

BOROUGH Bronx

MAP ID#

BX4

COUNCIL DISTRICT: 15,16

COMMUNITY BOARD: 3

NAME OF PLAN: Partnership for the Future Plan

Community Organization: Bronx Community Board 3

Address 1426 Boston Road, Bronx, NY 10456

Contact Name: John Dudley (District Mgr.) Gloria Alston

Phone Number 718.378.8054

Fax Number

Website

TYPE OF PLAN

197-a

GEOGRAPHIC AREA OF PLAN

Bronx Community District 3 is located in the center of the Borough, bordered on the north by the Cross Bronx Expressway, on the west by Webster and Courtlandt Avenues, on the east by the Sheridan Expressway and Prospect Avenue (south of 169th Street) and on the south by 161st and 159th Streets. It includes the neighborhoods of Melrose, Morrisania, Claremont, Crotona Park East and Woodstock.

NEIGHBORHOOD/PLAN BACKGROUND

Bronx Community District 3 has undergone extensive demographic and physical change since 1950. Population declined from over 150,000 in 1960 to approximately 54,000 in 1980. Abandonment, arson, and demolition contributed to a decline in the housing stock from over 46,000 dwelling units in 1970 to less than 21,000 in 1980, leaving 1,500 vacant lots, hundreds of vacant buildings and half the population concentrated in high-rise public housing. The population increased slightly to 58,000 by 1990, but dwelling units declined by seven percent.

Between 1950 and 1990 the district's racial and ethnic mix changed considerably: whites dropped from 54 percent to less than one percent of the population, while the proportion of blacks increased from 36 percent to 54 percent and Hispanics increased four-fold from 10 percent to 43 percent. Income levels declined substantially to less than half the citywide median in 1990 the area ranked 57th out of 59 community districts in terms of family income. Almost half the population in the district receives some form of public assistance and more than half of all families are headed by women with incomes below the poverty line.

GOALS OF PLAN

1. To re-establish the district as a dynamic, viable community.
2. To increase the population of the district to 100,000, by the year 2000.
3. To provide a viable economic base for the community through the provision of job training, and the creation of labor intensive opportunities.
4. To maintain, develop and expand the supporting infrastructure of the district.
5. To maintain the parks and recreation areas throughout the district

RECOMMENDATIONS

The Below is a partial list of recommendations made in the plan:

A. Housing

1. Encourage mixed-income occupancy in city-owned buildings programmed for rehabilitation.

2. Developing on all vacant land to help the district reach its goal of doubling its population over the next ten years.
3. Preserve structurally-sound housing by maintaining the existing housing stock and upgrading public housing and in-rental properties.
4. Develop higher density buildings on sites specified in the plan.

B. Land Use and Zoning

1. Undertake a zoning study to examine the feasibility of five changes specified in the plan in order to provide opportunities for residential and commercial development, to stabilize existing residential districts and offer opportunities for larger scale housing.

C. Sanitation

1. Strengthen programs for the cleaning and fencing of vacant lots, requiring that lots be enclosed when cleared for development.
2. Develop an intensive educational campaign in collaboration with local schools to promote recycling in the district's high rise-apartments, particularly in public housing.
3. Obtain funds to build rat-proof enclosures on Housing Authority grounds to hold recyclables.

D. Public Safety

1. The City should assign increased personnel adequate to combat high crime levels in the 42nd Precinct.

E. Education

1. Development decisions should be planned to maximize student feeder patterns in blocks surrounding schools.
2. School space should be made available for community use from the end of classes until seven p.m.
3. Special partnerships should be reestablished to use nearby park facilities to supplement school teams and classes.

F. Economic Development

1. Revitalize commercial strips along East 174th Street, McKinley Square, Prospect Avenue, and East 161st Street to provide adequate local retail services.
2. Develop job training and placement facilities tied to increased education preparation and growth sectors of the economy.
3. Ensure adequate financing for small businesses to start and grow in the Bronx.

G. Open Space

1. Developing open space in tandem with residential redevelopment projects.
2. Developing a greenway via linear parks and bikeways along transportation corridors to link Crotona Park to the borough's major parks, waterfront, and cultural and education institutions.
3. Use Crotona Park as a learning environment supplementary to community schools.

