

Community Board 5 Section 197-a Plan Phase 1 Summary Report



Prepared by: **EMW Planning & Architecture**
14 Spring Street
Hastings-on-Hudson, New York 10706

June, 2002

PHASE 1 SUMMARY REPORT TABLE OF CONTENTS

PAGE

CHAPTER I – SECTION 197-A SCOPE OF WORK

1

1. Planning Background	1
2. Building on the Present	2
3. Data Collection and Analysis	5
4. Community Vision	6
5. Issues Confronting the CB5 Resident Population	6
6. Harlem River Waterfront	8
7. Commercial Revitalization and Development	9
8. Gateways into the Community	14
9. Transportation	14
10. Community Board Boundaries	15
11. Grand Concourse	15
12. Environmental Objectives	17
13. Fair Share	18
14. Next Steps	18

CHAPTER II – EXISTING CONDITIONS

19

1. BACKGROUND	19
2. SOCIOECONOMIC BACKGROUND	20
3. LAND USE AND ZONING	26
4. TRANSPORTATION	29
5. RECREATION AND OPEN SPACE	30
6. Social Services	30

	<u>PAGE</u>
<u>CHAPTER III – NEEDS ASSESSMENT</u>	32
<u>CHAPTER IV – BIBLIOGRAPHY</u>	40
<u>CHAPTER V – BUDGET</u>	43
<u>CHAPTER VI – POTENTIAL FUNDING SOURCES</u>	44

Appendices (Available at CB #5 office)

APPENDIX A: SELECTED FACILITIES AND PROGRAM SITES IN NYC: THE BRONX

APPENDIX B: BRONX CB #5 DEMOGRAPHIC PROFILE

APPENDIX C: ZONING MAPS

**APPENDIX D: SELECTED EXCERPTS FROM THE BRONX: AN ECONOMIC REVIEW BY NYS COMPTROLLER
H. CARL MCCALL; APRIL, 2002.**

APPENDIX E: EXCERPTS FROM RECREATION AND OPEN SPACE IN NYC (PARKLAND / POPULATION RATIOS)

APPENDIX F: EXCERPTS FROM THE BRONX GREENWAY PLAN FOR NYC (THE BRONX GREENWAYS)

APPENDIX G: EXCERPT FROM PLACES FOR PEOPLE

CHAPTER I: SECTION 197-a SCOPE OF WORK

1.Planning Background

Community Board 5, in an ongoing effort to plan and implement its continued revitalization, is seeking corporate and financial partners. By partnering with corporations and financial institutions, there will be opportunities to achieve and expand upon the goals that have already been established in the CB5 2000 Development Plan. This plan, prepared by CB 5 and the Bronx office of the Department of City Planning, articulated the following goals:

- restoring the community's housing stock which had been devastated by years of neglect and abandonment,
- revitalizing the community's business districts, some of which had high vacancy rates and disinvestments,
- improving the existing neighborhood parks in the community,
- increasing the number of local recreational opportunities for youth and the elderly in a district which had long been underserved,
- addressing City investment in local streets and step-streets,
- making specific recommendations relative to the City-held parcels within the district for housing and open space,
- making specific recommendations relative to designating portions of the district as a historic resource,
- recommending development of an esplanade along the Harlem River.

Many of these goals have been met over the past 12 years. The community's housing stock has been supplemented by thousands of new and rehabbed units, new stores are evident along the community's commercial thoroughfares, and vacancy rates have been lowered, neighborhood parks have been improved, and a number of new ones have been constructed, and the City has created a task force specifically aimed at renovating and maintaining step streets.



Galileo Playground



Step Street at Featherbed Lane

In order to build on the successes of the past ten years, Community Board #5 is now preparing a section 197-a Plan. This Plan will update background information on Community District #5 as a setting for analyses and detailed recommendations relative to the community's commercial areas, transportation, open space, recreation, community facilities and other infrastructure, and housing stock.

2. Building on the Present

A number of housing and other projects are moving forward within or immediately adjacent to CB #5 at this time. These include the following, which is currently being constructed:

- Redevelopment of the Caldor's (former Alexander's) site at the intersection of Fordham Road and the Grand Concourse with retail uses on the ground floor, and office and educational use above. Offices and educational facilities of Local 1199, the health workers' union, will be housed here.

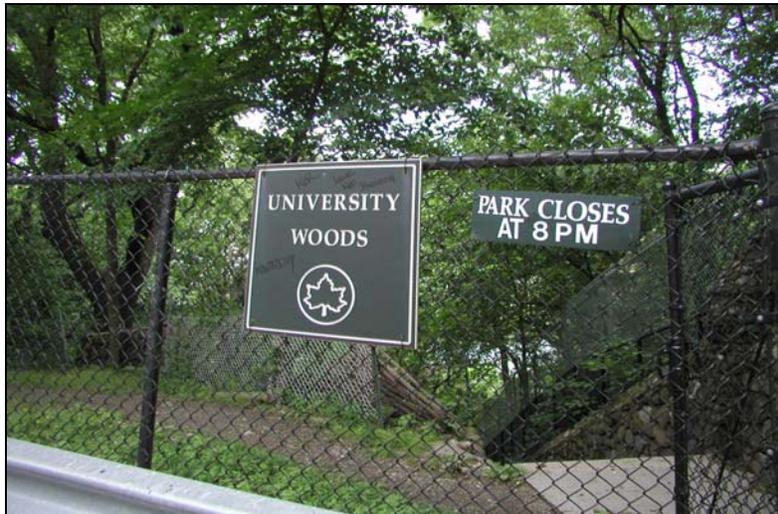
Projects for which funding has already been committed include:

- the University Woods environmental education center, for which \$100,000 has already been earmarked by the Borough President's office for design;

- the \$7.2 million rehabilitation of the former Hebrew Institute at Rev. Martin L. King, Jr. Blvd. and Tremont Avenue as a recreation center sponsored by the Kips Bay Boy's and Girl's Club.

The following projects are currently in planning:

- A 1,000-unit rehabilitation of existing housing units in southern portions of the district. Known as University Consolidated, the first phase of this project will involve the rehabilitation of 200 units of housing along University Avenue / Rev. Martin L. King, Jr. Blvd. and Macomb's Road at a total cost of between \$23 and \$26 million. Rehabilitation of these units will be likely to be overseen by the City Department of Housing Preservation and Development, which will allow a portion to be offered for sale as cooperatives, and others rented to households with moderate and middle incomes. The second phase of this project will involve rehabilitation, by the NYC Housing Authority, of 800 existing rental housing units in projects administered by the Housing Authority in this same area. The rehabilitation of currently vacant units will increase the number of households in the district, thereby increasing the level of disposable income available to area businesses.
- A 250,000 retail project bordered by 225th Street, Broadway, the Major Deegan Expressway, and the Harlem River with CB #7 to the north. This mall is expected to include a Target discount variety store.



Based on the experience of other community districts, the Plan is expected to take between one and three years to complete. Funds will be needed for data collection and analyses, commercial streetscape and waterfront studies, organization of interviews and public forums, evaluation of the potential for a light rail facility along Fordham Road to ease congestion, and to provide an attractive connection between Fordham Landing (where waterborne transportation may be considered) and area destinations/ attractions, and the development of other economic development strategies.

Bronx Community Board #5 **Morris Heights / University Heights / South Fordham /Mount Hope**
Section 197-a Plan Phase 1 Report

The Community Board has already committed \$15,000 to begin planning activities, and to establish a foundation for the Plan. The Board views this initial contribution to the effort as a means of leveraging funding sources.

Specific Activities

3. Data Collection and Analysis

As part of the section 197-a Plan effort, information will be gathered on existing physical, geographic, institutional, business and human resources within CB #5. Demographic information relative to CB #5's population and households will be presented, along with information relative to existing employment and poverty rates, and social service utilization. Health statistics will also be presented as appropriate.

To the extent analyses and/or support from the NYC Department of City Planning's central office (i.e., Population, and/or Economic Development divisions), and the Bronx borough office can be provided, these will be utilized. Support will also be solicited at State and Federal levels. To the extent information and/or support can be provided from other City agencies, such as the Department of Aging, or the Bronx Borough President's office, these will be utilized.

Information will be gathered relative to commercial and industrial establishments within CB#5. As appropriate, business establishments outside of the district will also be discussed. Significant sources of employment and activity in the public and not-for-profit sector will be identified.

