planning



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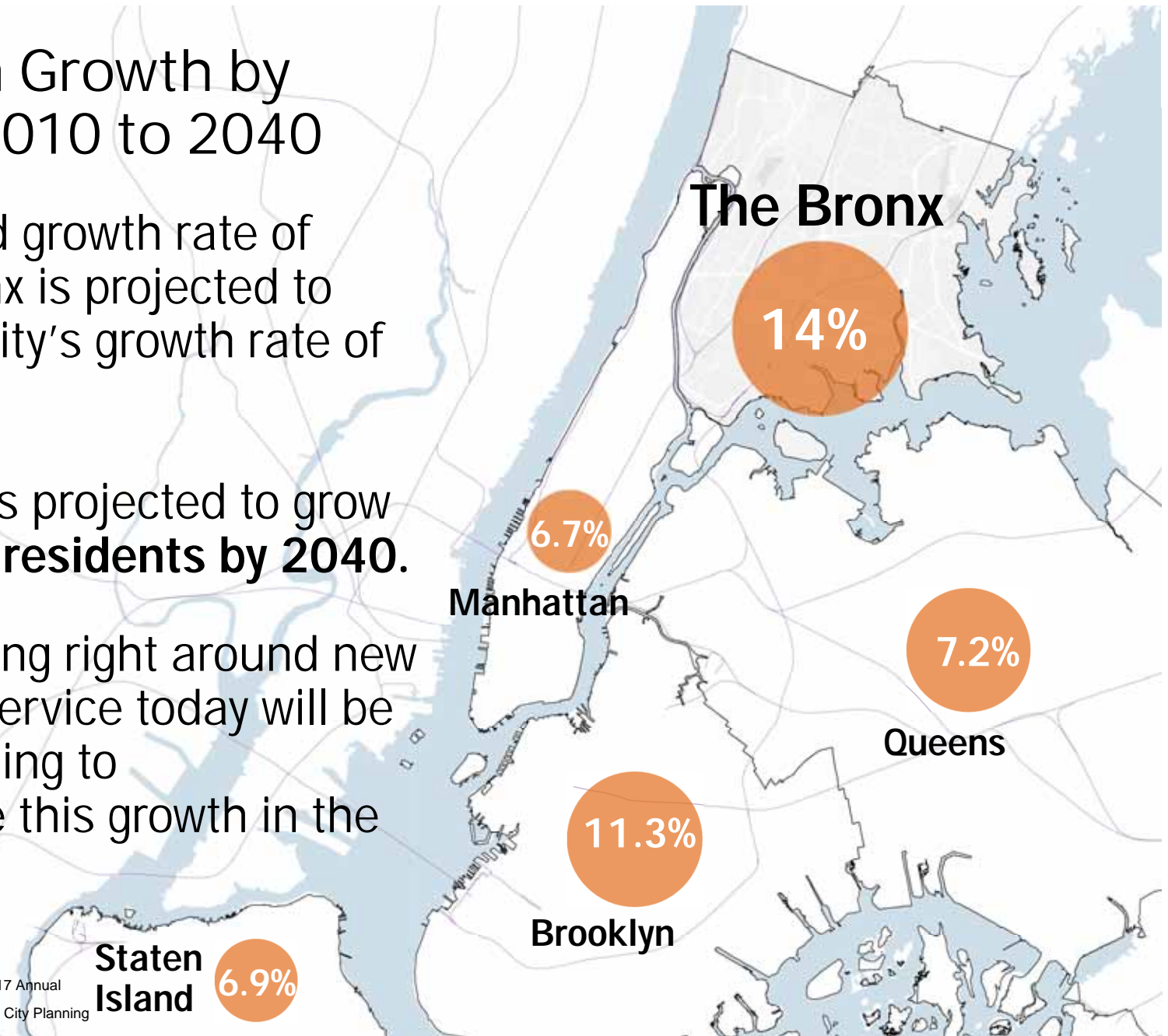
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# Population Growth by Borough, 2010 to 2040

With projected growth rate of 14%, the Bronx is projected to outpace the City's growth rate of 9.5%.

The Borough is projected to grow to **1,579,000 residents by 2040.**

Getting planning right around new Metro-North service today will be critical to helping to accommodate this growth in the future.



Sources: U.S. Census Bureau, 2010 Census; 2017 Annual Estimates of the Resident Population  
Population Division-New York City Department of City Planning



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And while population growth is a sign of the borough's health, so too is its economy.

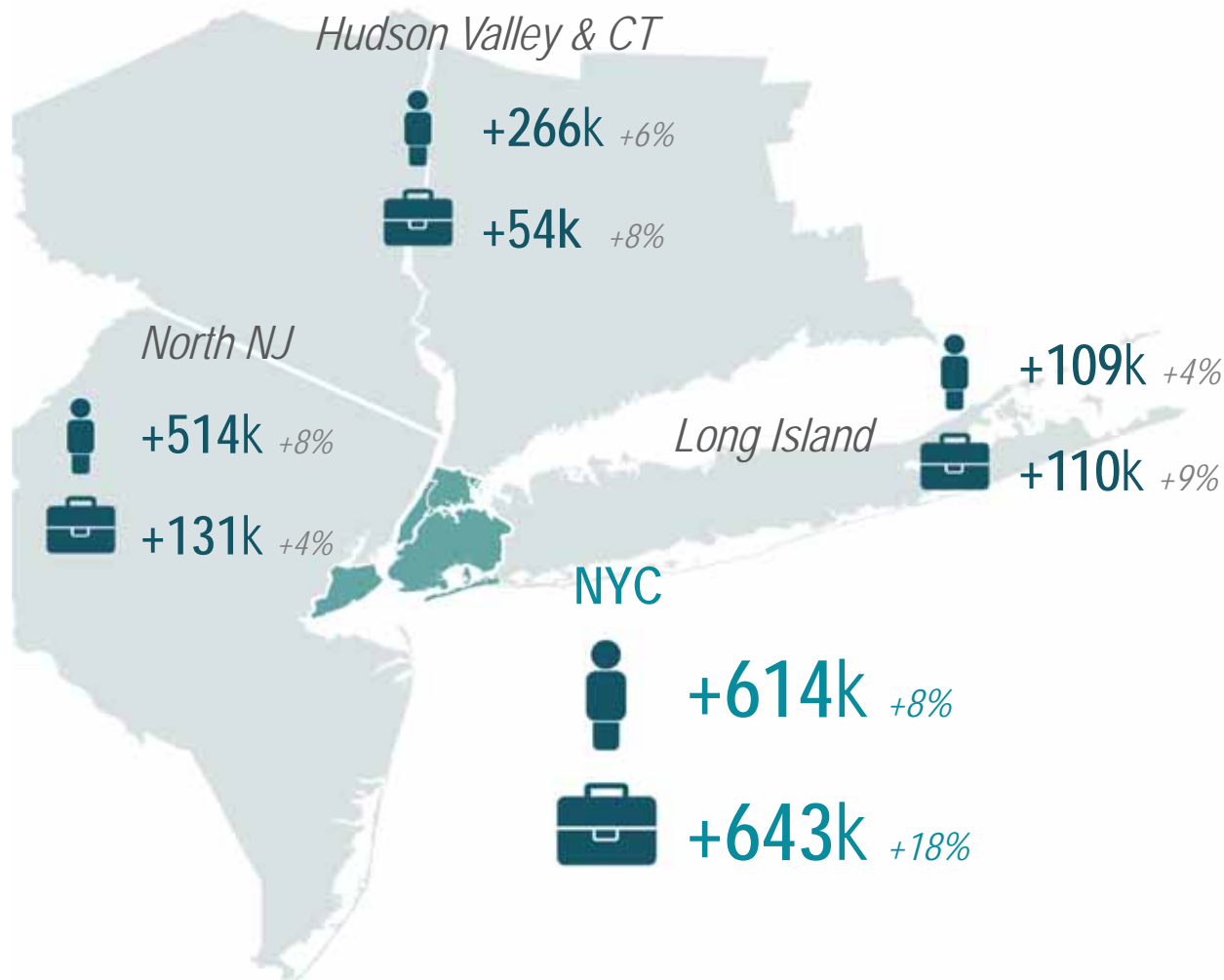


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# Jobs, 2000 to 2017



The NYC  
region grew by  
**938K jobs**

Source: U.S. Bureau of Labor Statistics QCEW NAICS-Based Data Files by Industry by County, Annual Average, rounded; U.S. Census Bureau Decennial Census 2000; U.S. Census Bureau Population Estimates Program 2017



