DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

August 29, 2016

Hilary Semel, Director
Mayor's Office of Sustainability
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Jerome Avenue Rezoning**
CEQR No. 17DCP019X
ULURP Nos. Pending
Bronx, Community Districts 4, 5 and 7
SEQRA Classification: Type I

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

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; the study area 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.

Robert Dobruskin, AICP. *Director*
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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.

An Environmental Assessment Statement is attached. Please contact Evren Ulker-Kacar, AICP of the Department of City Planning at (212) 720-3419 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: The Hon. Ruben Diaz Jr., Bronx Borough President
Fernando Cabrera, New York City Council, 14th District
Vanessa L. Gibson, New York City Council, 16th District
Bronx Borough Board
Kathleen Saunders, Chair, Community Board 4, Bronx
Paul A. Philps, District Manager, Community Board 4, Bronx
Dr. Bolo Omotosho, Chair, Community Board 5, Bronx
Adaline Walker Santiago, Chair, Community Board 7, Bronx
Andrew Sandler, District Manager, Community Board 7, Bronx
Raju Mann, City Council
Terrell Estesen, DEP
Colleen Alderson, DPR
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DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

CITY ENVIRONMENTAL QUALITY REVIEW

August 29, 2016

To: Raju Mann, City Council, Land Use Review Division
The Hon. Ruben Diaz Jr., Staten Island Borough President
Kathleen Saunders, Chairperson, Bronx Community Board 4
Paul A. Philps, District Manager, Bronx Community Board 4
Dr. Bolo Omotosho, Chairperson, Bronx Community Board 5
Adaline Walker Santiago, Chairperson, Bronx Community Board 7
Andrew Sandler, District Manager, Bronx Community Board 7

Re: Jerome Avenue Rezoning
CEQR No. 17DCP019X
ULURP Nos. Pending
Bronx Community Districts 4, 5 and 7

NOTICE OF RECEIPT

The attached Environmental Assessment Statement, which has been submitted to the Department of City Planning to be reviewed under 6 NYCRR Part 617, is being forwarded to you for your information.

If you have any questions concerning this application, please contact Evren Ulker-Kacar, AICP at the Environmental Assessment and Review Division at (212) 720-3419.

Please use the CEQR reference number on all correspondences related to this application.

Robert Dobruskin

Robert Dobruskin, AICP

Robert Dobruskin, AICP. *Director*
Olga Abinader, *Deputy Director*
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