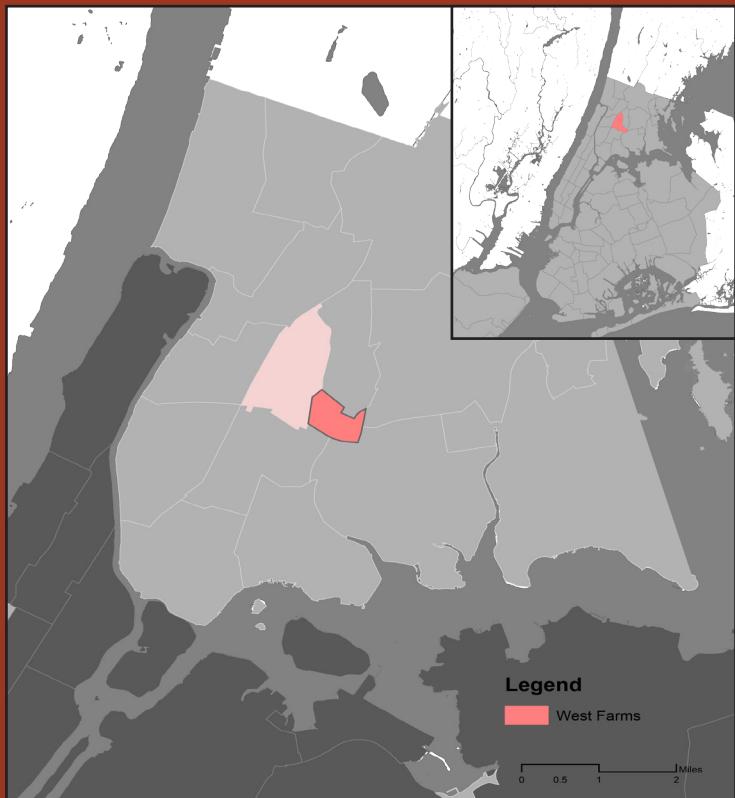


W E S T F A R M S , B R O N X

2 0 1 8

Fund for the City of New York

Summary Statistics



Legend
West Farms

0 0.5 1 2 Miles

18,061

Total Population

\$25,341

median income

10.5 %

unemployment rate

History of West Farms

The study area was a largely Jewish, Irish, and Italian working class community in the 1940s. Although, the study area has also been home to pre-revolutionary and revolutionary histories. During the 1970s the area went through serious blighted conditions as landlord neglect, nonprofit inexperience in fundingn and maintaining affordable housing, and high unemployment rates became endemic.

Today, West Farms is seeing re-investment and development of new housing. This is after years of urban decay and socio-political neglect. However, the area is not currently home to much of its workforce. That is, according to OnTheMap, U.S. Census Bureau estimates only 4.8 percent of the people living within the study area have work in the study area. That makes community investment a large issue as 95.2 percent of the workforce would find time to either eat or find leisure outside of West Farms. This is an issue that can immediately be found as one walks through the study area. That is, the fellow has walked along five routes provided by Community Board 6, and most streets were empty. Except, the main corridor of Tremont Avenue.

Interestingly, there is much interest by both developers and transportation agencies along Tremont Avenue as it is also a commercial corridor.

The fellow noticed that development and affordable housing was the main topic of conversation in Community Board meetings. In addition, the topics continued to be talked about even during public meetings that dealt with other issues. Certainly, the affordability is the main concern for the citizens in the area.

less than 10 miles away by 2-5%, only to resurge by about the same amount post-recession. The same is true for North, Northeast, and Northwest. Interestingly, the jobs that pay \$3,333 per month (or about \$40,000 a year) have increased overall.

“I’ve lived in this area for over 40 years. I lived here when there were buildings catching on fire. Now that things are finally getting better, now that the community is organized, we have to moved away?”

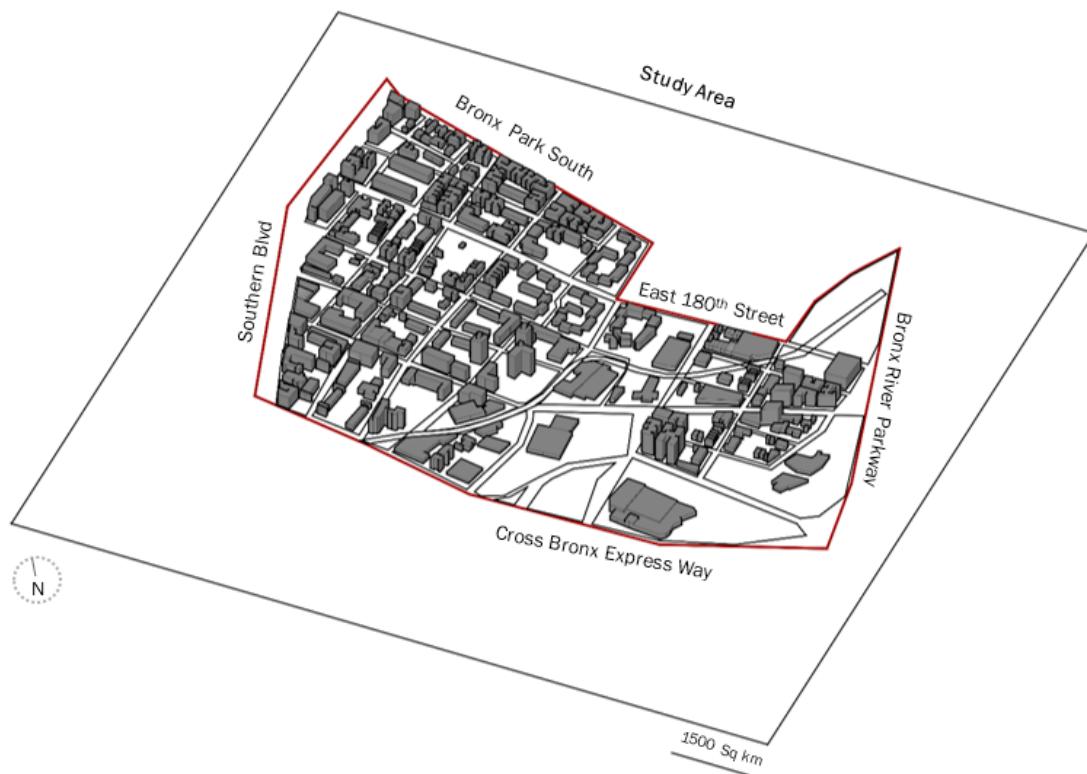
As far as jobs, looking at data from 2005, 2010, and 2015, the trends show that overall jobs that pay \$1,250 per month (or about \$15,000 a year) have decreased in the area and moved out further South, Southeast, and Southwest since the recession brought down low-wage jobs

Finally, West Farms is home to about 18,061 residents with about 2,000 additional units pending construction and/or completion. Other amenities include, but are not limited to schools, parks, religious institutions, and a library. Currently, the area is serviced by the 2 and 5 trains on East 180th Street and West Farms Square.

West Farms: A Closer Look

The fellow was assigned to the Community Board 6 to help structure a process towards a 197-a Plan through a Neighborhood Plan. West Farms Neighborhood Plan encompasses the neighborhood in West Bronx, New York. This plan covers the area between Bronx Park South to the North and Cross Bronx Expressway to the South, and between Southern Boulevard to the West and Bronx River Parkway to the East.

For the Neighborhood Plan, the fellow and the Community Board utilized the Neighborhood Planning Playbook created as a part of the Housing New York: A Ten-Year, Five Borough Plan. The playbook details the necessary components needed to engage the various agencies required for a given project. That is, the document lists 13 agencies (from the Department of Transportation to the Department of Environmental Protection to Small Business Services) all of which are important to the planning process for communities. For West Farms, the Community Board decided to look at the issue of displacement and homelessness in the area. The fellow, along with the Community Board's District Manager Assistant, Carly Wine, were able to finish the Organize and Learn sections of the playbook. This leaves only the Create and Finalize sections to be completed.



Playbook Structure

Organize

- Define Planning Area
- Develop Planning Schedule with Key Dates
- Identify and Meet with Key Stakeholders
- Begin to identify key community concerns, goals, and values
- Coordinate inter-agency project team and governance
- Create a Neighborhood Snapshot (data gathering and analysis)

Learn

- Dive deeper in quantitative and qualitative data
- Identify measures and trends affecting neighborhoods (Past Reports)
- Identify challenges and opportunities (Past reports)
- Develop a shared community-driven neighborhood vision and set of guiding principles

Create

- Brainstorm solutions and strategies with the community
- Develop scenarios that address key neighborhood concerns
- Test preliminary policies, projects, and strategies (viability, feasibility, desirability)

Finalize

- Synthesize solutions that have consensus and potential to achieve desired outcomes
- Vet and Finalize key implementation elements of the plan
- Conduct the necessary regulatory processes for proposed zoning and land use proposals
- Coordinate agency programs and capital budgets for implementation of key plan elements

Toward the 197-a Plan

What's the difference between 197-a Plan, Neighborhood Plan? Can Neigborhood Plan lead to a 197-a Plan?