H. Transportation

1. Increase signage for bus service, street marking and crosswalks, traffic lights and controls, space for off-street parking, and expanding transit opportunities for the elderly and disabled.

I. Health and Social Services

1. Formulate a job training and development strategy to identify career fields that offer opportunities for advancement.
2. Conduct an assessment of health and social service needs
3. Provide a community referral service center to assist in promoting access to available services and service providers
4. Develop multi-service community centers in the local public schools
5. Expand day care slots and hours of operation

6. Provide access to primary maternity, pediatrics, and comprehensive family care and planning services, with an emphasis on preventative care

IDENTIFIED STEPS FOR IMPLEMENTATION

N/A

PARTICIPATORY PROCESS

Bronx Community Board 3's plan was the first 197-a plan to be passed by the City Planning Commission, Eugenia M. Flatow and Harry DiRienzo, the Project Directors of the plan at the time, noted that the 197-a plan process was not as much a public process as it is today. However, The Parodneck Foundation, the consultant hired for the plan, did hold two public meetings notifying the community about the plan (inviting them to meet with the community board about the plan) and to outline the draft once it was completed, and conducted extensive community outreach with local institutions as well as public agencies that served the area in drafting the plan.

PARTNERS

Bronx Community Board 3, The Parodneck Foundation, Assemblywoman Gloria Davis

OBSTACLES

While The Consumer-Farmers Foundation, the consultant for the project, was able to get some agencies to work with them on carrying through some of the recommendations, others were unwilling to work with them. Developing the housing recommended in the plan also presented a problem because of the limited resources available to them at that time. In addition, the community board had wanted to conduct an analysis of the recommendations and what actually got implemented and had plans to do so in cooperation with DCP, however their planning liaison left before they could complete the study.

TIMELINE

INITIAL IDEA 1989 **FORMAL PLAN? YES** **DATE SUBMITTED:** 1992

SUBMITTED TO: City Council

CITY ACTION? City Council adopted the plan in November 1992.

MODIFICATIONS MADE TO PLAN N/A

ADDITIONAL INFORMATION N/A

BOROUGH Bronx

MAP ID# BX6

COUNCIL DISTRICT: 16

COMMUNITY BOARD: 3,6

NAME OF PLAN: Claremont Village: Creating a Public Housing Community

Community Organization: The Residents of Claremont Village

Address 307 West 38th Street, 7th Floor, New York, NY 10018

Contact Name: Mike Goldblum

Phone Number: 212.279.1507

Fax Number

Website

TYPE OF PLAN

Comprehensive Community Plan

GEOGRAPHIC AREA OF PLAN

Claremont Village, in the Morrisania section of the Bronx.

NEIGHBORHOOD/PLAN BACKGROUND

Claremont Village is made up of thirty buildings in four separate developments: Gouverneur Morris Houses, Borgia Butler Houses, Daniel Webster Houses, and Morrisania Houses. These developments are home to 16,000 people though estimates that take into account significant overcrowding put this number at 25,000 to 35,000 residents in 4,191 apartments.

All four developments suffer from problems typical of public housing: bleak high-rise design seems to have inhibited neighborly vigilance and invigorating community life. Litter, broken glass and criminal activity prevent many residents from comfortably using the open green spaces and playgrounds in the developments.

Morrisania is a beleaguered but recovering area in the South Bronx, a place that had by the 1980s lost over half of its population to suburban flight and urban decay. New low-rise housing is reclaiming abandoned buildings and brick-strewn lots. These and older renovated and unrenovated tenements are interspersed with homeless shelters, car repair garages and industrial parks. The school district is one of the city's most troubled. Local hospitals are over stressed and underfunded, and other community services are equally taxed.

GOALS OF PLAN

1. To foster the growth of a strong, effective community at Claremont Village.

RECOMMENDATIONS

1. Safety and Quality of Life

Improve tenant patrols through in-house security guards, training and oversight of tenant patrollers, varied patrols, and police coordination with patrollers.

