

JEROME AVENUE NEIGHBORHOOD PLAN



Update Winter 2021-22

Jerome Avenue Neighborhood Plan



Jerome Avenue Neighborhood Plan



The Jerome Avenue Neighborhood Plan provides a blueprint for thoughtful growth in the southwest Bronx, pairing investments in housing with investments in neighborhoods and people.

Planning Process

Throughout the planning process, the Department of City Planning – joined by its many partner agencies – hosted more than **40 public events**, attracting hundreds of participants from across the southwest Bronx.



Jerome Avenue Neighborhood Plan: Goals

Plan Goals:

- Provide new opportunities for affordable housing development
- Preserve and invest in existing affordable housing
- Create opportunities for diverse retail and commercial opportunities
- Support the local economy and local workers
- Improve quality of life and health
- Ensure a safe, walkable Jerome Avenue underneath the elevated train
- Create new and improve existing parks
- Build new schools and support other community institutions

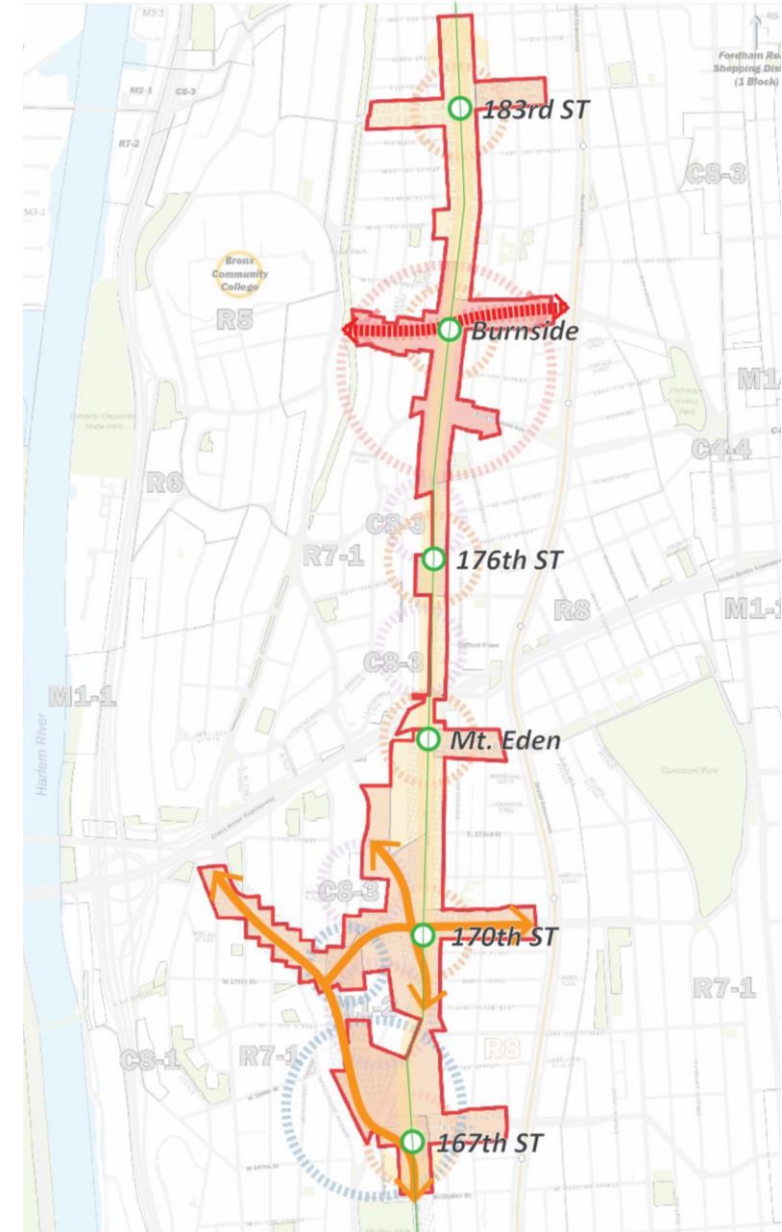




Jerome Avenue Neighborhood Plan: Zoning Framework

Zoning Framework:

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



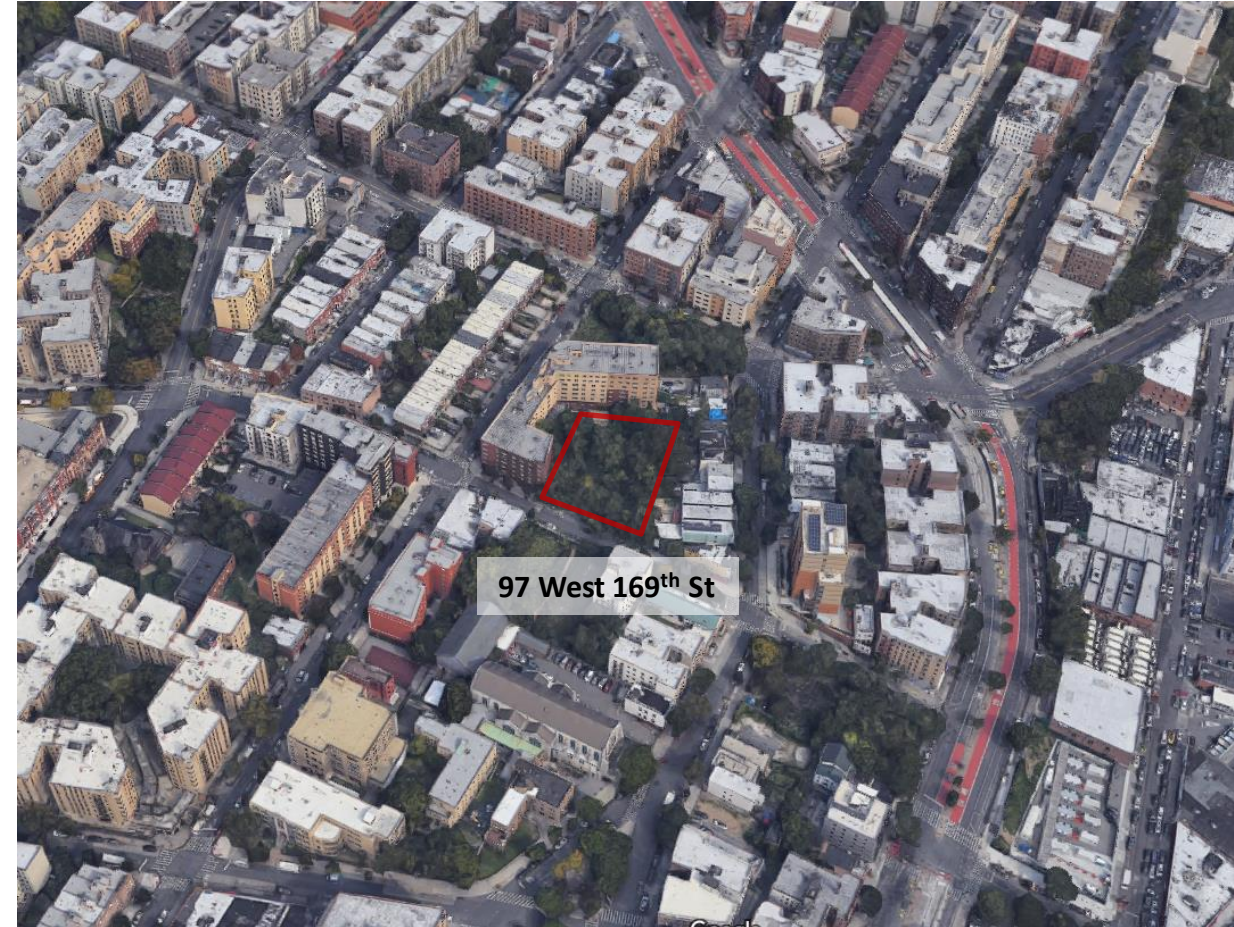
HOUSING: Preservation and New Construction

- Since the rezoning was approved:
 - HPD has financed the construction of 1,024 new affordable homes within the rezoning area
 - More than half are serving low-income households earning less than \$53,000 for a family of three
 - These new affordable homes are a part of a larger commitment to the neighborhoods around the rezoning area
 - HPD has financed the construction of 4,075 new affordable homes in Community Districts 4 and 5 since 2014
 - 2,339 of which have been completed since the rezoning was adopted



HOUSING: Major Initiatives

- The development of neighborhood vacant public land is a major part of HPD's commitment to the Jerome Avenue area
- Some of our key projects include:
 - 97 West 169th Street
 - 1640-1642 Anthony Avenue
 - Morrisania and Morris Heights
 - The Morrisania Diagnostic and Treatment Center Surface Lot



HOUSING

Project Spotlight: 97 West 169th Street

- Site is adjacent to Corporal Fischer Park
- In 2018, HPD selected a development team led by West Side Federation for senior and supportive housing
- The Fischer Seniors development will be a 9-story building containing approximately 105 units of senior rental housing and community facility space for a federally qualified health center
- The project completed ULURP in May 2021



HOUSING

Project Spotlight: 1640-1642 Anthony Avenue

- Site includes a small vacant lot- a former play lot owned by the Administration for Children's Services (ACS)
- The site is adjacent to the Lower Bathgate Child Care Center and across an entrance to Claremont Park
- The Interboro Community Land Trust (CLT) in partnership with the development team will develop Claremont House as an 8-story building with 40 new homeownership opportunities



