DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

August 29, 2016

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
Jerome Avenue Rezoning
(CEQR No. 17DCP019X)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission as CEQR lead agency, has determined that a draft environmental impact statement is to be prepared for the proposed actions related to the redevelopment of Jerome Avenue Rezoning, CEQR Number 17DCP019X. The SEQRA classification for this proposal is Type I.

A public scoping meeting has been scheduled for Thursday, September 29, 2016 and will be held at Gould Memorial Library Auditorium, Bronx Community College, 2155 University Avenue, Bronx, New York 10453. The meeting will begin at 4:00 pm. Written comments will be accepted by the lead agency until the close of business on Monday, October 10, 2016.

The New York City Department of City Planning (DCP) is proposing zoning text amendments, zoning map amendments and city map changes (collectively the "Proposed Actions"). The proposed zoning text and map amendments would rezone an approximately 73-block area primarily along Jerome Avenue and its east west commercial corridors in Bronx Community Districts 4 and 5 and 7 (the "Rezoning Area"), and would 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.

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The Proposed Actions includes:

- Zoning map amendments to rezone 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.

- Zoning text amendments to:

    - Establish the Special Jerome Avenue District, coterminous with the Rezoning Area. The proposed special district will include regulations that will 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 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.

- City Map changes to:

    - Map Block 2520, Lot 19 as parkland. This city-owned parcel is located one block outside of the rezoning area and is bounded by West 170th Street, Nelson Avenue, Shakespeare Avenue, and Corporal Fischer Place in the Highbridge neighborhood of the Bronx, Community District 4.

    - 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.

The Proposed Actions reflect DCP's on-going engagement with local community boards, area residents, business owners, workers, elected officials, and community based organizations to achieve the following land use objectives: a) Provide opportunities for high quality, permanent affordable housing with options for tenants at a wide range of income levels; b) Ensure that any new construction fits visually and architecturally into its surrounding neighborhood context; c) Anchor the Jerome corridor and surrounding neighborhoods by permitting more intensive uses in two nodes; d) Create special rules for new development along the elevated rail line to provide light and air along the corridor and ensure adequate distance between residential uses and the train; e) Promote active ground floor uses and diverse retail to support community needs and provide a consistent streetscape throughout the corridor; f) Preserve zoning for heavy commercial and light industrial uses in areas to support mixed uses and jobs; and g) Establish controls for transient hotels to ensure consistency with the goals and objectives of the rezoning.

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 net decrease of 47,795 square feet of industrial space and 98,002 square feet of auto-related uses. The analysis year for this proposal is 2026.

Digital copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Contact: Robert Dobruskin, AICP, Director (212) 720-3423; at the Mayor's Office of Sustainability, 253 Broadway, 14th Floor, New York, New York 10007, Contact: Hilary Semel, Director (212) 676-3273. The Draft Scope of Work and scoping protocol will also be made available for download at www.nyc.gov/planning.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.