A comprehensive planning study that made recommendations including zoning actions along a two-mile stretch of the Jerome Avenue.
Jerome Avenue Neighborhood Study: What is it?
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Jerome Avenue Neighborhood Study:

What are we trying to accomplish?

• Preserve affordable housing
Jerome Avenue Neighborhood Study: Overview

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What are we trying to accomplish?

• Preserve affordable housing

• Zoning actions create opportunities for new housing

• Partnering with agencies to invest in the public realm and community spaces
Jerome Avenue Neighborhood Study: Overview

What are we trying to accomplish?

- Preserve affordable housing
- Zoning actions create opportunities for new housing
- Partnering with agencies to invest in the public realm and community spaces
- Reposition Jerome Avenue as a connector of neighborhoods
Key Milestones

- **Study Launch & Working Group**
  - September 2014

- **Public Outreach, Workshops, Visioning**
  - March-July, 2015

- **Release of Zoning Framework**
  - November, 2015

- **Began Environmental Review Process**
  - Fall, 2016

- **Land Use Application Certification**
  - August, 2017
Planning Process

Listen + Learn  
Vision + Plan  
Implement

Information Sharing ● Goal Setting ● Visioning Workshops ● Charrettes ● Open House
Jerome Avenue Draft Neighborhood Plan

- Housing
- Economic & Workforce Development
- Parks, Open Space & Transportation
- Community Resources
- Land Use

NYC.GOV/JEROME
Jerome Avenue Neighborhood Plan: Study Goals

STUDY GOALS
The Jerome Avenue Neighborhood Plan consists of five major chapters: Land Use & Zoning, Open Space & Access, Housing, Economic & Workforce Development, Community Resources, and a summary of the September 2017 Open House. All of these subject areas are, of course, highly interrelated. For instance, efforts to protect tenants and improve housing quality directly touch upon the health of residents in the area. Likewise, land use & zoning actions aimed at supporting thriving commercial corridors will have direct impacts on the economic health of the area. Below is an overview of some of the overarching goals identified by the community as important outcomes of the Jerome Avenue Neighborhood Study.

**LAND USE & ZONING**
1. Map zoning districts conducive to fulfilling the vision of the Jerome Avenue Corridor as a thriving commercial corridor with more residential uses and safe, active streets, and public spaces.
2. Focus distinct nodes of density in appropriate locations (residential & commercial)
3. Leave strategic areas zoned for current uses.

**HOUSING**
1. Provide sustainable, high-quality, and affordable housing with a range of options for residents at all income levels.
2. Protect tenants and improve housing quality.

**ECONOMIC & WORKFORCE DEVELOPMENT**
1. Create greater retail diversity to meet current and growing retail and service needs.
2. Help Jerome Avenue residents prepare for jobs and career growth with appropriate training and skills development.
3. Promote small businesses and support entrepreneurship throughout the corridor.
4. Support auto-related businesses and workers.

**OPEN SPACE & ACCESS**
1. Ensure every neighborhood has green streetscapes, quality parks, and diverse recreation spaces.
2. Promote a safe, walkable Jerome Avenue underneath the elevated train.
3. Ensure the streets are safe and attractive for all users including pedestrians, bicyclists, transit users, and motorists.

**COMMUNITY RESOURCES**
1. Meet the educational, health, and service needs of the community, especially youth and seniors, today and in the future as the neighborhood develops.
2. Improve quality of life and health of the neighborhood.
Transportation study areas of focus:

- Complementary to the neighborhood study
- Emphasis on pedestrian environment
  - Traffic calming
  - Walkability
  - Plaza space
- “Under the El” treatments
- Work with irregular street geometry and hilly terrain
Recommendation types:

- Enhanced Pedestrian Space
- Pedestrian and Bicycle Safety Measures
- Improved Connections to Transit
- Additional Traffic Control
Preliminary Recommendations

170th Street and Jerome Avenue challenges:

• Under the El location
• Auto crashes involving pedestrians
• Multimodal transfer point
• Important commercial hub
Preliminary Recommendations

170th Street and Jerome Avenue recommendations:
• Close Plaza Drive
• Add pedestrian space
• Install traffic calming measures
• Redesign Kelch Park to facilitate pedestrian access
Preliminary Recommendations

170th Street and Jerome Avenue recommendations (NYC DOT):
- Keep Plaza Drive open
- Add pedestrian and open space
- Traffic calming
Preliminary Recommendations

**East 170th Street corridor** challenges:
- Auto crashes involving pedestrians
- Lack of pedestrian amenities
- Lack of bicycle infrastructure
Preliminary Recommendations

**East 170th Street corridor** recommendations:

- Traffic calming
- Install shared bike lane in each direction
- Redesign park at Grand Concourse to facilitate pedestrian access and safety
Preliminary Recommendations

170th Street bike lane proposal:
• Integrate local bike network
• Provide east-west bicycle access
Preliminary Recommendations

West 170th Street and Edward L. Grant Highway challenges:

- Long pedestrian crossings
- Significant roadway space provides opportunities
Preliminary Recommendations

West 170th Street and Edward L. Grant Highway recommendations:

- Change pedestrian crossing to match desire line
- Redesign Greenstreet to accommodate pedestrians
- Install protected bicycle lane
- Traffic calming
Preliminary Recommendations

