On Wednesday, November 29, 2017, at 10:00 a.m., in Spector Hall, at 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of City Planning (DCP) for approval of several discretionary actions including zoning map amendments, zoning text amendments, and city map changes (collectively, the "Proposed Actions") to rezone an approximately 92-block area primarily along Jerome Avenue and its east west commercial corridors in Bronx Community Districts 4 and 5 and 7 (the "Rezoning Area"). The Proposed Actions would also establish the Special Jerome Avenue District coterminous with the Rezoning Area. The Rezoning Area is generally bounded by E.165th Street to the south and 184th street to the north; and also includes portions of Edward L. Grant Highway, E.170th Street, Mount Eden Avenue, Tremont Avenue, Burnside Avenue and E.183rd Street. The proposed city map changes are located a block outside of the Rezoning Area in the Highbridge neighborhood of the Bronx, Community District 4.

The Proposed Actions include: rezoning portions of existing C4-4, M1-2, R8, C8-3, and R7-1 with R7A, R8A, R9A, R7D, and C4-4D districts and C2-4 commercial overlays; amendments to the text of the City's Zoning Resolution (ZR) to establish the Special Jerome Avenue District, coterminous with the Rezoning Area, which would include regulations that would add controls to the ground floors of buildings within mapped commercial overlays and districts, modify height and bulk regulations on lots fronting the elevated rail line, modify bulk regulations on irregular lots, and establish controls, such as discretionary review provisions, for transient hotels; establish the proposed R7A, R7D, R8A, R9A, and C4-4D districts as Mandatory Inclusionary Housing areas, applying the Mandatory Inclusionary Housing program to require a share of new housing to be permanently affordable where significant new housing capacity would be created; amendments to the City map to: map Block 2520, Lot 19, a city-owned parcel, as parkland, and de-map Corporal Fischer Place (street) between Nelson Avenue and Shakespeare Avenue, which is adjacent to the parcel to be mapped as park land as described above (Block 2520, Lot 19), and map it as parkland.

Since the issuance of the Notice of Completion for the DEIS, the Department of City Planning (DCP) has proposed to modify the application (ULURP Nos. C 180051 (A) ZMX and N 180050 (A) ZRX), to extend the boundaries of the proposed rezoning area and proposed Special Jerome Avenue District to include additional blocks and lots, located west and south of Jerome Avenue, from R7-1 and M1-2 to R8A with a C2-4 commercial overlay and R7D with a C2-4 commercial overlay. The modified application would also include zoning text amendment provisions to: allow second story retail along Jerome Avenue as-of-right; allow the second story as an obstruction in a rear yard within 100' of Jerome Avenue; allow Physical Culture Establishments as of right within the Special Jerome Avenue District; and clarify street wall and ground floor regulations.

In order to assess the possible impacts of the proposed action, a reasonable worst-case development scenario (RWCDS) was established for both the current (Future No-Action) and proposed zoning (Future With-Action) conditions by the build year of 2026. The incremental difference between the Future No-Action and Future With-Action conditions serves as the basis for the impact analyses in the DEIS. In total, the Proposed Actions are expected to result in a net increase of approximately 3,250 dwelling units, 72,273 square feet of community facility space, 35,575 square feet of commercial/retail space; and a net decrease of 47,795 square feet of industrial space and 98,002 square feet of auto-related uses.

Written comments on the DEIS are requested and will be received and considered by the Office of the Deputy Mayor for Housing and Economic Development, the Lead Agency, until Monday, December 10, 2017, at 5:00 p.m..

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DCP019X.