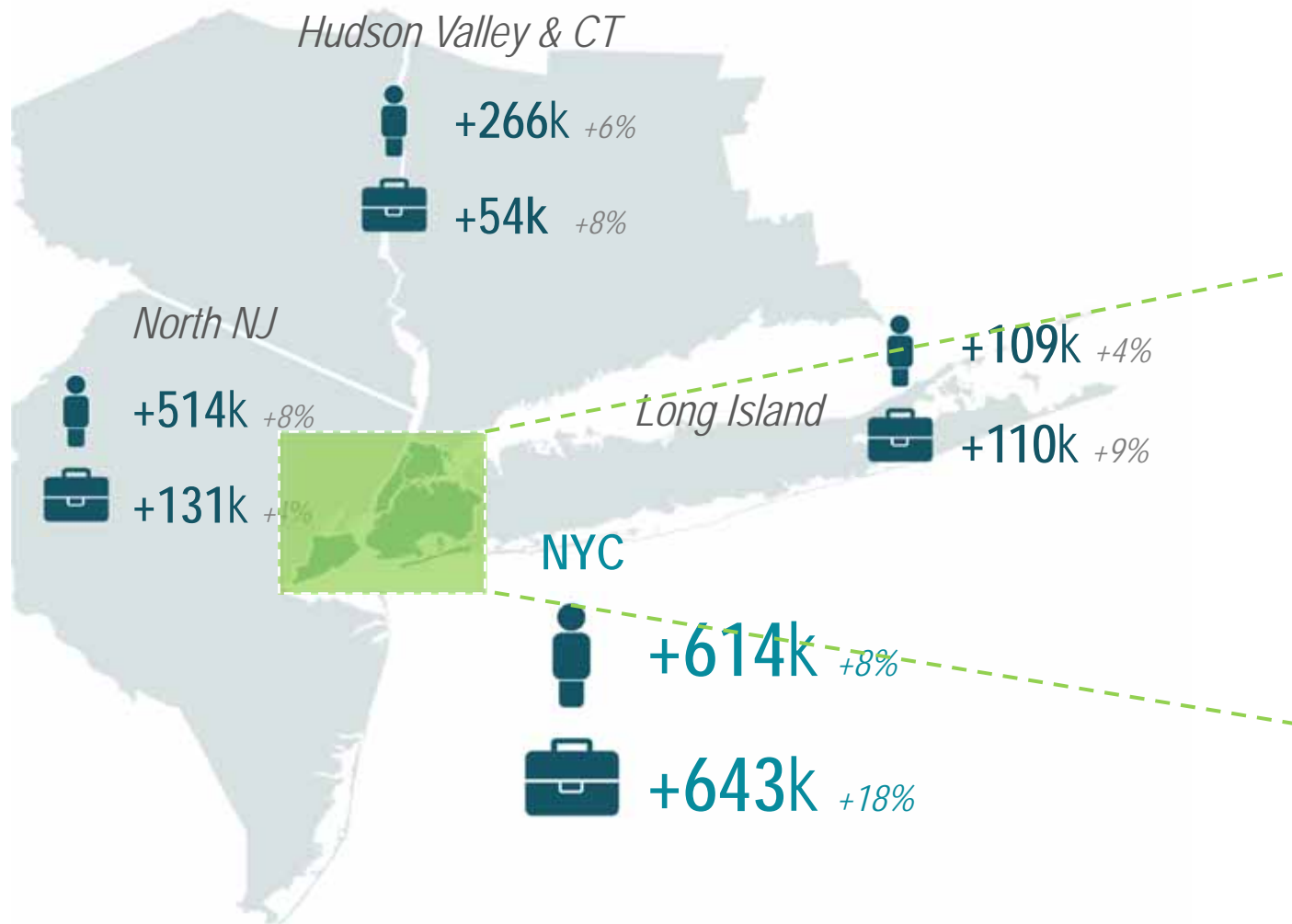
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# Jobs, 2000 to 2017



NYC was responsible for two-thirds of this growth, growing by **643K jobs**

Source: U.S. Bureau of Labor Statistics QCEW NAICS-Based Data Files by Industry by County, Annual Average, rounded; U.S. Census Bureau Decennial Census 2000; U.S. Census Bureau Population Estimates Program 2017

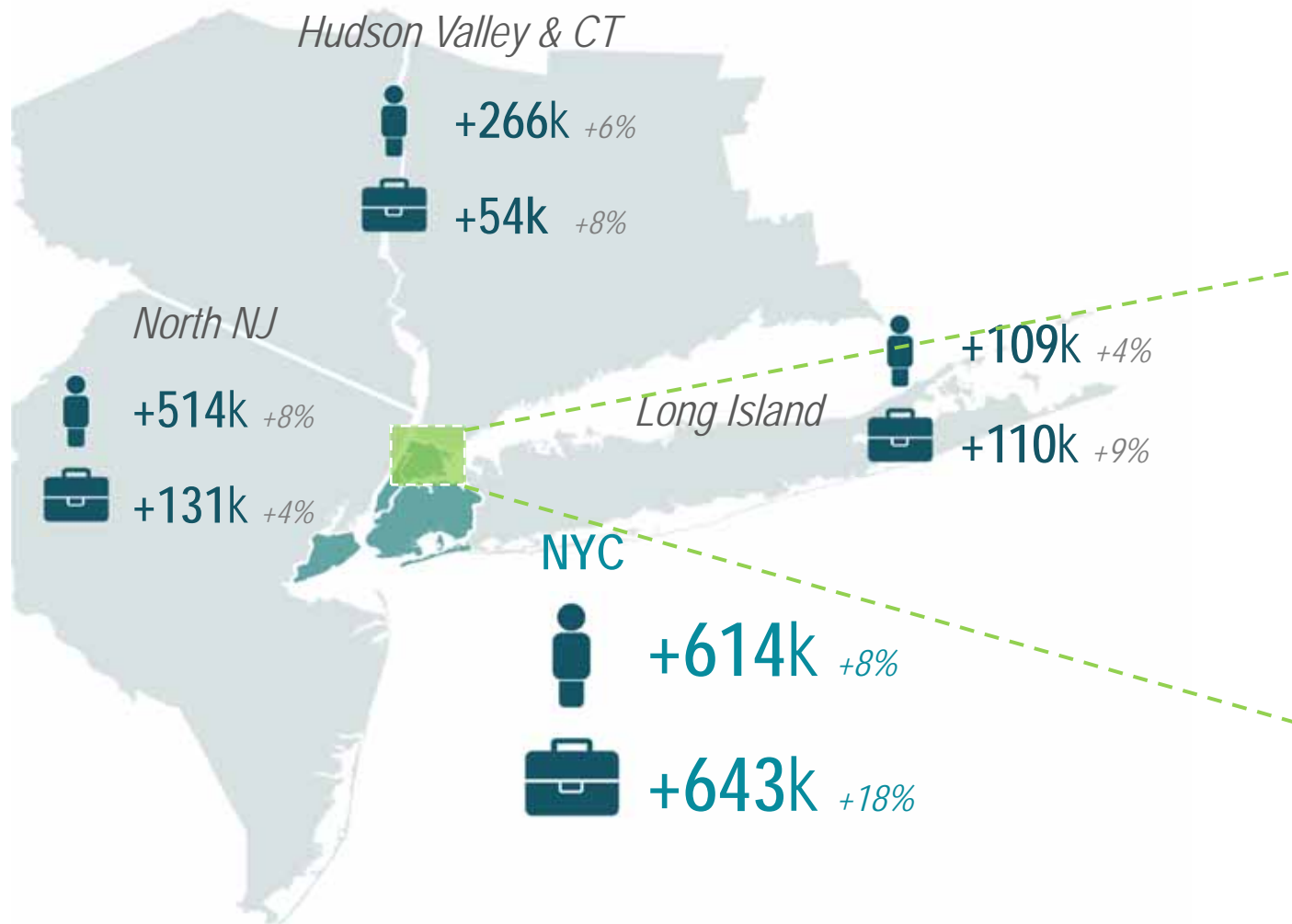


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## Jobs, 2000 to 2017



The Bronx accounted for nearly **14% of the City's growth**, showing a **41% increase** in jobs, or an increase of **+88K jobs**

Source: U.S. Bureau of Labor Statistics QCEW NAICS-Based Data Files by Industry by County, Annual Average, rounded; U.S. Census Bureau Decennial Census 2000; U.S. Census Bureau Population Estimates Program 2017



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Thanks to this growth, the Bronx's housing/jobs ratio is becoming healthier, with more jobs than housing added.

From 2000 to 2017, 33,000 more jobs than housing units were added in the borough.

By comparison, in Manhattan, 25,000 more housing units than jobs were added.



Sources: U.S. Census Bureau, 2010 Census; 2017 Annual Estimates of the Resident Population  
Population Division-New York City Department of City Planning



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# Private Sector Job Growth

The Bronx had 240,000 private sector jobs in 2017, up by 30,000 from 2010

From 2010 to 2017, private sector jobs grew by +14%

**The Bronx**

**+14%**

**<240,000**  
Private Sector  
Jobs in the  
Borough

U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages (QCEW) NAICS-based County High Level Annual Average 2017 (for change years, 2008 and 2017 or 2010 and 2017).



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# Private Sector Job Growth

The primary drivers of job growth are **Health Care & Social Assistance, Retail Trade, Accommodation & Food Services**, and **Educational Services**

**Arts, Entertainment & Recreation** and **Professional & Technical Services**, among other growth areas, have also contributed significantly to private sector job growth.

**The Bronx**

**+14%**

**<240,000**  
**Private Sector**  
**Jobs in the**  
**Borough**

U.S. Bureau of Labor Statistics Quarterly Census of Employment and Wages (QCEW) NAICS-based County High Level Annual Average 2017 (for change years, 2008 and 2017 or 2010 and 2017).



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# Education in the Borough

Bronxites are becoming more competitive

From 2000 to 2016, there was a **35% increase** in the number of Bronxites aged 25 to 44 with a **bachelor's degree or higher**.