The overall health and condition of the Community Board's commercial nodes and strips will be analyzed and evaluated. Information will be garnered from interviews with Community Board members and personnel, local business leaders, and a survey of the community's commercial activity areas. Data on sales revenues, commercial vacancy rates, and leasing trends will be gathered.

As a starting point, commercial areas within Community Board #5 will be visited and conditions in each reviewed.

Each of these areas will be surveyed, and information collected on existing retailers. Individual stores in these centers will be identified. In addition to noting the location, type and target niche (quality) of a retailer, the function, if any, of the retailer in the center will be noted, as will other attributes of the commercial area. These features include vacancy and appearance; evidence of recent investment; evidence of disinvestment, deferred maintenance, under-utilization of retail spaces; proximate land uses; constraints on existing commercial activity or growth; proximity of similar retailing opportunities; the nature of the commercial area (i.e., primarily the sale of convenience goods and personal services; or comparison goods, apparel and related, discount merchandise, food and drink / entertainment, etc.); the presence of large department or variety stores, or other anchors; and proximity to transportation options.



Commercial Uses Along Jerome Avenue

Data relative to the pool of existing jobs within CB#5 will be provided including discussion of the types of jobs available, wages / salaries and employment / industry trends. If available, information from the 2002 Census of Business will be included.

4. Community Vision

A Community Visioning process will be facilitated beginning with a targeted questionnaire, and proceeding with follow-up interviews. Public forums will be organized as key topics are identified. Business leaders, elected officials, social service and education providers, City agencies, community leaders and clergy, block and building association leadership, and property owners and residents will be invited to provide input.

This process will seek to involve as much of the community in the planning process as possible. Issues confronting the population in CB #5 will be identified and prioritized. The need for additional community facilities, such as schools, or facilities for the youth population, will be gauged. Vacant sites will be inventoried, and input will be invited as to their use and re-use. The waterfront and the community's commercial districts would be a primary focus of the planning effort. Public input will be crucial to the planning of these areas.

5. Issues Confronting the CB 5 Resident Population

While 2000 Census data relative to income has yet to be released, it is expected that data will show that CB #5 is home to an increasingly Hispanic, low to moderate income population. Issues are expected to include literacy and education, English as a Second language, the availability of unskilled, and semi-

skilled jobs within the district and in its proximity, as well as maintaining access to affordable, quality housing and health care. Other long-standing issues such as the availability of and access to transportation and recreation resources within the district are expected to remain.

skilled jobs within the district and in its proximity, as well as maintaining access to affordable, quality housing and health care. Other long-standing issues such as the availability of and access to transportation and recreation resources within the district are expected to remain.

The 197-a Plan will inventory the existing demographic and socioeconomic attributes of the district's resident population, and will make recommendations as appropriate.

6. Harlem River Waterfront

- a. Conditions along the Harlem River shoreline will be inventoried. This will include land use, and shoreline condition. As applicable, existing hazardous / toxic conditions will be documented based on a review of existing Federal and State agency information.



Harlem Riverfront Looking South Towards River Park Towers

- b. Large tracts will be evaluated for appropriate use.
- c. Specific recommendations will be made relative to Roberto Clemente State Park, River Park Towers, and to implement Community Board #5's existing Harlem River Esplanade recommendations.
- d. Waterborne transportation options will be identified and related to other Plan proposals.
- e. Plans for waterfront sites in the abutting Bronx community district (4, 7 and 8) and Manhattan community district 12 will be identified and related to CB#5 conditions and Plan recommendations.



Vacant Riverfront Site Just South of Fordham Road

- f. The Community Board will work with the Borough President's office in order to facilitate implementation of the Borough President's Regatta Park proposal as soon as possible within the district.

7. Commercial Revitalization and Development

- a. Specific issues confronting each of the District's neighborhood commercial areas (as listed earlier) will be identified.

As identified at this time, these areas will include the following:

- Grand Concourse/ Fordham Road
 - Webster Avenue
 - Jerome Avenue
 - Burnside Avenue
 - Featherbed Lane
 - East 183rd Street
 - Rev. Martin L. King Jr. Blvd./ East 176th Street/ West Tremont Avenue
- b. Commercial vacancies and gaps in community commercial services will be identified.
 - c. Commercial organization / structure will be evaluated for each commercial area as appropriate (i.e., merchants' associations, Business Improvement Districts (BIDs), Local Development Corporations (LDCs), etc.). Specific attention will be given to strategies used in neighboring areas, other sections of NYC, and in other urban areas. The resources of the Bronx Overall Economic Development Corporation, the NYC Department of Business

Services, the Mayor's office and the Borough President's office will be reviewed for opportunities appropriate to each commercial area. Each organization / agency will be invited to participate as planning for each area proceeds.



Auto Use on Jerome Avenue

- d. Specific attention will be directed to the Fordham Road commercial area and its existing anchors, pedestrian experience, traffic congestion, parking and loading, appearance, target market and variety of goods and services, etc. Fordham Road continues to be a regional commercial attraction.



Typical Conditions along Fordham Road

The development of a formal commercial organization of businesses along Fordham Road and its tributary commercial strips is already considered an important objective of the Plan.

Revitalization of the Loew's Paradise Theater as a cultural / entertainment center is considered instrumental in increasing nighttime activity in this area, and reintroducing the Fordham Road area as an entertainment destination. As part of the Plan, efforts will be made to engage the owners of the Loew's site and hasten the resolution of matters delaying implementation of the plans for this site, which have already been partially implemented.



Loew's Paradise Theatre: Grand Concourse South of Fordham Road

- e. The potential for a light rail facility connecting the Fordham Landing waterfront to area attractions/ destinations in nearby portions of Manhattan and the Bronx will be evaluated.



University Heights Bridge near Fordham Landing

Attractions in the immediate vicinity in the Bronx include the Bronx Zoo and the Botanic Gardens, Fordham University, Bronx Community College (formerly NYU's uptown campus) with its Hall of Fame, the Belmont neighborhood (restaurants, ethnic foods, festivals, etc.), the Kingsbridge Veteran's Administration Hospital, Poe Cottage, Orchard Beach and City Island. Attractions in nearby parts of Manhattan include the Cloisters, Fort Tryon and Inwood Hill Parks, Yeshiva University, the Dyckman House, and Columbia University's Baker Field.



**Hall of Fame of Great Americans
at Bronx Community College**

The Harlem River waterfront is expected to become a greater attraction over the next several years as water conditions continue to improve and the river once again becomes a major area recreational resource.



Harlem Riverfront, including Roberto Clemente State Park

8. Gateways into the Community

Specific attention will be given to improving the appearance of major gateways into the community, and to economic development at nodes such as the Jerome Avenue exit from the Cross Bronx Expressway (and entrances to the Expressway at other locations). These nodes are critical to first impressions upon arrival to the community.



Fordham at Kingsbridge Road



Rev. MLK, Jr. Blvd. at Tremont

9. Transportation

In addition to specific gateways, the current function and service levels of existing transportation resources in CB #5 will also be addressed. This will include a review and discussion of existing conditions along area roadways, including the Major Deegan Expressway, the Cross Bronx Expressway, Martin L. King, Jr. Blvd. (University Avenue), the Grand Concourse, Fordham Road, as well as other relevant area roadways that will be identified.



Other transportation resources will also be reviewed, including service levels at the Metro-North Hudson Line Commuter railroad station stops (Morris Heights, and University Heights) and the Metro-North Harlem Line Commuter railroad station stops (Fordham Road, Tremont Avenue), as well as conditions and service levels at existing NYCTA subway (B & D lines) and bus routes that serve the district.



10. Community Board Boundaries

The Plan will explore the possibility of extending the CB #5 boundaries to include the entirety of University Heights (i.e., East and West Fordham Road will form the entire northern boundary of the district).

11. Grand Concourse

Historically, the Grand Concourse Corridor has not provided large amounts of retail frontage except near the major retail destinations of 149th street and Fordham Road. In recent years however, retail uses have become more prominent in ground floor locations elsewhere along the Concourse, particularly at locations within Community Board #5.

Commercial conditions along the Grand Concourse will be evaluated with respect to non-conforming/non-complying uses and signage, which have become a problem in recent years in CB #5.



