DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

August 29, 2016

POSITIVE DECLARATION

Project Identification
Jerome Avenue Rezoning
CEQR No. 17DCP019X
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:
Jerome Avenue Rezoning
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.

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.

Robert Dobruskin, AICP, *Director*
Olga Abinader, *Deputy Director*
120 Broadway, 31st Floor, New York, N.Y. 10271
(212) 720-3423 FAX (212) 720-3488
rdobrus@planning.nyc.gov

  - 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.

Statement of Significant Effect:

On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

1. The actions, as proposed, may result in significant adverse impacts related to land use, zoning and public policy in the vicinity of the affected area.
2. The actions, as proposed, may result in significant adverse impacts related to socioeconomic conditions in the vicinity of the affected area with respect to direct and indirect business displacement, indirect residential displacement and specific industries. The actions does not have any potential to result in significant adverse impacts with respect to direct residential displacement.
3. The actions, as proposed, may result in significant adverse impacts related to community facilities in the vicinity of the affected area.
4. The actions, as proposed, may result in significant adverse impacts on publicly

accessible open space in the vicinity of the affected area.

5. The actions, as proposed, may result in significant adverse shadow impacts in the vicinity of the affected area.
6. The actions, as proposed, may result in significant adverse impacts related to historic and cultural resources in the affected area.
7. The actions, as proposed, may result in significant adverse impacts related to urban design and visual resources in the vicinity of the affected area.
8. The actions, as proposed, will not result in significant adverse impacts related to natural resources as there are no natural resources located in the vicinity of the affected area.
9. The actions, as proposed, may result in significant adverse impacts related to hazardous materials in the vicinity of the affected area.
10. The actions, as proposed, may result in significant adverse impacts related to water and sewer infrastructure in the vicinity of the affected area.
11. The actions, as proposed, may result in significant adverse impacts related to solid waste and sanitation services.
12. The actions, as proposed, may result in significant adverse impacts related to energy.
13. The actions, as proposed, may result in significant adverse impacts related to transportation in the vicinity of the affected area.
14. The actions, as proposed, may result in significant adverse impacts to air quality in the vicinity of the affected area.
15. The actions, as proposed, may result in significant adverse impacts to greenhouse gas emissions in the vicinity of the affected area.
16. The actions, as proposed, may result in significant adverse noise impacts in the vicinity of the affected area.
17. The actions, as proposed, may result in significant adverse public health impacts.
18. The actions, as proposed, may result in significant adverse impacts related to neighborhood character in the vicinity of the affected area.
19. The actions, as proposed, may result in significant adverse construction-related impacts.

Supporting Statement:
The above determination is based on an Environmental Assessment Statement prepared for the action which finds that:

1. Land Use, Zoning and Public Policy – The Proposed Actions would alter existing land uses and zoning by allowing greater densities than the current zoning permits. In addition, the effects of the Proposed Actions may not be compatible with one or more of the public policies that are applicable to portions of the affected area.
2. Socioeconomic Conditions – The Proposed Actions could result in direct and/or indirect displacement of commercial or institutional uses as it could displace employees and/or businesses of consequence to the area and would introduce a sizable amount of new commercial uses to the area. The Proposed Actions would not directly displace any residences nor would it induce a trend that could potential result in changing socioeconomic conditions for the residents within the area.
3. Community Facilities – The Proposed Actions would not result in the direct displacement of any existing community facilities or services; furthermore, based on the development scenario, the Proposed Action would result in a net decrease of residential units and, therefore would not have the potential to result in significant, adverse impacts related to

public schools, libraries, and child care.

4. Open Space – The Proposed Actions would not have a direct effect on any open space resource; however, it may have an indirect effect due to increased demand for use of publicly accessible spaces by the sizeable number of workers and other daytime users that would be introduced to the area by the Proposed Action.
5. Shadows – The Proposed Actions would allow an increase in development density and, as the result, greater building heights in the affected area. Shadows cast by the proposed buildings could affect publicly accessible open spaces and sunlight-sensitive architectural resources in the area.
6. Historic and Cultural Resources – The Proposed Actions' directly affected area does not include any designated historic resources. There is one designated historic district (Morris Avenue Historic District) in the rezoning area and one within close proximity (Grand Concourse Historic District) to the rezoning area. In addition, the Proposed Actions may result in additional in-ground disturbance and therefore have the potential to affect archaeological resources that may be present on those sites.
7. Urban Design and Visual Resources – The Proposed Actions and subsequent projected development would result in physical changes in the affected area beyond the bulk and form currently permitted as-of-right; therefore, these changes could affect a pedestrian's experience of public space and may alter the urban design character and visual resources of the surrounding area.
8. Natural Resources – The area of the Proposed Actions is located in a developed area of the Bronx, and the affected area and immediately adjacent area are substantially devoid of natural resources; therefore, the Proposed Action would not have a significant adverse impact on natural resources.
9. Hazardous Materials – The Proposed Actions would result in additional in-ground disturbance which, given the historical on-and off-site uses and conditions, has the potential to result in hazardous materials impacts.
10. Water and Sewer Infrastructure – The Proposed Actions would result a sizable net increase of building space within the rezoning area which could place additional demands on infrastructure, including water supply and storm water management.
11. Solid Waste and Sanitation – Due to the increase in density within the affected area, the Proposed Actions would increase the demands on solid waste and sanitation transport and disposal services.
12. Energy – Although significant adverse energy impacts are not anticipated for the Proposed Actions as it would not affect the transmission or generation of energy, the projected amount of energy consumption during long-term operation resulting from the Proposed Actions should be assessed.
13. Transportation – The Proposed Actions would result in an increase in the number of vehicular trips and increase ridership on mass transit facilities. It also would affect pedestrian movements in the area due to the increased number of workers and visitors to the area.
14. Air Quality – Increased demand for heating, ventilation and air conditioning (HVAC) and additional vehicular traffic introduced by the Proposed Actions may affect air quality.
15. Greenhouse Gas Emissions – The Proposed Actions would allow an increase in development density that may affect greenhouse gas emissions due to increased construction and operational activities with the projected development.
16. Noise – The Proposed Actions would increase the volume of traffic in the area, which could result in additional traffic noise and may have the potential to result in stationary

source noise impacts.

17. Public Health – The Proposed Actions would result in an increase in development density which could potentially result in public health concerns.
18. Neighborhood Character – The Proposed Actions has the potential to alter certain constituent elements of the affected area's neighborhood character, including land use patterns, socioeconomic conditions, traffic, and noise levels.
19. Construction – The Proposed Actions would increase the allowable density of the area resulting in new development that involves activities which may result in construction-related impacts.
20. The Draft Environmental Impact Statement (DEIS) to be prepared for the Proposed Actions will identify and describe any other potential effects on the environment.

Public Scoping:
The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting will be held on Thursday, September 29, 2016 at 4:00 pm at Gould Memorial Library Auditorium, Bronx Community College, 2155 University Avenue, Bronx, New York 10453. Written comments will be accepted by the lead agency through Monday, October 10, 2016.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Evren Ulker-Kacar, AICP, at (212) 720-3419.

Robert Dobruskin

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

8/29/16
Date