HOUSING

Project Spotlight: Morrisania and Morris Heights

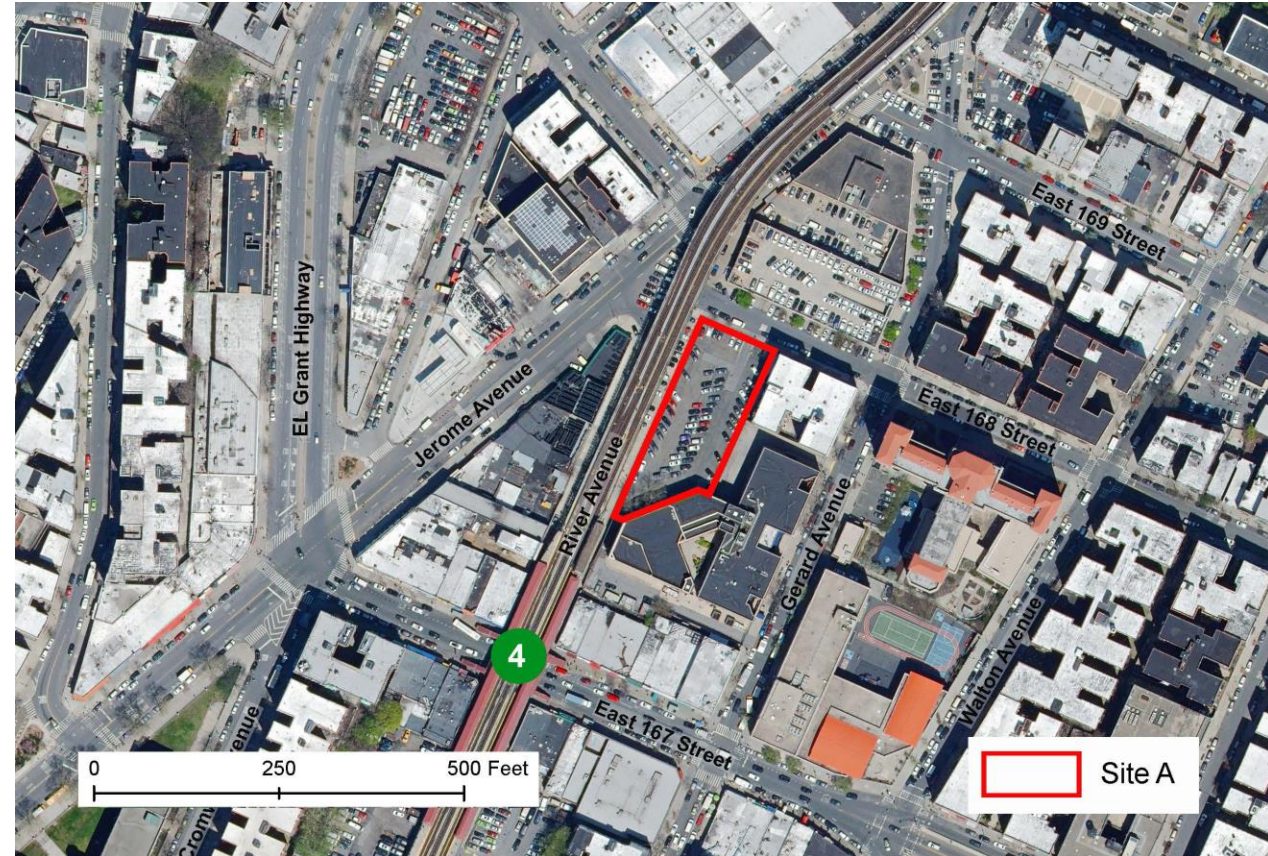
- In February 2018, HPD selected a development team led by Neighborhood Infill Partners to develop 12 small and difficult-to-develop sites as part of the Morrisania and Morris Heights cluster
- The scattered site project includes:
 - Two small sites in CD 4 located at 294 East 164th Street and 1316 Findlay Avenue
 - Two small sites in CD 5 located at 30 West 182nd Street and 1647 Popham Avenue
 - Eight other City- and privately-owned sites scattered across CDs 2, 3, 7 and 12
- The two sites in CD 5 will be developed into approximately 28 affordable rental homes under the Neighborhood Construction Program
- The two sites in CD 4 will be developed into approximately four homeownership opportunities



HOUSING

Project Spotlight: Morrisania Diagnostic and Treatment Center

- The site is owned by NYC Health and Hospitals (H+H), behind the Morrisania Diagnostic and Treatment Center at 1225 Gerard Avenue
- The site is currently used for parking
- HPD expanded the affordability requirements on this 100 percent affordable development site
- Now 30% of all homes will go to formerly homeless households



HOUSING

Project Spotlight: 1769 Jerome Avenue

- Utilizes the new R8A zoning to create a mixed-use building with 175 affordable housing units
- 105 supportive housing units, 69 affordable housing
- Funded through HPD's Supportive Housing Loan Program
- Ground floor planned for supportive services for building residents, retail, and community services
- Special zoning rules to address elevated line and step streets