The Bronx

+35%

Increase in  
Bronxites aged  
25 – 44 with a  
BA or higher

Change represents change between 2000 and average of 2012-2016  
Sources: Decennial Census 2000, ACS 2012-2016 5YR Estimates



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# Role of Transit in Growth & the Value of a Connected Region



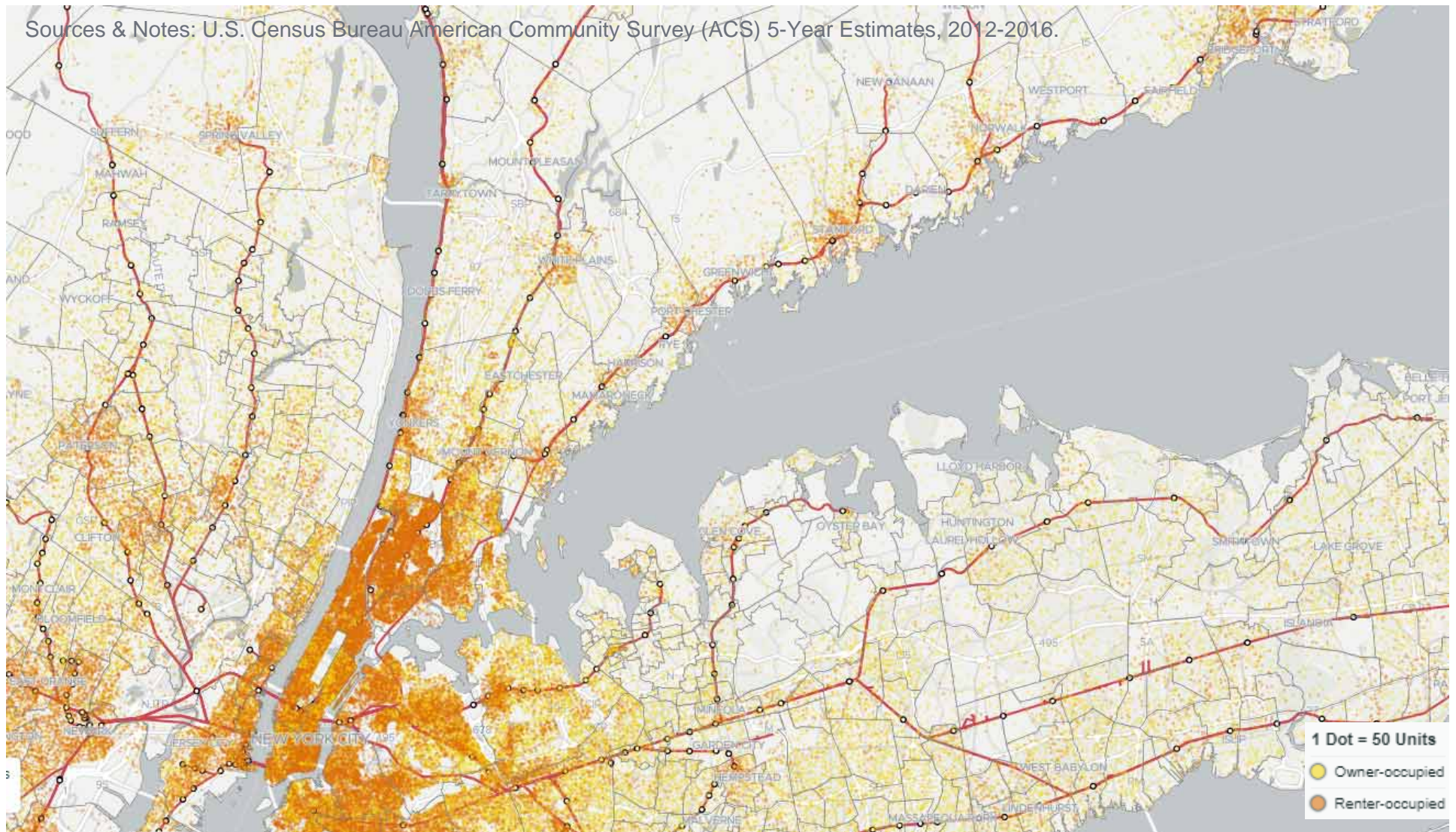
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# Housing tends to concentrate along transit corridors



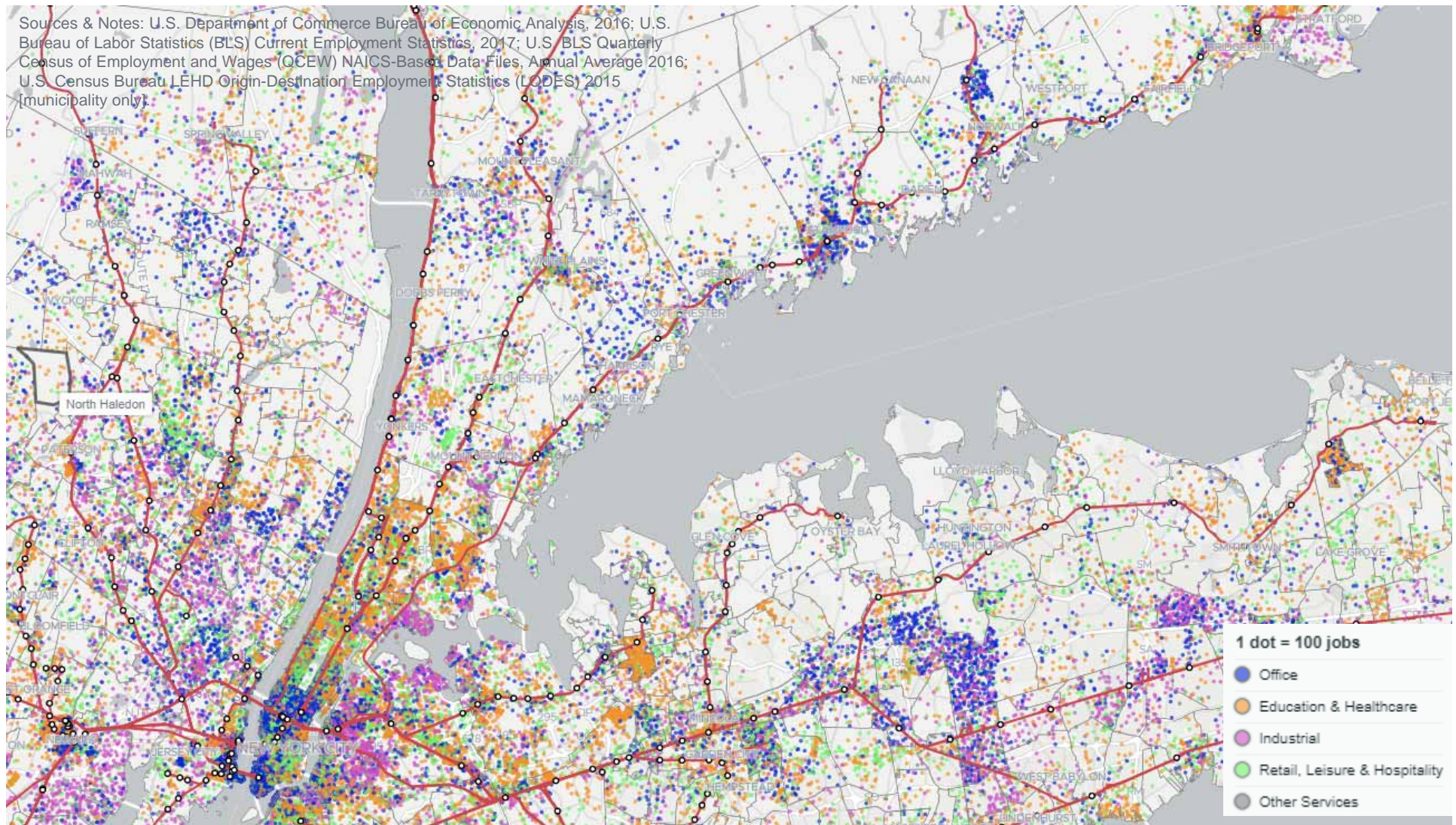
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# Jobs also tend to concentrate along transit corridors



