J

1460 & 1480 Sheridan Boulevard
Written Comments on the DEIS

LANGAN

Taylor Huizenga

From: Wanda Salaman <salaman266@gmail.com>
Sent: Monday, July 24, 2023 4:21 PM
To: dariella rodriguez
Cc: 22DCP178X_DL; Ryan Singer (DCP); Maria Torres; Barbara Alicea
Subject: [EXTERNAL] Re: Written Public Comments for Sheridan Lots

Some people who received this message don't often get email from salaman266@gmail.com. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Hola Dari and The Point Team

MOM support the message
Wanda Salaman
Mothers on the Move

Sent from my iPhone

> On Jul 24, 2023, at 4:03 PM, dariella rodriguez <drodriguez@thepoint.org> wrote:
>
> Please see attached Written Public Comments, on behalf of THE POINT CDC for the 1460-1480 Sheridan Boulevard DEIS.
>
> Should you have any questions or concerns please contact me.
>
> Thank you
>
> --
> dariella rodriguez
> Director of Community Development
> THE POINT CDC
> 940 Garrison Avenue
> Bronx, NY 10474
> (718) 542-4139
> <TPCDC Public Comments DEIS Sheridan Lots-1.pdf>

Taylor Huizenga

From: dariella rodriguez <drodriguez@thepoint.org>
Sent: Monday, July 24, 2023 4:03 PM
To: 22DCP178X_DL; Ryan Singer (DCP)
Cc: Maria Torres; Barbara Alicea
Subject: [EXTERNAL] Written Public Comments for Sheridan Lots
Attachments: TPCDC Public Comments DEIS Sheridan Lots-1.pdf

Some people who received this message don't often get email from drodriguez@thepoint.org. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Forward suspect email to phish@oti.nyc.gov as an attachment (Click the More button, then forward as attachment).

Please see attached Written Public Comments, on behalf of THE POINT CDC for the 1460-1480 Sheridan Boulevard DEIS.

Should you have any questions or concerns please contact me.

Thank you

--
dariella rodriguez
Director of Community Development
THE POINT CDC
940 Garrison Avenue
Bronx, NY 10474
(718) 542-4139

Since 1999, the South Bronx River Watershed Alliance has been instrumental in engaging community members and stakeholders to create an environmentally just land use and transportation plan for the Sheridan Expressway corridor. SBRWA is made up of four Bronx-based groups and two city-wide advocacy organizations. THE POINT CDC is one of the four Community Based Organizations who together developed a Community Plan.

In 2016, after 17 years of organizing and advocacy, Governor Andrew Cuomo announced $97 million toward the transformation of the at-grade portion of the Sheridan into a boulevard, followed in 2017 by a budget commitment of $700 million to address multiple issues related to the Sheridan-Bruckner interchange. That same year, 2017, is when Simone Development Companies began working on the rezoning proposal that is before you today. We don't believe this is a coincidence, as the modifications to the boulevard dramatically increased the land value and potential for the properties that they held since 1978. One year later, the Governor announced the allocation of $1.7 billion for a capital project modifying the Bruckner-Sheridan Interchange. Despite extensive organizing and advocacy from SBRWA and local small businesses during the environmental review process, the State selected a final plan that did not embody most of the core elements of the Community Plan.

One key element did advance, thanks to SBRWA's advocacy: the Sheridan Expressway has been converted into a boulevard, allowing pedestrian, on grade crossing to Starlight Park and the Bronx River Greenway. Construction was completed in 2019.
The proposed location for development is directly on this boulevard adjacent to the parks we worked tirelessly to build and transform. It is for this reason that we have shared concerns regarding the environmental impacts of this development, including construction, transportation impacts which could be temporary, but also Stormwater Management and Combined Sewage Overflow and waterfront access which we know are long-term and more permanent.

It has long been envisioned as an area to meet community needs – in terms of building upon existing efforts to support the ecological restoration of the river, creating public access for all to enjoy the benefits of the river, and providing the desperately needed deeply affordable housing area residents lack.

Unfortunately, the work done by our organizations, led by community members, could mean changes that are not aligned with the principles and goals of the Sheridan Coalition's Community Plan. As an Environmental Justice community, we must continue to ensure all the development and planning that happens along the Bronx

River meets the needs and priorities of the folks who live, study and play there. There are concerns regarding the redevelopment of the Sheridan Lots.

- The temporary construction impacts, the significant traffic impacts this project will create must be addressed and considered. The environmental standards used need to reflect the current climate change reality, and also the Environmental Justice framework that grounds our work because they are what our community deserves. The current standards being used are outdated and therefore not able to meet neither our – nor the future's – standards.

- There are currently no guarantees when it comes to Stormwater management standards, for example, that anything above the legal minimum will be done. Because this project is directly on a flood zone waterfront, there must be inclusion of stormwater management including: grey water systems, retention tanks, and other green infrastructure.

    - This is a major concern for us, as we have recognized for so many years that Combined Sewage Overflow is one of the main sources of pollution that negatively impact the Bronx River's health as well as the living things that do and could exist there and of course, the ability for waterfront residents to enjoy engaging with the river.

It is critical to recognize that this development will set precedent for waterfront development along the Bronx River and other waterfront neighborhoods. The decisions that are made now in this project can determine whether our waterfront is a site to continue healthy community engagement or a missed opportunity for Environmental Justice.

Dariella Rodriguez
Director of Community Development
THE POINT CDC