HOUSING

Project Spotlight: 1164-1184 Jerome Avenue



- Affordable housing proposal being developed by Madd Equities across multiple sites on River Avenue, just south of the 167th Street 4 train station
- The project will contain 750 units of affordable + supportive housing, commercial and community space
- Groundbreaking was held November 2021

HOUSING: Tenant Protection and Outreach

- The pilot **Certification of No Harassment (CONH)** program was implemented in FY19 to protect tenants from being harassed landlords looking to make building improvements
- HPD has received a CONH application related to 90 buildings and approved documents for 3 buildings
- HPD launched the **Partners in Preservation** pilot program in the Jerome Avenue area (Bronx CDs 4 and 5) in July 2019.
- HPD worked with NWBCCC and CASA to host 'Know Your Rights' workshops, and conduct leadership development with individual tenants



Certification of No Harassment

New tool to shield New Yorkers
from tenant harassment
in targeted areas around NYC

SMALL BUSINESS, WORKFORCE AND ECONOMIC DEV :

Continuing Work Along the Corridor

Neighborhood 360° Program

- Davidson Community Center grant extended for a total of five years and \$640,000
- Grant awarded to WHEDco concluded in June 2020
- The Bronx Chamber of Commerce and WHEDco have each been awarded \$20,000 to conduct merchant organizing and business support and retention over a six-month grant term in Morris Heights and Highbridge

SBS Jerome Avenue COVID-19 Activities:

- Small Business Emergency Grant Program
- SBS provided \$10,000 grants to 141 businesses citywide during June 2020, including to 31 businesses on Burnside Avenue
- Strategic Impact COVID-19 Commercial District Support Grant

Outreach:

- Coordinated w/ business and local CM
- Mobile outreach unit visited corridor monthly pre-covid



SMALL BUSINESS, WORKFORCE AND ECONOMIC DEV :

Project Spotlight: Operation Eco-Quality

Operation Eco-Quality:

- Regulatory/Environmental compliance identified as major need during process
- Program has a focus on education vs. enforcement – make businesses better neighbors
- City partnered with NYS Department of Environmental Conservation and local partners
- Launched Operation Eco-Quality on Jerome in 2019
 - Engaged local partners to visit 85 sites
 - Focused on education and support
 - 75 sites had compliance deficiencies
 - **59 were able to be brought into compliance**
 - 16 require additional follow up



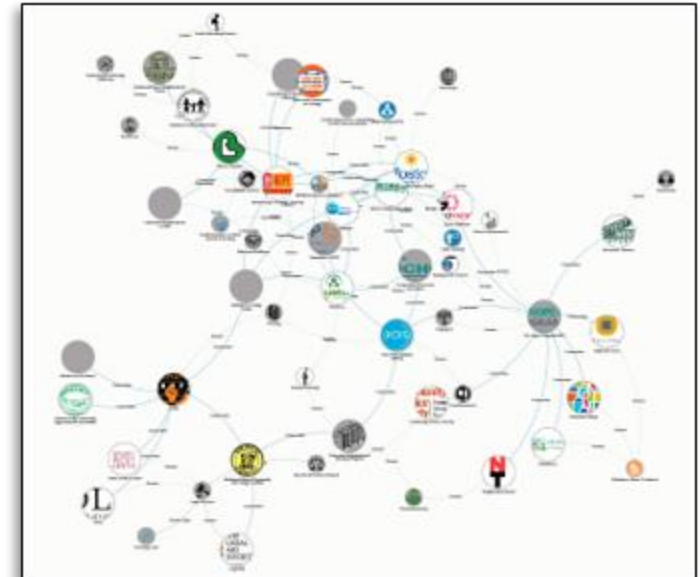
SMALL BUSINESS, WORKFORCE AND ECONOMIC DEV

Project Spotlight: Workforce Network

- Recommendation during planning process to explore building a workforce network - LESEN model referenced
- Convened 30 + CBO's, employers, and resource providers
- JobsFirst brought in as Technical Assistance provider and city role shifts as community takes over
- Continues to meet today as "Jerome Avenue Revitalization Collaborative" with the following goals:
 - 1) An Employer Facing Network
 - 2) A Local Business Hub for employers
 - 3) Create Access to Grants for low-income residents



Local community organizations discuss opportunities for collaboration at a Stakeholder Meeting on 4/26/17



Map of West Bronx CBO Network

TRANSPORTATION AND ACCESS: OVERVIEW



- MTA’s 170th St ADA Accessibility Project is in progress; NYCDOT continues to coordinate with MTA on Jerome Ave Capital Project improvements at Keltch Park
- Jerome Ave Capital Project – suite of improvement that includes work on Under The El and Commercial Corridors, is in design (Paused due to COVID-19)
- Step Streets:
 - Clifford reconstructed in 2019
 - Davidson in preliminary design
- Key streets along the Jerome Ave corridor were repaved in 2019
- Expansion of Citibike to area
- Bus Priority Improvements and Parking Protected Bike Lanes on Edward L Grant Highway

OPEN SPACE

Project Spotlight: Aqueduct Walk + Morton Playground

Re-connect Aqueduct Walk between Burnside and Jerome

Aqueduct Walk:

- Design is underway
- First phase - \$8-10 million

Morton Playground:

- Design and procurement are complete. Construction is underway.
- \$5.2 million investment.