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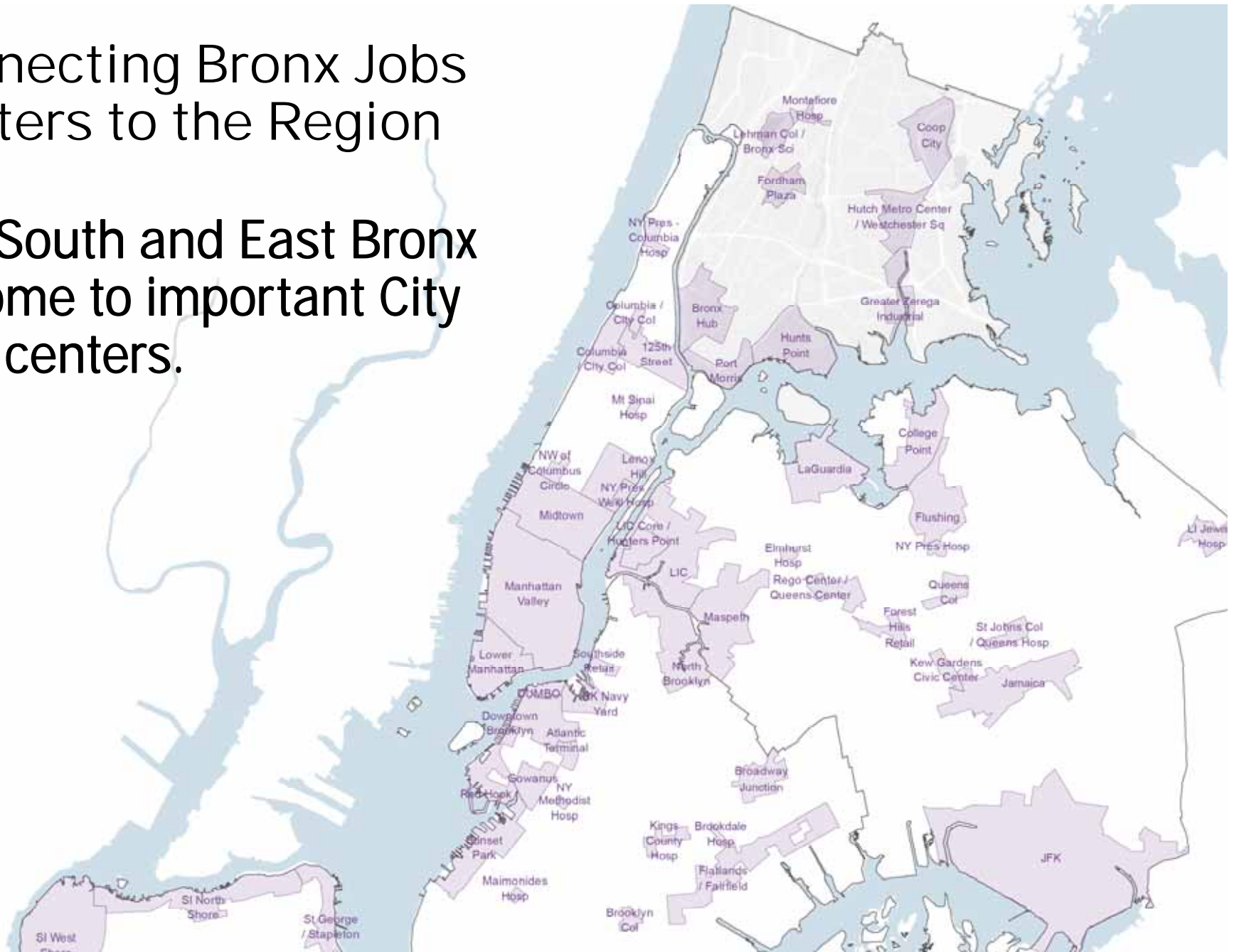
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# Connecting Bronx Jobs Centers to the Region

The South and East Bronx is home to important City jobs centers.



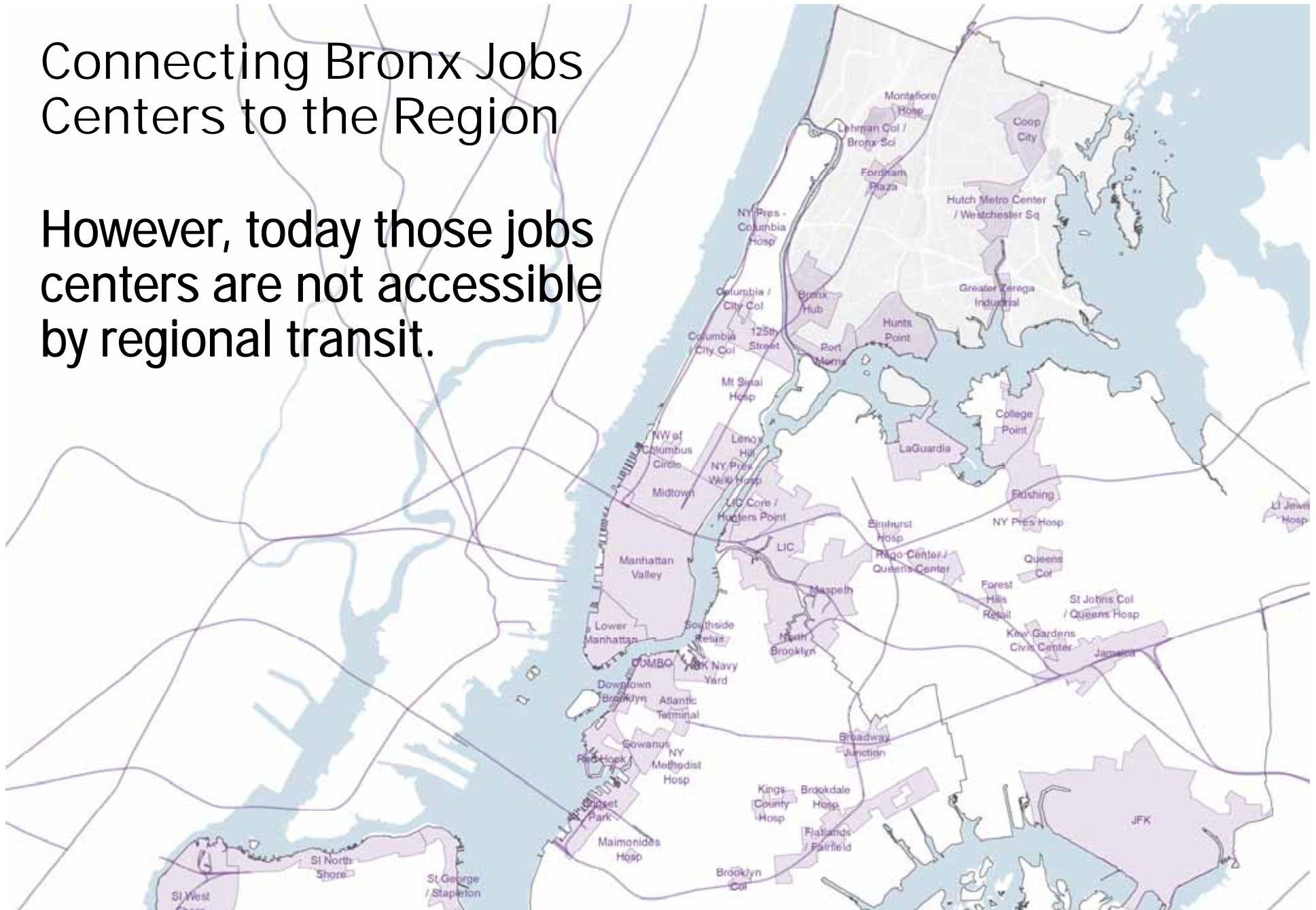
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# Connecting Bronx Jobs Centers to the Region

However, today those jobs centers are not accessible by regional transit.



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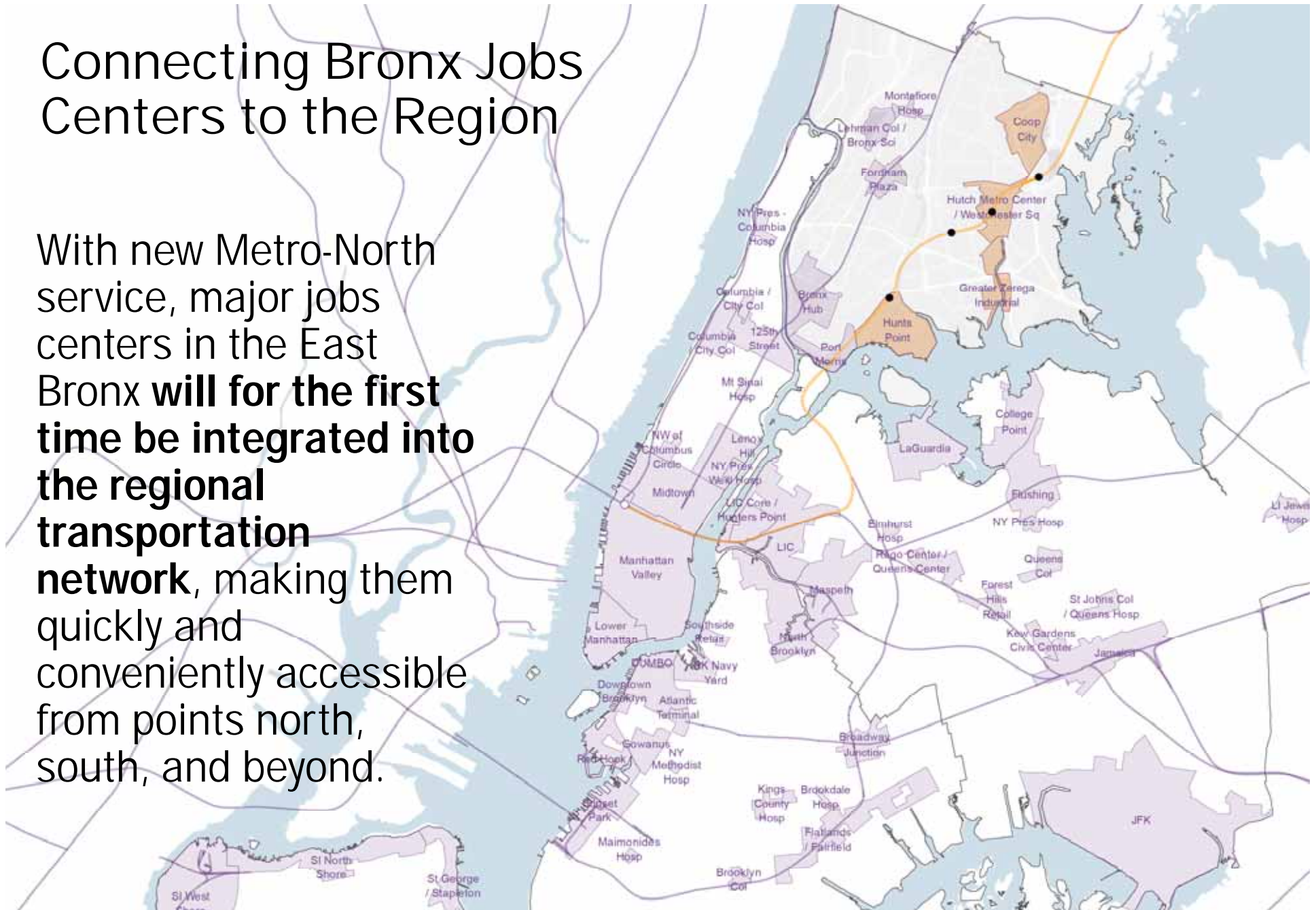


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# Connecting Bronx Jobs Centers to the Region

With new Metro-North service, major jobs centers in the East Bronx **will for the first time be integrated into the regional transportation network**, making them quickly and conveniently accessible from points north, south, and beyond.