Enhance police presence through bringing special auxiliary troops to Claremont Village and more proactive community policing and community work by police.

Redesign the lobbies of the buildings to be more functional and cheerful. Redesign should include: adding built-in tenant patrol desks, improving lighting, providing the community with bulletin boards, testing new magnetic doors, and a commitment to repair vandalism within hours--day or night.

Improve streets and traffic in neighborhoods by adding traffic lights at points of pedestrian crossing, reconfiguring Park Avenue to slow down its long blocks, adding street lights, and relocating interior parking to diagonal on-street strips.

2. The Urban Environment

Add low-rise perimeter structures to house retail and community service facilities and improve safety.

Redesign recreational spaces to produce a balanced use of existing space. Changes should include: developing a new indoor recreational facility, rebuilding Morris Pool in-ground, regarding Morris Baseball Field.

Improve system for dealing with garbage and litter by centralizing and sealing collection areas, eliminating dumpsters, educating people about littering, and installing high-efficiency compactors.

Reopen Metro-North Train Stations to link residents with the city and the suburbs.

3. Resident Involvement

Restore a meaningful income mix, but not at the expense of a net loss in valuable subsidized units. This can be done by not raising rents onerously and encouraging residents who succeed to stay in public housing. Those who have options in the open market should be offered units with amenities and subsidized prices.

IDENTIFIED STEPS FOR IMPLEMENTATION

1. Work to secure funding for plan from HUD-funded programs like HOPE VI and Moving to Work.
2. NYCHA can implement program-related recommendations quickly if they incorporate community input throughout the process.
3. Resident Involvement
 - A. Employ ombudsmen/advocates to work with residents to realize their aims, navigate NYCHA and city bureaucracy, and develop new resources.
 - B. Bring youth into the community by enlisting young people in meaningful community reconstruction.
 - C. Contact new residents before they arrive, inform them of development rules, and recruit them to be involved in community programs.
 - D. Support resident initiatives to broaden resident involvement and promote neighborhood pride. This could be done through a Village Journal, adult education classes, and victory gardens.

PARTICIPATORY PROCESS

The MAS Fellows began by meeting with the New York Housing City Authority in 1991. They then met with Bronx Community Board 3 and the Bronx South Tenant Advisory Council and set up meetings with residents of the Claremont Village. Throughout 1992 the members of the joint MAS/Claremont Village committee met regularly at Claremont Village to reach out to a variety of residents and constituencies. Out of these focus groups and public meetings came the recommendations in their report.

Meetings had varying formats and divergent attendances: some were structured, with maps and outlined; some were open-ended discussions of problems and solutions. Through the various meetings, the participants were urged to come up with their own solutions for the problems they cited, and to debate the efficacy and practicality of these ideas with each other.

Special efforts were made to hear from populations underrepresented in most other meetings: young people, the elderly, adult men and Latino residents were specifically solicited. Meetings were held in several different locations in Claremont Village. The committee also met with representatives from other groups involved in the Morrisania community and in city-wide housing reform, including tenant organizations, developers, and local business-owners.

PARTNERS

The Residents of Claremont Village; The Municipal Art Society; Bronx Borough President and several elected officials.

OBSTACLES

1. Many disparate parties, agencies, and constituencies must be brought together.

TIMELINE

INITIAL IDEA 1991 **FORMAL PLAN? YES** **DATE SUBMITTED:** 1992

SUBMITTED TO

The Residents of Claremont Village

CITY ACTION?

Public meetings at which the plan was presented to residents at New York City Housing Authority.

MODIFICATIONS MADE TO PLAN

Pilot Program: redesign and reconstruction of Morrisania Houses Playground. The most resident intensive design ever worked on by NYCHA in-house design department and youth of Morrisania Houses. Built in 1993-94

ADDITIONAL INFORMATION N/A

BOROUGH Bronx

MAP ID# BX15

COUNCIL DISTRICT: 16

COMMUNITY BOARD: 4

NAME OF PLAN: Crotona Park East CCRP

Community Organization: Mid-Bronx Desperados Community Housing Corp. CCRP

Address 1762 Boston Road, Bronx, NY 10017

Contact Name: Ralph Porter, Acting President and Daryl Heler

Phone Number: 718.842.0256 and 718.8931631

Fax Number

Website

TYPE OF PLAN

Comprehensive Community Revitalization Plan

GEOGRAPHIC AREA OF PLAN

The neighborhood of Crotona Park East is bounded by Crotona Park and Prospect Avenue to the west, the Cross Bronx Expressway to the north, the Sheridan Expressway to the east, and 167th and 169th Streets to the south.

