

Jerome Avenue Study

Area Context

Jerome Avenue Study Context Map



Jerome Avenue Context Photos



Jerome Avenue Study

Existing Land Use

Land Use Map



Jerome Avenue Land Use Photos



Residential



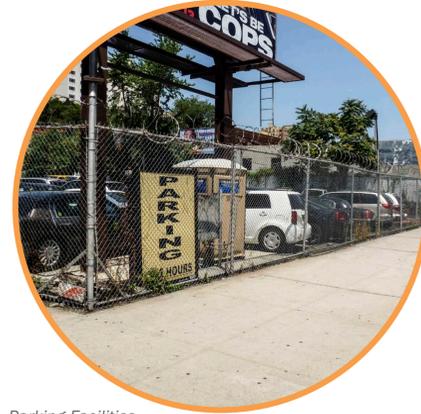
Residential



Residential



Open Space



Parking Facilities



Vacant Land



Public Facility



Industrial/Manufacturing



Commercial

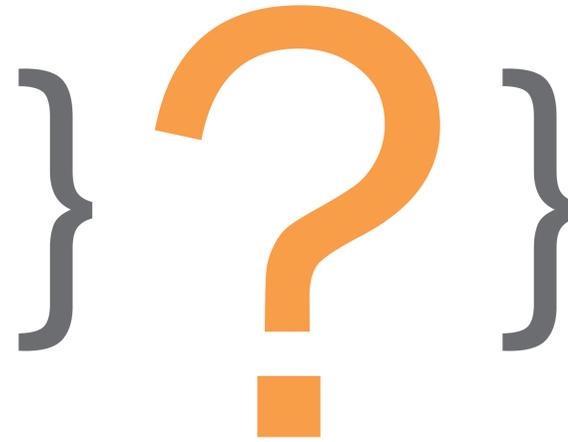


Jerome Avenue Study

Zoning 101

Zoning:

Creates a **framework** for development on private property. Zoning governs land use and building bulk in the City. These regulations take the form of residential, commercial and manufacturing districts throughout the 5 boroughs.



Basically, **ZONING** regulates what you can do on a site (**USE**), and how tall and wide your building can be (**BULK**)

Zoning is for the **long term**, for the future

Zoning DOES

Regulate Uses (by district boundaries)

Regulate Bulk

- Height
- Setbacks
- Lot Coverage

Incentivize Affordable Housing

Incentivize Public Amenities

Sets Performance Standards

for Heavy Commercial & Industrial Uses

Zoning DOES NOT

Tear Down Buildings

Zoning does not give the City authority to acquire or tear down any existing buildings **on private property**.

Build New Buildings/Uses

Zoning determines what is permitted to be built. Zoning **does not require development**.

Generate Development if...

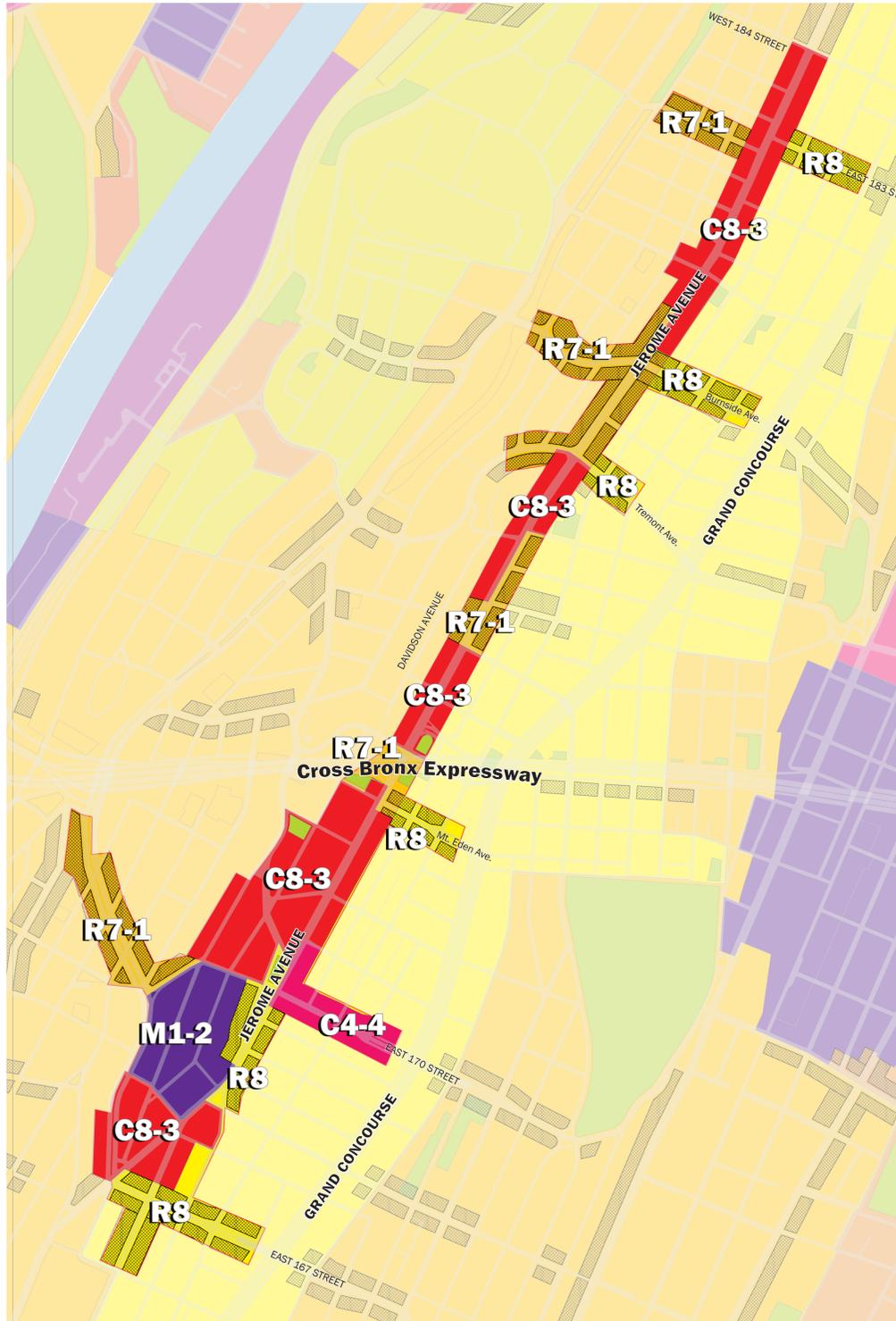
Market conditions do not match its requirements. **Zoning works with the market.**