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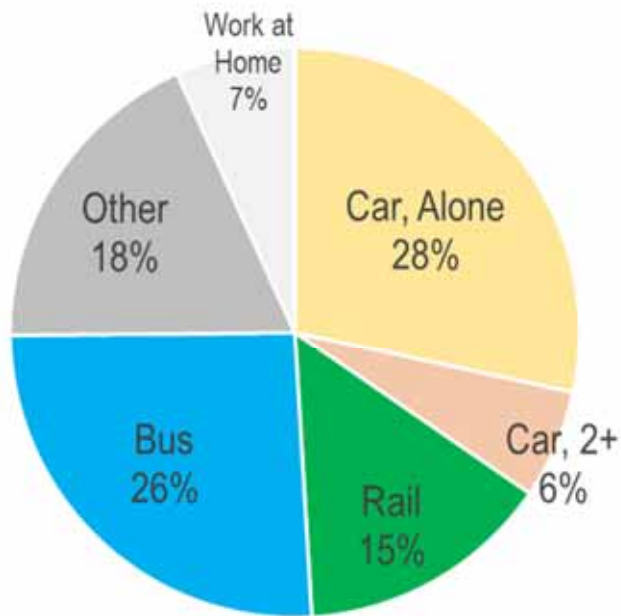
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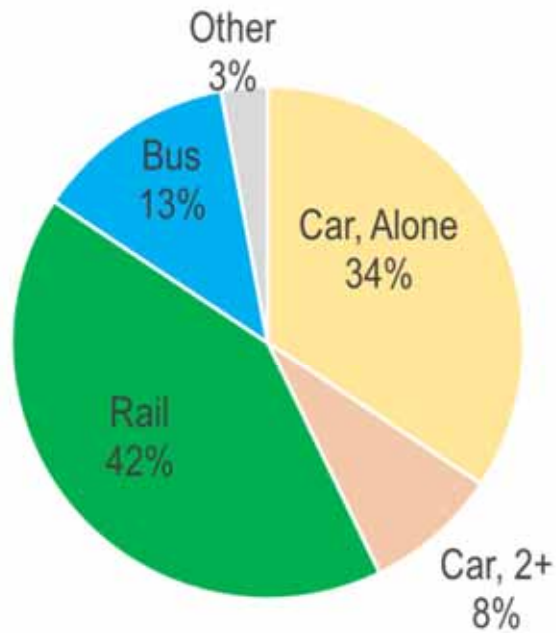
# Modal Preferences for Commuters to the Bronx

From Within Bronx



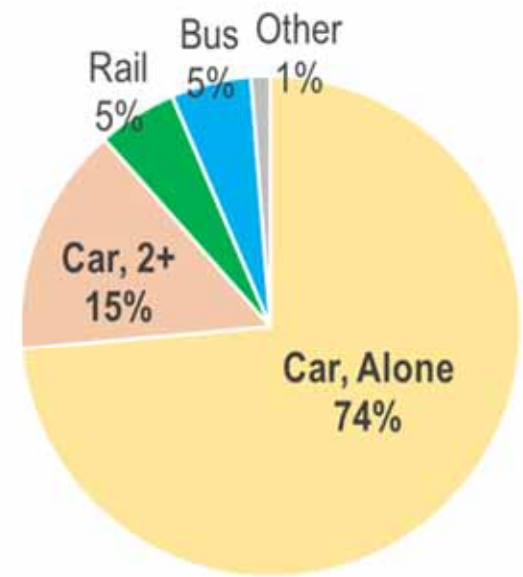
226k

From Other NYC Borough



63k

From Region



67k

\*Note, "Rail" includes both subway and commuter rail; Other includes ferry, bicycle, walking, taxi, motorcycle or other method of transportation. Working from home applies to Bronx only.  
Source: U.S. Census Transportation Planning Package 2006-2010 5-Year Average



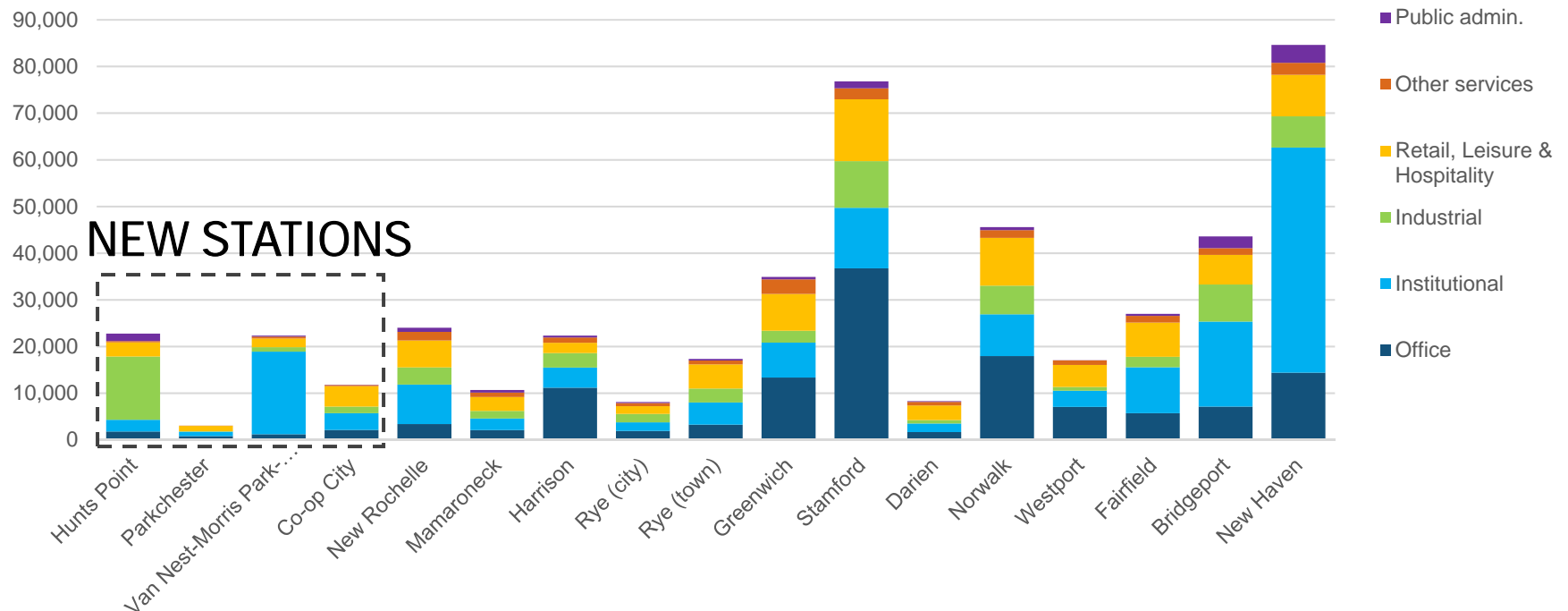
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# Connecting Bronxites to Jobs Centers...

Employment Along the Hell Gate-New Haven Line



Not only will new Metro-North service provide Bronxites with quicker connections to jobs centers in Midtown Manhattan, it will also connect them to **employment centers in Westchester County and southeast Connecticut.**

Source: US Census Bureau LEHD LODS Work Area Characteristics, JT02 Total Private Employment 2015