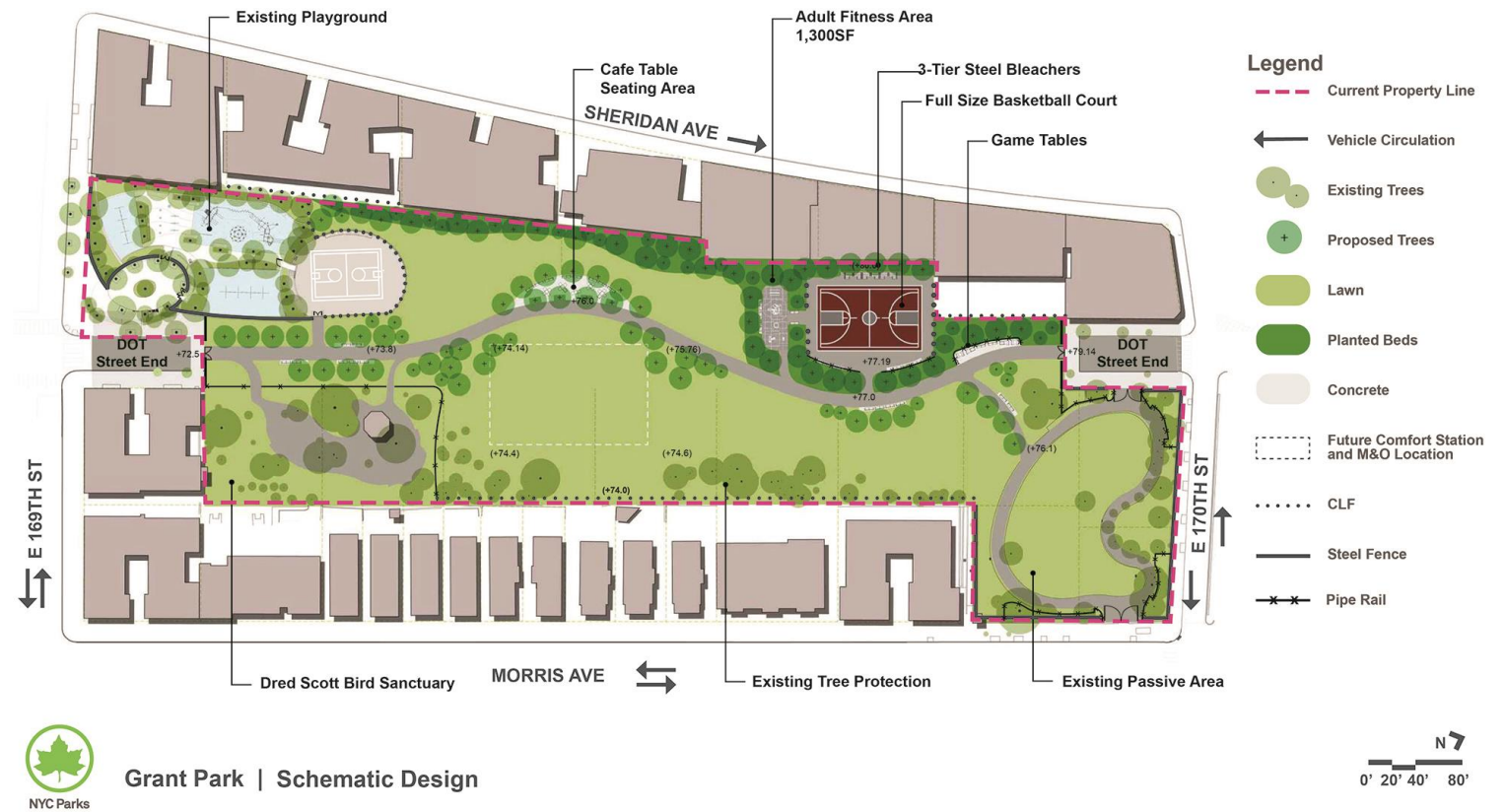


OPEN SPACE

Project Spotlight: Grant Park

Design + Expand park

- Design is complete
- Procurement underway
- \$25.7 million investment

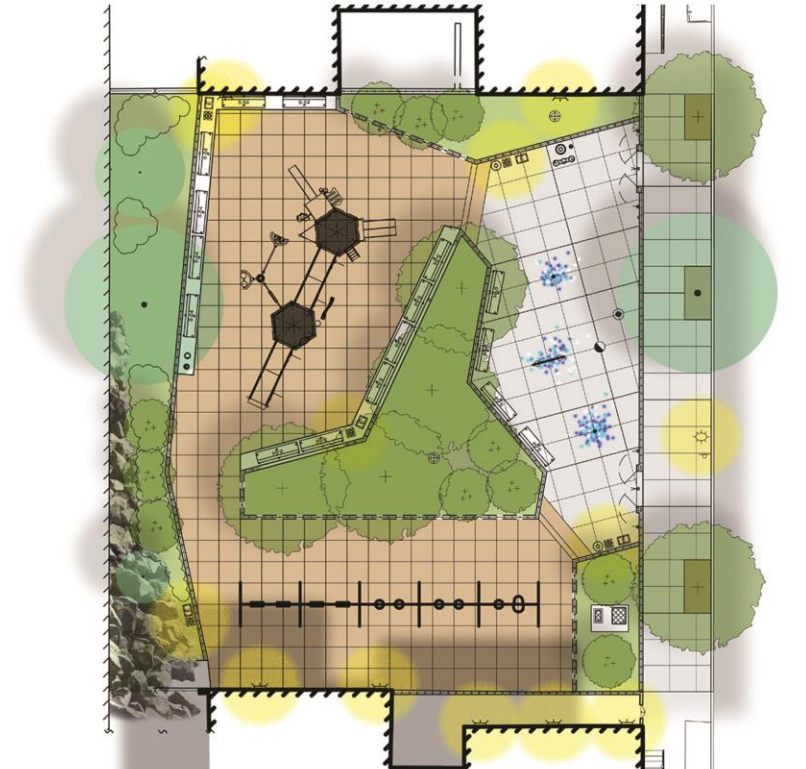


OPEN SPACE

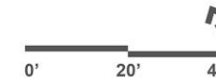
Project Spotlight: Davidson Park