In addition to evaluating conditions in designated commercial districts along the Concourse near Fordham Road (i.e., south of Fordham to 183rd Street), commercial uses along the Grand Concourse will be evaluated in the context of existing supply and demand for retail and ground floor office space in the district, and uses traditionally allowed along the Concourse such as professional offices.

As appropriate, strategies will be considered to eliminate non-conforming / non-complying uses and to return existing commercial spaces to professional office or similar space, or housing; or to eliminate, reduce or regulate the aspects of the commercial uses considered to be most noxious to the character of the Concourse.



**Grand Concourse Looking North
Towards Lewis Morris Apartments**



Pilgrim United Church of Christ

A recent report commissioned by Bronx Borough President's Office to formulate design principles to guide refurbishment of the Grand Concourse. This report draws on boulevard design from around the world, as well as the original intentions of the designers of the Grand Concourse. Design principles outlined in this report will be incorporated into CB #5's section 197a's planning efforts.

12. Environmental Objectives

There are several environmental objectives associated with the proposed planning activities as well. These include determining whether or not existing vacant properties within CB #5 are listed as hazardous waste sites by Federal and State agencies. All vacant properties will also be visited to visually ascertain current conditions on each parcel.

Much of the City's sanitary sewer infrastructure is combined with drainage infrastructure. Thus, during heavy storm events, when flows in the sewers increase several fold, flows are diverted to nearby rivers, in order to reduce the volume of water being sent to sanitary treatment plants. A problem is that sanitary sewage, which is mixed with the drainage, ends up being diverted as well. The sewers designed to allow these overflows to nearby rivers, are called "combined" sewers, and these overflows are called "combined sewer overflows". A second environmental objective to be accomplished as part of the 197-a planning effort is to identify any combined sewer overflows (CSOs) along the Harlem River riverfront, and to identify and/or secure funding to correct these situations.

13. Fair Share

Low and moderate-income communities, and/or communities with relatively little political leverage often become the areas in which unpopular community facilities are sited. Such unpopular facilities include roadways serving regional traffic, alcoholism / substance abuse and mental health facilities, juvenile detention centers, and group homes and other residential facilities for adults and youth.

The 197-a planning effort will gauge the need for such facilities in CB #5 and adjacent community districts, and assess whether or not the number of facilities appears to be higher than will be expected through a fair share formula.

14. Next Steps

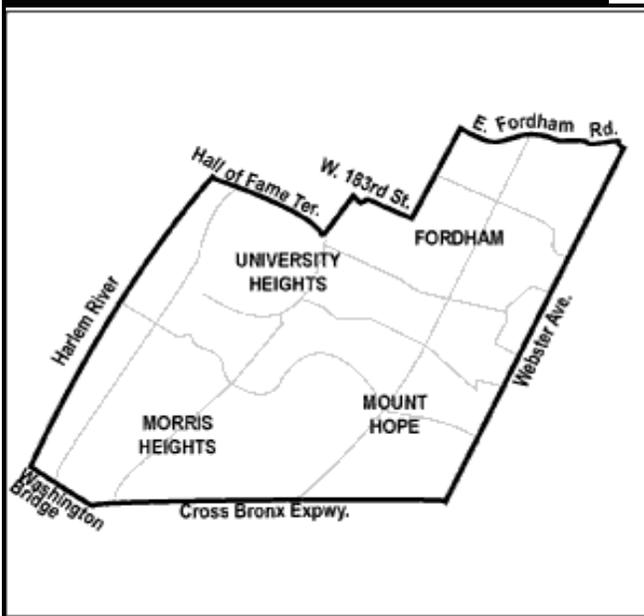
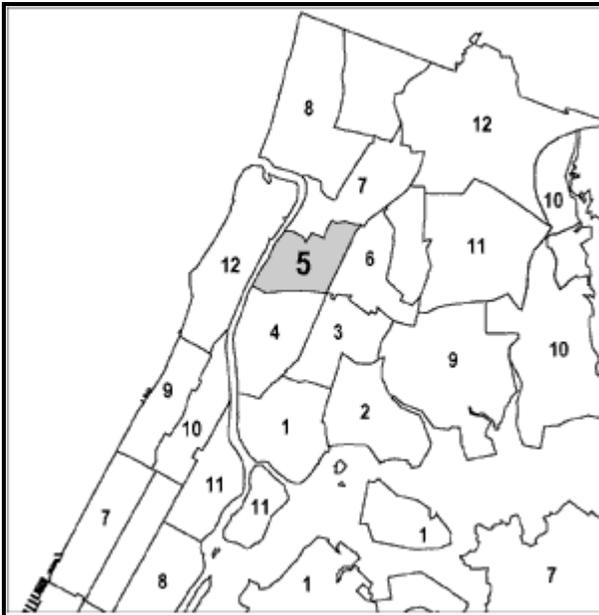
While the 197-a plan will take a comprehensive look at all aspects of the community, it will also define implementation strategies and a roadmap for achieving the community's goals. In concert with a planning consultant, Community Board #5 has developed this first phase of the section 197-a Plan. A detailed schedule for the preparation of the plan is provided in chapter V herein; potential funding sources are discussed in chapter VI.

As we define specific goals and strategies, we look forward to working with financial institutions, corporations and government agencies to establish strategic public/private partnerships in order to maximize our effectiveness and success.

CHAPTER II: SNAPSHOT OF EXISTING CONDITIONS

1. Background

As shown below, the district's boundaries include the Harlem River on the west, Cross Bronx Expressway on the south, Webster Avenue on the east, and Hall of Fame Terrace, West 183rd Street and Fordham Road on the north.



Bronx CB #7 (Norwood, Belmont Park and Kingsbridge) abuts the district to the north, Bronx CB #6 (Belmont, East Tremont and West Farms) abuts the district on the east; Bronx CB #4 (Mount Eden, High Bridge, and the Concourse) abuts the district on the

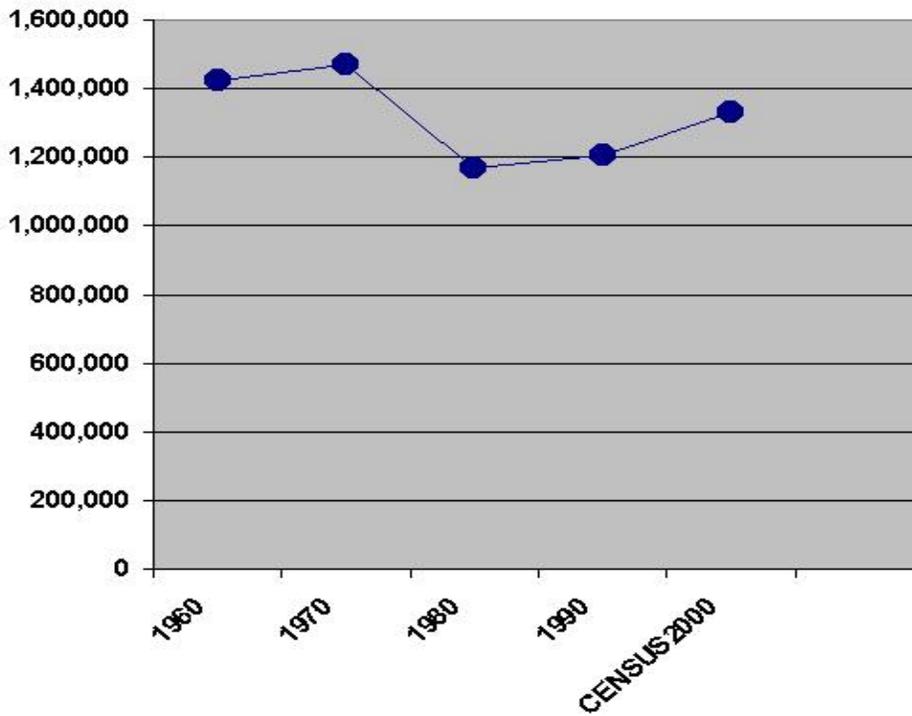
south, and Manhattan CB #12 (Inwood, Washington Heights) lies opposite the district on the west side of the Harlem River.

2. Socioeconomic Background

Bronx County Population Change

After a steep drop in population between 1970 and 1980, the population of the Bronx has rebounded over the past 20 years, although overall population levels are still approximately 100,000 below the 1970 peak, as shown in the graph below.