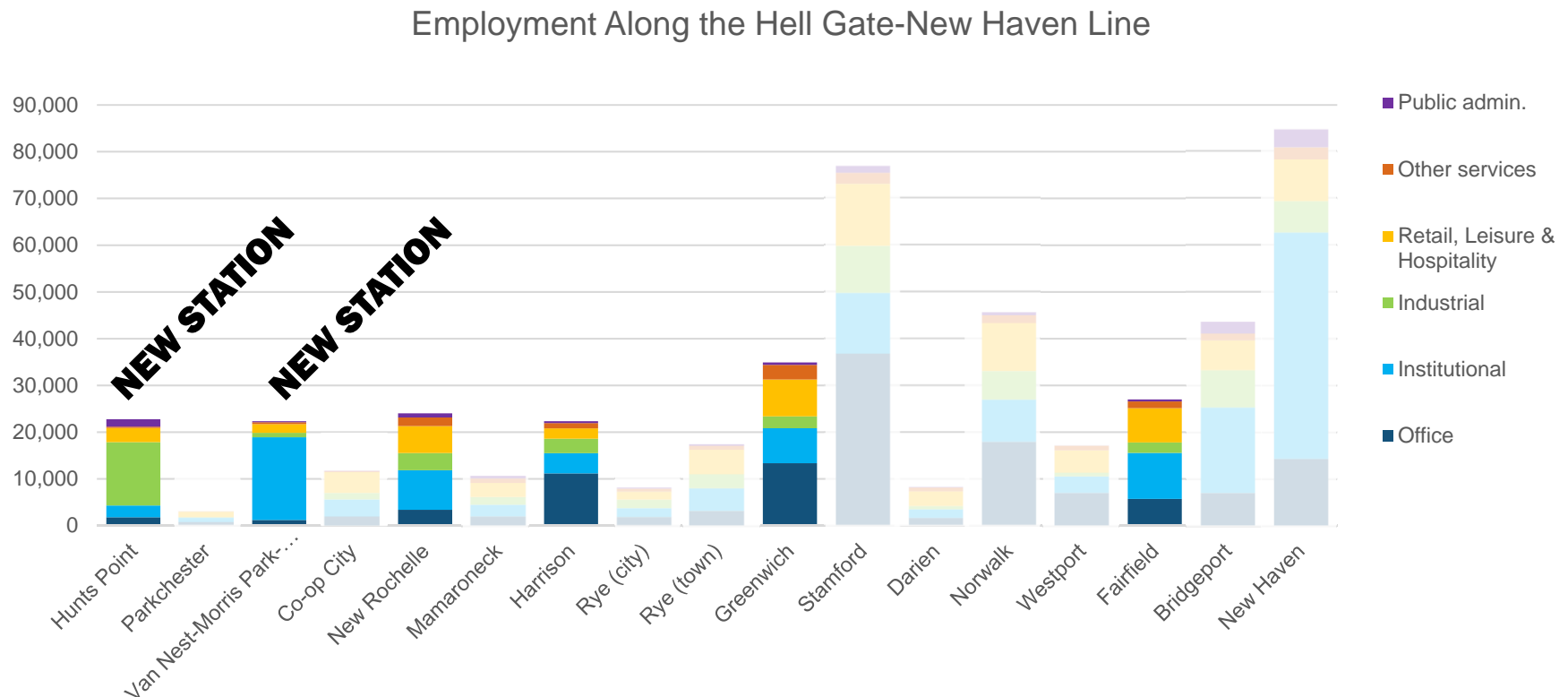


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## ... While Strengthening Jobs Centers in the Bronx



Two of the new station areas have economies that rival jobs centers along the New Haven line.

Source: US Census Bureau LEHD LODES Work Area Characteristics, JT02 Total Private Employment 2015



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# CONNECTING COMMUNITIES TO THE STATIONS,

Nivardo Lopez, Bronx Borough  
Commissioner, NYC DOT



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# NYCDOT

- Agency mission to “provide for the safe, efficient, and environmentally responsible movement of people and goods in the City of New York”
- Population growth impacts roadway capacity
- NYCDOT will continue to balance providing roadway capacity and mobility alternatives to make sure the Bronx can keep moving as it continues to grow

## Safety Improvements



## State of Good Repair



## Transit



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# Safety Improvements

Promoting alternative modes of transportation through safety

Dangerous driver choices are the primary cause or a contributing factor in 85% of pedestrian fatalities in the Bronx (69% for all NYC)

Younger adults (18–29) in the Bronx accounted for 18% of the borough's fatalities (10% for all NYC)

Overnight pedestrian fatalities account for a far greater share in the Bronx (31%) than for all NYC (21%)

## VISION ZERO

25 Priority Corridors / 46 Priority Intersections / 8.5 sq mi of Priority Zones



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# State of Good Repair

Maintaining the capacity of existing infrastructure and increasing efficiency

Resurface 158.3 lane miles in fiscal year 2018 in the Bronx's 12 community boards - benefiting drivers, cyclists, and pedestrians



Maintain and repair bridge structures in the East Bronx

- Unionport Bridge
- Westchester Avenue Bridge
- City Island Bridge
- Shore Road



Major street reconstruction projects in partnership with DDC:

- streets/sidewalks
- ADA-accessibility
- traffic signal
- improved street lighting



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# Future Connectivity

## Exploring new forms of connectivity

Implementation of Select Bus Service (SBS) routes with treatments that include bus signal priority, bus lanes, all-door boarding

Conduct a citywide study of transit needs to identify the next generation of SBS routes, potential street car lines, and strategies to improve transit access

Explore, evaluate, and test new forms for transportation to optimize the use of the roadway network

- Dockless Bikeshare Pilot 2018
- Carshare Pilot 2018
- Smart Truck Management Plan
- Coordination with NYCT
- WalkNYC / Neighborhood Maps



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# PLANNING APPROACH

Michael Kavalar, Bronx DCP



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# What is the Vision?

Difference between just delivering service and delivering service that is a **positive and transformative force in the lives of Bronx residents and the Borough's economy.**



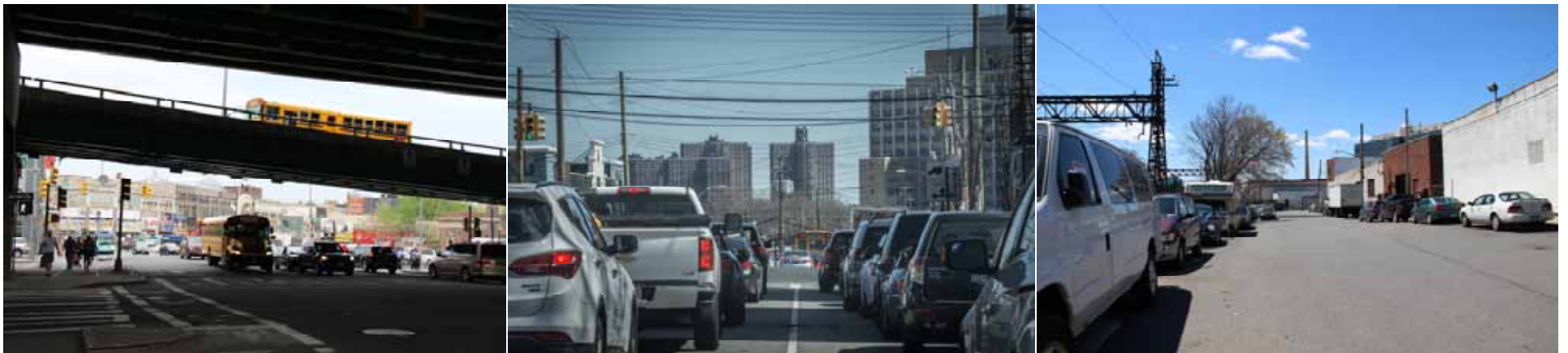
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# CHALLENGES & OPPORTUNITIES

- Transit coordination/connections
- Wayfinding
- Parking
- Station adjacent properties/landings
- Connections to major jobs centers
- Community health
- Etc.



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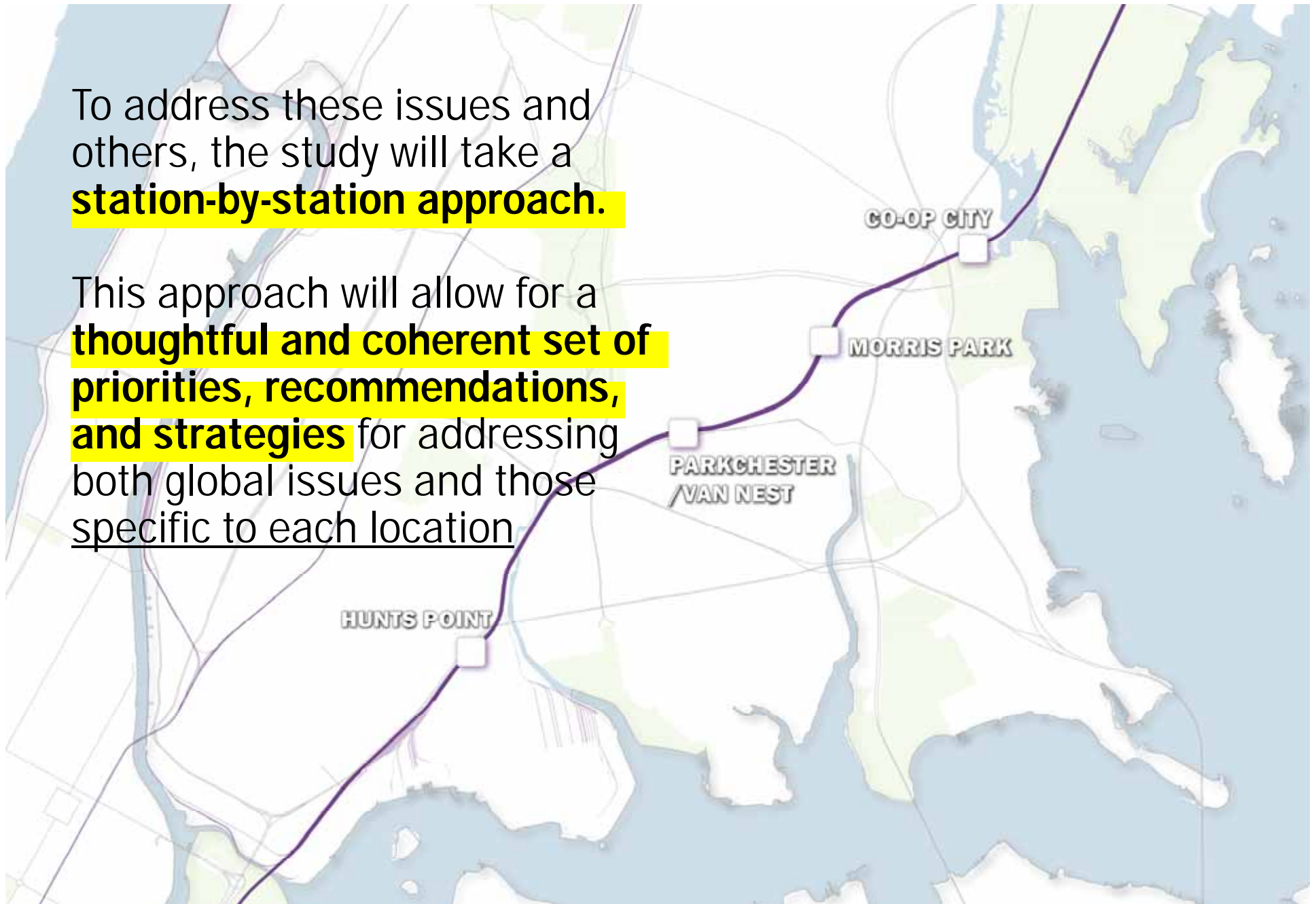


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To address these issues and others, the study will take a **station-by-station approach.**

This approach will allow for a **thoughtful and coherent set of priorities, recommendations, and strategies** for addressing both global issues and those specific to each location.