Design + Build new playground

- Design is complete
- Procurement underway
- Up to \$11.2 million investment



Davidson Park

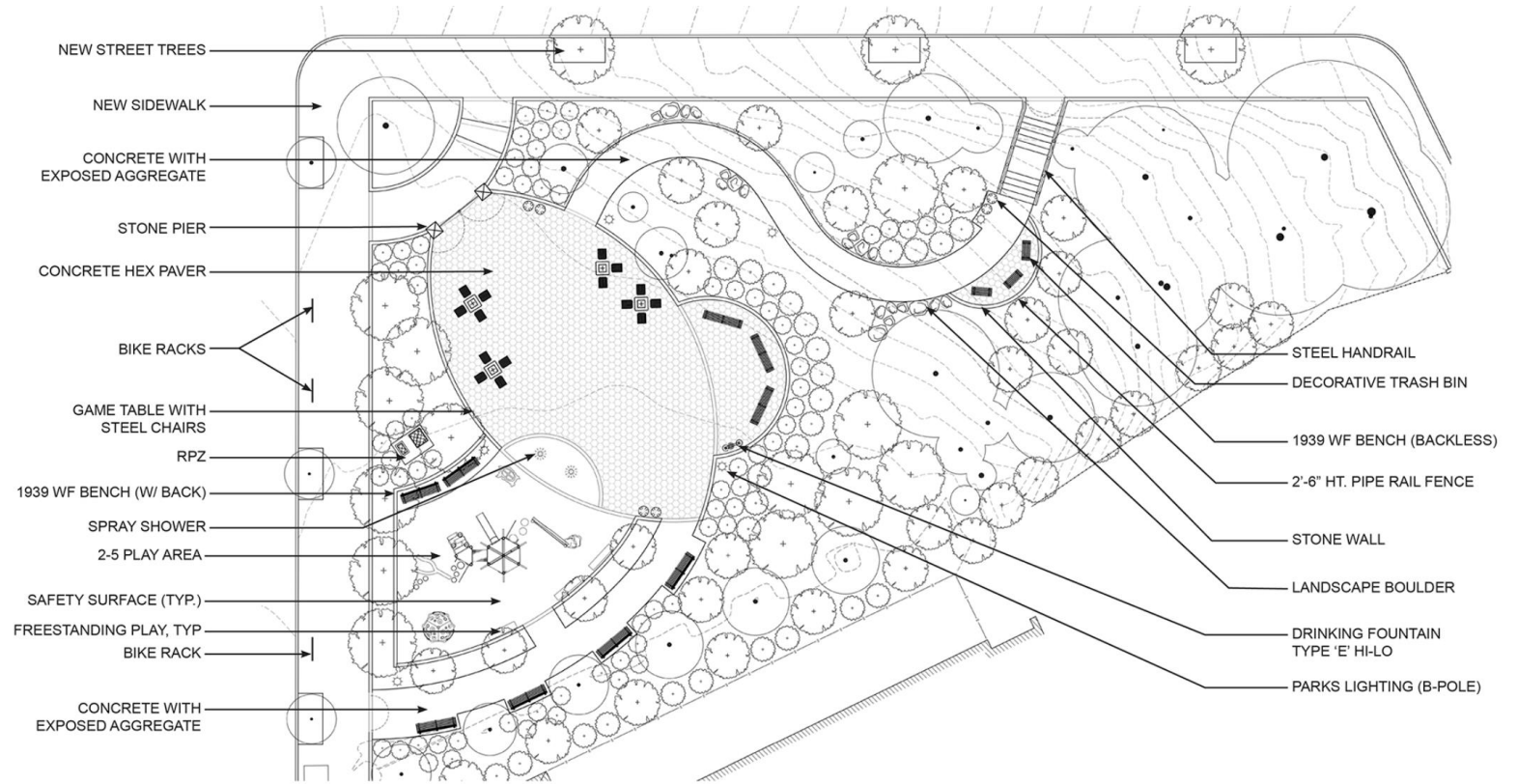


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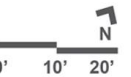
Project Spotlight: Corporal Fischer Playground