BRONX POPULATION CHANGE 1960-2000



Source: Discovering the Bronx. Lehman College of the City University of New York

Population in the Bronx is projected to continue to increase over the next 10 to 20 years, as additional housing projects are contemplated, and additional apartments in the borough are rehabilitated.

Community Board #5 Population Change

As shown in Table 1 below, between 1980 and 2000, Bronx Community Board #5's population mirrored that of the Bronx as a whole.

Table 1: Bronx Community Board #5: Population Growth			
POPULATION	1980	1990	2000
Total Number	107,997	118,435	128,313
Percent Change	--	9.7	8.3
Source: NYC Department of City Planning			

The population of Community Board 5 (CB #5) as a whole has increased over the past 20 years. In 1980, population in the district, after several years of abandonment and disinvestment, had reached a low of 107,997, as compared to 121,807 in 1970. Between 1980 and 2000, Community Board 5's population increased by 18.8 percent to 128,313, and now represents approximately 9.7 percent of Bronx County's total population.

The population in the neighboring community boards (CB 7, 6 and 4 in the Bronx, and 12 in Mnahattan) also increased significantly during the 1980-2000 period.

As in the Bronx as a whole, population in the district is projected to increase over the next 10 to 20 years, as some additional housing projects are contemplated, and additional apartments are rehabilitated.

Changes in Racial Composition 1990 to 2000

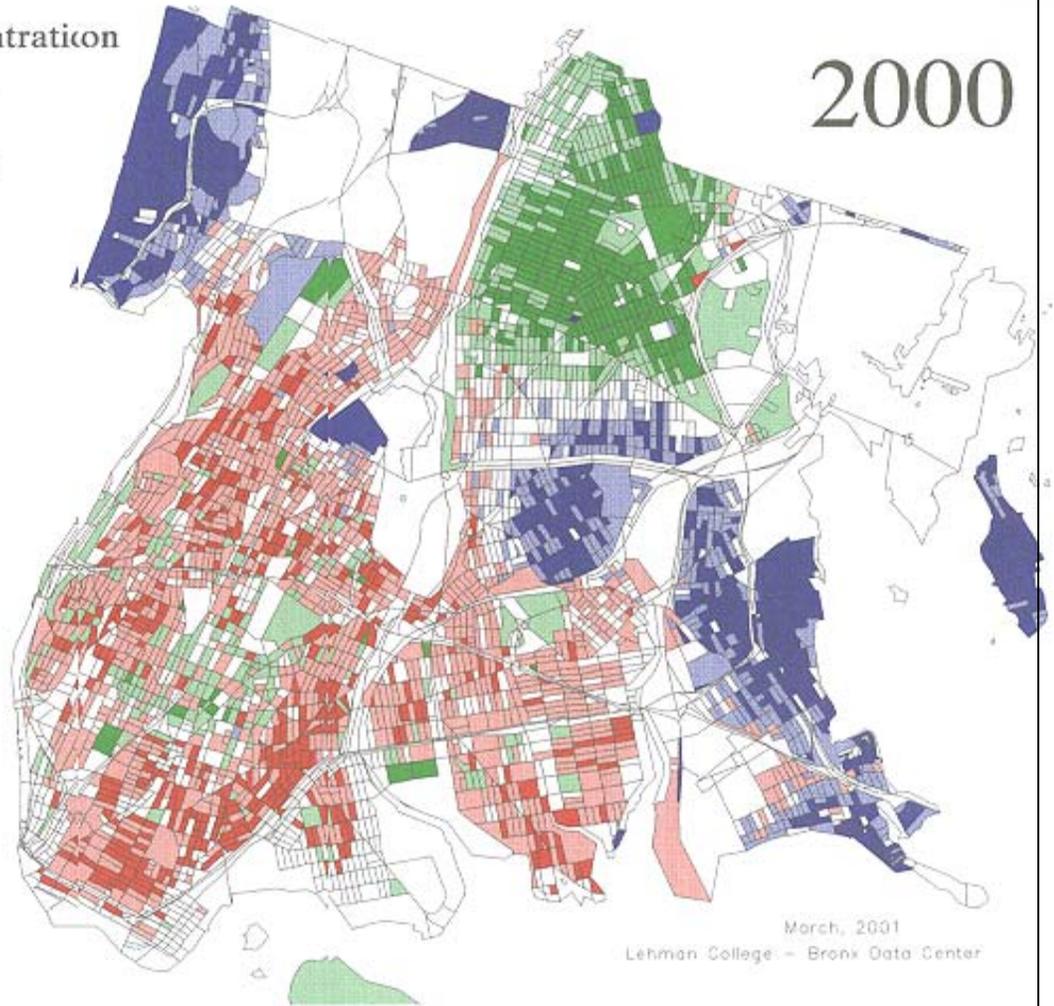
The following maps showing the racial and ethnic concentrations of Bronx blocks in 1990 and 2000 were prepared by Lehman College's Bronx Data Center. The most significant changes with regard to Bronx CB #5 is the increase in the number of blocks where Hispanics comprised 75 percent or more of the population.

Racial-Ethnic Concentration Bronx Blocks

2000

Blocks with Population
of 10 or More

-  N.H. Whites 75% +
-  N.H. Whites 50-75%
-  N.H. Blacks 75% +
-  N.H. Blacks 50-75%
-  Hispanics 75% +
-  Hispanics 50-75%
-  No Absolute Majority



Source: US Census

March, 2001
Lehman College - Bronx Data Center

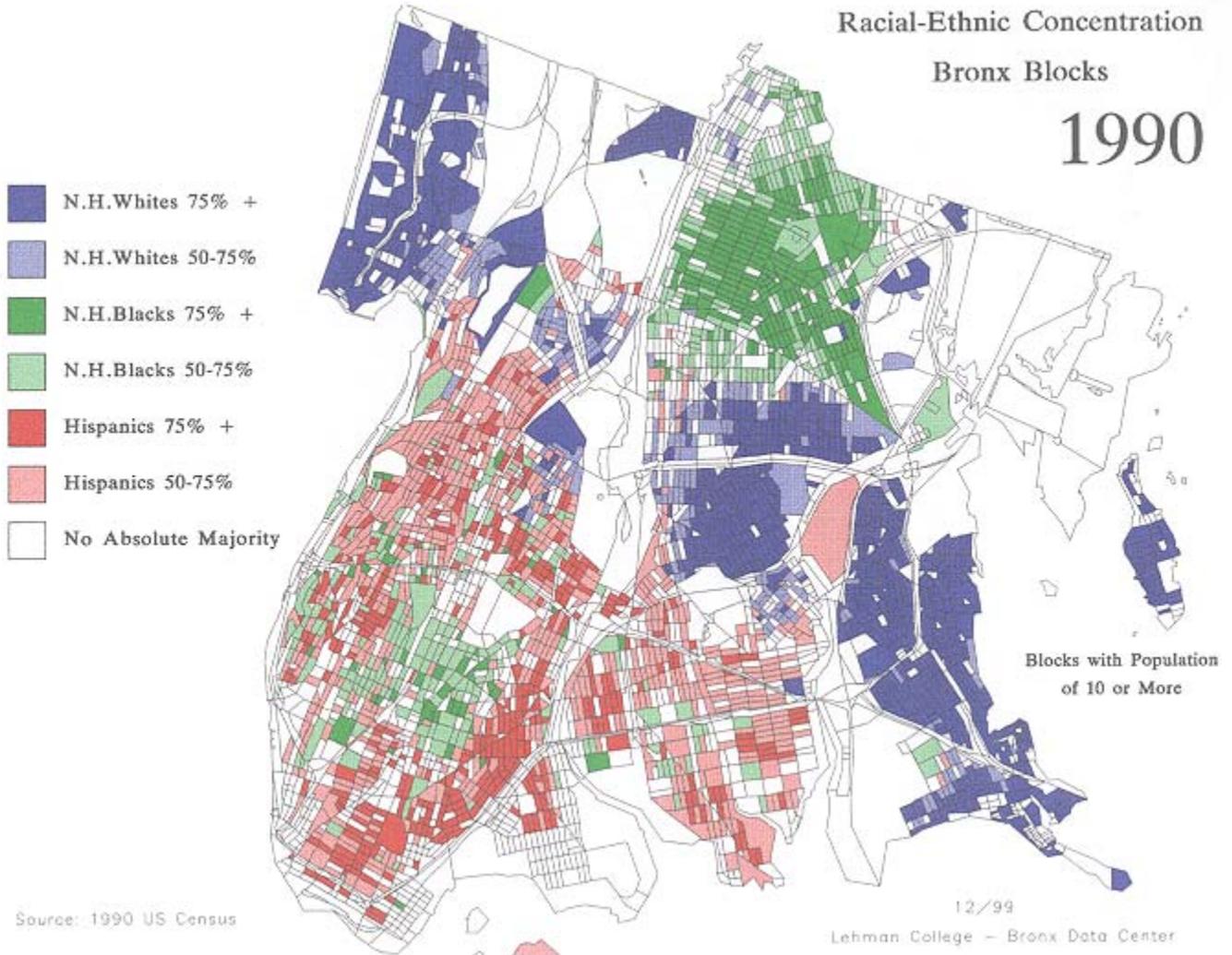


Table 2 on the following page provides the numerical and percent change between 1990 and 2000 for total population, racial and ethnic populations, population under 18 and over 18, and the total number of housing units within Bronx Community District #5 in 1990 and 2000.