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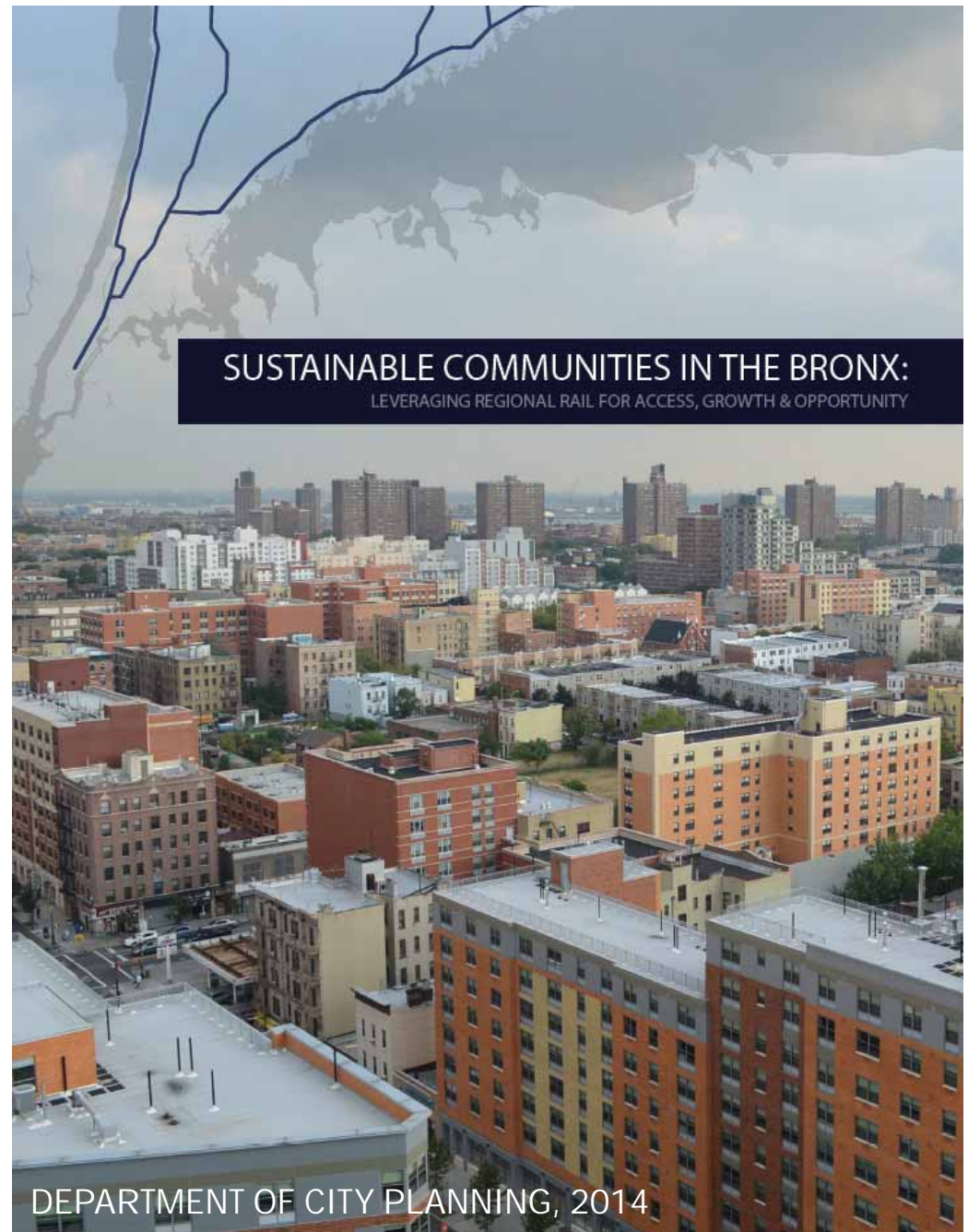
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# Building on Previous Work

## Goals of Sustainable Communities:

- Connect Bronx residents to job centers in the region
- Identify opportunities for transit-oriented development (TOD)
- Spur investment in lively, sustainable, mixed-use neighborhoods
- Improve station visibility, pedestrian access and intermodal connections

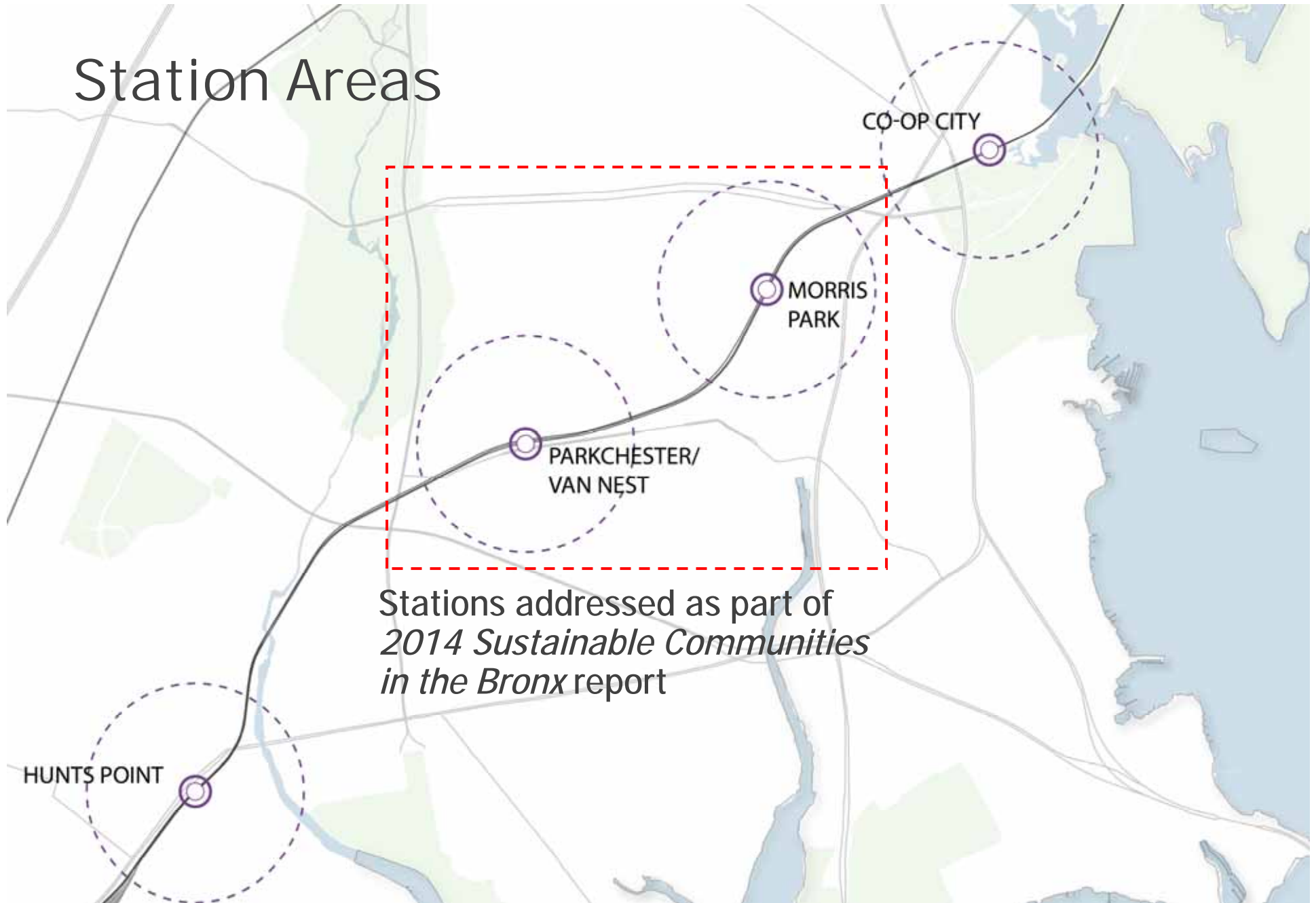


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# Station Areas



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# Renewed Planning Work Goals

## All Stations

### Transportation Issues

- Collaboration with MTA around station-level design.
- Develop strategies to address pedestrian circulation and safety needs to enhance access to the stations.
- Coordination of transit services to better connect to and from station areas



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# Renewed Planning Work Goals

## Morris Park and Parkchester/Van Nest

### Land Use Issues

- Refine recommendations on levels of growth and uses in opportunity areas to include zoning districts.
- Understand market needs and opportunities around each station area – both housing and commercial

### Economic Development Issues

- Understand opportunities for economic development and job growth to support existing development and meet borough and city-wide needs.
- Identification of infrastructure investments (sewers and drainage, transportation, broadband, schools, e.g.) needed to support station area growth and redevelopment.