Design + Build new playground

- Design is complete
- Community outreach held
- \$3-5 million investment



Corporal Irwin Fischer Park | Schematic Design

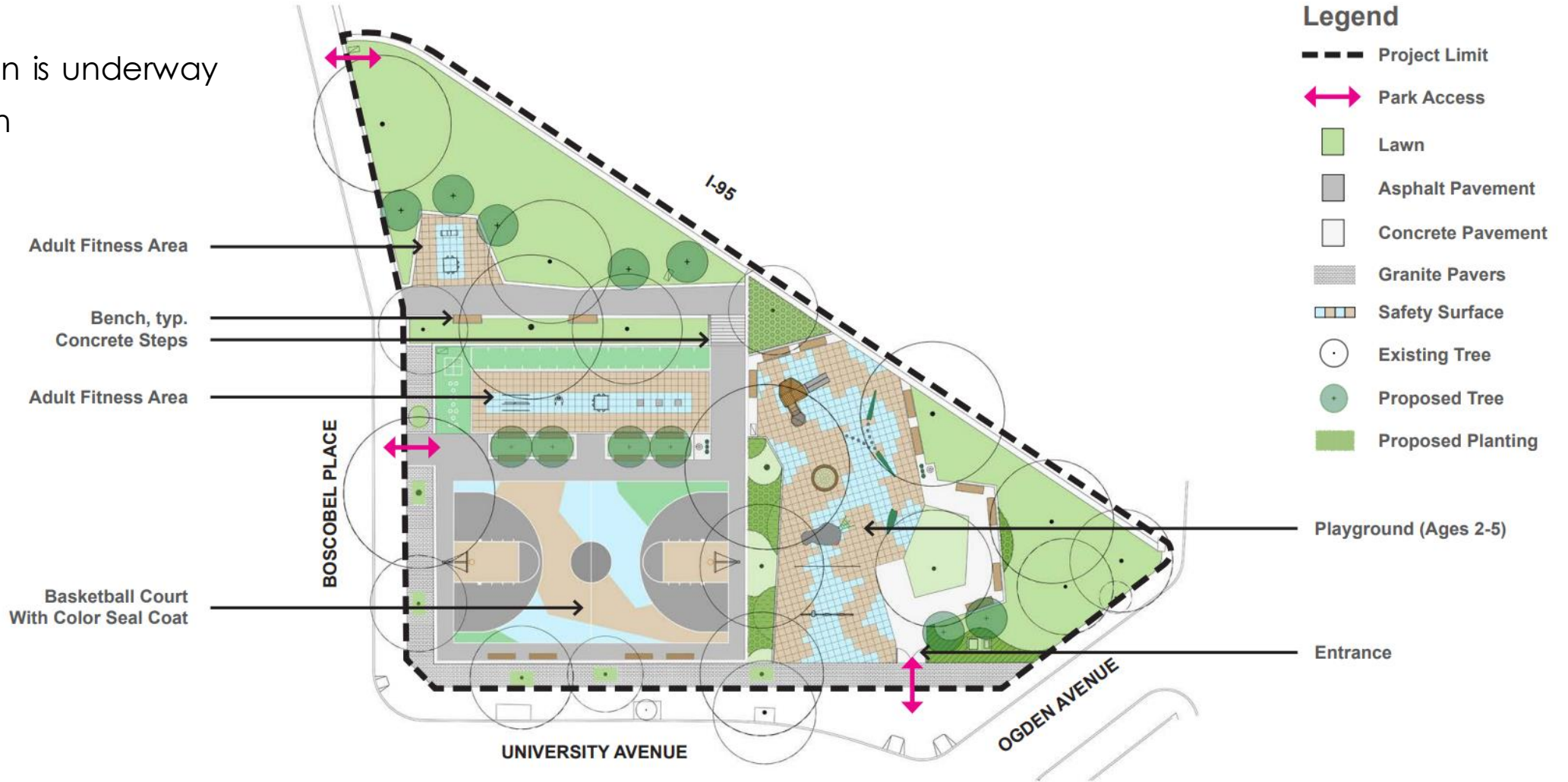


OPEN SPACE

Project Spotlight: Bridge Playground

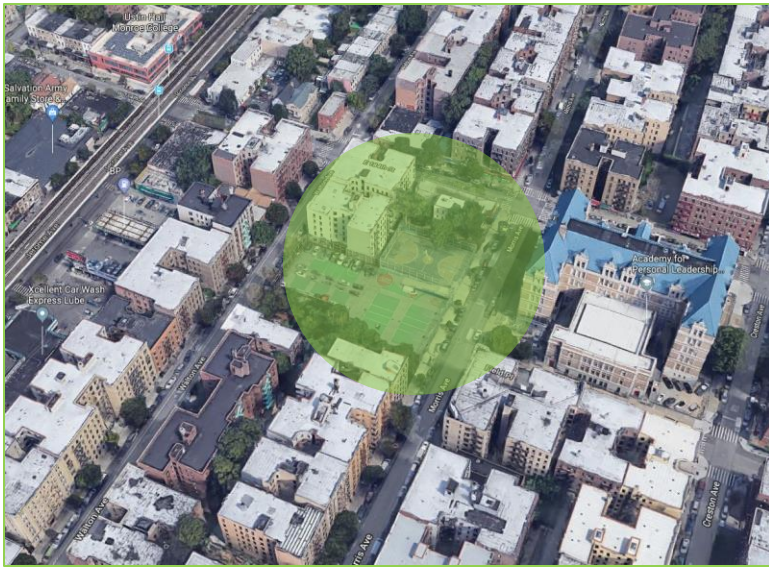
Design + Build new playground

- Construction is underway
- \$2.57 million



EDUCATION - PROGRESS SINCE PLAN ADOPTION

Build a new Community School District (CSD) 10 Elementary school at 2355 Morris Avenue



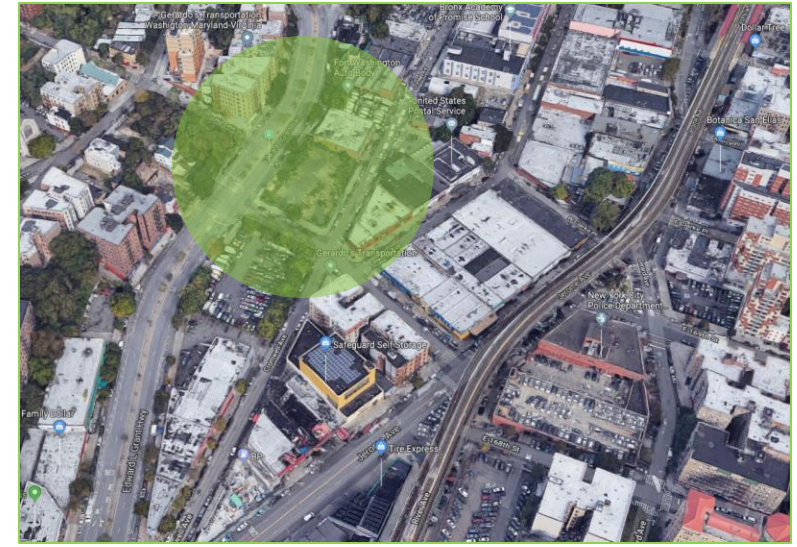
Construction underway
Anticipated 2024 opening.

Complete PS 33 Annex



Project complete

Build a new Community School District 9 Elementary school



A new elementary school has been sited at 1302 Edward L. Grant Highway. Construction Fall 2021 and anticipated 2024 opening

COMMUNITY RESOURCES

Project Spotlight: Davidson Community Center

Invest in improvements and expansion of Davidson Community Center

- Davidson provides an array of services to the community and was a crucial partner during the pandemic
- The building today has limited space and accessibility
- DCP working closely with Davidson, DDC and DCAS to finalize cost and plans for a new elevator and legalization of cellar space



HEALTH: Jerome Public Health Taskforce and Neighborhood Health Plan

- Jerome Avenue Public Health Taskforce launched in 2018
- The Jerome Avenue Neighborhood Health Plan was finalized in October 2020, with the endorsement of Councilmembers Vanessa Gibson and Fernando Cabrera.
- DOHMH is working with the Public Health Taskforce, including the local community boards, CBOs, residents, and others, to increase awareness of the plan including a roadshow to reach a broader group of stakeholders.
- Plan will inform annual District Statements of Needs and includes recommendations to address health inequities in following categories:
 - Education
 - Public outdoor spaces
 - Healthcare quality and access
 - Food environment
 - Housing
 - Local economic development



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