As shown in Table 2, the population in Bronx CB #5 increased by just under 10,000 persons between 1990 and 2000. The entire increase and more was composed of increases in the Hispanic population residing in CB #5. The Hispanic population in CB #5 increased by 11,736 persons between 1990 and 2000, increasing from 56.8 percent of the total population to 61.6 percent of the total. The majority of the remaining 38.4 percent are Black/African American Nonhispanic. While decreasing slightly between 1990 and 2000, this group continues to represent just under one third of CB #5's population.

Table 2: Total Population by Mutually Exclusive Race and Hispanic Origin and Total Housing Units						
Bronx Community District #5, 1990 and 2000						
	1990		2000		Change	
1990-2000						
Bronx Community District 5	Number	Percent	Number	Percent	Number	Percent
Total Population	118,435	100	128,313	100	9,878	8.3
Nonhispanic of Single Race:	-	-	-	-	-	-
White Nonhispanic	2,500	2.1	1,917	1.5	-583	-23.3
Black/African American Nonhispanic	45,379	38.3	41,609	32.4	-3,770	-8.3
Asian or Pacific Islander Nonhispanic	2,172	1.8	2,071	1.6	-101	-4.7
American Indian and Alaska Native Nonhispanic	444	0.4	453	0.4	9	2
Some Other Race Nonhispanic	628	0.5	978	0.8	350	55.7
Nonhispanic of Two or More Races	-	-	2,237	1.7	-	-
Hispanic Origin	67,312	56.8	79,048	61.6	11,736	17.4
Population Under 18 Years	42,380	100	45,912	100	3,532	8.3
Nonhispanic of Single Race:	-	-	-	-	-	-
White Nonhispanic	560	1.3	637	1.4	77	13.8
Black/African American Nonhispanic	15,633	36.9	14,254	31	-1,379	-8.8
Asian or Pacific Islander Nonhispanic	589	1.4	561	1.2	-28	-4.8
American Indian and Alaska Native Nonhispanic	170	0.4	243	0.5	73	42.9
Some Other Race Nonhispanic	320	0.8	363	0.8	43	13.4
Nonhispanic of Two or More Races	-	-	665	1.4	-	-
Hispanic Origin	25,108	59.2	29,189	63.6	4,081	16.3
Population 18 Years and Over	76,055	100	82,401	100	6,346	8.3
Nonhispanic of Single Race:	-	-	-	-	-	-
White Nonhispanic	1,940	2.6	1,280	1.6	-660	-34
Black/African American Nonhispanic	29,746	39.1	27,355	33.2	-2,391	-8
Asian or Pacific Islander Nonhispanic	1,583	2.1	1,510	1.8	-73	-4.6
American Indian and Alaska Native Nonhispanic	274	0.4	210	0.3	-64	-23.4
Some Other Race Nonhispanic	308	0.4	615	0.7	307	99.7
Nonhispanic of Two or More Races	-	-	1,572	1.9	-	-
Hispanic Origin	42,204	55.5	49,859	60.5	7,655	18.1
Total Population	118,435	100	128,313	100	9,878	8.3
Under 18 Years	42,380	35.8	45,912	35.8	3,532	8.3
18 Years and Over	76,055	64.2	82,401	64.2	6,346	8.3
Total Housing Units	39,082	-	42,691	-	3,609	9.2

Source: US Census Bureau

A Demographic Profile of Bronx CB #5 from the 2000 Census is provided in Appendix B.

Post Enumeration Adjustments

It is important to remember that communities such as Bronx CB #5 have been notoriously undercounted during recent Census enumerations.

As noted in the report Discovering the Bronx prepared by Lehman College of the City University of New York, "after the official 1990 census results were in place, a Post Enumeration Survey was conducted to include people missed in the original count. In the Bronx, an additional 62,000 people were 'found,' a gain of over five percent. Adjusted figures showed an undercount of over six percent for Blacks and Hispanics, while the non-Hispanic White population was actually overcounted." It was determined during the 1990 Post Enumeration Survey that areas within Bronx CB #5 were undercounted by between five and 8.65 percent.

While Census coverage was expected to improve during the 2000 Census, it is still likely that some of the Bronx CB #5 population was missed. As additional data is released, it will become clear whether an undercount was likely.

Vital Statistics

During the 1990s, the absolute number of births along with the birth rate, and the number of deaths and death rate declined substantially in Community Board #5. Perhaps most striking, as seen in Table 3 below, is the 72 percent drop in the infant mortality rate. Total infant deaths in 1999 were less than half the number in 1990, even with an increase in the district population.

Table 3: Bronx Community Board #5, Bronx & NYC: Vital Statistics Comparison						
	Bx CB #5		Bronx		NYC	
VITAL STATISTICS	1990	1999	1990	1999	1990	1999
Births (Number)	3,650	2,658	26,281	21,396	129,807	113,980
Births (Per 1,000)	30.8	22.4	21.8	17.8	17.7	15.6
Deaths (Number)	766	583	11,983	9,947	68,439	58,241
Deaths (Per 1,000)	6.5	4.9	10.0	8.3	9.4	8.0
Infant Mortality (Number)	47	20	351	142	1,496	756
Infant Mortality (Per 1,000)	12.9	7.5	13.4	6.6	11.5	6.6
Source: NYC Department of Health						

Public Assistance

As shown in Table 4 on the following page, levels of public assistance to households within Bronx CB #5 generally declined between 1994 and 2000. A substantial increase was recorded in Medicaid recipients, with a less substantial increase recorded in Supplemental Security Income recipients. However, sharp declines were recorded for those receiving public assistance such as Aid to Families with Dependent Children, and Home Relief. Overall, the percentage of

the population receiving public assistance within Bronx CB #5 declined by 25 percent between 1994 and 2000.

Table 4: Bronx Community District #5		
INCOME SUPPORT	1994	2000
Public Assistance (AFDC, Home Relief)	49,917	27,750
Supplemental Security Income	8,000	9,587
Medicaid Only	8,190	16,232
Total Persons Assisted	66,107	53,569
Percent of Population Assisted	55.8	41.8
Source: NYC Human Resources Administration		

3. Land Use and Zoning

Existing land use conditions within Bronx CB #5, as compiled by the NYC Department of Finance and NYC Department of City Planning in 1999, are shown on the following page.

Table 5: Community Board #5 Land Use Distribution		
Land Use	# of Lots	% of Total Lots
1-2 Family Residential	1,199	13
Multi-family Residential	1,050	35
Mixed Residential & Commercial	245	10
Commercial & Office	220	8
Industrial & Manufacturing	22	2
Transportation & Utility	31	1
Public Facility & Institutional	131	16
Open Space & Outdoor Recreation	54	4
Parking Facilities	184	4
Vacant Land	191	5
Total	3,327	100
Note: Total percentage of lot areas may exceed the sum of individual land use categories since lots classified as "other/miscellaneous", such as land under water, are included in the totals but excluded from the categories.		
Source: NYC/DCP & NYC Department of Finance		

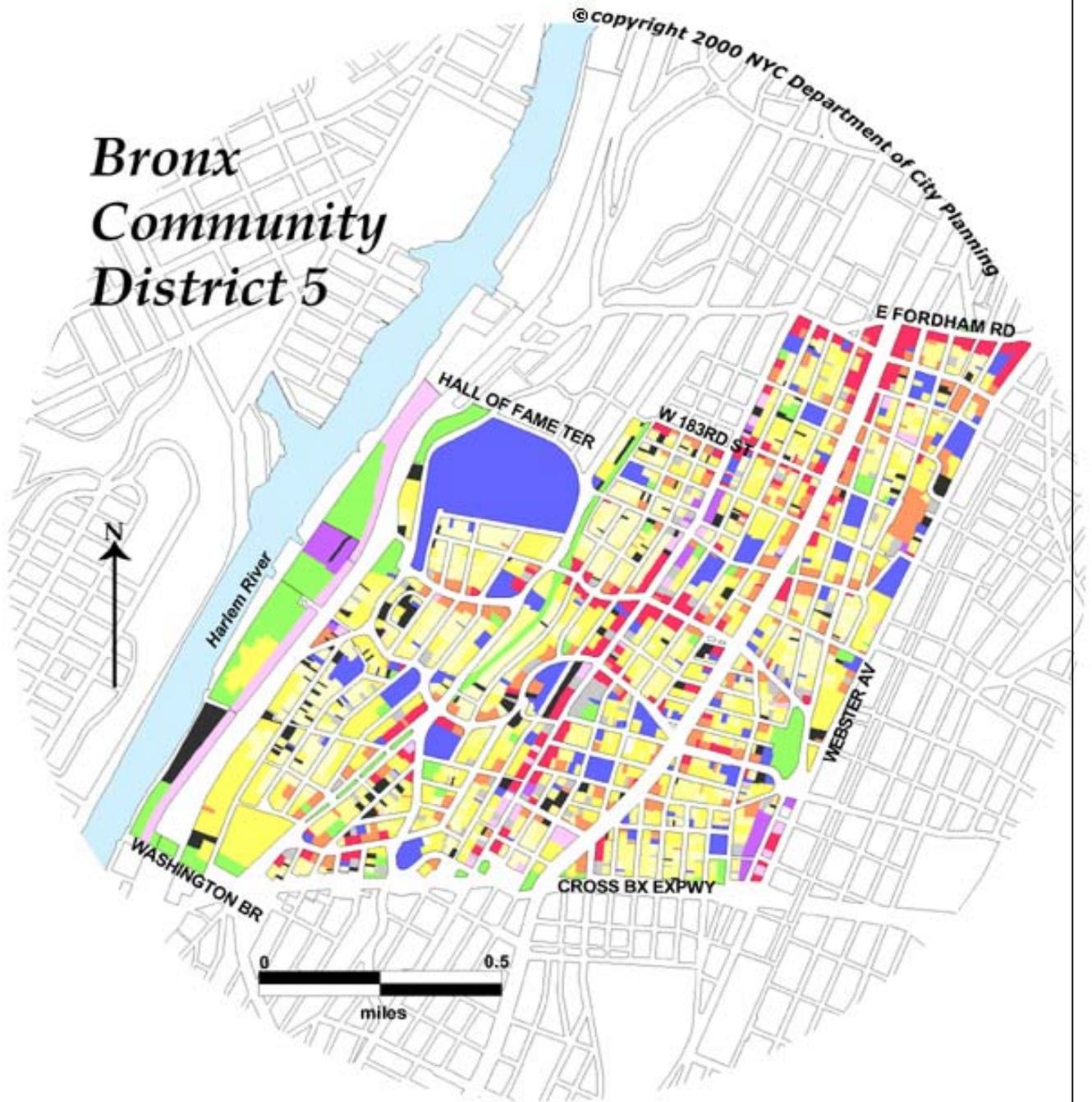
Zoning

Zoning maps for Bronx Community Board #5 are provided in Appendix C.

The following excerpt from the CB5 2000 Development Plan remains valid today:

The area with the lowest density is along the western ridge of the district – just before the steep drop-off to the Harlem River – known as Morris / University Heights. Here the zoning ranges from R5 (typically 2 and 3-family row houses and small apartment buildings) to R7-1 (typically medium-density apartment houses common in many sections of the Bronx.) The Jerome Avenue valley, the Grand Concourse ridge, and the western side of the Webster Avenue valley are relatively homogeneous in residential character and density. Here the zoning is R7-1 and R8 (exemplified in the type of development found along the Grand Concourse.) These areas are known as South Fordham in the northern section of the district, and Mount Hope in the southeast.”

Table 5 provides a distribution of land use within Bronx CB #5 by number of lots.



Residential Land Uses

- 1 & 2 Family Residential
- Multi-Family Walkup
- Multi-Family Elevator
- Mixed Residential & Commercial

Non-Residential Land Uses

- Commercial & Office
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking Facilities
- Vacant Land
- All Others or No Data

Base Map: COGIS Tax Lot File Release 96B, clipped to shoreline
 Land Use: NYC Department of Finance's Real Property File (July 1999) modified by the Department of City Planning for display of condominiums and parks in appropriate land use category.

4. Transportation

Bronx Community Board #5 is easily accessed from the regional roadway network via the West 179th Street (northbound), and Fordham Road exits of the Major Deegan Expressway, which travels north and south along the community's western boundary. The Board is also easily accessed from the Cross Bronx Expressway via the Webster Avenue, and Jerome Avenue, exits. From Manhattan, the Board is accessed via the Washington Bridge which crosses from Martin L. King, Jr. Blvd. (University Avenue) to West 181st Street in Manhattan.

Major north-south roadways traversing the district include Martin L. King Jr. Blvd (University Avenue), Jerome Avenue, the Grand Concourse, and Webster Avenue. Major east-west roadways include Tremont Avenue, Burnside Avenue, and Fordham Road.

The Hudson division of the Metro North commuter train line, and accompanying Amtrak regional rail lines are located along the district's western boundary adjacent to the Harlem River. The Harlem division of the Metro North commuter train lie just east of the district's eastern boundary. This is particularly important as commutation to employment centers in Westchester County has become more important in recent years. Fordham Plaza, adjacent to CB #5's northeastern corner, has become a major hub of commutation activity.

The district is served by the IND B and D lines which travels beneath the Grand Concourse and have stops at 174th – 175th Streets, Tremont Avenue, 182nd – 183rd Streets and Fordham Road. The district is also served by the IRT #4 line which travels above Jerome Avenue and has stops at 176th Street, Burnside Avenue, 183rd Street and Fordham Road.

The district is served by the following bus routes, all operated by the NYC Transit Authority:

▪ #3 University Avenue (MLK, JR. Blvd.)	▪ #41 Webster Avenue
▪ #32 Jerome, Morris Avenues	▪ #40 Burnside Avenue
▪ #1 Grand Concourse	▪ #42 Burnside Avenue
▪ #2 Grand Concourse	▪ #18 Macombs Road, Sedgwick Avenue, Undercliff Avenue
▪ #12 Fordham Road	▪ #36 Tremont Avenue

5. Recreation and Open Space

Over the past 15 years, a number of pocket parks have been constructed, and a number of playgrounds have been renovated in Bronx Community District #5. Roberto Clemente State Park's 25 acres along the Harlem River are also a relatively recent addition to the community's recreation and open resources. Nevertheless, Bronx Community District #5 continues to have fewer than one acre of recreation / open space per 1,000 residents.

The NYC Department of City Planning prepared a report entitled Recreation and Open Space in New York City: The Bronx, in the Spring of 1995. In the report, population to parkland ratios are computed for each community district in relation to parkland administered by the NYC Department of Parks and Recreation. Based on this report, Bronx CB #5 had 0.19 acres of parkland per 1,000 residents. It should be noted that this report relied on the district's 1990 population; with an increase of approximately 10,000 residents through 2000, and little new parkland added to the inventory, the ratio has only become lower.

Recreation and open space resources are listed in Appendix A: Selected Facilities & Program Sites in New York City: The Bronx (1999 edition). Appendix E provides a graphic depiction of the parkland to population ratio within CB #5 and other Bronx community boards. Appendix E also provides specific information relative to the amount of parkland within CB #5 and the other Bronx community boards.

An excerpt from the City's Greenway Plan is included in Appendix F. Three greenways are planned within CB #5, including the Harlem River Trail (a portion of which is currently usable), the Aqueduct / University Greenway, and the Grand Concourse Greenway. Water crossings are also located within the district at Washington Bridge, and in proximity to the district at University Heights, and High Bridge.