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# PROCESS & NEXT STEPS



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# STRUCTURE & ROLES

## Working Group:

- Oversee study and shape guiding vision
- Guide public outreach and help convene area stakeholders
- Shape priorities and recommendations for station-area studies
- Regular meetings over the course of the next year

## Technical Team: *DCP, EDC, DOT, MTA*

- Technical research and analysis
- Communicate with Working Group and public
- Organize public events and activities
- Document process and findings
- Coordinate agencies

# Technical Support

Primary:



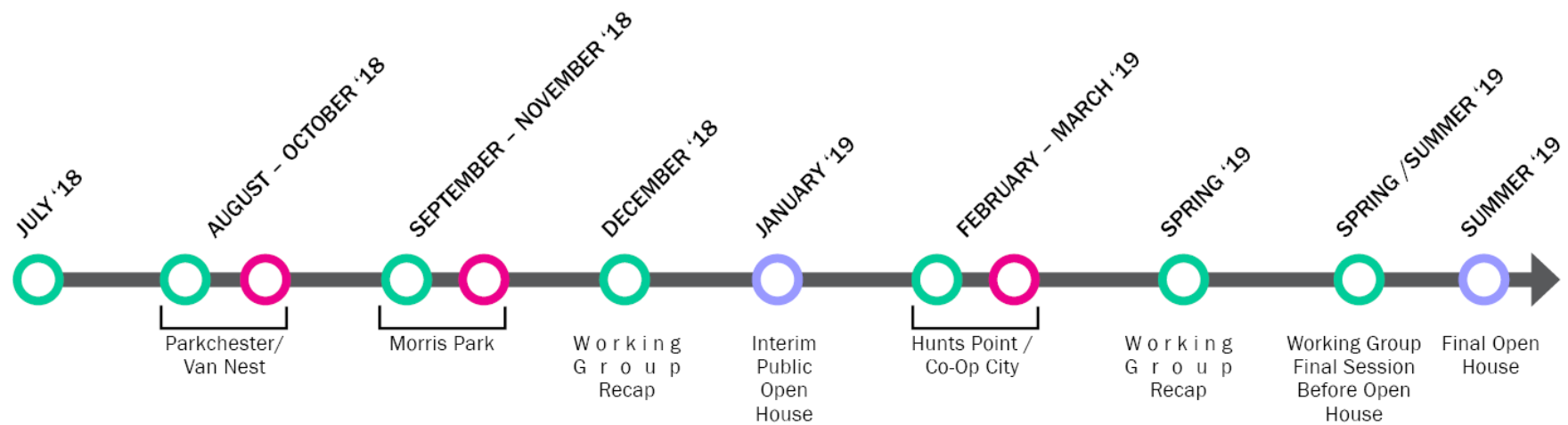
Coordination **as appropriate**:






And more



# TIMELINE



-  Working Group Meeting
-  Public Open House
-  Public Workshop



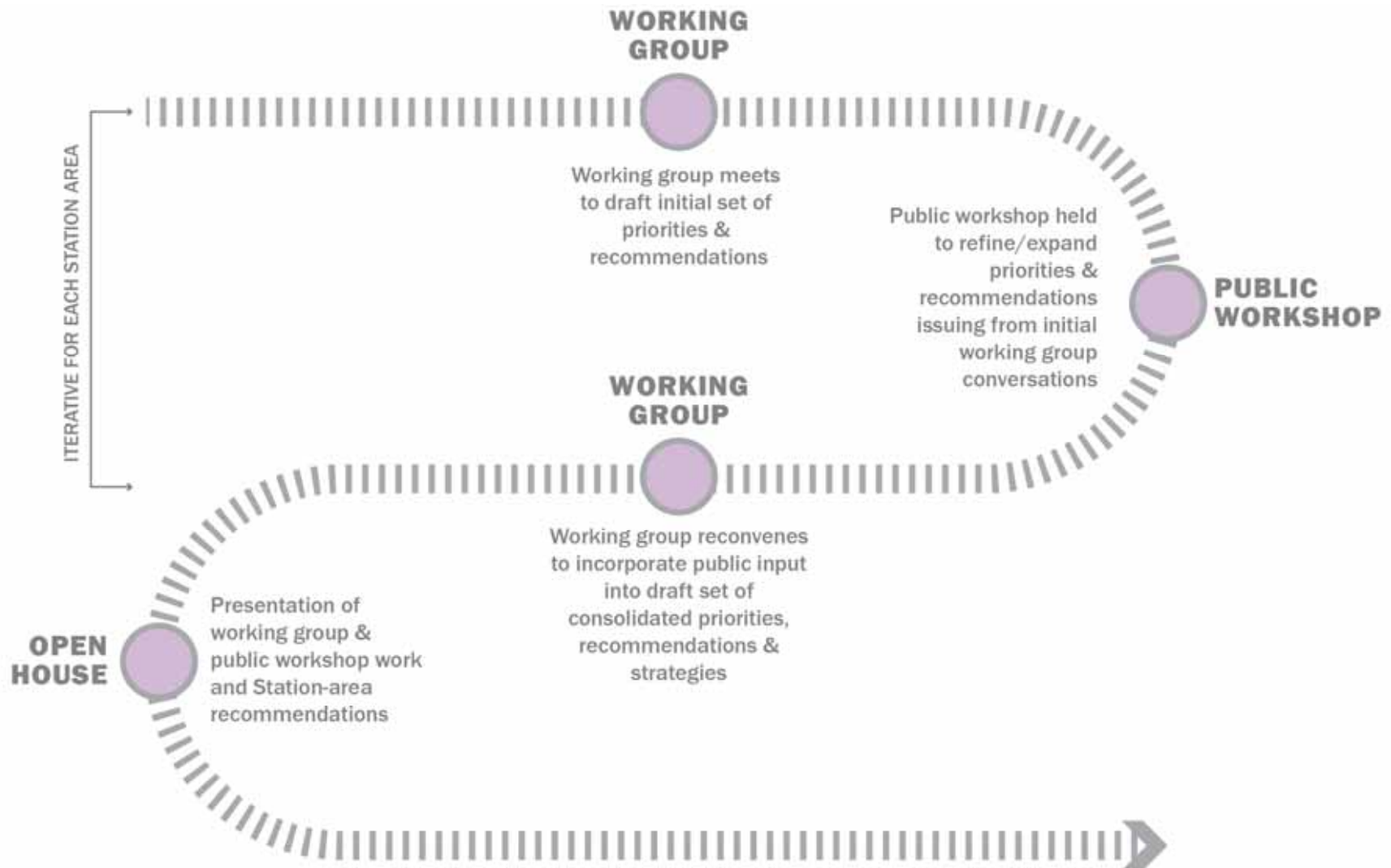
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# PUBLIC PROCESS



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# Plan Outcomes

- **Short- and long-term recommendations** for improvements around all four proposed station areas
- **Consolidated plan for each station area** that will be used as a framework to steer investments and guide growth going into the future



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# JUST THE START

- Today's conversation is **just the beginning of what will be an exciting and important year** of planning around the four station areas
- Over the course of the next year, the agencies and Working Group members will embark on **deep dives around each station area**, both **sharing information, setting priorities, goals, and recommendations**, and working to **engage a larger public**



# WHAT DO WE NEED FROM YOU?

- The Working Group's **participation, expertise, and local knowledge** will be **critical to a successful study**
- As we move into the station-area focus, we'll need the Working Group's **help in convening stakeholders around public workshops**
- **Your presence and your energy**



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# NEXT STEPS

- In **September** we will re-convene the Working Group to focus on planning work around the **Parkchester/Van Nest station** area
- This work will be **geared towards those members of the Working Group with an interest in that station area**
- The workshops will present **opportunities to engage a larger public in helping to plan around these stations**



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# WHAT DOES A SUCCESSFUL PLAN LOOK LIKE TO US?

- Stations that are **thoughtfully and coherently integrated** into the neighborhood fabric to ensure the stations are as positive and transformative a force in the lives of Bronx residents as possible
- A **plan that leverages new service to support jobs centers** in the Borough, and that **maximizes access for Bronxites to jobs centers** in Midtown, Westchester, and Connecticut



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# WHAT DOES A SUCCESSFUL PROCESS LOOK LIKE TO US?

- **Collaborative process** between Working Group members, City agencies, and the public
- An **active and engaged** set of Working Group members who can bring their expertise and perspective to bear on the study
- A process that allows Working Group members to work toward **consensus on a set of priorities, recommendations, and strategies** around each of the proposed station areas
- A process in which all area stakeholders have **opportunities to be heard**
- A process that is **visionary and forward-thinking**, and that reflects the nature of this unprecedented investment in the Bronx.



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# WHAT DOES SUCCESS LOOK LIKE TO YOU?



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