Jerome Avenue Study

Zoning 101

Existing Zoning Districts - Zoning Study Area



C8-3

Nearly 50% of the zoning study area is zoned for light industrial or heavy commercial uses.

M1-2

These zones allow auto repair shops, sales and community facilities such as schools, **but NOT residential uses.**

C1/C2

Local & some regional commercial is also allowed in the zoning study area. **Commercial overlays**, as seen on 183rd, Burnside, Tremont, Mount Eden, 170th St. & 167th St. allow for local shopping, restaurants, offices, grocery stores.

C4-4

A small area on 170th st. is zoned for **regional commercial uses**, which include department stores & larger office buildings.

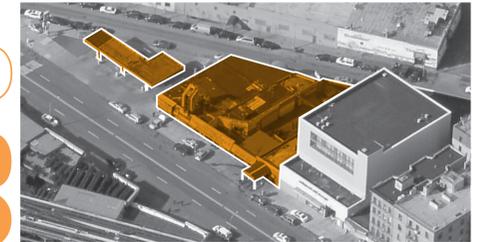
R7-1

R7 and **R8** districts are predominantly found along the east/west streets in the study area and in the surround neighborhoods.

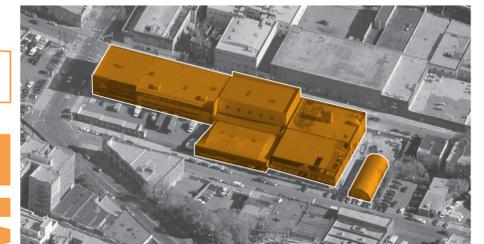
R-8

These allow **medium & high density residential uses**. They do not have height limits. 6-8 story apartment buildings are common in these zones.