Finally, an excerpt is provided in Appendix G from Places for People, a 1976 publication in which River Park Towers, and Roberto Clemente State Park were highlighted as examples. Text and illustrations included in this publication depict the original intent for the Harlem riverfront within Bronx CB #5, as envisioned in the mid 1970s.

6. Social Services

The following social services are also listed in Appendix A: Selected Facilities & Program Sites in New York City: The Bronx (1999 edition):

1. Schools, including public and private elementary and secondary schools, colleges, universities and institutions granting post-secondary degrees.
2. Recreational and Cultural Facilities, including facilities administered by the NYC Department of Parks and Recreation, federal monuments and

parklands administered by the National Park Service, state parks managed by the NYS Office of Parks, Recreation and Historic Preservation, conservation areas administered by the NYS Department of Environmental Conservation, the branch libraries of the New York Public Library and related systems, and cultural institutions receiving City support via the Department of Cultural Affairs.

3. Public Safety and Criminal Justice Facilities, including FDNY facilities, ambulance stations, training facilities, NYPD facilities, NYC Housing Authority police service areas; city, state and federal correction facilities, including juvenile detention facilities and group homes; and state and federal court buildings.
4. Health Facilities, including public and private hospitals, nursing homes, and ambulatory general health care services.
5. Alcoholism and Substance Abuse Facilities
6. Mental Health Facilities and Programs
7. Mental Retardation and Development Disabilities Facilities and Programs
8. Residential and Day Care Facilities for Children
9. Residential Facilities and Day programs for Adults and Families
10. Facilities for Seniors

CHAPTER III: NEEDS ASSESSMENT

A questionnaire has been developed to assist in performing a needs assessment. The questionnaire would be targeted at a specific population in CB #5 involved with the day to day administration of educational, social service and community agencies, church and religious organizations, Community Board members and staff, and others.

The questionnaire is provided on the following pages. The questionnaire has been designed to utilize a ranking system. Results may then be tabulated and analyzed by statistical means.

Community Visioning Questionnaire

Thank you for your time. The following will be used to develop a list of critical issues, and to develop a series of specific recommendations.

1. What do you view as the most pressing issue facing Community Board 5 today? Please rank the top 4, with 1 being the most important.

- | | | | |
|---------------------------------|-----|-----------------------------|-----|
| Housing quality | ___ | Lack of youth services | ___ |
| Crime | ___ | Education | ___ |
| Drug abuse | ___ | Lack of senior services | ___ |
| Availability of social services | ___ | Housing affordability | ___ |
| Commercial revitalization | ___ | Jobs / Economic development | ___ |
| Availability of health services | ___ | Lack of parks / Open space | ___ |
| Pollution / Rodents | ___ | Park maintenance | ___ |

Other: _____

2. 2000 Census data show the district to have 128,313 inhabitants as compared to 118,435 in 1990, and 107,997 in 1980. In your view, has the introduction of new inhabitants contributed to or adversely affected any of the following?

- | | | | |
|--|-----|---|-----|
| Youth services | ___ | Class size / overcrowding at district schools | ___ |
| Crime rate | ___ | Lack of on-street parking | ___ |
| Senior services | ___ | Overcrowded housing | ___ |
| Quality and/or availability of social services | ___ | Housing affordability | ___ |
| Quality and/or availability of health services | ___ | Adequacy of parks / open space | ___ |
| Overcrowded transportation systems | ___ | Availability of day care | ___ |

Other: _____

3. During the last two Censuses, the City has argued that Latino and black areas of the City, such as CB #5, have been undercounted. Based on your experience, has there been an undercount of CB #5 neighborhoods as part of the 2000 Census?

Yes No

4. For each of the following transit services, please indicate whether service levels are adequate or need improvement. Below each you may elaborate.

IRT #4 elevated / subway line Adequate Needs improvement

IND B, D subway line Adequate Needs improvement

NYCTA bus lines

#3: University Avenue (MLK, JR. Blvd.) Adequate Needs improvement

#41: Webster Avenue Adequate Needs improvement

#32: Jerome, Morris Avenues Adequate Needs improvement

#40: Burnside Avenue Adequate Needs improvement

#1: Grand Concourse Adequate Needs improvement

#42: Burnside Avenue Adequate Needs improvement

#2: Grand Concourse Adequate Needs improvement

#18: Macombs Road, Sedgwick Avenue, Undercliff Avenue
Adequate Needs improvement

#12 Fordham Road Adequate Needs improvement

#36 Tremont Avenue Adequate Needs improvement

5. Given the increasing levels of vehicle ownership and usage in the Bronx parking may often be difficult to find, particularly in commercial areas. Please indicate below the commercial areas in which you feel parking is inadequate?

Grand Concourse/ Fordham Road

Webster Avenue

Jerome Avenue

Burnside Avenue

Featherbed Lane

East 183rd Street

Rev. Martin L. King Jr. Blvd./ East 176th Street/ West Tremont Avenue

Other: _____

For questions 6 through 12, except where a Yes or No answer is requested, please rate each choice according to the following scale:

- 1 = Very Important
- 2 = Important
- 3 = Somewhat Important
- 4 = Not Important

You may also provide your own choice, and rate it as indicated in each question.

6. Economic development is one of the issues highlighted in the most current Community District Needs Statement (Fiscal Years 2002/2003). This theme has been articulated for many years in CB 5's Needs Statements. How do you believe this issue can best be addressed?

- Investment in adult occupational education / training _____
- More formal links with area industrial enterprises such as Bathgate Industrial Park, Port Morris and Hunt's Point Economic Development Zones _____
- Investment in literacy / ESL _____
- Availability of GED classes _____
- Facilitate financing of expanded / start-up businesses _____
- Other: _____

7. Commercial revitalization is another issue highlighted in the most current Community District Needs Statement (Fiscal Years 2002/2003). This theme also has been articulated for years in CB 5's Needs Statements. How do you believe this issue can best be addressed?

- Assemble sites and attract new commercial investment _____
- Seek funding / lobby City to make improvements to commercial districts _____
- Make portions of existing strips into part-time / full-time pedestrian malls _____
- Organize commercial areas / merchant's associations _____
- Organize commercial areas / Business Improvement Districts _____
- Develop and fund specific commercial facade program _____
- Reduce /eliminate retail commercial uses on Grand Concourse _____
- Institute community patrolling along community commercial streets _____
- Facilitate financing of expanded / start-up businesses _____
- Other: _____

8. *It is increasingly being recognized that open space and recreation areas are vital to an individual's development, community's health and desirability as a place to live. During its last review of district conditions, Community Board 5 determined that it was difficult, particularly in its western neighborhoods, for people to get to area recreational resources. It was also evident at that time that recreational areas were too few and in need of investment. As of 1995, Bronx CB #5 continued to have a mere 0.19 acres of parkland for each 1,000 residents, among the lowest of all of the City's community districts. What, in your view, continues to be needed?*

Greater accessibility to community parks _____

Additional pocket parks _____

Additional recreation centers _____

Waterfront recreation _____

Recreation in concert with schools
(i.e., after-school programs) _____

Other: _____

9. *Approximately five percent of the District's land area is currently vacant. Much of the land is in the form of small and medium sized lots distributed throughout the district. In the past, the Community Board has recommended that these areas be assigned to recreational / cultural uses. Since the mid 1980's, a number of new recreational resources have been added to the district's inventory. At this time, how do you believe that the these vacant lands would be best used?*

In-fill housing / multiple-family _____

In-fill housing / single or two-family _____

Natural space _____

Community gardens _____

Passive recreation space (i.e., benches,
areas for small children, chess boards) _____

Active recreation space (i.e., playgrounds, ball courts
playing fields, tennis courts, roller blading areas etc.) _____

Other: _____

10. Roberto Clemente State Park is located along the Harlem River in the district's westernmost section. The Major Deegan Expressway is a significant obstruction as there are a limited number of crossings. Other than River Park Towers, the State Park is the only destination on the west side of the Expressway. In your view, is the Roberto Clemente State Park an underutilized resource?

Yes No

How can Roberto Clemente Park better serve the CB #5 communities?

- Better maintenance _____
- Increased programmed activities _____
- Additional water-related activities _____
- Better physical accessibility to area _____
- More facilities (i.e., picnicking, benches, ball courts) _____
- Better notification of programs / activities _____
- Improved safety _____
- Other: _____

11. The Roberto Clemente State Park is mapped along much of the district's Harlem River waterfront. According to the most current land use map prepared by the NYC Department of City Planning, the waterfront is also home to River Park Towers, a large industrial use, and a large piece of vacant land. How do you believe the waterfront can best be integrated into the future CB 5 community?

- Housing _____
- Natural space _____
- Transportation Link _____
- Passive recreation space (i.e., benches, areas for small children, chess boards) _____
- Active recreation space (i.e., playgrounds, ball courts playing fields, tennis courts, roller blading areas etc.) _____
- Mixed use _____
- Other: _____

12. The total size of the district's population under 18 increased between 1990 and 2000. How important are the following specific services to the district's youth population?

- Drug abuse prevention _____
- Sex education / planned parenthood _____
- Child rearing skills _____
- English as a Second Language _____
- Occupational education _____
- Job skills _____
- Other: _____

13. Please take an opportunity to list any personal comments below. For example, should you feel an important community service is lacking in the district, please list it here. Should you feel some subject was overlooked in this questionnaire, you may also list that here.

CHAPTER IV: BIBLIOGRAPHY

1. Discovering the Bronx. Lehman College of the City University of New York.

Comparison of Bronx demographics based on 1990 and 2000 Census data.

2. The Bronx: An Economic Review, April 2002. H. Carl McCall, State Comptroller.

New York State Comptroller H. Carl McCall prepared this report in early 2002. The report includes a host of statistical data on the Bronx in various economic-related topics. Comparisons are made with New York City's other four boroughs. This compilation of information was intended to give a clear picture of the economic status within the Bronx.

3. Harlem River Boathouse; New York Restoration Project: New York, New York. Robert A.M. Stern Architects.

Proposal for a boathouse on the Manhattan side of the Harlem River just south of Sherman's Creek (i.e., opposite Bronx CB #5) prepared in February, 1999.

4. 1999 Annual Report on Social Indicators; A compendium of statistical data that describe the economic, social, physical and environmental health of the city. NYC Department of City Planning.

This report gauges the economic, social, physical and environmental health of the City of New York. The data collected covers the period from 1994-1998, providing a fairly current evaluation of the city.

5. Selected Facilities & Program Sites in New York City, 1999 Edition, The Bronx. City of New York/ Department of City Planning.

Listed in this report are selected facilities within the twelve community districts of the Bronx which are either operated, funded, licensed or certified by a government agency.

6. Recreation and Open Space in New York City, The Bronx. New York City Department of City Planning- Spring, 1995.

The Department of City Planning prepared this quick reference highlighting existing recreational or open space within the Bronx. Location maps, identifying information and descriptions are provided for the various facilities.

7. Planning for Common Ground; How to Create a Neighborhood 197-a Plan. The Municipal Art Society of New York, Planning Center.

Rules for the Processing of Plans Pursuant to Charter Section 197-a. City Planning Commission, City of New York.

197-a Plan Technical Guide. NYC Department of City Planning.

These documents provide background and guidance for the 197-a planning process.

8. Citywide Statement of Needs; For City Facilities/ Fiscal Years 2003 and 2004. The Department of City Planning and The Department of Citywide Administrative Services.

2001 Atlas of City Property / The Bronx Community Districts 1 to 12. Department of City Planning & Department of Citywide Administrative Services.

Latest in a series of reports required under Section 204 of the NYC Charter. Along with Criteria for the Location of City Facilities (the Fair Share Criteria), the Statement of Needs is part of a planning process in which communities are informed at the earliest possible stage of the city's needs for facilities and the specific criteria for selecting the locations of those facilities.

The Gazetteer of City Property (2001 Atlas of City Property), published in conjunction with the Citywide Statement of Needs, supplies information about the use and location of existing city-owned and leased properties.

As necessary, these reports and maps should be supplemented annually.

9. Coastal Zone Boundary of New York City. Department of City Planning/New York City.

New York City Comprehensive Waterfront Plan; Reclaiming the City's Edge. Department of City Planning, City of New York.

Plan for The Bronx Waterfront; New York City Comprehensive Waterfront Plan. Department of City Planning, City of New York.

The Bronx Harlem River Plan. NYC Department of City Planning.

The Coastal Zone Boundary report includes a series of maps outlining New York's coastal zone boundary.

These publications outline the past, and present conditions along New York City's extensive waterfront.

The Comprehensive Waterfront Plan provides a recommended blueprint for future development along the entire City's waterfront, while the second report

provides an overall description and plan for the Bronx waterfront, and the third publication concentrates specifically on the Bronx's Harlem River waterfront.

10. CB5 2000 Development Plan. Community District 5 (Bronx).

This document was prepared in the early 1990's and includes recommendations in the following four critical areas: housing, commercial & economic development, open space & recreation facilities, and community facilities.

11. Community District Needs; The Bronx, Fiscal Years 2002/2003. Department of City Planning, City of New York.

Publication summarizing pertinent geographic and population data for all Bronx community districts, along with each district's Statement of Needs for Fiscal Years 2002/2003.

12. Waterfronts Alive; Tips for New York from Revitalized Shorelines Across North America. Department of City Planning/ New York City.

This report suggests that we are at a very exciting turning point in our waterfront development. History has shown us how vital waterfronts have been to the development of civilization. This report outlines trends observed in the revitalization of other communities which may be applicable to the New York experience.

13. Partnership for the Future; A 197-a Plan for the Revitalization of Bronx Community District #3. Community Board 3/ Borough of the Bronx, New York City.

Originally presented by Bronx Community Board 3 in 1989, the Partnership of the Future was the city's first adopted community board 197-a plan.

14. The Future of Transportation in the Region: Mobility for the Millennium, New York Metropolitan Transportation Council.

Detailed transportation recommendations for each segment of the region, and for specific long-term regional transportation goals are provided in this report prepared by this regional planning agency in the late 1990s.

15. The Grand Concourse Vision Project. The Sam Schwartz Company.

This report provides a historical background of the Grand Concourse, one of New York City's most significant boulevard, and the spine of activity in Bronx CB 5. Specific recommendations are offered which attempt to balance the need for a regional vehicular thoroughfare, with the residential, commercial, institutional and recreational activities which line it.

CHAPTER V: POTENTIAL BUDGET

Task	Budget (Range)
Data Collection / Existing Businesses: Proprietary Services	\$5,000 to \$10,000
Windshield Survey: CB #5's 7 Commercial Districts	\$3,500 to \$5,000
CB #5 Market Analysis	\$20,000
Selected Merchant Interviews: CB #5's 7 Commercial Districts	
Commercial Revitalization Activities: Administrative (I.e work with Bronx Overall Economic Development Corp., existing merchant associations, LDCs, BIDs, etc.)	
Evaluate Potential for Light Rail Transit Along Fordham Road Corridor	TBD
Commercial Streetscape Studies: Fordham Road Commercial Areas	\$20,000
Commercial Streetscape Studies: 1 or 2 Other Commercial Strips	\$15,000
Community Visioning: Targeted Questionnaire, Follow-up Interviews	\$5,000 to \$10,000
Community Visioning: Public Forums / CB Meetings	\$10,000 to \$15,000
Harlem Riverfront: Inventory Existing Conditions / Analysis	\$10,000
Harlem Riverfront: Explanade Construction Recommendations	\$10,000
Harlem Riverfront: Identify Waterborne Transportation Options	\$10,000
Harlem Riverfront: Regatta Park (Work with BP)	\$2,500
Streetscape Studies: Fordham Road Gateway	\$12,000
Streetscape Studies: Jerome Avenue Gateway	
Streetscape Studies: MLK, Jr. (University Avenue) Gateway	
Reconsider CB Boundaries	\$5,000
Grand Concourse: Noncomplying / Nonconforming Conditions Review	\$20,000
Grand Concourse: Strategy Development	
Grand Concourse: Historic District Extension	
TOTAL (excluding light rail transit feasibility)	\$148,000 to \$164,500

CHAPTER VI: POTENTIAL FUNDING SOURCES

Appendix D contains excerpts from The Bronx: An Economic Review prepared in April 20-02 by New York State Comptroller H. Carl McCall. One excerpt – labeled Appendix P lists Economic Development Resources.

Additional potential funding sources include the following:

- Local banking institutions
- Local corporate partners
- TEA-21 funds
- Environmental Preservation bond funds; Clean Air, Clean Water Act funding
- Local elected officials discretionary funding