NEIGHBORHOOD/PLAN BACKGROUND

Crotona Park East is a South Bronx neighborhood with 17,000 residents. For more than a decade, the neighborhood stood as an international symbol of urban decay, publicized by the visits of President Jimmy Carter and presidential candidate Ronald Reagan. Today, Crotona Park East is known more for the single-family homes of Charlotte Gardens that have replaced the rubble-strewn vacant lots, and for the renovated apartment buildings elsewhere in the neighborhood.

During the 1970s disinvestments and decline occurred on a devastating scale. Roughly 15,000 housing units were lost to fires and neglect, and the neighborhood's population dropped by 75%. In sharp contrast, the past decade has been one of significant reinvestment. A local community organization, the MBD Community Housing Corporation has sponsored the construction or rehabilitation of over 2,000 housing units including the 89 single-family ranch houses of Charlotte Gardens.

However, Crotona Park East still has large concentrations of vacant land, constituting about 15% of the neighborhood's land area. Thousands of residents suffer from inadequate facilities for shopping, medical care, recreation, and daycare. The neighborhood is still highly impacted by crime.

GOALS OF PLAN

The primary goals of the plan are to address the issues of health care, economic development, physical environment and open space (including housing and parks and recreation), youth development, crime prevention, and community outreach.

RECOMMENDATIONS

Housing Recommendations:

-Construct homeownership housing on both sides of Longfellow Avenue between 172nd and 173rd Streets.

-Construct homeownership housing on the northern side of Freeman Street between Vyse and Hoe Avenues.

- Construct medium density, homeownership housing on a site bounded by Stebbins Avenue, 170th Street and Bristow Street.
- Develop low density, homeownership housing on the northwestern side of Stebbins Avenue between 170th Street and Boston Road.
- Develop infill row houses on small vacant sites along Stebbins Avenue, Bristow Street, and other nearby streets.
- In newly built or renovated apartment buildings, set aside ground floor space for community facilities.
- Neighborhood Housing Services (NHS) should designate Crotona Park east as a target area.

Retail Recommendations:

- Move expeditiously to develop the new shopping center
- Orient a portion of the new shopping center's retail space outward onto 174th Street rather than inward towards the parking lot.
- Expand the new farmers' market at 1710 Southern Blvd
- Redevelop two abandoned Transit Authority properties flanking 175th Street between Boston Road and Southern Blvd. with additional retail or community uses.

Community Services, Health Care, Child Care Recommendations

- Include a primary health care center within the new shopping center
- Construct a combination daycare facility and community center
- Build a new home for Bethel Church

Open Space, Schools and Park Space Recommendations

- Create a rock garden on the vacant site on the western side of Longfellow Avenue between 173rd Street and 174th Streets.
- Create two vestpocket parks at the intersections of Southern Blvd. and Boston Road and of Southern Blvd. and Louis Nine Blvd.
- Construct a playground on the triangular lot bounded by Chisholm Street, Freeman Street and Rev. James A. Polite Avenue.
- Transfer the vacant, City-owned lot next to PS 134 to the school.
- Upgrade the PS 66 play yard
- Create a children's playground in the central portion of our neighborhood.
- Redesign the Housing Authority parking lots and open space on the western side of Hoe Avenue between 172nd and 173rd Streets.
- Acquire and relocate a nonconforming auto repair business next to CES 50.
- Redesign and reconstruct the CES 50 schoolyard
- Place the vestpocket park on the eastern side of Southern Blvd. under the sponsorship of a nearby daycare center.
- Upgrade the park space at 174th Street and Longfellow Avenue to include a playground.