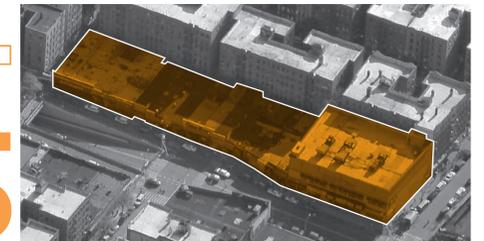
C8-3



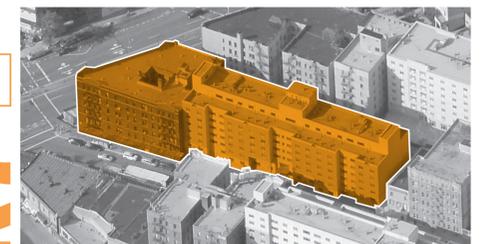
M1-2



C4-4



R7-1



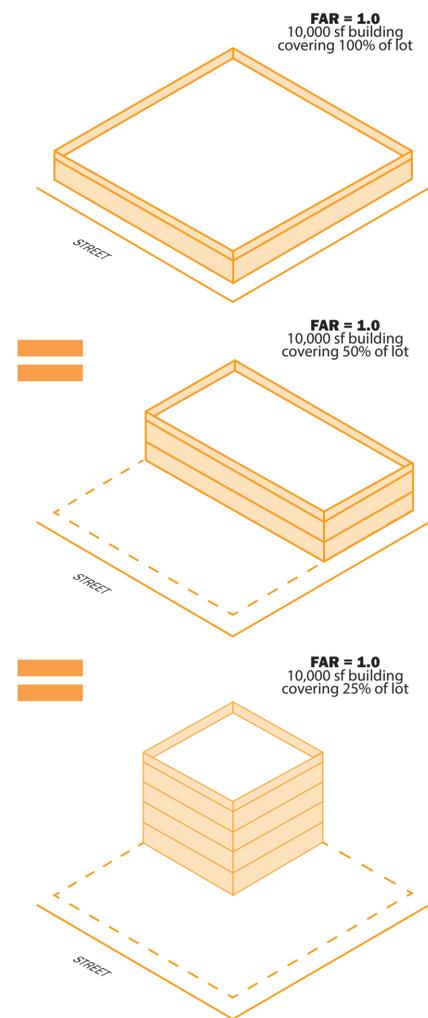
R-8



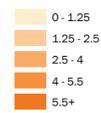
Jerome Avenue Study

Zoning 101

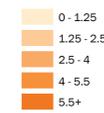
Floor Area Ratio (FAR)



Maximum Allowable FAR



Built FAR



Remaining Allowable FAR



FAR (Floor-Area Ratio) is the measurement by which a building's maximum size is regulated. Despite only being built out to a relatively low FAR, the **Jerome Avenue Study Area is already approaching its maximum allowable FAR under current zoning.**



Jerome Avenue Study

Bronx Planning : A Snapshot

Past Rezoning Port Morris

The Port Morris rezoning area is located in Community District 1, and is generally bounded by Park Avenue to the west, Willow Avenue to the east, East 134th Street to the north and the Harlem River/Harlem River Yards to the south.

2005
Community District 1
11 Blocks

New Housing Units 479

New Affordable Housing 479

Job Trends*



Total New Employees



161 st/ River Avenue

The 161 Street / River Avenue rezoning is located in Community District 4, and is generally bound by River Avenue on the west, East 162nd Street to the north, Park Avenue to the east, and East 159th and East 153rd streets to the south.

2009
Community District 4
8 Blocks

New Housing Units 0

New Affordable Housing 0

Job Trends*



Total New Employees



Webster Avenue/Bedford Park/Norwood

The Webster Ave/Bedford Park/Norwood rezoning area is located in Community District 7, generally bound by the Metro-North Harlem Railroad to the southeast, Fordham and East Kingsbridge Road to the southwest, the Grand Concourse and Jerome Avenue to the northwest, and East Gun Hill Road to the northeast.

2011
Community District 7
80 Blocks

New Housing Units 329

New Affordable Housing 249

Job Trends*



Total New Employees



Third Avenue/Tremont

The Third Avenue rezoning area is located in Community District 6, generally intersecting the Third Avenue corridor from Fordham Plaza in the north to the Cross-Bronx Expressway to the south, and the Tremont Avenue corridor from Webster Avenue in the west to Daly Avenue in the east.

2010
Community District 6
75 Blocks

New Housing Units 161

New Affordable Housing 152

Job Trends*



Total New Employees



Lower Grand Concourse

The Lower Concourse rezoning area is located in Community District 1, generally bounded by the Harlem River to the west, E. 149th Street to the north, Morris and Lincoln Avenues to the east, and the Major Deegan Expressway to the south.

2009
Community District 1
30 Blocks

New Housing Units 285

New Affordable Housing 285

Job Trends*



Total New Employees



Past Studies

Sheridan Expressway - Hunts Point Study

The Sheridan Expressway-Hunts Point Land Use and Transportation Study (SEHP), released in 2013, was a two-year intensive, interdisciplinary study of the neighborhoods and infrastructure surrounding the Sheridan Expressway. The study strikes a balance between an increasingly vibrant residential area and the need to maintain efficient routes traveling to Hunts Point Market, the economic and employment core of the area.

The agencies involved in the Sheridan Expressway - Hunts Point Study include the Department of City Planning, the Department of Transportation, and the Economic Development Corporation.



Sustainable Communities in the Bronx

The Sustainable Communities in the Bronx: Leveraging Regional Rail for Access Growth and Opportunity, released in 2014, presents a vision for a more sustainable and equitable Bronx. This report is the culmination of a two-year process examining the potential for transit-oriented development (TOD) around existing and proposed Metro-North stations in the Bronx.

The six existing and two proposed Bronx Metro-North station areas include:

- | | |
|------------------------|---------------------------------|
| Melrose | Tremont |
| University Heights | Williams Bridge |
| Morris Heights | Fordham |
| Morris Park (proposed) | Parkchester/Van Nest (proposed) |



Hunts Point Vision Plan

The Hunts Point Vision Plan, released in 2005, focuses on addressing critical issues facing the Hunts Point Peninsula. Goals identified include optimizing land use, implementing workforce solution, creating connections to the waterfront, and streetscape as well as improving traffic safety and efficiency. The Hunts Point Peninsula is an area of approximately 690 acres in the South Bronx, nearly half of which is occupied by the 329-acre Food Distribution Center.

The agencies involved in the Hunts Point Vision Plan include the Economic Development Corporation, the Department of City Planning, the Department of Transportation, the Department of Small Business Services.