A neighborhood plan is a general workflow and process for entities interested in changing aspects of a community. The neighborhood plan allows the community to be heard in the planning process, whether they are community-led organizations, city agencies, or other interested parties. The neighborhood plan can be summarized as a capital projects plan that considers the preferences or issues of the community that the capital projects may affect. That is, a balance between community needs and capital projects planning. This is different than the process and intent of the 197-a.

Before a 197-a Plan can be submitted a community must file an intent of submission letter to Department of City Planning (DCP). Once the letter is acknowledged by the proper parties, the community has 90-days to submit a document for the 197-a Plan. The 197-a Plan document is then submitted by the Community-led Organization to DCP for initial review. If gaps in the research or general plan are found, DCP will send the Plan to the Community Board for revision. Once the issues are resolved, and if there are no further revisions needed or if the Community-led organization does not want to revise the

document, then it is submitted for a final review by City Planning Council (CPC). If CPC finds gaps in the research or general plan then it is sent to Community Board for Revision. If no revision is wanted by the Community-led Organization or there are no

***Strategies can include
concerns for land use,
housing, and economic
development***

gaps in the research or general plan, then it is submitted as is to be determined as a passable 197-a Plan. The 197-a plan can be summarized as a planning guideline or consideration for decision-makers and planners as they approach changes to the characteristics of a community.

To develop a 197-a plan out of the Neighborhood Plan the fellow took notes of the existing conditions of the study area.

197-a Structure

Initialization

- Letter of Intent / Plan Preparation
- Plan Submission
- Threshold Review
- Threshold Determination

Threshold Approval

- Environmental Review and Determination
- Community / Borough Review

Large Scale Consideration

- City Planning Commission Substantive Review
- City Council Review

Finalization

- Distribution of Adopted Plan
- Adopted Plan Serves as a Guide for New Actions by City Agencies

ISSUES

WEST FARMS, BRONX

FELLOW FINDINGS

1. Low Foot Traffic along Tremont Corridor
2. High Crime Rate at End and Outside of Corridor
3. Low Worker Density at Peak Hours
4. Non-Streamlined Information Dissemination

COMMUNITY IDENTIFIED

1. Incompatible Afforability Measures
2. Youth Education Technology Gap
3. Mental Health Awareness and Homelessness
4. Afterschool Child Care

CB 6 FELLOW: ANGEL LOPEZ ZAMORA

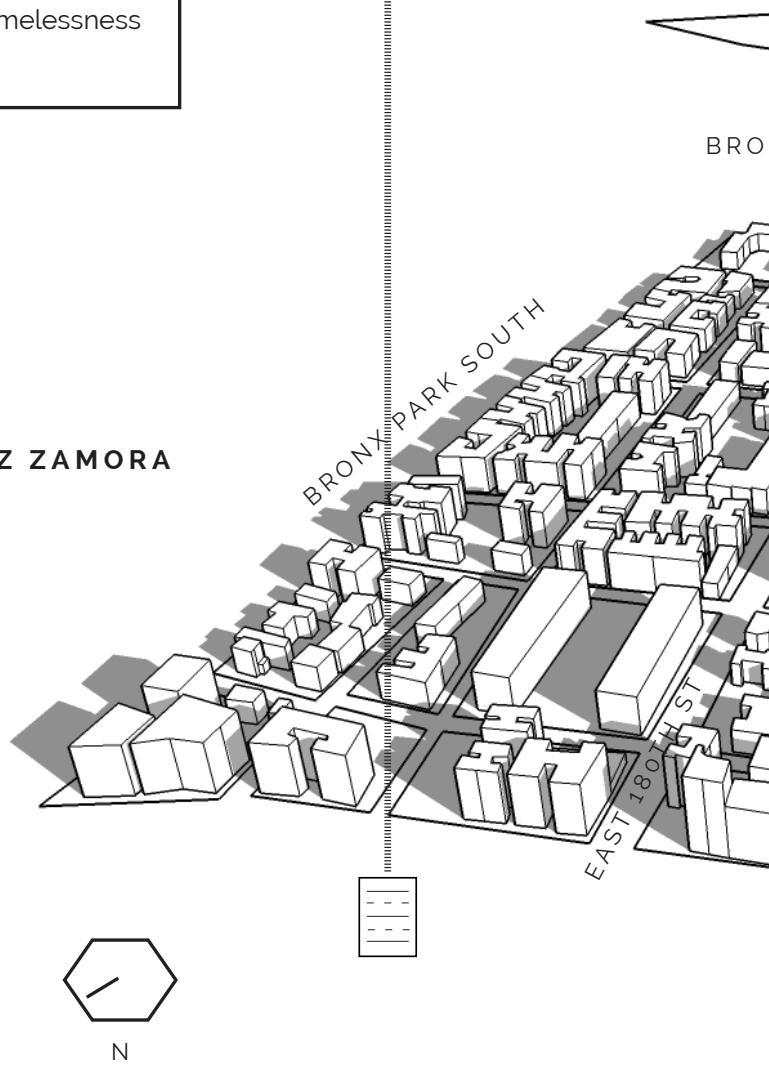
E: cb6.fellowship@gmail.com

A: Columbia University - GSAPP

1172 Amsterdam Avenue

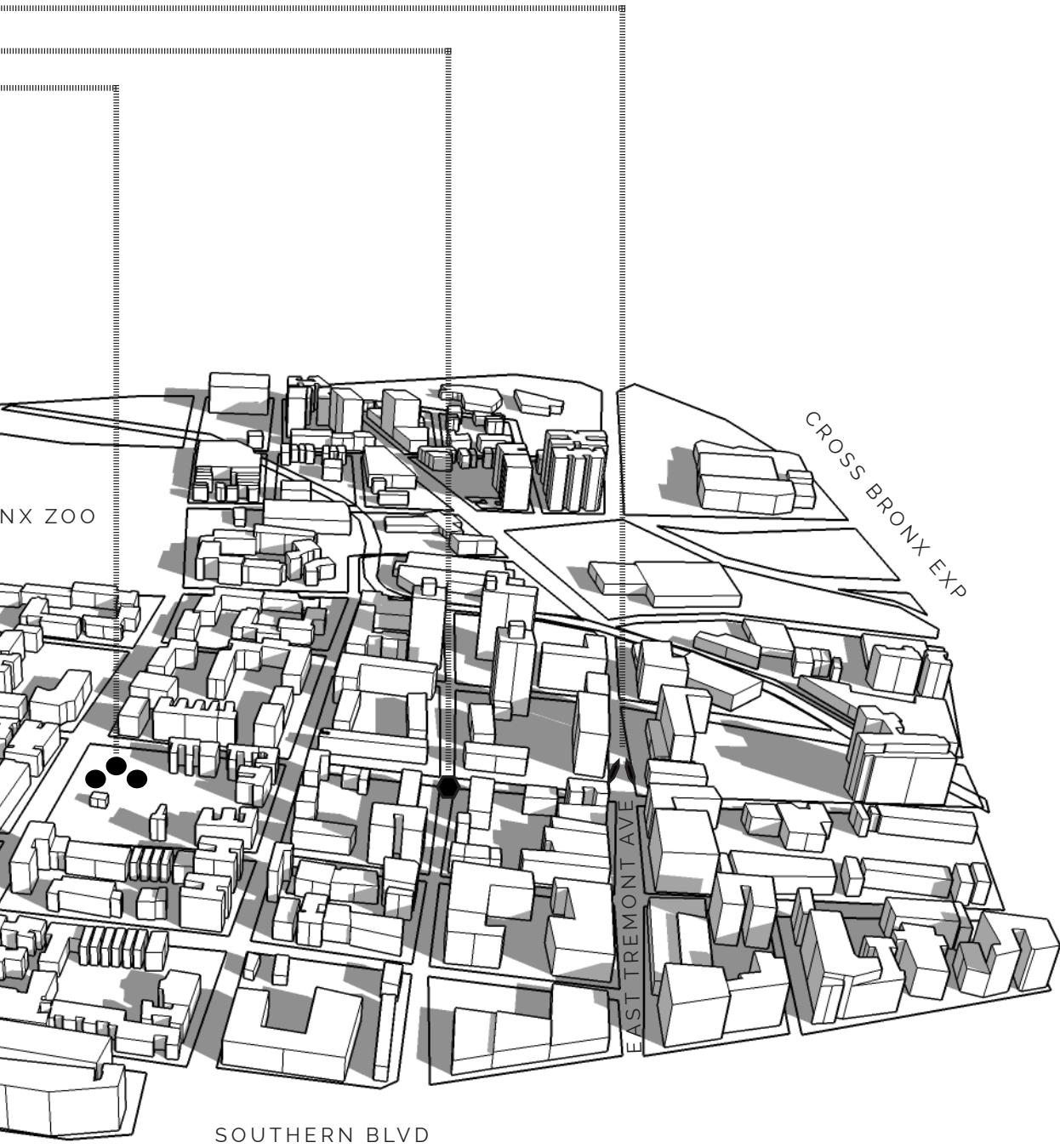
New York, New York 10027

Fund for the City of New York



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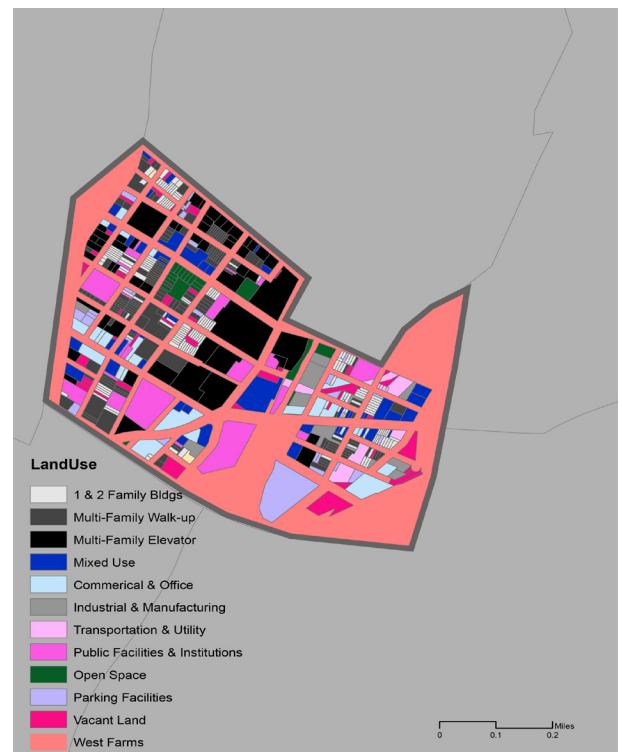
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Existing Conditions

The streets in the study areas were largely empty, even during peak hours. The street with the most foot traffic was Tremont Avenue. As mentioned in the introduction, empty streets is indicative of the 95.2 percent of residents working outside of the study area.

The fellow followed five routes in the study area. There were many areas that lacked eyes on the street, this is due to the area previously being industrial. The land use in the area is variegated and unorderly which adds to the areas concentration of foot traffic along the corridors that have either mixed use or commercial and office spaces. As can be seen in the map, there are large areas within West Farms that are mostly multi-family elevator buildings as well as Public Facilities and institutions spaces. There is also a lack of open space within the study area, however, those open spaces (such as parks) are usually vacant during peak hours. As will be seen in the following pages.

Additionally, the community has been concerned about walkable spaces for some time now. In fact, community stakeholders have been trying to organize to various events but turn out has been low. Some attribute it to the violence in the area but there is also an aspect of the landscape not having adequate lighting. Furthermore, 95.2 percent of the residents within the study area working outside of the West Farms adds to the problem of community engagement. Moreover, 92.8 percent of the residents who work, have primary jobs that are less than 10 to 24 miles away. Clearly, there is not only a spatial mismatch but a temporal one as well.





As mentioned in the previous page, the streets were mostly empty during peak hours. Here are some examples.





A black metal fence stands in the foreground, its vertical bars partially obscuring a large, leafy tree. Beyond the fence is a paved area with fallen leaves, leading to a grassy field. In the background, there are more trees and some buildings under a clear sky.

Open Spaces present an opportunity, however, an economic change is vital

Addressing Vacancy

A visioning workshop is necessary for the community to engage in solutions and organizing efforts that will raise foot traffic in open spaces, as well as in empty corridors.

An initial survey, developed by the fellow and the District Manager Assistant, showed that community members are aware of the issue of vacant streets. That is, they were also aware of other factors that may contribute to neighborhood characteristics that make the area seen unsafe. Here are two examples from the survey that showed that policing and safety were among the top three issues:

Respondent 2

1. Actual affordable housing
2. Additional schools to accomodate those in current housing
3. Increased policing; especially, in the areas of drug and prostitution

“There is a lot of housing going up in the area but given the socio-economic status, most residents can not afford it.”

Respondent

1. Healthy food options
2. Sanitation over the weekends
3. Better lighting on East Tremont

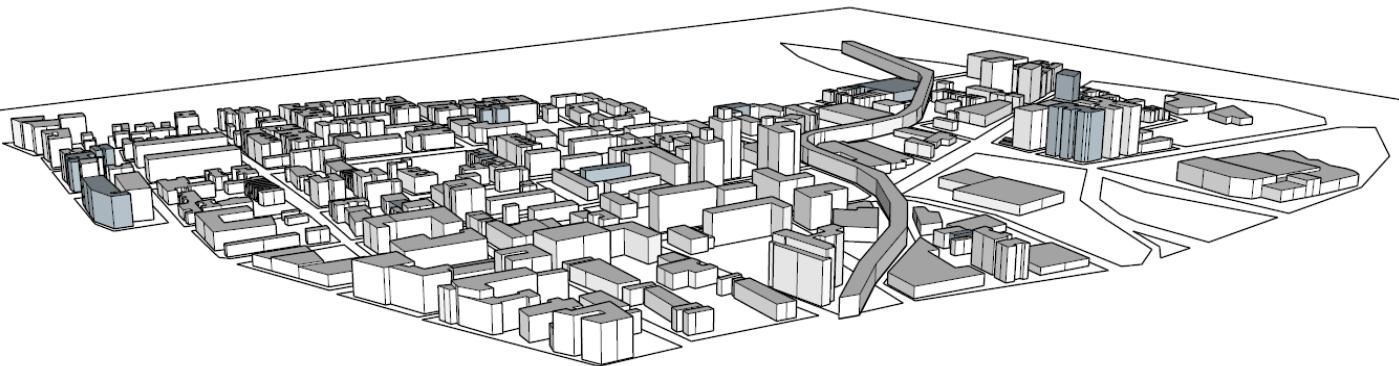
Utilizing the public fervor for a better and safer West Farms can help the planner in the next round to engage with community organizers. Community organizer are often overlooked within this community, however, the fellow and the District Manager Assistant were able to connect with a key stakeholder in the area: Mary Mitchell Center. Other potential sources are the Bronx Zoo, Fordham University student-led groups, and the nearby hospitals. The libraries in the area were also in need of connecting with other local stakeholders.

Tools Developed for the Community Board

Identified 34 Stakeholders. Have talked to 3 in person, others through email. Brainstorming on strategies for community and economic development. Key Stakeholder: Mary Mitchell Center

As for the analytical tools, the fellow has built an interactive map that locate the vacant lots within Community Board 6 and the Bronx. Also, there is a tool that is still in development that takes in the crime statistics available by police precinct and incorporates the historical data within the current data. This can serve to make the community board report crime statistics within a historical context. For instance, usually the crimes that are reported are the week-to-date statistics. However, by informing residents about the lowering crime statistics over time, trust in the neighborhood can begin to emerge again.

All the tools developed for the Community Board will be open-sourced and made available through GitHub.



My Drive - Google Drive Shared with me: Google Sheets VacantLU_BXCD6 Census Data API Key Results

VacantLU_BXCD6

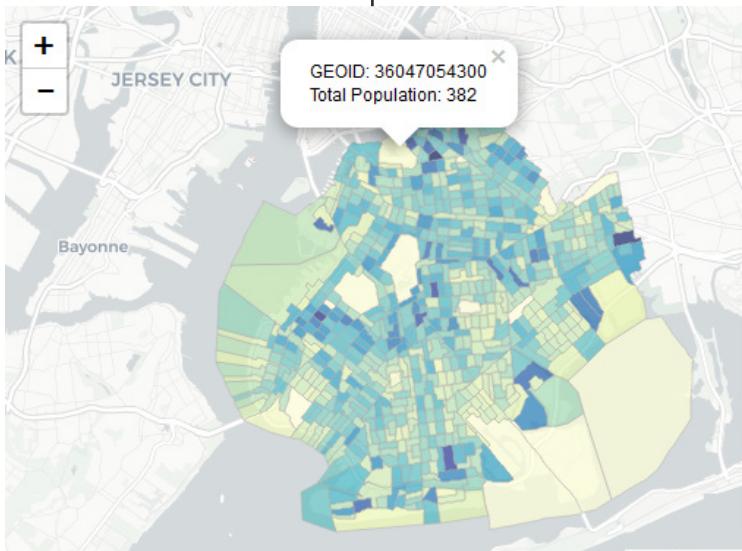
Last edit was on November 15, 2017

Borough	A	B	C	D	E	F	G	H	I	J	FireCom
	Borough	Block	Lot	CD	CT2010	CB2010	SchoolDist	Council	ZipCode		
2 BX		2899	49	206	231	1010	09		15	10457	L027
3 BX		2900	4	206	231	1009	09		15	10457	L027
4 BX		2900	28	206	231	1009	09		15	10457	L027
5 BX		2900	33	206	231	1009	09		15	10457	L027
6 BX		2907	1	206	165	1010	09		15	10457	L027
7 BX		2907	56	206	165	1010	09		15	10457	L027
8 BX		2907	57	206	165	1010	09		15	10457	L027
9 BX		2907	58	206	165	1010	09		15	10457	L027
10 BX		2907	75	206	395	4011	09		15	10457	L027
11 BX		2908	33	206	395	4006	09		15	10457	L027
12 BX		2908	41	206	395		09		15	10457	L027
...	

```

1 ## uncomment out these if you don't have these libraries
2 # install.packages("acs")
3 # install.packages("tigris")
4 # install.packages("leaflet")
5 # install.packages("stringr")
6 # install.packages("dplyr")
7
8 library(acs)
9 library(tigris)
10 library(leaflet)
11 library(stringr)
12 library(dplyr)
13
14 # API Key
15 api.key.install("429cce6a943c89635e7ef8c226ea058b9005dc5")
16
17 # Set Geography
18 BK <- geo.make(state = "NY", county = 47, tract = "*")
19
20 # get acs data
21 acs_get <- function(year, geo, table){

```



New York City Police Department

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NYPD

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Patrol Transit & Housing Investigative Administrative

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Precincts

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Neighborhood Policing

Special Operations

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48th Precinct

Commanding Officer: Captain Andre M. Brown

[Follow @NYPD48pd](#)

450 Cross Bronx Expressway, Bronx, NY, 10457-7401

Crime Statistics [PDF - Excel]



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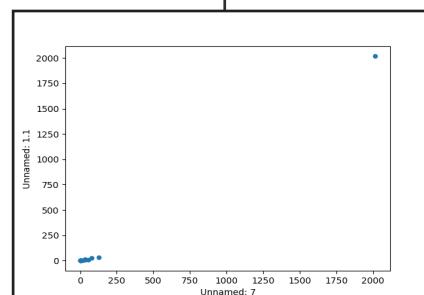
url2crimeapp.py
1 import pandas as pd
2 from pylab import *
3 import requests
4 from bs4 import BeautifulSoup
5
6 base = "http://www1.nyc.gov"
7 url = 'http://www1.nyc.gov/site/nypd/bureaus/patrol/precincts/48th-precinct.p
8
9
10 def fetch(self):
11     response = requests.get(self)
12     data = BeautifulSoup(response.content, 'html.parser')
13     name = str(data.find('div', 'span6 about-description').findChildren('a')[2]
14     link = base + name
15     r = requests.get(link, stream=True)
16
17     with open("data.xlsx", 'wb') as f:
18         for chunk in r.iter_content(chunk_size=1024):

```

```

" C:\Users\aflop\PycharmProjects\CrimeStats Application\"
          Unnamed: 0  Unnamed: 1  Police Department  Unn
9  Crime Complaints      NaN      NaN
10                 NaN      NaN  Week to Date
11                 NaN      NaN        2018
12           Murder      NaN      0
13           Rape       NaN      3
14        Robbery      NaN      7
15   Fel. Assault      NaN     11
16      Burglary      NaN      3
17    Gr. Larceny      NaN      9
18      G.L.A.       NaN      5
19        TOTAL      NaN     38

```





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