Streetscape Recommendations

- The most important recommendation is for a joint community-police offensive against crime.
- Renovate the Freeman Street and 174th Street el stations
- Light Herman Ridder Junior High School to highlight its soaring entranceway and other architectural details.
- Paint and light the elevated tracks along Southern Blvd.
- Make the intersection of Boston Road, Southern Blvd. and 174th Street safer and more attractive.
- Clean, secure and redevelop vacant lots
- Improve the street lighting around the el stops and along frequently walked routes.
- Remove the graffiti from public housing projects and enhance their surroundings.
- Plant street trees throughout the neighborhood
- Organize a community-based security force

IDENTIFIED STEPS FOR IMPLEMENTATION

The plan is tied to a 5-year action

PARTICIPATORY PROCESS

The planning effort was led by the MBD Community Housing Corporation with a Task Force of local schools, community groups, and residents. The Task Force met from September 1993 to June 1994. The Task Force's work was informed by two open community meetings, each attended by well over 150 people.

PARTNERS

Tri-State Transportation Campaign; We Stay/Nos Quedamos Committee; the New York City Environmental Justice Alliance; Pratt Institute Center for Community and Environmental Development Abeles, Phillips, Preiss & Shapiro.

OBSTACLES

1. The State DOT claimed that they would begin the EIS of the Sheridan proposals in 1998. In 2001, they still have not begun the process. These continual delays have made it more difficult for the community organizations pushing for the Sheridan Park proposal to keep community members involved.

A. The State DOT must first include the Sheridan Park proposal in their EIS. If they do include it, the next obstacle will be to ensure that they recommend the proposal for implementation.

B. The State DOT is currently very busy with work on the Cross Bronx Expressway and the Major Deegan Expressway.

2. The recent State Transportation Bond Act did not pass, and so the State DOT does not have approximately \$1.7 billion that they thought they would have.

TIMELINE

INITIAL IDEA 1992 **FORMAL PLAN?** Yes **DATE SUBMITTED:** 1994

SUBMITTED TO: State of New York, Department of City Planning

CITY ACTION? N/A

MODIFICATIONS MADE TO PLAN N/A

ADDITIONAL INFORMATION N/A

BOROUGH: Bronx

MAP ID# BX17

COUNCIL DISTRICT: 16

COMMUNITY BOARD 3

NAME OF PLAN: Achieving a Balance: Housing and Open Space in Bronx Community District 3

Community Organization: Design Trust for Public Space, in partnership with Bronx Community Board 3 and the Trust for Public Land

Address: 338 West 39th Street, 10th Floor, New York, NY 10018

Contact Name: Karen Hock

Phone Number: 212-695-2432

TYPE OF PLAN:

Housing Revitalization and Open Space Plan

GEOGRAPHIC AREA OF PLAN:

Bronx CB 3

NEIGHBORHOOD BACKGROUND:

Community District 3 in the south central Bronx has been the proving ground of many of the intense changes and conflicts that have marked urban America in the late 20th century. Widespread disinvestments and abandonment of real property coupled with massive suburbanization decimated its population base by 75% from 1950 to 1980. Since the mid-1980s, however, it has experienced significant reinvestment, primarily under the Ten Year Housing Plan initiated by Mayor Edward I. Koch, which capitalized on the city's vast supply of vacant lots and residential buildings acquired through property tax foreclosures. Up to 2,822 subsidized housing units have been constructed in the district since 1985, largely under the New York City Housing Partnership's homeownership programs, and an estimated 3,600 rehabilitated apartments have been returned to active use. While homeownership development has helped to stabilize the district, the focus on low-density housing has compromised other forms of development such as neighborhood open space. Rather than characterizing a sustainable urban infrastructure, the study's findings present a picture of contradictions, opposing forces and competing interests.

GOALS OF PLAN:

- Mapping and analyzing the overall relationship between housing and open space
- Demonstrating how to preserve or create open space while absorbing most or all of the housing that can be reasonably built
- Developing planning and design recommendations for "building neighborhoods" by optimally integrating housing and open space

RECOMMENDATIONS:

Achieving a Balance proposes a number of development strategies for Community District 3 that address continued housing need, promote sustainable community development, capitalize on existing public open space, and maximize opportunities for open space development. The following recommendations form the basis for ongoing dialogue at the community level between the community board, city agencies and local stakeholders.