**167th Street and Jerome Avenue** challenges:
- Significant crash rate
- Roadway conflicts
- Lack of pedestrian amenities
167th Street and Jerome Avenue recommendations:

- Close westbound turn onto Jerome Ave from Cromwell Ave
- Add pedestrian amenities and traffic calming
Preliminary Recommendations

167th Street and Jerome Avenue recommendations (NYC DOT):
- Close westbound turn from Cromwell Ave to E 167 St
- Pedestrian amenities and traffic calming
Preliminary Recommendations

Gerard and Jerome Avenues challenges:
• Long pedestrian crossing
• Pervasive roadway and sidewalk parking
Gerard and Jerome Avenues recommendations:

- Close Gerard Ave, extend pedestrian plaza
- Expand parking lot for precinct-related parking
Preliminary Recommendations

Gerard and Jerome Avenues recommendations (NYC DOT):
- Normalize intersection of Jerome Ave and W Clarke Pl
- Expand pedestrian plaza
- Channelize traffic and provide angle parking
Preliminary Recommendations

River and Jerome Avenues challenges:
- Under the El location
- Lack of pedestrian amenities
- Excess roadway space provides opportunities for improvements
Preliminary Recommendations

**River and Jerome Avenues** recommendations:
- Add pedestrian plaza space and facilitate pedestrian crossings
- Traffic calming
Zoning Map Amendment
- Density at stations and the convergence of wide streets
- Increased Commercial FAR at Burnside/Tremont
- Contextualize existing residential districts
- Continuity along elevated rail

Zoning Text Amendment
**Special Jerome Avenue District**
- Rules for Elevated Rail
- Rules for Irregular Lots
- Hotel Special Permit
- Non-Residential Ground Floors

**Mandatory Inclusionary Housing**

**City Map**
*De-map Corporal Fischer Place*
*Map entire parcel as Parkland*
Jerome Avenue Neighborhood Plan: Implementation & Big Wins

Housing

- Goals:
  - Increase affordable, high-quality, and well-connected housing in the neighborhood
  - Protect tenants and prevent housing quality

- Investments:
  - $800 Million
  - 5,500 new units
  - 1,500 new units
  - 421 new units

- Total:
  - 124 new units
  - 6,000 units
  - 48 units

Economic & Workforce Development

- Goals:
  - Support neighborhood businesses and workforce development
  - Invest in economic development

- Investments:
  - $50 Million
  - $50 Million
  - $140 Million

Planning Process & Timeline

- Phase 1: Community Engagement
- Phase 2: Plan Development
- Phase 3: Implementation

- Key Dates:
  - 2019
  - 2025
  - 2037

- Key Milestones:
  - Neighborhood Task Force
  - Public Workshop
  - Review Public Draft Plan
  - Community Review
  - Adopted

BIC Wins

- Build new homes for seniors
- Expand affordable housing
- Strategies for rezoning
- Support small businesses and entrepreneurs
- Improve public spaces

- Economic development initiatives
- Support neighborhood businesses
- Increase neighborhood jobs and workforce development
Jerome Avenue Neighborhood Plan: Implementation & Big Wins

- Broad Vision Established
- 60 Commitments Made
- $189 Million committed
Jerome Avenue Neighborhood Plan: Implementation & Big Wins

- Two Schools
- Renovated Community Center
- ~ $50M toward Parks
- ~ $50M toward Streets
- Affordable Housing
- Workforce Development
Jerome Avenue Neighborhood Plan: Implementation & Big Wins

**Under-The-El**

- Bus Stops Under-the-El improvements at six intersection

- Plaza Drive Public Space Improvements

- Gerard Triangle Safety Improvements

- Pedestrian Improvements Cromwell Avenue, River Avenue and Jerome Avenue at East 169th Street

- Redesign of intersection of River Avenue and Jerome Avenue at East 168th Street

- Improvements at Cromwell Avenue, Jerome Avenue, and East 167th Street

- Corridor-wide El Space and Street Lighting
Jerome Avenue Neighborhood Plan: Implementation & Big Wins

Commercial Corridor Improvements

$20.3 million

- Burnside Avenue
- E 170th Street
- E 167th Street
- Tremont Avenue Safety Improvements
- Hall of Fame Terrace & University Avenue Improvements
Jerome Avenue Neighborhood Plan: Implementation & Big Wins

Cross Bronx Expressway

As part of the Safety Improvement Project at the intersection of the Cross Bronx Expressway and Jerome Avenue, DOT will install new crosswalks, pedestrian space, and traffic signals across Jerome Avenue and the Cross Bronx exit ramps.
Early Implementation

**Tenant Resources**
- Right to Counsel
- Tenant Support Unit
- Code Sweeps
- Landlord Ambassador
  - Housing Ambassadors
- Certificate of No Harassment

**Housing Preservation**
- New Settlement Apartments
  - 5,500 units preserved
  - $800 million+

**Jobs and Businesses**
- Workforce Development Network
- Business Outreach
- Auto Worker Training

**Commercial District**
- Needs Assessment

**Neighborhood 360**
- Grants

**Business Services**
- Marketing Plan

**Parks and Open Space**
- Over $50m in investments in streets, including under-the-el
- Over $50m in parks investments!
A Future Vision for Jerome Avenue
A Future Vision for Jerome Avenue