1. Develop additional affordable housing through a variety of city, state and federal programs.
2. Develop remaining housing sites at densities that are consistent with the 197-a plan and existing R6 and R7 zoning.

3. Consider alternate housing typologies and financing programs.
4. Expand opportunities for housing development by rezoning the Morrisania M1-1 district to MX.
5. Adopt a comprehensive policy with regard to the disposition of vacant city-owned land, taking into account the recreational and quality of life needs of communities in addition to housing and economic revitalization.
6. Identify and set aside a number of vacant city-owned lots in Community District 3 for development as neighborhood open space.
7. Develop an open space plan for the Melrose Commons Urban Renewal Area that will serve as a model for integrated housing and open space development.
8. Explore the possibility of converting the Franklin Armory into a community recreation and cultural center.
9. Allocate public and private funds for the development or reconstruction of existing unutilized parkland in Community District 3 and increase the Parks Department's operating budget to enable it to effectively manage and maintain the city's open space resources.
10. The Parks Department, Partnership for Parks, and Friends of Crotona Park should work to increase staffing, security and public presence in Crotona Park.
11. The city should recognize the value of community gardens as existing open space and community resources and not merely vacant land when assembling sites for housing development or sale.
12. Community Board 3 should convene a meeting with the Department of Housing Preservation and Development, the New York City Housing Partnership, affected gardeners and community development corporations to discuss the prospects of community gardens included in housing development sites.
13. Link community gardens to local community organizations or institutions and transfer ownership of the land to the Parks Department. Alternatively, donate the land to organizations such as the Trust for Public Land (TPL) to be placed in a borough-wide land trust.
14. Capitalize on vacant city-owned lots that are not suitable for housing (or commercial or industrial uses) and develop them as playgrounds, vest-pocket parks and other neighborhood open spaces.
15. Incorporate public open space in all new housing developments.
16. Incorporate public open space in commercial and industrial or mixed-use developments.
17. Initiate a district-wide street tree-planting program.

IDENTIFIED STEPS FOR IMPLEMENTATION:

No schedule for implementation. The goal of the project was to influence citywide policy as well as make specific recommendations to be taken up by the Community Board.

PARTNERS:

Bronx Community Board 3
Design Trust for Public Space
The Trust for Public Land

PARTICIPATORY PROCESS:

The project was initiated in June 1999 and was grounded from the outset in community participation and dialogue. It was led by a broadly representative Steering Committee, chaired by John Dudley, District Manager of Community Board 3. The project team identified the salient

issues and development needs of the area through data gathering and analysis, development of a geographic information systems (GIS) database, roundtable discussions, and interviews with community gardeners, local housing developers and relevant government and non-profit agencies. Key community stakeholders participated in a day-long planning and design workshop, or *charrette*, to explore specific development strategies for housing, open space and other services in targeted sites throughout the district.

OBSTACLES:

With a critical shortage of affordable housing in New York City, the Giuliani administration has been committed to developing vacant city-owned land for housing and has not been sympathetic to garden preservation efforts. Several of the gardeners in Community District 3 were ordered to vacate their gardens during the study period to make way for housing construction, threatening the dialogue that had been established between community housing developers and open space advocates. Ongoing litigation against the administration by the New York State Attorney General has held up the development of these and other gardens throughout the city. Garden preservation legislation is still pending at the City Council, however, there is an uncertainty about the new city government administration.

TIMELINE:

INITIAL IDEA: Initial discussions between the Design Trust and the Trust for Public Land took place in late 1997. The actual project began in June 1999.

FORMAL PLAN? Yes

DATE SUBMITTED: 2000

SUBMITTED TO: Bronx Community Board 3. Distributed to Department of City Planning, Department of Housing Preservation and Development and other city agencies, City Council members, and Attorney General's office

CITY ACTION: None to date

MODIFICATIONS MADE TO PLAN: None

ADDITIONAL INFORMATION: