Kingsbridge Armory Redevelopment
~~Draft~~ Final Scope of Work for an Environmental Impact Statement

A. INTRODUCTION

This ~~Draft~~ Final Scope of Work (~~DSOW~~FSOW) outlines the technical areas to be analyzed in the preparation of an Environmental Impact Statement (EIS) for the proposed Kingsbridge Armory Redevelopment Project. The Co-applicants, New York City Economic Development Corporation (NYCEDC), 8th Regiment Partners, LLC, and the New York City Department of Citywide Administrative Services (DCAS) are leading a collaborative process to reuse and redevelop a portion of Block 3247 in the Kingsbridge Heights neighborhood of the Bronx, NY (the "Proposed Project"). That portion includes the Kingsbridge Armory Site (the "Armory Site") at 1 West Kingsbridge Road (Block 3247, Lot 10), which is occupied by the Kingsbridge Armory (the "Armory") and currently owned by ~~NYCEDC~~the City of New York (the "City"), and the New York National Guard ("National Guard") Site (the "National Guard Site") at 10 West 195th Street (Block 3247, Lot 2) (collectively, the "Project Site"). The Project Site occupies the Block 3247 that is bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue (see **Figures 1 and 2**).

The Proposed Project would be facilitated by City and State funding ~~and will therefore~~which are ~~require~~ discretionary actions subject to the State Environmental Quality Review Act (SEQRA), City Environmental Quality Review (CEQR), and the Uniform Land Use Review Procedure (ULURP). In addition, it is anticipated that the Proposed Project ~~will~~ would receive Federally-appropriated Community Project Funding administered by the U.S. Department of Housing and Urban Development (HUD), which ~~would~~ requires that the environmental review also meet requirements under the National Environmental Policy Act (NEPA). The Office of the Deputy Mayor for Housing, Economic Development, and Workforce (DMHEDW) is acting as the lead agency for the environmental review, and New York State's Department of Military and Naval Affairs (DMNA) is serving as an involved agency.

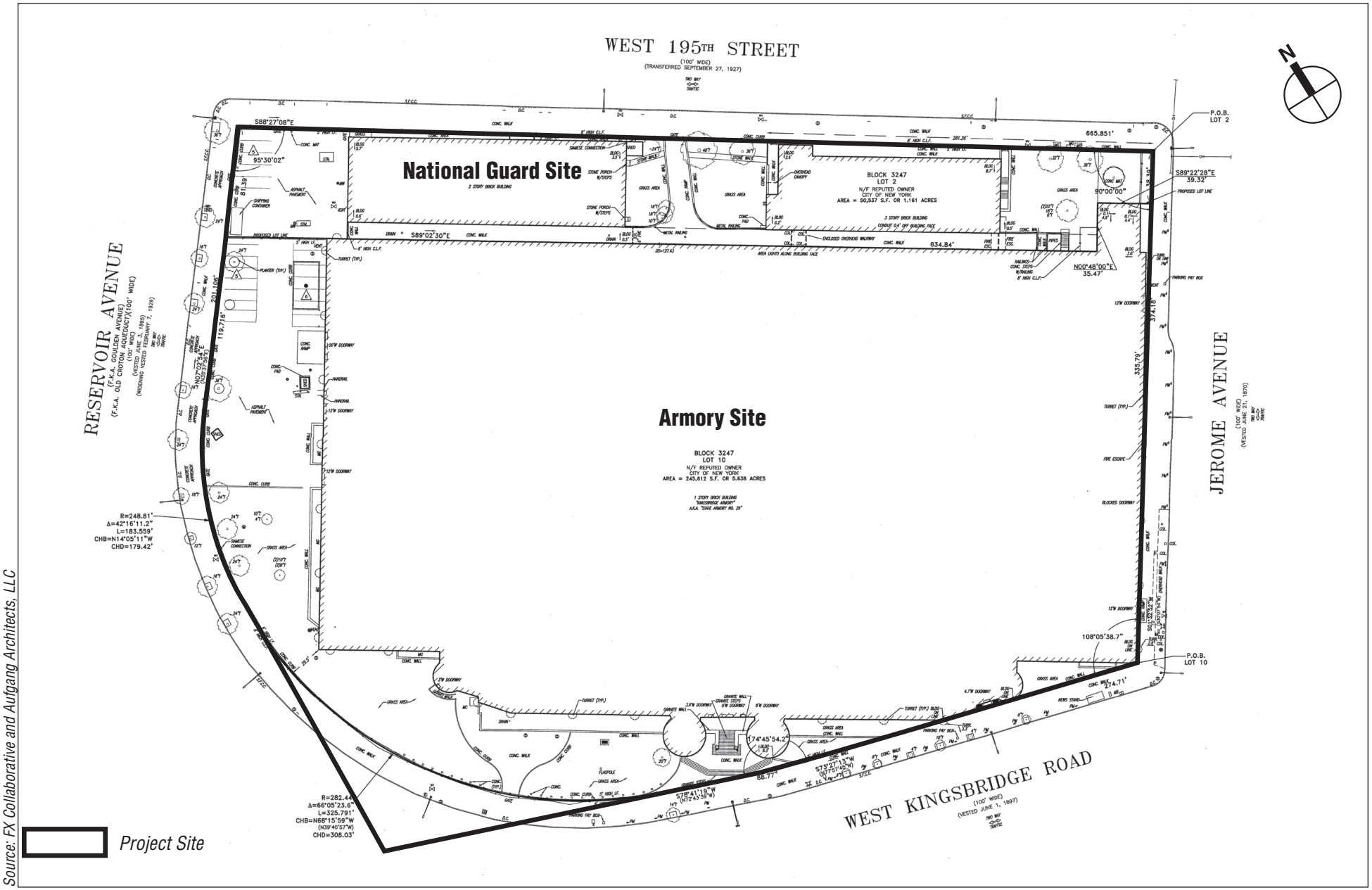
The Proposed Project includes the adaptive reuse of the vacant, approximately 588,765-gross-square-foot (gsf) Armory providing up to ~~760,000~~approximately 735,800 gsf ~~including a mix~~ of new uses, including a mix of community facility and cultural space, light manufacturing space, commercial office space, a 17,000-person capacity live event venue, and other entertainment uses, along with parking and loading docks.~~commercial, community facility, and light industrial uses and the redevelopment of t~~ The National Guard Site would be redeveloped with a new residential building (up to 494,500 gsf) containing ~~with~~ 500 new permanently affordable ~~residential~~ dwelling units (DUs)~~(up to 497,000 gsf) in one building~~and approximately 14,400 gsf of ground floor retail, replacing a one-story garage and a two-story office building. The Proposed Project would include a total of up to approximately 1,230,300 gsf of development at the Project Site.



Project Location

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 1



Project Site

Source: FX Collaborative and Aufgang Architects, LLC

FOR ILLUSTRATIVE PURPOSES ONLY

Existing Site Plan

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 2

The Proposed Project would also create approximately 64,800 square feet (sf) of new, publicly accessible open space that would be largely concentrated in the areas southwest of the Armory along Reservoir Avenue and West Kingsbridge Road, but would also include areas along the west side of the Armory along Reservoir Avenue. The new open space would include approximately 5,100 sf that is currently within the New York City Department of Transportation (DOT) right-of-way (ROW) but is closed to vehicular traffic and functions as an informal sidewalk extension. The design and maintenance of this portion of the open space at the southwest corner of the Project Site is being developed in coordination with DOT. The new open space would provide a flexible design suitable for a variety of programming and users, such as farmers' markets, food vendors, concert patrons, and tour groups. This FDSOW for the Draft Environmental Impact Statement (DEIS) considers the RWCDS, as described below, and provides a framework for analyzing the potential environmental impacts of the Proposed Actions.

B. PROJECT BACKGROUND

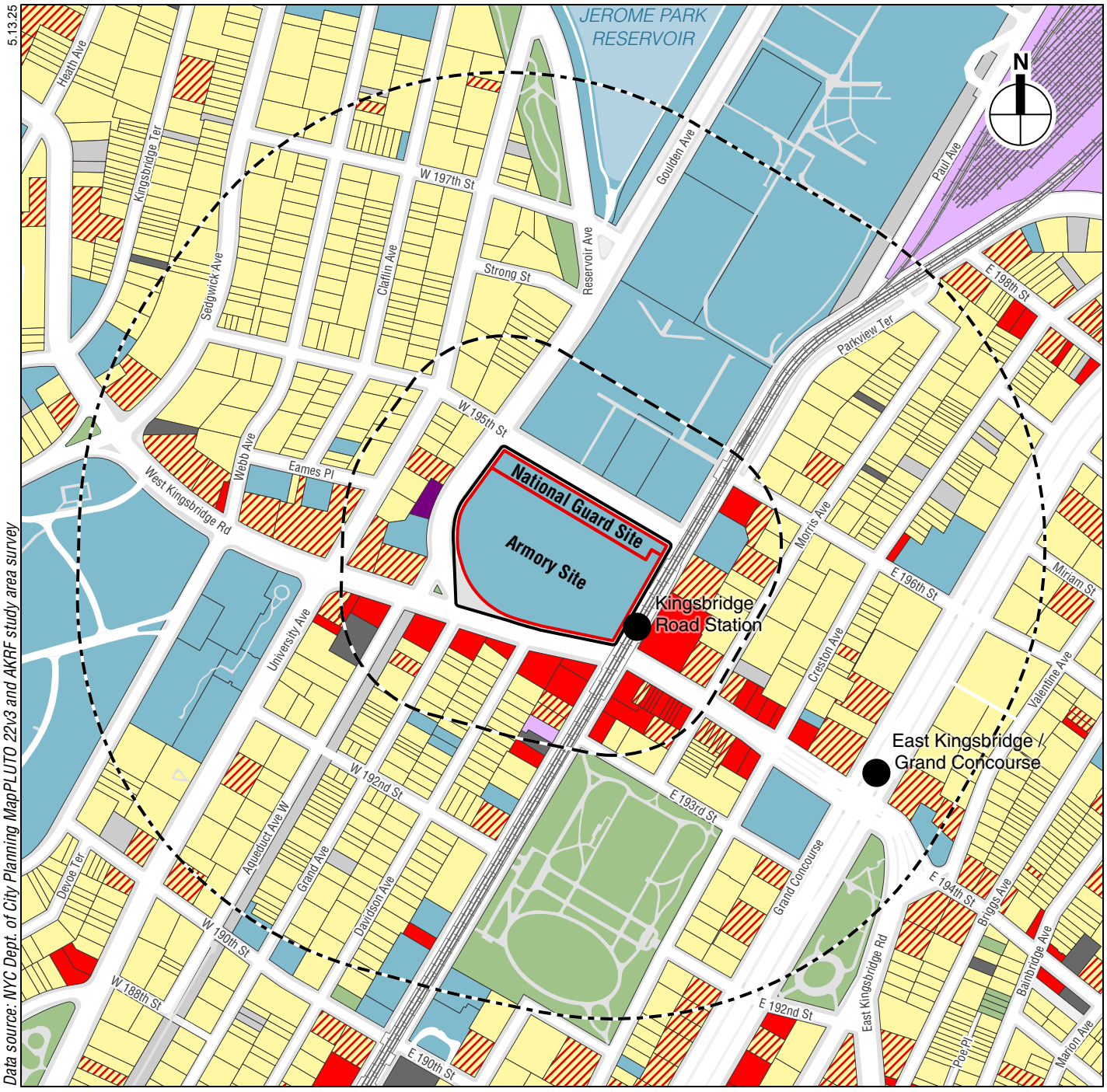
DESCRIPTION OF THE PROJECT SITE

The Project Site comprises an approximately 245,600-sf parcel at 1 West Kingsbridge Road (Block 3247, Lot 10, the Armory Site) that contains the vacant Armory and an approximately 50,500-sf parcel at 10 West 195th Street (Block 3247, Lot 2) that contains the National Guard Site that includes two free-standing buildings. The Project Site is an approximately 296,100 sf parcel that occupies the southern portion of Block 3247 bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue in the Kingsbridge Heights neighborhood of the Bronx (see **Figures 1 through 4**).the Armory and the National Guard Sites. A description of these sites is provided below.

THE ARMORY SITE

The vacant Armory occupies most of the approximately 245,600-sf Armory Site (Block 3247, Lot 10), with frontages on West Kingsbridge Road to the south, Reservoir Avenue to the west, and Jerome Avenue to the east. The Armory was designed as a medieval Romanesque-style fortress with two large, rounded towers and crenellated parapets. It was designed by architects Pilcher and Tachau and built between 1912 and 1917. It is also one of a few remaining armories in New York City and was built to house the National Guard's 258th Field Artillery (the Eighth Regiment). It is a designated New York City Landmark (NYCL)[1] that is also listed on the New York State and National Registers of Historic Places (S/NR). The Armory is one of the largest former armory buildings in the world, comprising an approximately 180,000-gsf column-free drill hall with an approximately 103-foot-tall ceiling and an approximately 20,000-gsf balcony mezzanine; an approximately 88,000-gsf headhouse; and approximately 279,000-gsf contained in two levels below the drill hall. The outdoor areas surrounding the building are within fence-enclosed areas that are not publicly accessible. They include a paved parking and loading area west of the Armory and approximately 20,000 square feet (sf) of landscaped areas, including a mature tree canopy.

[1] The NYCL designation includes the entire Project Site.

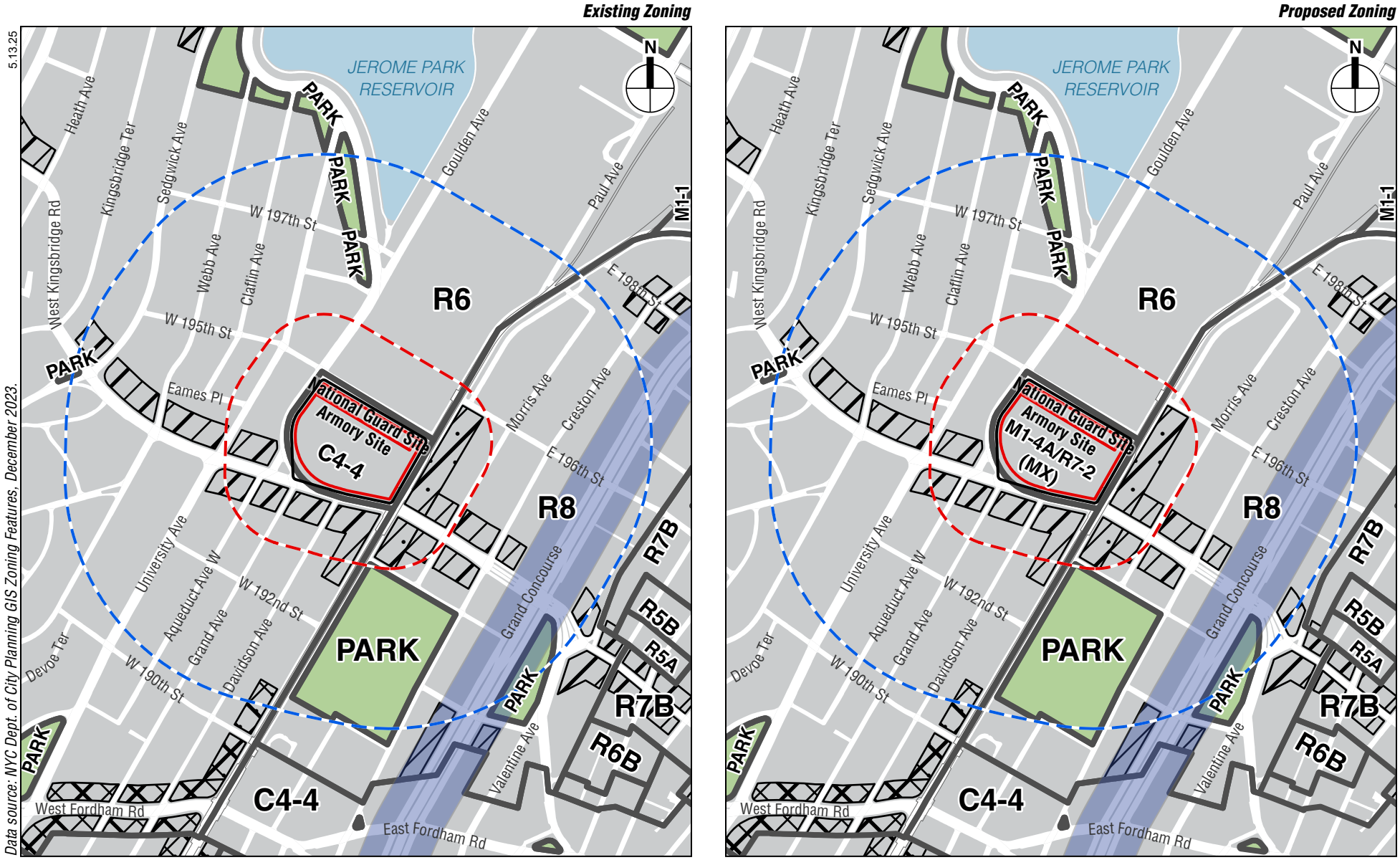


- *Project Site*
- *Armory and National Guard Sites*
- *Primary Study Area (400-foot perimeter)*
- *Secondary Study Area (1/4-mile perimeter)*
- *Commercial and Office Buildings*
- *Industrial and Manufacturing*
- *Open Space and Outdoor Recreation*
- *Parking Facilities*
- *Public Facilities and Institutions*
- *Residential*
- *Residential with Commercial Below*
- *Transportation and Utility*
- *Vacant Land*

Existing Land Use

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 3



KINGSBRIDGE ARMORY REDEVELOPMENT

Existing and Proposed Zoning

Figure 4

In addition to its military use, over the course of the 20th century, the Armory's large scale has also permitted a variety of uses, including major exhibitions, bicycle races, rodeos, and motorboat shows. In the early 1980s, the Armory was also used as a shelter for people experiencing homelessness. As part of a nationwide program of military cutbacks, the Eighth Regiment departed the Armory in 1994, and the City ~~of New York (the "City")~~ took ownership of the Armory on April 11, 1996. More recent temporary and short term uses for the Armory have included the storage of graffiti removal trucks as part of the "Graffiti Free NYC" program, and as a set for movie, television, and commercials productions. The Armory is vacant and unused apart from these occasional temporary and short term uses.

NATIONAL GUARD SITE

The approximately 50,500-sf National Guard Site (Block 3247, Lot 2), which is adjacent to the north of the Armory Site includes two free-standing buildings, with frontage on West 195th Street, that are currently used by the National Guard. The National Guard Site is owned by the City of New York and currently under the authority of the New York Division of Military Affairs. The western building is a one-story, 12,000-sf garage that was built between 1951 and 1954. The two-story, 14,000-sf eastern building was built in 1958 and contains office spaces. The buildings were constructed by the National Guard to expand the operations of the Armory. In the 1982 National Register nomination process to the Armory as a historic place, the National Guard buildings were identified as non-contributing structures to the historic significance of the Armory.

PRIOR DEVELOPMENT INITIATIVES

Prior proposed uses for the Kingsbridge Armory have included the proposed renovation and redevelopment of the Armory with a retail complex containing approximately 605,000 gsf of retail, cinema, fitness club, restaurant, and community facility uses and approximately 400 parking spaces, for which an EIS was prepared in 2009 (CEQR #08DME004X). The 2009 project was reviewed pursuant to ULURP but was not approved by the City Council in December 2009. An EIS was prepared in 2013 (CEQR #13DME013X) for the proposed adaptive reuse of the Armory as a national ice center, containing approximately 795,000 gsf of new uses, including approximately 457 parking spaces. The 2013 project proposed the development of nine ice rinks, including a central rink with a viewing capacity of approximately 5,000 seats; related program space; concessions and retail space; and community facility space. Although an EIS was prepared and the project received ULURP approval, it did not move forward, largely due to financial issues.

TOGETHER FOR KINGSBRIDGE VISION PLAN

In 2023, NYCEDC launched a nine-month community engagement process in partnership with the local New York City Council Member and the Northwest Bronx Community and Clergy Coalition, who served as co-chairs of the *Together for Kingsbridge* Community Working Group (CWG). The CWG included a broad cross-section of community stakeholders, representing faith-based organizations, cultural groups, local business organizations, educational establishments, labor, and economic development organizations, as well as local elected officials at each level of government. The CWG's guidance was provided through the engagement process, shaping the project

team's approach to engagement, providing feedback on outreach materials, identifying critical stakeholders, giving the CWG a platform at community events, lending volunteers for facilitation and outreach activities and, ensuring that their neighbors and communities were part of the process. The CWG met monthly between October 2022 and June 2023 to ensure that the wider community knew about the planning effort, helped to organize and attend small group discussions, and helped review and shape the *Together for Kingsbridge Vision Plan* (the "Vision Plan").

The ~~*Together for Kingsbridge Vision Plan* (the "~~ Vision Plan~~")~~, which was released in August 2023, summarizes the extensive public engagement process, focused on the future of the Armory. The engagement effort reached over 4,000 people, including participants at four public workshops, over 950 survey respondents, over 500 community members who toured the Armory, nine Community Board meetings, 16 small-group discussions, three public information sessions, and feedback from over 75 industry stakeholders. The Vision Plan outlined guiding principles for redevelopment of the Armory:

- Prioritize youth;
- Welcome older adults;
- Foster intergenerational relationships;
- Create jobs and wealth for existing workers and communities;
- Grow a regenerative local economy;
- Maximize community ownership; and
- Put The Bronx on the map

Through the vision planning process, the community identified two general categories of "Priority Uses" for the Armory: "Potential Industries," which were envisioned as the main uses of the Armory and could transform the Armory into a sustainable economic engine for the Bronx, creating local jobs and bolstering economic activity while also generating enough revenue to offset costs for renovation and operations; and "Complementary Uses," which were envisioned to provide equitable access to services and work opportunities for Bronx communities.

Community members prioritized the following Potential Industries for the Armory:

- Film and TV;
- Sustainable manufacturing;
- Emerging technologies; and
- Urban Agriculture

Complementary Uses identified by the community include:

- Vocational training and small business incubator;
- Retail, food, and beverage uses;
- Community gathering and organizing;
- Bronx arts and culture space;

- Recreation and health; and
- Sustainable food systems

At the release of the Vision Plan, New York City Mayor Eric Adams and New York State Governor Kathy Hochul announced an up to $200 million investment from the City and the State for the redevelopment of the Armory Site.

REQUEST FOR PROPOSALS

Shortly after the release of the Vision Plan in August 2023, NYCEDC, acting on behalf of the City, issued a Request for Proposals (RFP) for financially feasible, mixed-use proposals for the adaptive reuse, redevelopment and operation of the Project Site that achieve the "Project Goals", as outlined in the RFP, which were:

- Create a financially feasible, thriving, mixed-use development that:
  - Strikes a balance between addressing the needs of the local community and creating an economic engine for the wider area;
  - Activates the Armory and enhances its integration with the neighborhood, promoting more accessibility, transparency, and connection with the surrounding community;
  - Serves diverse users, including those from different age groups, ethnic and cultural backgrounds, and income levels; and
  - Delivers a minimum of 25,000 ~~square feet~~sf of space to be subleased to one or more community-based organizations at discounted rates.
- Design the site to promote sustainability, energy efficiency, and carbon neutrality, while preserving the landmarked exterior.
- Responsibly develop the project by delivering a comprehensive hiring program that supports communities and creates job opportunities, including for economically disadvantaged candidates.
- Generate returns to the City through lease rent, tax, and payment in lieu of tax revenue.

The RFP indicated that appropriate uses at the site may include commercial, retail, entertainment, recreational, manufacturing, and community facilities. Also, the RFP indicated that proposed uses should expand and enhance the current mix of offerings in the area, and endeavor not to duplicate or directly compete with existing uses. The RFP encouraged respondents to reference the Vision Plan when preparing their proposals.

In addition to the up to $200 million in City and State investment mentioned above, the RFP noted that up to approximately $50 million of funds from public sources may become available for the project.

DESCRIPTION OF THE SURROUNDING AREA

The area surrounding area the Project Site is within the Kingsbridge Heights neighborhood, which contains a mix of residential and community facility uses, with local retail corridors along West and East Kingsbridge Roads and Jerome Avenue. The Jerome Avenue retail corridor—and the elevated rail lines carrying the No. 4 subway train that

span above Jerome Avenue—establishes a physical and visual boundary between East and West Kingsbridge Road.[2]

The area west of Jerome Avenue is predominantly residential, with two- and three-story houses and five- and six-story apartment buildings and the retail corridor on West Kingsbridge Road that is characterized by smaller commercial buildings. Community facilities west of Jerome Avenue include the large campuses of Lehman College, Public School (P.S.) 86, P.S. 340, and Walton High School; the Jerome Park Library; the James J. Peters Veterans Affairs (VA) Medical Center; and the Bronx campus (also known as the Harry and Jeanette Weinberg Campus) of Jewish Home Lifecare, an eldercare facility. This area also includes open space facilities—the Jerome Park Reservoir is a 94-acre reservoir that contributes to New York City's water supply system that is not publicly accessible; the Strong Street Playground; and Aqueduct Walk, a narrow strip of landscaped space located along the east side of Aqueduct Avenue West, which is the former right-of-way for the Old Croton Aqueduct. Several religious institutions are also located west of Jerome Avenue, including Bethel Community Church at 2716 Claflin Avenue and Fordham Manor Dutch Reformed Church at 2711 Reservoir Avenue (opposite the Project Site).

The area east of Jerome Avenue is also predominantly residential but with higher density five- to nine-story apartment buildings and fewer single-family homes. Higher-density residential buildings are largely concentrated around the Grand Concourse, an eight-lane boulevard that is the main north-south arterial road in the Bronx. A local retail corridor extends along East Kingsbridge Road. Community facilities east of Jerone Avenue include P.S. 246 at 2641 Grand Concourse and several churches—the Church of Jesus Christ of Latter Day Saints at 211 East Kingsbridge Road and St. James' Episcopal Church, at the intersection of Jerome Avenue and East 190th Street; and the main offices of the Northwest Bronx Community and Clergy Coalition. Two large open spaces are the 11-acre St. James Park located along Jerome Avenue between East 191st and 193rd Streets and Poe Park, a two-acre space located on the east side of the Grand Concourse between East Kingsbridge Road and East 192nd Street. The surrounding area is largely zoned with residential districts. The area west of Jerome Avenue is zoned R6, a medium density residential district that can include a diverse mix of building types and heights. The area east of Jerome Avenue is zoned R8, a high-density residential district that encourages mid-rise and high-rise apartment buildings.

The area is served by the New York City Transit (NYCT) No. 4 train line, which has a station at Jerome Avenue—the elevated Kingsbridge Road subway station—immediately east of the Project Site, as described above. The NYCT B and D line, with a station at Grand Concourse and East Kingsbridge Road, is also three blocks east of the Project Site. Metropolitan Transportation Authority (MTA) bus service is provided within the area along East/West Kingsbridge Road (Bx3, Bx9, Bx22), Jerome Avenue (Bx28, Bx32), and Grand Concourse (Bx1, Bx2, BxM4). Citibike stations are located throughout the area, including locations along Jerome and Reservoir Avenues near the Project Site.

[2] Jerome Avenue also serves as the dividing point between "east" and "west" streets, such as East Kingsbridge Road and West Kingsbridge Road.

C. DESCRIPTION OF THE PROPOSED PROJECT ~~DESCRIPTION~~

PROJECT SITE

~~The Project Site includes an approximately 245,612-square-foot (sf) parcel at 1 West Kingsbridge Road (Block 3247, Lot 10) and an approximately 50,537-sf parcel at 10 West 195th Street (Block 3247, Lot 2), totaling approximately 296,149 sf. The Project Site is on the block bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue in the Kingsbridge Heights neighborhood of the Bronx (see **Figures 1 through 4**). Most of the Project Site is occupied by the vacant Kingsbridge Armory that has frontages on West Kingsbridge Road to the south, Reservoir Avenue to the west, and Jerome Avenue to the east. The elevated Kingsbridge Road Station of the Metropolitan Transportation Authority (MTA)/New York City Transit (NYCT) Number 4 train line and viaduct span above Jerome Avenue immediately east of the Project Site.~~ The approximately 50,500-sf National Guard Site includes two free-standing buildings that are located north ~~of the Armory, with frontage on West 195th Street and remain in use by the National Guard. The western building is a one-story, 12,000-sf garage, and the two-story, 14,000-sf eastern building contains office spaces.~~

The Proposed Project ~~includes~~ would facilitate the development of up to approximately 1,230,300~~1,257,000~~ gsf of new development at the Project Site, including up to ~~760,000~~735,800 gsf of development on the Armory Site~~. The Armory would include a mix of commercial, community facility, and light industrial uses within the envelope of the existing structure. The Proposed Project also assumes that the National Guard functions would be relocated~~, and the National Guard Site would be redeveloped with a new 16-story, ~~up to~~ approximately ~~497,000~~494,500~~-~~ gsf ~~of new~~ residential ~~development~~building~~,~~ including 500 permanently affordable dwelling units (DUs) set aside for families earning up to 80 percent the area median income (AMI) under the Extremely Low and Low-Income Affordability (ELLA) program (see **Table 1** and **Figures 5 through ~~6~~15**). In addition, the residential building would include approximately 14,400 gsf of local retail and accessory parking with 80 parking spaces.

The Armory would be adaptively reused and reprogrammed with approximately 735,800 gsf of new uses, including approximately 84,400 gsf of community facility and cultural uses, approximately 87,800 gsf of light manufacturing space, approximately 73,000 gsf of commercial office space, a 17,000-person live event venue, and approximately 65,500 gsf of other entertainment uses. Approximately 248 public parking spaces and new loading docks would be provided in the Armory's cellar level. Vehicular access to the parking garage would be provided by a new entrance with an approximately 22-foot-wide curb cut on West 195th Street (approximately 186 feet east of Reservoir Avenue). The cellar level would also include a dedicated loading dock with three bays accessible from a new vehicular entrance with an approximately 27-foot-wide curb cut on West 195th Street located approximately 231 feet east of Reservoir Avenue). A dedicated loading dock with four bays for the live event venue would be accessible from a new entrance with an approximately 27-foot-wide curb cut on Reservoir Avenue (approximately 221 feet south of West 195th Street).

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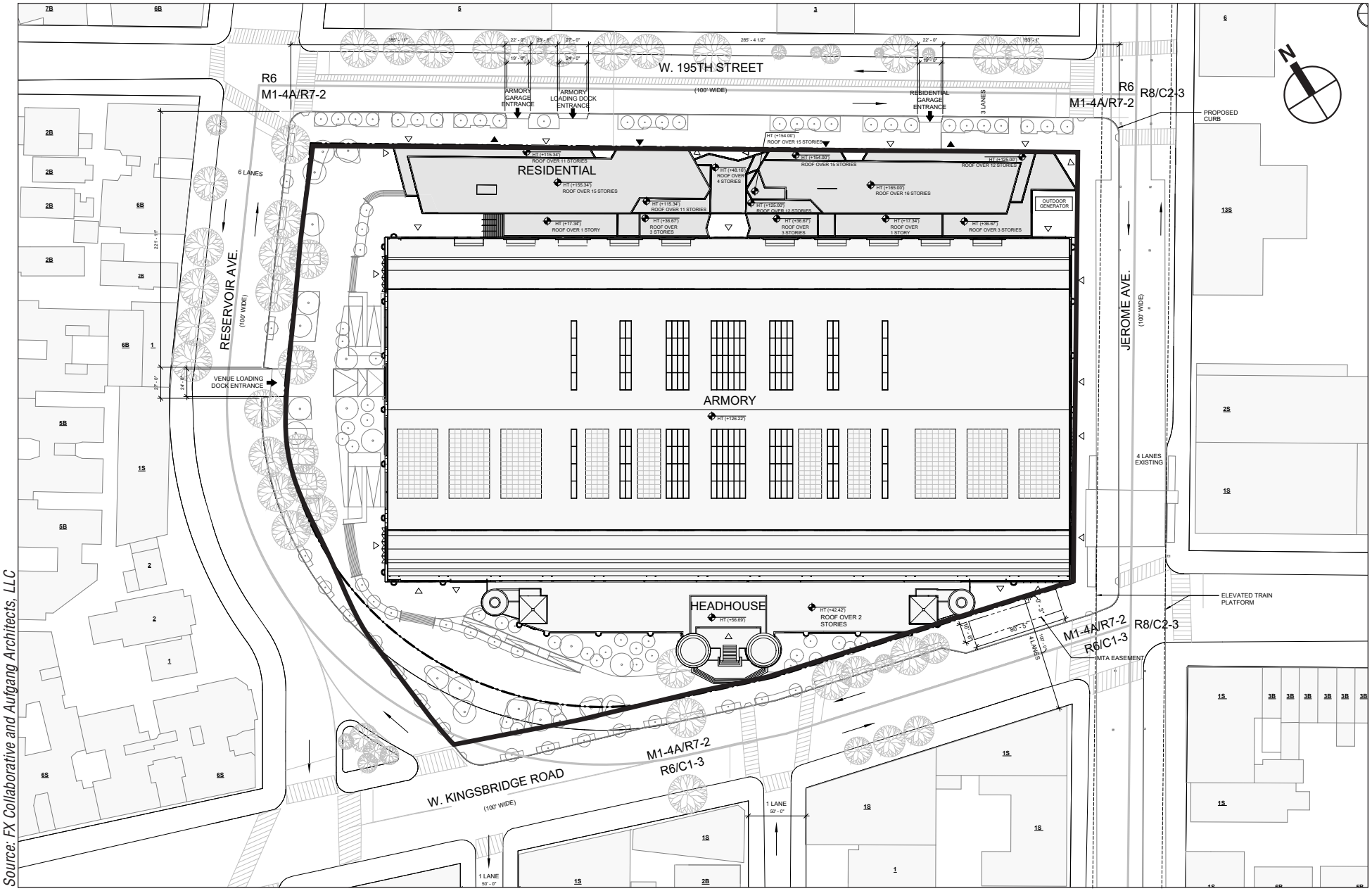

Source: FX Collaborative and Aufgang Architects, LLC

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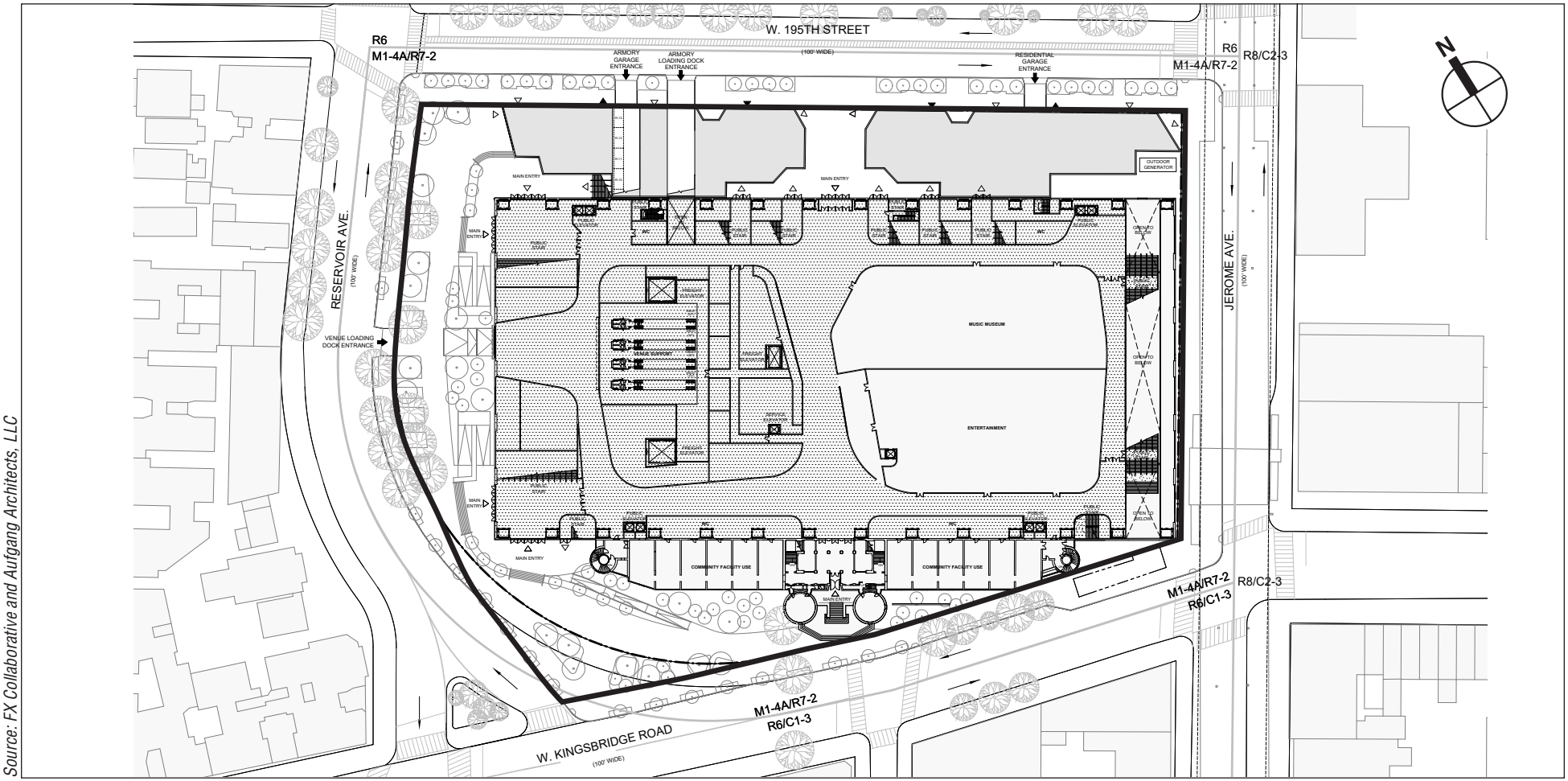
Project Site

KINGSBRIDGE ARMORY REDEVELOPMENT

Proposed Site Plan

Figure 5

5.16.25



Source: FX Collaborative and Aufgang Architects, LLC

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LEGEND

0 16' 32' 64'
1" = 30' - 0"
GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS

- RESIDENTIAL ACCESS POINT
- COMMERCIAL ACCESS POINT
- LOADING/PARKING ACCESS POINT
- ROAD DIRECTION
- M1-4A / R7-2 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/BASEMENT
- 1S — # STORIES W/STORE
- 60' — BUILDING HEIGHT
- HT (+80.00') — ILLUSTRATIVE BUILDING HEIGHT
- ILLUSTRATIVE BUILDING LINE
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- SPECIAL DISTRICT BOUNDARY
- EXISTING STREET TREE
- PROPOSED STREET TREE
- FIRE HYDRANT
- BUS — EXISTING BUS STOP
- R — RESERVOIR SPACE
- TRAFFIC LIGHT
- STREET LAMP
- STREET LAMP WITH TRAFFIC LIGHT
- MH — EXISTING MANHOLE
- P — EXISTING POST
- CB — EXISTING CATCH BASIN
- EXISTING SIDWALK VENT
- AREA SUBJECT TO ARENA SPECIAL PERMIT (ZR 74-182b)
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- VEHICLE ENTRANCE / EXIT
- 18' - 0" / 8' - 0" / R-DO — RESERVOIR SPACE
- MTA EASEMENT
- *Project Site*

GENERAL NOTES

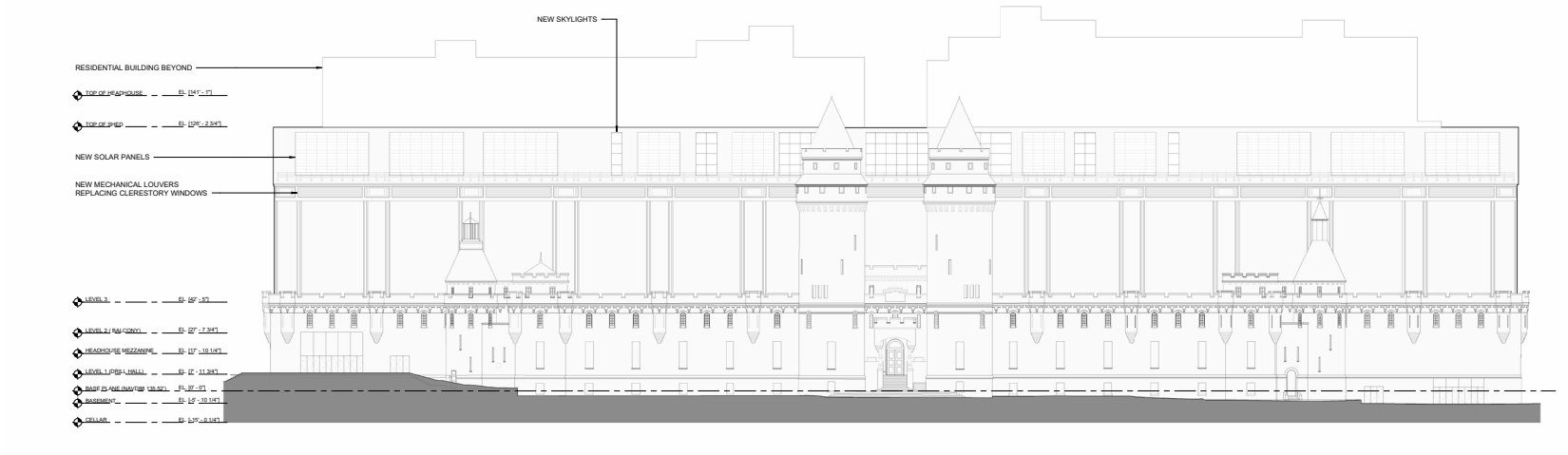
1. All elevations indicated are in reference to the base plane elevation assumed to be 0'-0." With reference to the North American Datum of 1988 (NAVD88) the site base plane elevation is 135.52'.
2. Additional entrances for ground floor residential, community facilities, and secondary entry and egress permitted. Location of all entrances and exits are shown for illustrative purposes and subject to change.
3. Applicant's stamp and seal correspond to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding properties is for illustrative purposes only, and may not be exact. The architect bears no responsibility for inexact information on surrounding properties.
4. All existing context building footprints are per NYC PLUTO database. Context building lines are illustrative with heights taken from Zola and Google Earth.
5. Project heights are measured from the base plan.
6. Interior Layout, location of interior partitions, and arena function are shown for illustrative purposes and are subject to change. All other uses are shown for illustrative purposes and subject to change.
7. Location of interior partitions and ground floor uses are for illustrative purposes only and are subject to change.
8. Floor area computations - other than Arena use - for each level are provided above for informational purposes only and are subject to change, provided that the total floor area for the facility shall not be exceeded.

Proposed Level 1 Plan

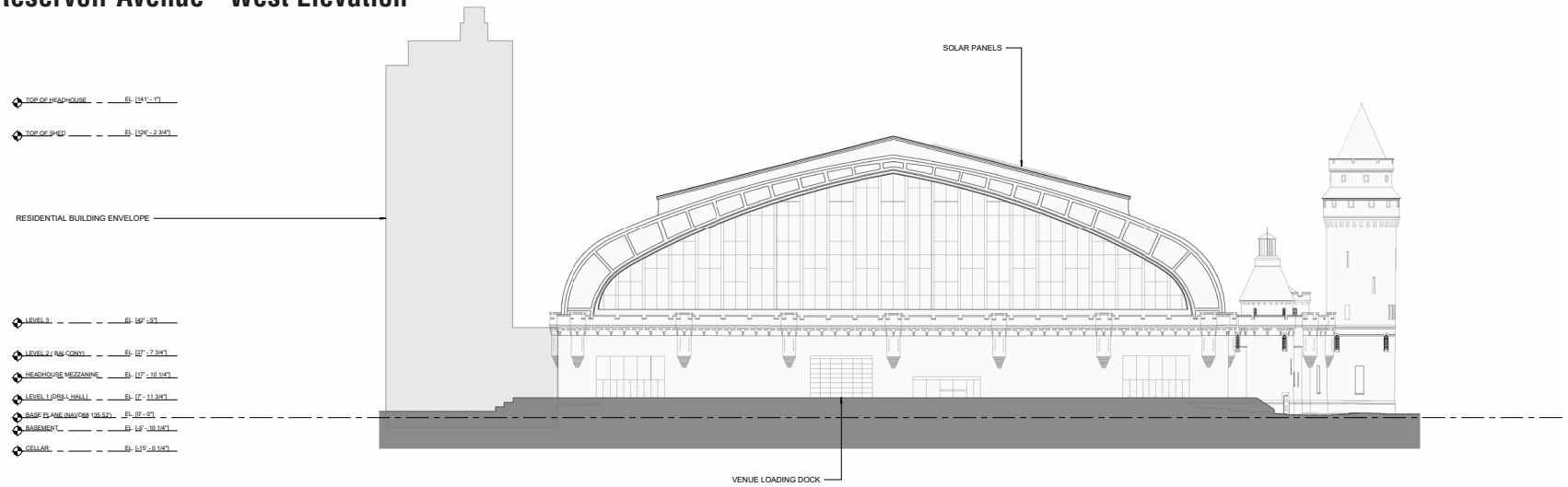
KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 6

West Kingbridge Road - South Elevation



Reservoir Avenue - West Elevation



Source: FX Collaborative and Aufgang Architects, LLCv

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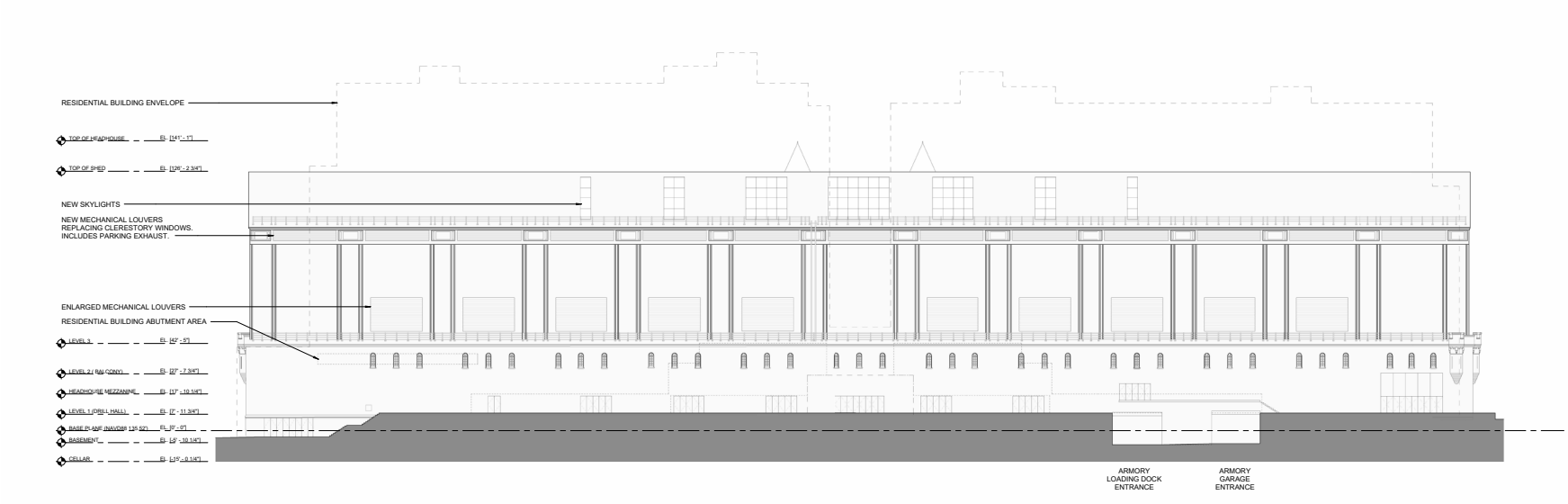
Proposed South and West Elevations

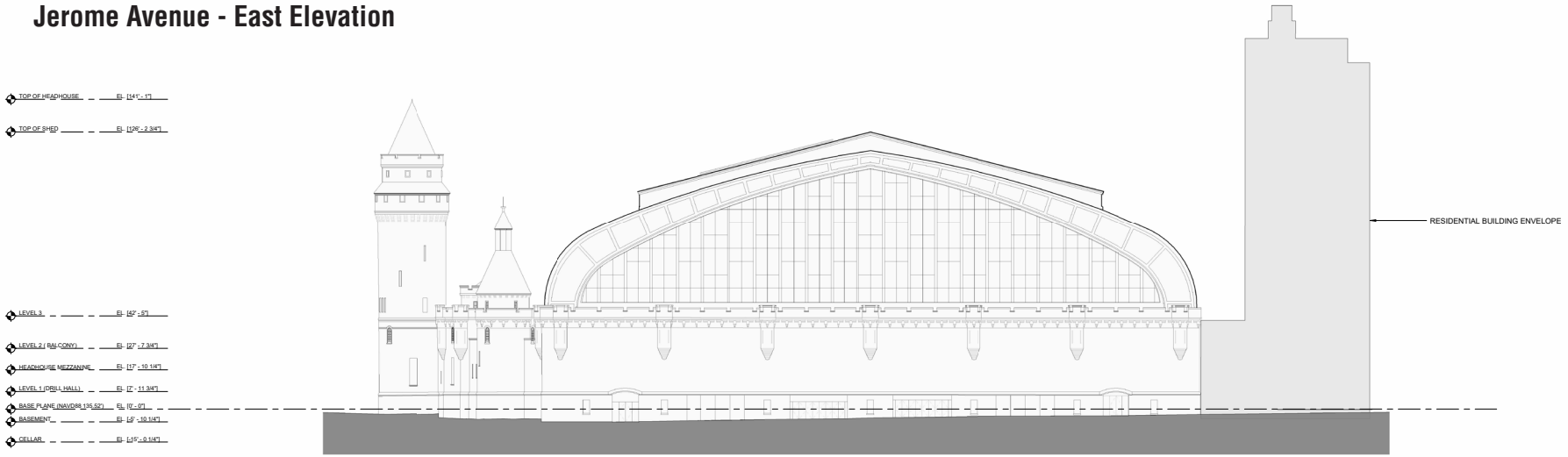
KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 7

West 195th Street - North Elevation



Jerome Avenue - East Elevation



Source: FX Collaborative and Aufgang Architects, LLCv

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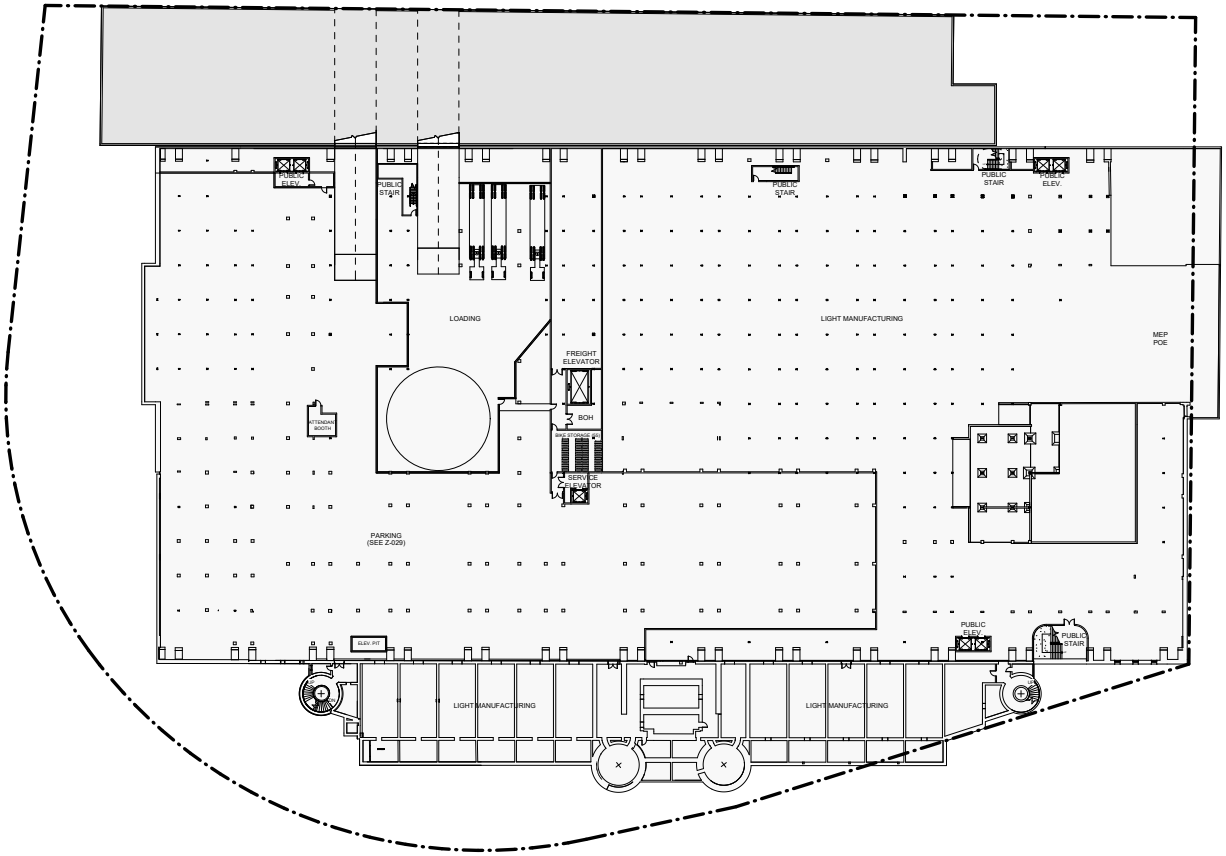
Proposed North and East Elevations



Source: FX Collaborative and Aufgang Architects, LLC

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Proposed Cellar Level Plan

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 9

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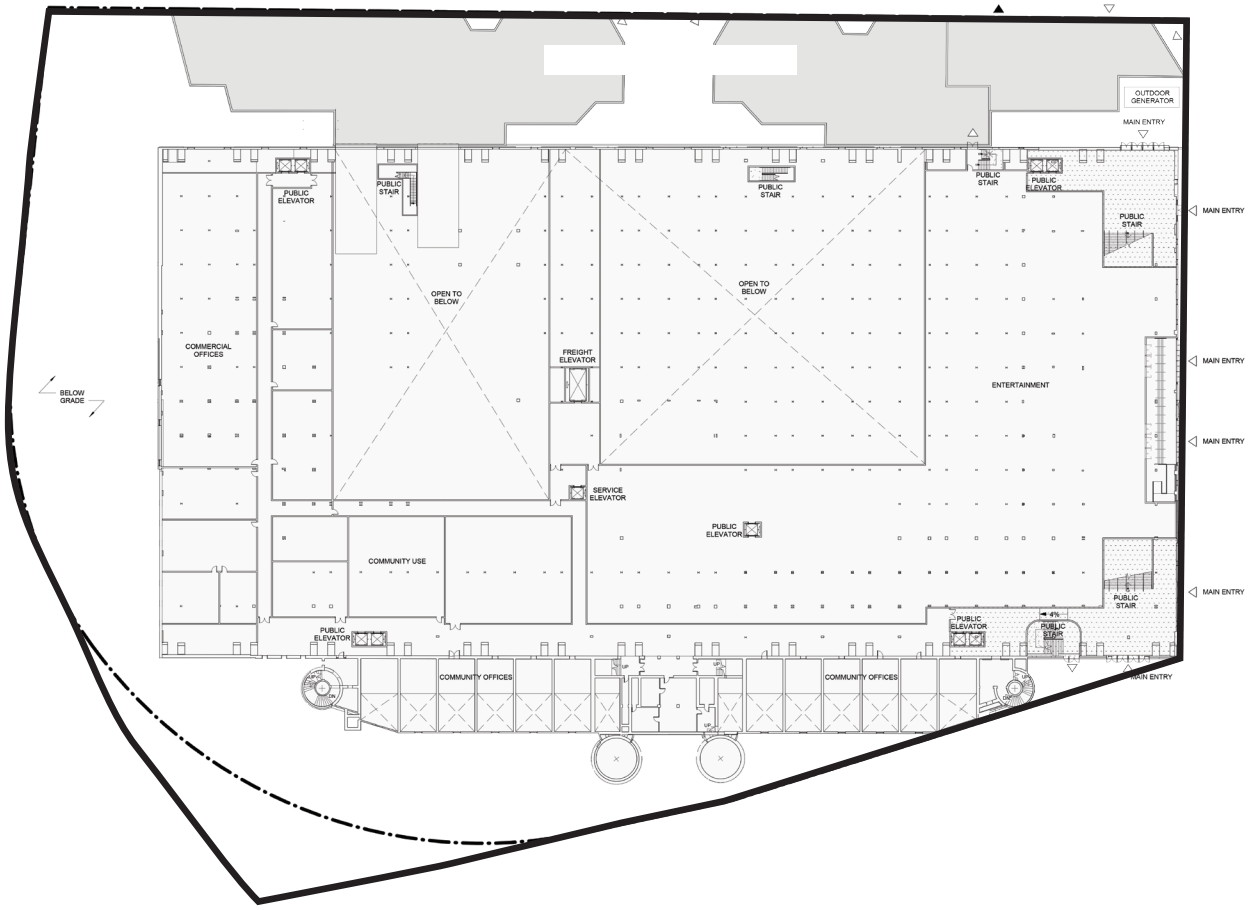

Source: FX Collaborative and Aufgang Architects, LLC

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Project Site

KINGSBRIDGE ARMORY REDEVELOPMENT

Proposed Basement Level Plan

Figure 10

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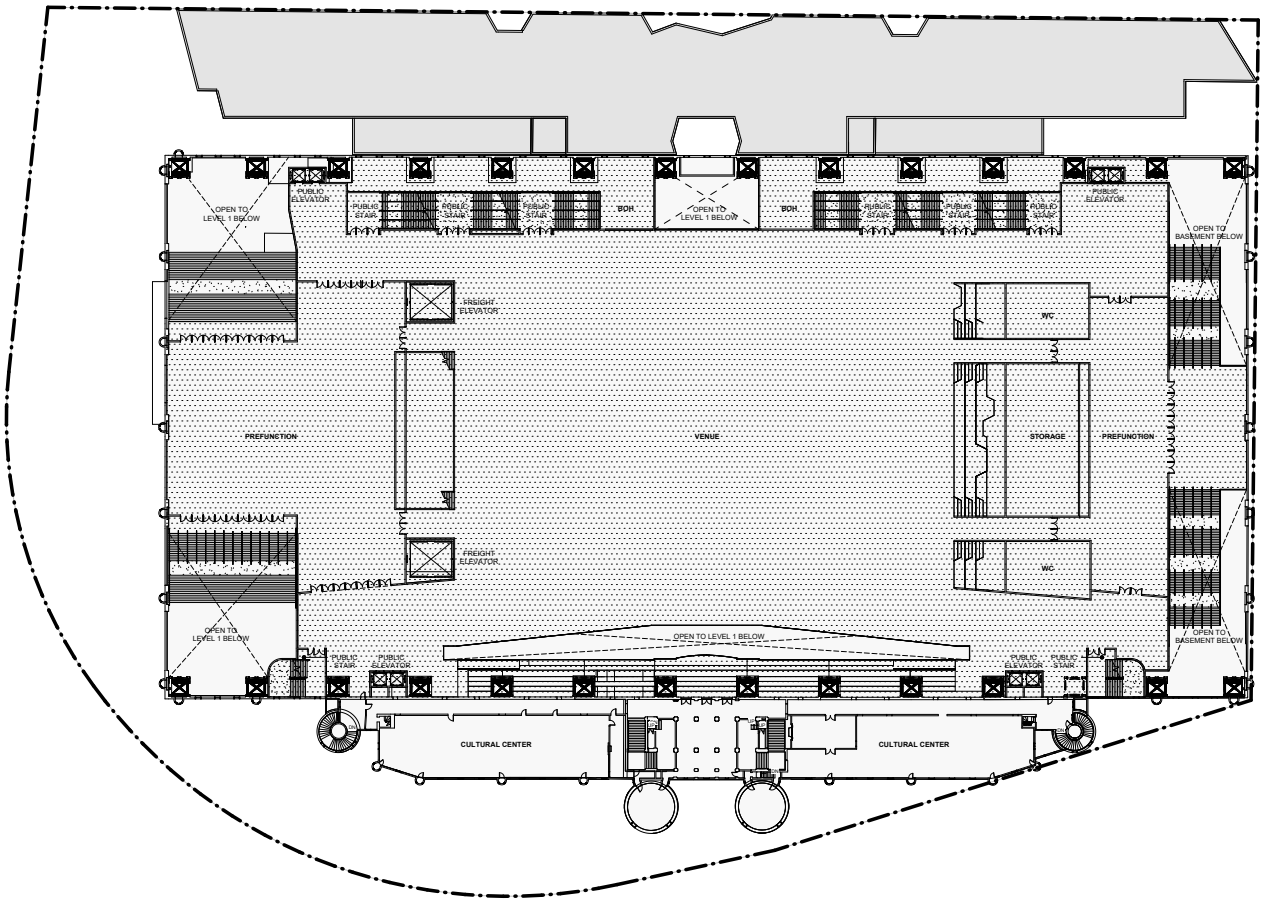

Source: FX Collaborative and Aufgang Architects, LLC

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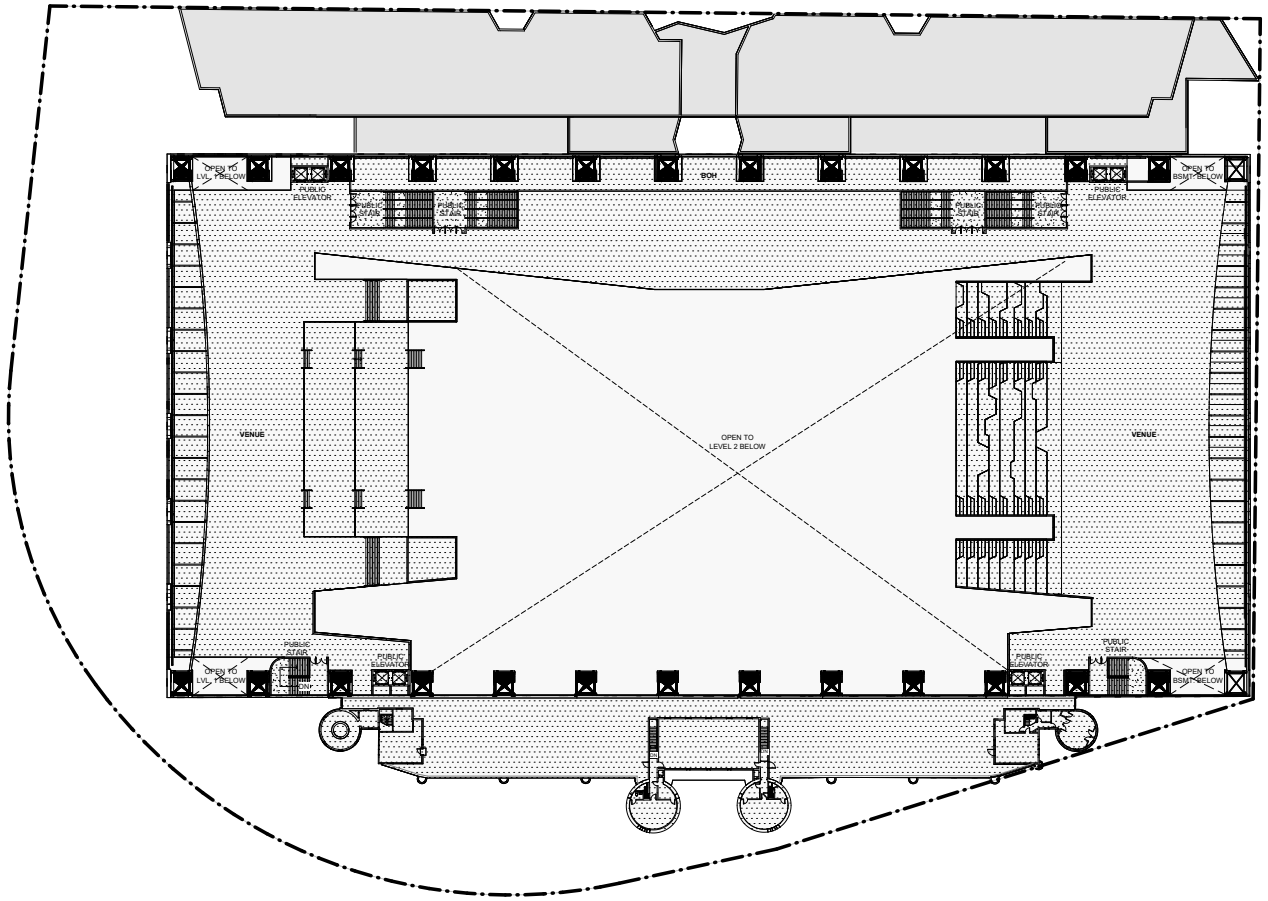
Proposed Level 2 Plan

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 11



Source: FX Collaborative and Aufgang Architects, LLC

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Proposed Level 3 Plan

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 12

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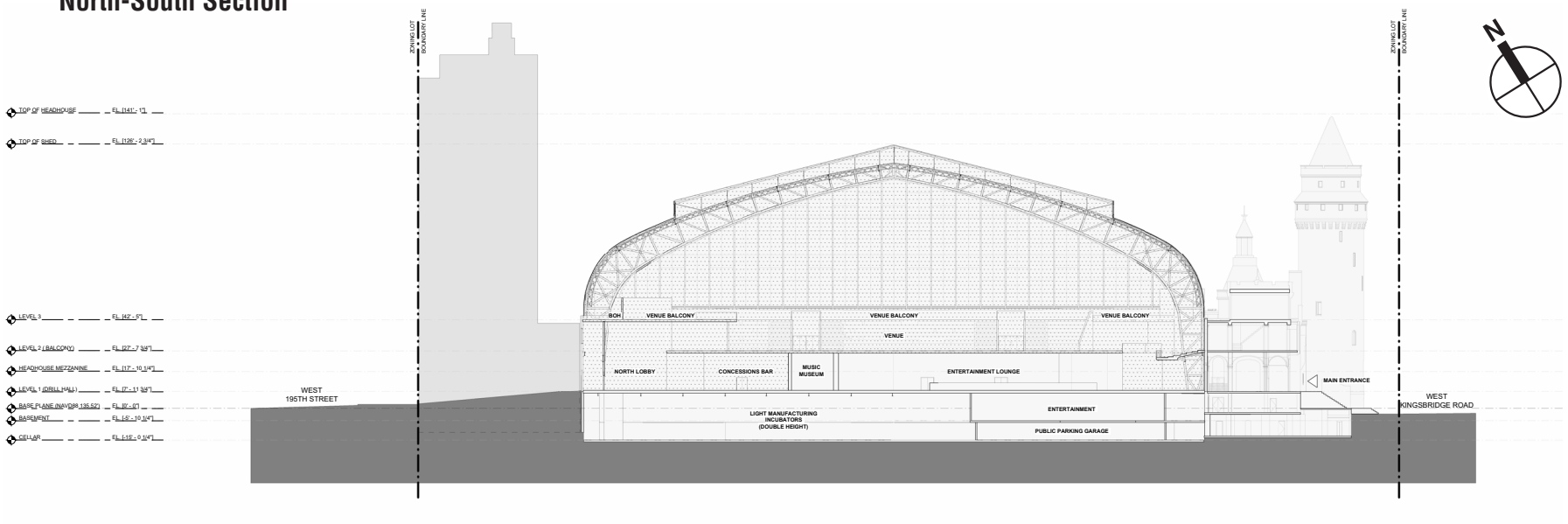
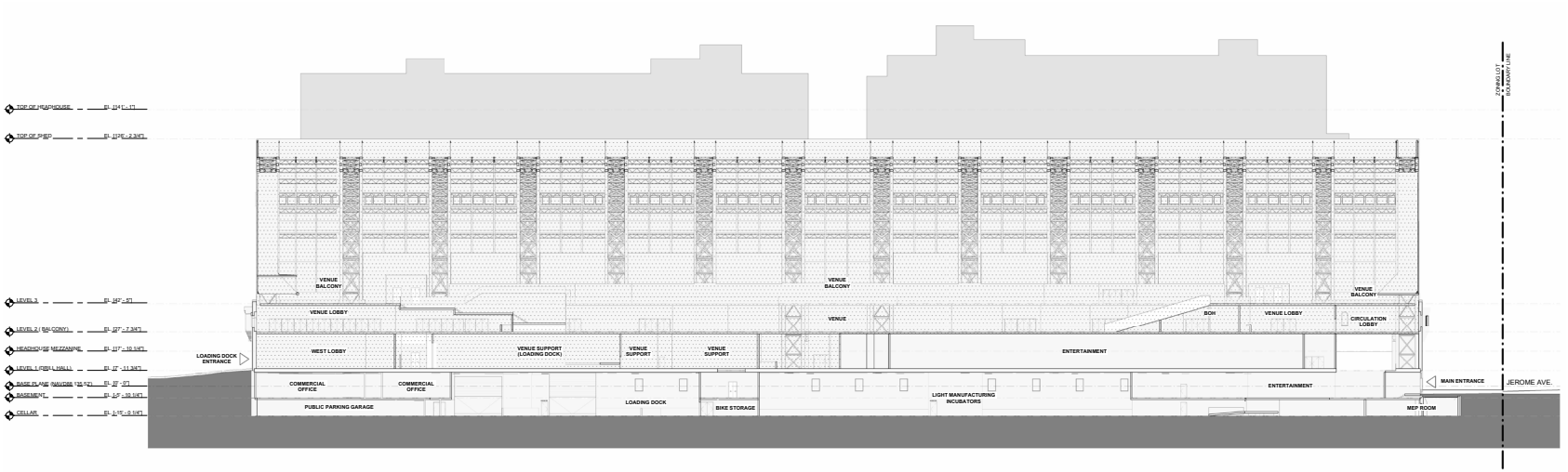
North-South Section



East West Section

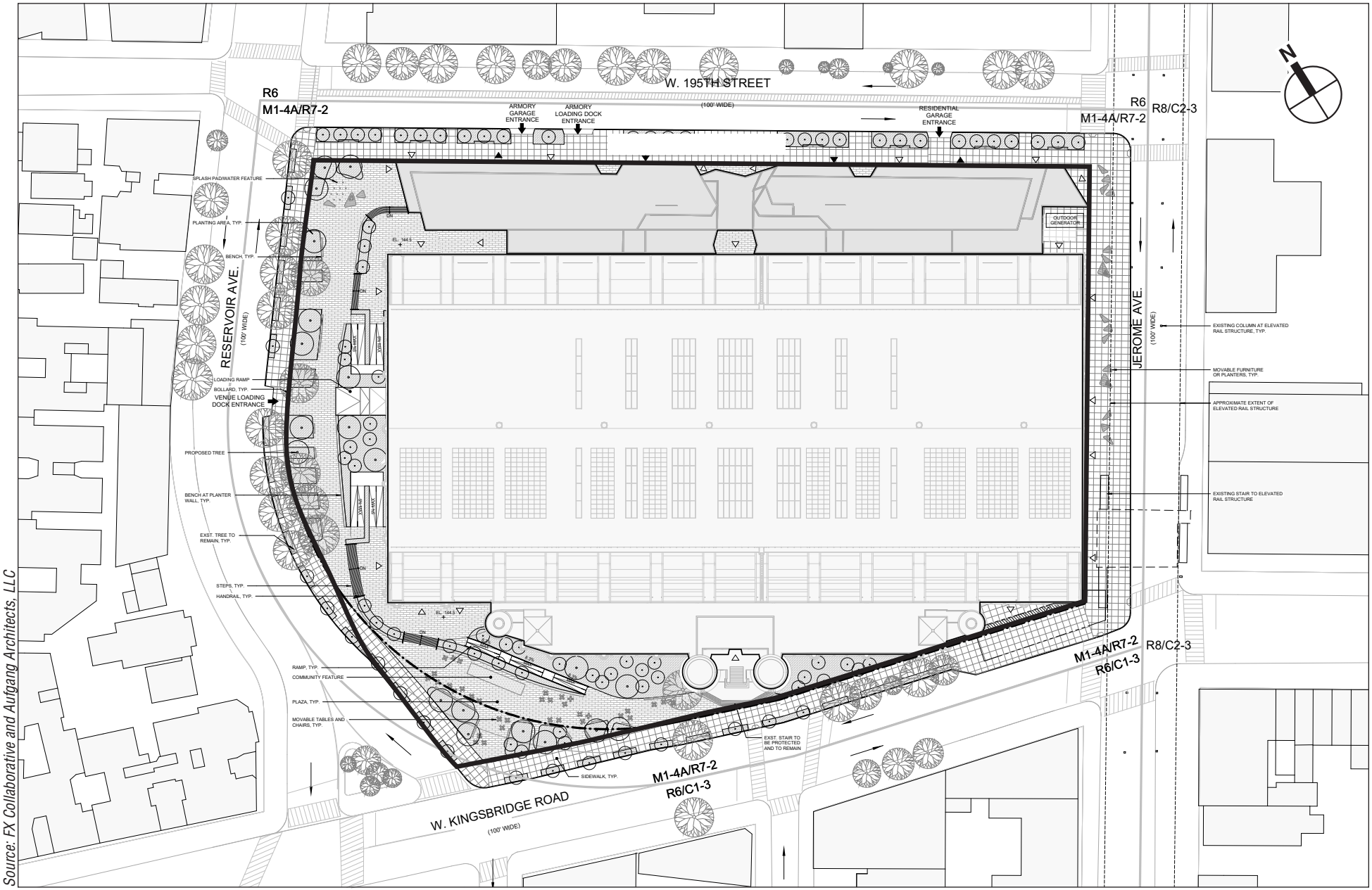


Source: FX Collaborative and Aufgang Architects, LLCv

FOR ILLUSTRATIVE PURPOSES ONLY

Proposed North-South and East-West Section

5.16.25



Source: FX Collaborative and Aufgang Architects, LLC

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Project Site

Proposed Site Plan with Landscaping

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 14

5.16.25



Source: FX Collaborative and Aufgang Architects, LLC

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Proposed Project
Illustrative View from West Kingsbridge Road

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure 15

Table 1[1]
Existing Conditions and Development Program for Analysis

Use	Existing Gross Square Footage	Proposed Gross Square Footage	Increment	Notes
Armory Site[1]				
Museum		30,200	30,200	
Community Facility		54,200	54,200	Includes Community-Based Organizations (CBOs) & cultural center
Commercial Office		73,000	73,000	
Recreation/Entertainment		65,500	65,500	
Flex Space/Sport Fields		87,200	87,200	Flexible space within Event Venue space
Light Manufacturing/ Incubator Space		87,800	87,800	
Event Venue		99,800	99,800	+/- 17,000 seats
Parking and Loading		79,300	79,300	Up to 248 spaces (Below grade)
Back of House (circulation, mechanical, etc.)		158,800	158,800	
Armory Site TOTAL	**588,765**	**735,800**	**147,035**	
National Guard Site				
Residential	--	438,500	438,500	500 Affordable DUs
Local Retail	--	14,400	14,400	Ground floor
Garage and Office	26,000	--	(26,000)	
Parking		41,600	41,600	Up to 80 spaces (Below grade)
National Guard Site TOTAL	**26,000**	**494,500**	**468,500**	
PROJECT SITE TOTAL	**614,765**	**1,230,300**	**615,535**	
Project Site Open Space	**20,000**	**64,800**	**44,800**	

Notes:
[1]Specific program areas presented in the table are subject to change and represent the anticipated types and overall amount of development reasonably expected to occur on the Project Site. While certain aspects of the Proposed Project, such as the maximum capacity for events (ZR 74-182(b)) and public parking facility (ZR 74-195), would be established by special permit, other program aspects in the DEIS are represented to demonstrate the wide range of development permitted in the proposed M1-4A/R7-2(MX) district. As the project design continues to be further refined, those changes will be reflected in the FEIS.
*All square footages are approximate.
This Table has been updated for the FSOW.

The Proposed Project would also involve certain changes to the exterior of the Armory, among them to provide additional pedestrian and vehicular access, and to comply with the Americans with Disabilities Act (ADA)~~, and to accommodate required mechanical systems in a new ancillary structure that would abut the west façade of the Armory~~. There would be no changes to the Armory's massing or height. Solar panels and skylights are proposed to be installed on the roof. Adaptive reuse of the Armory would involve reconfiguration of the interior spaces including the creation of two new levels above grade

within the drill hall. Entrances to the live event venue and other entertainment uses would be located on all four of the Armory's street frontages; access to other uses within the Armory would primarily be from entrances on West Kingsbridge Road. The live event venue would be located on the second and third levels of the drill hall; back of house, event venue support space, and concessions would be located below on the first level. These new uses would be located within the envelope of the existing structure.

The Proposed Project would formalize the triangular alignment at the southwest corner of the Project Site, which would become part of the approximately 64,800 sf of new publicly accessible open space that would be created on the Project Site, including approximately 5,100 sf that is currently within the DOT ROW. The new open space would be largely concentrated in the areas southwest of the Armory along Reservoir Avenue and West Kingsbridge Road, but would also include areas along the west side of the Armory along Reservoir Avenue. The new open space would provide a flexible design suitable for a variety of programming and users, such as farmers' markets, food vendors, concert patrons, and tour groups.

The Proposed Project also assumes that the National Guard functions would be relocated, and the National Guard Site would be redeveloped with a new 16-story residential building with up to approximately 494,500 gsf. The new residential building would include approximately 500 permanently affordable DUs set aside for families earning up to 80 percent the Area Median Income (AMI) under the Extremely Low and Low-Income Affordability (ELLA) program. In addition, the residential building would include approximately 14,400 gsf of local retail and accessory parking with 80 parking spaces. The building would rise from the sidewalk line and would have a base that would rise up to 125 feet with a 10-foot setback before rising to an overall height of approximately 165 feet tall. The building would contain two three-story (approximately 40-foot-tall) wings along the eastern and western ends that would abut the Armory to the south. Residential and commercial entrances would be located on West 195th Street. The residential building would have a mid-block break providing pedestrian access to the Armory's north façade entrance. The residential building would have approximately 80 parking spaces in a cellar level parking garage that would be accessed from a new approximately 22-foot-wide curb cut on West 195th Street approximately 150 feet east of Reservoir Avenue.

Alterations to a historic structure that is protected as an NYCL requires a Binding Report from the NYC Landmarks Preservation Commission (LPC) pursuant to the City Charter and the City's Landmarks Law.

In addition, the Armory is also listed on the S/NR and the Proposed Project will be receiving State funding through Empire State Development (ESD) which requires review by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) pursuant to Section 14.09 of the New York State Historic Preservation Act (SHPA).

It is also anticipated that the Proposed Project may involve Federal historic preservation tax credits, which would require consultation with the National Park Service (NPS) and the New York State Historic Preservation Office (SHPO). The proposed interior alterations to the Armory would be undertaken in accordance with the Secretary of the Interior's Standards for Rehabilitation. In addition, Federally-appropriated Community Project Funding administered by HUD~~,~~ would require consultation with SHPO and

Federally-recognized Tribal Nations in accordance with Section 106 of the National Historic Preservation Act (NHPA).

It is anticipated that the adaptive reuse of the Armory would involve limited in-ground construction related to excavation on the Armory Site, including below the structure for certain foundation work, and that the construction at the National Guard Site would require in-ground excavation for the construction of one new building. It is anticipated that site preparation and construction for the project would take approximately 60 months, commencing in 2027 with the first full year of operation expected to be 2032. Construction on the Armory Site would begin in 2027 and conclude in 2030.

As outlined in the RFP, the National Guard ~~is potentially willing to consider relocation~~may relocate to a new facility. As construction continues on the Armory Site, ~~the City would~~ coordinati~~on~~e with the National Guard would be undertaken to determine an appropriate relocation strategy and reach a lease closing date in 2028. Development on the National Guard Site would then occur in 2029 once the National Guard relocation is complete and is expected to be operational in 2032. Therefore, an analysis year of 2032 is assumed for this environmental assessment.

D. PROPOSED ACTIONS

The following discretionary actions would be required to facilitate the Proposed Project:

- Disposition of City-owned property (Block 3247, Lots 2 and 10) ~~to a private developer. The disposition of the Armory Site and the National Guard Site would require approval~~ pursuant to New York City Charter Section 197-c; ~~and separate Mayoral and Borough Board approval pursuant to City Charter Section 384(b)(4).~~
- ~~Acquisition of property from New York State for the redevelopment of the National Guard Site.~~
- A zoning map amendment to rezone the project block from C4-4 to M1-4A/R7-2 (MX) to ~~accommodate a wider range of uses, including light~~ allow ~~industrial~~ manufacturing uses;
- A zoning text amendment to ZR Section 123-90 to establish the proposed MX district;
- A zoning text amendment to ZR Section 74-182(b) to increase permitted indoor arena capacity from 6,000 to 17,000 persons and remove specific reference to zoning sections for the modifications of signage and parking and loading provisions permitted in conjunction with such arena;
- A ~~zoning~~ special permit pursuant to ZR Section 74-182(b) to allow an indoor arena with a capacity of up to 17,000 persons and permit modification of signage requirements;
- A special permit pursuant to ZR Section 74-195 to allow a public parking garage with a capacity of greater than 150 parking spaces; ~~may be required to permit an arena.~~
- ~~Zoning text amendment(s) may be required to increase permitted arena capacity, or to modify other requirements. A zoning text amendment may be required to modify minimum distance between buildings on the same zoning lot and maximum base height restrictions. Additional text amendments pursuant to ZR Section 74-182(b) may be required to increase permitted arena capacity and allow parking in excess of what is currently permitted.~~

- P~~otential p~~ublic financing by the New York City Department of Housing Preservation and Development (HPD)~~ and/or the New York City Housing Development Corporation (HDC)~~ to facilitate the proposed permanently affordable housing units on the National Guard Site.

~~In addition, because of the Project Site's location adjacent to the Kingsbridge Road subway station of the No. 4 subway line, a determination by MTA/NYCT may be required as to whether a transit volume is needed pursuant to the provisions of ZR 66-21, and if determined necessary, its dimensions and location would require certification by the Chairperson of the City Planning Commission.~~

The draft language for the proposed zoning text is included in **Appendix A**.

Since the Armory is a NYCL, the proposed changes to the exterior of the Armory and the landmark site require a Binding Report from LPC pursuant to the New York City Charter and the New York City Landmarks Law. In addition, the Proposed Project will be receiving State funding which requires review by OPRHP pursuant to Section 14.09 of SHPA. The project may also seek Federal historic preservation tax credits for the proposed adaptive reuse of the Armory, which is a non-discretionary action that would require consultation with the NPS and in coordination with SHPO. The proposed alterations to the Armory would be undertaken in accordance with the Secretary of Interior's Standards for Rehabilitation.

In addition, because Federally-appropriated Community Project Funding administered by HUD is anticipated, consultation with SHPO and Federally-recognized Tribal Nations would be undertaken, as warranted, in accordance with Section 106 of NHPA.

It is anticipated that the City and State would provide an investment of up to $200 million to facilitate the proposed adaptive reuse of the Armory; $50 million of funds from public sources may also become available for the project.

The Proposed Actions are subject to environmental review pursuant to the SEQRA and CEQR procedures. ~~The Office of the Deputy Mayor for Housing, Economic Development, and Workforce (~~DMHEDW~~)~~ is acting as the lead agency for the environmental review. In addition, New York City Agencies: DCAS, DCP, DEP, DOT, HPD, Parks, LPC, as well as State and Federal Agencies: ESD, DMNA, OPRHP, and SHPO are involved agencies for this environmental review. The environmental review would also be undertaken in accordance with NEPA due to the anticipated Federally-appropriated Community Project Funding administered by HUD; HUD would serve as the lead Federal agency.

Any State or Federal actions required to establish a new location or facility for the National Guard are not analyzed within the scope of this Environmental Impact Statement. It is anticipated that any such action is expected to occur at a later date and will be the subject of a separate environmental review pursuant to SEQRA and/or NEPA at that time.

~~DESCRIPTION OF THE SURROUNDING AREA~~

~~The area surrounding area the Project Site is within the Kingsbridge Heights neighborhood, which contains a mix of residential and community facility uses, with local retail corridors along West and East Kingsbridge Roads and Jerome Avenue. The Jerome Avenue retail corridor – and the elevated rail lines carrying the No. 4 subway train that span above Jerome Avenue – establishes a physical and visual boundary between East and West Kingsbridge Road.~~

~~The area west of Jerome Avenue is predominantly residential, with two- and three-story houses and five- and six-story apartment buildings and the retail corridor on West Kingsbridge Road that is characterized by smaller commercial buildings. Community facilities west of Jerome Avenue include the large campuses of Lehman College, Public School (P.S.) 86, P.S. 340, and Walton High School; the Jerome Park Library; the James J. Peters Veterans Affairs (VA) Medical Center; and the Bronx campus (also known as the Harry and Jeanette Weinberg Campus) of Jewish Home Lifecare, an eldercare facility. This area also includes open space facilities—the Jerome Park Reservoir is a 94-acre reservoir that contributes to New York City's water supply system; it is not publicly accessible; the Strong Street Playground; and Aqueduct Walk, a narrow strip of landscaped space located along the east side of Aqueduct Avenue West, which is the former right-of-way for the Old Croton Aqueduct. Several religious institutions are also located west of Jerome Avenue, including Bethel Community Church at 2716 Clafin Avenue and Fordham Manor Dutch Reformed Church at 2711 Reservoir Avenue (opposite the Project Site).~~

~~The area east of Jerome Avenue is also predominantly residential but with higher density five- to nine-story apartment buildings and fewer single-family homes. Higher-density residential buildings are largely concentrated around the Grand Concourse, an eight-lane boulevard that is the main north-south arterial road in the Bronx. A local retail corridor extends along East Kingsbridge Road. Community facilities east of Jermone Avenue include several churches—the Church of Jesus Christ of Latter Day Saints at 211 East Kingsbridge Road and St. James' Episcopal Church, at the intersection of Jerome Avenue and East 190th Street; P.S. 246 at 2641 Grand Concourse; and the main offices of the Northwest Bronx Community and Clergy Coalition. Two large open spaces are the 11-acre St. James Park located along Jerome Avenue between East 191st and 193rd Streets and Poe Park, a two-acre space located on the east side of the Grand Concourse between East Kingsbridge Road and East 192nd Street. The surrounding area is largely zoned with residential districts. The area west of Jerome Avenue is zoned R6, a medium density residential district that can include a diverse mix of building types and heights. The area east of Jerome Avenue is zoned R8, a high-density residential district that encourages mid-rise and high-rise apartment buildings.~~

~~The area is served by the NYCT No. 4 train line, which has a station at Jerome Avenue—the Kingsbridge Road Station—immediately east of the Project Site, as described above. The NYCT B and D line, with a station at Grand Concourse and East Kingsbridge Road is also three blocks east of the Project Site. Metropolitan Transportation Authority (MTA) bus service is provided within the area along East/West Kingsbridge Road (Bx3, Bx9, Bx22), Jerome Avenue (Bx28, Bx32), and Grand Concourse (Bx1, Bx2, BxM4). Citibike stations are locations along Jerome and Reservoir Avenue near the Project Site.~~

E. PROJECT PURPOSE AND NEED

The Proposed Project would contribute to and substantially support the economic revitalization of the Kingsbridge Heights neighborhood in the Bronx by converting the large, vacant Armory into productive uses that are aligned with the community's vision for the Project Site and creating much needed permanently affordable housing on the National Guard Site. The Proposed Project would also create new employment, learning, recreational, light industrial, and entertainment opportunities, thereby creating economic and fiscal benefits to the City.

The Kingsbridge Heights neighborhood is home to a diverse population, several academic and health care institutions, and a number of transportation options. The building is one of the largest armory buildings in the world with one of the largest column-free enclosed spaces in the City. Conversion of the Armory is a unique opportunity to transform an existing landmark and major City asset into a place that is catalytic for economic development that would positively affect the local community, the borough, the City, and the region. Additionally, the redevelopment of the National Guard Site would introduce approximately 500 new permanently affordable DUs to the neighborhood.

Prior to starting the engagement process for the Vision Plan, a technical study of the opportunities, challenges, and condition of the building itself was performed, ensuring that the engagement around the future of the Armory was feasible. Ultimately, this work helped build consensus among stakeholders that redevelopment of the Kingsbridge Armory would transform a historic asset into an engine for economic development.

The local community and elected officials have been closely involved in the process of crafting the Vision Plan, which outlines Guiding Principles for the Armory reuse, as described above. As such, the redevelopment plan considered for the Armory is responsive to community input and fulfill goals identified by the community and outlined in the Vision Plan.

In the context of the previous redevelopment attempts, a partnership between City, State and federal officials has been integral to ensuring the future of the Armory. Described above, at the release of the Vision Plan, Mayor Adams and Governor Hochul announced an up to $200 million investment from the City and the State for the adaptive reuse of the Armory, thereby affirming extraordinary commitments of support for the Proposed Project. In addition, the RFP noted that up to approximately $50 million of funds from public sources may become available for the project.

The proposed redevelopment project would create new employment, learning, and recreational and entertainment opportunities, and would create economic and fiscal benefits to the City in the form of economic revitalization and increased employment opportunities.

F. ANALYSIS FRAMEWORK

The 2021 *CEQR Technical Manual* (the "*CEQR Technical Manual*") will serve as a guide on the methodologies and impact criteria for evaluating the Proposed Project's potential environmental effects. In disclosing impacts, the EIS considers the Proposed Project's potential adverse impacts on the environmental setting. It is anticipated that the Proposed Project, if approved, would be built and operational by 2032. Consequently, the environmental setting for comparison is not the current environment, but the future environment in which the project is operational. Therefore, the technical analyses and consideration of alternatives includes descriptions of existing conditions, conditions in the future without the Proposed Project (the No Action condition), and conditions in the future with the Proposed Project (the With Action condition). The incremental difference between the No Action and With Action conditions is therefore the subject of analysis for evaluating the potential environmental impacts of the Proposed Project.

BUILD YEAR

For the purposes of the environmental review, it is assumed that the Proposed Project would start construction in 2027. Construction at the Armory Site is expected to be complete and operational in 2030, while construction of the National Guard Site is expected to begin in 2029 and be complete and operational in 2032. Therefore, a future build year of 2032 will be examined to assess the potential impacts of the Proposed Project. **Appendix A** and **Figure A-1** identify the No Build projects anticipated to be complete by 2032 in the study areas to be considered in the various technical analyses of the EIS.

THE FUTURE WITHOUT THE PROPOSED PROJECT (NO ACTION CONDITION)

Absent the Proposed Project, none of the Proposed Actions would be sought or approved, and the Project Site would remain unchanged from its current state. The approximately 588,765-gsf Armory would remain vacant and substantially underutilized. In the No Action condition, the existing two National Guard buildings totaling approximately 26,000 gsf would remain on the Project Site and in use by the National Guard. The adaptive reuse of the Armory would not be implemented and the National Guard Site would not be redeveloped. The reuse and redevelopment of the Project Site would not occur and the Project Site would remain underutilized, which would not contribute to the revitalization of the Kingsbridge Heights neighborhood and the City more broadly.

THE FUTURE WITH THE PROPOSED PROJECT (WITH ACTION CONDITION)

In the With Action condition, the Proposed Project would ~~implement~~ adaptively reuse ~~of~~ the Armory and redevelop~~ment of~~ the National Guard Site. It is assumed under the Proposed Project that the current operations of the National Guard would be relocated and an agreement would be met in which the National Guard would voluntarily relocate operations to facilitate the redevelopment of the site. The With Action condition analyzed includes up to approximately 1,230,300~~1,257,000~~ gsf of new development at the Project Site, including up to approximately 735,800~~760,000~~ gsf of new uses~~floor area~~ on the Armory Site, and the National Guard Site would be redeveloped with ~~up to~~ approximately ~~497,000~~494,500 gsf ~~of~~ new residential building~~area~~, including 500 permanently affordable DUs (see **Table 1**).

G. ENVIRONMENTAL REVIEW PROCESS

CEQR OVERVIEW

New York City has formulated an environmental review process (CEQR) pursuant to ~~the State Environmental Quality Review Act (~~SEQRA~~)~~ and its implementing regulations (Part 617 of 6 New York Codes, Rules and Regulations). The City's CEQR rules are found in Executive Order 91 of 1977 and subsequent rules and procedures adopted in 1991 (62 Rules of the City of New York, Chapter 5). CEQR's mandate is to strike a balance between social and economic goals and concerns about the environment. Agencies undertaking, funding, or approving actions interject environmental considerations into their discretionary decisions by taking a "hard look" at the environmental consequences of each of those actions so that all potential significant environmental impacts of each action are disclosed, alternatives that avoid or reduce such impacts are considered, and appropriate, practicable measures to reduce or eliminate such impacts are adopted.

The CEQR process begins with selection of a Lead Agency for the review. The Lead Agency is generally the governmental agency that is most responsible for the decisions to be made on a proposed action and is also capable of conducting the environmental review. As described above, MOEC is the CEQR Lead Agency for the Proposed Project.

The Lead Agency, after reviewing the Environmental Assessment Statement (EAS), has determined that the Proposed Project has the potential for significant adverse environmental impacts and that an EIS must be prepared. A public scoping of the content and technical analyses of the EIS is the first step in its preparation, as described below. Following completion of scoping, the Lead Agency oversees preparation of a DEIS for public review.

The Lead Agency will hold a public hearing for consideration of the application, following the completion of the DEIS. That hearing record is held open for a minimum of 10 days following the open public session, at which time the public review of the DEIS ends. The Lead Agency then oversees preparation of a Final EIS (FEIS), which incorporates all relevant comments made during public review of the DEIS. The FEIS is the document that forms the basis of CEQR Findings, which the Lead Agency and each involved agency must make before taking any action within its discretion on the Proposed Project.

SCOPING

The CEQR scoping process is intended to focus the EIS on those issues that are most pertinent to the proposed actions. The process at the same time allows other agencies and the public a voice in framing the scope of the EIS. During the period for scoping, those interested in reviewing the Draft Scope of Work (DSOW) may do so and provide their comments in writing to the Lead Agency or at the public scoping meeting. The DSOW was issued on January 10, 2025.

A public scoping meeting ~~has been scheduled for~~was held on Tuesday, February 11, 2025 at 4:00 pm to provide a forum for public comments on ~~this~~the Draft Scope of Work. DMHEDW (the lead agency) ~~will hold~~held the public scoping meeting remotely (registration was available at~~er here~~: https://bit.ly/kingsbridge-scoping). Comments received during the public scoping meeting and ~~W~~written comments on the Draft Scope of Work ~~will be~~were accepted by the lead agency until ~~Sunday, February 23,~~ Tuesday, March 4, 2025 at 10:00 PM, at which point the scope review process was closed. The Lead Agency ~~will then oversee~~oversaw preparation of ~~a Final Scope of Work~~this FSOW, which incorporates all relevant comments made on the scope and revises the extent or methodologies of the studies, as appropriate, in response to comments made during scoping and to include any other necessary changes to the scope of the EIS. **Appendix B** includes responses to comments made on the DSOW. The written comments received on the DSOW are included as **Appendix C**. The DEIS has been~~will be~~ prepared in accordance with the FSOW~~inal Scope of Work~~.

H. ENVIRONMENTAL IMPACT STATEMENT SCOPE OF WORK

The scope of the EIS will conform to all applicable laws and regulations and will follow the guidance of the *CEQR Technical Manual*.

The EIS will contain:

- A description of the Proposed Project and its environmental setting;
- A statement of the environmental impacts of the Proposed Project, including its short- and long-term effects;
- An identification of any adverse environmental effects that cannot be avoided if the Proposed Project is implemented;
- A discussion of alternatives to the Proposed Project;
- An identification of any irreversible and irretrievable commitments of resources that would be involved in the Proposed Project should it be implemented; and
- A description of mitigation measures proposed to minimize significant adverse environmental impacts.

The analyses for the Proposed Project will be performed for the year in which both operations in the Armory and the newly constructed buildings on the National Guard Site will start, which is 2032 (the "Build Year"). The incremental difference between the No Action and With Action conditions will form the basis for the EIS analyses. Based on the preliminary screening assessments outlined in the *CEQR Technical Manual* and as described in the EAS, the Proposed Project does not meet criteria warranting analysis of natural resources and no significant adverse impacts to natural resources would occur with the Proposed Project. Below are descriptions of the environmental categories in the *CEQR Technical Manual* that will be analyzed in the EIS, with a description of the tasks to be undertaken.

TASK 1: PROJECT DESCRIPTION

The first chapter of the EIS, the Project Description, will identify and explain the proposed actions and the purpose and need for the proposed actions. It will also describe the Proposed Project. It will contain a brief discussion of current conditions on the Project Site and in the surrounding area; the No Action condition; the proposed development programs for the Armory and the National Guard Site; a description of the proposed site plan, the proposed adaptive reuse of the Armory, and the height and bulk of the proposed development on the National Guard Site under existing zoning; and figures to depict the Proposed Project. The figures will present key project elements, such as a site/ground floor plan, elevations, and views of the project in its neighborhood context. It will also include a description of the approvals required and the approvals processes. The analytical framework including the No Action condition will also be included in this chapter.

The Project Description will include appropriate materials from the ULURP application. It will describe the role of the lead agency for CEQR as well as the environmental review and ULURP processes.

TASK 2: LAND USE, ZONING, AND PUBLIC POLICY

This analysis will consider the effects of the Proposed Project in terms of land use compatibility and trends in zoning and public policy. It will also provide a baseline for other analyses in the EIS. Specifically, the assessment will:

- Provide a brief development history of the Project Site and the study area. The study area will include the Project Site and the area within approximately ¼-mile.

- Describe predominant land use patterns in the study area, including recent development trends for the ¼-mile study area (see **Figure 3**).
- Provide a zoning map and discuss existing zoning and any recent zoning actions in the study area (see **Figure 4**).
- Summarize other public policies that may apply to the Project Site and study area.
- Describe conditions on the Project Site absent the Proposed Project (the No Action condition).
- Prepare a list of other projects expected to be built in the study area that would be completed before or concurrent with the Proposed Project, including plans for public improvements. Describe the effects of these projects on land use patterns and development trends. Also, describe any pending zoning actions or other public policy actions that could affect land use patterns and trends in the study area.
- Describe the proposed actions and provide an assessment of the impacts of the proposed actions and project on land use and land use trends, zoning, and public policy. Consider the effects related to issues of compatibility with surrounding land use, consistency with zoning and other public policy initiatives, and the effect of the project on development trends and conditions in the area.

TASK 3: SOCIOECONOMIC CONDITIONS

The five principal CEQR issues of concern with respect to socioeconomic conditions are whether a Proposed Project could result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement; and (5) adverse effects on a specific industry. The following describes the anticipated scope of work for each of these concerns.

Direct Residential Displacement. The Armory is vacant and unused, and the National Guard Site does not contain any residential uses. Therefore, the Proposed Project would not directly displace any residential uses and an assessment of direct residential displacement is not warranted.

Direct Business Displacement. The Proposed Project would not directly displace any existing businesses in the Armory as it is vacant and unused. The Proposed Project also involves the potential acquisition of property from New York State for the redevelopment of the National Guard Site. It is assumed under the Proposed Project that the current operations of the National Guard would be relocated. Therefore, in order to facilitate development on the Project Site, an agreement would be met in which the National Guard would voluntarily relocate operations. As such, an assessment of direct business displacement will not be warranted.

Indirect Residential Displacement. Under the Proposed Project, approximately 500 DUs would be developed on the National Guard Site. Therefore, the 200-unit-threshold would be surpassed, and an indirect residential displacement assessment is warranted. The socioeconomic study area boundary will be dependent on the size of the area's population in the future without the proposed actions, and the characteristics of the proposed development within the rezoning area, pursuant to Section 310 of Chapter 5 of the *CEQR Technical Manual*. A socioeconomic assessment seeks to assess the potential to change socioeconomic character relative to the study area population. The Proposed

Project is expected to generate an increment of approximately 500 DUs on the Project Site. For projects or actions that result in an increase in population, the scale of the relative change is typically represented as a percent increase in population (i.e., a project that would result in a relatively large increase in population may be expected to affect a larger study area). The socioeconomic study area would not increase the ¼-mile radius by at least 5 percent compared to the expected No Action population, therefore the study area is expected to comprise census tracts 265, 267.01, 267.02, 401, 403.03, and 403.04.

The concern with respect to indirect residential displacement is whether a Proposed Project could lead to increases in property values, and thus rents, making it difficult for some residents to afford their homes. The objective of the indirect residential displacement assessment is to determine whether the Proposed Project would either introduce or accelerate a trend of changing socioeconomic conditions that may potentially displace a vulnerable population to the extent that the socioeconomic character of the neighborhood would change. The assessment will use the most recent available U.S. Census data as well as current real estate market data to present demographic and residential market trends and conditions for the study area. The presentation of study area characteristics will include population, rent, and household income.

Indirect Business Displacement. The Proposed Project would introduce a substantial amount (i.e., in excess of 200,000 square feet) of new uses as defined under CEQR, warranting a preliminary assessment of potential indirect business displacement. The concern with respect to indirect business displacement is whether a project could lead to increases in property values, and thus rents, making it difficult for some businesses to afford their rent. The analysis will describe and characterize conditions and trends in employment and businesses within the study area using the most recent available data from U.S. Census Bureau, field survey, and online sources. This information will be used to consider the following as part of an assessment:

- Whether the Proposed Project would introduce enough of a new economic activity to alter existing economic patterns;
- Whether the Proposed Project would add to the concentration of a particular sector of the local economy enough to alter or accelerate existing economic patterns; and
- Whether the Proposed Project would directly or indirectly displace residents, workers, or visitors who form the customer base of existing businesses in the area.

Adverse Effects on a Specific Industry. Based on the guidelines in the *CEQR Technical Manual*, a preliminary assessment of effects on specific industries will be conducted to determine whether the Proposed Project could significantly affect business conditions in any industry or category of businesses within or outside the study area, or whether the Proposed Project could substantially reduce employment or impair viability in a specific industry or category of businesses.

TASK 4: COMMUNITY FACILITIES AND SERVICES

The *CEQR Technical Manual* requires a detailed analysis of impacts on police and fire services and health care facilities if a proposed action would affect the physical operation of, or access to and from, a station house or health care facility, or where a Proposed Project would create a sizeable new neighborhood where none existed before. The

Proposed Project would not meet any of these criteria as it would not directly affect those community facilities and would not create a sizeable new neighborhood.

It is possible that the project could trigger an analysis of potential indirect impacts to community facilities and services. According to the *CEQR Technical Manual,* an analysis is appropriate if there are:

- More than 177 DUs, requiring an analysis of public elementary/intermediate schools or 1,154 DUs for analysis of public high schools;
- More than 141 low- or low/moderate income residential units (for analysis of early childhood programs); or
- More than 731 residential units (for analysis of public libraries).

The Proposed Project is expected to result in up to 500 DUs on the National Guard Site. All units would be permanently affordable for families earning up to 80 percent AMI under the ELLA program. Therefore, an analysis of public/intermediate schools and early childhood programs will be undertaken following the guidance of the *CEQR Technical Manual*.

PUBLIC SCHOOLS

- In accordance with *CEQR Technical Manual* guidelines, the elementary and middle school analysis would be conducted at a sub-district level, and the high school analysis will be conducted at a borough-wide level. If an action introduces fewer than 50 elementary and middle school age children, or 150 high school students, an assessment of school facilities is not warranted. According to the *CEQR Technical Manual* guidelines, in New York City Community School District (CSD) 10, the 50-student threshold for analysis of elementary/middle school capacity is achieved if an action introduces approximately 177 DUs, respectively; the threshold for analysis of high school capacity is 1,154 DUs. As the project increment associated with the Proposed Project exceeds the CEQR analysis thresholds for elementary/middle school in CSD 10, a detailed analysis of schools is warranted.
- The primary study area for the analysis of elementary and intermediate schools should be the school districts' "sub-district" in which the project is located, pursuant to CEQR guidance. As the Project Site is located within CSD 30, Sub-district 3, the elementary and intermediate school analyses will be based on this sub-district.
- The analysis would be conducted pursuant to the guidelines in the *CEQR Technical Manual*. Existing public elementary and intermediate schools serving CSD 10, Sub-district 3 will be identified and located. Existing capacity, enrollment, and utilization data for all public elementary and intermediate schools within the affected sub-district will be provided for the current (or most recent) school year, noting any specific shortages of school capacity. Utilization will be presented using the "Target Calculation Method," which is used by the New York City Department of Education (DOE) for capital planning purposes.
- Conditions that would exist in the No Action condition for the sub-districts (for elementary and intermediate school analyses) will be identified, taking into consideration projected changes in future enrollments, including those associated with other developments in the affected sub-districts, using the New York City School Construction Authority's (SCA) Projected New Housing Starts as per CEQR

guidance. Plans to alter school capacity either through administrative actions on the part of the DOE, or as a result of the construction of new school space prior to the 2032 analysis year, will also be identified and incorporated into the analyses. Planned new capacity projects from the DOE's 2025-2029 Five Year Capital Plan will not be included in the quantitative analysis unless the projects have commenced site preparation and/or construction. They may, however, be included in a qualitative discussion. The capacity of transportable classrooms, mini-schools, and annexes will not be included in the future conditions analysis.

- Future conditions with the Proposed Actions will be analyzed, adding students likely to be generated by the Proposed Project to the projections for the future No Action condition. Impacts will be assessed based on the difference between the future With Action projections and the future No Action projections (at the sub-district level for elementary and intermediate schools) for enrollment, capacity, and utilization in 2032.
- A determination of whether the Proposed Actions would result in significant adverse impacts to elementary and/or intermediate schools will be made. A significant adverse impact to elementary and intermediate schools may result, warranting consideration of mitigation, if the Proposed Actions would result in: (1) a utilization rate of the elementary and/or intermediate schools in the sub-district study area that is equal to or greater than 100 percent in the With- Action condition; and (2) 100 or more new students generated from the Proposed Actions past the 100 percent utilization rate. If impacts are identified, mitigation will be developed in consultation with SCA and DOE. The number of school seats needed to mitigate any identified impacts, as well as the timing of the impacts, will be provided.

MEANS-TESTED EARLY CHILDHOOD PROGRAMS

- Existing publicly funded means-tested early childhood programs within approximately 1.5 miles of the Project Site will be identified. Each facility will be described in terms of its location, number of slots (capacity), enrollment, and utilization in consultation with DOE.
- For the No Action condition, information will be obtained for any changes planned for child care programs or facilities in the area, including the closing or expansion of existing facilities and the establishment of new facilities. Any expected increase in the population of children under age six within the eligibility income limitations, using the No Action condition (see "Analysis Framework for Environmental Review"), will be discussed as potential additional demand, and the potential effect of any population increases on demand of child care services in the study area will be assessed. The available capacity of resulting deficiency in slots and the utilization rate for the study area will be calculated for the No Action condition.
- The potential effects of the additional eligible children resulting from the Proposed Actions will be assessed by comparing the estimated net demand over capacity to a net demand over capacity in the No Action condition.
- A determination of whether the Proposed Actions would result in significant adverse impacts to means-tested early childhood programs will be made. A significant adverse impact may result, warranting consideration of mitigation, if the Proposed Actions would result in both of the following: (1) a collective utilization rate of the means-tested early childhood programs in the study area that is greater than 100

percent in the With Action condition; and (2) an increase of five percent or more in the collective utilization rate of the means-tested early childhood programs in the study area between the No Action and With Action conditions, in accordance with the *CEQR Technical Manual*.

This analysis will also qualitatively describe community facility uses that are part of the Proposed Project. For instance, the Proposed Actions would result in beneficial direct effects to what the *CEQR Technical Manual* defines as "Other Community Facilities," which includes cultural facilities, such as museums, through the provision of approximately 60,500 gsf of community facility space dedicated to CBOs for education and workforce training, approximately 15,400 gsf of recreational fitness center space, and approximately 36,900 gsf of museum space in the Armory. Therefore, a qualitative description of the proposed community facility uses that will be located in the Armory upon completion of the construction work will be provided in the EIS.

TASK 5: OPEN SPACE

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area open space or an indirect effect through increased population. As stated in the EAS, the Proposed Project would result in an increment of approximately 1,395~~1,256~~ residents and approximately ~~750~~ 649 workers (and up to ~~13~~17,000 visitors). Therefore, a preliminary open space assessment will be prepared to determine the need for further analysis. For direct effects, the EIS will identify and describe (in coordination with the shadows analysis described below) any study area open spaces that could be directly affected by the Proposed Project. For the indirect effects analysis, the new population generated by the Proposed Project is anticipated to exceed the 200 resident and 500 non-resident (e.g., employees, visitors, etc.) CEQR thresholds requiring an open space analysis. The indirect effects analysis will be consistent with the methodology set forth in the *CEQR Technical Manual* and will consist of the following:

- Establish the study areas for the analysis and calculate the total population in the study areas;
- Create an inventory of publicly accessible open spaces within a ¼-mile (non-residential study area) and ½-mile (residential study area) of the Project Site. This inventory will include examining these spaces for their facilities (active vs. passive use), condition (satisfactory or unsatisfactory), and utilization (crowded or not) (see **Figure 7**). Project conditions in the future without the Proposed Project, including accounting for new non-residential and residential populations that would be introduced by background development projects and rezonings, and accounting for any new open space resources that could come online, if any are identified as part of the compilation of No Build projects under "Land Use, Zoning and Public Policy."
- Assess impacts of the Proposed Project based on quantified ratios and qualitative factors. The assessment will account for any open space expected to be created with the Proposed Project.

The analysis will include a preliminary assessment to determine the need for further analysis. If warranted, a detailed assessment will be conducted.

TASK 6: SHADOWS

The *CEQR Technical Manual* requires an analysis of potential shadow impacts for proposed actions that would result in new structures or additions that are greater than 50 feet in height, or greater than 10 feet in height if located adjacent to sunlight-sensitive resources, which include publicly accessible parks and other open spaces, natural resources that depend on sunlight, and historic resources with sunlight-sensitive features. Barnhill Square, a small, landscaped triangle with benches, is located adjacent to the Project Site, and therefore, given that the Proposed Project would include one or more new buildings greater than 10 feet in height on the National Guard Site, a preliminary shadows screening will be conducted to assess whether project-generated shadows could potentially reach Barnhill Square or any other sunlight-sensitive resources in the longest-shadow study area. The analysis would follow the tiered methodology described in the *CEQR Technical Manual*.

If the screening assessment shows that sunlight-sensitive resources could potentially be reached by project-generated shadows, a detailed shadows analysis will be conducted to assess the potential effects of the project-generated shadows. The analysis would follow the methodology for the detailed analysis described in the *CEQR Technical Manual*.

TASK 7: HISTORIC AND CULTURAL RESOURCES

The *CEQR Technical Manual* identifies historic and cultural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated NYC Landmarks (NYCLs); properties calendared for consideration as landmarks by LPC; properties listed on the State/National Register of Historic Places (S/NR) or contained within a historic district listed on or formally determined eligible for S/NR listing (S/NR-eligible); properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements.

The Project Site is occupied by the Armory—also known as the Eighth Regiment Armory—which is an NYCL and also S/NR-listed. Since the Armory is a NYCL and is owned by the City, the proposed changes to the exterior of the Armory and the landmark site will require review and approval by LPC pursuant to the New York City Charter and the City's Landmarks Law through the issuance of a Binding Report.

In addition, the Proposed Project will be receiving State funding through ESD which will require review by OPRHP pursuant to Section 14.09 of SHPA. It is also anticipated that the Proposed Project may receive Federal historic preservation tax credits for the proposed adaptive reuse of the Armory, which would require consultation with NPS in coordination with SHPO. The proposed alterations to the Armory would be undertaken in accordance with the Secretary of the Interior's Standards for Rehabilitation. Therefore, an analysis will be undertaken to examine the effect of the Proposed Project on architectural resources. The analysis of historic resources will be undertaken in consultation with LPC and OPRHP.

In addition, because Federally-appropriated Community Project Funding administered by HUD is anticipated, consultation with SHPO and Federally-recognized Tribal Nations would be undertaken, as warranted, in accordance with Section 106 of NHPA.

As part of an earlier, separate environmental assessment of the Armory Site, in a letter dated August 21, 2008, LPC determined that the Armory Site has no archaeological significance. In comments dated October 9, 2024, LPC determined that the Project Site (the Armory Site and the National Guard Site) has no archaeological significance. Consultation with OPRHP will be initiated through the submission of project information to OPRHP via OPRHP's Cultural Resources Information System (CRIS) web portal, as described below. Should OPRHP request the preparation of a Phase 1A Archaeological Study, it would be undertaken and summarized in the EIS.

The historic and cultural resources assessment will consist of the following tasks:

- Submit project information to OPRHP through the CRIS web portal. The initial project submission made via CRIS initiates OPRHP's review of archaeological and architectural resources.
- Map and briefly describe known and potential architectural resources on the Project Site and in the study area, which will be defined as the area within approximately 400 feet of the Project Site. The identification of study area resources will include resources identified in the previous environmental reviews (2009 and 2013 EIS). In addition, an architectural historian will conduct a field survey of the study area to determine whether there are any additional potential architectural resources that could be affected by the Proposed Project. Potential architectural resources comprise properties that appear to meet the eligibility criteria for NYCL designation and/or S/NR listing. The field survey will be supplemented, as necessary, with research at relevant repositories, online sources, and current sources prepared by LPC and OPRHP.
- Describe any potential direct or indirect effects to historic and cultural resources in the future without the Proposed Project.
- Assess the potential effects of the Proposed Project on historic and cultural resources, including visual and contextual changes as well as any direct physical effects. This analysis will include a summary of the Binding Report issued by LPC.
- If necessary, develop measures to avoid, minimize, or mitigate any adverse impacts on historic and cultural resources in consultation with LPC and OPRHP.
- Describe the necessity for and details of a Construction Protection Plan (CPP) pursuant to the NYC Department of Building's (DOB) *Technical Policy and Procedure Notice (TPPN) #10/88* due to the demolition of the existing and construction of new buildings on the National Guard Site, in close proximity of the Armory.

TASK 8: URBAN DESIGN AND VISUAL RESOURCES

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a Project Site beyond those allowable by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared. A detailed analysis is then prepared if warranted based on the preliminary assessment. Given the nature of the Proposed Project, which would reactivate the long-dormant Armory and redevelopment of the National Guard Site, a preliminary assessment of urban design and visual resources is warranted and would be prepared. This analysis will follow the methodologies of the *CEQR Technical Manual*.

The ¼-mile study area for the assessment of urban design and visual resources would be the same as that used for the land use analysis. The preliminary assessment will include a concise narrative of the existing area, the No Action condition, and the With Action condition. The urban design assessment will conservatively assess maximum building envelopes. The analysis will draw on information from field visits to the study area and will present photographs, zoning and floor area calculations, building heights, project drawings and site plans, and view corridor assessments.

A detailed urban design and visual resources analysis would be prepared if warranted based on the findings of the preliminary assessment. The detailed analysis would describe the Proposed Project and the urban design and visual resources of the Project Site and surrounding area. The analysis would describe the potential changes that could occur to urban design and visual resources in the With Action condition, in comparison to the No Action condition, focusing on the changes that could negatively affect a pedestrian's experience of the area.

TASK 9: HAZARDOUS MATERIALS

This chapter will analyze the potential for significant hazardous material impacts from the Proposed Project. The hazardous materials chapter of the EIS will include a detailed site history and discussion of current environmental conditions at the Project Site. Prior environmental documents prepared for the Armory Site include Phase I Environmental Site Assessments (ESA) from 2006 and 2013 and Phase II Site Investigation Reports from 2007, 2008, and 2013, which identified recognized environmental conditions (RECs), including petroleum storage, vehicle maintenance, and firing ranges at the Armory Site.

A Phase I ESA (February 2025) for the Project Site, including both the Armory Site and the National Guard Site, will be performed in accordance with current industry and regulatory standards. A written Phase I ESA report will be prepared containing a summary of the activities performed, information gained, observations made during the study, and data gaps that affect the ability to identify environmental conditions (and the sources of information that were consulted to address the data gaps). Results of this Phase I ESA will be summarized in the Hazardous Materials chapter of the EIS. Based on the results of the Phase I ESA and environmental conditions identified in past Phase I ESAs, the preparation of a Subsurface (Phase II) Investigation will be required during the CEQR process to ascertain general subsurface conditions and determine whether current or historic activities have affected the soil and/or groundwater and generate soil vapors at the Project Site. Prior to such testing, a Phase II Work Plan would need to be submitted to DEP for review and approval. Based on the results of the Phase II investigation, DEP may require the preparation of a Remedial Action Plan (RAP) and associated Health and Safety Plan (HASP) for implementation during construction to address the remediation of potential environmental conditions and minimize the potential for impacts to the community and construction workers during construction and future users of the Armory and residents on the National Guard Site. If necessary, an (E) Designation, in accordance with the *CEQR Technical Manual*, Section 11-15 (Environmental Requirements) of the Zoning Resolution of the City of New York and Chapter 24, Title 15, of the Rules of the City of New York governing the placement (E) Designations, would be placed on the property.

TASK 10: WATER AND SEWER INFRASTRUCTURE

The *CEQR Technical Manual* requires a sewer infrastructure analysis for projects in the Bronx served by the combined sewer system that exceed 400 DUs or 150,000 square feet of non-residential (commercial, public facility and institution, and/or community facility) space. As the Proposed Project is expected to exceed both the residential and non-residential development threshold, an analysis of the wastewater and stormwater conveyance and treatment system serving the Project Site is required. The analysis will focus on how sanitary sewage and stormwater flows are managed at the Project Site, including both the Armory Site and National Guard Site. In addition, existing stormwater drainage and surfaces (pervious or impervious) on the Project Site will be described. The existing sewer system in the vicinity of the Project Site will be described based on records obtained from DEP, such as sewer network maps and drainage plans. The analysis will also take into account the DEP Unified Stormwater Rule (USWR) in relation to potential improvements to the Armory Site and the National Guard Site.

An analysis of potential impacts will be provided, incorporating any infrastructure improvements planned as part of the Proposed Project. Sanitary sewage generation for the Proposed Project will be estimated, and the effects of the incremental demand on the system will be assessed to determine the impact on operations of the wastewater resource recovery facility (WRRF) serving the Project Site. Based on the analyses of future stormwater and wastewater generation, the change in flows and volumes to the sewer system and waterbodies due to the Proposed Project will be determined. Any wastewater and stormwater best management practices to be included as part of the Proposed Project will be described.

According to the *CEQR Technical Manual*, a water supply analysis is required for projects located in areas that experience low water pressure or projects that would result in an exceptionally large demand for water (over one million gallons per day [gpd]). The water demand of the Proposed Project will be estimated and if the incremental demand as compared to the No Action condition is expected to exceed one million gpd, an assessment of the water supply infrastructure serving the Project Site will be prepared and included in the infrastructure analysis.

The water and sewer infrastructure analysis will include a description of the existing water supply and sewer infrastructure serving the Project Site and existing stormwater drainage system and surfaces. It will provide a description of any changes to the Project Site's stormwater drainage systems, the Project Site's surface area, and the area's water supply and sewer system that can be expected in the No Action condition; and an analysis of potential impacts on water supply and sewer infrastructure that will incorporate any infrastructure improvements that are planned for the Project Site as part of the Proposed Project. The analysis will describe any planned stormwater management measures, as well as any other measures required to ensure consistency with the City's water quality goals.

TASK 11: SOLID WASTE AND SANITATION SERVICES

According to the *CEQR Technical Manual*, a solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with State policy related to the City's

integrated solid waste management system. If a project's generation of solid waste would not exceed 50 tons per week based on standard waste generation rates, it may be assumed that there would be sufficient public or private carting and transfer station capacity in the metropolitan area to absorb increment, and further analysis would not be required. The Proposed Project would induce new development on both the Armory and National Guard Site that would require sanitation services. The solid waste and sanitation services demand generated by the Proposed Project will be disclosed, based on an estimate using Table 14-1 in the *CEQR Technical Manual*. If the Proposed Project would result in an increment of more than 50 tons per week, as compared with the No Action condition, an assessment of solid waste and sanitation services will be provided. Therefore, the Proposed Project's anticipated solid waste generation will be estimated and, if warranted, an assessment of the Proposed Project's effects on the City's solid waste and sanitation services will be prepared.

TASK 12: ENERGY

New York City Council passed a bill, Local Law 154 of 2021, that will effectively ban the installation of most new natural gas and other fossil fuel-fired systems in buildings in New York City. In addition, the proposed design must meet the applicable provisions of the NYC Energy Conservation Code and demonstrate consistency with the City's carbon intensity limits established pursuant to Local Law 97 of 2019. Therefore, according to the *CEQR Technical Manual*, it is assumed that electric-powered equipment would be utilized for the Proposed Project's heating and hot water needs, meaning actions resulting in new construction would not create significant energy impacts, and as such would not require a detailed energy assessment. For CEQR purposes, an energy impact analysis focuses on an action's consumption of energy. An energy assessment will be prepared, which will include an estimate of the Proposed Project's energy consumption (including an estimate of the demand load on electricity, gas, and other energy sources) and an assessment of the potential effects of the Proposed Project on the available energy supply.

TASK 13: TRANSPORTATION

The transportation studies for the Proposed Project encompass five distinct analysis topics: traffic, transit (subway, bus, and ferry), pedestrians, street user safety, and parking. The *CEQR Technical Manual* states that quantified transportation analyses may be warranted if a Proposed Project could result in 50 or more vehicle trips, 50 or more Citywide Ferry Service trips, 200 or more subway or bus trips, and/or 200 or more pedestrian trips during a given peak hour (a "Level 1" screening). If these thresholds are exceeded, a "Level 2" screening, involving detailed assignment of projected trips would be undertaken to either conclude detailed analyses are not warranted or identify the study areas for which quantified analyses of potential impacts would be prepared. ~~This DSOW is based on the Proposed Project (see **Table 1**).~~

Trip estimates will be prepared using information provided by the project team; established metrics from standard sources, including the *CEQR Technical Manual*; U.S. census data; ~~DOT~~ inputs provided by the New York City Department of Transportation (DOT); and previously approved studies. These estimates will be prepared for one future analysis year and summarized by peak hour, mode of travel, and person vs. vehicle trips. The trip estimates will also identify the number of peak hour "person trips" made by transit and the number of pedestrian trips traversing the area's pedestrian facilities. Screening assessments will be prepared for the four typical analysis peak hours (weekday AM,

midday, and PM, and Saturday midday/afternoon) as well as the weekday and Saturday evening peak hours which would overlap with peak arrival activity for the concert hall/event space. On non-event days and outside of the two event peak hours, portions or all of the spaces occupied by the concert hall/event space are expected to be repurposed for recreational and general community amenity uses. The results of these screening assessments and proposed analysis study areas will be summarized in a Travel Demand Factors (TDF) memo for review, comments, and concurrence with the lead agency and expert transportation agencies, such as DOT, the Metropolitan Transportation Authority (MTA), and New York City Transit (NYCT)~~on impact analysis study areas~~.

Described below are the anticipated scopes of work for traffic, transit, pedestrians, street user safety, and parking. All analyses will be prepared for the existing, No Action, and With Action conditions. The scope of work detailed below is intended to provide reasonable worst-case analyses specific to each study time period and to address the potential impacts associated with the Proposed Project. Detailed traffic and pedestrian impact analyses are expected to be prepared for the weekday AM, midday, and PM, and Saturday midday/afternoon analysis peak hours, as well as the weekday and Saturday evening event peak hours. For transit, it is expected that impact analyses would focus mostly on the typical weekday AM and weekday PM peak hours. However, for subway station elements, the same analyses will also be prepared for the weekday and Saturday evening event peak hours. The Proposed Project is not expected to generate enough incremental ferry trips to warrant ~~a~~ detailed ferry landing ~~or~~ and subway/bus line-haul analyse~~i~~s.

TRAFFIC

The traffic impact study will evaluate roadway operations at critical intersections in the Kingsbridge Heights neighborhood of the Bronx where substantial project trip generation is expected. The traffic study area will be determined based on the guidelines presented in the *CEQR Technical Manual*, in consultation with the lead agency and DOT, and will include those intersections projected to receive the greatest concentration of project generated traffic. Where impacts are identified, measures to mitigate those impacts to the extent practicable will be determined for consideration by the lead agency and DOT.

TRANSIT

The transit study area will be determined based on the guidelines presented in the *CEQR Technical Manual*, in consultation with the lead agency and MTA/NYCT. It is expected that ~~A~~an assessment of fare control areas and vertical circulation elements at the Kingsbridge Road (No. 4 train) subway station and the Kingsbridge Road (B/D trains) subway station will be prepared for the weekday AM and PM peak hours, and the weekday and Saturday evening event peak hours. ~~Since the start of the pandemic, travel within New York City has changed significantly and has not yet stabilized. Transit ridership in particular remains lower than pre-pandemic levels. While new data collection will be undertaken, consultation with NYCT will be undertaken to address volume calibration needs for the purpose of establishing a representative baseline against which to evaluate the Proposed Project's potential for impacts. In addition to the station facility analyses, line-haul conditions for the No. 4, B, and D subway lines and the Bx3, Bx9, Bx22, Bx28, and Bx32 bus routes will be assessed using peak load point data provided by NYCT, but for only the weekday AM and weekday PM commuter peak hours.~~ Where

impacts are identified, feasible mitigation measures will be explored in consultation with MTA/NYCT.

PEDESTRIANS

The pedestrian impact assessment is expected to entail the analysis of key pedestrian elements (sidewalks, corner reservoirs, and crosswalks) surrounding the Project Site. The pedestrian study area will be determined based on the guidelines presented in the *CEQR Technical Manual*, in consultation with the lead agency and DOT, and will include those pedestrian elements projected to receive the greatest concentration of project generated foot traffic. Where impacts are identified, measures to mitigate those impacts to the extent practicable will be determined in consultation with the lead agency and DOT.

STREET USER SAFETY

Crash data for the study area intersections and other nearby sensitive locations from the most recent three-year period will be obtained from DOT. An inventory of nearby Vision Zero corridors and other areas sensitive to street safety will be investigated to further define the study area. Data at these locations will be analyzed to determine if they may be classified (per CEQR criteria) as high pedestrian/bike crash locations and whether trips and changes resulting from the Proposed Project could adversely affect street user safety at these locations. If any high crash locations are identified, feasible improvement measures will be explored and recommended for DOT approval and implementation to alleviate potential safety issues.

PARKING

A parking demand projection will be prepared for the Proposed Project. ~~At this time, it is not yet known~~The DEIS will consider if the proposed on-site parking supply would be adequate to accommodate the Proposed Project's projected parking demand. A~~ccordingly, a~~n inventory of off-site parking resources ~~(on- and off-street)~~ within ~~¼~~ ½~~-~~ mile of the Project Site will be conducted. The parking analysis will determine existing parking utilization levels and project future levels with and without the Proposed Project. If a parking shortfall is anticipated to occur with the Proposed Project~~ within ¼ mile of the Project Site~~, the potential use of other~~additional~~ parking resources will be ~~evaluated~~explored, to determine if the projected demand can be accommodated at alternative locations and/or at a greater distance from the Project Site.

TASK 14: AIR QUALITY

The number of project-generated vehicle trips will likely exceed the *CEQR Technical Manual* carbon monoxide (CO) analysis screening threshold of 170 vehicles in the peak hour at a number of locations in the study area. In addition, the projected number of vehicles will likely exceed the applicable fine particulate matter ($PM_{2.5}$) screening threshold in the *CEQR Technical Manual*. Therefore, a microscale analysis of CO and/or PM mobile source emissions at affected intersections will likely be necessary. Using computerized dispersion modeling techniques, the effects of project-generated traffic on CO and $PM_{2.5}$ concentrations at critical intersection locations will be determined. In addition, the effect of the Proposed Project's parking facilities~~y~~ on air quality will be analyzed, and the results from that analysis will be combined with the intersection analyses, where applicable.

On December 15, 2021, the New York City Council passed a bill, Local Law 154, that will effectively ban the installation of most new natural gas and other fossil fuel-fired systems in buildings in New York City. The ban would be enforced by the New York City Department of Buildings (DOB) on the submission of construction documents for new buildings beginning in January 2024 and would be phased in for new buildings based on the number of stories and use type. In addition, the proposed design must meet the applicable provisions of the NYC Energy Conservation Code and demonstrate consistency with the City's carbon intensity limits established pursuant to Local Law 97 of 2019. Therefore, it is assumed that electric systems would be utilized for the Proposed Project's heating and hot water needs across the entire Project Site, and thus no analysis of stationary source heating and hot water emissions from the Proposed Project will be required.

As part of the Air Quality task, ~~a methodology memo will be prepared that outlines the procedures and assumptions to be used in carrying out the air quality analyses. The methodology memo will be submitted to the lead agency and DEP for review and comment. T~~the tasks described below will be undertaken~~ after addressing agency comments and receiving sign-off on the memo~~.

MOBILE SOURCES

- *Gather existing air quality data.* Collect and summarize existing ambient air quality data for the study area. Specifically, ambient air quality monitoring data published by the New York State Department of Environmental Conservation (NYSDEC) will be compiled for the analysis of existing and future conditions.
- *Determine receptor locations for the microscale analysis.* Select critical intersection locations in the study area, and outside the study area, representing locations with the highest potential total and incremental pollution impacts, based on data obtained from the Proposed Project's traffic analysis. At each intersection, multiple receptor locations will be analyzed in accordance with CEQR guidelines.
- S*elect dispersion model.* The refined U.S. Environmental Protection Agency (EPA) AERMOD model is proposed to predict the maximum change in CO and $PM_{2.5}$ concentrations, consistent with current EPA modeling guidance.
- *Emission calculation methodology and "worst case" meteorological conditions.* Vehicular cruise and idle emissions for the dispersion modeling will be computed using EPA's MOVES5 model. Compute re-suspended road dust emission factors based on CEQR guidance and the EPA procedure defined in AP–42.
- At each microscale receptor site, calculate for each applicable peak period the maximum 1- and 8-hour average CO concentrations, maximum 24-hour PM_{10} concentrations and maximum 24-hour and annual average $PM_{2.5}$ concentrations for No Action and With Action conditions. Concentrations will be determined for up to four peak periods for CO. No field monitoring will be included as part of these analyses.
- An analysis of the CO and PM impacts associated with the Proposed Project's parking will be performed. The analysis will apply the procedures outlined in the *CEQR Technical Manual* for assessing potential impacts from proposed parking facilities. Cumulative impacts from on-street sources and emissions from parking garages will be calculated, where appropriate.

- *Evaluate results.* Future pollutant levels with and without the Proposed Project will be compared with the CO NAAQS, and the City's CO and $PM_{2.5}$ *de minimis* guidance criteria, to determine the impacts of the Proposed Project.
- *Mitigation.* For locations where significant adverse air quality and/or traffic impacts are predicted, identify appropriate mitigation measures.

STATIONARY SOURCES

- *Industrial Source Analysis*. A review will be performed to determine if there are any processing or manufacturing facilities within 400 feet of the Project Site. A copy of the air permits for any identified facilities will be requested from the DEP's Bureau of Environmental Compliance. A review of NYSDEC permits and registrations will also be performed to identify any federal or state-permitted facilities. If manufacturing or processing facilities are identified within 400 feet of the Project Site, an industrial stationary source air quality analysis, as detailed in the *CEQR Technical Manual*, will be performed. EPA's AERMOD refined dispersion model will be used to estimate the short-term and annual concentrations of critical pollutants at sensitive receptor locations. Predicted values will be compared with the short-term guideline concentrations (SGC) and annual guideline concentrations (AGC) reported in NYSDEC's DAR-1 AGC/SGC Tables guidance document to determine the potential for significant impacts.
- As the Proposed Development could potentially introduce operation(s) of light industrial space to the Project Site, an assessment of project-generated industrial sources introduced by the Proposed Development is warranted. An emission profile of the potential industrial manufacturing processing operation(s) will be prepared based on the use groups that would be permitted which potentially have emissions. Potential impacts of predicted criteria pollutant (e.g., $PM_{2.5}$, NO_2, and CO) concentrations on existing and proposed sensitive receptors will be determined based on the NAAQS, whereas potential impacts of predicted noncriteria pollutant concentrations will be determined based on NYSDEC's Annual and Short-Term Guideline Concentration (AGC and SGC, respectively) standards, presented in the Division of Air Resources (DAR-1) guidance document (latest version dated February 12, 2021).
- *Large and Major Sources Analysis.* Potential large and major sources of emissions within 1,000 feet of the Project Site will be evaluated, as described in the *CEQR Technical Manual*. If any sources are identified that require an analysis, this work would be performed using the EPA AERMOD dispersion model to estimate the potential impacts on the Project Site from nearby existing or proposed stationary sources. For this analysis, five years of meteorological data, consisting of surface data from LaGuardia Airport, and concurrent upper air data from Brookhaven, New York, will be used for the simulation modeling. Concentrations of the air contaminants of concern (e.g., PM, nitrogen dioxide) will be determined at ground level receptors as well as elevated receptors. Predicted values will be compared with NAAQS~~, and the City's $PM_{2.5}$ *de minimis* criteria~~.

TASK 15: GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

The Proposed Project is anticipated to result in development of more than 350,000 square feet, the CEQR threshold requiring a greenhouse gas (GHG) consistency

assessment. GHG emissions generated by the Proposed Project will be quantified during both the construction and operational phases for both the adaptive reuse of the Armory and the redevelopment of the National Guard Site. Emissions will be estimated for the analysis year and reported as carbon dioxide equivalent (CO_{2e}) metric tons per year. GHG emissions other than carbon dioxide (CO_2) will be included if they would account for a substantial portion of overall emissions, adjusted to account for the global warming potential. In addition, estimates of upstream emissions (associated with the extraction and transport of fuel and materials to the site) will be included, where appropriate. An assessment of the Proposed Project will be performed to show consistency with the established GHG reduction goals of the City under PlaNYC, OneNYC 2050, and the State under the Climate Leadership and Community Protection Act. Features of the project that demonstrate consistency with the GHG reduction goals will be described. Relevant measures to reduce energy consumption and GHG emissions that could be incorporated into the Proposed Project will be discussed, and the potential for those measures to reduce GHG emissions will be assessed to the extent practicable, and measures that would be considered as part of the project to make it more resilient to the potential effects climate change will be disclosed.

Since the Project Site is not located within the 100- or 500-year flood zone, the Proposed Project is unlikely to be impacted by future climate conditions from sea level rise. Additionally, the Project Site is not projected to experience stormwater flooding due to increase precipitation. Therefore, an assessment of the potential impacts of climate change on the Proposed Project (e.g., sea level rise, flooding, etc.) is not warranted.

The analysis will consist of the following tasks:

- Greenhouse Gas Emissions Evaluation: The project's operational GHG emissions during will be quantitively evaluated and will include:
    - Direct Emissions—Estimated GHG emissions from on-site fossil fuel combustion, if any, will be quantified. Emissions will be based on available project-specific information regarding the project's expected fuel use, carbon intensity factors specified in the *CEQR Technical Manual*, or carbon intensity limits specified under the Rules of the City of New York where data is not available.
    - Indirect Emissions: GHG emissions from purchased electricity and/or district steam generated off-site and consumed on-site during the project's operation will be estimated.
    - Indirect Mobile Source Emissions: GHG emissions from vehicle trips to and from the project site will be quantified using trip distances and vehicle emission factors provided in the *CEQR Technical Manual*.
    - Construction Emissions: GHG emissions from project construction and emissions associated with the extraction or production of construction materials will be qualitatively discussed. Opportunities for reducing GHG emissions associated with construction will be considered. Should a quantified assessment of construction GHG emissions be required by the lead agency, an analysis will be performed.

- GHG Emission Reduction Measures: Opportunities and operational measures to reduce the Proposed Project's energy use and GHG emissions design features will be discussed and quantified to the extent that information is available.
- Policy Assessment: Consistency with the City and State's GHG reduction goal will be assessed. While the City's overall goal is to achieve a carbon neutral status by 2050, individual project consistency is evaluated based on building energy efficiency, proximity to transit, on- site renewable power and distributed generation, efforts to reduce on-road vehicle trips and/or to reduce the carbon fuel intensity or improve vehicle efficiency for project-generated vehicle trips, and other efforts to reduce the project's carbon footprint. Furthermore, the project's emissions will be assessed to demonstrate consistency with the State's GHG emission reduction strategies to achieve the statewide emission limits through policy recommendations as described in the Climate Action Council's Scoping Plan.
- Climate Change Adaptation: Since the Project Site is unlikely to be impacted by future climate conditions from sea level rise or increased precipitation, the evaluation will focus on potential future interactions with project infrastructure and uses with projected increased temperatures.

TASK 16: NOISE

The *CEQR Technical Manual* requires that the noise study addresses whether the Proposed Project would result in a significant increase in noise levels (particularly at sensitive land uses such as residences) and what level of building attenuation is necessary to provide acceptable interior noise levels within the Armory and within new buildings on the National Guard site. According to the *CEQR Technical Manual*, a detailed noise analysis may be appropriate if the proposed project would introduce a new receptor within 1,500 feet of an existing train activity and have a direct line of sight to that train facility.

It is assumed that outdoor mechanical equipment would be designed to meet applicable regulations and that no detailed analysis of potential noise impacts due to outdoor mechanical equipment will be performed. Consequently, the noise analysis will examine the potential noise level increases resulting from changes in vehicular traffic associated with the Proposed Project, as well as the level of building attenuation necessary to meet CEQR interior noise level requirements. The building attenuation study will be an assessment of noise levels in the surrounding area associated primarily with vehicular and rail traffic. Specifically, the proposed work program will include the following tasks:

- Select appropriate noise descriptors. Appropriate noise descriptors to describe the existing noise environment will be selected. The L_{eq} and L_{10} levels will be the primary noise descriptors used for the noise analysis. Other noise descriptors including the L_1, L_{50}, L_{90}, L_{min}, and L_{max} levels will be examined when appropriate.
- Select receptor locations for building attenuation analysis purposes. The receptor locations will be located on or adjacent to the Project Site.
- Submit a memorandum describing noise data collection and analysis methodology for lead agency and DEP review and comment.
- Conduct ~~a 24-hour continuous noise level measurement on a weekday and a~~ 60-minute measurements during each of three weekday peak periods, a late-night period, and two ~~one~~ Saturday peak periods at the elevated receptor location. At each

of the remaining receptor locations, perform 20-minute measurements during each of three ~~(3)~~ weekday peak periods and ~~one~~ two Saturday peak periods. L_{eq}, L_1, L_{10}, L_{50}, L_{90}, L_{min}, and L_{max} values will be recorded.

- Data analysis and reduction. The results of the noise measurement program will be analyzed and tabulated.
- Determine future noise levels without and with the Proposed Project. At each of the receptor locations identified above, determine noise levels without and with the Proposed Project using existing noise levels, acoustical fundamentals, traffic analysis results, and mathematical models.
- Qualitatively discuss potential noise effects of interior noise-generating uses included in the Proposed Project on surrounding community receptors as well as other noise-sensitive uses included in the Proposed Project, including a discussion of commitments to comply with restrictions in the New York City Noise Control Code.
- Compare noise levels with standards, guidelines, and other impact evaluation criteria. Compare existing noise levels and future noise levels, both with and without the Proposed Project, with various noise standards, guidelines, and other appropriate noise criteria.
- Determine amount of building attenuation required. The level of building attenuation necessary to satisfy CEQR requirements is a function of exterior noise levels and will be determined. Measured values will be compared to appropriate standards and guideline levels for both the Armory and the new buildings on the National Guard Site.
- Recommendations regarding general noise attenuation measures needed for the Proposed Project to achieve compliance with standards and guideline levels will be made. Because the Armory is a historic resource and the selected developer may pursue Federal historic tax credits, appropriate attenuation measures for the Armory, to the extent feasible, would be determined in consideration of preserving its historic integrity.

TASK 17: PUBLIC HEALTH

Drawing on other EIS analyses (i.e., air quality, noise, hazardous materials, and construction), this chapter, if necessary, will assess and summarize the Proposed Project's potential for significant adverse impacts on public health. According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any one of these technical areas and ~~DCP~~ the Lead Agency determines that a public health assessment is warranted, an analysis will be provided for that specific technical area.

TASK 18: NEIGHBORHOOD CHARACTER

This chapter will assess and summarize the Proposed Project's likely effects on neighborhood character using the analysis of impacts presented in other pertinent EIS analyses (i.e., urban design and visual resources, historic and cultural resources, transportation, and noise). Neighborhood character is established by a number of factors, such as land use, zoning, and public policy; socioeconomic conditions; community facilities; open space; urban design and visual resources; shadows; transportation; and

noise. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in one of the technical areas presented above, or when a project may have moderate effects on several of the elements that define a neighborhood.

Methodologies outlined in the *CEQR Technical Manual* will be used to provide an assessment of neighborhood character. Work items for this task are as follows:

- Based on other EIS sections, describe the predominant factors that contribute to defining the character of the neighborhood surrounding the Project Site.
- Based on planned development projects, public policy initiatives, and planned public improvements, summarize changes that can be expected in the character of the area in the future both with and without the proposed actions.
- Assess and summarize the proposed actions' effects on neighborhood character using the analysis of impacts as presented in other pertinent EIS sections (particularly socioeconomic conditions, community facilities; open space, urban design and visual resources, shadows, traffic, and noise).

If required based on the preliminary assessment, a detailed assessment of the Proposed Project's effects on neighborhood character will be prepared.

TASK 19: CONSTRUCTION

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. The construction impact assessment will evaluate the duration and severity of the disruption and inconvenience caused by construction activities, including construction-generated traffic, to nearby areas. This assessment will describe the anticipated construction schedule and logistics, discuss on-site activities, and provide estimates of construction workers and truck deliveries for both the construction work required for the adaptive reuse of the Armory and the redevelopment of the National Guard Site.

Technical areas to be analyzed include:

- Phasing Logistics. Construction phasing and/or logistics planning, including refinements to the projections of construction workers and truck deliveries, will be described.
- Transportation Systems. This assessment will consider the Proposed Project's anticipated effects on the surrounding roadways, transit services, pedestrian facilities, and parking during construction. If notable closure or narrowing of roadway and/or sidewalk space is anticipated, their potential effects during non-construction peak periods may also need to be assessed, if determined to be warranted by DOT.
    - Level 1 Transportation Screening Analysis. Based on construction worker and truck projections for the Proposed Project, the peak period construction person and vehicle trips (Level 1 [Trip Generation] screening assessment) will be estimated to determine if the *CEQR Technical Manual* thresholds of 50 or more vehicle-trips and/or 200 or more transit/pedestrian trips during a given peak hour are expected to be exceeded. If the Level 1 screening assessment determines that the above

thresholds would be exceeded, a Level 2 (Trip Assignment) screening assessment would be prepared as part of the construction analysis.

- Air Quality. The air quality section will contain a qualitative discussion of emissions from construction equipment, worker vehicles, and trucks, as well as emissions from dust generating activities. The analysis will review the projected activity and equipment in the context of intensity, duration, and location of emissions relative to nearby sensitive locations, and identify any project-specific control measures required to further reduce the effects of construction and ensure that significant impacts on air quality do not occur. The construction air quality assessment will also include a comparison of the magnitude of air emissions from the Proposed Project's construction activity based on the preliminary construction schedule for the Proposed Project and air emission level estimates for individual construction stages taken from detailed modeling analyses that have previously undergone City environmental review and approval process.
- Noise and Vibration. This section will contain an assessment of the magnitude and duration of noise from the Proposed Project's construction activities based on the preliminary construction schedule and equipment estimates for individual construction stages. The analysis will also review the projected construction activity and equipment to determine the expected intensity, duration, and location of noise emissions relative to nearby sensitive locations, including consideration of noise effects on the Armory from construction on the National Guard site. Appropriate recommendations will be made to comply with DEP Rules for Citywide Construction Noise Mitigation and the New York City Noise Control Code. In addition, this section will identify any project-specific control measures required to further reduce construction noise.

  Construction activities have the potential to result in vibration levels that may result in structural or architectural damage, and/or annoyance or interference with vibration-sensitive activities. A construction vibration assessment will be performed. This assessment will determine critical distances at which various pieces of equipment may cause damage or annoyance to nearby structures based on the type of equipment, the building construction, and applicable vibration level criteria. Should it be necessary for certain construction equipment to be located closer to a building than its critical distance, vibration mitigation options will be proposed.
- Other Technical Areas. As appropriate, discuss other areas of environmental assessment for potential construction-related impacts, including but not limited to: historic and cultural resources, hazardous materials, open space, socioeconomic conditions, community facilities, and land use and neighborhood character.

TASK 20: EFFECTS ON DISADVANTAGED COMMUNITIES

Effective December 30, 2024, Section 8-0109(2)(k) of the New York Environmental Conservation Law requires that EISs include a statement of the effects of the Proposed Action on disadvantaged communities, including whether the action may cause or increase a disproportionate pollution burden. On January 29, 2025, the New York State Department of Environmental Conservation (NYSDEC) proposed a rule that provides additional considerations regarding this new statutory provision. However, the *2021 CEQR Technical Manual* does not provide guidance regarding the scope of this analysis. The InfoLocator application maintained by NYSDEC—Disadvantaged Community

Assessment Tool (DACAT)—maps the boundaries of Disadvantaged Communities (DACs)[3] in New York State. The EIS will establish the study area (typically a half mile) and disclose whether the Project Area is in or near a DAC. The EIS will identify potential adverse environmental impacts and also include a statement on whether potential adverse environmental impacts are likely to result in a disproportionate pollution burden on DACs. The findings of the relevant CEQR analyses will be included in this chapter to assist with the determination as to whether the Proposed Actions may result in disproportionate pollution burden affecting DACs.

TASK 21: ALTERNATIVES

The purpose of an analysis of Alternatives in an EIS is to examine reasonable and feasible options that avoid or reduce project-related significant adverse impacts, while achieving the goals and objectives of the Proposed Project. The alternatives are usually defined once the full extent of the Proposed Project's impacts have been identified. However, the alternatives analyzed must include a No Action Alternative, as required by SEQR regulations. The chapter may also include an alternative(s) that reduces any significant adverse impacts identified in the EIS. If the Proposed Project results in unmitigated significant adverse impacts, the EIS will also include a No Unmitigated Impact Alternative. The Alternatives analyses will be qualitative, except where significant adverse impacts of the Proposed Project have been identified.

TASK ~~21~~22: MITIGATION

Where significant adverse impacts have been identified in the analyses discussed above, measures will be described to mitigate those impacts. This chapter will describe the practicable measures that could mitigate those impacts. These measures will be developed and coordinated with the responsible City and/or State agencies, as necessary. Where impacts cannot be fully mitigated, they will be disclosed as unavoidable adverse impacts.

TASK 2~~3~~2: EIS SUMMARY CHAPTERS

In accordance with the *CEQR Technical Manual*, the EIS would include the following summary chapters, where appropriate to the Proposed Project:

Unavoidable Adverse Impacts, which summarizes any significant adverse impacts that are unavoidable if a proposed action is implemented regardless of the mitigation employed (or if mitigation is impossible).

Growth-Inducing Aspects of the Proposed Project, which generally refer to "secondary" impacts of a proposed action that trigger further development.

Irreversible and Irretrievable Commitments of Resources, which summarizes a proposed action and its impacts in terms of the loss of environmental resources (loss of vegetation, use of fossil fuels and materials for construction, etc.) both in the immediate future and long term.

[3] ECL § 75-0101(5) defines "disadvantaged communities" as communities that bear burdens of negative public health effects, environmental pollution, impacts of climate change, and possess certain socio-economic criteria, or comprise high-concentrations of low- and moderate- income households.

Any significant impacts for which no mitigation can be implemented will be presented as Unavoidable Adverse Impacts. In addition to discussions of Growth-Inducing Aspects of the Proposed Project and Irreversible and Irretrievable Commitment of Resources.

TASK 2~~4~~3: EXECUTIVE SUMMARY

The EIS will include an Executive Summary, which will summarize relevant material from the body of the EIS to describe the Proposed Project, its environmental impacts, measures to mitigate those impacts, and alternatives to the Proposed Project. ✷

Appendix A

Zoning Text Amendments and No Build List

Text Amendments

Kingsbridge Armory Redevelopment

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

ARTICLE VII
ADMINISTRATION

Chapter 4
Special Permits by the City Planning Commission

* * *

74-10
SPECIAL PERMIT USES

* * *

74-18
Recreation, Entertainment and Assembly Spaces

* * *

74-182
Arenas, auditoriums, stadiums or trade expositions

C4 C6 C7 C8 M1 M2 M3

(a) The City Planning Commission may permit arenas, auditoriums or stadiums, or trade expositions, as listed in Use Group VIII, with a capacity in excess of 2,500 seats for arenas, auditoriums or stadiums, or with a rated capacity in excess of 2,500 persons for trade expositions, provided that the following findings are made:

(1) that the principal vehicular access for such #use# is not located on a local #street# but is located on an arterial highway, a major #street# or a secondary #street# within one-quarter mile of an arterial highway or major #street#;

(2) that such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas;

(3) that such #use# is not located within 200 feet of a #Residence District#;

(4) that adequate reservoir space at the vehicular entrance, and sufficient vehicular entrances and exits, are provided to prevent traffic congestion;

(5) that vehicular entrances and exits for such #use# are provided separately and are located not less than 100 feet apart; and

(6) that due consideration has been given to the proximity of bus and rapid transit facilities to serve such #use#.

(b) In Community District 7 in the Borough of the Bronx, the Commission may permit an indoor arena with a maximum seating capacity of ~~6,000~~ 17,000 within 200 feet of a #Residence District# and, in conjunction with such arena, permit modifications ~~of the provisions of Sections 32-64 (Surface Area and Illumination Provisions), 32-655 (Height of signs in all other Commercial Districts), and 36-62 (Required Accessory Off-street Loading Berths),~~ to #sign# regulations and parking or loading regulations, provided that:

(1) the provisions of paragraphs (a)(1), (a)(2), (a)(4), (a)(5) and (a)(6) of this Section are met;

(2) open space surrounding such arena will be located and arranged to provide adequate pedestrian gathering areas to minimize disruption to the surrounding areas;

(3) the arena includes noise attenuation features and measures which serve to reduce arena-related noise in the surrounding area, including at nearby #residences#;

(4) where ~~Sections 32-64 and 32-655~~ the #sign# regulations are modified, a #signage# plan has been submitted showing the location, size, height and illumination of all #signs# on the #zoning lot#, and the Commission finds that all such #signs#, and any illumination from or directed upon such #signs#, are located and arranged so as to minimize any negative effects from the arena #use# on nearby #residences#; and

(5) where ~~Section 36-62 is~~ the parking or loading regulations are modified, a loading plan has been submitted that addresses the operational needs of all servicers of the arena and shows the number, location and arrangement of all loading berths on the #zoning lot#, and the Commission finds that such loading plan is adequate to address the loading demand generated by the arena #use# and has received assurances that the arena operator will implement such plan in accordance with its terms.

* * *

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs#, requirements

for soundproofing of arenas or auditoriums, shielding of floodlights, screening of open #uses# or surfacing all access roads or driveways. The Commission may also prescribe requirements for pedestrian-accessible open areas surrounding the arena, auditorium or stadium, including #accessory# directional or building identification #signs# located therein.

* * *

ARTICLE XII
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Mixed Use District

* * *

123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED

* * *

#Special Mixed Use District# - 30 [date of adoption]
Kingsbridge Heights, The Bronx

The #Special Mixed Use District# - 30 is established in Kingsbridge Heights in The Bronx as indicated on the #zoning maps#.

* * *

No Build Projects

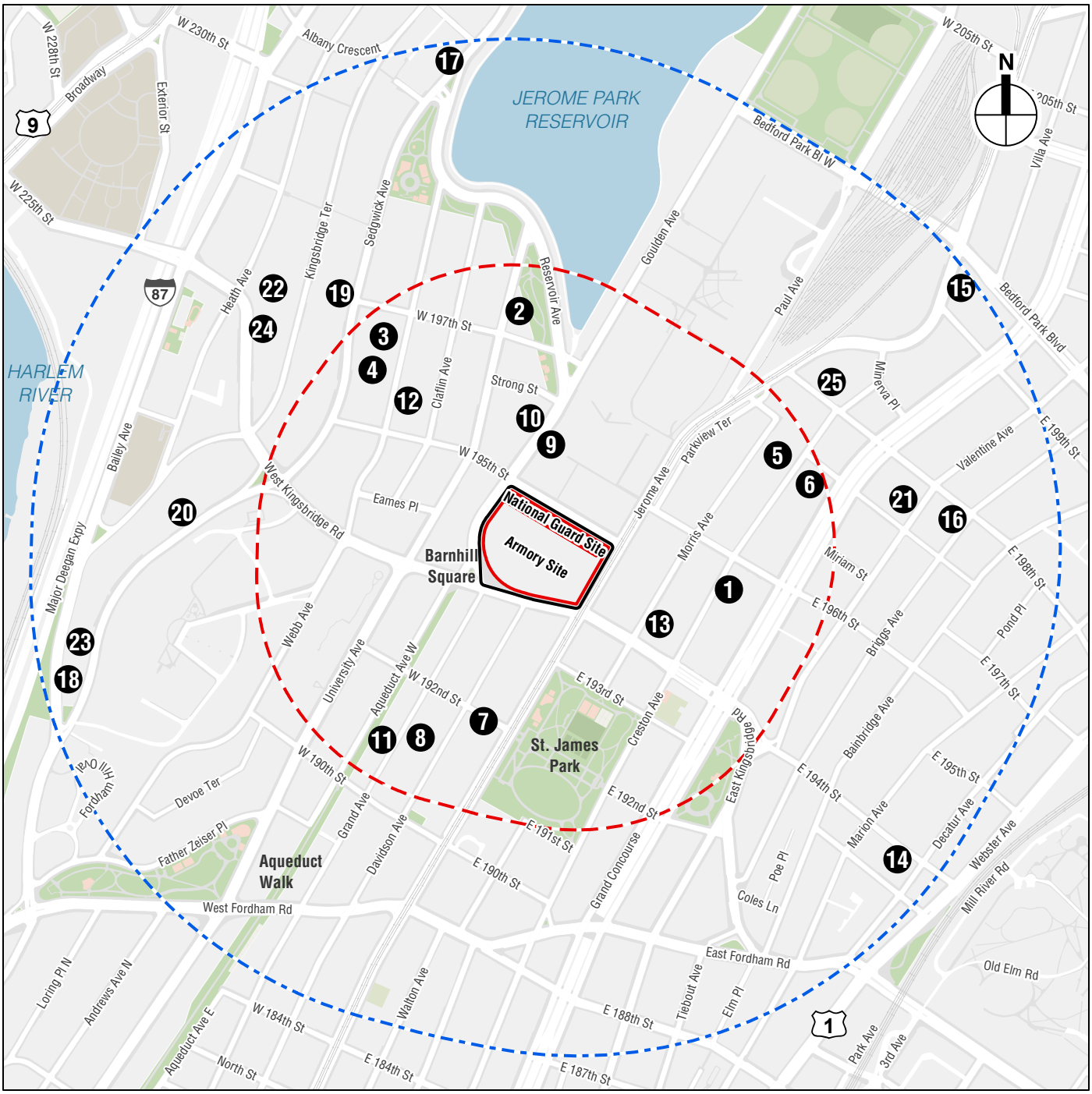
Table A-1
Project Planned for Study Area by 2032

Map No.	Project	Build Year	Description
400-foot Study Area			
-	-	-	-
Quarter-Mile Radius			
1	2702 Creston Avenue	2032	New construction of a 12-story building with 73 DUs and 49,758 zsf.
2	2828 University Avenue	2032	New multifamily construction with 17 DUs and 1,927 zsf of community facility.
3	2797 Webb Avenue	2032	Alteration of existing building resulting in the addition of 8 DUs and a total of 8,273 zsf of residential space.
4	2783 Webb Avenue	2032	Alteration of 4-story building resulting in the addition of 17 DUs.
5	2769 Creston Avenue	2032	New construction of 9-story building with 44 DUs and 1,343 zsf of community facility.
6	2758 Creston Avenue	2032	Construction of a new 6-story building with 21 DUs and 8,596 zsf of residential space.
7	18 West 192 Street	2032	Alteration of existing building resulting in 12 DUs.
8	2532 Grand Avenue	2032	Construction of new building resulting in 16 DUs.
9	2773 Reservoir Avenue	2032	New construction resulting in 22 DUs
10	2775 Reservoir Avenue	2032	Alteration of existing 2-story building resulting in 15 DUs and one enclosed parking space.
11	2527 Grand Avenue	2032	New Construction of a 4-story multifamily building with 24 DUs and 13 parking spaces.
12	2768 Webb Avenue	2032	Alteration of existing building resulting in a total of 16 DUs.
13	2680 Morris Avenue	2032	New construction of a 12-story mixed use building resulting in 36 DUs with commercial and community facility space.
Half-Mile Radius			
14	364 East 194 Street	2032	Construction of new 6-story building resulting in 12 DUs.
15	2962 Jerome Avenue	2032	New construction of a 12-story mixed use building with 28 DUs and 1,610 zsf of commercial space.
16	244 East 198 Street	2032	Construction of a new mixed use 6-story building with 46 DUs and 2,345 zsf of commercial space.
17	3055 Sedgewick Avenue	2032	Construction of new 6-story building with 30 DUs and 10 parking spaces.
18	2495 Sedgewick Avenue	2032	New construction of 7-story mixed use building with 113 DUs and 13,913 zsf of commercial space.
19	2809 Sedgewick Avenue	2032	Construction of new residential building with 10 DUs.
20	2605 Sedgewick Avenue	2032	New construction of a 7-story residential building with 20 DUs.
21	2829 Valentine Avenue	2032	Construction of a new 13-story building with 81 DUs.
22	229 West Kingsbridge Road	2032	Construction of a new 7-story mixed use building with 37 DUs and 1,239 zsf of community facility.
23	2519 Sedgewick Avenue	2032	Construction of new 7-story residential building with 40 DUs and 20 parking spaces.

24	215 West Kingsbridge Road	2032	Construction of a new 6-story residential building with 23 DUs and 12 parking spaces.
25	19 East 198 Street	2032	Construction of a new 9-story residential building with 99 DUs.

Notes: Subject to change if new information becomes available.

Sources: DCP Housing Database. DOB Active Major Construction Database.



No Build Locations

KINGSBRIDGE ARMORY REDEVELOPMENT

Figure A-1

Appendix B: Response to Comments on the Draft Scope of Work

A. INTRODUCTION

This appendix to the Final Scope of Work (FSOW) summarizes and responds to substantive comments received during the public comment period for the Draft Scope of Work (DSOW), issued on January 10, 2025, for the Environmental Impact Statement (EIS) for the proposed Kingsbridge Armory Redevelopment project.

The public scoping meeting on the DSOW was held on Tuesday, February 11, 2025 at 4:00 PM. To allow for broad public participation options, the public scoping meeting was held remotely. The public comment period remained open until Wednesday, March 7, 2025.

Section B lists the organizations and individuals that provided comments on the project. Section C contains a summary of the comments relevant to the DSOW and a response to each. These summaries convey the substance of the comments made, but do not necessarily quote the comments verbatim. Comments are organized by subject matter and generally parallel the technical areas in Section G, "Proposed Scope of the Environmental Impact Statement" of the FSOW. Where more than one commenter expressed similar views, those comments have been grouped and addressed together. All written comments are included in **Appendix C**, "Written Comments Received on the Draft Scope of Work."

Where relevant, in response to comments on the DSOW, changes have been made and are shown with <u>double underlines</u> in the FSOW.

B. LIST OF ORGANIZATIONS AND INDIVIDUALS WHO COMMENTED ON THE DRAFT SCOPE OF WORK[1]

ELECTED OFFICIALS

1. Congressman Adriano Espaillat comments dated February 11, 2025 (Espaillat_1)
2. Bronx Borough President Vanessa Gibson comments dated February 11, 2025 (Gibson_2)
3. NYS State Senator Gustavo Rivera comments dated February 11, 2025 (Rivera_4)
4. New York City Councilmember Pierina Sanchez comments dated February 11, 2025 and February 28, 2025 (Sanchez_3, Sanchez_134, Sanchez_135)

[1] Citations in parentheses refer to internal tracking references.

INDIVIDUAL COMMENTERS

5. Jumelia Abrahamson, Director of Programs, University Neighborhood Housing Program (UNHP), comments dated February 28, 2025 (Abrahamson_132)
6. Micheal Aipo, comments dated February 7, 2025 (Aipo_62)
7. Zalik Allen, comments dated February 7, 2025 (Allen_93)
8. Jariel Almanzar, comments dated February 7, 2025 (Almanzar_90)
9. Emma Alotta, member of NWBCCC, comments dated February 11, 2025 (Alotta_40)
10. Victor Alvarez, member of NWBCCC, comments dated February 11, 2025 (Alvariez_32)
11. Jhon Arenas, comments dated February 7, 2025 (Arenas_71)
12. Karen Baez, member of NWBCCC, comments dated February 11, 2025 (Baez_17)
13. Todd Baker, member of NWBCCC, comments dated February 11, 2025 (Baker_15)
14. Kevin Balthazar, comments dated February 7, 2025 (Balthazar_59)
15. Wyatt Bandon, comments dated February 7, 2025 (Bandon_70)
16. Darnley Beckles, comments dated February 23, 2025 (Beckles_123)
17. Jane Bedell, member of NWBCCC, comments dated February 11, 2025 and February 17, 2025 (Bedell_27, Bedell_116)
18. Elijah Bedoya, comments dated February 7, 2025 (Bedoya_86)
19. Felix Benitez, comments dated February 7, 2025 (Benitez_89)
20. Justin Bennett, comments dated February 7, 2025 (Bennett_72)
21. Rory Berthiaume, member of NWBCCC, comments dated February 4, 2025 (Berthiaume_56)
22. Stephannie Bonilla, comments dated February 11, 2025 (Bonilla_51)
23. Ivan Braun, member of NWBCCC, comments dated February 11, 2025 (Braun_44, Braun_113)
24. Takhil Brown, comments dated February 7, 2025 (Brown_92)
25. Tyrone Brown, Jr., comments dated February 7, 2025 (Brown Jr_97)
26. Tobie Buford, member of NWBCCC, comments dated February 11, 2025 (Buford_31)
27. Stephanie Caban, member of NWBCCC, comments dated February 11, 2025 (Caban_14)
28. Brian Cabrera, comments dated February 7, 2025 (Cabrera_88)
29. Alexander Canas, comments dated February 7, 2025 (Canas_74)
30. Tara Carr, member of NWBCCC, comments dated February 11, 2025 (Carr_24)
31. Vivian Carter, member of NWBCCC, comments dated February 10, 2025 and February 11, 2025 (Carter_25, Carter_103)
32. Evan Caspar-Futterman, member of NWBCCC, comments dated February 11, 2025 (Caspar-Futterman_20)
33. Madiba Ceesay, comments dated February 7, 2025 (Ceesay_95)
34. Nicholas Chavarria, comments dated February 18, 2025 (Chavarria_118)
35. Oscar Chen, comments dated February 7, 2025 (Chen_69)
36. Julie Colon, member of NWBCCC, comments dated February 11, 2025 (Colon_39)
37. Kennedy Countess, member of NWBCCC, comments dated February 10, 2025 (Countess_105)

38. Misael Cruz, comments dated February 7, 2025 (Cruz_81)
39. Sohini Das, member of NWBCCC, comments dated February 5, 2025 (Das_58)
40. Pilar DeJesus, member of NWBCCC, comments dated February 11, 2025 (DeJesus_52)
41. Lex Delos Santos, comments dated February 25, 2025 (Delos Santos_125)
42. Hadja Dialllo, comments dated February 7, 2025 (Dialllo_73)
43. Pedro Dominguez, member of NWBCCC, comments dated February 11, 2025 (Dominguez_47)
44. Andre Drew, comments dated February 7, 2025 (Drew_91)
45. Nastacia Dumas, comments dated February 7, 2025 (Dumas_87)
46. Osei Dwomoh, member of NWBCCC, comments dated February 11, 2025 (Dwomoh_45, Dwomoh_109)
47. Stephina Fisher, with the Bronx Academy for Software Engineering, comments dated February 11, 2025 and February 28, 2025 (Fisher_8 and Fisher_130)
48. Natalia Foreman, member of NWBCCC, comments dated February 11, 2025 (Foreman_12)
49. Derick Frias, comments dated February 7, 2025 (Frias_80)
50. Edward Garcia, member of NWBCCC, comments dated February 11, 2025 (Garcia_18)
51. Sarah Garrison, comments dated February 11, 2025 and February 17, 2025 (Garrison_26, Garrison_115)
52. Anna Garrison Bedell, comments dated February 18, 2025 (Garrison Bedell_117)
53. Derek Garrison Bedell, comments dated February 19, 2025 (Garrison Bedell_120)
54. Erika Gonzalez, comments dated February 11, 2025 (Gonzalez_46)
55. Martha Groarke, member of NWBCCC, comments dated February 11, 2025 (Groarke _22)
56. Gloria Gutierrez, member of NWBCCC, comments dated February 4, 2025 (Gutierrez_57)
57. Jonathan Halabi, member of NWBCCC, comments dated February 11, 2025 and February 19, 2025 (Halabi_34, Halabi_119)
58. Ronald Harrison, member of NWBCCC, comments dated February 11, 2025 (Harrison_50)
59. Danielle Herbert-Guggenheim, member of NWBCCC, comments dated February 11, 2025 (Herbert-Guggenheim_36)
60. Honesty Hernandez, comments dated February 7, 2025 (Hernandez_94)
61. Brenda Irizarry, member of NWBCCC, comments dated February 11, 2025 (Irizarry _60)
62. Zaire Jean Philippe, comments dated February 7, 2025 (Jean Philippe_82)
63. Kwame Josie, comments dated February 7, 2025 (Josie_67)
64. Azmayen Khaled, comments dated February 7, 2025 (Khaled_64)
65. Kimberly Kendall, Interim Dean of Lehman College, comments dated February 11, 2025 (Kendall_5)
66. Helen Krim, member of NWBCCC, comments dated February 11, 2025 (Krim_110)
67. Jonathan Lazaro, comments dated February 7, 2025 (Lazaro_65)
68. Juliana Leite, member of NWBCCC, comments dated February 11, 2025 (Leite_9)
69. Paul Lipson, comments dated February 11, 2025 (Lipson_11)

70. Sandra Lobo, member of NWBCCC, comments dated February 11, 2025 (Lobo_21)
71. Allison Manuel, member of NWBCCC, comments dated February 11, 2025 (Manuel_33)
72. Deacon Wilson Martinez of Our Lady of Angels, comments dated February 11, 2025 (Martinez_49)
73. Anisah Mazeb, comments dated February 7, 2025 (Mazeb_66)
74. Elijah McCall, member of NWBCCC, comments dated February 11, 2025 (McCall_48)
75. Brian Medina, comments dated February 7, 2025 (Medina_68)
76. Katherine Mella, member of NWBCCC, comments dated February 11, 2025 and February 25, 2025 (Mella_19, Mella_126)
77. Helen Melzter-Krim, member of NWBCCC, comments dated February 11, 2025 (Melzter-Krim_37)
78. EB Messineo, comments dated February 11, 2025 (Messineo_54)
79. Elizabeth Messineo, comments dated February 10, 2025 (Messineo_101)
80. Juan Morales, comments dated February 7, 2025 (Morales_78)
81. Jordan Moss member of NWBCCC and Jews for Racial and Economic Justice, comments dated February 11, 2025 (Moss_43)
82. Ronald Munford, comments dated February 8, 2025 (Munford_100)
83. Jeffrey Munoz Vazquez, comments dated February 7, 2025 (Munoz Vazquez_63)
84. Thorne Nugent, member of NWBCCC, comments dated February 11, 2025 (Nugent_107)
85. Demery Nunez, comments dated February 21, 2025 (Nunez_122)
86. George Nunez, member of NWBCCC, comments dated February 10, 2025 (Nunez_104)
87. Juan Nunez, member of NWBCCC, comments dated February 11, 2025 and February 26, 2025 (Nunez_6, Nunez_127)
88. Elisabeth Ortega-Bailey, member of NWBCCC, comments dated February 11, 2025 and February 20, 2025 (Ortega-Bailey_10, Ortega-Bailey_121)
89. Eliadis Paulino, comments dated February 11, 2025 (Paulino_99)
90. Dilleta Pina, member of NWBCCC, comments dated February 11, 2025 (Pina_29)
91. Raymond Pultinas, member of NWBCCC, comments dated February 10, 2025 (Pultinas_102)
92. Jennifer Queenan, member of NWBCCC, comments dated February 11, 2025 (Queenan_112)
93. Leo Ramirez, comments dated February 24, 2025 (Ramirez_124)
94. Eddie Ramos, comments dated February 11, 2025 (Ramos_55)
95. Crystal Reyes, member of NWBCCC, comments dated February 11, 2025 (Reyes_16)
96. Adiana Rivera, member of NWBCCC, comments dated February 11, 2025 (Rivera_7)
97. Dahionette Rodriguez, comments dated February 7, 2025 (Rodriguez_98)
98. Robert Rodriguez, comments dated February 7, 2025 (Rodriguez_79)
99. Trinity Rodriguez, comments dated February 12, 2025 (Rodriguez_106)
100. Nicholas Rosario, member of NWBCCC, comments dated February 11, 2025 (Rosario_23)

101. Chad Royer, comments dated February 28, 2025 (Royer_129)
102. Wanda Salaman, member of NWBCCC, comments dated February 11, 2025 (Salaman_42)
103. Jennifer Salgado, member of Street Vendor Project, comments dated February 11, 2025 (Salgado_30)
104. Jayshawn Sanchez, comments dated February 7, 2025 (Sanchez_75)
105. Sean Sanchez, comments dated February 7, 2025 (Sanchez_77)
106. Rebecca Sander, member of NWBCCC, comments dated February 10, 2025 (Sander_108)
107. Vatsala Seeram, comments dated February 7, 2025 (Seeram_61)
108. Marc Shi, comments dated February 11, 2025 (Shi_13)
109. Matthew Shore, member of NWBCCC, comments dated February 11, 2025 and February 28, 2025 (Shore_28, Shore_128)
110. Paval Slabieck, comments dated February 11, 2025 (Slabieck_53)
111. Rae Smith, comments dated February 7, 2025 (Smith _83)
112. Alvieno Stinson, comments dated February 13, 2025 (Stinson_114)
113. Jeriel Suarez, comments dated February 7, 2025 (Suarez_76)
114. Roberta Todd, member of NWBCCC, comments dated February 11, 2025 (Todd_35)
115. Eva Thomas, comments dated February 7, 2025 (Thomas_96)
116. Elizabeth Thompson, member of NWBCCC, comments dated February 11, 2025 (Thompson_41)
117. Caesar Tobar-Acosta, member of NWBCCC, comments dated February 28, 2025 (Tobar-Acosta_131)
118. Arturo Urena Tejeda, member of NWBCCC, comments dated February 28, 2025 (Urena Tejeda_133)
119. Julius Vasquez, comments dated February 7, 2025 (Vasquez_84)
120. Leslie Vasquez for The Point, CDC, comments dated February 11, 2025 (Vasquez_38, Vasquez_111)
121. Kevin Villalobos, comments dated February 7, 2025 (Villalobos_85)

C. COMMENTS ON THE DRAFT SCOPE OF WORK

PROJECT DESCRIPTION

GENERAL

Comment 1: The EIS should study how the plan will integrally include the local community. It needs to be a plan that includes activities that are beneficial to the community. (Groarke_22)

Response: The applicant team is committed to meeting the goals and principles of the *Together for Kingsbridge Vision Plan* with the Proposed Project. The applicant team is also committed to continue engaging with the community on their feedback and identifying ways the community can

continue being involved with the Proposed Project as it moves forward toward construction. The team has committed to turning the current Community Working Group (CWG) into a permanent Community Council that will meet quarterly to provide updates on the project and to seek further community input on future tenants and operation of the Armory.

Additionally, the applicant team has signed letters of interest from a variety of prospective tenants that align with the *Together for Kingsbridge* Vision Plan goals and requests, including community-oriented non-profit organizations and activity groups; recreational and educational institutions to provide community-oriented athletic programming for youth including soccer, basketball and a fitness center; local institutions; and commercial entertainment operators. The team is also in discussions with other local organizations for letters of interest and will continue to engage with the community as this project moves forward towards financing and construction.

Comment 2: I urge the lead agency to study higher residential density scenarios at the proposed residential site given the great need for affordable housing in the area. (Sanchez_3, Sanchez_135)

Response: Comment noted. The proposed residential building on the National Guard Site is being designed within the context of the adjacent Armory which is a New York City Landmark (NYCL) and is listed on the State and National Registers of Historic Places (S/NR). The residential building's bulk, height, form are being designed to avoid significant adverse impacts on the Armory while providing new, permanently affordable housing. Further, as the Armory is an NYCL, changes to the landmark are subject to the review and approval of the New York City Landmarks Preservation Commission (LPC) and would require a Binding Report from LPC pursuant to the City Charter and the City's Landmarks Law. LPC's determination of the appropriateness of the proposed modifications to the landmark site—which includes both the Armory Site and the National Guard Site—and the issuance of a Binding Report would ensure that the Proposed Project would not adversely affect the historic character of the Armory.

Comment 3: The live performance venue should not be capped at 13,000, but should be a 17,000- to 20,000-ticket-holder venue. That's where the opportunity is and where the Armory can be most competitive if we're going head-to-head with the same venue capacity as the Garden and with Barclays, we' re going to lose out. (Lipson_11)

Response: As disclosed in the FSOW, the Proposed Project has been modified to account for a live event venue with up to 17,000-person capacity.

Comment 4: This project should reflect the Bronx's vibrant identity and serve as a gathering place for generations to come. (Das_58)

Response: Comment noted.

Comment 5: With respect to the Kingsbridge Armory, I would suggest a different way of framing what's at stake and what ought to be built. Rather than preparing ourselves for the economy of the future, what we should be doing is preparing the future for an economy worthy of the dignity of human life. (Dominguez_47)

Response: Comment noted.

Comment 6: I propose that the Kingsbridge Armory take on a leadership role in addressing economic inequality issues by reinvesting in the Bronx. (Mazeb_66)

Response: Comment noted.

Comment 7: The Armory should be redeveloped into something that can bring the Bronx and Kingsbridge natives economic stability either through good jobs or services that support the community. (Munford_100)

MADDD Equities should consider providing a service to people in need of money or in low-income areas, and giving them a chance to sustain themselves with a job. This service would be open to anyone who needs it; however, the main focus would be to help the people most in need. (Canas_74)

Response: Comment noted. The applicant team intends to work with local workforce training programs to ensure that local residents have the necessary skills and access to the various job opportunities at the Kingsbridge Armory Redevelopment.

Comment 8: The Armory should create more opportunities for everyone, especially POC (people of color). (Thomas_96)

Response: Comment noted.

Comment 9: We urge the city to conduct a thorough study of all social, economic, and environmental impacts to ensure that this project does not leave our community behind. If an issue is not included in this scoping

document, it will not be studied or addressed in the final plan. This is why we are here tonight to ensure our priorities and concerns are heard and incorporated. (Lobo_21)

Response: Comment noted. The *CEQR Technical Manual* provides standards and guidelines for assessing a proposed project's impact on the environment. As described in the DSOW and FSOW, the EIS will be drafted and analyses, such as Socioeconomic Conditions, will be prepared in accordance with the *CEQR Technical Manual*.

COMMUNITY INPUT

Comment 10: The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to uplift the Bronx, and it is essential that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. (Leite_9, Baez_17, Carter_25, Braun_44, Bonilla_51, Abrahamson_132, Garcia_18, Berthiaume_56, Gutierrez_57, Ramirez_124)

We must ensure that the final product of the Armory is a reflection of the community' s needs and input. EDC must fully study the impact on the community of this proposal—how it reflects The Coalition's core values. (Espaillat_1, Carter_103)

We know that the guiding principles that were in the community's 2023 vision plan truly reflect our vision, our blueprint, our goals, and the principles that we identified collectively as a community. The Kingsbridge working Group, shaping our ideas, thousands of ideas, bringing them together during extensive community engagement. (Gibson_2, Rivera_4, Reyes_16)

I want to reaffirm that I remain committed to fighting to ensure our community priorities are front and center via the continued community engagement, with community—the community working group and the community at large. (Sanchez_3)

How will the EIS address the goals and priorities published in the NYCEDC vision document? This project must reflect our community's vision for equitable economic growth. (Mella_19, Salgado_30)

It is imperative that the core components of the community's vision -- good jobs, non-displacement, community ownership and sustainability -- be incorporated into the implementation of the development. (Braun_44)

A crucial part of making the Bronx a better place for all its residents is ensuring that community members have a voice in the decision-making process. The Armory's redevelopment must ensure that residents,

merchants, community, religious and union organizations are valued partners as well as decision-makers. (Irizarry_60, Mazeb_66)

This project and this space is critically important to my neighbors in and around Kingsbridge, and the people who have lived here for generations, who have always lived here, and who are and should always be the keepers, governors, and owners in this community. Abide by the community's vision for good union jobs, anti-displacement, deeply affordable housing, community ownership, and true sustainability. The developers and the city must prioritize all of the priorities in the community vision document, in particular, anti-displacement and deeply affordable housing in all parts of this project. (Messineo_54)

The project must honor the values, ideas, and perspectives developed by over 4,000 participants in the visioning process that led to the Together for Kingsbridge Vision Plan. (Nunez_122)

The redevelopment of the Armory is contingent on robust participation and input from the community, built on a history of local organizing, as well as an inclusive visioning process that reflects the community's experiences and needs into the future. (Sanchez_135)

Response: The applicant team is committed to meeting the goals and principles of the *Together for Kingsbridge Vision Plan* with the Proposed Project. The applicant team has expressed its commitment to the community's needs through engagement opportunities and presents a project that incorporates the priorities of the *Together for Kingsbridge Vision Plan*. The applicant team, in coordination with its partners at EDC, have had, and will continue to have, regularly scheduled working sessions with the Kingsbridge CWG to discuss the priorities of the CWG for the Project Site. The applicant team has committed to turning the current CWG into a permanent Community Council that will meet quarterly to provide updates on the project and to seek further community input on future tenants and operation of the Armory. The applicant team is also committed to its continued engagement with the community for feedback and identifying ways that the community can continue being involved within the Proposed Project as it moves forward towards construction.

COMMUNITY BENEFIT

Comment 11: The creation of jobs and wealth for existing workers and communities is a highlighted priority of the vision document. It is essential to ensuring this development truly benefits working people in the Bronx. The Armory should bring more wealth and opportunities into our community.

The community needs solid paying jobs and good working conditions. We need more jobs with higher pay, more than minimum wage, and with a 401(k) because that's what people need. (Baker_15, Baez_17, Mella_19, Arenas_71, Cruz_81, Vasquez_84, Ceesay_95, Munford_100, Delos Santos_125)

Profits should be reinvested into things like housing and other additions to improve the quality of life in the Bronx, should help the many, not only the few. (Josie_67)

Thank you for listening to my children and myself and the community when we asked for a space for the youth to come together, as we need them to have a place to gather and not be outside. (Gonzalez_46)

To me and many others, this project is more than just a project. It should be a space that celebrates Bronx culture and history without the threat of erasing our community. (McCall_48)

Inform families, business owners and for the merchants of the possibilities of community ownership. (Martinez_49)

The Kingsbridge Armory should develop environmental benefits to support low-income by increasing sanitation in the community. (Bennett_72)

The project needs to put the community first by addressing its needs. Project benefits should be to grant livable wages, more community ownership, and a constant flow of money. (Sanchez_77)

The Kingsbridge Armory redevelopment should allow more job opportunities with above-poverty wages and affordable housing. (Morales_78)

I believe 25 percent of profits should be reinvested in other parts of the Bronx that need to be redeveloped and refurbished. And all decision-making power should go to a community city council. (Frias_80)

The project should offer a community-owned loan program that would lend money to help people. The people who need support with rent can get a loan from the Armory rent loan program and pay it back later. (Smith_83)

More space should be dedicated to the economic engines that grow a regenerative local economy. (Dumas_87)

It is so important that the Armory addresses the needs of the people of the Bronx before the ones of anyone else. Ideally, it should be owned by the people of the community, employ people of the community, provide services for the community, and be reinvested back into the community. (Cabrera_88)

The new Armory project should provide a place for anyone to work while allowing those working enough money to provide for themselves. (Benitez_89)

The Armory should offer higher wages to help a community with notoriously low ones. (Almanzar_90)

The focus of this environmental review should be to support existing and new small businesses in the surrounding area, and enhance local economic development. (Braun_113)

The Armory should be an investment for the Bronx that brings a bright future for the Bronx. The Armory should become something that offers the residents good job opportunities. (Drew_91)

The Armory should address the Bronx's need for housing, financial stability, and good paying jobs. (Brown_92)

The redevelopment of the Armory should create generations of wealth for the Bronx. This would mean a lot to the residents of the Bronx because many people in the Bronx don't have the money to afford a better life. Help make the Bronx a better and safer place. (Ceesay_95)

The Armory should help local youth with school supplies. For example, the Armory could sponsor a giveaway of free or lowered prices by school supplies like rulers, calculators, notebooks, bookbags, pencils, etc. It could also give student discounts. (Rodriguez_106)

Kingsbridge Armory must focus on being financially strong and reliable, not just for itself, but for the people within and around it. (Delos Santos _125)

Economic development must prioritize local businesses and entrepreneurs, ensuring that the Bronx economy grows from within. (Ramirez_124)

The Armory should be redeveloped into a community-based center to give the Bronx residents, young and old, a place to take a break from reality and have fun hanging out. This would help youths, especially, reduce their depression / personal problems and deal with boredom, etc., to remind them they are important in life. For adults, they can also get their own space to spend time with other adults and take a break from reality. (Munoz Vazquez_63)

The Armory should offer services to the Bronx Youth Community: working opportunities, education to those who need extra support outside of school, and training for the real world and giving them advice. (Khaled_64)

The Armory should address the needs of the community for a gathering spot. (Medina_68)

These investments should also come with a bonus for the youth. The project should provide recreation centers to give the youth the space they need. (Suarez_76)

The project should address the needs of community youth by giving them an educational work experience program so they have better opportunities for high-paying jobs. The program should be about teaching it how to repair machines like computers, vehicles, and appliances. (Rodriguez_79)

The Armory should benefit our community of the Bronx by providing above minimum wage jobs for the youth and adults of any race, recreational stuff such as sport fields, restaurants/bars, affordable housing, sustainable living wage jobs, and community spaces. Offering workforce development and prioritizing local hiring ensures that community members have access to sustainable jobs to support themselves and their families. (Frias_80)

The project really needs to invest in the community to help people out of homelessness, help those struggling with debts and rent, and those in need of a job. My vision for the Armory is to have many family businesses inside for example a Dominican barbershop, a Puerto Rican food stand with more from diverse backgrounds, cultures, and histories, maybe even a museum for the different cultures in the Bronx. (Villalobos_85)

Please study and incorporate opportunities for small businesses, especially Minority- and Women-Owned Business Enterprises (MWBEs), to secure contracts during construction and operation. (Ramirez_124)

Money isn't the only thing that should be given back to the community. They should be given a promised percentage of jobs in the Armory if possible. (Munford_100)

Small businesses are the backbone of our local economy, and the Kingsbridge Armory project must protect and uplift them. The Kingsbridge Armory has the potential to strengthen and support our local businesses and initiatives especially around food. (Pultinas_102)

This project must provide high-quality jobs for the Bronx residents, and here are these key ideas to achieve this. There must be a project labor agreement that guarantees union labor for both construction and operations. Clear pathways to employment for Bronx residents, particularly youth and underemployed workers through targeted

training programs and apprenticeships. Establish long-term workforce development commitments with local organizations, unions, and schools for fair wages to support families, ensuring workers can earn a sustainable living. Expand the rent program, a $200 million State investment focused on industry-driven workforce development. And lastly, pathways to an inclusive economy, a $600 million initiative providing career-building opportunities for young New Yorkers. (Dwomoh_45)

The project should contribute to the locally owned stores in the neighborhood and allow for them to have a space in the Armory to sell their merchandise. (Munford_100)

Response: The Proposed Project will include up to 500 units of permanently affordable housing for extremely low- and low-income tenants, as well as substantial space that will be made available for community and cultural uses focused on locally-based Bronx organizations. The applicant team is committed to developing the Armory in a manner that will bring well-paying, quality jobs to the Bronx. Using CEQR industry standard employment estimates, the Proposed Project is anticipated to generate approximately 650 jobs. As the Proposed Project will seek City and State financing for both the Armory building and City subsidies for the residential building on the National Guard Site, the applicant team will be obligated to comply with certain M/WBE requirements during construction. The project will also be subject to the City's Community Hiring program, which sets thresholds for the number of Community Hires (all Kingsbridge residents qualify). Lastly, the socioeconomic conditions assessment will consider the potential for the Proposed Project to result in indirect displacement to businesses within the neighborhood.

COMMUNITY GOVERNANCE

Comment 12: The project should prioritize community governance to protect and uplift the existing residents and small business owners and to ensure accountability and equity. We demand a governance structure that includes community voices and decision-making, and a plan for revenue sharing that reinvests in local needs through equitable ownership structures. (Rivera_7, Garcia_18, Mella_19, Lobo_21, Rosario_23, Todd_35, Colon_39, Moss_43, Irizarry_60, Drew_91, Brown_92, Paulino_99, Rodriguez_106, Queenan_112, Bedell_116, Garrison Bedell_120, Mella_126, Ortega-Bailey_121)

The EIS should fully study the impact on the community of this proposal so that it reflects the coalition's core values. One of those values that's

most important to me is community ownership and revenue-sharing. (Carter_25)

This project offers the chance to develop alternative models, and then to honor the community engagement process for community land trust, worker-owned businesses, worker cooperatives, revenue-sharing mechanisms. (Bedell_27)

Response: Comment noted. The *CEQR Technical Manual* provides standards and guidelines for assessing a proposed project's impact on the environment. Project financing methods and structure are not a factor that is considered in evaluating the impact of a proposed project under SEQRA or CEQR, and are therefore not considered in the EIS.

COMMUNITY OWNERSHIP / LAND TRUST

Comment 13: I urge the city to ensure the Armory project incorporates protections for existing residents and small businesses through community land trusts and rent stabilization measures. This project must prioritize equitable community ownership and shared wealth-building. These tools are essential for fostering long-term stability and equity in the community. The Armory should not become another development controlled by outside investors. (Gibson_2, Lobo_21, Garrison Bedell_117, Abrahamson_132, Buford_31, Buford_31, Groarke_22, Bedell_27, Alvarez_32, Alvarez_32, Vasquez_38, Colon_39, Braun_44, Dominguez_47, Bonilla_51, Messineo_54, Berthiaume_56, Aipo_62, Munoz Vazquez_63, Khaled_64, Lazaro_65, Medina_68, Bandon_70, Arenas_71, Dialllo_73, Sanchez_75, Suarez_76, Morales _78, Jean Philippe_82, Villalobos_85, Bedoya_86, Benitez_89, Almanzar_90, Brown_92, Allen_93, Brown Jr_97, Messineo_101, Carter_103, Sander_108, Vasquez_111 Braun_113, Bedell_116, Bedell_116, Garrison Bedell_117, Abrahamson_132, Urena Tejeda_133, Shi_13, Nugent_107)

The proposed project disregards the component of the Together for Kingsbridge Vision Plan, which clearly states the Armory development should bring a regenerative local economy that maximizes community ownership. (Fisher_8, Leite_9, Baker_15, Shore_28, Ramirez_124, Shore_128, Fisher_130)

The environmental review must include an analysis of community ownership models, such as a community land trust to ensure Bronx residents benefit from the Armory redevelopment. (Ortega-Bailey_10, Baker_15, Baez_17, Garcia_18, Mella_19, Rosario_23, Manuel_33, Todd_35, Colon_39, Moss_43, Martinez_49, Irizarry_60, Garrison

Bedell_120, Ortega-Bailey_121, Mella_126, Nunez_127, Queenan_112)

The Armory should be owned by the community and partly privately owned. (Frias_80, Drew_91, Rodriguez_98, Carter_103)

Response: Comment noted. See response to comment 12. The applicant team is committed to working with the City and local leaders to support existing businesses against displacement activities. The Proposed Project will introduce approximately 14,400 gross square feet (gsf) of local retail space along West 195th Street that may be available and marketed towards local merchants.

COMMUNITY PARTNERSHIP / PARTNERSHIP WITH THE COMMUNITY

Comment 14: This project offers the chance to develop alternative models, and then to honor the community engagement process for community land trust, worker-owned businesses, small businesses, worker cooperatives, and revenue-sharing mechanisms. (Bedell_27, Balthazar_59, Bedell_116, Aipo_62, Munoz Vazquez_63, Lazaro_65, Medina_68)

The project should prioritize cooperative-owned and minority- and women-owned businesses. (Garcia_18)

The needs of the community should be reaffirmed by the community. That means that we should be interpreting the Community Benefits Agreement with you – you should not be interpreting it for us. The community needs to continue to be part of every part of this proposal. The Community Benefits Agreement is not a frozen document, written once, and then ignored. You should not say that we have an Agreement, but then go ahead and let the developer do whatever they want. We, the people who live here, work here, and organize here, the people who worked on this Community Benefits Agreement, must continue to interact with you through this process, with the developer through this process, and with everybody involved, through this process. (Halabi_34, Halabi_119)

I urge the city to study and incorporate the following: to secure contracts for local small businesses during construction and operation; inclusion of affordable commercial spaces within the Armory that are complementary and not in competition with the local commercial corridor, to ensure local entrepreneurs like our local street vendors have access to resources and opportunities to thrive. (Nunez_6, Lazaro_65, Dialllo_73, Nunez_127)

Please study and incorporate the inclusion of affordable commercial spaces within the Armory that are complementary not in competition

with the local commercial corridor to ensure local entrepreneurs have access to resources and opportunities to thrive. (Ramirez_124)

The project must offer a clear pathway for Bronx residents, especially youth and underemployed workers, to access good-paying jobs through targeted training programs and apprenticeships. (Gutierrez_57, McCall_48, Martinez_49)

The project must offer long-term commitments to workforce development partnerships with local organizations, unions, and schools. The Armory should offer jobs and reinvestment back into the Bronx. (Gutierrez_57, Brown_92, Paulino_99, Garcia_18e, Lobo_21, Groarke_22, Pina_29, Dominguez_47, Aipo_62, Lazaro_65, Josie_67, Medina_68, Suarez_76)

I'm here today to advocate for the incorporation of the -- in the project scope, a strong workforce development and good union jobs. Including specifically, a clear pathway for Bronx residents to access good paying jobs created by the redevelopment, partnership with all three Bronx CUNY universities on direct workforce development, and most importantly, a long- term commitment to provide opportunities for local CUNY students to gain work experience through paid internships and jobs in the redevelopment. (Kendall_5, Kendall_5)

The environmental impact should study how El Centro could be a youth-run economic engine that fosters a regenerative local economy and maximizes community ownership. (Fisher_8)

Real solutions for displacement would be ensuring that this development incorporates protections for existing residents and small businesses through community land trusts, community ownership, and rent stabilization measures. This project should prioritize long-term community driven governance structures to ensure accountability and equality. (Rivera_7)

Response: Comment noted. The Proposed Project's Draft Environmental Impact Statement (DEIS) will study the socioeconomic conditions presented by the new economic activities that will be introduced to the area through the Kingsbridge Armory Redevelopment project to determine whether there would be any significant adverse impacts. The Proposed Project will also include approximately 14,400 gsf of local retail space that may be available and marketed towards local merchants. The applicant team welcomes the opportunity to work with the CUNY schools and engage their workforce training programs to help ensure that local residents have access to training needed to secure employment within the various programs and businesses which will take space with the Proposed Project. The applicant is also committed

to working with the City and local leaders to support existing businesses.

COMMUNITY REVENUE-SHARING

Comment 15: Profits made from the project should be put back into the community. The Armory must incorporate revenue-sharing with the community. The project should include long-term community-driven governance structures to ensure there's accountability and equity. Without such measures, there is a risk this project will primarily benefit outside investors rather than the residents who have fought for and invested in this space. (Baker_15, Almanzar_90, Carter_103, Rodriguez_98, Garcia_18, Rosario_23, Bedell_27, Colon_39 Braun_44, Sanchez_77, Jean Philippe_82, Bedoya_86, Dumas_87, Munford_100, Rodriguez_106, Sander_108, Braun_113, Bedell_116, Delos Santos _125)

Revenue-sharing mechanisms must be studied to determine how the project can reinvest in local initiatives like school parks and affordable housing. (Ortega-Bailey_10, Manuel_33, Todd_35, Garcia_18, Rosario_23, Carter_25, Bedell_27, Colon_39, Moss_43, Braun_44, Queenan_112, Garrison Bedell_120, Ortega-Bailey_121, Irizarry_60, Mella_19)

Put in a community-owned diner, the profits of which should be reinvested back into the community. (Sanchez_75)

Project profits should be invested in affordable housing and affordable markets. This would be a great return for the Bronx community. (Thomas_96)

I believe the owners should get the profits, and should then be reinvested back into the Armory, along with the businesses around them. (Paulino_99)

The project must shine a spotlight on minority-owned businesses like Michel Fashion and Zeby's Printing. The community should own it and profits should be reinvested by preventing red-lining again in 2025. (Balthazar_59)

Response: Comments noted. The *CEQR Technical Manual* provides standards and guidelines for assessing a proposed project's impact on the environment. Project financing methods and structure are not a factor considered in evaluating the impact of a proposed project under SEQRA or CEQR, and are therefore not considered in the EIS.

CALLS FOR AFFORDABLE AND DEEPLY AFFORDABLE HOUSING

Comment 16: We urge the city to explore mechanisms for deeply affordable housing within or near the project, such as mixed-use development with strong affordability components. Please study the development's potential to impact housing affordability and displacement in surrounding neighborhoods, including deeply affordable housing options within the project or nearby. This could include mixed-use developments with a substantial affordability component, ensuring accessibility for low-income families. (Vasquez_38, Alotta_40, Thompson_41, Hernandez_94, Messineo_54, Berthiaume_56, Nugent_107, Vasquez_111, Garrison Bedell_117, Nunez_122, Abrahamson_132, Urena Tejeda_133, Berthiaume_56, Foreman_12, Bennett_72, Rivera_7, Shi_13, Salgado_30, Braun_44, Garrison Bedell_117, Morales _78)

Response: The Proposed Project will include up to 500 units of new, permanently affordable housing in the residential building that is proposed for the National Guard Site. It is anticipated that the housing will be financed pursuant to the City's ELLA (Extremely Low and Low-Income Affordable) term sheet. This is the deepest affordability option that exists under current Housing Preservation & Development (HPD) HPD programs.

AMI CRITERIA

Comment 17: I ask that you change the affordable housing criteria, which allows up to 80 percent area medium income to instead prioritize those making 30 percent area medium income to match the income of the Kingsbridge neighborhood. All of the affordable units should have Community Board preference and most should be available for households 30% AMI. (Rivera_7, Abrahamson_132)

They're using the AMI of 130, I think it's $138,000 a year, which isn't a credible AMI, for the Bronx. You know, even at 40 percent AMI that's still a push considering that a lot of the Bronx is anywhere between $45,000 to $49,000, not $149,000. (Ramos_55)

COVID highlighted the inequities that have existed in this borough since white flight. What are we going to do with those lessons that COVID has taught us? It's important that we create systems and structures that will correct past harms, and understand that it is going to take more for us to be on equal footing. It's a problem that the median income in the Bronx is $43,000, compared to the other boroughs. It's a problem that so many of our neighborhoods lack third spaces,

community spaces where people can come together. I strongly urge that we understand that we are only doing well when our neighbors are doing well. (Herbert-Guggenheim_36)

Response: It is anticipated that the Proposed Project will utilize HPD's ELLA term sheet. The ELLA term sheet requires affordability to households making from 30 percent to 80 percent AMI. While the ELLA Term Sheet does allow for up to 80 percent AMI, it is not a requirement by HPD and HDC. This is the deepest affordability option that exists under current HPD programs.

DISPLACEMENT

Comment 18: We need a realistic plan to ensure that displacement amongst Bronx residents or businesses does not happen as a result of the redevelopment of the Kingsbridge Armory. The project must be an opportunity to strengthen and benefit the community and not displace those who have contributed to its growth and development. Students and their families deserve not only to have stable and affordable places to live, but also the opportunity to enjoy the benefits that this project will bring, instead of being excluded from their own neighborhood due to the lack of any measures to protect them. The EIS must study the project's potential to impact the housing affordability and any displacement in the surrounding neighborhoods, and explore mechanisms that include deeply affordable housing options with the project. (Foreman_12, Alvarez_32, Alvarez_32, Lobo_21, Abrahamson_132, Urena Tejeda_133, Caspar-Futterman_20, Alvarez_32, Vasquez_38, Berthiaume_56, Irizarry_60, Sander_108, Garrison Bedell_117, Nunez_122)

I would ask that the EIS include and be guided by assumptions that the project will have substantial impacts on the community, rather than assume minimal negative impacts and be prepared for them should they arise in the future. The EIS should be clear about these impacts, and then when we're clear about them, we're able to propose known evidence-based solutions that have been proven to reduce and counteract prevailing trends that produce and induce displacement of working-class residents and merchants. These stabilizing strategies are all encompassed under frameworks such as community wealth-building, community ownership that were included in the vision document precisely for these reasons. Namely, that they would counteract expected trends of displacement among residential and small business tenants. (Caspar-Futterman_20)

Protections for existing residents, and small businesses such as rent stabilization measures must also be prioritized to ensure this project supports Bronx families rather than push them out through gentrification. (Vasquez_38, Vasquez_111)

Small businesses along Kingsbridge Road, Jerome Avenue, and the broader corridor have served this community for decades, providing essential goods, services, and jobs for local residents. Similarly, renters in the surrounding area—many of whom are already burdened by rising housing costs—must not bear the unintended consequences of speculative real estate pressure. The EIS must thoroughly assess these risks and identify concrete strategies to mitigate displacement, such as commercial tenant protections, affordable housing commitments, and workforce development programs that ensure Bronx residents have access to economic opportunities. (Sanchez_134)

Response: See response to Comment 59 and 79. The EIS will include a socioeconomic conditions assessment that will evaluate the potential for the Proposed Project to result in indirect residential displacement, indirect business displacement, and adverse effects on specific industries using the *CEQR Technical Manual* guidelines. The Proposed Project will introduce up to approximately 500 DUs to be set aside as permanently affordable for extremely low- and low-income households. Additionally, it is anticipated that the Armory Site will include space for community facility uses and local businesses and organizations.

JOBS

Comment 19: This project must reflect our community's vision for good jobs for the community. We need more affordable housing, quality union jobs, and economic development that is innovative, energy-efficient, and tailored to the needs of one of the most underserved areas of the five boroughs of New York City, the Bronx. We need economic development that nurtures existing small businesses, not development that pushes them out. (Leite_9, Carter_25, Pina_29, Gutierrez_57, Brown_92, Paulino_99, Garcia_18, Lobo_21, Groarke_22, Dominguez_47, Aipo_62, Lazaro_65, Josie_67, Medina_68, Suarez_76 Gutierrez_57, McCall_48, Martinez_49, Ramirez_124, Jean Philippe_82)

Response: See response to comment 18. It is anticipated that the Proposed Project will introduce up to approximately 500 units of permanently affordable housing, including dedicated community facility and office space that would be available to local businesses and organizations. The applicant is committed to good jobs for the community and will meet the City's Community Hiring requirements for the Proposed

Project. Additionally, the adaptive reuse of the Armory will be subject to a Project Labor Agreement that will memorialize the commitments for good quality jobs.

PROGRAM

Comment 20: The city must provide dedicated space for cultural and community programming and analysis of how the Armory can serve as a hub for Bronx residents and affordable access to these spaces for local groups and residents. (Leite_9, Baez_17, McCall_48, Das_58a)

The Kingsbridge Armory should be a neighborhood community resource. The place has the potential to transform the surrounding area into a vibrant community. This is a rare opportunity to put the people of the community first, rather than turning the space into a strictly commercial venture. (Chavarria _118)

There should be an analysis of how the Armory can serve as a cultural hub for Bronx residents, fostering connection and creative expression; and affordable or subsidized access to these spaces for local groups and residents, ensuring inclusivity and accessibility for all. (Baez_17, Das_58)

Response: The applicant team is committed to meeting the goals and principles of the *Together for Kingsbridge Vision Plan* with the Proposed Project. The Armory would be adaptively reused and reprogrammed with uses including approximately 84,400 gsf of community facility and cultural uses, approximately 87,800 gsf of light manufacturing, approximately 73,000 approximately of commercial office, a 17,000-person capacity live event venue, and approximately 65,500 gsf of other entertainment uses. The 17,000-person live event venue would include concessions, a stage within the western end of the Armory with fixed seating on the eastern end, flanking a large level area in the middle for concert attendees. The space would be designed to support multiple uses in addition to concerts and could be repurposed as sports fields or other recreational uses. It would also be open to the community for events such as graduations and performing arts events on non-concert days. The community facility and office spaces would be available to and marketed toward local and Bronx-based community organizations.

Comment 21: As a resident of this city, Bronx high school student, and future college/university graduate in chemistry, I would greatly wish to see greater investment into invigorating my peers and the youth into chemistry, to explore the great unknown and learn extensively on what we do know. With this vision, the Armory could provide this opportunity

to not only increase this interest into chemistry thus tertiary education. (Seeram_61)

Response: See response to comment 20. The Proposed Project is being designed to meet the goals and principles of the *Together for Kingsbridge Vision Plan*. The community facility and office spaces would be available to and marketed toward local and Bronx-based community organizations.

Comment 22: Any development at the Kingsbridge Armory must include tech workforce development programs: The future of our community depends on expanding access to tech education and job opportunities. We demand that this project prioritizes training, upskilling, and career pathways for Bronx residents to thrive in the tech industry. (Nunez_104)

Response: Comment noted. See response to comment 20. The Proposed Project would include approximately 84,400 gsf of industrial and light manufacturing uses. The applicant team is committed to developing the Armory in a manner to bring well-paying, quality jobs to the Bronx.

Comment 23: The project should include the provision for homegrown local businesses that can both produce and sell inside the building. The Armory should provide Bronx business owners with opportunities to succeed in their business, and support our local businesses. (Lipson_11, Arenas_71, Thomas_96)

Response: Comment noted. See response to comment 20. The Proposed Project is being designed to include community facility and office spaces available to and marketed toward local and Bronx-based community organizations.

Comment 24: The Armory must become a hub for shared wealth enterprises such as worker cooperatives, opportunities for Bronx residents by supporting worker cooperatives and equitable economic development models. (Garcia_18)

Response: Comment noted.

Comment 25: To get real permanent living wage, long-term jobs, and enduring employment, you need to have a light manufacturing solution in the lower levels of the Armory. (Lipson_11)

Response: See response to comment 20. The Proposed Project would include approximately 84,400 gsf of industrial and light manufacturing uses.

Comment 26: What your proposal should do is honor the history of the use of the Armory after World War I, training the national guard, distributing supplies after hurricane Sandy, as well as during Covid-19. The proposal should honor the community to improve and help the community to make growth instead of fall backs. It should also help small businesses. The proposal honoring the community should think about safe and fun places for the youth. (Hernandez_94)

Response: Comment noted. The applicant team is committed to meeting the goals and principles of the *Together for Kingsbridge Vision Plan* with the Proposed Project. The applicant team is also committed to continue engaging with the community on their feedback and identifying ways the community can continue being involved within the Proposed Project as it moves forward toward construction.

Comment 27: The EIS must include educational programming such as partnerships with schools for training and workforce redevelopment related to the Armory's operations, provide a way for youth in high school, through their Career and Technical Education and Work-Based Learning Programs. Youth would be trained at the internship level how to manage programming, maintain the spaces, and run the operations. How can we build out school-based curriculum that centers youth community ownership so that local high schools can directly partner with the Kingsbridge Armory's job and workforce training? (Fisher_8, Fisher_8, Foreman_12, Arenas_71, Dumas_87, Thomas_96, Fisher_130)

The proposed “job and workforce training” already planned for the Armory can be deeply embedded in the schools so we can shift toward a youth-owned and operated Armory. (Fisher_8, Fisher_130)

Response: Comment noted. The *CEQR Technical Manual* provides standards and guidelines for evaluating a proposed project’s impact on the environment. The manner in which programs are run with the Kingsbridge Armory Redevelopment project are not assessed under CEQR. However, it should be noted that the applicant team is committed to working with local leaders and community organizations now and in the future through the CWG and other community engagement processes.

Comment 28: The Kingsbridge Armory should be designed into a space where people would have job opportunities/workforce, entertainment, residential, storage, community facilities, local retail, and a fitness center amongst many more ideas. (Bandon_70, Bennett_72, Canas_74, Thomas_96)

Response: See response to comment 20. The Armory would be adaptively reused and reprogrammed with space that would be designed to support multiple uses, including a mix of community facility and cultural spaces, light manufacturing space, commercial office space, a 17,000-person capacity live event venue, and other entertainment uses.

Comment 29: The Armory should include affordable after-school and daycare programs for single parents and benefits for the youth of the community. (Khaled_64)

Response: Comment noted. The Proposed Project would include a variety of programming serving the community, including flexible recreation space made available for public use.

Comment 30: The Kingsbridge Armory should be redeveloped with a Giant Urban Farm, food court, and National robotics tournament. (Chen_69)

An idea for the Armory would be a supermarket that grows its own produce. (Brown_92)

Response: Comment noted.

Comment 31: The project should look at implementing Cooperative Housing. (Cruz_81)

Response: Comment noted. The Proposed Project is being designed to include up to 500 units of new, permanently affordable housing in a new residential building on the National Guard Site, to be financed pursuant to the City's ELLA term sheet. This is the deepest affordability option that exists under current HPD programs.

Comment 32: The project should offer a multitude of different sports, art and or youth centers in it to gather every audience in the Bronx to come together. (Bedoya_86, Dumas_87)

The Armory could become a varied sports center for some of the more commonly played sports, like basketball, soccer, and football would appeal to many of the residents. (Delos Santos _125)

Response: See response to comment 20. The Proposed Project is being designed to support multiple uses. In addition to concerts, it is anticipated that the space could be repurposed as sports fields and support other recreational uses for community uses on non-concert days.

Comment 33: I want to see Councilmember Kevin Riley’s programs like Summer Youth Employment Programs in the Armory. (Thomas_96)

Response: Comment noted. The applicant team will continue to have working sessions with the Kingsbridge CWG and foster an ongoing dialogue so the project can be shaped in a way that ensures it meets the goals and objectives of the *Together for Kingsbridge Vision Plan.*

Comment 34: My recommendation for the Armory is to make it like a regular outlet with food and clothing shops, (Brown Jr_97)

Response: Comment noted. The Proposed Project would contain concessions affiliated with the live-event space in the Armory. The Proposed Project would also include approximately 14,400 gsf of retail space on the ground floor of the residential building proposed for the National Guard Site.

Comment 35: The Bronx Armory should be redeveloped to help the community with affordable housing and the creation of jobs to show the community there's people that care about them, about their benefits. (Rodriguez_98)

Response: Comment noted. The Proposed Project would introduce up to 500 new, permanently affordable units pursuant to HPD's ELLA term sheet. The applicant is also committed to developing the Armory in a manner to bring well-paying, quality jobs to the Bronx.

Comment 36: I also believe that there should be a couple big box stores, if possible, not enough to take away from the community stores (fewer than 5), but enough to add variety of purchase and job opportunities. The Armory needs to be a place for the community to come together and be able to use the space however they want and they should be benefited. (Munford_100)

Response: Comment noted. The Proposed Project would have approximately 14,400 gsf of retail space on the ground floor of the residential building proposed for the National Guard Site.

Comment 37: The Armory should provide opportunities for local plant-based food companies to secure contracts during construction and operation. (Pultinas_102)

Inclusion of affordable commercial spaces within the Armory that are complementary, not in competition with the local commercial corridor, to ensure local entrepreneurs have access to resources and opportunities to thrive. This should include community kitchens that can be utilized by plant-based food companies and local chefs who wish to start, maintain or grow their businesses. (Pultinas_102)

Response: Comment noted. The applicant team is committed to meeting the goals and principles of the *Together for Kingsbridge Vision Plan* with the Proposed Project. The applicant team as expressed its commitment to the community's needs for engagement and presents a project that incorporates the priorities of the *Together for Kingsbridge* Vision Plan.

Comment 38: Four Programming Suggestions:

—The Kingsbridge Armory would be an ideal place for a bowling alley where people can bowl for recreational purposes and organized school teams or bowling leagues can bowl as part of a tournament.

—A salsa museum would be one of its kind and would create an environment where people from all over the city can come to learn more about the history of salsa while encouraging people to visit the Bronx. This would be a much-welcomed cultural footprint in the neighborhood and an opportunity for the Bronx to have another additional museum.

—The Armory would be a perfect place to have a Veterans Historic Center where veterans from our neighborhood and from the Bronx could potentially have an opportunity to have their stories told and their lives celebrated for their sacrifices.

—Additional parking spaces for teachers and faculty members would be helpful. Having a dedicated space for parking for PS 86 faculty will not only encourage faculty members to remain at the school, but also faculty members would not have to worry about finding parking in an already crowded area. That same parking lot could also be used for community use outside of school hours and could provide an income opportunity for the Armory as well as employment. (Chad Royer_129)

Response: See response to comment 20. The Proposed Project would include approximately 30,200 gsf of dedicated museum and cultural space. The community facility and office spaces would be available to and marketed toward local and Bronx-based community organizations. The applicant team is committed to meet with local stakeholders now and in the future through the CWG and other community engagement opportunities. Additionally, there would be approximately 65,500 gsf of other entertainment uses. The Proposed Project would include up to 248 paid public parking spaces below grade on the Armory Site.

Comment 39: The project must explore mechanisms to include deeply affordable housing options within the project or nearby, such as mixed-use development with a strong affordability component. (Berthiaume_56)

Response: The Proposed Project would include up to 500 units of new, permanently affordable housing, to be financed pursuant to the City's

ELLA term sheet. This is the deepest affordability option that exists under current HPD programs.

CBA / ASSURANCES NEEDED FROM DEVELOPER

Comment 40: The project must include a Project Labor Agreement (PLA) that guarantees union labor for construction and operations. The developer must put forth a Community Benefits Agreement. (Guiterrez_57, Groarke_22, Bedell_27, Carr_24, Buford_31, Halabi_34, Thompson_41, Salaman_42, Martinez_49, Halabi_119, Seeram_61, Mazeb_66, Paulino_99, Munford_100)

I am giving acknowledgement to the Lenape people is because a lot of what is happening when I see developers, I like to think of it, unfortunately, as like the Europeans that came into the land where the Lenape's occupied, where the concept was about shared land use, right? That concept is fundamental in the Bronx now. We need assurances that what the community wants will get done. (DeJesus_52)

Senator Rivera has been very clear that the aspirations, needs, and concerns of our community must be addressed and protected through a legally binding Community Benefits Agreement, CBA. Our expectation is that this developer will readily commit to an even better CBA than the nationally renowned agreement that our community won during the last process. (Rivera_4)

We ask the developers of the project to meet with our community leaders to develop a grandfather clause that would ensure mom and pops shops leasing opportunities for set 10 years, thus ensuring their ability to grow as the community grows. (Buford_31)

Response: Comment noted. The *CEQR Technical Manual* provides standards and guidelines for assessing a proposed project's impact on the environment. Project financing methods and structure are not a factor that is considered in evaluating the impact of a proposed project under SEQRA or CEQR, and are therefore not considered in the DEIS. However, the applicant team is committed to meet with local stakeholders now and in the future through the CWG and other community engagement opportunities. The applicant is committed to turning the current CWG into a permanent Community Council that will meet quarterly to provide updates on the project and to seek further community input on future tenants and operation of the Armory.

SUSTAINABILITY

Comment 41: It is imperative that this project reflect our community's vision for sustainability and resiliency and prioritize these in its design. The EIS must study sustainability and examine how this development can enhance climate resiliency for the Bronx, including stormwater management systems, urban greening, and air quality improvements. (Gibson_2, Nunez_6, Nunez_6, Leite_9, Baez_17, Garcia_18, Garrison_26, Vasquez_38, Braun_44, Bonilla_51, Berthiaume_56, Gutierrez_57, Countess_105, Braun_113, Garrison_115, Messineo_54, Ramirez_124, Nunez_127, Nunez_127, Tobar-Acosta_131, Abrahamson_132, Sanchez_134, Sanchez_135)

Response: As discussed in the DSOW, the Proposed Project will be assessed for its potential impacts on greenhouse gas emissions and climate change, water and sewer infrastructure, energy, and air quality in the EIS.

Comment 42: Any environmental decisions must positively impact both the local community and the broader environment, ensuring that this development serves as a model for sustainable urban redevelopment. (Caban_14, Tobar-Acosta_131)

The project should develop a building that environmentally benefits, and not harms the local community. (Groarke_22)

Response: Comment noted. The applicant team aims to create a sustainable and environmentally responsible development with a goal of reducing greenhouse gas emissions and the overall carbon footprint.

Comment 43: The project presents a critical opportunity to incorporate renewable energy solutions, particularly solar power, to reduce reliance on fossil fuels and promote long-term environmental benefits. (Sanchez_135)

The project must uphold high environmental standards and prioritize sustainable technologies and green building practices. I urge you to ensure that enhanced climate resiliency measures for the Bronx are studied thoroughly and incorporated into the project's design. (Vasquez_111, Tobar-Acosta_131)

The project must include energy-efficient designs, renewable energy systems, and strategies to reduce the carbon footprint of construction and operations. (Garrison_115, Tobar-Acosta_131b)

The project must include measures to mitigate heat islands and improve building insulation should be prioritized to address our community's vulnerabilities to climate change. (Tobar-Acosta_131)

We want to make sure that the project is built to the highest environmental standards, and that it is going to be producing the maximum number of good-paying union jobs and hiring locally in our community. (Sanchez_3)

Response: The Proposed Project is subject to New York City's energy efficiency and carbon intensity regulations and is anticipated to result in more energy efficient buildings. The applicant team is designing the Proposed Project to be primarily electric, with fuel as a source for back-up generators and certain commercial uses, which would result in estimated GHG emissions and energy consumption being reduced substantially when compared to the average building within New York City that utilizes fossil fuel-fired systems throughout. The applicant is also working with New York State and City preservation agencies to maximize insulation and energy saving interventions to the extent possible with a landmarked structure. The housing component is being designed to comply with the Enterprise Green Communities standards. The applicant team is committed to developing the Armory in a manner to bring well-paying quality jobs to the Bronx.

OUTREACH AND COMMUNITY ENGAGEMENT

Comment 44: I want to implore the community to sit down, write down your perspectives on this scope of work. It is critical that we are heard during this stage, because later, it will be too late. If items are determined to be out of scope, we won' t be able to consider them as we move forward in the ULURP process. Make sure that we are continuing to hear from you. (Sanchez_3)

Response: Comment noted.

Comment 45: As we start to navigate the ULURP process, it is our hope that our community stakeholders can hold good- faith conversations with the newly selected developer, 8th Regiment Partners LLC. (Rivera_4a)

Response: Comment noted. The applicant team looks forward to maintaining an ongoing dialogue with the CWG and community stakeholders to ensure that the Proposed Project meets the goals and objectives of the *Together for Kingsbridge Vision Plan*.

Comment 46: I really want to ask is that we do not put our community on a Zoom again. Come up here and meet with us in person. (Halabi_34)

Response: Comment noted.

Comment 47: I want to reaffirm that I remain committed to fighting to ensure our community priorities are front and center via the continued community engagement, with community -- the community working group and the community at large. We have already convened as a working group to have a first discussion on the selected partnership, and we want to continue those conversations as discussions move forward. (Sanchez_3)

Response: As noted in Comment 11, the applicant team has been, and will continue to, hold and participate in working sessions with the Kingsbridge Community Working Group. The applicant team looks forward to an ongoing dialogue to continue to shape the project to ensure that it meets the goals and objectives of the Together for Kingsbridge *Vision Plan*.

Comment 48: We expect these developers to communicate with us as neighbors and integrate the vision that our neighbors shared during the visioning process, which was shared earlier, such as including the Bronx Community Land Trust, CLT. This way we'll ensure that the voices of our community remain at the forefront of the decision-making process. (Rivera_4)

Response: The applicant team has expressed its commitment to the community's needs for engagement and presents a project that incorporates the priorities of the *Together for Kingsbridge Vision Plan*. The applicant team, in coordination with its partners at EDC have been, and will continue to, have regularly scheduled working sessions with the CWG to discuss the priorities of the CWG for the Project Site. The applicant team is committed to continue engaging with the community on their feedback and identifying ways the community can continue being involved with the Proposed Project as it moves forward towards construction. The applicant team is committed to turning the current CWG into a permanent Community Council that will meet quarterly to provide updates on the project and to seek further community input on future tenants and operation of the Armory.

LAND USE, ZONING AND PUBLIC POLICY

ZONING

Comment 49: The zoning needs to keep in mind accommodations for people who roast coffee, for people who distill, for people who brew, for people who are caterers, for people who produce food for the people of the borough. (Lipson_11)

Response: The Land Use, Zoning, and Public Policy chapter of the EIS, as described in the DSOW and FSOW, will evaluate the Proposed Project's compliance with zoning. The Proposed Actions include the rezoning of the Project Site as an M1-4A/R7-2 (MX) district, which permits coffee roasteries under the MX district.

SOCIOECONOMIC CONDITIONS

EAS FORM

Comment 50: In the EAS full form pages seven and eight, to the following questions, the statement, I believe, in error answered, no, 2(b)(4) indirect business displacement. Would the project potentially introduce trends that make it difficult for businesses to remain in the area? Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood and commercial streets? 2(b)(5) effects on industry. Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area? Answering no to both of the above questions seems misguided to me and inaccurate according to the CEQR guidelines for two reasons. Firstly, the chosen developer has not really shared who their major tenants and occupants will be, so any predictive analysis suggesting no significant impact is operating on a set of hopeful but perhaps naive assumptions that would more prudently be replaced by assumptions that would ensure stability for existing working-class residents. Secondly, the neighborhood has some of the highest residential eviction rates in the city with surrounding Kingsbridge merchants already facing commercial landlord harassment. Skeptics and champions of this project alike surely could agree that a project that quote "puts the Bronx on the map" cannot also simultaneously have no impact on these existing trends and conditions. (Caspar-Futterman_20)

Response: As described in the DSOW and FSOW, the Socioeconomic Conditions analysis in the EIS will evaluate the potential for the Proposed Actions

to result in indirect residential displacement, indirect business displacement, and effects on specific industries using the *CEQR Technical Manual* guidelines.

JOBS

Comment 51: The environmental review must include a study on how the project will generate high-quality jobs, ensure fair wages, and support a stable local workforce. In addition, the focus of this environmental review should be to highlight ways the Armory can advance employment and workforce development. Ensure the preservation and development of affordable housing, support existing and new small businesses in the surrounding area, and enhance local economic development. At the core of this project should be equitable community ownership and revenue-sharing. (Espaillat_1, Gibson_2, Sanchez_3, Kendall_5, Fisher_8, Leite_9, Lipson_11, Baker_15, Baez_17, Garcia_18, Groarke_22, Carter_25, Pina_29, Braun_44, Dwomoh_45, McCall_48, Martinez_49, Bonilla_51, Messineo_54, Berthiaume_56, Gutierrez_57, Gutierrez_57, Aipo_62, Lazaro_65, Josie_67, Medina_68, Bandon_70, Diallo_73, Canas_74, Canas_74, Suarez_76, Morales_78, Rodriguez_79, Frias_80, Cruz_81, Jean Philippe_82, Vasquez_85, Dumas_87, Drew_91, Brown_92, Brown_92, Ceesay_95, Rodriguez_98, Munford_100, Nunez_104, Dwomoh_109, Braun_113, Ramirez_124, Delos Santos_125, Fisher_130, Abrahamson_132, Sanchez_134)

Response: The *CEQR Technical Manual* provides guidance for assessing a proposed project's potential to result in significant impacts relating to socioeconomic conditions. Under CEQR, a proposed project may have direct or indirect displacement of residents, businesses or employees. Job creation and hiring methods are not factors that are considered in evaluating the impact of a proposed project under SEQRA or CEQR, and are therefore not considered in the EIS. However, the applicant team is committed to working with the City and local leaders to support existing businesses. The applicant team is committed to developing the Armory in a manner that will bring well-paying, quality jobs to the Bronx.

DISPLACEMENT

Comment 52: We want a Kingsbridge Armory redevelopment that creates pathways for residents, especially young people to fight against potential displacement by building generational wealth. (Fisher_8, Fisher_130)

Response: As described in the DSOW and FSOW, the Socioeconomic Conditions analysis of the EIS will evaluate the potential for the Proposed Project to result in indirect residential displacement.

Comment 53: Study the development's impacts on local small businesses, particularly those at risk of displacement. In 2014, we saw a number of small businesses on Kingsbridge road face doubled and tripled rents shortly after the Kingsbridge National Ice Center, aka KNIC, was approved. (Shore_28)

Don't forget the tenants and merchants of Kingsbridge. We don't want to lose the small businesses, or the rents to go up. Please study the impact this project could have on neighborhood, small businesses, and local organizations. As I have observed, real estate projects in NYC often result in displacement and increasing real estate prices (Alvarez_32, Melzter-Krim_37, Gonzalez_46, Krim_110, Nunez_122, Sanchez_134)

The development's impact on local small businesses, particularly those at risk of displacement. Please study and incorporate the development's impact on local small businesses, particularly those at risk of displacement. (Pultinas_102, Ramirez_124)

I urge the city to study and incorporate the following: the development's impact on local small businesses, particularly those at risk of displacement; opportunities for small businesses, especially minority- and women-owned businesses, (Nunez_6)

The city must study and incorporate the following: the development's impact on local small businesses, particularly those at risk of displacement; opportunities for small businesses, especially minority and women- owned businesses. The project must provide opportunities for small businesses, especially Minority- and Women-Owned Business Enterprises (MWBEs) to secure contracts during construction and operation. (Nunez_6, Pultinas_102)

Response: As described in the DSOW and FSOW, the Socioeconomic Conditions analysis of the EIS will evaluate the potential for the Proposed Project to result in indirect business displacement.

Comment 54: Include street vendors in your analysis of small business displacement. We love our street vendors, and it's concerning to see how many of them have recently experienced street sweeps through the past one to two years. (Shore_28, Salgado_30)

Response: As described in the DSOW and FSOW, the Socioeconomic Conditions analysis of the EIS will consider the Proposed Project's effect on the

demand for new retail businesses that could locate on the commercial street, based on increased purchasing power within the trade area resulting from a new population. The Socioeconomic Conditions analysis will rely on census data to evaluate the existing conditions of business operations within the designated study area.

Additionally, as described in the FSOW and Draft EIS, the Proposed Project would include approximately 64,800 square feet (sf) (1.49 acres) of new publicly accessible open space on the Project Site, which would be flexible and able to accommodate a variety of programs and uses, such as pop-up recreational activities or potential vendors.

Comment 55: One of the greatest threats facing our community is displacement costing by raising rents and all affordable development. I urge the city to ensure the Armory project contributes to anti-displacement measures and real affordable housing solutions by conducting a study on the developments potential to impact housing affordability and displacement in the surrounding neighborhoods. In Bronx Community District 7, approximately 6 percent of people own their homes, far below the Bronx and Citywide averages. And the community district ranks in the top four community districts citywide for displacement pressures on local residents from predatory landlords. We've seen a large resonance, and community development projects across the city have displaced residents, such as with the Barclays Arena in Brooklyn, and we don't want that here. EDC must conduct a Housing Impact Study: Undertake a comprehensive study to assess how the development could affect housing affordability and displacement risks in surrounding neighborhoods. This will ensure informed decisions that protect vulnerable residents. (Rivera_7, Shi_13, Shore_28, Melzter-Krim_37, Bonilla_51, Nugent_107, Krim_110, Garrison Bedell_117, Nunez_122, Abrahamson_132, Urena Tejeda_133)

There are over 16,000 families with children at risk of displacement in Kingsbridge alone if this project fails to prioritize deeply affordable housing solutions and does not honor the right of the people who have always lived here to continue living in, governing, keeping, and owning Kingsbridge. (Messineo_54)

Response: The applicant has a long history of providing affordable housing developments. As noted above, and as described in the DSOW and FSOW, the EIS will include a Socioeconomic Conditions analysis that will evaluate the potential for the Proposed Project to result in indirect residential displacement. The Proposed Project would include up to 500 units of new, permanently affordable housing, to be financed

pursuant to the City's ELLA term sheet. This is the deepest affordability option that exists under current HPD programs.

Comment 56: I implore the city to ensure that the project include strong housing protection to preserve small homeowners' ability to remain in their homes. Specifically, I ask that the city conduct the study on the risk of displacement and proposed strategies to protect long-term residents, particularly those facing financial hardship. What mechanisms will be in place to ensure ongoing community engagement so that small home owners remain involved and protected throughout the development process? (Reyes_16)

Response: See response to comment 55. The dwelling units proposed under the Proposed Project would be permanently affordable and protected through the ELLA program. Additionally, the team is committed to turning the current Community Working Group (CWG) into a permanent Community Council that will meet quarterly to provide updates on the project and to seek further community input on future tenants and operation of the Armory.

Comment 57: Economic growth generated by this redevelopment cannot come at the cost of our community stability. The environmental review must examine risks of gentrification and propose measures to prevent displacement. (Lobo_21, Lobo_21, Vasquez_38, Vasquez_111)

The project final scope of work must be scoped to accommodate the uses the community most needs. Take into account the impacts on the surrounding neighborhood, most specifically small businesses and renters is something we've already heard about, because our community wants development without displacement. (Sanchez_3)

Response: As described in the DSOW and FSOW, the EIS will include a Socioeconomic Conditions analysis that will consider the potential for the Proposed Project to result in indirect residential and business displacement.

We cannot afford to repeat past mistakes where the selected developer prioritized profit while undermining and displacing our community. (Rivera_4)

Response: Comment noted.

Comment 58: It's going to be important for the Department of Small Business Services (SBS) to make their presence known throughout the Kingsbridge Corridor. Many businesses on that corridor have gone out of business either because they don't want to make an investment, or

they're somewhere where they can't keep it or make a long-term lease. There is a lot of change already in this corridor---stores closing, new development---and the SBS should step in and talk to merchants and landlords. (Ramos_55)

Response: Comment noted. NYCEDC and the applicant team have been directly engaged with New York City Small Business Services, New York City Mayor's Office of Talent and Workforce Development and the New York City Industrial Development Agency to develop a tool kit to support existing small business services programming. There are a number of ways that have been identified to provide support to small businesses in the Kingsbridge neighborhood, including (1) direct business support in the form of legal services, business development and capital access to lenders offering financial counseling; (2) program management to assist with compliance, legal services, relocation support and workforce strategies; (3) retail space and startup support through programs like Storefront Startup that connect businesses to temporary, rent-free retail spaces; (4) performing a commercial district needs assessment; and (5) grant programs such as Neighborhood 360 grants and dedicated displacement grants for businesses directly impacted by neighborhood rezonings.

COMMUNITY FACILITIES AND SERVICES

SCHOOLS

Comment 59: Any major redevelopment in our community must account for its impact on local residents, schools, and educational infrastructure. The EIS must include a study of how the addition of new housing and commercial spaces will affect local schools' enrollment capacity and resources. (Foreman_12)

Response: As described in the DSOW and FSOW, the EIS will include a community facilities and services assessment. Under CEQR, the introduction of more than 218 DUs in the Bronx would require an analysis of public elementary/intermediate schools and more than 141 low- or low/moderate-income residential units would require an analysis of early childhood programs. The Proposed Project would introduce up to 500 new, permanently affordable units under the ELLA program, so therefore, an analysis of public/intermediate schools and early childhood programs will be required and will be included in the EIS.

Comment 60: The EIS must include consideration of funding mechanisms to support public schools in the area to meet the anticipated increased demands. (Foreman_12)

Response: Comment noted. The *CEQR Technical Manual* provides standards and guidelines for assessing a proposed project's impact on the environment. Public school funding mechanisms are not a factor that is considered in evaluating the impact of a proposed project under SEQRA or CEQR, and will therefore not be considered in the EIS.

URBAN DESIGN

Comment 61: While I am in support of ensuring the Armory is preserved, I also recognize that the thoughtful and appropriate modernization of the Kingsbridge Armory to El Centro Kingsbridge is important to foster this change. The balance of this preservation and adaptive reuse is important to ensure that the Armory really is a destination that respects the past, respects our history, the culture, while also meeting contemporary needs, fostering a built environment that truly reflects both history as well as progress. (Gibson_2)

Response: Comment noted.

HAZARDOUS MATERIALS

Comment 62: Identify the existence of hazardous materials such as petroleum storage, the vehicle maintenance, and the firing ranges as uses that were previously on the site and that may need remediation. (Gibson_2)

Response: Consistent with the DSOW and FSOW, the hazardous materials chapter of the EIS will include a detailed site history and discussion of current environmental conditions at the Project Site.

Comment 63: Further assessments and testing at the project site may require a remedial action plan and an associated health and safety plan for the construction work at the site. Any remediation action must minimize exposure to the community at all costs, and we are taking feedback from local stakeholders, environmentalists, and many of our advocates into consideration. (Gibson_2)

Response: As described in the DSOW and FSOW, the EIS will include a hazardous materials analysis that will include a detailed site history and discussion of current environmental conditions at the Project Site and will summarize prior environmental documents prepared for the Armory Site. A Phase I ESA for the Project Site, including both the Armory Site

and the National Guard Site, will be performed in accordance with current industry and regulatory standards. Results of this Phase I ESA will be summarized in the Hazardous Materials chapter of the EIS. Based on the results of the Phase I ESA and environmental conditions identified in past Phase I ESAs, the preparation of a Subsurface (Phase II) Investigation will be required during the CEQR process. The EIS will include the preparation of a Remedial Action Plan (RAP) and associated Health and Safety Plan (HASP) for implementation during construction if required by DEP.

Comment 64: The study should provide a detailed plan for the storage and disposal of hazardous materials and waste both during construction and stabilized occupation of the property. Waste storage and removal should have as minimal an impact as possible on this block. That encompasses smells, litter, biological waste, and congestion due to removal of waste. (Stinson_114)

Response: See response to comment 63.

WATER AND SEWER SERVICES

Comment 65: The study must include infrastructure upgrades needed to support the development, such as water, sewage, and energy systems, ensuring sustainability and minimal community disruption. (Countess_105)

Response: As described in the DSOW and FSOW, the EIS will include an assessment of the Proposed Project's impacts on the water and sewer infrastructure and energy systems. The analysis will outline any planned stormwater management measures, as well as any other measures required to ensure consistency with the City's water quality goals.

SOLID WASTE AND SANITATION SERVICES

Comment 66: Waste storage and removal should have as minimal an impact as possible on this block. That encompasses smells, litter, biological waste, and congestion due to removal of waste. (Stinson_114)

Response: As disclosed in the DSOW and FSOW, the Proposed Project's anticipated solid waste generation will be estimated and, if warranted, an assessment of the Proposed Project's effects on the City's solid waste and sanitation services will be prepared.

TRANSPORTATION

TRAFFIC

Comment 67: The study must include a comprehensive traffic impact study, including potential congestion, and increased truck traffic. (Countess_105)

Response: The transportation chapter of the EIS, as described in the DSOW and DSOW, will include a traffic impact study that will evaluate roadway operations at critical intersections in the Kingsbridge Heights neighborhood of the Bronx where substantial project trip generation is expected.

Comment 68: Traffic lights along Jerome Avenue and Kingsbridge Road may need to be modified due to the expected volume from the Kingsbridge Armory complex. (Beckles_123)

Response: As described in the DSOW and FSOW, where impacts are identified in the EIS's Transportation analysis, measures to mitigate those impacts to the extent practicable will be determined for consideration by the lead agency and DOT and disclosed in the mitigation chapter of the EIS.

SAFETY

Comment 69: I urge the city to include in the environmental review the following: A comprehensive traffic impact study of opportunities to improve pedestrian, bicycle, and motor vehicle traffic; and recommendations for traffic calming and de-conflicting measures. (Slabieck_53)

I urge the city to include in the environmental review infrastructure upgrades for safe bicycle traffic, such as protected lanes, bike traffic signals, day lighting of bike intersections, and recommendations for ways to connect Kingsbridge Heights to the existing protected bike lane corridors in the Bronx. (Slabieck_53)

As it redevelops the Kingsbridge Armory and by extension Kingsbridge Heights into a destination for people from across the borough, the city, and the metropolitan area, this project must also consider how to promote their safe journey to and from this remarkable landmark. (Slabieck_53)

Response: As detailed in the DSOW and FSOW, the transportation analysis in the EIS will include a street user safety assessment. If any high crash locations are identified, feasible improvement measures will be

explored and recommended for DOT approval and implementation to alleviate potential safety issues.

TRANSIT

Comment 70: The addition of the new retail recreational spaces and arena and new housing will greatly increase the level of both vehicular and pedestrian traffic in and around the project site. We know that that is absolutely a reality. So extra attention should be given to the potential impact on public transportation, especially during future standalone events that would take place in our proposed arena space, while these events are typical, they would certainly create the greatest peak impact. (Gibson_2)

The study must include an analysis of how public transit systems can accommodate increased usage, with recommendations for improvements to subway and bus services. (Countess_105)

Response: As described in the DSOW and FSOW, the Transportation analysis of the EIS will include an assessment of fare control areas and vertical circulation elements at the Kingsbridge Road (No. 4 train) subway station and the Kingsbridge Road (B/D trains) subway station for the weekday AM and PM peak hours, and the weekday and Saturday evening event peak hours.

Comment 71: The proposed 13,000-seat event venue at the Kingsbridge Armory raises significant transportation concerns, particularly regarding its impact on local subway and bus services. The Kingsbridge neighborhood already experiences congestion on key transit lines, including the 4 train at Kingsbridge Road, the D train at Fordham Road, and multiple bus routes such as the Bx1, Bx9, and Bx22, which serve as vital connections for residents and workers. A venue of this scale will bring a substantial increase in transit demand, particularly during peak event times, potentially overwhelming an already strained system. The EIS must thoroughly evaluate these impacts and explore mitigation measures, such as increasing subway frequency, expanding bus service, and implementing traffic management strategies to minimize disruptions to daily commuters. (Sanchez_134)

Response: Comment noted. See response to comment 72. As described in the DSOW and FSOW, where transportation impacts are identified, feasible mitigation measures will be explored in consultation with MTA/NYCT. The bus and subway study areas will be determined based

on the guidelines presented in the *CEQR Technical Manual*, in consultation with the lead agency and MTA/NYCT.

PARKING

Comment 72: I would like to see parking inside the Kingsbridge Armory complex. This could be similar to the parking within the nearby retail mall located at Broadway and West 230th Street. (Beckles_123)

Response: As described in the FSOW, the Project Site would include below-grade, on-site parking of up to approximately 328 spaces across both buildings.

AIR QUALITY

Comment 73: The environmental impact assessment should study how this development can enhance air quality improvements. (Caban_14)

The environmental review must examine how this project will reduce emissions and improve air quality. (Lobo_21)

Response: As described in the DSOW and FSOW, the EIS's Air Quality analysis will include a mobile and stationary source assessment of air quality as a result of the Proposed Project. To the extent practicable, the Proposed Project will be designed to promote sustainability, energy efficiency, and carbon neutrality, while preserving the landmarked exterior.

Comment 74: This project must ensure that the Bronx residents are not further burdened by the environmental harms such as air pollution. (Harrison_50)

Response: As described in the DSOW and FSOW, the EIS will include an air quality analysis and, as described in the FSOW, an assessment of the Proposed Project's potential to disproportionately burden disadvantaged communities within the Kingsbridge neighborhood will be analyzed in the Effects on Disadvantaged Communities chapter of the EIS. The EIS will also include a Public Health analysis.

Comment 75: The study must include recommendations for reducing truck traffic and emissions, such as mandating clean energy vehicles or limiting delivery times to off-peak hours. (Countess_105)

Response: The air quality assessment of the EIS, as described in the DSOW and FSOW, will include a mobile source analysis, accounting for the number of project-generated vehicle trips to the Project Site. For

locations where significant adverse air quality and/or traffic impacts are predicted, the EIS will identify appropriate mitigation measures which will be described in the Mitigation chapter.

GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

Comment 76: Mitigating the urban heat island effect, and ensuring proper building installation are also critical to protecting residents from the worsening impacts of climate change. (Caban_14, Vasquez_38)

You must ensure high environmental standards and climate resilience. The environmental review must examine how this project will reduce emissions, improve air quality, and integrate green infrastructure. (Lobo_21)

Environmental protection is critical both in terms of the health of our community now and in terms of addressing climate change for all of us and the futures of our children. models the highest environmental standards, and prioritizes sustainable technologies and green building practices. The project must include energy-efficient designs, renewable energy systems, and strategies to reduce the carbon footprint of construction and operations. (Garrison _26)

Response: As described in the DSOW and FSOW, the Proposed Project will be subject to New York City's energy efficiency and carbon intensity regulations. The applicant team is designing the Proposed Project to be primarily electric, with fuel as a source for back-up generators and certain commercial uses, which will be analyzed in the GHG analysis of the EIS. The GHG analysis will also analyze the potential measures under consideration by the applicant team to maximize insulation and energy saving interventions to the extent possible for a landmarked structure.

Comment 77: The environmental impact assessment should study how this development can enhance climate resiliency for the Bronx. This would include urban greening, air quality improvements and storm water management systems, among others. The project must include energy-efficient designs, renewable energy systems, and strategies to reduce the carbon footprint of construction and operations. (Caban_14, Caban_14, Garrison _26, Vasquez_111)

Response: The EIS will include an GHG analysis, as described in the DSOW and FSOW, that will analyze the Proposed Project's consistency with the established GHG reduction goals of the City under PlaNYC, OneNYC 2050, and the State under the Climate Leadership and Community Protection Act; features of the Proposed Project that demonstrate

consistency with the GHG reduction goals; relevant measures to reduce energy consumption and GHG emissions that could be incorporated into the Proposed Project; and the potential for those measures to reduce GHG emissions will be assessed .

PUBLIC HEALTH

Comment 78: Children who experience housing insecurity, children who are displaced from their homes and communities are more likely to lose the life-sustaining benefits such as Snap, WIC, and Medicaid that allow them to access food and healthcare are more likely to experience school disruption which is detrimental to educational attainment, mental health, and sense of community and safety, and are more likely to experience exacerbations of chronic disease, hospitalization and adverse health outcomes. (Shi_13, Messineo_54)

The EIS should thoroughly assess potential climate impacts and environmental justice concerns, including worsened air quality from increased traffic and construction, as well as the exacerbation of the urban heat island effect due to expanded building surfaces and reduced green space. (Sanchez_134)

Response: The EIS will include a Socioeconomic Conditions analysis, as described in the DSOW and FSOW, that will evaluate the potential for the Proposed Project to result in indirect displacement of residents in the Kingsbridge neighborhood. The EIS will also include a Public Health analysis that will draw on other EIS analyses such as air quality, noise, hazardous materials, and construction. Additionally, the EIS will include an assessment of the potential effects on disadvantaged communities (DACs), similarly looking at other EIS analyses, and will determine if these areas will have a disproportionate pollution burden on DACs. If any impacts are identified, measures to mitigate the impacts would be considered in the Mitigation chapter of the EIS.

Comment 79: As the Bronx already suffers from some of the highest asthma rates in the city, mitigating air pollution must be a top priority. (Sanchez_134)

I'm calling on the city and the developers to uphold the goals and priorities published in the EDC vision document, and I strongly urge the Environmental Review to include a full analysis of the health impact, particularly regarding increased truck emissions and air pollutions, particularly with children and seniors who are the most vulnerable populations for respiratory illnesses like asthma. (Harrison_50, Countess_105)

Response: See response to comment 79. As described in the DSOW and FSOW, the EIS will include a Public Health analysis that will analyze the potential for the Proposed Project to result in any significant adverse impacts to Public Health. If any impacts are identified, measures to mitigate the impacts would be considered in the Mitigation chapter of the EIS.

NEIGHBORHOOD CHARACTER

Comment 80: The project must be scoped to accommodate the uses the community most needs. Taking into account the impacts on the surrounding neighborhood, most specifically small businesses and renters is something we've already heard about, because our community wants development without displacement. (Sanchez_3)

Response: The EIS will include a Socioeconomic Conditions analysis, as described in the DSOW and FSOW, that will consider whether the Proposed Project has the potential to result in indirect business displacement. The EIS will also include a Neighborhood Character analysis that will analyze summarize the Proposed Project's potential to affect the neighborhood character of the area.

Comment 81: Protect our people, our people first, as we welcome new residents and visitors. (Gibson_2)

Response: Comment noted.

ENVIRONMENTAL JUSTICE

Comment 82: It is critical that this project reflects our community's vision for environmental sustainability, climate justice, and protection of the environment for future generations. (Garrison_26)

The Kingsbridge Armory has the potential to be that space that benefits them for the -- and future generations, but only if it truly prioritizes community wellbeing and health and environmental justice. (Harrison_50)

Response: Comment noted. The applicant team aims to create a sustainable and environmentally responsible development with a goal of reducing greenhouse gas emissions and overall carbon footprint. The EIS will include an analysis of the effects of the Proposed Project on Disadvantaged Communities that will reflect new NYSDEC guidance on implementing the Environmental Justice Siting Law.

Comment 83: The project must shine a spotlight on minority-owned businesses like Michel Fashion and Zeby's Printing. The community should own it and profits should be reinvested by preventing red-lining again in 2025. (Balthazar_59)

Response: Comment noted.

MISCELLANEOUS

Comment 84: Given our current political climate, how will the development protect young people, street vendors, and immigrant residents from unnecessary law enforcement intervention? Will the project include safeguards to prevent the targeting of youth based on their race, ethnicity, and socioeconomic status, particularly in areas with high levels of surveillance? (Reyes_16)

The EIS must study and incorporate measures to protect young people and immigrants from unnecessary interactions with law enforcement. Too often when large-scale developments take place, there is an increased push to clean up neighborhoods to make them more attractive and for affluent communities. This often leads to over-policing of longstanding residents, workers, and students. Specifically, I ask that the city study the following: what strategies will be implemented to ensure the law enforcement practices do not disproportionately affect young people, particularly youth of color, local street vendors, both during construction and once project is operational. (Reyes_16)

Response: Comment noted. The *CEQR Technical Manual* provides standards and guidelines for assessing a proposed project's impact on the environment. The EIS will be prepared in accordance with the *CEQR Technical Manual* and will include and analyses such as Socioeconomic Conditions, Community Facilities and Services, and Neighborhood Character.

Comment 85: Plans should include a realistic vision for the procurement and distribution of input materials for community members that use facilities to fabricate outputs. Materials distributed on site could be procured at whole sale prices and sold with a reasonable mark up. (Stinson_114)

Response: Comment noted.

Comment 86: The average income of UNHP families is $23,384 while the minimum income requirement on HC 2.0 typically falls around $33,498. The income for seniors is much lower. The City has a duty to make the 500 residential units being built on the National Guard Sites units with the

right eligibility and accessibility for those that live in the area. Selection process must also be simplified, if documents are requested, families should be contacted via email and phone calls. Our tenants can't be left out, so resources to support applicants and paper applications should also be available for local residents. (Abrahamson_132)

Response: Comment noted. The Proposed Project intends to develop up to 500 new, permanently affordable housing through HPD's ELLA program. This is the deepest affordability option that exists under current HPD programs.

LETTERS OF SUPPORT FOR THE PROJECT

Comment 87: The project is on track to generate a lot of lucrative local jobs, hundreds of permanent affordable housing units, grounds and programming that is accessible to the community. It' s going to have a large performance venue, and will certainly catalyze growth in small business, not only for those potential tenants, but for those in the surrounding community. And the Congressman could not be more proud to work with his congressional colleagues to secure federal funding support for the initiative, but he also remains committed to seeing this through to the very end, and ensuring that the final product at the Armory is a reflection of the community' s needs and input, and he just could not be more grateful for everyone' s work and contributions to this effort thus far. (Espaillat_1)

I'm so grateful to be here to talk about our collective work, and recognizing the dedication of all of our stakeholders in bringing this ambitious vision to fruition to reimagine the Kingsbridge Armory. The proposed development for the historic Kingsbridge Armory is a once-in- a-lifetime transformative opportunity to really drive unprecedented economic growth and development in our local Kingsbridge community, but also supporting our entire borough with economic development and job growth that really will transcend across the borough as well as the city of New York. (Gibson_2)

I support the responsible and innovative use of city- and state-owned property that will really facilitate the proposed mixed-use development that will serve as engines of economic growth, of vitality and social equity, and sustainable urban growth. The zoning special permit and the text amendment, excuse me, that would be required to permit the development of an arena as part of the El Centro Kingsbridge proposal represents a significant opportunity to drive economic growth, enhance our community engagement, and establish our Armory as a dynamic cultural and entertainment hub. (Gibson_2)

Senator Rivera has been able to secure over a hundred million exclusively for the redevelopment of the Armory in the State budget. He has worked hard to secure this funding each year because he truly believes that the Armory is a beacon of hope for the Kingsbridge neighborhood, small businesses, local residents, and as well as the Bronx overall. (Rivera_4)

Response: Comments noted.

✷

Appendix C

DSOW Public Hearing Transcript

Comments Received on the Draft Scope of Work (DSOW)

NEW YORK CITY ECONOMOIC DEVELOPMENT CORPORATION

&

THE NEW YORK CITY DEPARTMENT OF

CITYWIDE ADMINSTRATIVE SERVICES

----------X

VIRTUAL PUBLIC SCOPING MEETING

RE: KINGSBRIDGE ARMORY PROJECT

----------X

February 11th, 2025

4:00 p.m.

B E F O R E:

ESTHER BRUNNER,

THE CHAIR, MOEC

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P R O C E E D I N G S

CHAIR BRUNNER: Good afternoon. My name is Esther Brunner and I will be -- I will be chairing today's scoping meeting. As lead agency, the Deputy Mayor's office is overseeing the preparation and completion of an Environmental Impact Statement, or EIS, for the Kingsbridge Armory proposal. Please note that this meeting is being recorded.

I would like to start with just a few notes before we begin. Only presenters are required to share their video on this call. For the best viewing experience, we are recommending that all participants enable the feature that allows you to show only the participants with a video. These first two screens provide instructions on how to do that.

This screen is for those who wish to view the meeting with American Sign Language interpretation.

This screen explains the options you have for providing comments on the draft scope of work.

If you signed up to speak before

the meeting, during the registration process, we have your name and you will be called during the testimony portion of this meeting. If you did not sign up to speak before the start of the meeting but would like to speak, please identify yourself using the raise hand function on Zoom. Instructions for this are being shown on your screen right now and will be shown periodically during the meeting.

If you are joining by phone only, you may dial *9 to indicate your desire to provide verbal testimony. Participants using the raise hand function or *9 will be added to the end of the speaker list. The option to sign up to speak will end at approximately 7:30 p.m. I will give you a minute to read the instructions before I move on. Again, these instructions will appear periodically during this meeting.

Today, we are here to receive your comments on the draft scope of work for the Environmental Impact Statement for the Kingsbridge Armory development proposal. The draft scope of work identifies all the subjects that will be analyzed in the upcoming EIS and explains how those

subjects will be studied. The draft scope is available on the CEQR Access website. The required notices advertising this meeting were published in The City Record and El Diario on January 10th, 2025, and in the New York Post on January 11th, 2025, and in the New York State Environmental Notice Bulletin on January 15th, 2025.

The purpose of today's scoping meeting is to allow for public participation in the preparation of the EIS at the earliest stage possible. Toward that end, the lead agency will have an opportunity to receive comments on the draft scope from elected officials, government agencies, community board representatives, and members of the public.

We also welcome written comments on the draft scope of work. Written comments can be submitted through Friday, February 28th, 2025, to the following email address, ebrunner@cityhall.nyc.gov.

At the end of the written comment period, the lead agency will review all comments, those we hear today, as well as written comments we've received. Comments received will be

considered and incorporated and responded to as appropriate in the final scope of work. It is the final scope of work that will serve as the basis for preparing the draft EIS. Please note that there will be a public hearing for this project after the draft EIS is issued.

Today's scoping meeting marks the beginning of the public environmental review process for the Kingsbridge Armory development proposal. No decisions will be made today regarding the draft scope of work. The purpose of the meeting is to allow the public to provide their comments about the draft scope of work, and to allow the lead agency to listen to those comments. It's important for all voices to be heard today.

I'd like to focus on the structure of today's meeting, which is going to be divided into three parts.

During the first part, the applicant team will give a brief overview describing the proposal, the proposed actions, and the draft scope of work.

During the second part of the meeting, we will be receiving comments on the draft

scope, from elected officials, government agencies, and community board representatives.

During the third and final part of the meeting, the lead agency will receive comments from the general public. The meeting will end only when everyone who has signed up to provide testimony has had a chance to be heard.

On to a few logistics for today's scoping meeting. The protocol is intended to ensure that everyone has a chance to speak and all voices can be heard. If you wish to speak and plan to access the meeting online using a computer, or tablet, or smartphone, please remember to register online at https://bit.ly/kingsbridge-scoping. A link to join us and provide your testimony will be emailed to you after you have completed the registration process, we will then add you to our speaker's list.

When it is your turn to speak, your name will be called, and you will be allowed to un-mute your microphone. Please note that promoting speakers can take some time, so we ask that everyone is patient. Once your name has been called and you have unmuted your microphone, you

will be asked to convey your remarks.

To allow us to hear from everyone who wishes to speak, we ask you to please limit your remarks to three minutes. At the three-minute mark, your time will expire. At that time, you will be asked to conclude your remarks. There are a few exceptions to the three-minute time limit. Elected officials, for example, are given courtesy of jumping to the front of the queue and are not limited to three minutes. If you choose to turn on your camera, we will be able to see you.

An additional note of instructions for those of you joining us by phone today. If joining by phone, dial +1 646 558 8656, and enter the meeting ID number, which is 82550637752. If you wish to provide testimony via telephone, please select *9 to raise your hand. Please listen for me to call out the last three digits of your phone number. At that point, you will be given the temporary ability to share your testimony.

You must press *9 to unmute your telephone, and we will be able to hear you speak. When your testimony is complete or your three minutes have expired, whichever comes first, you

must press *6 again to mute yourself. We would like to encourage dial-in participants who wish to provide testimony to register via phone using the dial-in participant hotline.

Please note that muting and unmuting registered speakers may take a moment. We ask for your patience with this process.

Before we begin the testimony portion of this meeting to hear your comments, we will hear from David Suckewer from New York City EDC; Maya Hatcher from MADDD Equities, and; Jaclyn Scarinci from Akerman, representing the applicants for the proposed project, followed by Charlie Fields of AKRF, the consultant supporting the lead agency in the preparation of the project's environmental impact statement.

I would now like to introduce Daniel Suckewer, from New York City, EDC, who will provide a brief description of the proposed project. If you are joining us on your computer or via the Zoom app, you will see the presentation on your screen as he speaks.

MR. SUCKEWER: Thank you for the introduction, Esther. Hello, my name is Daniel

Suckewer and I'm a Vice President at New York City's Economic Development Corporation. As EDCs representative at today's meeting, I will cover this selection process for the Kingsbridge Armory redevelopment.

We begin with the Armory. Constructed over a hundred years ago, the Armory is an historic landmark building situated in the heart of Kingsbridge Heights. It served as the base for the New York National Guard's eighth Regiment from its opening in 1917 up through the 1950s. The Armory was officially designated a New York City landmark in 1974 and was added to the New York State and national registers of historic places in 1982. In 1996, the Armory was transferred to the city of New York. While the National Guard vacated the Armory building, it still currently uses two buildings, both constructed in the 1950s just north of the Armory.

Since assuming control of the Armory almost 30 years ago, the city has made two other attempts; in 2008, and then in 2013 to redevelop the property, both of which were unsuccessful. In October 2022, EDC launched the

Together for Kingsbridge community vision process in close coordination with elected officials and community leaders. Over the course of nine months, input was gathered from a series of public workshops, town halls, small group discussions, school presentations, weekly office hours, tours, and online information sessions.

The vision plan's release was accompanied by the announcement of $200 million in public funding, split evenly between the city and State towards the renovation of the Armory. An additional $15 million in public funds have since been committed to the project. $12 million from Council Member Sanchez, $2 million from Borough President Gibson, and a $1 million federal grant secured by Congress Member Espaillat.

The vision plan focused on seven guiding principles detailed in this slide: Prioritization of youth; creating jobs and building wealth for existing workers and communities; serve as a welcome space for older adults; regrow a regenerative local economy; put Bronx on the map; foster intergenerational relationships, and; maximize community ownership. The vision plan

identified both priority and complimentary uses for the Armory.

Potential industries that can meet the priority uses included: film and TV production; sustainable manufacturing; emerging technologies; and urban agriculture.

For complimentary uses, potential program elements included: retail, food and beverage; space for community gathering and organization; Bronx Arts and culture space; recreation and health uses, and; sustainable food systems.

Shortly after the release of the vision plan, EDC issued an RFP soliciting proposals for a financially feasible mixed-use development that would activate the armory, enhance the neighborhood, serve a diverse group of people and users, and deliver a minimum of 25,000 square feet of discounted space for community-based organizations. Following an in-depth review of proposals in January 2025, EDC announced this election of 8th Regimen Partners LLC, a developer team led by MADDD Equities.

And now I'll hand the presentation

over to Maya Hatcher from Maya -- from MADDD Equities to introduce herself.

MS. HATCHER: Thank you, Daniel, for the introduction. Good evening, everyone. My name is Maya Hatcher of MADDD Equities, the Development Principal of 8th Regiment Partners LLC. We are honored to have been selected to bring a long-awaited vision for the KingsBridge Armory to life, with the plan that delivers on what the community deserves while maintaining long-term financial stability.

We, together with EDC, are committed to a development program and timeline that achieves the goal of the Together for Kingsbridge vision plan.

Revitalizing Kingsbridge Armory is a challenge that we're uniquely suited to handle, given our proven track record in affordable housing, adaptive reuse, historic preservation, commercial development, and our extensive work throughout the Bronx.

MADDD Equities is a full-service MBE real estate development firm, with expertise in development, construction, and asset management.

MADDD Equities has developed and constructed over 5 million square feet of housing, including approximately 2 million square feet of commercial with extensive work in the Bronx. And have developed over and managed 4,000 units of affordable housing, and 1 million square feet of commercial space with a total investment near 1 billion.

We -- you may be a little familiar with a few of our projects. 2530 Grand Concourse, 375 West 207th Street, and 3170 West -- sorry, Webster Avenue. I would now like to introduce Jaclyn Scarinci, partner with Akerman LLP, to provide an overview of the development proposal and discretionary actions we are sorting.

MS. SCARINCI: Thanks, Maya. My name is Jacqueline Scarinci of Akerman, (unintelligible) Counsel to 8th Regiment Partners LLC. The Kingsbridge Armory is located in the Kingsbridge Heights neighborhood of Bronx Community District 7. The site is comprised of two tax lots: lots 2, and 10, on tax block 3, 2, 4, 7. The site has a lot area of approximately 245,600 square feet, and is bounded by Jerome Avenue to the east,

West Kingsbridge Road to the south, Reservoir Avenue to the west, and West 195th Street to the north.

The site is located immediately adjacent to the Kingsbridge Road 4 subway on Jerome Avenue. The site is improved with three buildings, including the approximately 588,765-row square foot armory building, as well as two buildings with a total of approximately 26,000 square feet utilized by the New York National Guard.

The proposed development will transform this underutilized site into a new mixed-use community development with new affordable housing, retail, and community facility opportunities while creating a new pedestrian experience with publicly accessible open space.

As currently contemplated, the program is expected to feature up to 500 units of new permanently affordable housing and approximately 13,000-person live event venue and up to 550 parking spaces, commercial spaces for economic development and jobs, community and recreational spaces, an educational facility focused on workforce development, cultural space

with a focus on Bronx -- on the Bronx community, approximately 48,000 square feet of public open space, tech sector manufacturing space, youth sports fields and academies.

The proposed development will involve the adaptive reuse of the existing Armory structure, as well as the redevelopment of the National Guard site with a new mixed-use building. The interior of the Armory will be retrofitted to accommodate the proposed live event space, community and recreational spaces, educational facility, cultural space, manufacturing space, and parking.

It is anticipated that the National Guard will be relocated offsite. Their two buildings will be demolished, and a new residential building will be constructed with commercial space on the ground floor, and affordable housing units will be constructed on the floors above. Publicly accessible open space would be located to the south and along the periphery of the site.

This is an illustrative rendering showing the activation of the site in the future,

with the proposed development. This visual provides a better sense of the relationship between the surrounding neighborhood, the existing armory building, and the proposed residential building. The proposed public open space is visible in the foreground along West Kingsbridge Road.

As shown here, the proposal includes a number of discretionary land use actions, including the disposition of city-owned property, which is the Armory site and the National Guard site, to a private developer pursuant to New York City Charter Section 197-c, and separate mayoral and borough board approval pursuant to City Charter Section 384(b)(4).

Acquisition of property from New York State may be required for the redevelopment of the National Guard site. A zoning map amendment to rezone the project block to accommodate a wider range of uses, including light industrial use. A zoning special permit may be required to allow an arena capacity of greater than 2,500 persons. An additional special permit may be required to allow parking in excess of what is currently permitted.

Zoning tax amendments may be

required to increase permitted arena capacity or to modify other requirements.

A zoning text amendment may be required to modify minimum distance between buildings on the same zoning lot, and maximum base height restrictions.

If a transit easement volume is required by the MTA, a zoning certification pursuant to Section 66-21 will also be required.

I will now introduce Charlie Fields with AKRF to provide an overview of the environmental review framework and scope.

MR. FIELDS: Thank you, Jaclyn. Good afternoon, everyone. My name is Charlie Fields, and I'm with AKRF, the Environmental Consultant working with EDC and the mayor's office on the project.

As noted by Esther, the draft scope of work has been issued and today we're here to listen to your comments on the draft scope.

Now, I'm going to provide a brief overview of the approach to the environmental review, the analysis framework in the technical areas in the draft scope. So let's talk about the

analysis framework.

The Environmental Assessment Statement, or EAS, that was prepared and released by the mayor's office determined that the proposed project has the potential to result in effects, such that an environmental impact statement is required. In an EIS, the effects of a proposed project are compared to a no-action condition, which is what would happen if the proposed project did not occur. So for this project, in the no-action condition, the development site is anticipated to continue as it is today with no change to the buildings or uses.

The project is expected to be completed and operational in 2032, so the EIS will forecast conditions for that future year.

The EIS will consider a mixed-use development on both the site of the Armory and the National Guard site to the north. The table on this slide shows the With Action Development program that will be studied in the EIS, and that will form the basis for the environmental analysis.

As noted in the draft scope, the EIS will assume redevelopment on the Armory site,

with film and studio space, cultural and museum uses, community facility, fitness and recreation, restaurant and retail uses, light industrial space, and an entertainment venue with a capacity of 13,000. There will also be space for parking, loading, and back-of-house operations. The National Guard site will be developed with approximately 500 units of affordable housing.

As shown in this next slide, we expect that most or all of the technical areas from the CEQR Technical Manual will need to be examined in the EIS. For each of the environmental areas, the draft EIS will consider future conditions without, and with the proposed actions for the analysis year of 2032. The DEIS will also account for other approved or plan development projects that are likely to be completed by the build here.

We'll also look at mitigation, where significant adverse impacts are identified, and consider alternatives to the project.

So what I'm going to present now is a short overview of some of the key areas for analysis.

The land use analysis will

identify existing uses and development trends in a quarter-mile study area, discuss the land use and zoning changes that would take place as a result of the proposed actions, and evaluate the project's consistency and compatibility with land use, zoning, and public policy. This chapter will also identify other background projects that will be included in the other EIS analyses.

In terms of community facilities, the redevelopment of the National Guard site will include up to 500 new units of affordable housing. And therefore, an analysis of public and intermediate schools and early childhood programs will be undertaken following the guidance of the CEQR technical manual.

In addition, the EIS will qualitatively discuss potential inclusion of new community facility space on the Armory site. The draft EIS will examine potential impacts on open space in a half-mile study area, and account for the worker population in a smaller quarter-mile study area. Based on the number of people that would be added to the open space user population, this analysis will quantitatively and qualitatively

assess how the proposed actions would affect open space conditions.

The Armory is a designated historic resource. It's a New York City landmark, and is also listed on the New York State and National Registers of Historic Places. So our historic resources analysis will look at the changes proposed for the Armory and will consider the effects of the new construction planned for the National Guard site.

The urban design and visual resources analysis will account for changes in pedestrian-level views from the surrounding area. So the EIS will need to include renderings and diagrams to show what the proposed project would look like.

For hazardous materials, the project site includes older buildings, and has been used for many years as military facility. To ensure that there are no potential impacts to workers or the community, hazardous material studies, including a Phase I environmental site assessment will be prepared and work performed to date will be summarized in the EIS.

If potential issues are identified, the EIS will identify any additional work required to avoid adverse impacts.

The transportation chapter will analyze the project's potential effects on local traffic, arcing and pedestrian conditions, as well as public transit services. The analysis framework will be developed with the agencies to determine study area intersections, area sidewalks, corners, and crosswalks, and transit elements for analysis. We will also look at vehicular and pedestrian safety, as well as parking conditions.

The draft EIS will also include an analysis of potential construction-related impacts. It will include a conceptual schedule, and a description of construction activities. This chapter will assess environmental concerns related to construction such as vehicular and pedestrian conditions, air quality, hazardous materials, and noise. Measures to minimize or avoid potential construction impacts will also be identified.

Finally, as documented in the draft scope of work, there are a number of other technical areas that will be covered in the draft

DIS, including; socioeconomic conditions, shadows, air quality, and greenhouse gases, noise, infrastructure, sanitation and energy, neighborhood character, and if necessary, public health. Thank you very much for coming this afternoon. We look forward to hearing your comments on the draft scope of work. I will now turn it back to Esther.

CHAIR BRUNNER: Thank you so much, Charlie, for explaining all this.

Again, written comments on the draft scope of work will be accepted by the lead agency through Friday, February 28th, 2025, at 5:00 p.m. Comments can be emailed to ebrunner@cityhall.nyc.gov. Comments can be mailed to the Mayor's Office of Environmental Coordination, attention; Esther Brunner, at 100 Gold Street, 2nd Floor at New York, New York 10038.

As I mentioned at the beginning of the meeting, if you signed up to speak before the meeting, during the registration process, we have your name and you will be called in the order you registered.

If you did not sign up to speak before the start of the meeting but would like to

speak, please identify yourself using raise hand on Zoom. Instructions for this are being shown on your screen right now, and will be shown periodically during the meeting. If you are joining by phone only, you may dial *9 to indicate your desire to provide testimony. Participants using the raise hand function or *9 will be added to the end of the speaker list. The option to sign up to speak will end at approximately 7:30 p.m.

Each speaker will be allowed three minutes to assure that everyone gets a chance to provide their thoughts here today. Elected officials, community board, district managers or chairs, or representatives of government agencies will be provided the courtesy of speaking first. I'll begin by calling the name of these priority speakers.

First, we have Joe Newman, who is speaking on behalf of Congressman Espaillat. Joe, are you here?

MR. NEWMAN: Hi. I am here, and thank you for having me --

CHAIR BRUNNER: Great.

MR. NEWMAN: -- and appreciate the

patience while with the tech. But as you noted, the congressman sends his regrets for not being able to join personally. He asked that I joined the meeting and pass along his strong support for the Kingsbridge Armory project and his appreciation for the public and private sector contributors at EDC, MADDD Equities, Community Board 7, and countless others.

As the team here has detailed thoroughly on this call, the project is on track to generate a lot of lucrative local jobs, hundreds of permanent affordable housing units, grounds and programming that is accessible to the community. It's going to have, I think a large performance venue, and will certainly catalyze growth in small business, not only for those potential tenants, but for those in the -- in the surrounding community.

And he could not be more proud to work with his congressional colleagues to secure federal funding support for the initiative, but he also remains committed to seeing this through to the very end, and ensuring that the final product at the Armory is a reflection of the community's needs, input, and he just could not be more

grateful for everyone's work and contributions to this effort thus far. With that, I yield back.

CHAIR BRUNNER: Thank you so much, Joe, for your testimony on behalf of the congressman. Thank you. Then moving on to the Bronx Borough President Vanessa Gibson. Ms. Gibson, are you present? Let's give it a second.

MS. GIBSON: I'm here.

CHAIR BRUNNER: Okay. Hi, good afternoon, Ms. Gibson. Are you ready to speak?

MS. GIBSON: Can you give me one moment and I'll be ready. Thank you.

CHAIR BRUNNER: Yeah, no problem.

MS. GIBSON: I am ready. Good afternoon.

CHAIR BRUNNER: Good afternoon.

MS. GIBSON: Thank you so much. Thank you for your time. I really appreciate it. I first want to begin by saying good evening, everyone, and thank you for the opportunity. I want to especially recognize the Economic Development Corporation, as well as the Mayor's Office of Contracts, DCAS, the Northwest Bronx Community and Clergy Coalition. One of our

co-chairs, Council Member Pierina Sanchez, Co-chair Sandra Lobo, and the entire Together for Kingsbridge Coalition, and really everyone that's a part of the working group and all of our advocates that have been a part of this incredibly long journey for quite some time, I thank you so much for the opportunity tonight.

I am Bronx Borough President Vanessa L. Gibson, and I'm so grateful to be here to talk about our collective work, and recognizing the dedication of all of our stakeholders in bringing this ambitious vision to fruition to reimagine the Kingsbridge Armory.

The proposed development for the historic Kingsbridge Armory is a once-in-a-lifetime transformative opportunity to really drive unprecedented economic growth and development in our local Kingsbridge community, but also supporting our entire borough with economic development and job growth that really will transcend across the borough as well as the city of New York.

Since the 1980s, the Kingsbridge Armory has been largely vacant with multiple

temporary uses and not a permanent use, and this proposal for us today, El Centro Kingsbridge, marks a significant step towards converting our Armory into a mixture of productivity, of economic development, of community spaces, of education, of recreation, and real opportunities to transform this space into an economic engine for our neighborhood and for the entire borough of the Bronx. I am very, very excited about this opportunity. And we know that the guiding principles that were in the 2023 vision plan truly reflect our vision, our blueprint, our goals, and the principles that we identified collectively as a community.

The Kingsbridge working Group, shaping our ideas, thousands of ideas, bringing them together during extensive community engagement. During that process, there was nine months of activity of remote calls in person meetings. 4,000 community residents and members got together more than 75 of our industry stakeholders that really put this vision together. And I want to applaud each and every one of you for realizing that we are all a part of the solution to

really drive the transformative change that our community and our borough absolutely deserves.

Redeveloping the Armory will help to transform our neighborhood, it will invest in economic growth in revitalizing our community, and create much-needed affordable permanent housing, establishing new opportunities for education and emerging markets like tech right here in our borough. The disposition of city-owned property, the zoning map amendment at the heart of the proposed El Centro Kingsbridge project is a mixed-use development containing commercial community's facility and light manufacturing industrial uses.

The proposed zoning map amendment and the disposition of city-owned land will permit opportunities for local businesses to thrive, accommodate more diverse uses that will put the Kingsbridge neighborhood on the map as a retail and commercial destination for all to visit.

Additionally, the acquisition of the National Guard site from the New York state and potential funding from the city HPD and many others would allow for the redevelopment of the site with

500 new permanently affordable residential units.

New and existing residents alike who call Kingsbridge their home, will be able to enjoy and experience and benefit from all of the amenities that are proposed, as well as recreational uses in the El Centro Kingsbridge project.

Maximizing community ownership, which we talk extensively about, of the armory will provide equitable development of the site, ensuring that this investment in our Kingsbridge community will benefit a diverse range of residents, rather than contributing to displacement.

I support the responsible and innovative use of city and state-owned property that will really facilitate the proposed mixed-use development that will serve as engines of economic growth, of vitality and social equity, and sustainable urban growth. The zoning special permit and the text amendment, excuse me, that would be required to permit the development of an arena as part of the El Centro Kingsbridge proposal represents a significant opportunity to drive economic growth, enhance our community engagement,

and establish our armory as a dynamic cultural and entertainment hub.

With the appropriate zoning modifications, the Armory will be transformed into a landmark historic destination that will provide lasting value to our community. A well-planned arena can serve as a catalyst for local business development, supporting our street vendors, our local entrepreneurs, our MWBEs, job creation, increased tourism, which we support across the borough, generating substantial economic benefits for the Kingsbridge community and the city of New York.

This arena will be multipurpose. The facility would host concerts, conventions, large-scale events, medium-scale events, community events, providing all year-round activation that would support our surrounding businesses. The proposed facility would also meet accessibility requirements, which is a priority for us for access, making the Armory a more inclusive public space.

As the Kingsbridge Armory is a New York City landmark, and the proposed redevelopment

of the building will receive city, state, and federal funding, it's crucial that the proposed development meet all required approvals from the New York Landmarks Preservation Commission, the New York State Office of Parks, Recreation and Historic Preservation, the National Park Service, and the New York State Historic Preservation, in order to protect the architecture, the cultural and historical significance of this valued landmark site, ensuring that the irreplaceable treasure known as the Armory remains a vital part of our borough for generations to come.

While I am in support of ensuring the Armory is preserved, I also recognize that the thoughtful and appropriate modernization of the Kingsbridge Armory to El Centro Kingsbridge is important to foster this change. The balance of this preservation and adaptive reuse is important to ensure that the Armory really is a destination that respects the past, respects our history, the culture, while also meeting contemporary needs, fostering a built environment that truly reflects both history as well as progress.

In addition to the land marking

statement, there are a couple of areas of the proposed scope that I will briefly address that may present the most impactful potential change. The hazardous materials, prevent previous environmental site assessments, identify petroleum storage, the vehicle maintenance, and the firing ranges as uses that were previously on the site and that may need remediation.

Further assessments and testing at the project site may require a remedial action plan and an associated health and safety plan for the construction work at the site. Any remediation action must minimize exposure to the community at all costs, and we are taking feedback from local stakeholders, environmentalists, and many of our advocates into consideration.

The addition of the new retail recreational spaces and arena and new housing will greatly increase the level of both vehicular and pedestrian traffic in and around the project site. We know that that is absolutely a reality. So extra attention should be given to the potential impact on public transportation, especially during future standalone events that would take place in

our proposed arena space, while these events are typical, they would certainly create the greatest peak impact.

In conclusion, I do recommend that New York City EDC and DCAS, and MOCS, and all of our relevant city agencies, I thank you so much for your commitment and hearing the community and the residents, and the stakeholders, and businesses, and merchants, and elected officials, and everyone that's been a part of this process for this duration. You all know the Kingsbridge Armory is super important to us. We've already allocated $2 million to the Armory, and we look forward to working with all of our colleagues, Council Member Pierina Sanchez, as well as the New York City Council Speaker Adrienne Adams, our Congress Member Adriano Espaillat, our senator, our assembly member. We are all united in this effort because we truly see the promise and the potential that the Armory does present, not just for this generation, but for future generations to come.

And so, as I highlighted in my 2022 strategic policy plan, our policy statement, we talked about the Armory, we talked about the

meaningful impact that this will have, we talked about growing our borough, we talked about economic growth, job growth, boosting tourism. We know that we expect more visitors, but we do all of that with the community in mind, with the character of our neighborhood in mind.

We do it to make sure we protect our people, our people first, as we welcome new residents, and we also protect the fabric of the work that we've done all these years. So I feel like this is such an important moment for us. There is such an excitement around the Armory, no matter where I go, even residents that don't live in Kingsbridge are asking what is happening at the Armory.

They've heard so many stories, they see the articles, and they're not yet sure, but I assure you that as we talk more about this, people will know exactly what we are intending to do to reimagine the Kingsbridge Armory.

So this extensive public engagement behind this vision plan truly underscores the urgency and the priority of seizing this moment, of this opportunity, of this

transformation of our armory. And now is truly the time for us in the Bronx and the city and the state of New York to really come together and recognize this important project.

I do want to recognize Governor Kathy Hochul and the State for $100 million commitment, as well as Mayor Eric Adams and the City of New York, and their $100 million commitment. Thank you for recognizing that it is time for the Bronx, our borough, to lead in something good and transformative that can really have an impact for generations to come.

I thank you so much for your time tonight, and I look forward to working with each and every one of you on this incredible journey to reimagine our Kingsbridge Armory. Thank you so much.

CHAIR BRUNNER: Thank you so much, Borough President Gibson, for your testimony. Very much appreciated.

Moving on to the next priority speaker who was already mentioned, and it is Pierina Sanchez, Council Member New York City Council. Pierina, Council member -- Council Member

Sanchez, are you present?

MS. SANCHEZ: Yes, I'm here.

CHAIR BRUNNER: Hi. Good afternoon.

MS. SANCHEZ: Can you hear me?

CHAIR BRUNNER: Yes, we hear you. We see you. Thank you.

MS. SANCHEZ: Great. thank you. Thank you so much, Esther. It's great to see you. Hi, everyone. I'm Council Member Pierina Sanchez, and I'm technically on maternity leave. You will see my little baby; I apologize in advance if she starts crying. But I wanted to take this opportunity to thank everyone for attending this evening, there are over 115 people in the Zoom room, and that makes -- that makes me very proud and it fills my heart. So thank you for joining.

This is the first time that the public has -- the first opportunity the public has to provide formal input since the RFP selection was made by EDC, but certainly, it will not be the last. It is a very important opportunity. I want to start off, similarly, to Borough President Gibson, just acknowledging and thanking all of the

individuals and office holders who made getting here to this point possible on such a fast timeline.

$215 million invested through the city, through the mayor and EDC, through our state partners, through Governor Kathy Hochul, the Speaker of the City Council Adrienne Adams, Borough President Gibson, and Congressman Adriana Espaillat.

I also want to thank all of the participants of the community working group who work so diligently to ensure that we were able to reach 4,000 community members through all of the different means that we reached out. And so, in addition to those mentioned, Senator Jackson, New York State Senator Rivera, Gustavo Rivera, Assembly Member George Alvarez, and Assembly Member Yudelka Tapia, and Jeffrey Dinowitz.

I also want to thank Community Board 7, the Bronx Cooperative Development Initiative, Bronx Economic Development Corporation, the Burnside Tremont Jerome Merchant Association, the parents from Community Education Council in District 10 -- School District 10, Dominicanos USA,

Kingsbridge Heights Community Center at Kingsbridge Road Merchants Association, Lehman College, Labor Union 79, Local 79, Mekong NYC, Monroe College, Morris Heights Community -- excuse me, Morris Heights Health Center, the Central Labor Council, our Lady of Angels Parish, the Street Vendor Project, the Gardner Foundation, and United Neighborhood Housing Program. Thank you all so much for everything that you've done to get us to this point.

I also want to thank all of the applicants, and congratulate the 8th Regiment Partners led by MADDD Equities for reaching the stage. And of course, I would be remise to not thank the EDC staff who has been so diligent in your leadership, President Kimball, for all your work and advocacy. And especially want to thank all of those that will be involved in the next stages, so the Mayor's Office of Environmental Coordination, and all of the technical agencies that we'll be reviewing the comments received today, and reviewing the scope of work, .

Built in 1917, and used over the years as a military hub, a concert space, food

distribution hub during COVID-19, a film studio, the Kingsbridge Armory is said to be one of the largest in the world. Certainly, in my opinion, as someone who grew up in the shadows of the Kingsbridge Armory, it is one of the most beautiful.

The Kingsbridge Armory represents the vast potential of our community. As you heard, we have engaged through a nine-month community engagement process in 2023, thousands of residents of the Bronx in concentration here in the Kingsbridge neighborhood. And this year, EDC reviewed many, many responses to its RAP, and selected 8th Regiment Partners.

Today and until February 28th at 5:00 p.m., I want to implore the community to sit down, write down your perspectives on this scope of work. It is critical that we are heard during this stage, because later, it will be too late. If items are determined to be out of scope, we won't be able to consider them as we move forward in the ULURP process.

I want to reaffirm that I remain committed to fighting to ensure our community

priorities are front and center via the continued community engagement, with community -- the community working group and the community at large. We've already convened as a working group to have a first discussion on the selected partnership, and we want to continue those conversations as discussions move forward.

We've heard from the community that the project must prioritize young people, welcome older adults, foster intergenerational relationships, great jobs and wealth for existing workers and communities, grow a regenerative local economy, put the Bronx on the map, as you've heard, and maximize community ownership. We want to continue hearing from you, because right now, this -- the program for the Armory is not baked. It is not fully cooked. And so as conversations go on, we want to continue to hear the community's feedback on where the team is landing.

The project final scope of work, must be scoped to accommodate the uses the community most needs. Taking into account the impacts on the surrounding neighborhood, most specifically small businesses and renters is

something we've already heard about, because our community wants development without displacement.

This project can have transformational economic development impact on the Bronx, and it will have ripple effects. So we want to make sure that it is built to the highest standards. We want to make sure that the project is built to the highest environmental standards, and that it is going to be producing the maximum number of good-paying union jobs and hiring locally in our community.

I, for one, have heard the feedback that we want to study higher density on the housing site, the National Guard site, given the great need for affordable housing in the area.

Thank you all for your time. Thank you for attending. And as I mentioned, it's very important for the community to submit in writing your perspectives on the draft scope of work by Friday, February 28th, at 5:00 p.m. And be assured that although this is the first time that we're reconvening to talk about the Armory since our extensive community engagement in 2023, it will not be the last.

This action will be going through the Uniform Land Use Review procedure, the community board will weigh in the borough president, and I as a council member, and the council as a body will vote on the final proposal.

So please, make sure that we are continuing to hear from you, and thank you so much for your time. Thanks, everyone.

CHAIR BRUNNER: Thank you so much, Council Member Sanchez, for your testimony. Very much appreciated. The next priority speaker is Sari Mendoza, who will be speaking on behalf of Senator Rivera. Sari, are you present?

MS. MENDOZA: Hi, yes.

CHAIR BRUNNER: There she is. Great.

MS. MENDOZA: Thank you. Good afternoon, everyone. Senator Rivera wanted to be here with you all today, but he's currently in Albany in the middle of the '25-26 legislative session. However, he did not want to miss the opportunity to speak about the importance of this project to our community and asked me to share the following message on his behalf.

Senator Rivera's district included the Kingsbridge Armory until the start of January 2023, when the new district lines took effect and the Kingsbridge Armory was drawn outside of his current senatorial district. However, he represents tens of thousands of Bronx sites who deserve to benefit from this redevelopment.

Although Senator Rivera no longer lives a block away from this historic site, something he would emphasize in the past redevelopment project, his constituents and his own team members like myself, continue to live close to this -- to the Armory.

Since 2017, Senator Rivera has been able to secure over a hundred million exclusively for the redevelopment of the Armory in the State budget. He has worked hard to secure this funding each year because he truly believes that the Armory is a beacon of hope for the Kingsbridge neighborhood, small businesses, local residents, and as well as the Bronx overall.

We cannot afford to repeat past mistakes where the selected developer prioritized profit while undermining and displacing our

community. As we start to navigate the ULURP process, it is our hope that our community stakeholders can hold good-faith conversations with the newly selected developer, 8th Regiment Partners LLC.

We expect these developers to communicate with us as neighbors and integrate the vision that our neighbors shared during the visioning process, which was shared earlier, such as including the Bronx Community Land Trust CLT. This way we'll ensure that the voices of our community remain at the forefront of the decision-making process.

Further, Senator Rivera has been very clear that the aspirations, needs, and concerns of our community must be addressed and protected through a legally binding Community Benefits Agreement, CBA. Our expectation is that this developer will readily commit to an even better CBA than the nationally renowned agreement that our community won during the last process.

Thank you to each one of you for being here today. Senator Rivera, will continue to work with the community -- with the support of the

community to make sure that this project finally fills its potential and prioritizes our neighborhoods and our borough. Thank you.

CHAIR BRUNNER: Thank you very much, Sari, for your testimony on behalf of the Senator. Thank you.

Moving on to our currently last priority speaker. This is Kimberly Kendall from Lehman College, CUNY. Kimberly, are you present and ready to speak?

MS. KENDALL: Yes, I am. Thank you so much.

CHAIR BRUNNER: Great.

MS. KENDALL: Excellent. So my name is Kimberly Kendall, I am a proud resident of Kingsbridge Heights, and also the Interim Dean of the School of continuing professional studies at Lehman College, CUNY.

Lehman College is the only public senior college in The Bronx, and we're located just two blocks away from the Kingsbridge Armory site. I'm here today to advocate for the incorporation of the -- in the project scope, a strong workforce development and good union jobs. Including

specifically, a clear pathway for Bronx residents to access good paying jobs created by the redevelopment, partnership with all three Bronx CUNY universities on direct workforce development, and most importantly, a long-term commitment to provide opportunities for local CUNY students to gain work experience through paid internships and jobs in the redevelopment.

Every day I work with amazing, talented Bronx residents who are seeking career opportunities through education. These residents often have to leave the Bronx upon graduation to achieve economic mobility. With the redevelopment of the Kingsbridge Armory, we create an opportunity for Bronx talent to stay in the Bronx, whether it's a postdoctoral lab scientist, testing soil for environmental remediation, or accounting manager keeping the project on budget, or even direct construction jobs through our partnership with Bronx Community College.

Indeed, for all of these roles, it is essential to the -- all these roles are essential to the revitalization of Kingsbridge Armory. Lehman has trained or is capable of

training local talent. It's not only fair, but it's proper and socially equitable that -- and economically sound that the transformation of the Bronx icon, like the Armory encompass economic opportunity for Bronx sites at every stage of the project.

I urge the environmental assessment community to include Lehman College and all three CUNY campuses and CUNY students as partners in redevelopment. We stand ready to fill the good jobs mandated by the project scope. Thank you so much.

CHAIR BRUNNER: Thank you very much, Kimberly, for your testimony. Very much appreciated. So with that we will be moving to comments from the general public, and somebody has already asked in the chat.

This is now the time when we will display the next 10 speakers. So if you're one of them, you can get ready to speak. So you will see this list of the next 10 speakers periodically on your screen so that you can prepare for your turn. When your name or the last three digits of your phone number is called, you will be asked to unmute

yourself and we will make sure you are ready before starting the time clock. You can scroll or swipe to see the time clock on your screen to remind you of the length of time left for your testimony.

Additionally, a chat message will appear when you have 15 seconds remaining. When three minutes have passed, you will be muted and invited to send any remaining comments to MOEC's mailing or email address.

When you testify, please state your name and affiliation, if you have one for the record. As a reminder, this is a scoping meeting for the Kingsbridge Armory Development Project. We encourage all speakers to focus their comments to the draft scope of work for this project. We also ask that speakers exercise civil conduct during their testimony. Speakers using inappropriate language will be muted. Please also be reminded that this is not a Q and A session.

The first 10 speakers will be Juan Nunez, Adiana Rivera, Leo Ramirez-V, Stephina Fisher, Juliana Leite, Marc Shi, Elisabeth Ortega-Bailey, Stephanie Caban, Paul Lipson, and Natalia Foreman. I'm starting to ask Juan Nunez to

please get ready to speak. Are you present, Juan? Let's give it a moment, I know Juan is ready to speak. Juan, please let me know if you are present and ready to speak now.

MR. NUNEZ: Yes, I am present.

CHAIR BRUNNER: Hello.

MR. NUNEZ: And I am ready to speak right now.

CHAIR BRUNNER: Great. So you may start.

MR. NUNEZ: Hello, my name is Juan Nunez, I am part of the Northwest Bronx Community and Clergy Coalition. I have been a part of the Kingsbridge community now for more than 20 years and the Northwest Bronx have been working towards a community-driven development at the Kingsbridge Armory for over 30 years.

Over the past two years, I've been working closely with the Kingsbridge Road Merchant Association to support our small businesses who are struggling to obtain long-term leases and keeping up with the rising cost of rent. I've also been trying to support our street vendors who are dealing with constant harassment and enforcement

from sanitation police, and now ice agents.

Small businesses are the backbone of our local economy, and the Kingsbridge Armory project must protect and uplift them. That's why I urge the city to study and incorporate the following: the developments impact on local small businesses, particularly those at risk of displacement; opportunities for small businesses, especially minority and women-owned businesses, to secure contracts during construction and operation; inclusion of affordable commercial spaces within the Armory that are complimentary and not in competition with the local commercial corridor, to ensure local entrepreneurs like our local street vendors have access to resources and opportunities to thrive.

This project must prioritize local businesses, including street vendors and entrepreneurs, ensuring that the Bronx economy grows from within. Thank you for the opportunity to speak today.

The Kingsbridge Armory re-development represents a once-in-a-generation opportunity to uplift the Bronx, and it is

essential that this project will flex our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I urge you to study these areas and study thoroughly and incorporate into the project design.

We look forward to working together to make this vision a reality and to make sure that that vision document is very much reflected in this project. Thank you for your time, and I look forward to working together.

CHAIR BRUNNER: Thank you, Juan, very much for your testimony. Moving on to the next person on this list. This is Adiana Rivera. Adiana --

MS. RIVERA: Hi.

CHAIR BRUNNER: -- are you present?

MS. RIVERA: Yes.

CHAIR BRUNNER: Great.

MS. RIVERA: Can you see me?

CHAIR BRUNNER: I can see you and I can hear you. You may start.

MS. RIVERA: Thank you. Good

afternoon. My name is Adiana Rivera, I am part of the Northwest Bronx Community and Clergy Coalition. I'm 30 years old, and I've lived in the -- lived in the Bronx Kingsburg specifically my whole life. In my building, the kids I grew up with are now raising their children. For generations, we have seen the Armory as a landmark. My fear is that the development at the Kingsbridge Armory would be a landmark for displacement, a landmark letting us know that rising rents and affordable development, the Bronx biggest threats, are welcomed here when they are not.

Displacement is preventable and I urge you to prevent displacement by incorporating -- sorry, I ask you to conduct or by incorporating -- never mind, sorry. I ask that you conduct a study on the development potential to impact housing affordability and displacement in surrounding neighborhoods.

Currently, our affordable housing criteria allows up to 80 percent area medium income, which is over 86,000 a year for an individual. But the average income in individuals at Kingsbridge is less than 54,000 a year, which

would fall under 30 percent AMI. I ask that you change the affordable housing criteria, which allows up to 80 percent area medium income to instead prioritize those making 30 percent area medium income to match the income of the Kingsbridge neighborhood.

Currently, it seems this plan is already leading to displacement. Real solutions for displacement would be ensuring that this development incorporates protections for existing residents and small businesses through community land trusts, community ownership, and rent stabilization measures. This project should prioritize long-term community-driven governance structures to ensure accountability and equality.

The Kingsbridge Armory Project has the opportunity to uplift the Bronx and provide good jobs with sustainability. I hope all of you hold each other accountable and this project accountable for the thousands of people it will be affecting, and ensure the effects will only be positive for this beautiful and very deserving neighborhood.

I needed the developers to ensure

there will be anti-displacement measures, and practical affordable housing to ensure that the Kingsbridge children of today will be able to raise the Kingsbridge children of tomorrow. Thank you for the opportunity to speak today.

CHAIR BRUNNER: Thank you so much, Adiana, for your comments. The next speaker is Leo Ramirez-V. And Leo, are you present and ready to speak?

(No response.)

CHAIR BRUNNER: Okay. We think Leo is not here yet, so we jump on to the next person who is Stephina Fisher. Stephina, are you present and ready to talk?

MS. FISHER: Hi, good evening. Can you hear me?

CHAIR BRUNNER: I can hear you.

MS. FISHER: Great, thank you.

CHAIR BRUNNER: You may start.

MS. FISHER: Good afternoon. My name is Stephina Fisher, and I'm a 16-year-long New York City public school teacher in District 10, at Bronx Academy for software engineering.

And my 12th-grade civics classes

have been involved in all of the Together for Kingsbridge visiting meetings, and they become leaders in various armory committees. Based on my extensive experiences with youth in the Together for Kingsbridge visiting process, today I'm proudly advocating for the environmental impact to study how El Centro could be a youth-run economic engine that fosters a regenerative local economy and maximizes community ownership.

I believe youth-led decision-making and internship-to-ownership programs need to be expanded on a massive scale and the Armory should be the place to do this. The MADDD Equities plan has many of the spaces the community asked for, like light industrial, film studio, rec centers, but it seems to me that the ownership and decision-making models have yet to be laid out transparently.

And this potentially disregards the component of the Together for Kingsbridge Vision Plan, which clearly states the armory development should bring a regenerative local economy that maximizes community ownership. So to adjust for this gap in the MADDD Equities proposal,

I believe we should study how the Armory could be a landmark for young people to be trained in community ownership, and decision-making strategies to become co-owners of the businesses and the programs operating in the Armory.

Let's imagine; El Centro, the facilities are actually cooperatively owned and operated by the youth who use them. Youth in high schools through their career and technical education and work-based learning programs can be trained in the internship level, how to do all the programming, maintain the spaces, run the operations. And job and workforce training is already planned for the Armory, so this could be deeply connected to schools, and we could shift toward youth ownership in the Armory.

In short, we don't want to semi affordable scenario like the Major Owens Armory, which has a limited number of truly affordable memberships. And we don't simply want to service providing armory. We want a Kingsbridge Armory redevelopment that creates pathways for residents, especially young people to fight against potential displacement by building generational wealth

through that generative local economy and maximizing community ownership. And I believe truly, that this could be done through youth co-ownership and co-decision-making at every touchpoint in the Armory development.

So please, study how can we establish deep partnerships between the Department of Education Schools Career Pathways, and the Armory's job and workforce training that centers youth as future community owners and operators of the Kingsbridge Armory. Thank you so much and have a great evening.

CHAIR BRUNNER: Thank you very much, Stephina for your testimony. Moving on to the next speaker. That's Juliana Leite. Juliana, are you here?

MS. LEITE: Yes. Hello.

CHAIR BRUNNER: Hi, you may start. Thank you.

MS. LEITE: Hello. My name is -- oh, sorry. Hello, my name is Juliana, and I'm part of the Northwest Bronx and Community and Clergy Coalition. I have been part of this community for nearly four years. We have been working towards

community drive development at the Kingsbridge Armory for over 30 years.

While many of us are optimistic about its potential to address the goals and priorities about the Public Act in the UDC vision document, there are also many questions about the actual proposal selected, and its impact on our community. The Kingsbridge Armory should be marking just development project. It should be a space that celebrates and uplift Bronx culture and history.

I urge the city to include the following in the scope. Dedicate space for culture and community programming, such as performance and (unintelligible), office and multipurpose spaces for local organizations. An analysis of how the residence can serve as a hub for Bronx residents fostering connection and creative expression, affordable or subsided access to this spaces for local groups and residents.

This project should reflect the Bronx vibrant identity and serve as a gathering place for generations to come. Thank you for the opportunity to speak today. The Kingsbridge Armory

redevelopment represents an on seeing generational opportunity to uplift the Bronx, and it's essential that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability.

I urge you to ensure that these areas are studied through and incorporated into the project design. We look forward to working together to make this vision a reality. Thank you.

CHAIR BRUNNER: Thank you very much, Juliana, for your testimony. So I'm moving on to the next speaker, who is Marc Shi. Hi, Marc, I see you. Are you ready to speak?

(No verbal response.)

CHAIR BRUNNER: Great. I cannot hear you yet, but I see you. Okay, Marc, can we move on to the next person, and then we call on you again in a little bit. Hopefully, you can fix it. All righty, so I'm moving on to Elisabeth Ortega-Bailey.

MS. ORTEGA-BAILEY: Hello.

CHAIR BRUNNER: Hi, Elisabeth. I hear you. I see you.

MS. ORTEGA-BAILEY: Yes.

CHAIR BRUNNER: You can start.

MS. ORTEGA-BAILEY: Give me one second.

CHAIR BRUNNER: Yeah, no problem.

MS. ORTEGA-BAILEY: Okay. Hi, everyone. My name is Elisabeth Ortega-Bailey, and I'm a part of the Northwest Bronx Community and Clergy Coalition. I have been a part of this community for over 20 years, and have been personally involved in the fight for the community-driven development at the Kingsbridge Armory for the past 15 years.

While I'm excited about the possibility of the Kingsbridge Armory becoming a transformative asset for the surrounding community and the Bronx as a whole, I remain cautious. Many of us dedicated time and energy to shaping the New York City EDC vision document, ensuring that the priorities of the Bronx residents were reflected. However, we are still uncertain whether the selected proposal will fully uphold those priorities and meet the needs of the people who have worked so hard to see this vision realized.

During the visioning process,

community ownership and shared prosperity were the main points that were continuously brought up in the visioning process that community folks wanted the Kingsbridge Armory to be a model for.

Today, I'm here to bring up the following things that I feel are crucial things that need to be uplifted in this project. Those things are: the environmental review must include an analysis of community ownership models, such as a community land trust to ensure Bronx residents benefit from the Armory redevelopment; revenue sharing mechanisms that must be studied to determine how the project can reinvest in local initiatives like school parks and affordable housing.

The project should also include -- should also prioritize long-term community-driven governance structure to ensure accountability and equity. Community ownership is essential to ensuring this development uplifts working people in the Bronx. We have lived and survived in this community for such a long time, and we deserve the opportunity to also thrive as this development gets built.

The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to uplift the Bronx, and this project must reflect our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I insist that you ensure these areas are studied thoroughly and incorporated into the project's design.

We look forward to working together to make this vision a reality. Thank you for the opportunity to speak today.

CHAIR BRUNNER: Thank you for your comments, Elisabeth. I'm moving on to the next speaker, Stephanie Caban. Stephanie, are you present?

(No response.)

CHAIR BRUNNER: Okay. Stephanie may not be present and we will call on her later on. Next speaker is Paul Lipson. Paul, are you here and ready --

MR. LIPSON: I am.

CHAIR BRUNNER: -- to speak?

MR. LIPSON: How are you?

CHAIR BRUNNER: Great. Good,

good. How are you?

MR. LIPSON: Fine, thank you.

CHAIR BRUNNER: Great.

MR. LIPSON: Wonderful. So I've worked on three iterations, all three iterations of the Armory both inside government, outside government, and formally as a resident of the North Bronx. I'm -- for this iteration, I'm concerned about the three 13,000-person cap on the live performance venue. I think it'll handcuff the venue since the Armory in that scenario would be competing head-to-head with Barclays and Madison Square Garden.

The concern is that there's a gap in the marketplace for live events right now, and it's at the 17 to 20,000 ticket-holder venue where the opportunity is, and where we think, or I think the Armory can be most competitive if we're going head to head with the same venue capacity with the Garden and with Barclays, we're going to lose out on a lot of potential opportunities.

Now, live events are great, we love them, but to get real permanent living wage, long-term jobs, and enduring employment, we think

we need -- you need to have a light manufacturing solution in the lower levels of the Armory. That kind of an employment is increasingly leaving the Bronx in up-zone neighborhoods like lower Mott Haven and Port Morris, we are losing manufacturing jobs, and we're losing them from the region as a whole. This is an opportunity to recapture those jobs, hold on to living wage employment, and stem the flight of quality work and quality homegrown businesses from the borough.

Lastly, we have this very accomplished core of local Bronx-based food and beverage entrepreneurs. You see them in every neighborhood, they're both manufacturers, they're producers, and they are direct retailers. They are being squeezed by upzoning and rezonings. We want to keep them in the borough, we want to find ways to do that, we want to make sure that in this iteration of the Armory, that there is an emphasis on homegrown local businesses that can both produce and sell inside the building.

And that means that the zoning needs to keep in mind accommodations for people who roast coffee, for people who distill, for people

who brew, for people who are caterers, for people who produce food for the people of the borough. Thank you so much, you have your work cut out for you, but I know we're all in capable hands.

CHAIR BRUNNER: Thank you very much, Paul, for your testimony. Moving on to the next speaker, Natalia Foreman. Natalia, are you present and ready to speak?

MS. FOREMAN: Yeah, I'm ready. Thank you for having me.

CHAIR BRUNNER: Great, great. You may start.

MS. FOREMAN: Okay. Should I wait till one on the timekeeper? Okay, cool. My name is Natalia, and I am the creator of Curriculum Queens and Educational Collective. I'm also a community member of the Northwest Bronx Community and Clergy Coalition. I have been a part of the Bronx community for almost a decade, but I've been a New York City resident all of my life. Thank you for the opportunity to speak today.

The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to uplift the Bronx, and it is

essential that this project reflects the community's visions for good jobs, anti-displacement, community ownership, and sustainability.

While many of us are cautiously optimistic about its potential to address the goals and priorities published in the EDC vision document, there are also many questions about the actual proposal selected, and its impacts on our community. Any major redevelopment in our community must account for its impact on local residents, schools, and educational infrastructure.

I urge the city to include the following in the environmental review: a study of how the addition of new housing and commercial spaces will affect local schools' enrollment capacity and resources; consideration of funding mechanisms to support public schools in the area to meet the anticipated increased demands; opportunities for the project to include educational programming such as partnerships with schools for training and workforce redevelopment related to the Armory's operations.

And I'd like to echo Stephina and

Adiana's testimonies by naming that we need a realistic plan to ensure that displacement amongst Bronx residents does not happen as a result of the redevelopment of the Kingsbridge Armory. We ask the developers and project stakeholders to be for real with their promise for affordable housing by truly taking into consideration the actual socioeconomic demographics of residents that are currently within the Kingsbridge Armory -- Kingsbridge community, sorry, for what they could truly afford when building that housing.

Those who stayed, fought, and built -- rebuilt the Bronx when this borough was neglected for decades by city leaders and officials should not be pushed aside now that developers and investors can see opportunities for economic growth through the Kingsbridge Armory Project.

Educational equity must be a priority to ensure that our community is not overlooked in this development.

We look forward to working together to make this vision a reality. Thank you so much.

CHAIR BRUNNER: Thank you so much,

Natalia, for your testimony. Moving back to Marc Shi, hoping that it works with unmuting this time.

MR. SHI: Yes.

CHAIR BRUNNER: Marc.

MR. SHI: Can you hear me?

CHAIR BRUNNER: Great. I can hear you.

MR. SHI: Great.

CHAIR BRUNNER: Yes.

MR. SHI: Okay. Thank you.

CHAIR BRUNNER: Sure.

MR. SHI: Should I start?

CHAIR BRUNNER: Sorry. Yes, you may start.

MR. SHI: Okay. Hi everyone. Good evening. My name is Marc Shi, I'm a resident of the Kingsbridge neighborhood, and a primary care doctor working in the South Bronx. Many of us in the community and a number of my healthcare worker colleagues have been involved in the visioning process that led us to today. And while we're excited to see this project move forward, there are many questions about this selected proposal and its impact on the community.

One of the greatest threats facing this community today is a threat of displacement as it has already been discussed from ever-increasing rents and housing costs. And as a physician, I see every day the way that unstable housing and high housing costs harms the physical and mental health of my patients, many of whom live in the neighborhood surrounding the Armory.

Every day I talk with people who know firsthand the harms of losing their homes and that the exacerbation of chronic illness, the increased risk of exposure to infection and harmful environments and all the other health harms that comes with that.

And in particular, as a primary care doctor concerned about the lack of access to preventative care, as folks are forced out of their neighborhoods and have to reconnect with care in other places. For those patients, more effective than any prescription that I can give is the ability to stay in their safe, affordable housing as it has been.

Now, I have had patients tell me how those rising rents affect their stress and

their anxiety, and they're worried about being able to stay in their homes as rents rise around them. And these concerns get even sharper in the setting of neighborhood changes that affect cost of living and property values. And so, I'm particularly concerned that the neighborhood changes prompted by the Armory development could further worsen rent increases and displacement pressures on the surrounding neighborhood, and harm the health of the Kingsbridge community that it aims to support.

So it's imperative that the Armory Project contribute to anti-displacement measures and real affordable housing solutions by conducting a study on the developments potential to impact housing affordability and displacement, not just in the affordable housing development that it plans to develop and build, but the ripple effects on surrounding communities.

It also needs to explore mechanisms to include deeply affordable housing options within the project or nearby, and incorporate protections for existing residents and small businesses through mechanisms like community land trust, and rent stabilization.

The Armory must support stability for Bronx residents, not make it impossible for people to live here, not make it a decision to decide whether to stay in the place that you're living or move to somewhere that you can afford.

Thank you for the opportunity to speak today. It's essential that this project reflects our community's vision for deeply affordable housing that allows community members to stay a part of this community. Thank you.

CHAIR BRUNNER: Thank you so much, Marc, for your comments. I'm moving back to Stephanie Caban to see if she's now present and ready to speak.

MS. CABAN: Can you hear me?

CHAIR BRUNNER: Yes, I can, Stephanie.

MS. CABAN: Hi.

CHAIR BRUNNER: Hi, you may start.

MS. CABAN: My name is Stephanie Ashley Caban, I am born and raised in the Bronx. I'm 30 years old. I am member of the Northwest Bronx Community and Clergy Coalition for the past two or three years. I also have asthma, so I'm

here today to advocate that the new development maintains high environmental standards and prioritizes sustainable technologies and green building practices.

So specifically, the project must include energy-efficient designs, renewable energy systems, and strategies to reduce the carbon footprint of construction and operations.

The environmental impact assessment should study how this development can enhance climate resiliency for the Bronx, including storm water management systems, urban greening, and very specifically air quality improvements.

Also, it needs to measure the -- to mitigate heat islands and improve building insulation which should be prioritized to address the unique vulnerabilities of our community to address climate change, and to fight climate change.

We ask that any environmental decisions positively impact both the local community and the broader environment, ensuring that this development serves as a model for sustainable urban redevelopment. Thank you.

CHAIR BRUNNER: Thank you very much, Stephanie, for your testimony. I'm now moving back to Leo Ramirez-V. Leo, are you now present and/or ready to speak?

(No response.)

CHAIR BRUNNER: Okay. Leo may still not be part of the meeting, so we'll return to him later.

All right. So the next 10 speakers will be Todd Baker, Crystal Reyes, Karen Baez, Edward Garcia, Katherine Mella, Evan Casper-Futterman, Sandra Lobo, Robin Rollan, Christian Ramos, and Caesar Tobar-Acosta. I'm calling on Todd Baker first. Todd, are you present?

MR. BAKER: Yes, I am. Can you hear me?

CHAIR BRUNNER: I can hear you, and you may start.

MR. BAKER: Thank you. Good evening. My name is Todd Baker, I'm a project manager at the Northwest Bronx Community and Clergy Coalition, and I've lived in Kingsbridge Heights for six years.

I appreciate the New York City EDC's stated goal of selecting a project for the Kingsbridge Armory that promotes the prosperity of this neighborhood and its residents, one that aligns with the values and the priorities articulated in the EDC's vision document.

Nonetheless, I remain concerned about the significant impacts this project could have, and I urge this committee to evaluate the following in regards to socioeconomic conditions.

The first is community ownership and governance models. The EDCs vision document explicitly names community ownership as a guiding principle for the Kingsbridge Armory's redevelopment. Proven models including community land trusts and oversight boards have been successfully implemented across the United States, the EDC and its partnering agencies must thoroughly examine the feasibility of such a model in this instance.

Community ownership structures provide local residents with direct input, decision-making power, and influence over the ongoing operations of the Armory, ensuring that

this project ultimately benefits rather than harms the community.

The second feature would be revenue-sharing mechanisms. Rather than relying on the assumption that wealth will trickle down, the city must consider revenue-generating mechanisms that reinvest in the Bronx community. Without such measures, there is a risk this project will primarily benefit outside investors rather than the residents who have fought for and invested in this space. Again, the creation of jobs and wealth for existing workers and communities is a highlighted priority of the vision document.

I urge the city and EDC to uphold this priority to the greatest extent possible. This community, which has been historically redlined and disinvested deserves nothing less. This means that formalized revenue-sharing opportunities for local residents must be proactively evaluated as part of the environmental impact review process.

The redevelopment of the Kingsbridge Armory represents a rare opportunity to create a model for community-driven economic

growth. Let's make sure we get it right. Thank you for your time and for allowing me to speak today.

CHAIR BRUNNER: Thank you very much, Todd, for your testimony. I'm moving on to Crystal Reyes. Crystal, are you present?

MS. REYES: Yes.

CHAIR BRUNNER: Great. You may start with your comments.

MS. REYES: Yeah. Good afternoon. My name is Crystal Reyes, I'm the co-organizing director at the Northwest Bronx Committee and Clergy Coalition, as well as a longtime resident, and now homeowner in the Wakefield area of the Bronx.

I first got involved with the campaign to redevelop the Kingsbridge Armory when I was 16 years old. Since then, I have witnessed many iterations of this struggle to transform the Armory into vital resources for our community. While I know little about the specifics of the current proposal, I hope it remains true to the goals and priorities outlined in the vision document developed through an intentional community

engagement process led by the New York City EDC.

Today, I'm here to call that the city studies and incorporates measures to protect young people and immigrants from unnecessary interactions with law enforcement.

Too often when large-scale developments take place, there is an increased push to clean up neighborhoods to make them more attractive and for affluent communities. This often leads to displacement and over-policing of longstanding residents, workers, and students who call this area home. This is why I urge the city to ensure that this project does not contribute to the over-criminalization of young people, street vendors, and immigrant communities.

Specifically, I ask that the city study the following: what strategies will be implemented to ensure the law enforcement practices do not disproportionately affect young people, particularly youth of color, local street vendors, both during construction and once project is operational.

Given our current political climate, how will the development protect young

people, street vendors and immigrant residents from unnecessary law enforcement intervention? Will the project include safeguards to prevent the targeting of youth based on their race, ethnicity, and socioeconomic status, particularly in areas with high levels of surveillance?

As a homeowner, I am deeply concerned about the growing pressure of small homeowners to sell their properties to make way for large-scale luxury development. Therefore, I urge the city to ensure that the project includes strong housing protection to preserve small homeowners' ability to remain in their homes.

Specifically, I ask that the city conduct the study on the risk of displacement and proposed strategies to protect long-term residents, particularly those facing financial hardship. What mechanisms will be in place to ensure ongoing community engagement so that small home owners remain involved and protected throughout the development process?

Young people, families, and immigrants are the backbone of this community. It is essential that any development in our

neighborhoods serves rather than displace us. We appreciate that the New York City EDC development in our neighborhoods -- sorry. It is essential that any development in our neighborhood serves rather than displace us.

We appreciate that the New York City EDC has published a vision document with our input and expect the selected developer to uphold this vision. As a community, we believe in development, but we insist that it must develop it for us and by us.

Thank you for hosting this hearing and we -- and to ensure that the Bronx residents have a platform that -- to shape a project that will impact us all.

CHAIR BRUNNER: Perfect timing, Crystal. I'm impressed. Thank you so much for your testimony. I'm moving on to Karen Baez. Karen, are you here?

MS. BAEZ: Yes.

CHAIR BRUNNER: Great, great.

MS. BAEZ: Hi all. My name is Karen, and I'm a part of the Northwest Bronx Community Clergy Coalition. I have been a part of

this community for 30 years, witnessing both its resilience and the lack of third spaces that truly reflect and celebrate our local culture.

The Bronx has long been a beacon of cultural movements, yet we continue to face a scarcity of third spaces, places beyond home and work, where communities can gather, create, and connect. Without these spaces, we risk failing to harness the immense talent that exists in the Bronx. And I work with many tenants who seek places to regularly commune, but our public spaces are limited by highways, poor city planning, and systemic disinvestment.

At Northwest Bronx, we have been working towards a community-driven development at the Kingsbridge Armory for over 30 years. And -- while many of us see its potential to address the goals and priorities published in the EDC vision document, we also have unanswered questions about the actual proposal selected, and its impacts on our community.

The Kingsbridge Armory must be more than just a development project, it should have like a space that celebrates and uplifts Bronx

culture and history. I urge the city to include the following in the scope; dedicated space for cultural and community programming such as performance venues, office and multipurpose spaces for local organizations; an analysis of how the Armory can serve as a cultural hub for Bronx residents, fostering connection and creative expression, and; affordable or subsidized access to these spaces for local groups and residents, ensuring inclusivity and accessibility for all.

This project must reflect the Bronx's vibrant identity and serve as a gathering place for generations to come. We owe it to the kids that hang out in school hallways, looking for a space to do extra work. I was one of them that went to Roseville campus, and would roam the halls looking for a place to read after school, because my home was too noisy.

We owe it to our people that don't see the power in taking agency in their communities because of a lack of spaces they can abide in. So I want to thank you for the opportunity to speak today. The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to

uplift the Bronx, and it is essential that this project reflects our community's vision for good jobs, anti-displacement, community ownership and sustainability.

I urge you to ensure these areas are studied thoroughly and incorporated into the project's design. We look forward to seeing how this turns out. Thank you so much.

CHAIR BRUNNER: Thank you so much, Karen, for your comments. Next on the list is Edward Garcia. Edward, are you here?

MR. GARCIA: Yes.

CHAIR BRUNNER: And ready to speak? Great. You may start.

MR. GARCIA: Hello everybody. My name is Edward Garcia, and I'm part of Northwest Bronx Community and Clergy Coalition. I have been part of the Bronx and the Kingsbridge community for the past 15 years of my life. I went to high school down the block at Burton Campus, and also just across the street from the Armory, I also attended my undergrad, which is Lehman College.

Over the last 30 years, Northwest Bronx has been fighting for community-driven

development of the Kingsbridge Armory, ensuring that it serves as a model for community ownership and shared prosperity.

While many of us recognize the potential of this project to align with the priorities outlined in the EDC visioning document, we have also critical questions about the selected proposal and its long-term impact on our community. I'm here to advocate for the following. The environmental review must include a comprehensive study of community ownership models to ensure Bronx residents benefit from the Kingsbridge Armory.

In 2020, we incorporated -- Northwest Bronx Incorporated a Bronx-wide community land trust to promote safe, healthy, and deeply affordable housing while fostering shared ownership and collective governance. Our work -- our work has demonstrated that true community-driven development must prioritize long-term sustainability, responsible planning, and land stewardship to prevent displacement and encourage gentrification.

Through this work, we have built relationship across political and economic sectors,

providing that shared ownership and community governance are not just ideas, but are real achievable strategies for equitable development.

Community members must benefit financially from the Armory's redevelopment. Profits from this project should be not solely benefit an outside developer, they must be reinvested back in the community, and revenue share -- revenue sharing mechanism must be studied to determine how the project can reinvest into the local community.

The Armory must become a hub for shared wealth enterprises such as worker cooperatives, opportunities for Bronx residents by supporting worker cooperatives and equitable economic development models.

And to conclude, this project should include -- should prioritize long-term community-driven governance structures to ensure accountability and equity. This project should ensure good wages and benefits and training for Bronx residents throughout development process, including ongoing operations. And the project should protect local small businesses and

prioritize cooperative-owned and minority women owned businesses.

The Kingsbridge Armory redevelopment presents a unique opportunity to invest in the Bronx, and it is essential that this project reflects our community's vision for good jobs and to displacement and community ownership and sustainability. And we look forward to ensuring that this vision is made a reality. Thank you for the opportunity.

CHAIR BRUNNER: Thank you so much, Edward, for your comments. The next speaker is Katherine Mella. Katherine, are you here? It's my understanding that Katherine is part of a larger group.

MS. MELLA: I am here.

CHAIR BRUNNER: Yeah. Okay. Hello.

MS. MELLA: Thank you. Good evening, everyone.

CHAIR BRUNNER: You may start, Katherine.

MS. MELLA: My name is Katherine Mella, and I'm the Chief of Staff at the Northwest

Bronx Community and Clergy Coalition. And I've been part of this community for nearly 12 years. I look forward to learning how the selected proposal will address the goals and priorities published in the NYCEDC vision document, and like many others, I also have questions about the project's impact on our community.

As an urban planner, I have worked with community faith and labor organizations in the Bronx and beyond to co-create strategies that ensure development and historically marginalized and disinvested communities is equitable, community-driven, and benefits existing residents and businesses over the long-term. These strategies have included models that prioritize shared decision-making and community ownership.

During the visioning process for the Kingsbridge Armory, it was clear that Bronx sites envisioned this asset as a model for community ownership and shared prosperity. The environmental review -- so sorry. I'm here today to echo what others have shared and advocate for the following:

The environmental review must

include an analysis of community ownership models as others have named including, the Community Land Trust, to ensure Bronx residents benefit from the Armory redevelopment;

Revenue-sharing mechanisms must be studied to determine how the project can reinvest in local initiatives like schools, parks, and affordable housing, and;

The project should prioritize long-term community-driven governance structures to ensure accountability and equity.

The Armory redevelopment should uplift the Bronx and its outcome will set a precedent across New York City and the country for how development can generate widespread benefits and invest in existing communities. As thousands of Bronx sites have made clear, community ownership is essential to ensuring this development truly benefits working people in the Bronx.

The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity, and its success will be determined by whether it aligns with our community's vision for good jobs, anti-displacement, community ownership

and sustainability. I urge you to ensure these priorities are thoroughly studied and incorporated into the projects design. Thank you.

CHAIR BRUNNER: Thank you so much, Katherine, for your comments. Next on our list is Evan Casper-Futterman.

MR. CASPER-FUTTERMAN: Hi, I'm here.

CHAIR BRUNNER: Hi, Evan.

MR. CASPER-FUTTERMAN: Hi. Thanks.

CHAIR BRUNNER: You may start with your testimony.

MR. CASPER-FUTTERMAN: Great, thanks. My name is Evan Casper-Futterman, and I was born in the Bronx, spent some of my childhood on Bronx Park East and returned in 2016 to live on Mosholu Parkway. I currently live on 190th Street in Morris Avenue, just a few blocks south of the Armory. I've been a member of the Northwest Bronx Community Clergy Coalition since 2016.

For my time tonight, I wanted to focus on some answers in the environmental assessment statement, particularly in the technical

section, which was the most thrilling section of all the EAS full form pages seven and eight. To the following questions, the statement, I believe, an error answered, no, 2(b)(4) indirect business displacement. Would the project potentially introduce trends that make it difficult for businesses to remain in the area? Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood and commercial streets?

2(b)(5) effects on industry. Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?

Answering no to both of these above questions seems misguided to me and inaccurate according to the CEQR guidelines for two reasons. Firstly, the chosen developer has not really shared who their major tenants and occupants will be, so any predictive analysis suggesting no significant impact is operating on a set of hopeful, but perhaps naive assumptions that would

more prudently be replaced by assumptions that would ensure stability for existing working-class residents.

Secondly, the neighborhood has some of the highest residential eviction rates in the city with surrounding Kingsbridge merchants already facing commercial landlord harassment. Skeptic and champions of this project alike surely could agree that a project that quote "puts the Bronx on the map" cannot also simultaneously have no impact on these existing trends and conditions.

I would ask that the EIS include and be guided by assumptions that the project will have substantial impacts on the community, rather than assume minimal negative impacts and be unprepared for them should they arise in the future.

Two, I would be willing and able to be clear about these impacts, and then when we're clear about them, we're able to propose known evidence-based solutions that have been proven to reduce and counteract prevailing trends that produce and induce displacement of working-class residents and merchants. These stabilizing

strategies are all encompassed under frameworks such as community wealth building, community ownership that were included in the vision document precisely for these reasons. Namely, that they would counteract expected trends of displacement among residential and small business tenants.

Like the precendent-setting vision document that we created for this project, I sat on the community working group, the EIS can also set a precedent for including the kinds of models and solutions that communities across the country are using to stabilize their neighborhoods so that they can minimize the negatives in new development, while capturing positive long-term -- positive value for long-term residents.

It is also crucial that this EIS thoroughly study, not just whether or not there will be indirect displacement, we know that there will be, but how we can collectively and creatively address and overcome it as a community. Thank you.

CHAIR BRUNNER: Thank you very much, Evan, for your testimony. Moving on to Sandra Lobo. Sandra, are you ready to speak?

MS. LOBO: I am.

CHAIR BRUNNER: Great. You may start.

MS. LOBO: Thank you. Good evening. My name is Sandra Lobo, I'm the Executive Director of the Northwest Bronx Community Clergy Coalition, and I have lived, worked, and worshiped in the Bronx for over 30 years, raising my two children, Emilio (phonetic) and Thiago (phonetic.)

The Northwest Bronx has been organizing in the Bronx for 50 years, fighting for reach of economic and environmental justice alongside our communities. We represent over 5,000 families, including tenants, students, workers, and small businesses. For over three decades, we have worked to ensure the Kingsbridge Armory is developed equitably so that those who endured redlining and disinvestment directly benefit from the economic development project.

As a co-chair of NYCEDCs together for Kingsbridge working Group, Northwest Bronx helped galvanize thousands of residents to shape the vision for the Armory's future. Tonight, I urge the city and the developers to ensure this project truly delivers for the Bronx.

The Armory is not just a building, it is historic community asset that must benefit our community and not displace it. We need good jobs with strong labor standards, this means union labor, not just for construction as mandated by the RFP, but also for long-term operations.

We need pathways to good paying careers for Bronx residents and workforce development programs that connect local youth and workers to opportunities at the Armory. We must prevent displacement and protect small businesses.

Economic growth generated by this redevelopment cannot come at the cost of our community stability. The environmental review must examine risks of gentrification and propose measures to prevent displacement.

This project must also prioritize community ownership and shared wealth building. The Armory should not become another development controlled by outside investors. We demand a governance structure that includes community voices and decision-making, and a plan for revenue sharing that reinvests in local needs through equitable ownership structures.

You must ensure high environmental standards and climate resilience. The environmental review must examine how this project will reduce emissions, improve air quality, and integrate green infrastructure.

The Armory should be a model for sustainability, not another contributor to environmental injustice in the borough already facing some of the highest asthma rates in the country.

Finally, we urge the city to conduct a thorough study of all social, economic, and environmental impacts to ensure that this project does not leave our community behind. If an issue is not included in this scoping document, it will not be studied or addressed in the final plan. This is why we are here tonight to ensure our priorities and concerns are heard and incorporated.

The Bronx cannot afford another broken promise. We call on the city and the developers to commit to a project that centers community ownership, guarantees strong labor and anti-displacement protections, and ensures that the Armory becomes a true asset for the people who

live, work, and build their lives here in the Bronx. Thank you.

CHAIR BRUNNER: Thank you very much, Sandra, for your comments. The next person is Robin Rollan, and I think I saw Robin just --

MR. ROLLAN: Hi.

CHAIR BRUNNER: -- during the meeting. Hello.

MR. ROLLAN: Hello everyone, and thank you. Good evening. My name is Robin Rollan, I am a Bronx native, and resident of Kingsbridge for the past 20 years. And I'm living just a few blocks from the Armory. I serve on Community Board 7, and on the board of the Northwest Bronx Community and Clergy Coalition, an organization that has championed community-driven development at the Kingsbridge Armory for the past 30 years.

I'm here today to advocate for community ownership and revenue sharing in the Armory's redevelopment. While I appreciate the recent unveiling of the current plan for the Armory and the commitment of public officials, it's crucial that the project truly benefits the existing community, not outside interests that have

historically displaced and disenfranchised Bronx residents.

For months, our community gathered, providing input on what we wanted for the Armory. This collective vision is outlined in the EDC's vision document.

I urge you to ensure that the core components of the document are not just acknowledged, but actively incorporated in this project. The environmental review for this project must include a thorough analysis, a community ownership model, specifically including a Community Land Trust, CLT. This is -- this will ensure that the long-term benefits of the Armory development go to the people who live here.

Furthermore, we need a robust study of revenue-sharing mechanisms. This analysis should determine how the project's financial gains can be reinvested in vital local initiatives or schools, parks, affordable housing, art spaces, and broader community development.

Finally, and perhaps most importantly, this project requires long-term community-driven governance structures. We need

mechanisms that guarantee accountability and equity, ensuring that voices of Kingsbridge residents are heard and that their needs are prioritized throughout the entire process. We want to avoid a repeat of past urban development projects - sorry, projects that prioritize profit over people.

The Kingsbridge Armory represents a unique opportunity to demonstrate how development can truly serve a community. We must seize it. Thank you very much.

CHAIR BRUNNER: Thank you very much, Robin, for your testimony. We're moving on to Christian Ramos. I think I saw you already. Christian, can you hear us?

MR. RAMOS: I hear you -- I hear you.

CHAIR BRUNNER: Great. Great. Welcome.

MR. RAMOS: Well, no problem. Yes. My name is Christian Ramos. I'm an active member of Kingsbridge Merchant Association, and I'm here today as a business owner, and also I have my store in the third generation of the stores over

here on Kingsbridge Road for long term. And I would like to say a couple words in the name of the merchants.

In the name of our commercial corridor, I want to tell thanks for coming to our neighbor. We are excited to have you join our community. Our community's diversity different -- every day we have a different place from people, but I would like to say thank you to you guys to come, and the big sample that you has is the 2530 Grand Concourse, it's a call in the clock -- the clock hour. Make sure that things like this is not just a building, is a structure, it's something that's a part of our community.

Now, it is Fine Fare supermarket, it's a big supermarket. We want to highlight the importance of collaboration together to benefit the whole neighborhood in the voice of our merchants and in honor of them, we're confident that your project will be available as said to our corridor. This project will be impact our commercial corridor, and has many effect and impact, all the small businesses owner.

Only thing we want to know is that

you guys, when you come to the neighborhood as a small business owner, we don't want to be displaced, we don't want to be outside of the neighborhood. A small business owner on corridor we had for years and decades fighting a struggle. And when we see some projects that is coming to our neighborhood, we going to be successful. Not only the big place, also the small stores too. Thank you so much.

CHAIR BRUNNER: Thank you very much, Christian, for your testimony. Moving on to Caesar Tobar-Acosta, are you present, Caesar, and ready to speak?

MR. TOBAR-ACOSTA: Hello everybody.

CHAIR BRUNNER: Hello. Good evening. You may get started.

MR. TOBAR-ACOSTA: Good evening. My name is Caesar, and I'm a community organizer with Northwest Bronx Community and Clergy Coalition. I've been a part of the Kingsbridge community for 28 years, and served as a member of the Together for Kingsbridge Working Group in my prior role.

Throughout my life, I have seen this literal center of my community remain empty and only activated in times of emergency. While many of us are cautiously optimistic about the project's potential to align with goals and priorities outlined in the EDC vision document, there are also many questions about the selective proposal and its impacts on our community.

When asked about the high environmental standards and mitigating factors related to air pollution and asthma rates, that Together for Kingsbridge working Group was assured that the project would abide by the highest lead standards. This is a good start but we must go further.

I'm here today to advocate that the new development upholds high environmental standards, and priority susceptible technologies, and green building practices.

Specifically, the project must include energy-efficient designs, renewable energy systems, and strategies to reduce the carbon footprint of the construction and operations. The environmental impact assessments should examine how

this development can enhance climate resiliency for the Bronx, including storm management -- storm water management systems, urban greening and air quality improvements, and also measures to mitigate heat islands and improve business -- or building installations should be prioritized to address our community's vulnerabilities to climate change.

Environmental decisions must positively impact both the local community and the broader environment, ensuring that the development serves as a model for sustainable urban development.

I urge you to ensure that the enhanced climate resiliency measures for the Bronx are studied thoroughly and incorporated into the project's design.

The Kingsbridge Armory redevelopment represents a rare opportunity to uplift the Bronx, and it is essential that this project reflects our community's visions for good jobs, anti-displacement, community ownerships, and sustainability.

Thank you so much for allowing me to speak this evening, and I hope you have a

wonderful rest of your night.

CHAIR BRUNNER: Thank you so much, Caesar, for your comments. I'm moving on to the next speaker, and this is Christina Callendar. Christina, are you present?

Sorry folks. I actually am reading the next 10 people not just call on Christina, so give me a moment, Christina.

So the next 10 speakers will include Christina Callendar. Thank you. Paula Segal, Brenda Irizarry, Deury Ramirez, Luis Cabrera, Crystal Garcia, Angel Arias, Nori Ortega Bailey, Miledys Guzman, and Daniel Ranells.

So calling on Christina Callendar as the first speaker of that next group of 10. Christina, are you present?

(No response.)

CHAIR BRUNNER: Okay. Doesn't seem to be. Moving on then to the next speaker. Paula Segal. Is Paula present? I'll give it a moment. Paula?

(No response.)

CHAIR BRUNNER: Not here either. Moving on then to Brenda Irizarry. Brenda, are you

present and ready to speak?

MS. IRIZARRY: I'm here, yes.

MS. BRUNNER: Great, great.

MS. IRIZARRY: Thank you so much. All right. Good evening, everyone. My name is Brenda Irizarry, I am a member of the Northwest Bronx Community and Clergy Coalition since 1984. I have lived in the Bronx for 57 years.

I would like to take this opportunity to comment on the developer's draft scope of work for the Kingsbridge Armory. Although several elements of the Together for Kingsbridge Vision Plan are included, community ownership and revenue sharing must be addressed.

I urge the developer to do the following. Conduct a study of community ownership models, such as a Community Land Trust so that neighborhood residents and businesses aren't displaced, as well as benefit from the Armory's redevelopment. Explore revenue-sharing options to determine how the redevelopment project can reinvest in local administrative, such as schools, parks, and affordable housing. Above all, include long-term community-driven governance structures to

ensure accountability and equity.

In closing, community ownership, governance, and revenue sharing are essential to the community's vision plan of the Kingsbridge Armory. The Armory's redevelopment must ensure that residents, merchants, community, religious, and union organizations are valued partners as well as decision-makers. Thank you.

CHAIR BRUNNER: Thank you. I'm calling on Deury Ramirez, are you present and ready to speak?

(No response.)

CHAIR BRUNNER: Let's give it a moment. Deury Ramirez. Doesn't seem to be here, so we will call on you later. The speaker after that is Luis Cabrera. Is Luis here?

(No response.)

CHAIR BRUNNER: Okay. Waiting for Luis Cabrera. Not either. Then I move on to Crystal Garcia. Is Crystal present?

(No response.)

CHAIR BRUNNER: Okay. Last call. Crystal Garcia.

(No response.)

CHAIR BRUNNER: Okay. We'll call on Crystal later on. The next speaker listed is Angel Arias. Angel, are you here?

(No response.)

CHAIR BRUNNER: Okay. Is Angel Arias present?

(No response.)

CHAIR BRUNNER: Okay. Moving to Nori Ortega Bailey. Nori Ortega Bailey, are you present?

(No response.)

CHAIR BRUNNER: Okay. Then Miledys Guzman. The next speaker would be me Miledys Guzman, are you present?

(No response.)

CHAIR BRUNNER: Right. Then the next speaker on the list is Daniel Ranells. Is Daniel here?

MR. RANELLS: Yes. Hi, can you hear me?

CHAIR BRUNNER: Yes, I can hear you, Daniel. Welcome. You may start with your testimony.

MR. RANELLS: Thank you. My name

is Daniel Ranells, and I'm a part of the Northwest Bronx Community and Clergy Coalition. I've lived in the -- worked in the Bronx for over 18 years at Bronx Science and now the Bronx River Alliance, and have been a part of the Northwest Bronx community for over five years.

I know our community has been working towards a community-driven development at the Kingsbridge Armory for over 30 years. And while many of us are cautiously optimistic about the goals and priorities published in the EDC vision document, there are also so many questions about the actual proposal selected, and how it will implement those goals and visions and impact our community.

So I'm here to advocate that the new development exceeds high environmental standards and prioritizes sustainable technologies and green building practices. Specifically, the project must include energy-efficient designs, renewable energy systems and strategies to reduce the carbon footprint of construction, and while the building is an operation.

The environmental impact

assessment should study how the development can lead and exceed in investing in climate resiliency for the Bronx, including storm water management systems, expanding tree canopy, and improving air quality.

As we invest in our future, we need to ensure that Bronx residents are included in the development and construction, and have access to good-paying jobs, workforce development, and apprenticeships. We ask that any environmental decisions positively impact both the local community and the broader environment, ensuring this development serves as the model for sustainable urban development.

Thank you for the opportunity to speak today. The Kingsbridge Armory redevelopment represents a once in once in a generation opportunity to uplift and invest in the Bronx. And it is essential that this project follows through on our community's vision for good jobs, anti-displacement, community ownership, and sustainability.

I urge you to ensure these areas are studied thoroughly and incorporated into the

project's design. We look forward to working together to make this vision a reality. Thank you.

CHAIR BRUNNER: Thank you so much, Daniel, for your testimony. So I'm jumping back to all the people in this group of 10 who were not present or not responding, just to make sure they're not here waiting to testify. And we'll also call them later during this meeting. So jumping back to the first person, Christina Callendar. Christina Callendar, are you present and ready to speak?

(No response.)

CHAIR BRUNNER: Doesn't seem so. Moving on to Paula Segal. Paula, are you here?

(No response.)

CHAIR BRUNNER: Okay. Moving on to Deury Ramirez, are you present?

(No response.)

CHAIR BRUNNER: Next person is Luis Cabrera?

(No response.)

CHAIR BRUNNER: Not here. Crystal Garcia?

(No response.)

CHAIR BRUNNER: Angel Arias, are you present?

(No response.)

CHAIR BRUNNER: Nori Ortega Bailey?

(No response.)

CHAIR BRUNNER: And Miledys Guzman.

(No response.)

CHAIR BRUNNER: It seems like all these people are not currently present, so we're moving on to the next group of 10, and we'll get back to calling out is names later on.

The next group of 10 are Vivian Carter, Margaret Groarke, Nicholas Rosario, Tara Carr, Mercedes Ramirez, Nathan DeJesus, Sandra Jenkins, Zunilda Vasquez, Learine Suazo, and Carlos Lopez. I'm first calling on Vivian Carter. Vivian, are you present?

(No response.)

CHAIR BRUNNER: Is Vivian here?

(No response.)

CHAIR BRUNNER: Okay. I'm moving on to Margaret Groarke.

MS. GROARKE: Hi.

CHAIR BRUNNER: Hello, Margaret. Welcome. You may start with your testimony.

MS. GROARKE: Thank you for having me and for having this hearing. My name is Margaret Groarke, I am a board member of the Northwest Bronx Community and Clergy Coalition. I'm the President of the Ford Independence Park Neighborhood Association, and I teach at Manhattan University in the Bronx.

I've lived near the Kingsbridge Armory my entire life and it has been an underused resource in our community for pretty much that entire time. I have been looking forward greatly to a redevelopment plan for the building, but it needs to be a plan that really integrally includes the local community. It needs to be a plan that includes activities that are beneficial to the local community, job opportunities, and training opportunity for jobs that are available to people in the local community, to be a building that environmentally benefits, and not harms the local community.

I think these are all things that

need to be looked at in the EIS, the integration with local -- the current local businesses, is not a help to our local community if a business in this new building destroys an existing healthy business. And I think the economic development and the job opportunities at this building need to be something that are carefully examined in this new proposal.

Also, you know, looking back at the vision plan, you know, there were several hearings with 4,000 participants over the course of many months that the EDC organized. And out of that came a vision statement about what was important in the new building. Some of them are things I already mentioned, another is opportunities for community ownership and development of community wealth.

And so, I think in the EIS, there needs to be some examination of how -- what the proposed developer proposes to do would meet those goals. You know, it is -- it is a no benefit to the community if we build this in a way where it becomes an isolated castle where things are happening that don't bring benefit to those of us who live nearby.

Thank you very much for holding this hearing.

CHAIR BRUNNER: Thank you so much, Margaret, for your comments. I'm moving on to the next person who is Nicholas Rosario. Are you present, Nicholas?

MR. ROSARIO: Yes. Hello?

CHAIR BRUNNER: Yes, now I hear you too. Okay, great. You may start, please.

MR. ROSARIO: Hello. My name is Nicholas Rosario, and I have lived in the Bronx for over 17 years of my life. I'm a part of the Northwest Bronx Community and Clergy Coalition and Sisters and Brothers United.

We have been working towards a community-driven development at the Kingsbridge Armory for over 30 years now. For me, the Kingsbridge Armory is important because it has been a part of my entire life. I had always passed by every now and then when I was younger, but I really started to notice it when I started my high school experience. I went to high school in Walton Campus, which if you didn't know, is a one-minute walk away from the Armory.

For a majority of my high school experience, I had never known what the Armory held. I always thought it had to be important since it commanded so much attention, the big gates keeping people out, and the large area space that it covered. It was until -- it was only until my senior year of high school when I learned what it was holding; nothing. It was only ever used for like movie sets and exhibitions. It was completely empty inside? What? It felt like a slap to the face to learn this.

After all, I constantly saw my community on the sidewalk, markets and people cramped together, just for this big empty building to be taking up all of the space, pushing the community out. Hearing how it's finally going to be in use, I'm ecstatic to see my community finally going to have a space, and be able to be -- be able to have some of our troubles worked on.

I hope the Armory can be a space for our community to help us. That is why I'm here to advocate the following: the environmental review must include an analysis of community ownership models such as the Community Land Trust, to ensure

Bronx residents benefit from the Armory redevelopment; to revenue sharing mechanisms must be studied to determine how the project can reinvest in local initiatives like schools, parks, and affordable housing; the project should prioritize long-term community-driven governance structures to ensure accountability and equity.

Thank you all for giving me the opportunity to speak today. The Kingsbridge Armory represents a once-in-a-generation opportunity to invest in the Bronx, and it is important that this project reflects our community's visions for good jobs, anti-displacement, community ownership, and sustainability.

I urge you to ensure that the core components in the EDC vision document are included in this -- into the project. Thank you once again.

CHAIR BRUNNER: Thank you so much, Nicholas. The next person on the list is Tara Carr. Tara, are you present?

MS. CARR: I am, yes.

CHAIR BRUNNER: Yes. Great. You may start, please.

MS. CARR: Thank you. Good

evening everyone. My name is Tara Carr, and I was born and raised in the Bronx, New York. I attend in Creston Avenue Baptist Church on Fordham Road. I always worked and shopped in my neighborhood, as well as witnessed the changes from familiar neighbor -- familiar neighbors, leaving to new business entering my neighborhood. With all this being said, I've been in Bronx like for over 30 years. I'm actually a little older than that, but -- yeah.

I'm here to -- I'm here today testifying on behalf of our Kingsbridge Armory, because I want to make sure everything that, we, the community, verbally make known, the ideas that we came up with in the working group workshops, to now be heard directly from our mouths and must be reflected in the proposal.

Now, I heard about the Kingsbridge Armory project in late '22 by a friend of mine named Tobie Buford, who's also here, going to testify. And because I always walk by the Armory for years and wondering why it's not being used, I know there's major history and things that we can do and how we can be very impactful. So that's why

I've been in all the working groups, I know all our ideas as stated from everyone who's been here testifying. And I want to make sure that everyone is held accountable, including the developers.

I am tired of hearing that something's going to happen and doesn't happen. It needs to happen and it's going to happen, and I'm here to be one of the witness who lives in this community to make sure that it happened. Thank you so much. Goodnight.

CHAIR BRUNNER: Thank you, Tara, very much for your testimony. The next person on the list is Mercedes Ramirez. Is Mercedes present?

(No response.)

CHAIR BRUNNER: All right. I guess not. The next speaker will be Nathan DeJesus. Is Nathan here?

(No response.)

CHAIR BRUNNER: Nathan, are you present?

(No response.)

CHAIR BRUNNER: All right. Then we have Sandra Jenkins. Is Sandra present?

(No response.)

CHAIR BRUNNER: Right. Moving to Zunilda Vasquez. Is Zunilda Vasquez present?

(No response.)

CHAIR BRUNNER: Not either. Then Learine Suazo.

(No response.)

CHAIR BRUNNER: And Carlos Lopez. Is Carlos here?

(No response.)

CHAIR BRUNNER: All right. Doesn't seem to be here either. So I'm moving back. I'm calling on Vivian Carter. Is Vivian here and ready to speak?

MS. CARTER: Yes, I'm here.

CHAIR BRUNNER: Hello Vivian, you may start with your testimony.

MS. CARTER: Good evening. My name is Vivian Carter, and I am a member of the Northwest Bronx Community and Clergy Coalition. I've lived in the Bronx for nearly 10 years, and have also worked in the borough for about half of those years.

My Bronx life in the past 10 years has included living in a rent-stabilized building

in Riverdale, worshiping at Christchurch Riverdale Episcopal, working for a Bronx City Council member in Kingsbridge, working as a staff member at a local newspaper in the Northwest Bronx, the Norwood News, and working as a grant writer at Women's Housing and Economic Development Corporation in the South Bronx.

Community groups, particularly the coalition, have been working towards a community-driven development at the Kingsbridge Armory for over 30 years, long before I arrived in the Bronx. I learned about their efforts while working on stories at the Norwood News, and I became a member of the coalition soon after.

I deepened my involvement over the years, volunteering for health justice, housing, and voter power committees. There's a great deal of grassroots work happening throughout the Bronx, largely through the coalition's efforts. The Kingsbridge Armory is important to the coalition and to me personally, because it represents a rare opportunity for a public-private partnership, benefiting residents and businesses in the Bronx.

We need more affordable housing,

quality union jobs, and economic development that is innovative, energy-efficient, and tailored to the needs of one of the most underserved areas of the five boroughs of New York City, the Bronx. We need economic development that nurtures existing small businesses, not development that pushes them out.

I'm joining today to advocate that the EDC fully study the impact on the community of this proposal so that it reflects the coalition's core values. One of those values that's most important to me is community ownership and revenue sharing.

Too often we see developers like MADDD building housing that's profitable for them, but not truly affordable for working-class residents of the city. I now live in a small stabilized apartment in Riverdale, and plan to retire and live on social security within the next few years. The landlord's trying to force tenants in my building out right now, so it can sell the building and knock it down to build something bigger at much higher rents. This way of operating has to end.

I'm tired of seeing studios and one-bedroom apartments no bigger than a hotel room being offered as so-called affordable apartments, though they are renting for $1,500 or more a month, and only the lucky who win a housing lottery can even get into those.

The Kingsbridge Armory represents a once-in-a-generation opportunity to invest in the Bronx, and it's important that the project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability.

I urge you to ensure the core components and the vision document are included in the project. That's the only way you can achieve wide community buy-in for this project. Thank you for the opportunity to speak today.

CHAIR BRUNNER: Thank you so much, Vivian, for your testimony. We're moving on to the next group of 10, which you can see on your screens right now. This group includes Sarah Garrison, Jane Bedell, Matthew Shore, Dilletta Pina, Ava Harris, Jennifer Salgado, Jonathan Halabi, Tobie Buford, Victor Alvarez, and Allison Manuel.

So calling on Sarah Garrison, the first of those 10 speakers. Is Sarah present?

MS. GARRISON: Sure. Can you hear me okay?

CHAIR BRUNNER: I hear you. Yeah, I hear you, Sarah. You may start. Thank you.

MS. GARRISON: Okay. Great. So my name is Dr. Sarah Garrison, and I've been a proud resident of the Bronx for over 40 years. I've lived in the Kingsbridge Armory neighborhood for 30 years, during which I've raised two children and had much of my professional career as Chief of Primary Care at North Central Bronx Hospital, and as Chief of Staff at the Bronx VA, which is very close to the Armory.

So for these de decades, I've observed the ups and the downs of the plans for the Armory and have always advocated for community leadership and ownership of the Armory. As a physician, a scientist, and a mother, stewardship and protection of the environment is of utmost importance to me. Environmental protection is critical both in terms of the health of the -- of our community now and in terms of addressing

climate change for all of us and the futures of our children.

I decided to testify today to advocate that the new development of Kingsbridge Armory models the highest environmental standards, and prioritizes sustainable technologies and green building practices. The two specific requests I have are first, that the project must include energy-efficient designs, renewable energy systems, and strategies to reduce the carbon footprint of construction and operations.

More broadly, the environmental impact assessment should study how this development can enhance climate resiliency for the Bronx. This would include urban greening, air quality improvements as we heard from previous presenter, and storm water management systems, among others.

Thank you for the opportunity to speak today. The Kingsbridge Armory represents a once-in-a-lifetime opportunity to put the Bronx on the map for climate justice. It is critical that this project reflects our community's vision for environmental sustainability, climate justice, and protection of the environment for future

generations.

Again, as a physician, a scientist, a mother, and a neighborhood resident, I urge you to ensure that the core components of the EDC vision are adhered to. We owe this to each other, and we owe this to our children. Thank you.

CHAIR BRUNNER: Thank you so much, Sarah, for your comments. I'm moving on to Jane Bidell. Is Jane present?

MS. BIDELL: I am here. Can you hear me?

CHAIR BRUNNER: Yes, I hear you, Jane. You may get started.

MS. BIDELL: All right, ready to go. Hello, my name is Dr. Jane Bedell. I'm a primary care, and a public health physician. I'm also a lifelong New Yorker, and I'm now retired after years in clinical medicine, most of them in the Bronx, and nearly two decades of service working for the New York City Health Department in the Bronx office.

I have lived in the Bronx for the past 34 years, I've raised my two children here, and I represent the Fort Independent Neighborhood

Association in Kingsbridge Heights on the board of the Northwest Bronx Clergy Coalition -- community and Clergy Coalition. My family lives in the shadow of the Armory.

It's across from the reservoir from our home. I have passed by it almost daily on my commute to work, and my son attended the High School for American Studies, which is down the block from the Armory. And we all take walks, runs, bike rides around the reservoir, passing the Armory as we go.

For over 30 years, our family has watched the plan stop stall progress in air quotes around the Armory. My two children were born in the early stages of this chapter of the Armory development. They were raised here and now they're adults. No Armory yet. Maybe this time we'll be successful.

So today I joined with so many others here today that are talking about the need to advocate for the exploration and adoption of mechanisms for community ownership and revenue sharing.

For far too long, New Yorkers,

especially Bronx sites, have been crushed by conventional models. Tenant, landlord, real estate developer, worker, business owner, homeowner, finance capital banks, these that have profit making as their highest goal, and they've pushed us inevitably, the workers, the tenants, the homeowners to the side.

This project offers the chance to develop alternative models, and then to honor the community engagement process for community land trust, worker-owned businesses, worker cooperatives, revenue sharing mechanisms.

So, I urge the developer to conduct a thorough study of community ownership models, and act on the conclusion of the study with full attention to choosing viable projects that will exemplify community-driven and community ownership models. This armory project could be a model for the nation, not just the Bronx and New York City, but the nation. But we have to let it develop and we have to be very clear and careful in how we do that.

I appreciate that I'm here with so many neighbors, colleagues, elected officials, city

staff. I once was on the city staff who are here today, and I hope this testimony helps make all of us, but particularly the developer and the funders in the city, accountable to the community needs and community engagement. Thank you so much for the opportunity to submit my testimony today.

CHAIR BRUNNER: Thank you very much, Jane, for your comments. The next person on the list is Matthew Shore. Is Matthew here and ready to speak?

MR. SHORE: Hello?

CHAIR BRUNNER: Hello, Matthew, you may get started.

MR. SHORE: Okay, good evening. My name is Matthew Shore, pronouns, he, him. Born in the Bronx, raised on Creston Avenue in Bedford Park, and currently living in Kingsbridge. I'm a member of the Northwest Bronx Community and Clergy Coalition, and I'm a community organizer in the South Bronx.

While it was powerful to join hundreds to thousands of community members and pack in the rooms for the together for Kingsbridge Public Vision and Sessions and shaping the

priorities published in the EDCs vision document in 2023, including maximizing community ownership, I share many of the same questions my community has about the selected proposal and its impacts on our area.

The vibrancy of Kingsbridge Road and the strength of its local economy can be attributed to its local residents, most of whom are working class, and 100 plus mom-and-pop shops and street vendors, most of which are bipod and immigrant-owned. Therefore, the Armory project must both protect and uplift us.

Through my experience supporting Northwest Bronx Community Clergy Coalition with its work in reviving the Kingsbridge Road Merchant Association, I urge the city to study and incorporate the following in regards to CEQR.

One, study the developments impacts on local small businesses, particularly those at risk of displacement. In 2014, we saw a number of small businesses on Kingsbridge road face doubled and tripled rents shortly after the Kingsbridge National Eye Center, a.k.a KNEC, was approved.

Today we see many small businesses on Kingsbridge Road that lack leases and who are paying rent month to month, making it difficult to stay in place and qualify for financial assistance in the form of grants and loans.

Several businesses across the street from the Armory at 2 -- from 2 to 12 West Kingsbridge Road, who are all under the same landlord currently have a for sale sign, and I'm concerned that they will fall victim to real estate speculation, potentially leaving the community without housing debt -- potentially leaving the community with housing debt isn't truly affordable to the local community or with businesses that are not locally owned and that don't provide affordable products and services?

Number two, include street vendors in your analysis of small business displacement. We love our street vendors, and it's concerning to see how many of them have recently experienced street sweeps through the past one to two years.

Lastly and crucially, at Bronx Community District 7, approximately 6 percent of people own their homes, far below the Bronx and

Citywide averages. And the community district ranks in the top four community districts citywide for displacement pressures on local residents from predatory landlords.

We've seen a large resonance, and community development projects across the city have displaced residents, such as with the Barclays Arena in Brooklyn, and we don't want that here. The Armory's project must reflect our community's vision for economic democracy and community ownership. Thank you for your time.

CHAIR BRUNNER: Thank you very much, Matthew, for your comments. Moving on to Dillette Pina is Dillette here?

MS. PINA: I am.

CHAIR BRUNNER: Great. You may start your testimony.

MS. PINA: Sure. My name is Dilletta Pina, and I am part of the Northwest Bronx Community and Clergy Coalition. I have been a part of this community for nearly 44 years. We have been working towards a community-driven development at the Kingsbridge Armory for over 30 years.

While many of us are consciously

optimistic about its potential to address the goals and priorities published in the EBC Vision document, there are also many questions about the actual proposal selected, and its impact on our community. For decades, we have fought for economic justice in the Bronx, and the Kingsbridge Armory redevelopment must deliver high-quality jobs for local residents.

I am here today to advocate for the inclusion of strong workforce development, and good union jobs in the project scope, including; a project label agreement that guarantees union labor for construction and operations; a clear pathway for Bronx residents, especially youth and underemployed workers to access good paying job to targeted training programs and apprenticeship; long-term commitments to workforce development and partnerships with local organizations, unions, and schools.

The environmental review must include a study on how the project will generate high-quality jobs, ensure fair wages, and support a stable local workforce. Thank you for the opportunity to speak today.

The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to uplift the Bronx. And it's essential that this project reflects our community's vision for good job, anti-displacement, community ownership, and sustainability.

I urge you to ensure these areas are studied thoroughly and incorporated into the projects we found. We look forward to working together to make this vision a reality. Thank you for listening.

CHAIR BRUNNER: Thank you so much, Dilletta, for your testimony. We're moving on to Ava Harris. Is Ava here?

(No response.)

CHAIR BRUNNER: Is Ava Harris present?

(No response.)

CHAIR BRUNNER: Okay. Moving on to Jennifer Salgado.

MS. SALGADO: Hello.

CHAIR BRUNNER: Hello, Jennifer. Welcome. You may get started with your testimony.

MS. SALGADO: Thank you. Good

evening, everyone. My name is Jennifer Salgado. I'm a lifelong resident of the Kingsbridge neighborhood, and a board member of the Street Vendor Project.

While the redevelopments of the Kingsbridge Armory have been long awaited, it's important that we all remain cautious and ensure proper oversight as we enter into this process, to avoid this project becoming just another usher of rapid gentrification in the Bronx.

I'm here today to emphasize the importance of ensuring that the Kingsbridge Armory redevelopments truly benefits all small businesses, including street vendors, who are a vital part of our local economy.

For decades, our community has fought for a development that uplifts, not displaces, local entrepreneurs. Street vendors like brick-and-mortar businesses provide essential goods and services to our neighbors and contribute to the culture and economy of the Bronx and New York City as a whole. Yet too often, they are excluded and even pushed out from economic development plans.

As said, the developers, MADDD Equities, better known as 8th Regiment Partners LLC, must commit to fostering relationships with all stakeholders, including street vendors, ensuring that they are part of ongoing conversations and benefit from the opportunities this project creates.

As a resident, I want to echo my neighbor's concerns about affordability. While the need for housing is greater than ever, what we need most is truly affordable housing that reflects the income levels of the surrounding neighborhoods to prevent displacement.

To achieve a truly inclusive and community-driven redevelopment, I urge the city to study and incorporate the development impact on local small businesses, including street vendors, particularly those who risk displacement. Opportunities for small businesses to secure contracts during construction and operation. Implement strong anti-displacement protections to safeguard existing businesses from being pushed out by rising costs or restrictive policies. Conducting a study on the developments plans,

development's potential to impact housing affordability and displacement in surrounding neighborhoods.

The Kingsbridge Armory redevelopments is a once in a generation opportunity. If done right, it can strengthen the Bronx economy from within by investing in all small businesses, including those who make their living on the streets. I urge the city to ensure that this project reflects our community's vision for equitable economic growth. Thank you for your time.

CHAIR BRUNNER: Sorry. Thank you, Jennifer, for your comments. Moving on to Jonathan Halabi. Jonathan, are you present and ready to speak? Calling on Jonathan Halabi.

(No response.)

CHAIR BRUNNER: Moving on to Tobie Buford. Is Tobie here? Okay. Then --

MS. BUFORD: Can you hear me? Yes, I'm here. Can you hear me?

CHAIR BRUNNER: Oh, yes. Oh, yes, I can hear you, Tobie.

MS. BUFORD: Okay, great.

CHAIR BRUNNER: Okay, welcome.

MS. BUFORD: Thank you. Good evening, everyone. My name is Tobie Buford; I have been a member of the Northwest Bronx Community since 1972. I'm also a member of Community Board 7 and county committee member for Assembly District 78.

The Kingsbridge Armory is the largest armory in the United States, yet it remains underutilized. Efforts to revitalize the Armory have failed twice. The good news is we have a revenue stream of $200 million, which is set aside for its re-birth. The Northwest Bronx community will wait no longer, the time is now.

We met with our electives, we demonstrated our solidarity with the community March, we mean business this time. A community working group was formed, and we worked with members of the Economic Development Corporation to produce a to-do list. We got it done. We developed a vision plan, which includes programs for our youth, centers of hope for our seniors, educational centers, and much, much more. We want the -- we want the Kingsbridge Armory to be

economically sound.

So, here's the thing. As we developed together for Kingsbridge, we must not forget the mom-and-pop shops that have rallied -- that have rallied to make this community a necessity for decades. I am here today to advocate for the following.

A creation of a grandfather clause. We would like the developers of the project to meet with our community leaders to develop a grandfather clause that would ensure mom and pops shops leasing opportunities for set 10 years, thus ensuring their ability to grow as the community grows.

Protection for existing businesses. We would like to see the developers incorporate measures to protect existing residents and small businesses through Community Land Trust and rent stabilizations to ensure the success of the community's ability to strive for centuries to come.

For nearly 30 years, the Armory stood unused. These shopkeepers were the beacon for meeting the needs of the community. Let's not

forget their contribution.

Again, my name is Tobie Buford, and thank you for the opportunity to speak today. There's an opportunity to uplift the Bronx, and is essential that this project reflects our community vision for good jobs, anti-displacement, community ownership, and sustainability. I urge you to ensure these mom and pops shops are given the opportunity to rise as we build our beloved Bronx Kingsbridge Armory together. We look forward to working together to make the vision a reality. Thank you.

CHAIR BRUNNER: Thank you very much, Tobie, for your testimony. The next speaker is Victor Alvarez. Is Victor here?

MR. ALVAREZ: Yes, I'm here.

CHAIR BRUNNER: Great. You may get started with your testimony.

MR. ALVAREZ: Okay. Hello. My name is Victor, I'm part of the Northwest Bronx Community and Clergy Coalition. I have been a part of this community for nearly two years. The Northwest Bronx has been organizing around the Armory for more than 30 years, and many of us in

the community are concerned about the proposal selected and the impact that it can possibly have on our community.

Oftentimes, projects like this create more harm than opportunities for residents. I want the city to ensure that this project doesn't contribute to more displacement and higher rents. Not only for our -- like the local businesses, but also for like the residents, and the community, and it paves the way for like affordable housing solutions. Such as by conducting study on the developer's potential to impact the housing affordability, the displacement in the surrounding neighborhoods, exploring mechanisms that include deeply affordable housing options with the project or near, such as mixed-use development with a strong affordability component, incorporate protections for existing residents and small businesses through Community Land Trust and rent stabilization measures.

So this project like must ensure that, you know, the people that have been in the community, given that the diversity that it has, ensures that these people stay in the community and

are able to benefit from the things that are going to be built here, hopefully.

So lastly, I just want to say thank you for the opportunity to speak. The Kingsbridge Armory redevelopment represents a one-in-a-lifetime generation opportunity to uplift the Bronx. And so many times we often see that like, you know, when new redevelopment comes and like new businesses, new opportunities, new endeavors, usually the people that have been here the longest don't really get to like benefit from it.

So hopefully, we look forward to working together. And hopefully, this is something that, like, the local people can benefit from. We look forward to working together. Thank you. Have a good one.

CHAIR BRUNNER: Thank you so much, Victor, for your testimony. The next speaker is Allison Manuel. Allison, are you here and ready to provide testimony?

MS. MANUEL: Yes, I am.

CHAIR BRUNNER: Great. You may get started then.

MS. MANUEL: My name is Allison Manuel, and I am Communications Director of the Northwest Bronx Community and Clergy Coalition. I have lived and worked in the community for 16 years, and during that time, I've seen our community navigate the public review process around the Kingsbridge Armory, working tirelessly to secure the best possible outcome, whether by partnering with the city council to stop a project that was incompatible with our vision, or negotiating a historic community benefits agreement that reflected our priorities. So I have no doubt that in this third round we will again advocate productively and strategically to ensure the Armory's redevelopment serves our community's needs.

While you've heard many of us express cautious optimism about its potential to address the priorities published in the EDC vision document, there are still many unanswered questions about the selected proposal and its long-term impact. The visioning process that engaged over 4,000 residents and workers made clear that the Armory must be a model for the community -- for

community ownership and shared prosperity that reflects the Bronx's vibrant culture and economic potential.

I'm here today to advocate that the environmental impact study addresses the following.

First, revenue-sharing mechanisms must be studied to determine how the project can reinvest in our schools, parks, and affordable housing.

Over 30 years our community has dedicated sweat equity, and driven financial resources into the armory. In 2003, our organizing efforts secured $31 million in public funding to prevent its deterioration, without which this redevelopment would not be possible.

Two decades of advocacy later, Governor Hochul and Mayor Adams announced $200 million in public dollars towards this redevelopment.

Given our significant public investment, the city must study how this project will directly reinvest back into us, to share profits with us, to sustain us.

The environmental review must also include an analysis of community ownership models to ensure the Bronx residents benefit directly from the Armory's redevelopment, and stabilize the surrounding community. Shared ownership and decision-making, spread financial risk, while bringing in the sweat equity of those who have the most to gain and lose from the project's success, its users and neighbors.

The projects to prioritize long-term community-driven governance structures to ensure accountability and equity. No one has more at stake in the sustainability of the Armory than the people who live here. The community members and workers who will build, patronize, and ultimately sustain this development must share in its wealth, and play a role in decisions that reinvest in the Bronx's long-term health and wellbeing.

There is much-untapped potential for events, programming, and businesses that reflect the creativity and cultural identity of the people who already live here, who have built the Bronx into what it is today, rather than

prioritizing profit for outside interests.

As the vision doc makes clear, a regenerative local economy that fosters mutually reinforcing economic, social, and environmental benefits will leverage our community's strengths to deliver goods and services that support the Armory's infrastructure and the neighborhood's economic, social, and environmental needs.

In turn, a strengthened and stable and resilient neighborhood will capture -- will contribute to the long-term success of the Armory.

These words must not remain abstract concepts on the page. They represent our community's deep wisdom, and align with successful development models across the country and globe. And that is why it is crucial that the Environmental Impact Statement thoroughly study how these commitments will be made real at the Armory. We look forward to working together to make it a reality. Thank you.

CHAIR BRUNNER: Thank you so much, Allison, for your testimony. All right. So I'm just very briefly calling on Ava Harris again to see if she joined and/or is now available. Ava,

are you here?

(No response.)

CHAIR BRUNNER: Okay. And then the same question whether Jonathan Halabi is present.

MR. HALABI: Yes, I am.

CHAIR BRUNNER: Oh, great, Jonathan. Welcome. Please start your testimony.

MR. HALABI: Thank you very much. My name is Jonathan Halabi, I've lived in -- not this neighborhood, in Bedford Park, the adjoining neighborhood since 1992. I worked about three blocks from the Armory, a 20-year career high school on the Lehman College campus. This is the -- this is the Bronx, and there's lots of great things about the Bronx, but we know that we often get considered last. And here we have a really wonderful resource.

And people in this community -- and I'm part of the Northwest Bronx Coalition, I'm part of my union. People in this community really came together to work on a community benefits agreement to make sure that our voices were heard and were part of this. And now there's an

agreement, but are you going to make sure that the terms in that agreement are going to be part of what's here? Are our voices going to be heard?

I should be sitting in a room with my community members, with the politicians, and with you together. They're not here. I am very concerned that you let us go through the exercise of making this agreement, published it, and that it doesn't have any weight. I call on you to make sure to live up to that agreement, to make sure that it's part of everything that we do, to make sure that our meetings for our community happen in our community, to make sure that our input continues to go into whatever changes are being made in whatever proposals, because there are going to be changes.

And that the needs of the community, as the community says, not as you interpret for us, but as our community says, continue to be part of every part of this proposal, that we don't get a document that's frozen in stone, and then you get to do -- and the developer gets to do what they want. But that we, as the people who worked on this community benefits

agreement, continue to interact with you through this process, with the developer, and with everybody.

And the first commitment that I really want to ask from you is that we do not put our community onto a Zoom again. The Bronx is really a great place, we often come last. Don't put us last by having the meetings and offices in Manhattan while we're just seeing you on a computer. Come up here. This is our community, this is our resource, this is our future. Thank you.

CHAIR BRUNNER: Thank you, Jonathan, very much for your testimony.

So at this point we will be taking a short 10-minute recess. If you signed up to speak and have not yet had your turn, we will still have your name on the list and we'll be continuing after the break in the same order of speakers. So it is currently 7:01, so we will continue at 7:10 after a quick about 10-minute break.

(A short recess was taken.)

CHAIR BRUNNER: Welcome back, everyone. We will now be resuming the public

comment period. As a reminder to everyone, each speaker will be allowed three minutes to speak. I'll begin by calling the name of those who have registered to speak, or the last three digits of your phone number, if you are using the telephone dial-in option and not the Zoom app.

Please state your name and affiliation, if you have one, for the record. The next 10 speakers are now shown on the screen and their names are; Jonathan German, Grethel Samuel, Danielle Herbert-Guggenheim, Genee Bright, Helen Meltzer-Krim, Roberta Todd, Kendall Jackman, Vicente Veintimilla, Paula Schaap, and Ivan Braun.

So I'm first calling on Jonathan German. Is Jonathan present?

(No response.)

CHAIR BRUNNER: Is Jonathan German here?

(No response.)

CHAIR BRUNNER: All right. Moving on to Grethel Samuel. Is Grethel present and ready to speak?

(No response.)

CHAIR BRUNNER: Okay. Moving on

to Danielle Herbert-Guggenheim. Is Danielle present?

(No response.)

CHAIR BRUNNER: Okay. Then the next speaker will be Genee Bright. Is Genee Bright here?

(No response.)

CHAIR BRUNNER: Okay. Moving on to Helen Meltzer-Krim. Is Helen in this meeting?

(No response.)

CHAIR BRUNNER: Okay. Moving on to Roberta Todd.

MS. TODD: Hi, this is Roberta Todd.

CHAIR BRUNNER: Hello, Roberta. You may start with your testimony.

MS. TODD: Certainly. I am a resident of the Bronx for over 25 years. I live in the (unintelligible) neighborhood, and I'm part of the faith community at Christ Episcopal Church, Riverdale, and since my retirement in 2018, I have been an active member of Northwest Bronx Community and Clergy Coalition.

I actively participated in the

Armory's visioning sessions where I, along with 4,000 plus community members, voiced the importance of this redevelopment project, reflecting what is good for the community sustainably, and not displacing community residents or businesses.

The Armory should be an economic engine and neighborhood hub that services the community. The Together for Kingsbridge community vision for the future of the Kingsbridge Armory summarizes what the community has prioritized. And Mayor Adam's introduction of the vision, he highlights the importance of working collaboratively.

And it's for this reason, I am advocating that there is an assurance of the following as part of the development and outcome of this project.

The environmental review must include an analysis of community ownership models that includes Community Land Trust, and also needs to ensure Bronx residents benefit from the Armory redevelopment.

There needs to be a clear revenue-sharing mechanism, and it should be studied

to determine how the project can reinvest to local initiatives like schools, parks, affordable housings, and other things that the community deems valuable.

The project should prioritize long-term community-driven governance structure to ensure accountability and equity.

Community ownership is essential to ensuring that this development truly uplifts working people in the Bronx. The investments made directly by the government, now we know 200 million-plus from State and city, and that's plus, along with -- and we -- I don't know the numbers for this but the allowances and tax breaks that will be given to the developer. All of those are starting points for counting what is the investment of the community in this project. And they should be included to create a concrete community ownership model.

Now, I thank you for listening to myself, listening to many of us from Northwest Bronx that are very aware of what is possible. We have looked at models in other places and we know it is possible to do this, and we can do this in

the Bronx, and we can do this in New York City.

So I'm thanking you. It's important that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I'm urging that the study consider all of this as it moves forward. Good evening.

MS. BRUNNER: Thank you so much, Roberta, did I get that right? I'm sorry.

MS. TODD: Yes, Roberta.

CHAIR BRUNNER: I did. Right. Yes. Okay.

MS. TODD: Roberta Todd.

CHAIR BRUNNER: Yes. Thank you, Roberta, for your testimony. Moving on to Kendall Jackman. Is Kendall Jackman present?

(No response.)

CHAIR BRUNNER: Okay. Moving on to Vicente Veintimilla. Is Vicente present?

(No response.)

CHAIR BRUNNER: All right. Moving on to Paula Schaap. Paula, are you here?

(No response.)

CHAIR BRUNNER: Okay. Then moving

on to Ivan Braun. Is Ivan present in this meeting?

(No response.)

CHAIR BRUNNER: All right. I'm jumping back to Danielle Herbert-Guggenheim. Danielle, are you here and ready to speak?

MS. HERBERT-GUGGENHEIM: I am here. Can you hear me?

CHAIR BRUNNER: Great. I do hear you. Mm-hmm (affirmative). You may start your testimony.

MS. HERBERT-GUGGENHEIM: My testimony is that COVID highlighted the inequities that have existed in this borough since white flight. What are we going to do with those lessons that COVID has taught us?

The Armory is a place for us to have transformational growth for this borough that has suffered, and is not due to lack of people not working hard, it's because mechanisms, systems, policies are no longer in place that would help build our community. So it's important that we are going to create systems and structures that will correct past harms, and understand that it is going to take more for us to be on equal footing.

It's a problem that the median income in the Bronx is $43,000, compared to the other boroughs. It's a problem that so many of our neighborhoods lack third spaces, community spaces where people can come together. I strongly urge that we understand that we are only doing well when our neighbors are doing well. That's all I have to say.

CHAIR BRUNNER: Great. Thank you very much, Danielle, for your -- for your comments. I'm calling on Helen Melzter-Krim next. Helen, are you present and ready to speak?

MS. MELZTER-KRIM: Yes, I am. Thank you.

CHAIR BRUNNER: Great. Thank you. You may start.

MS. MELZTER-KRIM: My name is Helen Krim, I'm a member of the Northwest Bronx Community and Clergy Coalition, and of the Riverdale Temple. I was born and grew up on University Avenue, and now live in Riverdale.

My main concern regarding the plan for the Armory concerns the displacement of residents and small businesses. I have seen big

development projects destroy communities and neighborhoods. Lincoln Center resulted in affordable housing being destroyed and replaced by housing that the original residents were unable to afford. The "Affordable units," that were included brought strangers to the area. The housing was not maintained properly, and because the residents had no ownership stake and no cohesion as a community, the buildings were not maintained.

The development also displaced all the small businesses. The nearest big grocery store today is up at 72nd Street, and there are few bodegas, cleaners, hardware stores. You should not need a car to do your shopping. I urge the city to ensure the Armory project contributes to anti-displacement measures and real affordable housing solutions by conducting a study on the developments potential to impact housing affordability and displacement in the surrounding neighborhoods.

This project must make it possible for local residents to afford the housing, share in the equity, and for local businesses to afford the new rising rent. While it is important to attract

new businesses, the jobs created must go to the local residents paid well enough to afford the cost of the new housing.

The Bronx is my home and my community. It has been neglected too long, and this development must serve my community. I thank you for the opportunity to express my vision of what good, healthy development must be. I look forward to studying your report.

CHAIR BRUNNER: Thank you very much, Helen, for your testimony. Next, I am jumping to Ivan Braun. Ivan, are you able to testify now? Are you present actually? Is Ivan Brown present and are you ready to speak?

(No response.)

CHAIR BRUNNER: Okay. We will call on Ivan later on then. All right. So just jumping back very quickly to ask for the names of people who seem not to be present, but just make sure that we're not missing anybody. So, Jonathan German? Is Jonathan here, and Grethel Samuel?

(No response.)

CHAIR BRUNNER: Okay. Genee Bright, and Kendall Jackman. Jeannie or Kendall,

are you here?

(No response.)

CHAIR BRUNNER: All right then Vicente Veintimilla and Paula Schaap. Are Vicente or Paula here?

(No response.)

CHAIR BRUNNER: Right. And asking for Ivan again. Ivan Braun, are you here?

(No response.)

CHAIR BRUNNER: All right. So we'll call on all of you again later. Then, we're moving on to our list of the next 10 speakers. They are Leslie Vasquez, Julie Colon, EB Messineo, Emma Allota, Dariella Rodriguez, Elizabeth Thompson, Ana Dominguez, Wanda Salaman, Stefannie Bonilla, and Jordan Moss.

So the first speaker would be Leslie Vasquez. Is Leslie Present? I'm giving it a moment hoping Leslie will join or unmute.

MS. VASQUEZ: Hi. Thank you. I'm sorry --

CHAIR BRUNNER: Oh, great. Oh, no problem. Hi, Leslie.

MS. VASQUEZ: How are you? How

are you doing today?

CHAIR BRUNNER: Good, good. How are you?

MS. VASQUEZ: Good. My name is Leslie Vasquez, and I'm speaking on behalf of The Point CDC, an organization dedicated to environmental justice, community development, and equitable development in the Bronx.

For over 30 years, Bronx residents have fought for community-driven redevelopment of the Kingsbridge Armory that prioritizes the needs of Bronx residents. So the location of the Armory does not reside within hands point, the armory's impact and presence is so large that it impacts the entire Bronx.

If the community vision is ignored in the development process, this would set a dangerous precedent for the future community-led projects, and be a missed opportunity for concrete benefits for the Bronx. While we recognize the project's potential, we remain deeply concerned about its long-term impacts on housing affordability, displacement, and environmental sustainability.

The Bronx has long suffered from environmental injustices, and this project must be meet the highest sustainability standards to ensure it benefits our community. The redevelopment must incorporate energy-efficient designs, renewable energy systems, and climate resiliency measures such as stormwater management, urban greening, and air quality improvements.

Mitigating the urban heat (unintelligible) effect and ensuring proper building installation are also critical to protecting residents from the worsening impacts of climate change. The Point CDC has been a member of the Bronx-wide plan for many years, where economic development for the Bronx is at the forefront of conversation.

While economic development is crucial and the Armory has the potential to contribute to it, this must not come at the expense of Bronx residents. Any development must align with community-identified priorities rather than introduce projects that do not reflect their needs or desires. One of the greatest threats facing our community is displacement due to rising rents and

unaffordable development.

We urge the city to explore mechanisms for deeply affordable housing within or near the project, such as mixed-use development with strong affordability components. Protections for existing residents, and small businesses such as Community Land Trust, and rent stabilization measures must also be prioritized to ensure this project supports Bronx families rather than push them out through gentrification.

The Armory has the potential to become many things for the community. And we, alongside many other residents, ask that the revitalization of the Armory addresses issues that have negatively impacted the Bronx and create new ones.

The Kingsbridge Armory redevelopment is a once-in-a-generation opportunity to uplift the Bronx. It must reflect our community's vision for good jobs and to display anti-displacement measures, community ownership and sustainability. We urge the city to ensure these priorities are thoroughly studied and meaningfully incorporated into the project's design.

Thank you for your time and commitment to our community.

CHAIR BRUNNER: Thank you so much, Leslie, for your comments. The next speaker is Julie Colon. Is Julie present and ready to speak?

MS. COLON: Yes.

CHAIR BRUNNER: Hey, Julie. You may start with your testimony.

MS. COLON: Thank you. Hello, everyone. My name is Julie Colon, I'm a part of the Northwest Bronx Community and Clergy Coalition. Just for a bit of context, I've lived my entire life in the Bronx, as well as my mother, my grandmother, my great-grandmother. We are generationally here. I went to school here. I've started my family here, and I work here. And so, I'm saying that to say I have a really large stake in the Bronx and what happens to it.

And so, at Northwest Bronx, we've also been working towards a community-driven development at the Kingsbridge Armory for 30 years. Just to also put something in perspective, I'm 31. And so, we've been literally working on it for someone's lifetime. And so, while we are, you

know, optimistic and cautious about the potential, you know, for this new project to address our goals and our priorities that were reflected in the EDC vision document, we still actually have a lot of questions.

And so, I'm here just to kind of advocate for what I would like to see in the environmental review. And so, some of those things would be, one, an analysis of community ownership models such as the Community Land Trust or CLT, as some folks know it, to ensure that Bronx residents benefit from the Armory redevelopment. It's really important to me particularly that Bronx residents benefit from anything that is coming into our community.

The second thing I'd like you all to add is revenue-sharing mechanisms. Those things must be studied to determine how the project can actually reinvest in local initiatives like schools, like parks, affordable housing. I'm a mom, I have two kids. My mom is also still raising my brothers who are like young school-age. I'd like to, like, make sure that like there are things that are happening in our community that are

driving up revenue, but also making sure that like we have access to those things, and that like people who have historically lived here for generations like myself, like my family, like my community can actually benefit from those things.

And the third thing is that the project should prioritize long-term community-driven governance structures to ensure accountability and equity. So, it is really crucial for Bronx residents to have a say in what comes into our communities, as I've said, and also to be able to decide how that revenue is being generated, is being used.

I say that to say, you know, we've seen like what happens when bad actors come into our neighborhood and propose different things for our community that don't actually benefit the community. I do housing organizing, right, and I deal with a lot of tenants who live in buildings owned by like big landlords, and they use a strategy called predatory equity to basically make money off of bad living conditions.

Buildings are falling apart, there are mysterious fires that are occurring in

buildings with high violation counts, and people are really suffering while still paying rent. And so, we don't deserve to go through that and also not be able to deserve what, you know, to -- like what we want to see happen for ourselves in our community.

Community ownership is really essential to ensuring that this development actually uplifts us working people in the Bronx. And so, yeah, I urge you all to ensure that these areas are thoroughly studied and incorporated into the project's design. And I thank you for the opportunity to speak today. Have a great day.

CHAIR BRUNNER: Thank you -- thank you very much, Julie, for your comments. Thanks a lot. The next speaker is Emma Allota. Emma, are you ready to speak? Emma Alotta. I think Emma's --

MS. ALOTTA: Good evening, everyone.

CHAIR BRUNNER: -- in a meeting. Great. Hi, Emma. You may start your testimony.

MS. ALOTTA: Hi. Okay. I am a Bronx resident for over 50 years. I raised two --

three children in the Bronx. I am a part of the Northwest Clergy Steering Housing Committee. I am also a borough appointee for the Bronx under President Vanessa Gibson to the school board.

My concern is many, but I'll actually try to deal with the housing issue. My concern with the housing issue is that when we take our trips to the Bronx, one of the chance that we say is the rent is too high. I understand that there will be 500 units being built, and my question is; who will be able to afford the rent? Because I work with the school board, I can tell you, we've lost a lot of folks in the community because of the rent.

If you go up and down from the northern part of the Bronx all the way down to the end of the Bronx, as it enters into the highway, there's nothing but housing, but no one lives in it that can afford it from the Bronx area.

And so, many of our tenants are being evicted. And that also affects our school. The school enrollment has dropped because folks are no longer able to live in the community. So my question is, we need to make sure whether we do it

through the connection -- New York Connection app, or we do it by application that our tenants and the people in our community can afford it.

I actually, while I was in the room with the others, looked up the cost of a studio, $3,000 for a studio, $4,000 for a one-bedroom. That's no longer affordable housing, and we need to make sure that our residents are included, and everyone is on the same level in terms of who gets in, in terms of equitable amount to pay for this rent. Thank you.

CHAIR BRUNNER: Thank you very much -- sorry, Emma for your comments. The next speaker is --

MS. ALOTTA: How do I mute myself? I'm on my phone.

CHAIR BRUNNER: Oh, I think it's *6. Did it work? Seems like it, huh?

Okay. Moving on to the next speaker with Dariella Rodriguez. Is Dariella here?

(No response.)

CHAIR BRUNNER: Dariella Rodriguez. Doesn't seem to be here. Then the next speaker is Elizabeth Thompson. Is Elizabeth

Thompson present?

(No response.)

CHAIR BRUNNER: No. Okay. Then Ana Dominguez. Is Ana Dominguez in this meeting?

(No response.)

CHAIR BRUNNER: Not either.

MS. THOMPSON: Hello.

CHAIR BRUNNER: Oh, I heard somebody. Oh, I see Elizabeth. Okay, great. Can you hear me, Elizabeth?

MS. THOMPSON: Yes, I can.

CHAIR BRUNNER: Great.

MS. THOMPSON: Hi, my name is Elizabeth Thompson, known as Ms. Liz. I live in the Bronx all my life, and I've been working with Northwest Bronx for over 30 years, living in my building about -- and doing community service about 40 years. I have two children, I lost one, and been an activist ever since then. My son got killed in 1993. I have a grandson who's 30, trying to bring him up correctly.

And the thing is, fighting for this Armory, I've been trying to do that, do housing. I've been working with Northwest Bronx

for housing for ages. And the thing is, I work for the city. I work for the city and the city -- I've been doing that, and volunteer. And the thing is, we don't make that much money. And for them, the rent to go up, it's terrible. And I want to make sure that the Armory is affordable to community outreach and community things for our community.

The thing is, when things are being done in the Bronx, they don't let the community know until the last moment. And the thing is, why? We have been going to meetings and Northwest Bronx, been doing what they supposed to do. And we are not being informed, and that's not correct.

So the thing is, please, make sure that things are correct with the Armory for our children and children's children to be able to function in there. Please, I'm begging you. Thank you.

CHAIR BRUNNER: Thank you very much, Elizabeth, for your testimony. Calling on Ana Dominguez one more time. Is Anna in this meeting?

(No response.)

CHAIR BRUNNER: All right. Then moving on to Wanda Salaman. Yes.

MS. SALAMAN: Yes. Hi, good evening.

CHAIR BRUNNER: Hello, Wanda, you may start your testimony.

MS. SALAMAN: Yes. My name is Wanda Salaman. I am a long-term resident of the Bronx, and I'm also a board member of the Northwest Bronx Community and Clergy Coalition. And I've been an activist here in the Bronx for over 40 years.

And one of the things that I will say is that we've been to the table, myself, to the table in different locations with the city, and I just want to make sure as a residence up here -- I live on Valentine Avenue, and we don't want to be affected by all the changes that will come with the Armory. And I know that we spoke about Committee Land Trust, and we spoke about committee ownership, and we spoke about owning the Armory, and we spoke about different things, right?

But I don't want that to -- and we -- every time that the committee speak about a

different language, the city, and developer learn a language, and then none of the stuff are included in our conversation.

So me, for once, will say that we -- I am tired of people learning and saying that there are for those things, and then at the end they turn around and they don't do none other things that the community needs or want. So don't use our language to -- so it could look nice, and then later on turn around and do something else. So if you all want to work as good faith, and I mean the mayor's office, and the developer, let's work as good faith for our community, and let's make the Armory a good example of something that could be used not only in the Bronx, but around the country and around the world. So let's work out a good faith.

And if we are doing a community partnership, let's have a community partnership. And there's nothing else to talk about community partnership or community ownership, and a community benefit agreement. Let's do those things, and they're just not saying it, just because we want to say those things. Let's have those things written

in paper. Thank you.

CHAIR BRUNNER: Thank you so much, Wanda, for your comments. The next speaker is Stefannie Bonilla. Is Stefannie present? Stefannie Bonilla, are you here?

(No response.)

CHAIR BRUNNER: All right. Moving on to the next speaker, Jordan Moss. Is Jordan Moss in the meeting.

MR. MOSS: It's time for me now?

CHAIR BRUNNER: Yes, if you are Jordan Moss.

MR. MOSS: Hi. Yes. I'm sorry. I'm sorry. I'm Jordan Moss. Thank you. I stutter a bit when I read, so this might take me a little longer than the one page I have here. My name's Jordan Moss, and I am active with a couple of groups. The Jews -- Jews for Racial and Economic Justice, and the Northwest Bronx Community and Clergy Coalition. I live in Kingsbridge and I've lived close to the Armory for 32 years.

In 1993, I began covering the Armory for the Norwood News as the state was giving control over it to the city of New York. And as

editor, I covered this issue about the Armory through 2011. The paper, of course, still reports on it as it still has not been solved.

For those 30 years, the Armory remained mostly empty, you know, except for the occasional things that happened in the drill hall. There were a few proposals, all of them failed. Giuliani's support of a sports group's, you know, interest while the EDC never even sought, you know, a proposal like at that time. Then Bloomberg's push for a giant mall with no living wage, you know, agreements.

And finally, the seal deal for KNEC, the National Eye Center. The city allowed 10 years of inaction before finally ending KNEC's control of and failed plan for the Armory's future. That's why it's so critically important to get it right this time, and adhere to the concerns and needs of local residents and Bronx sites in general. This is so big, you know, 500,000 plus square feet, it's going to, you know, affect the entire Bronx, or else we'll be having this same conversation in another 10 or 20 years.

We need to determine what is truly

feasible and whether it positively impacts the community and the Bronx in general.

The coalition has been working towards a community-driven development at the Armory for over 30 years. I know kids from 1993 who's like, you know, mom and dad were, you know, involved at that time who now are, you know, have kids themselves.

While many of us are cautiously optimistic about the Armory's potential to address the goals and priorities published in the EDC vision document, there are also so many questions about the actual proposal selected, its potential for success, and its impacts on our community and the entire Bronx.

It was clear in the visioning process that our community sees the Armory as a model for community ownership and shared prosperity. I know, you know, others have like brought this up before me, but it's so critical that I have to say it again.

The environmental review must include an analysis of community ownership models such as a community land trust, to ensure Bronx

residents benefit from the Armory redevelopment. Revenue-sharing mechanisms must be studied to determine how the project can reinvest in local initiatives like schools, parks, and affordable housing. The project should prioritize long-term community-driven governance structures to ensure accountability and equity.

Community ownership is essential to ensuring that this development truly uplifts working people, longtime residents, and kids in the northwest Bronx neighborhoods around here and the Bronx in general.

The city can potentially be a leader in this. You know, the city shouldn't say, well, we have to sort of, you know, do what definitely will work. Well, we know from the, you know, the, you know, the prior folks that got picked for at times is what's like, you know, a common thing like malls and things like that. That didn't work and it won't work now.

So one more thing. And the last thing I was going to say was the city should really value our input. And I mean the Northwest Bronx as like no one is more experienced and knowledgeable

and passionate and intelligent and, you know, everything, you know, about this because we've been involved in it directly for so long. And, you know, that's for 30 years. So that's all that I have to say, and thank you.

CHAIR BRUNNER: Thank you so much, Jordan, for your comments. The next speaker is EB Messineo. Is EB Messineo present and ready to speak? Calling on EB Mess.

(No response.)

CHAIR BRUNNER: All right. I'm jumping back to Dariella Rodriguez, who's in this group of 10. Is Dariella present now?

(No response.)

CHAIR BRUNNER: Okay. And then Ana Dominguez. Is Ana Dominguez present now?

(No response.)

CHAIR BRUNNER: Okay. then we have Stefannie Bonilla. Is Stefannie here?

(No response.)

CHAIR BRUNNER: Okay. Then moving to Ivan Braun. Is Ivan ready to speak?

MR. BRAUN: Yes, I'm here.

CHAIR BRUNNER: Hi Ivan, you may

start with your testimony.

MR. BRAUN: My name is Ivan Braun, and I'm a member of the Northwest Bronx Community and Clergy Coalition. I have lived in Kingsbridge community for nearly 20 years, and have been involved in advocating for responsible redevelopment of the Armory since 2010. So I'm very familiar with the issues involved in this hearing today.

As a city-owned property, the Armory is a one-time opportunity to create a project that could bring prosperity and opportunity to the people and communities of the Bronx, and not just line the pockets of an outside developer. The focus of this environmental review should be to highlight ways the Armory can advance employment and workforce development, ensure the preservation and development of affordable housing, support existing and new small businesses in the surrounding area, and enhance local economic development. At the core of this project, should be equitable community ownership and revenue sharing.

I'm here today to urge that the

environmental review included an analysis of community ownership models such as community -- a Community Land Trust, worker-owned cooperatives, and to ensure that Bronx residents benefit from the Armory redevelopment.

In addition, revenue-sharing mechanisms should be studied to determine how this project can support local initiatives like schools, parks, and affordable housing. The project should include long-term community-driven governance structures to ensure there's accountability and equity.

In closing, let me thank you for taking input from myself and others, but for our feedback to be meaningful, it must be thoughtfully addressed in the environmental review. As you know, the Bronx community has spent many hours over the past years working with the EDC to create a vision document for this project. It is imperative that the core components of that vision; good jobs, non-displacement, community ownership and sustainability be incorporated into the implementation of the development. Thank you.

CHAIR BRUNNER: Thank you very

much, Ivan, for your testimony. This closes that group of 10. So we're moving to the next group of 10 speakers. They are Osei Dwomoh, Erika Gonzalez, Pedro Dominguez, Kelsie Zhu, Elijah McCall, Alvieno De Matos Oliani Stinson, Deacon Wilson Martinez, and Carlos Lopez.

So the first speaker of that group will be Osei Dwomoh. Osei, are you ready to speak?

MR. DWOMOH: Can you see me? I just want to make sure that everything's doing good.

CHAIR BRUNNER: Yes.

MR. DWOMOH: All right. That's great. Let me just pull up my testimonial and we can get this started.

CHAIR BRUNNER: Okay. Take your time.

MR. DWOMOH: Yes, no problem. So, all right. Check, one, two, check. All right. Good evening, everyone. My name is Osei Dwomoh. I'm a freshman at Lehman College, and a member of the Northwest Bronx Community and Clergy Coalition.

Having been in the Bronx since birth, I've often seen people on the streets

holding signs or asking others, including myself for food or money. When I visited Manhattan in December, I asked my sister why the Bronx isn't like Manhattan. She explained that many industries, including finance, have high -- have offices there attracting high-paying jobs, and bringing both back to their communities. Meanwhile in the Bronx, business continued to close in addition to the gentrification, and workers are left feeling undervalued.

When I visited the now-closed Walgreens on Fordham Road, an employee told me that he was happy it was finally shutting down, followed by 'screw this store.' Similarly, when I spoke to an employee at the student to close Macy's in the same area, she simply acknowledged its closure.

The best way to improve our borough's image is by ensuring people have access to jobs. And not just jobs, but jobs with livable wages and positive work experiences. Organizations like the Northwest Bronx, along with other organizations -- well, organizations like the Northwest Bronx, sorry, have been working for decades to empower communities, fight against

disinvestment, and contribute to the redevelopment of the Kingsbridge Armory, which we are thankful that agencies like the New York City Economic Development Corporation are working on with citizens.

But we need to make this possible. So this project must provide high-quality jobs for the Bronx residents, and here are these key ideas to achieve this.

A project labor agreement that guarantees union labor for both construction and operations. Clear pathways to employment for Bronx residents, particularly youth and underemployed workers through targeted training programs and apprenticeships. Long-term workforce development commitments with local organizations, unions, and schools for wages to -- fair wages to support families, ensuring workers can earn a sustainable living. Expansion of the rent program, a $200 million State investment focused on industry-driven workforce development. And lastly, pathways to an inclusive economy, a $600 million initiative providing career-building opportunities for young New Yorkers.

In closing, with these fair and effective strategies, we can ensure the Kingsbridge Armory becomes a foundation for Bronx sites to work and thrive ethnically and sustainably. We all want the best for our borough, but conversations alone won't make change happen. We need to develop a support along with agencies and commitment to implement these plans as well as drive local economic growth, helping businesses and employees build a stable future. Thank you for allowing me to share my thoughts.

CHAIR BRUNNER: Thank you so much, Osei, for your testimony. Appreciate it. Thank you. The next speaker is Erika Gonzalez. Is Erika present?

MS. GONZALEZ: Hello. Can you hear me?

CHAIR BRUNNER: I can hear you, Erika. Yes.

MS. GONZALEZ: Hi, everyone. So I'll start right now. My name's Erika Gonzalez. Thank you to all who are here. Thank you for making me part of the community working group. Having the opportunity to work with you all was

such a privilege. Thank you to the Governor Kathy Hochul and Pierina Sanchez for the investments. Can you hear me?

CHAIR BRUNNER: Yes.

MS. GONZALEZ: Okay. Sorry, my phone just like -- okay. Thank you for listening to my children and myself and the community when we asked for a space for the youth to come together, as we need them to have a place to gather and not be outside.

As you all heard, this is not the first time the public will have an opportunity to speak. Please take this time to gather your ideas and thoughts to share. I live in this community, my children live in this community across from the Kingsbridge Armory, a wonderful historic building. Please, don't forget the tenants and merchants of Kingsbridge. We don't want to lose the small businesses, nor for the rents to go up. Please protect the people who have been living there for over decades. They matter, we matter, Kingsbridge matters, and Kingsbridge is an amazing community full of values.

I ask that you preserve our

heritage and our efforts in staying in this wonderful community. The community needs a project that can help them and not hurt them. Thank you, all.

CHAIR BRUNNER: Thank you very much, Erika, for your comments. The next person is Pedro Dominguez. Is Pedro present?

MR. DOMINGUEZ: Hello.

CHAIR BRUNNER: Hello.

MR. DOMINGUEZ: Can You hear me?

CHAIR BRUNNER: Yes, I hear you. Pedro, you can start with your testimony.

MR. DOMINGUEZ: Okay, great. Thanks. Good evening. My name is Pedro Dominguez, and I'm with the Northwest Bronx Community Clergy Coalition.

An armory or a fort is pretty good at defending against certain kinds of harms. For example, an armory can defend against bullets or cannon fire. That's good, but there are other kinds of harms that are a bit more elusive than bullets. For example, the onslaught of rising costs of living with this integration of our political institutions. The ever-present and

exponentially growing gap between the asset-owning few and the asset list many, these are things that an armory cannot readily defend against.

I grew up in the shadow of the Kingsbridge Armory, walking past it on my daily trek to middle school and then high school. It's like a great brick Camelot in the heart -- in the heart of the Northwest Bronx community. And as a kid, I would hear occasionally about some redevelopment plans for the Armory. And when we hear development plans, every once in a while, we hear that platitude about needing to prepare ourselves for the economy of the future, as if someone's already predicted or decided now in the present what the future economy has in store.

With respect to the Kingsbridge Armory, I would suggest a different way of framing what's at stake and what ought to be built. Rather than preparing ourselves for the economy of the future, what we should be doing is preparing the future for an economy worthy of the dignity of human life.

No one listening to my voice, not the economists or asset managers at the EDC, nor

the home attendants or grocers who live across the street from the armory will be unscathed by the changes we will see to our political institutions and to our economy, with the advent and rapid development of artificial intelligence combined with the increasing privatization of government functions that have traditionally been the work of the public sector. I think that there are two options ahead of us as a borough, and really as a country. Either our democracy will be governed like a modern corporation and thereby cease to be a democracy, or modern corporations are going to have to become more democratic. Those are the two options.

The Kingsbridge Armory can play a crucial role in ensuring the latter option is victorious by promising that the Armory is in significant ways owned by the community, and ensuring that the companies that are the tenants of the Armory abide by the worker cooperative model of enterprise that is companies that are owned and governed by the workers. The Armory cannot only shield us from economic privations, it can be a model for the entire city, state, and entire

country to follow. That ends my testimony. Thank you.

CHAIR BRUNNER: Thank you so much, Pedro, for your testimony. The next person is Kelsie Zhu, is Kelsie here and ready to speak. Kelsie?

(No response.)

CHAIR BRUNNER: Moving on to Elijah McCall. Is Elijah here and ready to provide testimony?

MR. MCCALL: Hi.

CHAIR BRUNNER: Hi Elijah.

MR. MCCALL: Hi. Okay. My name is Elijah Mccall, and I have been a part of Northwest Bronx Community and Clergy Coalition since 2022. I was born and raised in the Bronx, and have been involved in the fight for community-driven redevelopment for the Kingsbridge Armory since I was a senior in high school, not far from the Armory.

To me and many others, this project is more than just a project. It should be a space that celebrates Bronx culture and history without the threat of erasing our community. I

urge the city to include the following in the study: dedicated space for cultural and community programming and analysis of how the armory can serve as a hub for Bronx residents and affordable access to these spaces for local groups and residents.

Furthermore, as a college student, I hope this project centers workforce development for young people. The city should study clear pathways for Bronx residents, especially young people and workers to access good-paying jobs through training programs and apprenticeships. This project should reflect the Bronx's diverse identity and serve as a gathering place for generations to come. The Kingsbridge Armory redevelopment represents an amazing opportunity to support the Bronx. The project should invest in our community and our people and not hurt us. Thank you.

CHAIR BRUNNER: Thank you very much, Elijah, for your testimony. The next person is Alvieno De Matos Oliani Stinson. Is Alvieno here? Calling on Alvieno.

(No response.)

CHAIR BRUNNER: Okay. And then the next person we have is Deacon Wilson Martinez.

MR. MARTINEZ: Yes. (Unintelligible.) Hello, hello.

CHAIR BRUNNER: Hi, Wilson.

MR. MARTINEZ: Hi. Can you see or hear me?

CHAIR BRUNNER: Both. I can see and hear you.

MR. MARTINEZ: Okay. I am Deacon Wilson Martinez from Our Lady of Angels. Our pastor many years ago, Bishop Ahern helped to begin the Northwest Bronx Community and Clergy Coalition, and we collaborate with our pastor, Father Franco and the pastors from Florida Manor, from our Lady of Mercy, from our Lady of Refuge, St. Philip Neri, and St. Nicholas of Tolentino, to mention a few in our deanery. But definitely we are part of an interfaith coalition.

We ask that you keep our youth in mind, jobs please. Jobs, good paying jobs that you keep our families in mind, our families. Many of my faithful from our Lady of Angels, thanks to EDC and the Northwest Bronx Clergy Coalition, were

heard with their voice in Spanish and they participated.

And we beg you that we remain able to continue to participate as owners and inform families, busines owners and for the merchants of the possibilities. And I greet you in the year of the Jubilee of Hope.

And so as we close out, having heard so many wonderful -- I beg you that the leaders, the professionals, all the members of the "working group," that we truly take it very seriously the consideration so that the committment to those involved and that those principles and values bring a benefit to the community and to our destiny.

And finally, let us give thanks to all of those who have stayed this long and hopefully recorded, I sign off with quote from Santo Holy Bishop Oscar Romero, "Let all finally contribute to the normal working of a society. Let Professional and business people undertake their mission in a spirit of service to the people who look to them to defend their lives and their rights and to further their welfare." This was the close

of the Bishop's Conference in Puebla, I hope it helps as we close this session.

Gracias from Pastor Joseph Franco and from all the pastors and all of the interfaith groups Christian, Catholic, Protestant, and Muslims, that we do work with at the coalition. Thanks.

CHAIR BRUNNER: Thank you so much, Wilson, for your testimony. The next person on the list is Carlos Lopez. Is Carlos present?

(No response.)

CHAIR BRUNNER: Calling on Carlos Lopez.

(No response.)

CHAIR BRUNNER: All right. He doesn't seem to be here. Then we have a raised hand from somebody who's last three digits of their phone number is 493. Can you please unmute yourself and state your name and affiliation?

Just giving this a moment, expecting somebody who's providing testimony by phone. So to unmute, you would need to press *9. We see that you are in this meeting on your phone. Please, unmute yourself by pressing *9.

(No response.)

CHAIR BRUNNER: Right. We're coming back to you a little bit later. I move on to Ronald Harrison. Is Ronald present?

MR. HARRISON: Yes. Can you hear me?

CHAIR BRUNNER: I can hear you Ronald, and see you. Thank you.

MR. HARRISON: Great. Well, thank you. Good evening. My name is Ronald Harrison, and I am the lead health justice organizer with the Northwest Bronx Community and Clergy Coalition. I am a Bronx native, and have been organizing for 17 years. And as a father of two daughters, raising my family in the South Bronx, I have seen firsthand how development in our borough has negatively impacted the health of my community.

We know from data from the Bronx that the Bronx ranks 62 out of 62 counties in the New York state for health outcomes. This statistic is not just a number, it reflects the lives experience of families like mine, who struggle daily with poor air quality, limited healthcare access, and environmental hazards.

Today, I'm calling on the city and the developers to uphold the goals and priorities published in the EDC vision document, and I strongly urge the Environmental Review to include the following. A full analysis of the health impact, particularly regarding increased truck emissions and air pollutions, particularly with children and seniors who are the most vulnerable populations for respiratory illnesses like asthma. Also, this project must enhance and not strain the infrastructure and -- infrastructure, sorry. Ensuring that the Bronx residents are not further burdened by the environmental harms such as air pollution.

As a resident and father, I want to ensure that my children are raised in a healthy environment where they can thrive. The Kingsbridge Armory has the potential to be that space that benefits them for the -- and future generations, but only if it truly prioritizes community wellbeing and health and environmental justice.

Again, I strongly urge you to ensure that this health -- that these health concerns are studied thoroughly, and incorporated

in the project's design. We look forward to working together and make sure this is a vision of the community. Thank you so much for the opportunity to speak today.

CHAIR BRUNNER: Thank you so much, Ronald, for your testimony, very much appreciate it.

So, we are at the end of the current speaker list, and I would like to return to the very beginning of this list to call on people who were registered but didn't respond when their names were called. So starting with Leo Ramirez, is Leo Ramirez in this call, and/or would like to testify still? Leo Ramirez, are you here?

(No response.)

CHAIR BRUNNER: All right. Then moving on to the next person, Christina Callendar. Is Christina Callendar present now?

(No response.)

CHAIR BRUNNER: Okay. Moving to Paula Segal. Is Paula Segal here?

(No response.)

CHAIR BRUNNER: Okay. Then Deury Ramirez. Is Deury Ramirez Present?

(No response.)

CHAIR BRUNNER: Okay. Then Luis Cabrera is Luis Cabrera here.

(No response.)

CHAIR BRUNNER: Okay. Next one is Crystal Garcia. Calling on Crystal Garcia.

(No response.)

CHAIR BRUNNER: And calling on Angel Arias.

(No response.)

CHAIR BRUNNER: Is Nori Ortega-Bailey present?

(No response.)

CHAIR BRUNNER: Right. Then Miledys Guzman. Is Miledys Guzman here?

(No response.)

CHAIR BRUNNER: Right. And moving on to Mercedes Ramirez. Is Mercedes present?

(No response.)

CHAIR BRUNNER: Okay. Nathan DeJesus. Is Nathan present in the meeting?

(No response.)

CHAIR BRUNNER: Okay. Sandra Jenkins. Is Sandra here?

(No response.)

CHAIR BRUNNER: Zunilda Vasquez. Calling on Zunilda Vasquez?

(No response.)

CHAIR BRUNNER: And Learine Suazo. Is Learine Suazo here?

(No response.)

CHAIR BRUNNER: Okay. Then the next person we have on the list who didn't speak yet was Ava Harris. Ava, are you present?

(No response.)

CHAIR BRUNNER: Okay. Moving to Jonathan German. Is Jonathan German here?

(No response.)

CHAIR BRUNNER: Okay. Then Grethel Samuel. Calling on Grethel Samuel.

(No response.)

CHAIR BRUNNER: Then Genee Bright. Is Genee Bright Present?

(No response.)

CHAIR BRUNNER: Okay. Then we have Kendall Jackman. Calling on Kendall.

(No response.)

CHAIR BRUNNER: And Vicente

Ventimilla is Vicente Ventimilia present?

(No response.)

CHAIR BRUNNER: Then Paula Shcaap.

(No response.)

CHAIR BRUNNER: Ivan spoke. Then we have Dariella Rodriguez.

(No response.)

CHAIR BRUNNER: We have Ana Dominguez. Is Ana Dominguez present?

(No response.)

CHAIR BRUNNER: And we have Stefannie Bonilla. Is Stefannie Bonilla here?

(No Response.)

CHAIR BRUNNER: Okay. And then Kelsie Zhu.

MS. BONILLA: I am Stefannie Bonilla.

CHAIR BRUNNER: Oh, great. You are here. Good. Yes, Stefannie. Hello. You may -- you may start with your testimony.

MS. BONILLA: No problem. Thank you. I am -- my name is Stefannie Bonilla. I am part of DEC 11, but I am here in my own capacity. I would like to show support for -- I would like to

thank you for including schools as Ms. Erika Gonzalez is representing the schools in the community who lives there. I am asking for everyone to not forget the community at large.

One of the things being part of the community for over 20 years and the Northwest Bronx community and clergy collation have been working towards a community-driven development at the Kingsbridge Armory for over 30 years. While many of us are cautiously optimistic about its potential to address the goals and priorities published in the EDC vision document, there are priorities -- there are also many questions about the actual proposal selected and its impact in our community.

One of the greatest threats facing our community is displacement costing by raising rents and all affordable development. I urge the city to ensure the Armory projects contributes to anti-displacement measures and real affordable housing solutions by conducting a study of the developments potential to impact housing affordability and displacement in surrounding neighborhoods, as well as exploring mechanisms to

include deeply affordable housing options within the project or nearby such as mixed development with strong affordability component. Incorporation protections for existing residents and small businesses through the Community Land Trust and rent stabilization measures.

This project must support stability for Bronx residents, not drive them out. Thank you for the opportunity to speak today. The Kingsbridge Armory redevelopment represents a once in regeneration opportunity to uplift the Bronx, and it's essential that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I urge -- I urge you to ensure these areas are studied thoroughly and incorporated in the projects design. Thank you again.

CHAIR BRUNNER: Thank you very much, Stefannie. Moving on to call Kelsie Zhu. Is Kelsey present?

(No response.)

CHAIR BRUNNER: Okay. Then Alvieno De Matos Oliani Stinson. Is Alvieno here?

(No response.)

CHAIR BRUNNER: Okay. Then I'm returning to somebody who called in and their last three numbers of their phone number are, 493. Can you please unmute yourself using *9 and start your testimony?

Oh, sorry. My team just says *9 is raise hand. So is it *6? I'm sorry. Try to unmute yourself using *6, and you can also email help@publicworkspartners.com. They can assist you with a problem like unmuting. Yes, I apologize. Whoever is trying to call in, can you try again and unmute yourself using *6 to unmute, please. All right. I'll return to you in a moment. We have right now two more speakers on the list. First is Pilar (phonetic) DeJesus. Pilar, are you present and ready to speak?

MS. DEJESUS: Yes. Good evening.

CHAIR BRUNNER: Hi. Good evening.

MS. DEJESUS: Good evening. I want to start off by giving land acknowledgement to the Lenape people who occupied the land who were killed and displaced by European settlers in the past. And I like to start off by bringing that awareness that history because it's always

suppressed, and it kind of starts to feel like history is repeating itself.

My name is Pilar DeJesus, I am a partner of the Northwest Bronx Coalition and Clergy Coalition. I'm an activist, I'm an organizer, I'm from East Harlem. I'd like to consider myself an expert of displacement. Meaning that I have experienced many of these re-zonings, many of these affordable units, many of these hearings.

And again, part of the reason why I started off by giving acknowledgement to the Lenape people is because a lot of what is happening when I see developers, I like to think of it, unfortunately, like the Europeans that came into the land where the Lenape's occupied, where the concept was about shared land use, right?

That was the fundamental of the Lenape society. And that has been the fundamental of a lot of the communities in the Bronx right now. The community is a family, and they share lots of fundamentals, and they have fixed their -- they have settled there. The people who are there, and a lot of times, the developers, they come in, and the city makes all these promises like I think it

was mentioned earlier, and never -- and it sounds all great. And then what happens? Devastation, you know what happens. The developers, the city, whoever it is, I don't really know exactly who to point fingers at. But then, the resources I extracted from our communities and nothing is given back.

And so, I think you've heard of what the communities want, but I also want to see like maybe some damages like money being paid back to the community members, because environmental, I see it, again, as a person who's experienced rezoning, the environmental issues that come up with all of the construction, the digging, everything, it is really -- I can tell the difference as a person who's lived in my community for 44 years.

And -- anyway, environmental justice is not really real in this city. Although a lot of our legislators and a lot of the developers, they like to say that this is something they're going to follow. But it hasn't been my experience. And so, again, a lot of this, you know, not including community voices, not actually

letting the community actually just own the land themselves instead of handing it over to developers just makes it alarming, because it's just hasn't really worked. "Affordable housing" isn't really affordable. And that's because the language and the way the law uses it is tricky.

And so, I think we also need to get better but let's protect and make sure that the community is the one dictating what happens to that land and not the developers. Thank you.

CHAIR BRUNNER: Thank you so much, Pilar, for your testimony. Moving on to Paval slabieck (Phonetic). Paval, are you ready to speak?

MR. SLABIECK: Yes. Can you hear me?

CHAIR BRUNNER: Great? Yes, I can hear you. You may start, please.

MR. SLABIECK: Okay. Well good evening, everybody. My name is Paval Slabieck, I'm a relatively new resident of Kingsbridge Heights. I live just a short walk from the Armory. And one of the things that struck me about this neighborhood when I moved here from Astoria Queens,

was how much less safe the traffic infrastructure here is for cyclists and pedestrians. It's really quite a bit behind infrastructure in Queens, Brooklyn, and Manhattan.

The proposed plan for Kingsbridge Armory calls for a performance venue that can accommodate 13,000 people. That would obviously bring more traffic, but traffic in the area is already quite unsafe. According to data collected by the NYPD, within just a 1200-foot radius, a tiny, tiny radius, just half a mile around the Armory, there have been more than 100 crashes recorded since 2020. And according to the same data, several collision hotspots within this, again, tiny area around the Armory are on Kingsbridge Road, essentially right in front and around the Armory.

Such traffic environment is risky for drivers but it's quite dangerous for cyclists and pedestrians. Cyclists in particular have nowhere to shelter from disorderly and often aggressive traffic, as there are virtually no protective bicycle paths in Kingsbridge or Kingsbridge Heights.

With the prospect of adding a venue for upwards of 10,000 people at the Kingsbridge Armory, traffic patterns must be made safer. So I urge the city to include in the environmental review the following: A, comprehensive traffic impact study of opportunities to improve pedestrian bicycle and motor vehicle traffic; recommendations for traffic calming and de-conflicting measures; infrastructure upgrades for safe bicycle traffic, such as protected bike lanes, bike traffic signals, day lighting of intersections, and; recommendations for ways to connect Kingsbridge Heights to the existing protected bike lane corridors in the Bronx.

And aiming at redeveloping the Kingsbridge Armory and by extension Kingsbridge Heights into a destination for people from across the borough, the city, and the metropolitan area, this project must also consider how to promote their safe journey to and from this remarkable landmark. Thank you.

CHAIR BRUNNER: Thank you so much, Paval, for your testimony. So I'm calling on Carlos Lopez one more time who is on our list but

hasn't spoken yet.

Is Carlos Lopez on this call or in this meeting and would like to speak?

(No response.)

CHAIR BRUNNER: Okay. Then I'm calling again on the person trying to call in from their phone with the last three numbers, 493. If you are still here and still would like to testify, please unmute yourself using *6. And again, if your last three digits of your phone number are 493, please unmute yourself using *6.

All right. So I think for now those were the last speakers. If there are others who wish to speak, please follow the instructions on the screen to use the raise hand function. I'm asking now for the second last time, if there is anyone still would like to testify? Yes, we have somebody raising their hand.

MS. MESSINEO: Good evening, everyone. I'm sorry --

CHAIR BRUNNER: Hi.

MS. MISSINEO: -- I was unable to come on mute before, but thank you so much for having me this evening. My name is EB Messineo,

and I am a pediatrician in training at the Children's Hospital at Montefiore. It's been such a privilege to hear from everyone over the last few hours, especially all the youth advocates on the call.

I've lived in the Norwood area of the Bronx for two years, so I am very new to this work and to this community, and my voice is least of all. But I'm here because it was immediately obvious on moving here and starting to work here, how critically important this project and this space is to my neighbors in and around Kingsbridge, and the people who have lived here for generations, who have always lived here, and who are and should always be the keepers, governors, and owners in this community.

I testified today to emphasize that the developers and the city must prioritize all of the priorities in the community vision document, in particular, anti-displacement and deeply affordable housing in all parts of this project. In my work as a pediatrician throughout the Bronx, I see daily the harms done to young people by housing insecurity and displacement.

I know that children who experience housing insecurity, children who are displaced from their homes and communities are more likely to lose the life-sustaining benefits such as Snap, WIC, and Medicaid that allow them to access food and healthcare are more likely to experience school disruption which is detrimental to educational attainment, mental health, and sense of community and safety, and are more likely to experience exacerbations of chronic disease, hospitalization and adverse health outcomes. You can't prioritize things like connecting to mental health care, going to doctor's appointments, attending school, and doing the things you need to do to thrive and flourish today if you don't know if you may be displaced and become homeless tomorrow.

There are over 16,000 families with children at risk of displacement in Kingsbridge alone if this project fails to prioritize deeply affordable housing solutions and does not honor the right of the people who have always lived here to continue living in, governing, keeping, and owning Kingsbridge.

I urge the city to ensure the Armory project contributes to anti-displacement measures and deeply affordable housing solutions by the following: studying the development's potential to impact housing affordability and displacement in surrounding neighborhoods; including deeply affordable housing options within the project or nearby, and; incorporating protections for existing residents and small businesses through community land trusts and rent stabilization measures. The collective voice on this call is so strong and we urge and insist that this project reflect the community's vision for good union jobs, anti-displacement, deeply affordable housing, community ownership, and true sustainability. Thank you for the opportunity to speak and be with everyone today.

CHAIR BRUNNER: Thank you very much, EB, for your testimony. And we also have another speaker, Eddie Ramos.

MR. RAMOS: Good evening, everyone. Hope everyone's doing well. I think one of the things that we mentioned earlier that's going to be important is for SBS to make their

presence known throughout the Kingsbridge Corridor. As was mentioned earlier, the building directly across that houses about six stores is already up for sale. For many years, the owner of that property did not give the renters long-term leases hoping that something would happen at the Armory, and then they would be able to raise the rents dramatically.

Many businesses on that corridor have gone out of business either because they don't want to make an investment, they somewhere where they can't keep it or make a long-term lease. And like I said, once again, that's something SBSI guess would have to try to address with the -- with the landlords and the property owners.

Also across the street the other way on 196 in Jerome, they've taken out the laundromat and restaurant on that corner and apparently that's also going to be a new development. You know, there's about seven or eight buildings that have been built on Creston Avenue between Kingsbridge and the end of Creston. And some of those locations say affordable housing on the sign when they're building it. This will be

affordable housing, but still require a minimum of a hundred thousand dollars a year in order to apply.

They're using the AMI of 130, I think it's $138,000 a year, which isn't a credible AMI, for the Bronx. You know, even at 40 percent AMI that's still a push considering that a lot of the Bronx is anywhere between 45 to $49,000, not 149.

So I think it's going to be very important to look at the buildings that have already been built and are actually going at market rate rather than an affordable rate.

Just something that, you know, people need to be conscious of because they -- even the building on Fordham Road put up by stag developers, a hundred and a hundred to $105,000 to get an apartment, you know, which isn't credibly affordable to the people that live in this neighborhood.

So everyone should just keep an eye and ask questions when the developers come and start building these buildings. Because they're being built as of right. So the community has

almost no voice until you start seeing buildings getting torn down. Thank you and everyone have a good night.

CHAIR BRUNNER: Thank you very much, Eddie, for your comments. So this, I think, it's the end of our speaker list. I'm just asking whether there is anybody still in this meeting who has registered or signed up to speak and has not been called, or if there is anybody who still is in this meeting and would actually like to speak?

(No response.)

CHAIR BRUNNER: This is the last call for speakers. So if you would like to share and testify, please, speak up now. I will give it a minute or two in case somebody is changing their mind or decides that they would like to speak still here tonight.

(No response.)

CHAIR BRUNNER: All right. I think that we have no more registered speakers and we have no more people in a meeting who would like to speak right now. And I think it's time then to close this meeting. The exact time right now is 8:41 p.m., and I thank everybody again for joining

us today for the Kingsbridge Armory Development Public scoping meeting. Please note you may submit any comments you have on the draft scope via the addresses on the screen. This information is also available in the notice of public scoping. Written comments will be accepted until 5:00 p.m. on Friday, February 28th, 2025. Thank you everyone, and have a good night.

(Whereupon, the meeting was concluded at 8:41 p.m.)

STATE OF NEW YORK)
SS.
COUNTY OF NEW YORK)

I, MARC RUSSO, a Shorthand (Stenotype) Reporter and Notary Public within and for the State of New York, do hereby certify that the foregoing pages 1 through 217, taken at the time and place aforesaid, is a true and correct transcription of my shorthand notes.

IN WITNESS WHEREOF, I have hereunto set my name this 18th day of February, 2025.



MARC RUSSO

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My name is Jumelia Abrahamson, and I work for University Neighborhood Housing Program (UNHP), a non-profit in the Northwest Bronx. Since its inception UNHP and the Northwest Bronx Community and Clergy Coalition have worked very closely with this community. I have lived and worked in the neighborhood for nearly 18 years, and in the Bronx for 30 years. The NWBCCC and surrounding groups have been working towards a community-driven development at the Kingsbridge Armory for over 30 years. While many of us are cautiously optimistic about its potential to address the goals and priorities published in the EDC Vision Document, there are also many questions about the actual proposal selected and its impacts on our community. One of the greatest threats facing our community is displacement caused by rising rents and unaffordable development.

I urge the city to ensure the Armory project **contributes to anti-displacement measures and real affordable housing** solutions by:

- Conducting a study on the development's potential to impact housing affordability and displacement in surrounding neighborhoods.
- Exploring mechanisms to include deeply affordable housing options within the project or nearby, such as mixed-use development with a strong affordability component (all of the units should have Community Board preference and most should be available for households 30%AMI) .
- Incorporating protections for existing residents and small businesses through community land trusts and rent stabilization measures.

This project must support stability for Bronx residents, not drive them out. In 2022, UNHP formed an advocacy group, Affordable Housing Opportunities Right Away (A.H.O.R.A), composed of residents seeking affordable apartments. The 22 families in this group have also met with affordable property managers and non-profit service providers frustrated with the current lottery system. For years, despite 18,000 applications from our clients, very few families have managed to secure a safe and affordable apartment for their families. While providers have failed to quickly and effectively link vacant new and re-rental units to eligible households.

The average income of UNHP families is **$23,384** while the minimum income requirement on HC 2.0 typically falls around $33,498. The income for seniors is much lower. The City has a duty to make the 500 residential units being built on the National Guard Sites units with the right eligibility and accessibility for those that live in the area. Selection process must also be simplified, if documents are requested, families should be contacted via email and phone calls. Our tenants can't be left out, so resources to support applicants and paper applications should also be available for local residents.

We really hope these testimonies are taken into account. The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to uplift the Bronx, and it is essential that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I urge you to ensure these areas are studied thoroughly and incorporated into the project's design.

We look forward to working together to make this vision a reality. Thank you.

Jumelia Abrahamson

Director of Programs at UNHP

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Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:41 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Michael Aipo <michaela685@nycstudents.net>
Sent: Friday, February 7, 2025 9:04 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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My name is Michael, I'm writing this to you because I'm a resident of the Bronx.

I think the armory can have 2 big impacts. One, it could bring many tourists who would want to see it in person and those tourists could be future residents of the Bronx. Two, it can support some locally owned businesses in revenue and location which could create generational wealth.

This could also soothe the history of disinvestment in the Bronx, such as the redlining of people of color neighborhoods and the decade of fire that the Bronx and its residents went through. This was a period in the 1970s where fire and burning buildings were rampant due to the government disinvestment of the FDNY from neighborhoods where people of color lived.

Shockingly, those fires were blamed on the same community who suffered from them by the same government that allowed it to happen. The government's use of benign neglect against the Bronx people, ignoring the problems of the Bronx and then blaming the smaller Bronx community for the problems they suffer from or strategic neglect by banks to places with poc communities striping them of loans to pay of their insurance and by addressing the needs of the general Bronx community..

To address this history of neglect, the armory redevelopment should offer support for locally owned businesses and help for smaller street stores etc. The Armory can provide some large benefits back to the community like living wage jobs and a better place to buy and sell necessities and even generate generational wealth to help fund and support everybody who lives in the Bronx. If the Armory were fully owned by community voted representatives, a portion of full revenue could be reinvested in the community, more specifically the problems of the community like the trash problem or maybe the homelessness problem.

Big decisions would be made by community owned representatives in a sort of ULURP type of process, as ULURP in itself is a very well made in things like decision making and finding out who owns it since it would not be owned by the government but the general Bronx as a whole, like representatives. With this idea, the general Bronx community would be part of making decisions for projects that go through this process and every project would come out very well and better than it came in.

My recommendations could help by allowing local businesses to provide living wage jobs minimizing the need for loans to prevent a repeat of history, and also creating new opportunities but only if these things are, living wage jobs building generational wealth and quality of life/housing issues for homeless people, prioritized and guaranteed. These recommendations would benefit all of the Bronx if applied leading to the best future of the Bronx. It's just a matter of time.

Thank you for your time, Micheal Aipo

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FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:46 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

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From: Zalik Allen <zalika@nycstudents.net>
Sent: Friday, February 7, 2025 12:42 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: District5@council.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

Hi, my name is Zalik and I live really close to the Kingsbridge Armory. I am so happy that it's being used for sports because I can just go to it to play sports with my friends. The armory is a place where back around World War 1 they used it to hold planes and weapons. Over the years, they just stopped using it.

That is why I believe the armory should be used as a safe place for the Bronx and for all people. This is why the Armory needs to be owned by the community because the armory is going to change the community forever.

My point is that the Armony should be owned by the community because it is for the community. No private Developer could know what the community wants and needs because look, MADDD Equities used 212,900 square feet just for parking and that's all of space just for parking.

If you're a Private Developer you should give the community around 10% or 15% to own and ask them their ideas and how all that space should be used for the community.

This will help them get more money and help from the community because the more the community gets heard, the more the community is going to love the Armory.

Thank you for your time and consideration of my recommendations,

By Zalik Allen by BASE high school

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FW: [EXTERNAL] Kingsbridge Armory scoping meeting written comment submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:45 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

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Office Direct: 212-788-6822 | Office Main: 212-788-6801
ebrunner@cityhall.nyc.gov | www.nyc.gov/oec

From: Jariel Almanzar <jariela2@nycstudents.net>
Sent: Friday, February 7, 2025 12:37 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: District15@council.nyc.gov; webmail@bronxp.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory scoping meeting written comment submission

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Dear Representative,

My name is Jariel and I'm a Bronx resident, and the Kingsbridge armory is important to the Bronx.

The armory could impact the future by giving people more jobs and better wages. In the past disinvestment was in almost every part of the Bronx, some people in their homes would freeze in the winter because the landlord stopped paying for things. Another example is the fires in the past in the Bronx.

The needs the armory should address is low wages. The armory should offer higher wages and the communities should own it. They could also put profits back into the community.

And I think the community should vote on decisions, one example is the ice rink, they gave higher wage jobs and certain job opportunities due to the ice skating rink, the people also wanted it for that same reason, that would uplift the community in a positive way giving them more money.

Some non-negotiables are better wages, more job opportunities and community ownership.

Thank you for your time and consideration of my recommendations,
Jariel A

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping meeting Written Comment Submission.

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:43 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Jhon Arenas <jhona16@nycstudents.net>
Sent: Friday, February 7, 2025 9:55 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping meeting Written Comment Submission.

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Dear Representative,

My vision for the Kingsbridge Armory as a young member in the Bronx. I envision needs that the armory should address in the Bronx and many benefits that the armory can bring to our community. The Bronx has gone through a lot during and after the Bronx burning, since then, it has affected so many lives and impacted many residents across the south Bronx. This tragic past keeps affecting the Bronx even until this day, because living can be very hard for some of our Bronx residents.

The armory should address this by bringing more wealth and opportunities in our community to dress and fix our issues that have been following us since the past. LIke The Redlining, also a historical event that impacted the Bronx even until this day. Redlining was a strategy the government did, based on racist ideas. Ideas in which areas with blacks were not qualified enough to be able to give them loans, credit score or financial help due to their race. This affected the economy of the Bronx residents even until this day, since it created wealth exclusively for white Americans, leaving the other minority groups aside. This policy was extremely racist and created division among our residents and limiting opportunity for blacks and hispanics who contribute a lot in our community.

The armory should be able to bring more economic wealth to Bronx residents. I expect the armory to allow local business owners to start their business in the space that the armory has to offer. The armory should provide Bronx business owners with opportunities to succeed in their business, and support our local businesses. Many businesses like food markets would be useful for our community, and it will also provide more job opportunities for the youth.

Community ownership is very important and I think is something that the armory should offer and address. More decision-making for the community. A way our Bronx residents get more power in the decisions taken in the city, since after all, it is a city that runs thanks to our workers and residents. A reason why we should involve more of our people into making important decisions. This will impact the Bronx in a better way, because it will create more wealth and opportunity for the youth and better living for the residents, since it will create more wealth.

There's many ways in which the Bronx can do cooperative ownership. Like the Mondragon model. The Mondragon corporation is the number one largest network-owned cooperative in the world. The Mondragon is owned by workers around the world. The workers are able to have full control over the 100 cooperatives business over the system. This shows that it is possible to create cooperative ownership in the Bronx. I think if the cooperative ownership works in a big corporation like Mondragon corporation, it will definitely work in the Bronx borough. Something in which the Bronx residents will have benefits and will be able to have some influence in decision making of the Bronx.

Thank you for your time and consideration of my recommendations,
-Jhon Arenas

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:41 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Kevin Baltazar <kevinb78@nycstudents.net>
Sent: Friday, February 7, 2025 8:52 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: District13@council.nyc.gov; webmail@bronxbp.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

My name is Kevin Baltazar and as a Latino student in the Bronx with the connection to the Kingsbridge Armory being probably one of its users, I want to share my vision for the future of the Kingsbridge Armory. I see the future of the Bronx being positively affected by making better representation for other races.

The South Bronx's apartments and houses were burned down due to landlords paying people to commit arson, it impacted them negatively. The Bronx has suffered disinvestment due to racism and lack of help from the government. Red-lining had been a major factor as well due to banks choosing districts to districts to defund them. There has also been massive neglect in the Bronx, back in the days when landlords took the rent money and left the Bronx, they left the burned buildings as the number of houses lessened the more the fires happened.

The Armory needs to address investing in general. The benefits that the armory must provide are small business development and shining a spotlight on minority owned businesses like Michel Fashion and Zeby's Printing. The community should own it and profits should be reinvested by preventing Red-lining again in 2025.

These investments are important because of giving a better impact to helping minorities. The reason the Armory needs to prioritize this is because of making opportunities for people of small businesses. A Way to shine a spotlight on minority owned businesses is by making a website for Kingsbridge Armory and having unique information about the small businesses.

The MADDD equities proposal is an entertainment square, recreational & community facilities, a tv and film studio production, storage and parking & loading. The community facilities will include Community-Based Organizations

(CBOs) & educational/workforce facility, the entertainment square have up to approximately 13,000 seats and Parking & Loading will have up to 550 spaces on the Armory Site.

The good things are the recreational facilities and community facilities due to having multiple varieties, welcoming older adults, creating jobs and wealth for existing workers and communities, growing a regenerative local economy and putting the Bronx on the map.

The things they should do better at are prioritizing youth, maximizing community ownership and fostering intergenerational relationships.

Thank you for your time and consideration of my recommendations,
Kevin Baltazar

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:43 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Wyatt Bandon <wyattb15@nycstudents.net>
Sent: Friday, February 7, 2025 9:54 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Esther Brunner

I am Wyatt Bandon, student of Bronx Academy For Software Engineering. While I live in Bay plaza I am still concerned about the current situation occurring in the kingsbridge Armory. The power which the Armory holds is a big factor in offering a service or disservice to the Bronx community.

The Bronx deserves this proposal, as shown in past history Bronx communities have been struck by many factors. Such as red lining, disinvestments, urban renewal all across the Bronx.

The Kingsbridge Armory should be designed into a space where people would be blessed with job opportunities/workforce, entertainment, residential, storage, community facilities, local retail, and a fitness center amongst many more ideas.

We should push community ownership along many of these big investments to push the chance of reinvesting into Bronx communities.

These propositions are better than other ideas such as the Ice Rink suggestion. Because by focusing on workforce development, job opportunities, and local retail, this provides direct economic benefits to

the Bronx community and residents in need.

The idea of community ownership also ensures that wealth stays within the local community.

My plan actively seeks to reverse the historical trends of neglect in the Bronx by turning the Armory into a multifunctional space that addresses the needs of the community: affordable housing, local retail, fitness facilities, and cultural spaces.

An Ice rink would be entertaining, but it would likely offer limited job opportunities, mostly seasonal, and for specialized roles. Meaning that it isn’t consistent.

We envision long term community impacts over short terms with the vision of transforming the Armory into a multi purpose hub that can serve the community for generations.

This proposal is grounded in community driven development, economic empowerment, and addressing the Bronx's long standing issues of disinvestment.

Sincerely Wyatt B.

From:	Brunner, Esther
To:	Amy Diehl Crader; Charlie Fields (cfields@akrf.com); Jessica Hanlon
Cc:	Young, Ingrid
Subject:	FW: [EXTERNAL] Kingsbridge armory scoping meeting
Date:	Wednesday, March 5, 2025 9:49:18 AM

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Email Upgrade !!! <darnley18@aol.com>
Sent: Sunday, February 23, 2025 6:41 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge armory scoping meeting

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My comments regarding the Environmental Assessment Statement and Together for Kingsbridge Vision are given below.
Regarding the Environmental Assessment Statement, I am commenting on parking and roadway speed controls.
I would like to see parking inside the Kingsbridge Armory complex. This is similar to the parking within the nearby retail mall
located at Broadway and W.230th St.
Traffic lights along Jerome Avenue and Kingsbridge Road may need need to be modified due to the expected volume from the
Kingsbridge Armory complex.
I have no comments for the Together for Kingsbridge Vision.
Submitted by Darnley Beckles

From:	Brunner, Esther
To:	Amy Diehl Crader; Charlie Fields (cfields@akrf.com); Jessica Hanlon
Cc:	Young, Ingrid
Subject:	FW: [EXTERNAL] Kingsbridge Armory Written Testimony
Date:	Wednesday, March 5, 2025 9:44:48 AM

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Jane Bedell <garrisonbedell@optimum.net>
Sent: Monday, February 17, 2025 7:31 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Written Testimony

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Attention: E. Brunner
Regarding: Kingsbridge Armory Written Testimony

My name is Dr. Jane Bedell. I am a primary care and public health physician, a lifelong New Yorker, and am now retired after nearly two decades of service working for the NYC Health Department in the Bronx Office. I have lived in the Bronx for the past thirty-four years, and have raised my two children here.

My family lives in the shadow the Armory – it is across the reservoir from our home. I have passed by it almost daily on my bicycle commute to work for years. My son attended the High School for American Studies, which is down the block from the Armory. And we all take walks, runs, and bike rides around the reservoir, passing the Armory as we go.

For over thirty years we have watched the plan, stop, stall "progress" (in air quotes) around the Armory. Maybe this time we will be successful.

I write to advocate for the exploration and adoption of mechanisms for community ownership and revenue sharing.

For far too long New Yorkers -- especially Bronx-ites -- have been crushed by the conventional models such as tenant vs. landlord/real estate developer and worker vs business owner. These have profit-making as the highest goal, and have pushed workers, tenants and homeowners to the side.

The Armory project offers us all a chance to fully explore alternative models, and then to honor the community-engagement process where community members expressed their desire to see mechanisms such as community land trusts, worker-owned business, worker cooperatives, and revenue-sharing mechanisms that would drive re-investment back into the Bronx.

I urge the developer to:

- Conduct a thorough study of community ownership models
- Act on the conclusions of the study with full attention to choosing viable projects that will exemplify community-driven and community-ownership models, making the Armory a model for the nation

Thank you for the opportunity to submit my comments. This project should reflect our community's vision, as detailed in the Together for Kingsbridge process and document, for good jobs, anti-displacement, sustainability and – as I have emphasized here – community ownership.

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:45 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Elijah Bedoya <elijahb187@nycstudents.net>
Sent: Friday, February 7, 2025 11:18 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear representative,

My name is Elijah and I am a high school senior from the Bronx. I am writing to you because I believe in this new opportunity that is the Kingsbridge Armory. I believe that with the right ideas ,the armory can help not just the people, but everything around it. Because of the history of disinvestments to the Bronx in the 1970-80's that led to the withdrawal of money for fire departments, housing loans, and the redlining that enforced it.

It has been a challenge to rebuild and grow the Bronx. But the Kingsbridge Armory can be the head start to better growth in the Bronx. I believe the armory should offer a multitude of different sports, art and or youth centers in it to gather every audience in the Bronx to come together, no matter our interest.

It should also be owned by the community with a representative democracy or close to a "co-op cincy" model. Co-op cincy is a worker-ownership non profit in cincinnati where it is cooperatively owned by the people and the workers to make profits with livable wages, and keep it running. These should be implemented because having multiple audiences under one roof can help us grow while giving each a space to thrive and follow goals and or dreams. Also the community owned aspect helps the armory

stay in the vision of the Bronx and make sure every voice is heard in the sea of people through a representative democracy.

I believe MADDD equities is doing the right thing with their proposed use of the armory space as I've had a chance to see the proposal of square footage, increments and notes on it. But I believe a regenerative local economy with community ownership without private ownership can work in the best way for us. This opportunity that is the armory can help grow us both financially and as a community, by investing the revenues back into the armory and the Bronx's needs, we can make the Bronx better than ever. With the right resources we can grow the future of the Bronx into our vision.

Thank you for your time and consideration,
Elijah Bedoya
Senior at Bronx Academy for Software Engineering

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:45 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Felix Benitez <felixb35@nycstudents.net>
Sent: Friday, February 7, 2025 12:33 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: District8@council.nyc.gov; webmail@bronxbp.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment

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Dear Representative,

Hello, my name is Felix and I am a 12th grader at BASE (Bronx Academy for Software Engineering) who lives in Mott Haven. I am writing to you today because I hope that this new armory project can be used to give wealth to the current and future community of the Bronx.

Due to the past of the Bronx, some places are left without financial support. Redlining and the fires left a lot of the Bronx in an impoverished state. I'm hoping the armory could fix some of these issues.

The new armory project should provide a place for anyone to work while allowing those working enough money to provide for themselves. The government left the people on their own to make money and financially support one another. This is why I believe the armory should be a self-sufficient money maker for the community.

On top of that, its funds should go out to the community. It should be community owned with elected owners using feedback from the people to influence changes like new developments.

These ideas would provide some stability for those in need of it. As well as finally let the community gain some cash to support one another, just like they did in the past.

This armory should be the new hope of the Bronx and a milestone of how far the community can go when they have each other's backs. MaDDD equities should focus primarily on communal improvements instead of just private profits. Pretty please help us rebuild our wonderful borough.

Thank you for your time and consideration of my recommendations,
Felix B.

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:43 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Justin Bennett <justinb515@nycstudents.net>
Sent: Friday, February 7, 2025 9:56 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: webmail@bronxbp.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

I am Justin Bennett. I am a Bronx resident. I believe the armory can impact the future of the Bronx along with the people of the community in terms of self-care and practical skill building.

Urban Renewal is an example of a history of disinvestment that holds a blatant long term impact on the Bronx. The unfair consideration and support for middle class residents, leaving little aid or positive impact for low-class residents' environments or life circumstances left the Bronx struggling economically for decades.

The investment in the Cross Bronx Expressway to the suburbs is another example of disinvestment that harmed mixed and colored residents, demolishing over 50,000 homes to make a commute to the suburbs. This history reveals why there is such a low amount of low-class residents lacking the privilege of housing and/or investment in their environments. Because of this legacy of disinvestment, they may even believe there's no way to change the outcome of their lives.

The Kingsbridge Armory should address this harmful past by developing affordable housing and environmental benefits to support low-income residents struggling to currently afford their lifestyles and better the urban environment, increasing sanitation in their communities.

Another proposal can be the addition of a multi-variational center, giving city residents the opportunity to develop new skills and talents they can utilize to strive for successful careers and/or financial stability. Some examples can be photography, instruments, singing and dancing, etc.

I believe the armory should address the lack of support and care for the residents who don't receive the help they need and propose an opportunity to develop talents leading to financial stability for residents and more importantly those lacking.

Thank you for your time and consideration,
Justin (he/him)
12 Grade Civics and Economics

Outlook

FW: [EXTERNAL] Kingsbridge Armory

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:40 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

FYI

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Rory Berthiaume <roryberthiaume1@gmail.com>
Sent: Tuesday, February 4, 2025 8:31 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory

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Dear Ms. Brunner,
My name is Rory Berthiaume, and I am part of the Northwest Bronx Community and Clergy Coalition. I have been a part of this community for nearly 4 years. We have been working towards a community-driven development at the Kingsbridge Armory for over 30 years. While many of us are cautiously optimistic about its potential to address the goals and priorities published in the EDC Vision Document, there are also many questions about the actual proposal selected and its impacts on our community.
One of the greatest threats facing our community is displacement caused by rising rents and unaffordable development.
I urge the city to ensure the Armory project **contributes to anti-displacement measures and real affordable housing** solutions by:

- Conducting a study on the development's potential to impact housing affordability and displacement in surrounding neighborhoods.
- Exploring mechanisms to include deeply affordable housing options within the project or nearby, such as mixed-use development with a strong affordability component.
- Incorporating protections for existing residents and small businesses through community land trusts and rent stabilization measures.

This project must support stability for Bronx residents, not drive them out.
Thank you for the opportunity to speak today. The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to uplift the Bronx, and it is essential that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I urge you to ensure these areas are studied thoroughly and incorporated into the project's design.
We look forward to working together to make this vision a reality. Thank you.

Kingsbridge Armory
Environmental Impact Statement
Testimony

February 11, 2025

My name is Ivan Braun and I am a member of the North West Bronx Community and Clergy Coalition. I have lived in the Kingsbridge community for nearly 20 years and have been involved in advocating for responsible redevelopment of the Armory since 2010, so I am very familiar with the issues involved in this hearing today. I have a Masters in Urban Planning from Hunter College and helped design and implement New York's original recycling program in the late 1980's.

As a City owned property, the Armory is a one-time opportunity to create a project that could bring prosperity and opportunity to the people and communities of the Bronx, and not just line the pockets of an outside developer. The focus of this Environmental Review should be to highlight ways that the Armory can advance employment and workforce development, ensure the preservation and development of affordable housing, support existing and new small businesses in the surrounding area and enhance local economic development.

At the core of this project should be equitable Community Ownership and Revenue Sharing. I am here today to urge that the environmental review include an analysis of community ownership models such as a Community Land Trust to ensure that Bronx residents benefit from the Armory redevelopment. In addition, revenue sharing mechanisms should be studied to determine how this project can support local initiatives like schools, parks, and affordable housing. The project should include long-term community driven governance structures to ensure accountability and equity.

In closing, let me thank you for taking input from myself and others, but for our feedback to be meaningful it must be thoughtfully addressed in the environmental review. As you know, the Bronx community has spent many hours over the past two years working with the EDC creating a Vision Document for this project. It is imperative that the core components of that vision—good jobs, non-displacement, community ownership and sustainability—be incorporated into the implementation of the Armory redevelopment.

Ivan Braun
292 W 234th Street
Bronx, NY 10463

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:46 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Takhii Brown <takhiib@nycstudents.net>
Sent: Friday, February 7, 2025 12:40 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Hello my name is Takhii, I'm a student at B.A.S.E. I am a resident of the Bronx, & I see the Armory having a positive impact on the Bronx economically. When the Bronx was burning, building owners stopped investing in the Bronx, & burned their own buildings for an insurance claim, a check. Years later wealthy people are buying empty lots of land & building unaffordable housing on them. Causing gentrification and pushing people out of their homes. The Arabella at Fordham Plaza is a good example of this gentrification as the Arabella provides unaffordable housing in a lower income area that can't even begin to afford housing in the Arabella. We don't want the Armory to push people out of the community like the Arabella may do.

The Armory should address the Bronx's need for housing, financial stability, & good paying jobs. The Armory should offer jobs & reinvestment back into the Bronx. It should be community owned, & profits should be used to make more affordable housing within the Bronx. The community should have decision making power, in which everyone who is a Bronx resident may vote directly for choices that'll be made. An example of this kind of community ownership would be Co-op City. Co-op City is community owned and choices are made by the community, and things run perfectly fine as the community can vote on what they actually need. Banana Kelly is an example of affordable housing as low income families can afford to live there and not have to turn to living in a shelter home. With all

this being said community ownership is extremely important for the community as we could make more places, like Co-op City and Banana Kelly.

Another idea for the Armory would be a supermarket that grows its own produce & this would be perfect for the community. It would help the Bronx build generational wealth, offer good paying jobs, & affordable housing. The armory would help build generational wealth by reinvesting back into the community and helping to build the surrounding areas up with it. This would result in a large circulation of funds within the Bronx community. This recommendation could help the Bronx turn into something better than Manhattan. The people of the Bronx, its stores, its buildings could all become the wealthiest in the City making the Bronx the wealthiest borough, both in people and properties.

A non-negotiable while voting should be community ownership, as well as jobs for Bronx residents, & also for profits to be reinvested back into the community to create affordable housing and help build economic wealth. We can make the Bronx greater than the other Boroughs.

Thank you to MADDD Equities for considering extremely low income and low income families for the 500 residential apartments, but what the community wants and needs is some form of community ownership, even if it's just a little. It would be great if the community were given just 10% of gross income and ownership over the Armory. Such as the community controlling Local Retail or maybe the Entertainment Space. The community wants to feel involved and in control of what happens within their community. It is impossible to feel this way when a private corporation controls it all and makes all the decisions independently.

- Takhii Brown

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:46 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor | New York, NY 10038
Office Direct: 212-788-6822 | Office Main: 212-788-6801
ebrunner@cityhall.nyc.gov | www.nyc.gov/oec

From: Tyrone Brown Jr <tyroneb63@nycstudents.net>
Sent: Friday, February 7, 2025 12:56 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

My name is Tyrone and I'm a youth who lives in the Bronx. In my 18 years of living here, I've seen some things here and there, like trash bags being thrown on sidewalks, stinking up the block and using the sidewalk as a dumpster and NYCHA workers casually parking their little automobiles on the sidewalk next to or near the bus stop I go to school.

I personally feel that the armory should make us come together again like it was during the community led reconstruction of the Bronx in the late 80s. The armory should be a community-owned business with private investors, funding the money. My recommendations for this armory is to make it like a regular outlet with food, clothes, you name it. But please do not make it like Walmart, we do not need that.

Other than that, let's make the Bronx a better place, like the good old times. Don't get me started on how private and public businesses take things over. It's like they take care of it for maybe 3 to 6 months but it is forgotten soon after. If you all are going to forget about the armory, at least leave it to the community because if you don't love it, the hood will.

Thank you for your time and consideration of my recommendations,

-T.B.

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:45 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

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From: Brian Cabrera <brianc390@nycstudents.net>
Sent: Friday, February 7, 2025 11:37 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

My name is Brian C, I'm a senior of the Bronx Academy for Software Engineering. I have been a resident of the Bronx my entire life, having been born and raised here, and I care about it deeply. My vision for the armory is one that should work to benefit the entire community, one that prioritizes the local community instead of corporations that just want to expand their markets.

The Bronx has faced many challenges throughout the course of its history, ones that created lingering effects that can still be felt in the present day. The Bronx has had a less than favorable reputation to people outside the Bronx for a long time now, with this reputation eventually leading to serious neglect in consequences for the people of the Bronx. Long ago, banks and insurance companies practiced the act of redling, in which they would refuse to provide their services to anyone belong to what they considered "High Risk" areas of the Bronx, which were actually just areas with larger than "normal" minority populations, showcasing just how negatively they viewed the Bronx, which led to the residents and Bronx as a whole suffering for it.

Later down the line, this neglect and public perception could be seen during the period where serious fires affected the Bronx. Various factors led to this tragic period, but a main example would be how landlords neglected their Bronx tenants, with the outdated buildings soon becoming serious fire hazards. And when the fires did break out, even more neglect was present, as there were no fire departments available as the government of the city decided to take funding away from this necessary department. In spite of these challenges, the residents banded together to keep their communities safe, going so far as to put out the fires themselves. And for this, the media reported that the Bronx was a place filled with violent criminals who were setting their own homes on fire, a reputation which still somewhat remains today.

This is why it is so important that the armory addresses the needs of the people of the Bronx before the ones of anyone else. Ideally, it should be owned by the people of the community, employ people of the community, provide services for the community, and be reinvested back into the community. In order to better address the needs of the Bronx, it should be controlled by qualified residents of the Bronx, as they would know the situation first hand. But that isn't to say no private companies can try to get involved either. If they make a legally binding community benefits agreement which promises to take an approach that recognizes the importance of local community support, as seen in the past proposal for the skating rink, which agreed to hire local residents and pay them living wages, as well as designating some of the space as a community center for local resident to use. So even if a private company is involved, as long as they take the time to support the local community and hear their voices, that is a valid option as well.

These recommendations I've made for the future of the armory are important because they serve as a way to address some of the Bronx's problems that persist today. The Bronx has long been neglected, which is exactly why new community focused developments need to be made, to allow the Bronx a chance to catch up with the other boroughs, to be able to be known as the most underfunded and poor part of New York City. Providing meaningful employment opportunities will support the residents, giving them wages that will allow them to comfortably support themselves, as no one should worry that they won't have enough to afford food or fear that they'll lose their place of living. A local focused armory would even promote and benefit the people outside it, as new attention to the armory will also bring attention to the various small businesses surrounding it, bringing even more customers and business in. A local based approach will be the most beneficial for the Bronx as the community knows what they need best.

Despite the fact that the armory proposal has already been announced at the time of writing this, I am going to share my own personal guidelines, if I was in the position of voting on it. Some non-negotiable ones for me are any led by private companies which will not listen to the community as the proposal should be used to benefit the Bronx, not just make profit. This same reasoning would go into any proposals that do not promise to treat their employees well or will not pay them liveable wages. While my guidelines are strict, I want you to know that they are important to creating a brighter future for the Bronx, because that's just all I want, and I know you want that too.

Thank you for your time and consideration of my recommendations,
Brian Cabrera,
A Student at the Bronx Academy for Software Engineering.

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:43 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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ebrunner@cityhall.nyc.gov | www.nyc.gov/oec

From: Alexander Canas <alexanderc333@nycstudents.net>
Sent: Friday, February 7, 2025 9:56 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

I'm a Bronx community member, I'm a part of Sistas and Brothas United youth organization which helps provide a new service to the community and Kingsborough Armory.

What I would add to the Armory, would be a new job center and-or recruitment center. This could vary from helping people with finding jobs of any skill level, or helping with people who may not have the required skills, and training them to help grow into whatever job they request.

I feel like this could be a useful addition to the armory, mainly because of the size of the place. Meaning many more people could be tended to at once, if more than one job training program is available for them. These services would also be open for everyone who needs it as well (not just youth).

This idea could help the majority of Bronx residents, at least in my opinion, mainly due to the fact that many people are in poverty. This is apparent from 1950 through to today, where many Bronx residents were in low income areas or living in poverty. However, we can look at the middle of these years,

around the 1970's where the "bronx is burning" took place, where poverty severely increased, due to people being paid to burn apartments from the inside, leaving many without a home.

Though, even with this in the past, many people are still in these situations, of not having enough money. However, with my idea and the help from the armory, I feel like having easy access to a job, and by extension a possible source of income, many of these problems could be solved.

The armory can address these problems by:

1.
2.
3. Sending out invitations, by announcement in the armory, flyers, or bringing in people
4.
5.
6.
7. Redirecting people to the armory, in the form of people going out and talking about it
8.
9.
10.
11. Offering help to people outside the armory, maybe gifting with some food and money and
12. such to help
13.
14.

MADDD Equities should consider these additions to their plan for the armory. Providing a service to people in need of money or in low income areas, and giving them a chance to sustain themselves with a job. Of course this service would be open to anyone who needs it, however the main focus would also be to help the people most in need.

Thank you for your time and consideration,
-senior at BASE high school

Good evening. My name is Vivian Carter, and I am a devoted member of the Northwest Bronx Community & Clergy Coalition (The “Coalition,” for short). I have lived in the Bronx for nearly 10 years and have also worked in the borough for about half of those years. My Bronx life in the past 10 years has included:

(1) living in a rent-stabilized building in Riverdale;
(2) worshipping at Christ Church Riverdale (Episcopal);
(3) working for a Bronx City Council member in Kingsbridge;
(4) working as a staff member at a local newspaper in the Northwest Bronx, The Norwood News;
(5) working as a grant writer at Women’s Housing and Economic Development Corporation in the South Bronx.

Community groups, particularly The Coalition, have been working towards a community-driven development at the Kingsbridge Armory for over 30 years, long before I arrived in The Bronx. I learned about The Coalition’s efforts while working on stories at The Norwood News and became a member of The Coalition soon after. I deepened my involvement over the years, volunteering for the Health Justice, Housing and Voter Power Committees. There is a great deal of grass-roots work happening throughout the Bronx, largely through The Coalition’s efforts.

The Kingsbridge Armory is important to The Coalition and to me, personally, because it represents a rare opportunity for a public-private partnership benefiting residents and businesses in the Bronx. We need more affordable housing, quality union jobs, and economic development that is innovative, energy efficient and tailored to the needs of one of the most underserved areas of the five boroughs of New York City—The Bronx. We need economic development that nurtures the existing small businesses. Not development that pushes them out!

I am joining this meeting today to advocate for the New York City Economic Development Corporation to fully study the impact on the community of this proposal. It needs to reflect The Coalition’s core values. One of those core values that is most important to me is community ownership and revenue sharing. Too often, we see developers like MADDD building housing that is very profitable for them, but not truly affordable for working class residents of the city. I now live in a small rent-stabilized apartment in Riverdale and plan to retire and live on social security within the next few years. The landlord is trying to force tenants in my building out right now, so it can sell the building and knock it down to build something bigger, at much higher rents. This way of operating has to end! I am tired of seeing studios and 1 bedroom apartments that are no bigger than a hotel room, being offered as so called “affordable apartments,” although they are renting for $1500 or more a month. And only the lucky who win a housing lottery can even get in to them.

The Kingsbridge Armory represents a once-in-a-generation opportunity to invest in the Bronx, and it is important that this projects reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I urge you to ensure that the core components in the EDC Vision document are included in the project. That is the only way you can achieve wide community buy-in for the project.

Thank you for the opportunity to speak today.

Outlook

FW: [EXTERNAL] KIngsbridge Armory Scoping Meeting Written Comment Submisson

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:46 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Madiba Ceesay <madibac@nycstudents.net>
Sent: Friday, February 7, 2025 12:48 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] KIngsbridge Armory Scoping Meeting Written Comment Submisson

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Dear Representative,

My name is Madiba and I am a student at BASE locked in the Bronx. The development of the Kingsbridge Armory is very important to the economic and community development of the whole Bronx. The Amory will decide the future of the Bronx, so before we make a decision on what should go inside it we should learn about the history of the Bronx first. In the 1980s the Bronx was up in flames due to the government's neglect. The government wasn't investing in the Bronx and forced the people of the Bronx to depend on only themselves. Not only that but banks were not giving out loans to the residents of the Bronx which led to even more problems for the people living in the Bronx.

It was the community and the young people of the Bronx who came together and took matters into their own hands and tried to rebuild the Bronx because it's their home, the place they grew up in and the only place they had. Due to the efforts of the community and the young people, the Bronx was able to rebuild again and the

government saw that the people of the Bronx really care about the Bronx. But even after all that the Bronx became known as the worst borough in New York city. It became known for being dirty and ghetto and the poorest borough. I said all this because I want the redevelopment of the Amory to be of great benefit to the whole of the Bronx.

The redevelopment of the armory should be able to create generations of wealth for the Bronx like the other boroughs of New York city. It should be able to give jobs to the people of the Bronx. Whatever goes in the Amory we should make sure it generates wealth back into the Bronx which would mean a lot to the residents of the Bronx if we were to generate wealth because many people in the Bronx dont have the money to afford what they want so generating wealth back into the community would help make a better life for the future generations and to make the Bronx a better and safer place.

When the Amory proposal is announced by the Economic development corporation I hope the people choose the Bronx first and not pick those that have no relation to the Bronx and see no future for the Bronx because that would only harm the Bronx even more. As for MADDD equities, I hope you can think about the people of the Bronx and see how your redevelopment project will affect the people of the Bronx. Will it impact them positively or negatively? Will your project be able to generate wealth back into the Bronx or will it not? I hope whatever decision you make you make the right choice for the people of the Bronx because if we benefit from your project I guarantee that you will also benefit a lot.

Thank you for your time and consideration,
Madiba.

From:	Brunner, Esther
To:	Amy Diehl Crader; Charlie Fields (cfields@akrf.com); Jessica Hanlon
Cc:	Young, Ingrid
Subject:	FW: [EXTERNAL] Kingsbridge Armory
Date:	Wednesday, March 5, 2025 9:46:04 AM

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Nicholas Chavarría <chavarria.nbx@gmail.com>
Sent: Tuesday, February 18, 2025 6:42 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory

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Greetings!

I'm writing in support of the community efforts to utilize Kingsbridge Armory as a neighborhood community resource. The place has the potential to transform the surrounding area into a vibrant community. This is a rare opportunity to put the people of the community first, rather than turning the space into a strictly commercial venture. Current and future generations of children stand to benefit. Let's make it happen!

Nick Chavarría
Proud Bronx resident

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:42 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

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From: Oscar Chen <oscarc151@nycstudents.net>
Sent: Friday, February 7, 2025 9:14 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

My vision of the Bronx is to provide Bronx residents more job opportunities through robotics and food to benefit their health. This is mandatory for Bronx residents because they have suffered through a huge economic issue in their historical past.

During the 1970s, the Bronx had its residents suffering through two conflicts that impacted their economic and social change. One of them was the Red lining of the Bronx. This conflict led the Bronx to have a poor area marked in red lines around it on a map, and it will affect the Bronx having the buildings destroyed from another conflict called, "The Disinvestment". This is when landowners don't care about the person who bought a house or a part of an apartment, and they take away the money that was invested for the building, which leads to buildings being poor to be removed.

This connected to me when I was a child at Grand Concourse. I saw a bunch of homeless people on the streets of the Bronx. They're nice to me from saying hi to me and my family every single day. They want us to be a successful family. Now that I am going to college, I want to make the Bronx a better place to live.

The Kingsbridge Armory should be redeveloped to address these problems by creating a Giant Urban Farm, food court, and National robotics tournament. According to the Expertise area Jobs & Wealth, It states, "Bronx workers and business owners are planting a massive garden and have a food court restaurant inside it too." The expertise area Jobs & Wealth makes the Bronx residents have job opportunities for them to get money. The garden is a farming area for growing crops to support the food court.

Another example, "The national robotics tournament is for people that are doing robotics on a national level." The expertise area jobs & wealth needs a robotics tournament for young teens to participate in, so they can expand their career in the future. The robotics tournament can also lead to kids having an opportunity to work in Kingsbridge armory, and young people having the opportunity to have engineering/coding experience too.

Thank you for your time and consideration of my recommendations,
Oscar Chen

Outlook

FW: [EXTERNAL] Kingsbridge Armory Development

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:47 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

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From: Kennedy Countess <kennedycountess@gmail.com>
Sent: Tuesday, February 11, 2025 8:00 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Development

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Dear Esther Brunner,
My name is Kennedy Countess and I am part of the Northwest Bronx Community and Clergy Coalition. I have been a part of this community for 2 years. We have been working towards a community-driven development at the Kingsbridge Armory for over 30 years. While many of us are cautiously optimistic about its potential to address the goals and priorities published in the EDC Vision Document, there are also many questions about the actual proposal selected and its impacts on our community. Large-scale developments like the Kingsbridge Armory have significant impacts on local infrastructure, and these must be studied thoroughly.
I urge the city to include the following in the environmental review:

- A comprehensive traffic impact study, including **potential congestion, and increased truck traffic.**
- Analysis of the **health impacts of increased truck emissions and air pollution on local residents,** particularly children and seniors, who are most vulnerable to respiratory illnesses like asthma.
- **Recommendations for reducing truck traffic and emissions, such as mandating clean energy vehicles or limiting delivery times to off-peak hours.**
- Analysis of **how public transit systems can accommodate increased usage,** with recommendations for improvements to subway and bus services.
- **Infrastructure upgrades needed to support the development**, such as water, sewage, and energy systems, ensuring sustainability and minimal community disruption.

This project must enhance, not strain, the infrastructure that Bronx residents rely on daily, while protecting public health from environmental harms like air pollution.

Thank you for the opportunity to speak today. The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to uplift the Bronx, and it is essential that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I urge you to ensure these areas are studied thoroughly and incorporated into the project's design.

We look forward to working together to make this vision a reality. Thank you.

--

Kennedy Countess
MS2 Albert Einstein College of Medicine
kennedycountess@gmail.com

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:44 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Misael Cruz <misaelc17@nycstudents.net>
Sent: Friday, February 7, 2025 10:32 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Hello Representative,

My name is Misael. I live in the Bronx currently in 12th grade highschool going to a CUNY college. I see the Armory having a lot of potential to make a positive impact on the kingsbridge community if done well. This can help different economic groups, and races.

For multiple years the Bronx community has been neglected by the government. Also have been disinvested in. Because of this, it gave the Bronx a negative look, making it look like a bad community. Things back then like redlining really affected the Bronx residents Health wise, and economically.

A need the Armory should Address is solid paying Jobs for younger Adults and good working conditions. As a young person, it isn't the easiest to get jobs, and if we do, it isn't really the best pay. The benefits of good working conditions can really motivate others and have them have something good to work for. This can also include entertainment in the Armory. Bronx residents deserve something good because of the negative history and past we have had. These businesses should be owned by the community and private reinvestors.

Something else that can help is using some profit to be reinvested into housing for low income tenants in the community. A way to do this is Cooperative Housing. This is not the only way to do this, but doing this can make certain people also invest in these buildings as shareholders and can make housing more affordable for residents of different income rates. Making the housing look modern and making it stand out can show a really big improvement in the Bronx and show the good side of it. Doing this can show something different and something new for Bronx residents to like.

In the currently accepted proposal by MADDD equities, there are several spaces that create job opportunities especially like entertainment space, museum space and production studio, and more spaces. These areas can be used as an opportunity to include youth and make job opportunities for them. This can really help others. A reason I feel like wages should be important for workers in the community is because in the last armory proposal which was a mall, Bronx residents didn't like it because most likely it was going to have jobs that were minimum wage.

This can be big and can create new opportunities in the Bronx because if the pay is higher, more people would want to work and it wouldnt be like any other minimum wage paying jobs for young adults. This creates opportunities for people to help others in their family as well. You should really consider this, this being a big thing Bronx residents have wanted for so long and could really change the future of the Bronx, Helping them make the future they want and also helping low income tenants and make a big change. People would appreciate something like this and have something to look for in the future.

Thank you for your time and consideration of my recommendations,
Misael Cruz

Outlook

FW: [EXTERNAL] Kingsbridge Armory redevelopment

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:40 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

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From: Sohini Das <sd3416@nyu.edu>
Sent: Wednesday, February 5, 2025 2:00 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory redevelopment

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My name is Sohini Das, and I am part of the Northwest Bronx Community and Clergy Coalition. I have been a part of this community for nearly 10 years. The NBCCC has been working towards a community-driven development at the Kingsbridge Armory for over 30 years. While many of us are cautiously optimistic about its potential to address the goals and priorities published in the EDC Vision Document, there are also many questions about the actual proposal selected and its impacts on our community. The Kingsbridge Armory should be more than just a development project; it should be a space that celebrates and uplifts Bronx culture and history.

I am a proud Bronx Educator and urge the city to include the following in the scope:

- Dedicated space for **cultural and community programming**, such as performance venues, office and multipurpose spaces for local organizations.
- An analysis of how the Armory can **serve as a hub for Bronx residents**, fostering connection and creative expression.
- **Affordable or subsidized access to these spaces for local groups and residents**.

This project should reflect the Bronx's vibrant identity and serve as a gathering place for generations to come.

Thank you for the opportunity to speak today. The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to uplift the Bronx, and it is essential that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I urge you to ensure these areas are studied thoroughly and incorporated into the project's design.

We look forward to working together to make this vision a reality. Thank you.

Sohini Das, M.S.
Pronouns: She/Her/Hers
Doctoral Student | Psychology and Social Intervention, NYU Steinhardt Applied Psychology
Researcher-Organizer | NYU Metro Education Justice Research and Organizing Collaborative (EJ-ROC)
NYC Liberation School
Elementary Arts and Enrichment Teacher | Dream Highbridge
NYC Abolition and Education Justice Working Group

"It is our duty to fight for our freedom. It is our duty to win. We must love each other and support each other. We have nothing to lose but our chains." — Assata Shakur

"If you have come to help me you are wasting your time. But if you have come because your liberation is bound up with mine, then let us work together." — Lilla Watson

"We cannot create what we can't imagine" — Lucille Clifton

From:	Brunner, Esther
To:	Amy Diehl Crader; Charlie Fields (cfields@akrf.com); Jessica Hanlon
Cc:	Young, Ingrid
Subject:	FW: [EXTERNAL] From a student of the Bronx - My Thoughts Regarding the Kingsbridge Armory.
Date:	Wednesday, March 5, 2025 9:50:19 AM

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Lex Delos Santos <lexd2789@nycstudents.net>
Sent: Tuesday, February 25, 2025 11:17 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: District13@council.nyc.gov; reception@advocate.nyc.gov
Subject: [EXTERNAL] From a student of the Bronx - My Thoughts Regarding the Kingsbridge Armory.

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To whomever representative finds this letter,

I hope you are having a great day. I am Lex, a Filipino-American high-schooler living in the Bronx. Regardless of what the other boroughs like to say about the Bronx, I did not let that stop me. I am ranked #1 in my school, on the road to NYU, and, most importantly to me, aware of the problems we face and willing to fight for a better, more loving society. When a classmate of mine touted there being "-only two genders", I did what I could to educate and have them shift their beliefs. And as of recently, my eyes lay on the Kingsbridge Armory; literally. The building's so big I can see it from my school. I'd know because I even visited it myself. This armory has the capacity to change our city for the better and provide something for this borough, and I would like for you to listen to what I have to say.

Look, the Bronx has been through many trials and tribulations, what many today unfortunately do not know. From decades of disinvestments crippling our facilities, the practices of redlining keeping minorities in poverty, and apartment landlords bribing people to burn their buildings for an insurance profit may have deeply scarred the Bronx, but it did not dissuade people to hold their borough together. Many grassroots organizations rose to the occasion to help their communities on bended knee, such as Banana Kelly to educate and help people rebuild, or the Young Lords, while controversial, had noble intentions to clean out the trash of their city, whether literally in dirty streets, or figuratively in the infamous Lincoln

Hospital. While the Bronx may not be on (literal) fire anymore, it still unfortunately remains the most underfunded borough in NYC. And this is where the armory comes in; a potential asset and ally for this borough.

I am well aware a proposition was already chosen at the time of writing this in "MADDD Equities", so I would like to talk about some of its propositions and financial plans.

Personally, I am of the belief that the Kingsbridge Armory must focus on being financially strong and reliable, not just for itself, but for the people within and around it. In order to achieve this, Kingsbridge should be able to generate revenue through the entire year and have a high appeal factor to the largest common denominator. On these points, certain facilities outlined in the plan such as the production studios, local retail, and the residential areas could earn a good amount of wealth, while other facilities outlined in a museum, sports/fitness centers, and entertainment spaces definitely fit the latter category. Then, the armory's profits should be fairly reimbursed towards those related to it, including its owners, potential investors, and especially its workers, such as offering a high percentage of local Bronx residents jobs and comfortable living wages. I believe that if the workers in the armory receive better benefits than other related jobs within the city, that will attract more people to work at Kingsbridge, and as such, would receive further support from the entire borough, bringing in more people for more profits. As I have said before, the Bronx has faced numerous challenges, from decades of disinvestment and neglect, to still being the most underfunded borough in New York City. The mall in 2009 was unanimously bombed by the City Council for its low-paying/"poverty jobs" (as some described it), while KNIC's ice-skating rinks held a specific niche/appeal that would not have sustained itself for a massive facility; even if they planned to offer well paying jobs, I doubt hundreds or thousands of people would be rallying for an ice rink central. NYC, and the Bronx by extension, is one of the most diverse cities on the planet, with millions of people with many different interests, especially with sports. While you can't always appeal to everyone, a varied sports center for some of the more commonly played sports, like an area basketball, soccer, and football I feel would very much cater to many of the residents.

All in all, Kingsbridge has come a long way, and this is its THIRD chance to be more than a 528-thousand square feet of nothingness. My concerns come from a genuine place to finally make a difference in this community with the potential that lies within the Armory, and this is our chance to make things right. Thank you for your time,

- Lex Andrew Delos Santos (he/him/his)
12th Grade Civics and Economics

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:43 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Hadja Diallo <hadjad10@nycstudents.net>
Sent: Friday, February 7, 2025 9:56 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: webmail@bronxbp.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

My Name is Hadja Dialllo, a young community member in the Bronx. I see the Armory impacting the features of the Bronx across age, race, ethnic groups and more.

The history of disinvestment has led to problems we face today in the Bronx. Some such as the government not investing in buildings which causes the community to act in such negative ways to be heard but also affects the community. The people were getting paid by landlords to put buildings on fire and the landlord would collect the insurance money but not rebuild the building.The Bronx has faced decades of disinvestment leading to high unemployment rates, economic instability and a lack of local business ownership.

To care for the needs of jobs and wealth creation, the armory design must include an affordable workspace. Businesses in the armory should be owned by local entrepreneurs. The Together for Kingsbridge Vision document was created with thousands of community members including students from my high school. The Vision Document makes it clear that. "The proposed armory redevelopment should incorporate a community-driven approach to economic development, featuring affordable workspace and cooperative ownership structures that empower local entrepreneurs and small business owners to drive growth and job creation." According to the

vision document, one way the armory could do this is by adding, “An on-site small business development center can offer critical resources, training, and support services to foster the launch and expansion of new businesses in the Bronx, ultimately strengthening local economies and communities.”

Profits from Armory should be reinvested in community development initiatives. The workers should also be involved in decision making by creating advisory boards that give workers decision power. This proposal can be seen as a remedy to the president's economic challenges faced by the community and would address the needs of Bronx workers and business owners in ways by strengthening community bonds and enhancing economic opportunities.

Thank you for your time and consideration of my recommendations,
Hadjaa

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:45 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Andre Drew <andred69@nycstudents.net>
Sent: Friday, February 7, 2025 12:38 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

I am a student at BASE which is located in the Bronx. The Kingsbridge armory should be something for the community to improve and make it grow economically. In the past, when the Bronx was in a time of need, the government didn't support the Bronx, in fact they abandoned it. During the Bronx fires many residents lost their homes due to the redlining back in the day. Many residents of the Bronx couldn't become homeowners and become able to own their own homes and businesses.

Therefore, the armory should be an investment for the Bronx that brings a bright future for the Bronx. With that being said, the armory should become something that offers the residents good job opportunities. It should be owned by the community and partly privately owned. For example, the New York Times article talked about how NWBCC wanted the community to be in direct partnership with the investors as joint-developers of the armory. Decisions about profits would get reinvested into the Armory operations or the surrounding areas decided by the co-owners. They also want the community to be involved in issues like wage rates, how profits get shared and working conditions and would be able to share their opinions.

The decisions should be made by both parties coming together to decide on the future of the armory. For example, the ice skating rink proposal would have been privately owned, but it still offered interesting benefits to the community that would make it a good investment. Some of the things they offered were, living wage jobs for all employees or independent contractors, local hiring meaning that 51% of jobs would be reserved for Bronx residents and 25 - 51% of construction contracts would be reserved for Minority and/or Women Owned Businesses. Therefore, the armory should be an investment that should follow the community vision plan and be a growth to the Bronx community.

Thank you for your time and consideration of my recommendations,
A.D
Student at Bronx Academy for Software Engineering

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:45 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

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From: Nastacia Dumas <nastaciad2789@nycstudents.net>
Sent: Friday, February 7, 2025 11:18 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: Webmail@bronxbp.nyc.gov; reception@advocate.nyc.gov; salamanca@council.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representatives,

I am a student and youth from the Bronx. I believe the Kingsbridge Armory can have a major impact on the economic state of the Bronx with time. What determines how good or bad that impact is, really depends on what is in it.

Over the years, Bronx residents have had to produce their own solutions. All to counter the effects of past government and Bronx landlords prior, who disinvested in our neighborhoods. Past policies like redlining and the effects of "the Bronx is burning" has left the Bronx in an almost drowning amount of poverty. Which only enhances the amount of needs the armory needs to address. In 2020 35% of households in the Kingsbridge area went through rent burden, spending more than 50% of their income on rent. And now as of 2022, the percentage of affected households increased to 52% according to NYC.gov. So It only makes sense based on these statistics to conclude that the living situation in the Bronx is heavily flawed. This is why the armory should provide living wage jobs, affordable housing in surrounding areas, and youth programs and opportunities.

As a resident in the Bronx, I feel we need much better housing alternatives than shelters and "projects," and if the unnecessary rent increases are addressed with truly affordable housing, then those kinds of resources wouldn't be relied on as much. The need for living wage jobs is so crucial because people wouldn't struggle paying out of pocket rent if they could afford to. Many households are struggling just to pay rent and afford to eat. So the armory needs to provide an opportunity for Bronx residents to experience the true middle class. It is possible, considering projects like Co-Op city and Banana Kelly, and considering how thin the line between rich and poor is nowadays. These developments show proof that community ownership and affordable housing can go hand in hand while being prosperous.

Youth should also be a top priority. considering we are the future of the Bronx. A part of the armory's Together for Kingsbridge Vision Plan is to include youth and job training, and I am only amplifying why this should be included in the final plans. With the majority of my peers agreeing to leave the Bronx as soon as possible, the Bronx may truly be gone within the next few years culturally. The communities are beginning to lose hope in the Bronx. Which is why the Bronx armory proposal should include affordable housing, living wage jobs and youth opportunities. We need a reason to have faith in the Bronx and believe it's worth growing our future families in.

Considering the current proposal from MADD equities, I feel like the idea is definitely there but it is too general to actually take a stand on. I personally feel more space should be dedicated to the economic engines that "grow a regenerative local economy". Maybe making the recreation center transformable into workspace flooring so that the production space can continue running and provide more jobs during night. The film production studio in return could get some of the space dedicated to the production area and become a much larger deal. With this we could potentially branch off and become one of the most successful movie production agencies in the Bronx and potentially New York City as a whole.

As for the cultural part or museum I feel it's not really needed, but the idea of Bronx culture education can be incorporated into the entertainment space. Potentially there could be guest speakers, educators, and cultural movie playthroughs, that are free/cost a small donation for the community and schools around. This could lead to more connected schools and communities the more frequent these events are, and spread more awareness to the facilities within the armory.

Other than that, I feel this plan has great potential but my major concern is where the profits are allocated considering MADDD equities is a private developer. Community ownership would be ideal but if we could at least have some community input on where the profits are going and when or what future expansions or changes occur, I feel the people would be more comfortable and confident in putting the future of the armory and potentially the Bronx in the hands of a private developer.

The main things I want you to remember in my recommendations are:

1.
2.
3. Reidentify
4. the economic engine and make it the main priority space wise, to generate most profit
5.
6.
7.
8. Incorporate
9. youth trainings, jobs and recreational activities
10.
11.
12.
13. Ensure
14. the profits are being used to benefit our existence community not our replacements
15.

Thank you for your time and consideration,
Nastacia Dumas

Draft Scope Work: Kingsbridge Armory - Building a Stronger Bronx: Good Jobs, Fair Wages, and a Better Future

By Osei Dwomoh

I am Osei Dwomoh, a freshman at Lehman College and a member of the Northwest Bronx Community and Clergy Coalition. Having been in the Bronx since birth, I've often seen people on the streets holding signs or asking others, including myself, for food or money.

When I visited Manhattan in December, I asked my sister why the Bronx isn't like Manhattan. She explained that many industries, including finance, have offices there, attracting high-paying jobs and bringing wealth back to their communities. Meanwhile, in the Bronx, businesses continue to close, and workers are left feeling undervalued. When I visited the now-closed Walgreens on Fordham Road, an employee told me he was happy it was finally shutting down, followed by, "[Screw] this store." Similarly, when I spoke to an employee at the soon-to-close Macy's in the same area, she simply acknowledged its closure.

The best way to improve our borough's image is by ensuring people have access to jobs—jobs with livable wages and positive work experiences. Organizations like Northwest Bronx have been working for decades to empower communities, fight against disinvestment, and contribute to the redevelopment of the Kingsbridge Armory. This project must provide high-quality jobs for Bronx residents.

Key Ideas to Achieve This:

- **A Project Labor Agreement (PLA) that guarantees union labor for both construction and operations.**
- **Clear pathways to employment for Bronx residents, particularly youth and underemployed workers, through targeted training programs and apprenticeships.**

- **Long-term workforce development commitments with local organizations, unions, and schools.**
- **Fair wages to support families, ensuring workers can earn a sustainable living.**
- **Expansion of the RAMP Program, a $200 million state investment focused on industry-driven workforce development.**
- **Pathways to an Inclusive Economy, a $600 million initiative providing career-building opportunities for young New Yorkers.**

With these fair and effective strategies, we can ensure the Kingsbridge Armory becomes a foundation for Bronxites to work and thrive ethically and sustainably. We all want the best for our borough, but conversations alone won't make change happen. We need the developer's support and commitment to implement these plans as well as drive local economic growth—helping businesses and employees build a stable future.

Thank you for allowing me to share my thoughts.

From:	Brunner, Esther
To:	Amy Diehl Crader; Charlie Fields (cfields@akrf.com); Jessica Hanlon
Cc:	Young, Ingrid
Subject:	FW: [EXTERNAL] Kingsbridge Armory Draft Scope of Work Public Comments
Date:	Wednesday, March 5, 2025 9:53:37 AM
Attachments:	image.png

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Stephina Fisher <stephina.fisher@gmail.com>
Sent: Friday, February 28, 2025 4:02 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Draft Scope of Work Public Comments

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Re: Kingsbridge Armory Draft Scope of Work Public Comments

Good afternoon,

My name is Stephina Fisher, and I am a 16-year-long NYC Public School teacher in Bronx Dept. of Education's District 10 at Bronx Academy for Software Engineering.

My 12th grade civics classes have been involved in ALL of the Together for Kingsbridge Visioning meetings and have become leaders in various Armory committees. Based on my extensive experiences with youth throughout the Together for Kingsbridge Visioning Process, today I am proudly advocating for the Environmental Impact to study how "El Centro" could be a youth run economic engine that fosters a "regenerative local economy" and "maximizes community ownership".

I believe youth-led decision-making and internship-to-ownership programs need to be expanded on a massive scale, and that the armory should be a place to do this. The MADDD Equities plan has many of the “spaces” that the community asked for (light industrial, film studio, and rec centers), but it seems to me that the ownership and decision-making models have yet been laid out transparently. This potentially disregards the component of the Together for Kingsbridge Vision Plan, which clearly states that the armory development should bring a “regenerative local economy” that “maximizes community ownership.”

To adjust for this gap in the MADDD Equities proposal, I believe we should study how the armory can be a landmark for young people to be trained in community ownership and decision-making strategies to become co-owners of the businesses and programs operating inside of the armory.

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- ☐
-
- Let’s Imagine: the “El Centro” facilities are actually cooperatively owned and operated by the youth
- who use them.
-
-
- ☐
-
- Youth in high school, through their Career and Technical Education and Work Based Learning Programs,
- can be trained at the internship level how to manage programming, maintain the spaces, and run the operations.
-
-
- ☐
-
- The proposed “job and workforce training” already planned for the armory can be deeply embedded in the
- schools so we can shift toward a youth-owned and operated armory.
-

In short, we don't want a semi-affordable or "enter if you can afford it" scenario like the Major Owens Armory, which has a limited number of deeply affordable memberships. And we don't simply want a service-providing armory; we want a Kingsbridge Armory redevelopment that creates pathways for residents, especially young people, to fight against potential displacement by building generational wealth through a "regenerative local economy" and "maximizing community ownership" and I believe this can be done through "youth co-ownership and co-decision making" at every touch point in the Armory Development.

Please Study:
(A) How can we establish a deep partnership between NYC Public School's (Department of Education) Future Ready and Career Pathways and the armory's "job and workforce training" to center youth as future community owners and operators of the Kingsbridge Armory?

(B) How can we build out school-based curriculum that centers youth community ownership so that local high schools can directly partner with the Kingsbridge Armory's job and workforce training.

-
- □
-

- Direct pipelines between high schools and industries such as: Flatbush Urbane Market's
- Mangrove
- Civic Residency Youth Design Center, NYC DoE
- Career-Connected
- Learning and
- Future
- Ready NYC, and the
- Manufacturing
- Renaissance in Chicago.

-
-
- ☐
-
- School curriculum that teaches cooperative ownership strategy, shout out to Ella Baker.
-
-
- ☐
-
- Successful youth-run decision-making programs:
- NYC DOE Youth Summit,
- Youth
- Leadership Councils,
- The
- Circle Keepers, NYC
- DoE
- Participatory Budgeting, NYC
- Civic
- Engagement Commission
-
-
- ☐
-
- Fully functioning cooperatives that build community wealth and successful cooperative hubs like
- Coop
- Cincy,
- Evergreen
- Cooperatives
-

This Kingsbridge Armory must become a pathway for young people to build generational wealth for the future of their Bronx through a “regenerative local economy” and “maximizing community ownership” and I believe this can be done through “youth co-ownership and co-decision making” at every touch point in the Armory Development.

Thank you for your time and consideration,
Stephina Fisher
stephina.fisher@gmail.com

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:44 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Derick Frias_Martinez <derick.frias_martinez@bronxsoftware.org>
Sent: Friday, February 7, 2025 10:30 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: District15@council.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Greetings, Representatives,
My name is Derick. I'm a 17 year old Bronx resident. Today I want to present my opinion on the armory. The Kingsbridge armory is a huge resource that has the potential to impact our community of the Bronx and our future in many ways. I can see the armory becoming a place that unites us all and brings economic prosperity to all of us in the Bronx.

The Bronx has faced problems of disinvestment in the past. The most impactful in history being red lining and the burning of resident buildings which slowed economic growth and caused a white migration in the Bronx and other areas of NYC causing disinvestment from the government. Another big problem the Bronx has faced in the past is urban renewal which pushed out many residents of the Bronx as it only attracted middle and upper class people by creating fancy and luxurious places that never involved the community of low class Bronx residents. One example of this is the Arabella and The Crotona which only attract middle and upper class residents instead of adding something for every economic class.

The armory should be redeveloped in a way that benefits our community of the Bronx by providing above minimum wage jobs for the youth and adults of any race, recreational stuff such as sport fields, restaurants/bars and affordable housing. All being co owned by the community. I believe 25% of profits should be reinvested in other parts of the Bronx that need to be redeveloped and refurbished. And all decision making power should go to a community city council. Offering workforce development and prioritizing local hiring ensures that community members have access to sustainable jobs to support themselves and their families.

This recommendation would address historic problems by bringing the opportunity for more investment in the Bronx as investors from outside have the opportunity to come and invest in community businesses. This would also create more jobs that give sustainable living wages. It also creates a strength that allows the Bronx to attract tourists to show them that the Bronx is still beautiful and worth fighting for.

So overall, I propose that when making a decision elected officials should look out for community decision making power, sustainable living wage jobs and community spaces. In order to create a bright and beautiful future for the Bronx and its residents.

Thank you for your time and consideration of my recommendations,
Derick Frias

My name is Dr. Sarah Garrison, and I have been a proud resident of the Bronx for over 40 years. I've lived in the Kingsbridge Armory neighborhood for 30 years. I've raised my two children and had most of my professional career here, including serving as Chief of Primary Care at North Central Bronx Hospital, and serving as Chief of Staff at the Bronx VA, just down the street from the Armory. For these decades, I've observed the ups and downs of the plans for the Armory and have always advocated for community leadership and ownership of the Armory.

As a physician, a scientist, and a mother, stewardship and protection of the environment is of utmost importance to me. Environmental protection is critical both in terms of the health of our community now, and in terms of addressing climate change for all of us and the futures of our children. I decided to testify today to advocate that the new development of Kingsbridge Armory models the highest environmental standards and prioritizes sustainable technologies and green building practices. The two specific requests I have are: first, the project must include energy-efficient designs, renewable energy systems, and strategies to reduce the carbon footprint of construction and operations. More broadly, the environmental impact assessment should study how this development can enhance climate resiliency for the Bronx. This would include urban greening, air quality improvements, and stormwater management systems, among others.

Thank you for the opportunity to speak today. The Kingsbridge Armory represents a once-in-a-generation opportunity to put the Bronx on the map for climate justice. It is critical that this project reflects our community's vision for environmental sustainability, climate justice, and protection of the environment for future generations. Again – as a physician, a scientist, a mother, and a neighborhood resident, I urge you to ensure that the core components in the EDC Vision are adhered to. We owe this to our children. Thank you.

From:	Brunner, Esther
To:	Amy Diehl Crader; Charlie Fields (cfields@akrf.com); Jessica Hanlon
Cc:	Young, Ingrid
Subject:	FW: [EXTERNAL] Kingsbridge Armory Written Testimony
Date:	Wednesday, March 5, 2025 9:45:29 AM

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor | New York, NY 10038
Office Direct: 212-788-6822 | Office Main: 212-788-6801
ebrunner@cityhall.nyc.gov | www.nyc.gov/oec

From: Anna Garrison Bedell <annagarrisonbedell@gmail.com>
Sent: Tuesday, February 18, 2025 3:28 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Written Testimony

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February 17, 2025
To: E. Brunner

My name is Anna Garrison-Bedell. I am twenty-four years old and I grew up around the Kingsbridge Armory. As I passed by again and again as a child, or saw it from the window of the subway, I always wondered: what goes on in that huge building? As I became an adult I found out that the Armory has essentially been empty for my entire lifetime. And now we have a chance to see the Armory developed into something important for the Bronx and for New York City. Having watched other real estate development projects in my city, I am deeply concerned about resident displacement and the affordability of housing.

I urge the developers and the city to put in place mechanisms to ensure that affordable housing is built and that anti-displacement measures are part of the development process. As part of the Environmental Impact process, I urge you to conduct a study on how the development project might alter housing affordability, and how it might create displacement. Based on the outcomes of the study, I strongly urge the developer to create deeply affordable housing, and to put into place protections for existing residents

and small businesses. These might include community land trusts and rent stabilization measures.

My hope is that my children and the children of my neighbors will benefit from this once-in-a-generation opportunity to invest in the Bronx, and to honor the concepts developed and articulated in the NYC EDC Vision document.

Date: February 17, 2025
To: E. Brunner
From: Derek Garrison-Bedell

I am a lifelong resident of the Bronx, who grew up in the Kingsbridge Heights neighborhood. I attended the High School for American Studies and currently teach history and social studies at a public high school in the Bronx. When my parents moved here, almost thirty years ago, there was the promise of a development project at the Kingsbridge Armory. For my entire childhood I heard about the ups and downs of the project development. After so many years, it seems likely that this project will finally come to fruition. I plan to live in the neighborhood that I grew up in, and I hope that my own children will be able to benefit from the careful planning, community engagement process and commitment of New York City to this once-in-a-lifetime (well, maybe for me it is a three-times-in-a-lifetime) chance for the Armory to become a vibrant community asset.

I teach civics as part of my approach to history and social studies for my students and I am glad to be able to take part in this public-input process in real time.

I believe that this is an amazing opportunity for NYC and the developers to study and help us understand the possibilities for new models of ownership, governance and revenue-sharing which put the people of the neighborhood at the heart of the project. Wouldn't it be incredible if we could work with the different local organizations who are so dedicated to the people of the neighboring communities and create synergies with city government, local residents, businesses, and national experts to lift up community land trusts, worker-owned businesses other forms of revenue-sharing as well as community-driven governance structures. The Armory development affords us this opportunity, if only we can reach out and grab it.

Thank you for the opportunity to submit my hopes and dreams, and deep concerns for community involvement and community power as you develop the environmental impact assessment for The Kingsbridge Armory development project.

Outlook

FW: [EXTERNAL]

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:40 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

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From: Gloria Gutierrez <glornita@gmail.com>
Sent: Tuesday, February 4, 2025 11:37 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL]

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Good afternoon and happy February,

My name is Gloria Gutierrez and I am a supporter of the Northwest Bronx Community and Clergy Coalition. I know of the struggles and have been supporting the actions ofcommunity-driven development at the Kingsbridge Armory. While many of us are cautiously optimistic about its potential to address the goals and priorities published in the EDC Vision Document, there are also many questions about the actual proposal selected and its impacts on our community. For decades, we have fought for economic justice in the Bronx, and the Kingsbridge Armory redevelopment must deliver high-quality jobs for local residents.

I am here today to advocate for the inclusion of strong workforce development and good jobs in the project's scope, including:

- A Project Labor Agreement (PLA) that guarantees union labor for construction and operations.
- A clear pathway for Bronx residents, especially youth and underemployed workers, to access good-paying jobs through targeted training programs and apprenticeships.
- Long-term commitments to workforce development partnerships with local organizations, unions, and schools.

The environmental review must include a study on how the project will generate high-quality jobs, ensure fair wages, and support a stable local workforce.

Thank you for the opportunity to speak today. The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to uplift the Bronx, and it is essential that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I urge you to ensure these areas are studied thoroughly and incorporated into the project's design. Looking forward to working together to make this vision a reality. Thank you.

From:	Brunner, Esther
To:	Amy Diehl Crader; Charlie Fields (cfields@akrf.com); Jessica Hanlon
Cc:	Young, Ingrid
Subject:	FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting - Written Comment Submission
Date:	Wednesday, March 5, 2025 9:46:36 AM

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Jonathan <jd2718@gmail.com>
Sent: Wednesday, February 19, 2025 9:08 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting - Written Comment Submission

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My name is Jonathan Halabi. I've lived in Bedford Park, the neighborhood next to this one, since 1992. I worked about three blocks from the armory, a 20 year career at a high school on the Lehman College campus. I am an active member of my union, the United Federation of Teachers, now I'm in the Retiree Chapter, and I am a member of the Northwest Bronx Community and Clergy Coalition.

This is the Bronx. There's lots of great things about the Bronx. But we know that we often get considered last.

Here we have a really wonderful resource, our armory. People in this community, including the Northwest Bronx Clergy and Community, people in this community, and nearby communities, really came together to work on a Community Benefits Agreement. We came together to make sure that our voices were heard. We came together to make sure that we are part of that process. And now there is an actual agreement. We were involved. We wanted a voice in how our wonderful resource, the Kingsbridge Armory, is going to be used by our communities and benefit our communities.

We have the Community Benefits Agreement. But what does that mean? Are you going to make sure that the terms in that agreement are going to be part of what's here, what goes into the Armory? Are our voices going to continue to be heard?

Let me pause for a moment. I used the words "here" and "our community" and "our communities" and "our resource" and "our armory" – but the public hearing? I should have

been sitting in a room with my community members, with the politicians, and with you, all of us together. You were not here. That reminds me of how often the Bronx gets considered last.

I am very concerned that you let us go through the exercise of making this Community Benefits Agreement, holding meetings, and workshops, and events. You even published it. But I am very concerned that for you this agreement might not have any weight.

I call on you to make sure to live up to the Community Benefits Agreement, to make sure that the Agreement is part of everything that we do with the Armory, part of everything that is done with the Armory, every step of the way.

I further call on you to make sure that our meetings for our community happen in our community. I call on you to make sure that our input, community input, continues to go into whatever changes are being made in whatever proposals, because we know there's going to be changes.

The needs of the community should be reaffirmed by the community. That means that we should be interpreting the Community Benefits Agreement with you – you should not be interpreting it for us. The community needs to continue to be part of every part of this proposal. The Community Benefits Agreement is not a frozen document, written once, and then ignored. You should not say that we have an Agreement, but then go ahead and let the developer do whatever they want. We, the people who live here, work here, and organize here, the people who worked on this Community Benefits Agreement, must continue to interact with you through this process, with the developer through this process, and with everybody involved, through this process.

I call on you to not put our community onto a zoom again. The Bronx is really a great place. We often come last. Don't put us last by having the meetings in offices in Manhattan and Brooklyn, while we're just seeing you on a computer screen. Commit to come up here. Make sure that decisions about what happens in the Bronx, that those decisions get made in the Bronx.

This is our community, this is our resource, this is our future.

Thank you.

Outlook

FW: [EXTERNAL] Kingsbridge Armory scoping meeting written comment submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:46 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

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From: Honesty Hernandez <honestyh3@nycstudents.net>
Sent: Friday, February 7, 2025 12:47 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory scoping meeting written comment submission

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Dear Representative,

I'm Honesty, a senior in BASE, Bronx Academy for Software Engineering. Who are you to the Bronx? Are you a resident who grew up here or somewhere else? What your proposal should do is honor the history of the use of the armory after World War 1, training the national guard, distributing supplies after hurricane Sandy, as well as during Covid-19. The proposal should honour the community to improve and help the community to make growth instead of fall backs. It should also help small businesses.
The proposal honouring the community should think about safe and fun places for the youth. Some history is the Decade of Fire where thousands were displaced and many people didn't have a home and one fire was because of a space heater. The buildings should give enough heat so that residents don't need to buy a space heater to stay warm.
So this new proposal needs to be affordable so that they build affordable housing north of the armory while also being accessible to the elderly while also taking care of the basic needs like heat when it's too cold so fires don't happen with a space heater again.
New housing needs to be affordable, not 3k for a one bedroom, something that is realistic and affordable for people because many people outside of new york city are able to have actual houses without spending so much money.

Thank you for your time and consideration of my recommendations,
Honesty Hernandez

Testimony

Draft Scope Work: Kingsbridge Armory

My name is Brenda Irizarry. I am a member of the Northwest Bronx Community and Clergy Coalition since 1984. I have lived in the Bronx for 57 years.

I would like to take this opportunity to comment on the developer's draft scope of work for the Kingsbridge Armory. Although several elements of the Together For Kingsbridge Vision Plan are included, community ownership and revenue sharing must be addressed.

I urge the developer to do the following: conduct a study of community ownership models such as a community land trust so that neighborhood residents and businesses aren't displaced as well as benefit from the Armory's redevelopment; explore revenue sharing options to determine how the redevelopment project can reinvest in local initiatives such as schools, parks and affordable housing. Above all, include long term community driven governance structures to ensure accountability and equity.

In closing, community ownership, governance and revenue sharing are essential to the community's vision plan of the Kingsbridge Armory. The Armory's redevelopment must ensure that residents, merchants, community, religious and union organizations are valued partners as well as decision makers.

Thank you.

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:44 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

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From: Zaire Jean Philippe <zairej11@nycstudents.net>
Sent: Friday, February 7, 2025 10:33 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

My name is Zaire, I'm a 12th grade student at BASE with aspirations to go to college for architecture. My connection with whoever the elected official may be is that I've lived here my entire life and therefore hold a deep connection with the Bronx. I see the armory impacting the future of the Bronx by giving the community job opportunities, showing support to all racial groups, and supporting the youth.

There are many cases of disinvestment in the Bronx, between 1970 and 1980 there were countless fires due to disinvestment and disregard for residents based on their race, leaving them to fight the fires themselves and repair their own homes. Another case of disinvestment around this time was redlining, where specific neighborhoods were outlined to be neglected by the government because of the ethnicities of the people that lived in these neighborhoods. The impact of redlining was that poverty and

segregation worsened in the Bronx, leading to racial disparities in health outcomes and economically impairing countless Americans.

The armory should address the needs of the community. As a structure for the community, it should support the community itself. Whereas in the past where disinvestment negatively impacted communities, the armory could be used as a means to positively impact the community in the present day. The armory should be cooperatively owned through community ownership and revenue sharing because although the community alone may see troubles in managing the ownership of the armory, a privately owned company may fail to appeal to the needs of the community. Decision making should be done by the community, and made with a form of community meeting so that voices can be heard and decisions can be made that benefit the community as a whole. The armory should have a space for small businesses and community owned local businesses, In MADDD Equities plan for the armory, community inclusion could be present in the entertainment space, the light industrial/production space, and the local retail so that the community can further benefit from the Armory.

My recommendations address historical problems by bringing up the past disinvestment of the Bronx and how the community fought against this. New opportunities for the Bronx would be created through the armory and community inclusion in the armory which will improve the strength of the community as a whole.

Thank you for your time and consideration of my recommendations,
Zaire

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FW: [EXTERNAL] Kingsbridge Armory scoping meeting written comment submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:42 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

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From: Kwame Josie <kwamej2789@nycstudents.net>
Sent: Friday, February 7, 2025 9:50 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory scoping meeting written comment submission

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Dear Representative,

I am Kwame Josie. I live in the Bronx and I'd like to see the Bronx prosper and I believe the armory can help us do just that.

I think the armory can bring people of all backgrounds regardless of age or other differences together to interact and connect in a common and comfortable space.

Events like the Bronx burning and red-lining have kept the Bronx community apart for years just because some people didn't like the color or race of other people and that racism and hardship, while a part of the Bronx history, shouldn't be part of its future. We can mend these issues people have with one another in a community space like the armory.

The armory should first and foremost address the need for jobs and work which could be manual labor or office jobs, just something that can help the people make good money and supplying these jobs should be integrated into the armory's plan in some way to benefit those people in need of work to support their families and themselves.

In terms of ownership, I think a vote of some kind would be best to decide something like that although profits should be reinvested into things like housing and other additions to improve the quality of life in the Bronx. Decision making power should be given to an elected/chosen committee that's trusted with the responsibility.

I think my suggestions if used could help build a closer and wealthier community. One non-negotiable is that the armory must be able to benefit vast amounts of people, and not just just a specific person or group.

Thank you for your time and consideration of my recommendations,
Kwame Josie

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:41 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

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From: Azmayen Khaled <azmayenk2@nycstudents.net>
Sent: Friday, February 7, 2025 9:07 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: webmail@bronxbp.nyc.gov; reception@advocate.nyc.gov; District15@council.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

I am a future college student here located in New York City. I have lived in the Bronx for almost 10 years now. Although I may not be a resident in their district, I do care for my borough and want good things to happen. The Armory can & will be a huge success which can create generational wealth for decades to come.
The history of disinvestment goes back to the Bronx is Burning era where the landlords purposely set building fires to disinvest the Bronx. This led to a huge spike in poverty levels and homelessness since Bronx residents were able to afford to repair homes. Banana Kelly was repaired by community individuals who lost their homes in these house fires. They had to take matters into their own hands due to the government / NYC council not helping with these extensive repairs.
The needs for the Armory should address primary concern for the youth since they are the ones that we will be dependent upon for generations to come. The benefits that should be offered to the community is to better the lives of the unfortunate. Giving the residents the resources they need can really change people's outlook on their lives and push them to make a change for the better. The decision making power for what is approved for the Armory should be put in the hands of the community and shall remain unbiased at all times. The major factor as to why the Ice Rink was a

strong agreement within the community was because the community collectively believed it would benefit the community rather than 1 person. Having community ownership into the Armory helps build a stronger bond between the community and the city and repairs any loose ends that may have been created in the past.
My recommendations uplift and create new opportunities in the Bronx by adding new jobs & creating better opportunities for the youth. The recommendations I am making help address prior historic problems because we don't want the past to repeat itself. We should take the past as a learning opportunity and change the way we operate for a more successful future in the Bronx. For years & years now the community has been struggling with fair paying jobs and investing into the youth. Some non-negotiables would mainly be the affordable after-school & daycare programs for single parents. Other non-negotiables would be that the Armory MUST include benefits for the youth. The Armory is able to strongly provide the needs for the Bronx Youth Community by offering benefits such as working opportunities, education to those who need extra support outside of school & training the youth for the real world out there and giving them advice.

Thank you for your time and consideration of my recommendations,
Azmayen Khaled

My name is Helen Krim. I am a member of the Northwest Bronx Community and Clergy Coalition and The Riverdale Temple. I was born and grew up on University Avenue,and now live in Riverdale.

My main concern regarding the plan for the Armory concerns displacement of residents and small businesses. I have seen big development projects destroy communities and neighborhoods. Lincoln Center resulted in affordable housing being destroyed and replaced by housing that the original residents were unable to afford. The "affordable" units that were included brought strangers to the area. The housing was not maintained properly, and because the residents had no ownership stake and no cohesion as a community, they have not been effective in demanding proper maintenance. The development also displaced all the small businesses. The nearest big grocery store is up at 72nd Street, and there are few bodegas, cleaners, hardware stores. You should not need a car to do your shopping.

I urge the city to ensure the Armory project contributes to anti-displacement measures and real affordable housing solutions by Conducting a study on the development's potential to impact housing affordability and displacement in surrounding neighborhoods. This project **must make it possible** for local residents to afford the housing, share in the equity, and for local businesses to afford the new rising rent. While It is important to attract new businesses, the jobs created must go to local residents paid well enough to afford the cost of the new housing. The Bronx is my home and my community. It has been neglected too long, and this development must serve my community.

I thank you for the opportunity to express my vision of what good healthy development must be. I look forward to studying your report.

Sincerely,

Helen Krim

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:42 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Jonathan Lazaro <jonathanl338@nycstudents.net>
Sent: Friday, February 7, 2025 9:08 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: District15@council.nyc.gov; webmail@bronxbp.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representatives,

My name is Jonathan,as a youth member who lives not only around the Bronx but near the armory itself. My connection to council member Pierrina Sanchez proposal is similar since we both want to prioritize the community. I see the armory impacting the Bronx by having more jobs that pay a livable wage and creating many opportunities for the community.

The reason I agree with her idea is because of the past disinvestments into the Bronx such as the 2009 mall idea. The first proposal the armory was given was to build a mall but pay workers a non livable wage. Another example of divestments was the second idea of the ice rinks which failed due to lack of funds.

A need the armory should include are opportunities for smaller businesses to come into the armory and expand. Some benefits of the armory should include reinvestments back into the community. As in who should own it are the people who helped with the project and the community of the Bronx so everyone can benefit. Profits should be reinvested by helping local businesses to get the opportunity to grow.

The community that is actually interested in getting a say should be included in the decision making. I say this because without the say of the community people aren't going to get what they want. These recommendations address the problems because nowadays owners might be greedy and this would give the chance for everyone to benefit. What decision the elected officials should make is the one where the most benefits are at.

Good things I saw from the MADDD Equities project already were the promising people leading it and trying to make a difference for the community and how actively they are trying to get benefits for the community.

Thank you for your time and considerations,
Jonathan Lazaro
Student at Bronx Academy for Software Engineering

Outlook

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From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:42 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

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From: Anisah Mazeb <anisahm6@nycstudents.net>
Sent: Friday, February 7, 2025 9:45 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: District13@council.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Esther Brunner and Kristy Marmorato,

My name is Anisah Mazeb, and as a young community member of the Bronx, I want to share my vision for the future of the Kingsbridge Armory. I believe that the Bronx can and should be better, but if we continue down the same path, it will have a lasting negative impact on future generations. There are historical issues of disinvestment in our neighborhoods, such as the prevalence of abandoned houses, that still plague us today.

One of the primary issues facing the Bronx is economic inequality. Many residents, especially in low-income areas, are burdened by the rising cost of living. While money continues to increase in value overtime, wages and financial opportunities have failed to keep up, putting even more strain on families who are already struggling. This problem is exacerbated by the disrepair and neglect of abandoned properties and vacant buildings that could be repurposed for the benefit of our community.

I propose that the Kingsbridge Armory take on a leadership role in addressing these issues by reinvesting in the Bronx. One way this can be done is by investing in abandoned buildings throughout

the borough. These neglected structures can be transformed into affordable housing, community centers, or spaces for local businesses. The profits from these initiatives could be reinvested into addressing the needs of Bronx residents, Through creating more affordable housing, providing financial assistance programs, or offering job training and educational opportunities for those who need it most.

In addition to these investments, I believe that a crucial part of making the Bronx a better place for all its residents is ensuring that community members have a voice in the decision making process. It cannot be a one sided effort. The Armory should engage directly with Bronx residents to shape solutions that reflect our needs. One powerful model of community driven decision making is the community benefits Agreement (CBA), which has proven successful in securing commitments from developers to invest in local communities. The Bronx, particularly in neighborhoods like the Kingsbridge area, could greatly benefit from a CBA that ensures development projects prioritize the interests of residents by offering tangible benefits like affordable housing, local hiring programs, and public infrastructure improvements.

As we've seen with past community efforts like cleaning up local parks, when the community comes together, we can accomplish incredible things. The phrase “Alone we can do so little, together we can do so much.” perfectly captures the spirit of what could happen if we collaborate. By combining the resources of the Kingsbridge Armory and the passion of the Bronx community, we can transform this space into something that serves both present and future generations.

In closing, I urge the leadership of the Kingsbridge Armory to consider a holistic approach to the development of the Armory and its surrounding area. The community should be at the center of these efforts, ensuring that all decisions benefit Bronx residents. Together, we can turn the Kingsbridge Armory into a powerful force for positive change, not just for today, but for the generations to come.

Thank you for your time and consideration.

Sincerely,
Anisah Mazeb
Student at Bronx Academy for Software Engineering

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:42 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor | New York, NY 10038
Office Direct: 212-788-6822 | Office Main: 212-788-6801
ebrunner@cityhall.nyc.gov | www.nyc.gov/oec

From: Brian Medina <brianm385@nycstudents.net>
Sent: Friday, February 7, 2025 9:50 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

My name is Brian Medina and I live in NYC. The armory will impact the future of the Bronx by providing well paying jobs.

The history of disinvestment still affects the Bronx to this day. Some examples are neglect and redlining. Some of these redlined and neglected neighbourhoods are still not doing so good today, such as the South Bronx, specifically the 149th street area in Melrose.

The armory should address the needs of the community gathering spot. The benefits should go to the community by money and well paying jobs. The community can elect people to be in charge, similar to separation of powers.

This is a good idea because an example of community members electing people in their community to make decisions is the Kingsbridge Merchant Association. It's a group of small businesses who work together and join each other to protect other small businesses on Kingsbridge Road.

Also, having the community be partially incharge is better than private developers being in charge 100% since the community will know what they need and don't need for their area and neighbors. The profits will be reinvested into the armory and into the community to sponsor events.

The people who should have power is a group of elected community members who all have different powers so no one (person) can be more "powerful" than the other. This is a good idea since we have many cooperative examples here in New York City, such as Co-op City and Banana Kelly. These 2 places are completely owned by their tenants.

Thank you for your time and consideration of my recommendations,
Brian Medina

Good evening. My name is Katherine Mella. I am the Chief of Staff at the Northwest Bronx Community and Clergy Coalition and I have been a part of this community for nearly 12 years. I look forward to learning how the selected proposal will address the goals and priorities published in the NYCEDC Vision Document. Like many others, I also have questions about the project's impact on our community.

As an urban planner, I have worked with community, faith, and labor organizations in the Bronx and beyond to co-create strategies that ensure development in historically marginalized and disinvested communities is equitable, community-driven, and benefits existing residents and businesses over the long-term. These strategies have included models that prioritize shared decision-making and community ownership.

During the visioning process for the Kingsbridge Armory, it was clear that Bronxites envisioned this asset as a model for community ownership and shared prosperity.

I am here today to echo what others have shared and advocate for the following:

- The environmental review must include an **analysis of community ownership models,** such as a Community Land Trust (CLT), to ensure Bronx residents benefit from the Armory redevelopment.
- **Revenue-sharing mechanisms** must be studied to determine how the project can reinvest in local initiatives like schools, parks, and affordable housing.
- And the project should **prioritize long-term, community-driven governance structures** to ensure accountability and equity.

The Armory redevelopment should uplift the Bronx, and its outcome will set a precedent across New York City and the country for how development can generate widespread benefits and invest in existing communities. As thousands of Bronxites have made clear, community ownership is essential to ensuring this development truly benefits working people in the Bronx.

The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity, and its success will be determined by whether it aligns with our community's vision for good jobs, anti-displacement, community ownership, and sustainability.

I urge you to ensure these priorities are thoroughly studied and incorporated into the project's design. Thank you.

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting - Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:47 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Elizabeth Messineo <emessineo@montefiore.org>
Sent: Monday, February 10, 2025 10:02 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting - Written Comment Submission

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To Whom It May Concern:

My name is EB Messineo, and I am a pediatric resident physician at the Children's Hospital at Montefiore. I have lived In the Norwood area of the Bronx for 2 years. I am new to this work but it was immediately obvious how critically important this project is to my neighbors - the people who have lived here for generations and are the true heart and keepers of this community.

I write this testimony to emphasize that the developers and the city MUST prioritize anti-displacement and deeply affordable housing in all parts of this project.

In my work as a pediatrician, I see daily the harms done to young people by housing insecurity and displacement. I know that children who experience housing insecurity, children who are displaced from their homes and communities, are more likely to lose the life-sustaining benefits such as SNAP, WIC, and Medicaid that allow them to access food and healthcare; are more likely to experience school disruption, which is detrimental to their educational attainment, mental health, and sense of community and safety; and are more likely to experience exacerbations of chronic disease, hospitalization, and even death.

There are over 16,000 families with children at risk of displacement in Kingsbridge alone if this project fails to prioritize deeply affordable housing and does not honor the right of the people

who have always lived here to continue living in and keeping Kingsbridge.

I urge the city to ensure the Armory project **contributes to anti-displacement measures and real deeply affordable housing** solutions by:

- Studying the development's potential to impact housing affordability and displacement in surrounding neighborhoods.
- Including deeply affordable housing options within the project or nearby
- Incorporating protections for existing residents and small businesses through community land trusts and rent stabilization measures.

Our collective voice and presence is strong, and we urge and insist that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. Thank you for the opportunity to testify.

Sincerely,
EB

Elizabeth Messineo, MD MPH
she/her/hers
PGY-2, Social Pediatrics
Children's Hospital at Montefiore
Email: emessineo@montefiore.org
Phone: 781-801-0953

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission.

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:44 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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ebrunner@cityhall.nyc.gov | www.nyc.gov/oec

From: Juan Morales <juanm389@nycstudents.net>
Sent: Friday, February 7, 2025 10:22 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission.

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Dear Representative,

My name is Juan Morales, I am a highschool student from the Bronx. As a person who's lived in this for most of my life, I feel that I can understand the perspective of other residents. I feel the Kingsbridge Armory has the chance to bring a positive impact towards low-income residents that are currently facing issues of residency and obtaining jobs.

In the past the Bronx had faced years of disinvestment, affecting low-income residents in favor of middle to high-income residents. Low-income residents often were faced with neglect through redlining, which blocked many Black and Brown Bronx families from becoming homeowners. Another example is the government not helping Bronx residents during these hard times, removing their heating and water supply, later leading up to the burning of apartment buildings. These issues are still persistent to this day, with recent events of low-income families having to use space heaters due to not being provided heating. This has led to many buildings in the Bronx burning down from space heaters malfunctioning.

Current issues in the Bronx that should be addressed in the Kingsbridge Armory redevelopment are allowing more job opportunities and affordable housing. In contrast to the MADDD equities proposal,

the community should be what owns and controls the decisions for this project since they know what will fit best. The Banana Kelly community is an example that benefited residents by occupying and rebuilding abandoned buildings and promoting community ownership and cooperative housing.

I feel my recommendations will fit the needs of Bronx residents by creating multiple living and business opportunities that fix issues low-income residents face. Currently NYC is going through a job crisis, impacting low-income adults and youth. My recommendations allow for above poverty-wage opportunities for residents. Gentrification is another issue that stems from urban renewal projects in low-income populated areas of Manhattan and Brooklyn that provide benefits to high-income families instead of low-income. My recommendations will lead to reconstruction of abandoned buildings using 25% of revenue to reinvest in affordable housing for low-income residents.

In conclusion, I feel that the City Council should consider my recommendations because as a Bronx resident for twelve years, this city has not been considering the difficulties faced by low-income residents. When taking into consideration Bronx residents the City Council should choose something that favors low-income families.

Thank you for your time and consideration of my recommendations,

Juan Morales (He/Him)

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:47 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

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From: Ronald Munford Ii <ronaldm3803@nycstudents.net>
Sent: Saturday, February 8, 2025 2:35 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>; webmail@bronxbp.nyc.gov; District15@council.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear, Representative

Hello, my name is Ronald. I'm from the Bronx Academy for Software Engineering. The Kingsbridge Armory has been an important historical landmark of the Bronx. Being from the Bronx and going to see the armory for myself I understand how much of a value it has and can bring to Kingsbridge, if not the whole Bronx if constructed correctly.

The Bronx residents have had money and opportunity stripped from us for a long time since the days of urban renewal and redlining. The armory should be redeveloped into something that can bring the Bronx and Kingsbridge natives economic stability either through good jobs or services that support the community.

The community should be represented in the choices of the armory and the profits should be reinvested into the armory and Kingsbridge itself. Things like this have worked in the past, for example the Kingsbridge National Ice Center that was proposed before, promised 2% of the annual revenue would be reinvested into the Bronx. When Strong community benefits from the armory development are legally binding, they have had higher chances of becoming a reality.

Money isn't the only thing that should be given back to the community. They should be given a promised percentage of jobs in the armory if possible. It should also contribute to the locally owned stores in the neighborhood and allow for them to have a space in the armory to sell their merchandise. I also believe that there should be a couple big box stores if possible (less than 5) not enough to take away from the community stores but enough to add variety of purchase and job opportunities. The armory needs to be a place for the community to come together and be able to use the space however they want and they should be benefited.

Thank you for your time and consideration of my recommendations,

Ronald Munford II

February 11, 2025

Hello, My name is Thornevald Nugent. As a long-time Bronxite and proud parent of a Bronx Community College graduate, I've witnessed firsthand the transformative power of community investment. My son's success is a testament to the opportunities our borough can provide when we prioritize our youth and families.

The Bronx is at a critical juncture. But we must do more. **To truly honor our collective future, we must prioritize the Armory project as a meaningful contributor to anti-displacement efforts and real affordable housing solutions. To achieve this, I recommend the following immediate actions:**

1. **<u>Conduct a Housing Impact Study</u>**

   Undertake a comprehensive study to assess how the development could affect housing affordability and displacement risks in surrounding neighborhoods. This will ensure informed decisions that protect vulnerable residents.

2. **<u>Integrate Deeply Affordable Housing</u>**

   Explore mechanisms to incorporate deeply affordable housing options within the project or nearby. This could include mixed-use developments with a substantial affordability component, ensuring accessibility for low-income families.

3. **<u>Implement Resident and Business Protections</u>**

   Safeguard existing residents and small businesses by adopting measures such as community land trusts and rent stabilization policies. These tools are essential for fostering long-term stability and equity in the community.

This is a critical opportunity for the city to lead with intention, ensuring that the Armory project addresses the urgent housing needs of its residents while preventing

displacement. We have a choice: watch our neighbors struggle or take action for a brighter Bronx. As someone who's dedicated four years to the Northwest Bronx Community Coalition, I urge you to choose action, choose hope, and invest in our community's future.

Thank you,

Thorne Nugent

February 21, 2025

To E. Brunner, NYC City Hall
From: Demery Nuñez

I am a lifelong resident of the Bronx and attended The High School for American Studies, which is located a block away from the Kingsbridge Armory. As a student, I recall hearing about development plans for the Armory and was excited about the possibilities for a significant project that could positively impact residents of my home borough and the entire region. I was disappointed when those plans were abandoned.

Considering new developments, I have renewed enthusiasm and hope for this current chapter in the long story of the Kingsbridge Armory development project.

However, having grown up in NYC, specifically the Bronx, I am deeply concerned about the impact this project could have on the residents who currently live in the surrounding area of the Armory and future residents of this neighborhood. As I have observed, real estate projects in NYC often result in displacement for current residents and increasing real estate prices and rent charges on homes for future residents, exacerbating our housing crisis. It pains me to think that families would be forced to move or that the children and the grandchildren of residents in this working-class community would not be able to afford to live near their families. Additionally, real estate development often puts financial stress on existing small businesses and local organizations – who play a unique role in meeting the needs of their neighbors and establishing strong community bonds.

I strongly urge the developers and the city to ensure that these crucial issues are comprehensively studied and that strong and effective measures are implemented to prevent the displacement of current residents, small businesses, and community-based organizations. Additionally, this is an opportunity to integrate new housing into the neighborhood. New Yorkers need deeply affordable housing options, and the Kingsbridge Armory development project should explore mechanisms to create such housing for the Bronx and the city's residents.

I am in law school and plan to return to the Bronx to live, work, and raise a family. I appreciate the opportunity to contribute to a project that will honor the values, ideas, and perspectives developed by over 4,000 participants in the visioning process that led to the Together for Kingsbridge Vision Plan.

Thank you.

Demery Nuñez
J.D. Candidate, May 2025
CUNY School of Law

Outlook

FW: [EXTERNAL] Bronx Testimonial

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:47 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

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From: George Nunez <george.e.nunez@gmail.com>
Sent: Monday, February 10, 2025 11:56 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Bronx Testimonial

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Greetings,

Please see my testimonial below:

As a proud advocate for the Bronx, I stand with the Northwest Bronx Coalition (NWBCC) in ensuring that any development at the Kingsbridge Armory includes tech workforce development programs. The future of our community depends on expanding access to tech education and job opportunities. We demand that this project prioritizes training, upskilling, and career pathways for Bronx residents to thrive in the tech industry. This is essential for our economic growth and long-term success.

Best,

George

From:	Brunner, Esther
To:	Amy Diehl Crader; Charlie Fields (cfields@akrf.com); Jessica Hanlon
Cc:	Young, Ingrid
Subject:	FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting - Written Comment Submission
Date:	Wednesday, March 5, 2025 9:52:25 AM

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Juan Nunez <juan.nunez@northwestbronx.org>
Sent: Wednesday, February 26, 2025 3:10 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting - Written Comment Submission

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My name is Juan Nunez, and I am part of the Northwest Bronx Community and Clergy Coalition. I have been a part of the Kingsbridge Community for more than 20 years. We have been working towards a community-driven development at the Kingsbridge Armory for over 30 years. Over the past 2 years I've been working closely with the Kingsbridge Rd Merchant Association to support our small businesses who are struggling to obtain long term leases and keeping up with the rising cost of rent. I've also been trying to support our street vendors who are dealing with constant harassment and enforcement from the sanitation police, and now ICE agents.

Small businesses are the backbone of our local economy, and the Kingsbridge Armory project must protect and uplift them.

I urge the city to study and incorporate the following:

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-
- The development's
- **impact on local small businesses,** particularly those at risk of displacement.
-

-
-
- Opportunities for small businesses, especially Minority- and Women-Owned Business Enterprises
- (MWBEs), **to secure contracts during construction and operation.**
-
-
-
- Inclusion of
- **affordable commercial spaces**
- within the Armory that are complementary not in competition with the local commercial corridor to ensure local entrepreneurs, like our local street vendors, have access to resources and opportunities to thrive.
-

This project must prioritize local businesses, including street vendors and entrepreneurs, ensuring that the Bronx economy grows from within.

The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to uplift the Bronx, and it is essential that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I urge you to ensure these areas are studied thoroughly and incorporated into the project's design.

We look forward to working together to make this vision a reality.

Thank you,

--

Juan Nuñez
(he/him/el)
Lead Armory Organizer
Northwest Bronx Community & Clergy Coalition
103 East 196th Street
Bronx, NY 10468
646-350-0885

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www.northwestbronx.org/gala

From:	Brunner, Esther
To:	Amy Diehl Crader; Charlie Fields (cfields@akrf.com); Jessica Hanlon
Cc:	Young, Ingrid
Subject:	FW: [EXTERNAL] KINGSBRIDGE ARMORY SCOPING MEETING WRITTEN COMMENT SUBMISSION
Date:	Wednesday, March 5, 2025 9:47:40 AM

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Elisabeth Ortega-Bailey <ellyium@gmail.com>
Sent: Thursday, February 20, 2025 3:09 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] KINGSBRIDGE ARMORY SCOPING MEETING WRITTEN COMMENT SUBMISSION

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My name is Elisabeth Ortega-Bailey, and I am part of the Northwest Bronx Community and Clergy Coalition. I have been a part of this community for over 20 years and have been personally involved in the fight for a community-driven development at the Kingsbridge Armory for the past 15 years.

While I am excited about the possibility of the Kingsbridge Armory becoming a transformative asset for the surrounding community and the Bronx as a whole, I remain cautious. Many of us dedicated time and energy to shaping the NYC EDC Vision Document, ensuring that the priorities of Bronx residents were reflected. However, we are still uncertain whether the selected proposal will fully uphold those priorities and meet the needs of the people who have worked so hard to see this vision realized.

During the visioning process, community Ownership, and shared Prosperity were the main points that were continuously brought up in the visioning process that community folks want the Kingsbridge Armory to be a model for.

Today, I am here to bring up the following things that I feel are crucial things that need to be uplifted in this project, those things are.

-
-
- The environmental review must include an

- **analysis of community ownership models,**
- such as a Community Land Trust (CLT), to ensure Bronx residents benefit from the Armory redevelopment.
-
-
-
- **Revenue-sharing mechanisms**
- must be studied to determine how the project can reinvest in local initiatives like schools, parks, and affordable housing.
-
-
-
- The project should
- **prioritize long-term, community-driven governance structures**
- to ensure accountability and equity.
-

Community ownership is essential to ensuring this development uplifts working people in the Bronx. We have lived and survived in this community for such a long time, and we deserve the opportunity to also thrive as this development gets built.

The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to uplift the Bronx, and this project must reflect our community's vision for good jobs, anti-displacement, community ownership, and sustainability.

I insist that you ensure these areas are studied thoroughly and incorporated into the project's design.

We look forward to working together to make this vision a reality. Thank you for the opportunity to speak today.

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:46 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Eliadis Paulino <eliadisp@nycstudents.net>
Sent: Friday, February 7, 2025 5:59 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

I am Eliadis Paulino, a lifelong Bronx resident. I believe the armory has the ability to positively impact the Bronx in the long run.

The armory has the potential to improve the economic state of the Bronx, along with the cultural significance of the Bronx. Looking at the history of the Bronx, we have had a past of divestment, in the late 60s and 70's, along with the current state of abandoned buildings in the Bronx.

The armory should address the financial opportunity. Doing this would also benefit the people around the Bronx through providing employment. I believe the owners should get the profits, and should then be reinvested back into the armory, along with the businesses around them.

The decision-making power should also be done by the community and businesses around the armory since they will be impacted greatly by the armory. An example of this would be the 2009 proposal of a mall in the armory being shut down because of the low-wage jobs that would come out of it. Therefore, wasting an investment on the armory.

My recommendations would address the lack of investment within properties in the Bronx. The Bronx has always had a history of abandonment, but the armory could be the start of the Bronx becoming a bigger staple within New York. The Kingsbridge Armory announcement of the MADDD Equities project by the Economic Development Corporation seems to hit all the needs of Bronx residents, however, I do believe there might be issues when it comes to how accessible it would be for the Bronx. We can solve this by putting in a legally binding Community Benefits Agreement that ensures the armory would be accessible to current Bronx residents.

That's all I have to say for today.

Have a good day Reader.

Thank you,
Eliadis Paulino

Outlook

FW: [EXTERNAL] Written Testimony in support of Kingsbridge Armory as vital Community Resource

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:47 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Raymond Pultinas <raypultinas@gmail.com>
Sent: Monday, February 10, 2025 6:33 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Written Testimony in support of Kingsbridge Armory as vital Community Resource

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Hello,

My name is Ray Pultinas, Founder and Director of James Baldwin Outdoor Learning Center and a member of the Northwest Bronx Community and Clergy Coalition. I have been a part of this community for nearly 30 years, having taught at DeWitt Clinton High School for 25 years, as a supporter of Community Schools and as a lifetime learner and educator.

NWBCCC has been working towards a community-driven development at the Kingsbridge Armory for over 30 years. While many of us are cautiously optimistic about its potential to address the goals and priorities published in the EDC Vision Document, there are also many questions about the actual proposal selected and its impacts on our community. Small businesses are the backbone of our local economy, and the Kingsbridge Armory project must protect and uplift them. As a successful market operator in Norwood since 2020 (JBOLC Garden Community Farmers Market) I know first hand the value that local entrepreneurs, private business owners and community organizations add to the community, especially when matched with non profit organizations like ours who deliver direct services to our community.

The Kingsbridge Armory has the potential to strengthen and support our local businesses and initiatives especially around food. We dream of a space, not only for growing food year round (hydroponically) under controlled

conditions, but also educating our community on how to prepare healthy plant based foods and supporting local food businesses that serve healthy plant based meals. You might say that we are in the business of combating food insecurity. Presently, there is a dearth of community kitchens that would enable the operation of many small and healthy food services to compete with the mass marketed, unhealthy fast foods that saturate our communities and casually threaten the health of our neighbors, our children, our elders, our selves.

I urge the city to study and incorporate the following:

- The development's **impact on local small businesses,** particularly those at risk of displacement.
- Opportunities for small businesses, especially Minority- and Women-Owned Business Enterprises (MWBEs), and local plant based food companies **to secure contracts during construction and operation.**
- Inclusion of **affordable commercial spaces** within the Armory that are complementary not in competition with the local commercial corridor to ensure local entrepreneurs have access to resources and opportunities to thrive. This should include community kitchens that can be utilized by plant based food companies and local chefs who wish to start, maintain or grow their businesses.

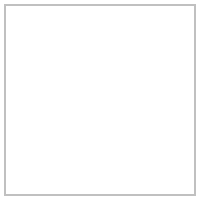
Economic development must prioritize local businesses and entrepreneurs, ensuring that the Bronx economy grows from within.

Thank you for the opportunity to submit this testimony today. The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to uplift the Bronx, and it is essential that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I urge you to ensure these areas are studied thoroughly and incorporated into the project's design.

We look forward to working together to make this vision a reality. Thank you.

Sincerely,

Ray Pultinas
--
Ray Pultinas
Founder and Director
James Baldwin Outdoor Learning Center



Outlook

FW: [EXTERNAL] Kingsbridge Armory Public Hearing Testimony

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:48 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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ebrunner@cityhall.nyc.gov | www.nyc.gov/oec

From: Jennifer Queenan <jlqueenan@gmail.com>
Sent: Wednesday, February 12, 2025 11:46 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Public Hearing Testimony

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Hi,

My name is Jennifer Queenan. I have been living in the Bronx for several years now and am a supporter of the Northwest Bronx Community and Clergy Coalition. They have been working towards a community-driven development at the Kingsbridge Armory for over 30 years. While many of us are cautiously optimistic about its potential to address the goals and priorities published in the EDC Vision Document, there are also many questions about the actual proposal selected and its impacts on our community. It was clear in the visioning process that our community has envisioned the Kingsbridge Armory as a model for community ownership and shared prosperity.

As such, I would like to advocate for the following in the development of the Kingsbridge Armory:

- The environmental review must include an **analysis of community ownership models,** such as a Community Land Trust (CLT), to ensure Bronx residents benefit from the Armory redevelopment.
- **Revenue-sharing mechanisms** must be studied to determine how the project can reinvest in local initiatives like schools, parks, and affordable housing.
- The project should **prioritize long-term, community-driven governance structures** to ensure accountability and equity.

I urge you to work with the Northwest Bronx Community and Clergy Coalition to ensure that the Kingsbridge armory redevelopment reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I urge you to ensure these areas are studied thoroughly and incorporated into the project's design.

Thank you for your time.

Jennifer (Jenna) Queenan
Pronouns: she/her
jlqueenan@gmail.com

From:	Brunner, Esther
To:	Amy Diehl Crader; Charlie Fields (cfields@akrf.com); Jessica Hanlon
Cc:	Young, Ingrid
Subject:	FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting
Date:	Wednesday, March 5, 2025 9:49:48 AM

ESTHER BRUNNER, AICP | Deputy Director

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From: Leo Ramirez - V <leoramirezv7127@gmail.com>
Sent: Monday, February 24, 2025 12:48 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting

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My name is Leo, and I am part of the Northwest Bronx Community and Clergy Coalition. I have been a part of this community for nearly 1 year. We have been working towards a community-driven development at the Kingsbridge Armory for over 30 years. I'm a student from Lehman College and a daughter of street vendors and I'm here to testify about Small Businesses and Economic Development because I come from a family that are vendors and don't have license to sell outside and they suffer from climate change and discrimination or police harassment. And as a daughter I know what is going on and I really care a out my people.

I urge the city to study and incorporate the following:

- The development's impact on local small businesses, particularly those at risk of displacement.
- Opportunities for small businesses, especially Minority- and Women-Owned Business Enterprises (MWBEs), to secure contracts during construction and operation.
- Inclusion of affordable commercial spaces within the Armory that are complementary not in competition with the local commercial corridor to ensure local entrepreneurs have access to resources and opportunities to thrive.

Economic development must prioritize local businesses and entrepreneurs, ensuring that the

Bronx economy grows from within.

Thank you for the opportunity to speak today. The Kingsbridge Armory redevelopment represents a once-in-a-generation opportunity to uplift the Bronx, and it is essential that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability. I urge you to ensure these areas are studied thoroughly and incorporated into the project's design.

We look forward to working together to make this vision a reality. Thank you.

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:46 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

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From: Dahionette Rodriguez <dahionetter2789@nycstudents.net>
Sent: Friday, February 7, 2025 2:07 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: District15@council.nyc.gov; webmail@bronxbp.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

Hello, my name is Dahionette and I live in Kingsbridge, a few minutes away from the Armory. In a good future, I see the armory impacting the community of the Bronx by including them in the decisions of the Armory no matter race, wealth or age. I see the Armory benefiting people with no jobs or low wages, people without housing.

The Bronx community has been through a lot, the disinvestment in the community has left people without a house, without a place to live in, just because they don't have enough money. For example, the "Bronx is burning" in that event, the community of the Bronx had to rebuild their houses by themselves because the government wouldn't help them. This created tension between the community and the government because the people felt the discrimination towards them, but at the same time these circumstances showed how the community got together to take care of themselves on their own. This led to Banana Kelly, an affordable housing corporation created to help the people who ended up without a place to live in when the Bronx was Burning. Banana Kelly is an example of how the people had to build their own homes because there was no help available from the government.

This is why I believe the Bronx Armory should be redeveloped to help the community with affordable housing and the creation of jobs, to show the community there's people that care about them, about their benefits. The ownership should be shared with an investor and the community of the Bronx. Profits should be used back on the community with any recreation events to celebrate the community once in a while.

My recommendations would uplift strength since the community is going to feel included, the relationship with our neighborhood is going to get stronger by helping the people get job opportunities and affordable housing.

I read the MADD Equities project and so far I liked your ideas of recreation activities and the Museum, but I expected to see something about wages or affordable housing for the community. Now that you've heard my ideas, dear representative, I just hope when you are voting, you look out for the benefits for the community, for proposals that would benefit them economically and personally.

Thank you for your time and considerations,
Dahionette Rodriguez
Student at Bronx Academy for Software Engineering

Outlook

FW: [EXTERNAL]

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:44 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

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From: Robert Rodriguez <robertr106@nycstudents.net>
Sent: Friday, February 7, 2025 10:29 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL]

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My name is Robert. I'm a student at B.A.S.E and I work at the Mouse Squad, which is basically helping with technology, and I help teachers with printers and computers - this program has really given me experience and helped with payment. tHis is good for those struggling. The armory can become something greater than just an armory- it has so much potential. It can help the community or make it worse.

The problem we face in the Bronx is money losing value, homelessness and we get a lot of immigrants from a lot of different countries and the government doesn't have a plan for them. We also have a lot of members in asylum shelters.

The needs the armory should address is youth and giving them an education work experience, free Programming for a school so they can get a better opportunity for getting high paying jobs. The program should be about teaching it how to repair machines like computers, vehicles, TV and getting other experienced workers to help teach the kid how to work. New York City youth currently has an increasing unemployment rate, other issues they face include poverty. Little education and having no access to service. Our proposal will counteract these issues, providing experience that prepares youth.

I strongly believe that the armory can benefit the communities.Tax is rising making life harder for the people. I'm afraid that the government is going to have a new law that will increase taxes.“Project 2025: Presidential Transition Project,” far-right extremist plans are outlined that raise taxes on low- and middle-income households to finance tax cuts for the wealthy and large corporations. Project 2025's tax plan includes an “intermediate tax reform” that includes changes to tax brackets and corporate tax cuts that would shift the tax burden toward middle-income households. My idea is to help the youth gain work experience to develop the Bronx.

Thank you for your time and consideration of my recommendations,
Your Name Robert rodriguez

Outlook

FW: [EXTERNAL] Kingsbridge armory scoping meeting written comment submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:47 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Trinity Rodriguez <trinityr49@nycstudents.net>
Sent: Wednesday, February 12, 2025 12:26 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: webmail@bronxbp.nyc.gov; District16@council.nyc.gov
Subject: [EXTERNAL] Kingsbridge armory scoping meeting written comment submission

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Hi Representative,

I am Trinity Rodriguez. My connection with the armory is that I am a Bronx resident and I am a future voter in the 2025 election. I see the armory impacting the future of the Bronx by being a money maker and helping the youth with supplies to support them being a student.

A problem that led to issues to this day is the prices on school supplies. According to google, The average family spent $661 per child on back-to-school supplies in 2022 in the United States and 31% of parents said they can't afford back-to-school shopping this year and 34% expect to take on debt to cover the cost of supplies. For some families, the cost of school supplies can be a real big problem. Because of pricing on school supplies being so high, for years there has been a percentage of people who can not afford back-to-school supplies.

The needs that the armory should address is the pricing on school supplies by having a giveaway of free or lower the prices by 60% to 70% on school supplies like rulers, calculators, notebooks, bookbags, pencils, etc. The armory can also cover other additional benefits like free food and have a

store with groceries that prices will be lowered by 50% if you have a child or if you are under 18, and other additional benefits like helping kids under 18 find paid jobs.

The person who I should own this is the Bronx residents and communities so we can have more realistic and reasonable things happen in the armory that most people will like.

The profits should be reinvested by giving 5% of profits back to the community and the rest into keeping the armory open. The decision making should be left up to the community board as long as all decisions are focused on supporting the youth, for example if the community decided to make a proposal of something that benefits the students like giving out free metro cards to students, that would be allowed.

The recommendations can help benefit and uplift the community since children are the future of our country, they should be first priority since they will have careers of their own one day. They deserve the most and best support that they can receive. A proposal like this will open more opportunities.

A non-negotiable that should be in the Kingsbridge Armory is at least some way that specifically benefits students educationally or as a support. The non-negotiable should be inspired based on City Council member Althea Steven's ideas.

In conclusion, thank you for your patience and hearing my proposal.
Trinity Rodriguez

From:	Brunner, Esther
To:	Amy Diehl Crader; Charlie Fields (cfields@akrf.com); Jessica Hanlon
Cc:	Young, Ingrid
Subject:	FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting - Written Comment Submission: Ideas For Community Spaces
Date:	Wednesday, March 5, 2025 9:52:34 AM

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Chad Royer <chadyroyer@ymail.com>
Sent: Friday, February 28, 2025 1:19 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting - Written Comment Submission: Ideas For Community Spaces

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Ideas For Community Spaces

Good day everyone.
My name is Chad Y Royer. I have been a resident of the neighborhood surrounding the Kingsbridge Armory for over 43 years. I grew up walking by the vacant armory I would always what would end up here that could actually provide economic, cultural, educational and recreational benefits to our neighborhood. Of the many ideas I have for the Kingsbridge Armory, and the neighborhood, I'm going to highlight four of them here.
The Kingsbridge Armory would be an ideal place for a bowling alley where people can bowling for recreational purposes and organized school teams or bowling leagues can bowl as part of a tournament. The closest bowling alley within the city is on Gun Hill Road and any other location would be a further distance to travel. A project like this can generate income for the armory from people who come to play individual bowling games, purchase food and bowling gear, and rent out portions of the space for public or private use.
The idea of a salsa museum was entertained a few years ago at a street naming event

dedicated to a life of Celia Cruz. A salsa museum would be one of its kind and would create an environment where people from all over the city can come to learn more about the history of salsa while encouraging people to visit the Bronx. This would be a much welcomed cultural footprint in the neighborhood and an opportunity for the Bronx to have another additional museum.

Our neighborhood is also home to the James J Peters Veteran Center and many of our residents, who are US veterans. The armory would be a perfect place to have a Veterans Historic Center where veterans from our neighborhood and from the Bronx could potentially have an opportunity to have their stories told and their lives celebrated for their sacrifices. Such a place for US veterans would create an opportunity for the public to learn more about the sacrifices that US veterans make for our country as well as providing employment opportunities, and related support for US veterans who live here.

Public School 86 has been a long time neighbor of the Kingsbridge Armory, educating our students past and present, including myself, from Kindergarten through 6th grade for many years. As a former Parent Association President, I received plenty of feedback regarding how helpful additional parking spaces for teachers and faculty members would be if it were available. Having a dedicated space for parking for PS 86 faculty will not only encourage faculty members to remain at the school, but also faculty members would not have to worry about being late and waste time finding parking in an already crowded area. That same parking lot could also be used for community use outside of school hours and could provide an income opportunity for the armory as well as employment.

Our neighborhood in the Kingsbridge area is constantly growing, and we have an opportunity to fill some of the voids that our neighborhood has not had in decades. I look forward to the Kingsbridge armory becoming a wonderful place to visit for recreational, cultural, or educational purposes in the future, while providing an economic opportunity to residents who could benefit from employment and business opportunities.

Thank you for taking the time to read my testimony.

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:43 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Jayshawn Sanchez <jayshawns3177@nycstudents.net>
Sent: Friday, February 7, 2025 9:58 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Hello,

my name is Jayshawn and I'm a resident of the Bronx. I see the armory maximizing community ownership, allowing the people to have a word in the decision making process, no matter race or wealth but seen as a community.

The Bronx has gone through a lot. Lots of problems between the government and the people, such as in the "Decade of fire" where the Bronx community had to rebuild their own houses after the fire since the government didn't help.

This is why the Armory should maximize community ownership by putting in a community owned diner, whose profits should be reinvested back into the community. This would create opportunities for the Bronx community to be part of the decision making process and create their own business. After analyzing the MADDD Equities proposal, I really liked the local Retail and the museum.

The elected officials should consider my recommendations since it would make the Bronx community stronger and satisfied since they would be part of the decision making process.

Thank you for your time and considerations,
Jayshawn Sanchez
Student at Bronx Academy for Software Engineering

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THE COUNCIL
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THE CITY OF NEW YORK
PIERINA ANA SANCHEZ
COUNCIL MEMBER, 14TH DISTRICT, BRONX

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KINGSBRIDGE ARMORY REDEVELOPMENT
Environmental Scoping Comments

February 28, 2025

Esther Brunner
New York City Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

Deputy Director Brunner,

I write today as the New York City Council Member representing the 14th District, home to the Kingsbridge Armory and its surrounding neighborhood, with comments on the Draft Scope of Work for the Environmental Impact Statement (EIS) for the Kingsbridge Armory Redevelopment.

As both a lifelong Bronxite and the Council Member for District 14, I understand that the Kingsbridge Armory has long held significant untapped potential. Kingsbridge Heights and the surrounding neighborhoods represent diverse communities of more than 850,000 people. Kingsbridge Heights is a well-connected neighborhood with a substantial mix of local and regional transit options and proximity to parks, museums, and cultural institutions. But for far too long, the community has suffered from systemic disinvestment. As a Bronxite, I grew up with a vacant Armory and have since seen two prior redevelopment efforts of the Armory fail. I have long believed that the redevelopment of the Armory is contingent on robust participation and input from the community, built on a history of local organizing, as well as an inclusive visioning process that reflects the community's experiences and needs into the future.

In 2022, EDC began a nine-month visioning process for the redevelopment of the Kingsbridge Armory that I co-chaired alongside the Northwest Bronx Community and Clergy Coalition, with more than TKTK local organizations represented in our Community Working Group. This visioning process reached more than 4,000 community members through 20 public events and 900 survey responses — culminating in the creation of the *Together for Kingsbridge* Vision Plan. The plan identifies both priority and complementary uses, as well as community strengths and opportunities for growth. Its guiding principles — prioritize youth, welcome older adults, foster intergenerational relationships, create jobs and wealth for existing workers and

communities, grow a regenerative local economy, put the Bronx on the map, and maximize community ownership — remain my north star as this project approaches public review.

After an extensive RFP process, EDC selected a developer for the Armory in late 2024. I have since had the opportunity to meet with the development team to advocate for an project that is reflective of the priorities outlined in the Vision Plan, and responsive to the needs of the community.

Overall, I remain cautiously optimistic that the development team's proposal will ultimately prioritize the key elements of the Vision Plan. After the public scoping hearing for the EIS on February 11, 2025, led by the Mayor's Office of Environmental Coordination, I would like to offer my initial comments on the following areas of the Draft Scope of Work as the project progresses:

- **Displacement**
  - I urge the lead agency to continue to examine the potential of the Armory's redevelopment to contribute to displacement on the surrounding community and businesses, both direct and indirect. This includes, but is not limited to, the businesses in the immediate vicinity along the Kingsbridge Corridor, as well as renters in nearby residential buildings.
  - Small businesses along Kingsbridge Road, Jerome Avenue, and the broader corridor have served this community for decades, providing essential goods, services, and jobs for local residents. Similarly, renters in the surrounding area—many of whom are already burdened by rising housing costs—must not bear the unintended consequences of speculative real estate pressure. The Environmental Impact Statement (EIS) must thoroughly assess these risks and identify concrete strategies to mitigate displacement, such as commercial tenant protections, affordable housing commitments, and workforce development programs that ensure Bronx residents have access to economic opportunities.

- **Climate Impacts and Sustainability**
  - The redevelopment of the Kingsbridge Armory must prioritize sustainability and resiliency, given the growing climate challenges facing our community. The Environmental Impact Statement (EIS) should thoroughly assess potential climate impacts and environmental justice concerns, including worsened air quality from increased traffic and construction, as well as the exacerbation of the urban heat island effect due to expanded building surfaces and reduced green space. As the Bronx already suffers from some of the highest asthma rates in the city, mitigating air pollution must be a top priority. Additionally, the project presents a critical opportunity to incorporate renewable energy solutions, particularly solar power, to reduce reliance on fossil fuels and promote long-term environmental benefits.

- **Transportation**
  - The proposed 13,000-seat event venue at the Kingsbridge Armory raises significant transportation concerns, particularly regarding its impact on local subway and bus services. The Kingsbridge neighborhood already experiences

congestion on key transit lines, including the 4 train at Kingsbridge Road, the D train at Fordham Road, and multiple bus routes such as the Bx1, Bx9, and Bx22**,** which serve as vital connections for residents and workers. A venue of this scale will bring a substantial increase in transit demand, particularly during peak event times, potentially overwhelming an already strained system. The Environmental Impact Statement (EIS) must thoroughly evaluate these impacts and explore mitigation measures, such as increasing subway frequency, expanding bus service, and implementing traffic management strategies to minimize disruptions to daily commuters.

Thank you for your attention to these comments.

Sincerely,



Pierina Sanchez
New York City Council Member, District 14

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PIERINA ANA SANCHEZ
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RULES, PRIVILEGES, AND ELECTIONS

KINGSBRIDGE ARMORY REDEVELOPMENT
Environmental Scoping Comments

February 28, 2025

Esther Brunner
New York City Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

Deputy Director Brunner,

I write today as the New York City Council Member representing the 14th District, home to the Kingsbridge Armory and its surrounding neighborhood, with comments on the Draft Scope of Work for the Environmental Impact Statement (EIS) for the Kingsbridge Armory Redevelopment.

As both a lifelong Bronxite and the Council Member for District 14, I understand the Kingsbridge Armory represents the significant untapped potential of this community. The over 500,000 square feet of large format indoor open space–the size of six football fields – is ripe for activation. As a Bronxite, I grew up with a functionally vacant Armory and saw two prior redevelopment efforts of the Armory fail. I have long believed that the redevelopment of the Armory is contingent on robust participation and input from the community, built on a history of local organizing, as well as an inclusive visioning process that reflects the community's experiences and needs into the future.

In 2022, together with EDC, I launched a nine-month visioning process for the redevelopment of the Kingsbridge Armory that I co-chaired alongside the Northwest Bronx Community and Clergy Coalition, with nearly 20 local organizations and six elected officials represented in our Community Working Group, including: Bronx Community Board 7, Bronx Cooperative Development Initiative (BCDI), Bronx Economic Development Corporation, Burnside-Tremont-Jerome Merchant Association, Community School District 10, Dominicanos USA, Kingsbridge Heights Community Center, Kingsbridge Road Merchants Association,

Lehman College, Labor Union 79, Mekong NYC, Monroe College, Morris Heights Health Center NYC, Central Labor Council AFL-CIO, Our Lady of Angels Parish, Street Vendor Project through Urban Justice Center, the Gardiner Foundation , United Neighborhood Housing Program, US Representative Adriano Espaillat, Bronx Borough President Vanessa Gibson, NYS Senator Robert Jackson, NYS Senator Rivera and NYS Assembly Member George Alvarez.

This visioning process reached more than 4,000 community members through 20 public events and 900 survey responses — culminating in the creation of the *Together for Kingsbridge* Vision Plan. The plan identifies both priority and complementary uses, as well as community strengths and opportunities for growth. Its guiding principles — prioritize youth, welcome older adults, foster intergenerational relationships, create jobs and wealth for existing workers and communities, grow a regenerative local economy, put the Bronx on the map, and maximize community ownership — remain my north star as this project approaches public review.

After an extensive RFP process, EDC selected a developer for the Armory in late 2024. I have since met with the development team to advocate for a project reflecting the priorities outlined in the Vision Plan and responsive to the community's needs.

Overall, I remain cautiously optimistic that the development team's proposal will ultimately prioritize the key elements of the Vision Plan. After the public scoping hearing for the EIS on February 11, 2025, led by the Mayor's Office of Environmental Coordination, I would like to offer my initial comments on the following areas of the Draft Scope of Work as the project progresses:

- **Anti-Displacement Efforts and Economic Opportunity**
    - I urge the lead agency to continue to examine the potential of the Armory's redevelopment to contribute to displacement on the surrounding community and businesses, both direct and indirect. This includes, but is not limited to, the businesses in the immediate vicinity along the Kingsbridge Corridor, as well as renters in nearby residential buildings. Given the dire affordability crisis acutely impacting Bronx residents, I also urge the lead agency to study higher residential density scenarios at the proposed residential site.
    - Small businesses along Kingsbridge Road, Jerome Avenue, and the broader corridor have served this community for decades, providing essential goods, services, and jobs for local residents. Similarly, renters in the surrounding area—many of whom are already burdened by rising housing costs—must not bear the unintended consequences of speculative real estate pressure. The Environmental Impact Statement (EIS) must thoroughly assess these risks and identify concrete strategies to mitigate displacement, such as commercial tenant protections, affordable housing commitments, and workforce development programs that ensure Bronx residents have access to economic opportunities.

- **Climate Impacts and Sustainability**
    - The redevelopment of the Kingsbridge Armory must prioritize sustainability and resiliency, given the growing climate challenges facing our community.

The Environmental Impact Statement (EIS) should thoroughly assess potential climate impacts and environmental justice concerns, including worsened air quality from increased traffic and construction, as well as the exacerbation of the urban heat island effect due to expanded building surfaces and reduced green space. As the Bronx already suffers from some of the highest asthma rates in the city, mitigating air pollution must be a top priority. Additionally, the project presents a critical opportunity to incorporate renewable energy solutions, particularly solar power, to reduce reliance on fossil fuels and promote long-term environmental benefits.

- **Transportation**
  - The proposed 13,000-seat event venue at the Kingsbridge Armory raises significant transportation concerns, particularly regarding its impact on local subway and bus services. The Kingsbridge neighborhood already experiences congestion on key transit lines, including the 4 train at Kingsbridge Road, the D train at Fordham Road, and multiple bus routes such as the Bx1, Bx9, and Bx22**,** which serve as vital connections for residents and workers. A venue of this scale will bring a substantial increase in transit demand, particularly during peak event times, potentially overwhelming an already strained system. The Environmental Impact Statement (EIS) must thoroughly evaluate these impacts and explore mitigation measures, such as increasing subway frequency, expanding bus service, and implementing traffic management strategies to minimize disruptions to daily commuters.

Thank you to the dedicated staff at the Mayor's Office of Environmental Coordination, Economic Development Corporation, and sister agencies for your attention to these comments.

Sincerely,



Pierina Sanchez
New York City Council Member, District 14

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:43 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor | New York, NY 10038
Office Direct: 212-788-6822 | Office Main: 212-788-6801
ebrunner@cityhall.nyc.gov | www.nyc.gov/oec

From: Sean Sanchez <seans186@nycstudents.net>
Sent: Friday, February 7, 2025 10:21 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Comment Submission

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Hello, I am Sean Sanchez. I've been a Bronx resident for all my life. The Armory is an important artifact to not only the past of the Bronx but to its future. The Armory WILL bring major economic change to the businesses and the people of the Bronx.
As we all know, the Bronx has had a tragic history of disinvestment with the removal of the FDNY from the South Bronx in the 1970s known as "The Bronx is burning". This removal led to the burning of residential and commercial buildings all over the South Bronx and the mass migration of white people to the suburbs (White Flight). Even now, the Bronx is infamous for being one the most poor areas in the country.
With this history in mind, the Armory needs to put the community first by addressing the needs of the community. The benefits should be to grant livable wages, more community ownership, a constant flow of money, and most importantly return the profits to the Bronx. It doesn't necessarily need to be owned by the community for these benefits to be given. Bringing more attention to the Bronx WILL prevent tragedies like "The Bronx is Burning" from happening since it will bring revenue and attractions that people will want to come to.
These benefits will help to combat the Bronx's long history of being extremely poor and underfunded by creating an area for people to go to in the Bronx. This will give tons of jobs to people and can aid in supporting local businesses and families. The city should keep watch over the development of the armory as well as how it's going once it's finished to ensure that the Armory is giving livable wages and returning profits to Kingsbridge through events, fundraisers, etc.
You should consider my recommendation because it will not only ensure economic growth and benefits to the Bronx but will guarantee that the armory will be successful and will last for the foreseeable future. The current development plan created by MADDD equities was certainly shocking. The fact that it is owned by a private company goes against the recommendation made by the community. One thing that looks like it will do well is that it is clear that there will be a ton of union job opportunities for the people. An issue I have is that this idea is very bland and similar to other uses of Armories around New York. This won't be enough to put the Bronx on the map, but it will definitely bring money to the area which is a positive.
Thank you for your time and consideration of my recommendations,
Sean S

Outlook

FW: [EXTERNAL] Testimony - Kingsbridge Armory Scoping hearing February 11, 2025

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:48 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Becki Sander <beckisander@gmail.com>
Sent: Tuesday, February 11, 2025 2:34 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: District14@council.nyc.gov; webmail@bronxbp.nyc; jackson@nysenate.gov; alvarezg@nyassembly.gov
Subject: [EXTERNAL] Testimony - Kingsbridge Armory Scoping hearing February 11, 2025

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Testimony - Kingsbridge Armory Scoping Hearing

My name is Rebecca Sander and I have lived six houses down from the Armory on Davidson Avenue for the last seven years and I have voted in every election. I worship at St. James Fordham and I am a member of Northwest Bronx Community and Clergy Coalition (NWBCC). I am submitting this written testimony as I am unable to attend the Scoping Hearing this evening.

As a relative newcomer to my block, I have been talking with my neighbors, many who are still in the homes they grew up in. We have discussed their experiences with the past two Armory redevelopment efforts and their concerns when they heard the ice skating rinks were not going to happen and the visioning and bidding processes were going to start yet again. While most seemed cynical that anything would ever happen, they were clear about their concerns about gentrification, displacement, and the particular culture and environment of this neighborhood being destroyed.

I am writing to urge you to require anti-displacement measures and community ownership/revenue-sharing elements be included in the project. The residents on Davidson are very concerned that the redevelopment will make our homes unaffordable, parking even more challenging, and will displace the small businesses in the area that we depend on.

We know this landmark has the potential to transform the Bronx - for better and for worse This project could become a national model for sustainable, community-driven neighborhood development by requiring the environmental review include an analysis and consideration of community land trust and revenue-sharing models along with governance models to insure ongoing accountability and equity.

Thank you for your time and consideration. You have a once-in-a- generation opportunity to support sustainable and equitable development that preserves the affordability, history, and culture of this neighborhood by requiring that the Guiding Principles of the Together for Kingsbridge Vision document are included in this project.

I thank you for your time and consideration. We will be watching!

Becki Sander
2627 Davidson Av
410-570-0916

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:41 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Vatsala Seeram <vatsalas@nycstudents.net>
Sent: Friday, February 7, 2025 9:00 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: webmail@bronxbp.nyc.gov; dinowitz@council.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Madam:

I have composed this letter to you as it is of grave concern to not only me but the people of the Bronx that the development of the Kingsbridge armoury may be built without legally binding guarantees of commitment to the benefit of the local population and thus creating inherent risk for the local people and borough as a whole. Prior developments have given binding guarantees of fruitful reinvestment, realistic living wages and commitment to the employment of local workers but as this building, in all its might, stands yet more deteriorated each day it questions the new development and the city's commitment in ensuring the growth and longevity of its people.

The armoury presents the unique opportunity to provide great economic benefits, increased foot traffic, tourism and provide a plethora of new jobs thus all aspects of this project must be highly scrutinised to ensure its success and provide compounding benefits to the community in perpetuity. As a resident of this city, Bronx high school student and future college/university graduate in chemistry, I would greatly wish to see greater investment into invigorating my peers and the youth into chemistry, to explore the great unknowns and learn extensively on what we do know.

With this vision, this armoury could provide this opportunity to not only increase this interest into chemistry thus tertiary education. The armoury allows for the new and large scale construction for community influenced facilities, within the city early and thorough exposure to the physical sciences are not easily accessible. Exposure to the natural sciences is nominally readily available with public programs from NYC parks & recreation and non-profits such as the billion oyster project.

The Bronx has faced many trials, tribulations and neglect whether it be with withholding funds and investment to the borough or reducing needed public services in high risk areas despite this the borough continues approaching each new day with hopes of exploiting every new opportunity. The Kingsbridge armoury development must not lack these needed guarantees, it must not neglect the sciences, nor the youth and it is paramount that it must never neglect the future.

Amidst the penning of this letter “MADDD EQUITIES LLC” hereafter referred to as mad equities has been chosen to develop this project and upon looking at their promises my concerns persist as they have given none of the promises so dearly needed have been stated thus no legal guarantees are in place, if this project were to continue in this state and thus its neglect of its community the project surely has a short future.

Thus this project as previously stated must keep the interest of an educated future and its future longevity to ensure the greatest benefit for the Bronx and its people.

Yours faithfully,
Vatsala Seeram

From: Matthew Shore
To: ebrunner@cityhall.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting - Written Comment Submission
Date: Friday, February 28, 2025 9:45:49 AM

Good afternoon,

My name is Matthew Shore (he/him). Born in the North Bronx (Wakefield), raised on Creston Ave in Bedford Park - and currently living in Kingsbridge -I am a member of the Northwest Bronx Community and Clergy Coalition, and I'm a community organizer in the South Bronx. While it was powerful to join hundreds to thousands of community members in packing the rooms for the Together for Kingsbridge public visioning sessions and shaping the priorities published in the EDC's Vision Document in 2023, ***including maximizing community ownership,*** I share many of the same questions my community has about the selected redevelopment project and its impacts on our area of the Bronx.

The vibrancy of Kingsbridge Road and the strength of its local economy can be attributed to its local residents, most of whom are working class, and 100+ mom and pop shops, and street vendors, most of which are BIPOC and immigrant-owned. Therefore, the Kingsbridge Armory project must both protect and uplift us.

Through my experience supporting NWBCCC with its work in reviving the Kingsbridge Road Merchant Association, I urge the City to study and incorporate the following regarding CEQR:

- 1 - Study the development's **impact on local small businesses,** particularly those at risk of displacement.
  - In 2014, we saw small businesses on Kingsbridge Road face double and tripled rents shortly after KNIC was approved
  - Today, we see many small businesses on Kingsbridge Rd that lack leases and who paying rent month to month, making it difficult to stay in place and qualify for financial assistance in the form of grants and loans
  - Several businesses across the street from the Armory, including 2-12 W Kingbsridge Road, - who all under the same landlord - currently have a for sale sign up, and I'm concerned that they will fall victim to real estate speculation, potentially leaving the community with housing that isn't truly affordable to the local community or with businesses that are not locally owned and that don't provide affordable products and services. Here and here are some media coverage on this:
    - Riverdale Press: A dozen Kingsbridge shops may face eviction soon
    - Bronx News 12: Bronx coalition rallies to support businesses facing eviction
- 2 - Please consider the inclusion of **affordable commercial spaces** within the Armory that are complementary ***not in competition*** with the local commercial corridor to ensure local entrepreneurs have access to resources and opportunities to thrive.
- 3 - Include street vendors in your analysis of small business displacement. We love our street vendors and it's concerning to see how many of them have recently experienced street sweeps throughout the past 1-2 years. Here's media coverage on this issue:
  - THE CITY NY: City Cracks Down on Vendors in Shadow of Kingsbridge Armory
- Lastly, and crucially, in Bronx Community District 7, approximately 6% of people own their homes, far below the Bronx and citywide averages, and the community district ranks in the top 4 community districts citywide for displacement pressures on local residents from predatory landlords. We've seen how large rezoning and community development projects across the city have displaced residents, such as with the Barclays Arena in Brooklyn, and we don't want that here.
  - Source 1 (refer to page 21 about home ownership in Bronx Community Board 7): https://online.fliphtml5.com/mewzo/swne/#p=20
  - Source 2 (ANHD's Housing Risk Chart 2024 - Refer to Bronx Community Board 7's data): https://anhd.org/sites/default/files/2024_risk_chart_final.pdf

The Armory must reflect our community's vision for ***economic democracy*** via shared wealth building, good local union jobs, anti-displacement, sustainability, and ***community ownership*** through grassroots solutions like community land trusts (check out what the Kensington Corridor Trust in Philadelphia is doing to keep local small businesses in the community and build shared wealth), worker cooperatives and community investment trusts.

Please PLEASE study these issue areas thoroughly and incorporate into the final project's design.

Thank you for your time!

Outlook

FW: [EXTERNAL] Kingsbridge Armory scoping Meeting Written comment Submisson

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:44 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Lezlie Raye Smith <lezlierayes@nycstudents.net>
Sent: Friday, February 7, 2025 10:35 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory scoping Meeting Written comment Submisson

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Dear Representative,

My name is Rae, I'm a senior at BASE. I've been a resident of the Bronx for the past 13 years. What happens in the armory is important because it will affect the people (Bronx community) who have been fighting to own it in a positive or negative way.

In the 1970s-1980s Bronx community was struggling especially in the south side where buildings were run down and catching on fire. There was also a history of redlining where financial services to Black + Hispanic community living in the south side of the Bronx were withheld from them meaning that health care and insurance and credit were denied to them, redlining only worsened the living conditions by encouraging disinvestment in the area.

So when it comes to the armory they should focus on what the people (Bronx community) really need help with or what they struggle with the most. An example would be rent, rent in new york city is so expensive. My proposal is what if MADDD Equities added a rent program or let the community add one in the armory that would be very helpful to Bronx residents.

Today a lot of people have trouble paying rent therefore the armory should at least try to address the rent problems or help. Although I know they don't control the rent and how much it is, it never hurts to try. If MADDD Equities were to agree with this proposal I think the rent loan program should be part community owned (not the armory). It would be a good partnership because they are working with the armory they just don't own but they're still able to help the community also because MADDD Equities are working with them like it would be a huge advantage. Basically both parties are earning profits that will be very useful.

The loan program is just a program that would lend money to help people. The people who need support with rent can get a loan from the armory rent loan program and pay it back later. There's a certain amount of money they can get. Some of the profits from the program will be going to maintain the armory and the rest to the rent loan program.

This vision to be part of the armory is helpful because it would be very helpful and it's addressing a serious issue in the community, it will also prevent families and people in general from becoming homeless.

Thank you for your time and consideration of my recommendations,

Rae smith

From:	Brunner, Esther
To:	Amy Diehl Crader; Charlie Fields (cfields@akrf.com); Jessica Hanlon
Cc:	Young, Ingrid
Subject:	FW: [EXTERNAL] [Response] Kingsbridge Armory CEQR Comments
Date:	Wednesday, March 5, 2025 9:43:41 AM

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Alvieno Stinson <alvieno@polarisandcrux.com>
Sent: Thursday, February 13, 2025 9:35 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] [Response] Kingsbridge Armory CEQR Comments

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Dear Esther,

Good evening. Thank you for hosting a great meeting last night.

I would like for the following comments to be taken into account for the Kingsbridge Armory CEQR.

1) The study should provide a detailed plan for the storage and disposal of hazardous materials and waste both during construction and stabilized occupation of the property.

Waste storage and removal should have as minimal an impact as possible on this block. That encompasses smells, litter, biological waste, and congestion due to removal of waste.

2) This is probably outside of the CEQR scope, but plans should include a realistic vision for the procurement and distribution of input materials for community members that use facilities to fabricate outputs.

Materials distributed on site could be procured at whole sale prices and sold with a reasonable mark up.

Thank you for taking my comments under consideration.

Alvieno James De Matos Oliani Stinson
Founder, President, and CEO
Polaris & Crux

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:43 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

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From: Jeriel Suarez <jeriels3@nycstudents.net>
Sent: Friday, February 7, 2025 10:21 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

My name is Jeriel Suarez. I am a resident of the Bronx. I come from a Dominican background and was raised in the community of Highbridge. Over time the Bronx has been through a lot, especially with the problem of government disinvestment. The Bronx has a tragic history… a history so tragic that we are still affected to this day.

The armory is a perfect start to Bronx History, With the investment of the armory we'd be having the push we need in order to grow as a community. The government will not take this investment away from us just like how they did with the events of "The Bronx On Fire" And "Redlining".

To this day the Bronx is still affected with the affects these events have left on us, buildings are still run down, people don't get the necessities they need like heaters or walls strong enough to hold our building up… There are buildings that have collapsed due to the materials used, much like the building on west Burnside and Phelan place. These buildings are made of cheap materials that can collapse and injure people at any given moment. With the effect of redlining the Bronx has continued to still have abandoned areas… areas abandoned by the government because of the people that live there. At the moment the Bronx is going through a new project… A project that will increase rent for

the people around these new buildings that are being funded by the government. They are making our neighborhoods and communities unaffordable.

With the investments we can help these people, we can help the people in the streets or community owned businesses that are being sold or destroyed by private owned corporations. We can open up a local community owned space in the armory in order to give people the opportunity to gain income or grow together as a real community. These investments also come with a bonus for the youth. Rec Centers to give the youth the space they need from the outside, including jobs that will give the youth the experience they need for the future. These jobs will also go for adults as well, these jobs will offer fair wage jobs for those in need and for those who want the experience of having a job.

We don't need another mall… Just so they can steal people's money? no…Malls are only there to provide minimum wage jobs and leave community owned spaces in the dust in order to benefit private owned business owners who have already gained millions while we work for our entire lives just to make mere hundreds.

The people need this armory…they need this investment, Not only to benefit our community but also for our history. History full of abandonment and disinvestment. There are multiple propositions for the armory but one of them stands out the most…and that is the MADDD Equities proposal. Sure they have the normal necessities like money making programs such as their light industrial/ production space, and their television/ film production studio. Including their rec centers and opportunities for the community to get their own space and entertainment, but i believe that they should provide a chance for the community owned businesses to profit off of the armory.

The armory has a lot of space. Maybe they can draw a fine line in between the plans in order to leave spaces to be owned by the community, Like their local retail space, or their rec centers…With the community running these spaces the people would be able to benefit insanely from the armory and MADDD'S proposal. I mean yeah I'm grateful for the opportunities that they are providing for the Bronx and for Kingsbridge as a community but they have the ability to not only help the people but to help the entire community as a whole.

As a Bronx local the fact that the armory is now going through the ownership of a private owned corporation is concerning. Chances are that these investments CAN push out community owned businesses and areas, Indirect building displacement happens everywhere, and chances are that the kingsbridge area might also become a victim of displacement due to these investments. If we assist the community by allowing at least some community ownership of the armory then we can avoid this topic. We should think about the area and the environment around the armory making sure that we aren't affecting the area in a negative way. We CAN and SHOULD prevent this from happening.

Thank you for your time and consideration of my recommendations,

PS.Jeriel Suarez

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:46 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

ESTHER BRUNNER, AICP | Deputy Director

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From: Eva Thomas <evat24@nycstudents.net>
Sent: Friday, February 7, 2025 12:49 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Comment Submission

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Dear Representative,
As a community member in the Bronx, my vision for the armory is creating more opportunities for everyone. Especially POC (people of color) and communities of color. In today's time, we see that people are participating in general wealth with their small businesses. It's not only impacting theirselves and the community, but the money they make for it helps other problems that happened in the Bronx. For example, affordable housing, school programs and food.

Now we can obviously make more benefits but those first 3 are very important in our area. Another example I can offer is our city council Kevin Riley. As a democrat, Kevin Riley has made a lot of uplifting changes for the Bronx and peoples lives. Kevin Riley did so much for our community. He invested in public schools, gave back to small businesses-helped them grow. Invested money in summer youth and much more.

In the armory, MADDD equities is planning to promote a cultural museum, a community facility, a recreation/fitness center, local retail, an entertainment space, storage and even a space for parking a loading. All of these offers consider a high amount of space as well.

I think these are cool and great opportunities , but I want to see Kevin Riley’s programs. Like SYEP. We can also Small businesses and school programs in the armory as well. All three programs are awesome groups for the community and general wealth. With Kevin Riley’s help, drastic changes started to appear on our streets.

After the programs make profits, the money should be invested in affordable housing and affordable markets. This would be a great return for the Bronx community. Especially when some people are struggling just to keep a roof over their head and food for themselves and their families . In conclusion, this is my vision for what I want to see in the armory.

Thank you for your time and consideration of my recommendations,
Eva Thomas

From:	Brunner, Esther
To:	Amy Diehl Crader; Charlie Fields (cfields@akrf.com); Jessica Hanlon
Cc:	Young, Ingrid
Subject:	FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting - Written Comment Submission
Date:	Wednesday, March 5, 2025 9:53:37 AM

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Caesar Tobar-Acosta <caesar.tobaracosta@gmail.com>
Sent: Friday, February 28, 2025 4:07 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting - Written Comment Submission

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My name is Caesar, and I am a community organizer with Northwest Bronx Community and Clergy Coalition. I have been a part of the Kingsbridge community for 28 years, and served as a member of the Together for Kingsbridge Working Group in my prior role. Throughout my life, I have seen this literal center of community remain empty and only activated in times of emergency. While many of us are cautiously optimistic about the project's potential to align with the goals and priorities outlined in the EDC Vision Document, there are also many questions about the selected proposal and its impacts on our community.

When asked about high environmental standards, and mitigating factors related to air pollution and asthma rates, the Together for Kingsbridge Working Group was assured that the project would abide by the highest LEED standards. This is a good start, but we must go further.

I am here today to advocate that the **new development upholds high environmental standards and prioritizes sustainable technologies and green building practices**. Specifically:

-
-
- The project must include

- **energy-efficient designs, renewable energy systems, and strategies**
- **to reduce the carbon footprint of construction and operations.**
-
-
-
- The environmental impact assessment should examine how this development can enhance climate
- resiliency for the Bronx, including stormwater management systems, urban greening, and air quality improvements.
-
-
-
- Measures to mitigate heat islands and improve building insulation should be prioritized
- to address our community's vulnerabilities to climate change.
-

Environmental decisions must positively impact both the local community and the broader environment, ensuring that this development serves as a model for sustainable urban redevelopment.

I urge you to ensure that enhanced climate resiliency measures for the Bronx are studied thoroughly and incorporated into the project's design. The Kingsbridge Armory redevelopment represents a rare opportunity to uplift the Bronx, and it is essential that this project reflects our community's vision for good jobs, anti-displacement, community ownership, and sustainability.

Please note: This written testimony is in Spanish and will need to be translated. Please include the original (Spanish) and the translation in the Response to Comments chaper.

ESTHER BRUNNER, AICP | Deputy Director

Cell: 917-940-1175

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From: Arturo Ureña Tejeda <arturo0910@gmail.com>
Sent: Friday, February 28, 2025 7:07 PM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting - Written Comment

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Estimado comité

Mi nombre es Arturo Urena y soy parte de la Coalición del Clero y la Comunidad del Noroeste del Bronx. Además, en mi trabajo apoyo a estudiantes y sus familias que enfrentan dificultades para acceder a vivienda asequible y estable en nuestra comunidad. Le escribo para solicitar que continuen estudiando el impacto del desarrollo de Kingsbridge Armory en la asequibilidad de la vivienda y la prevención del desplazamiento, especialmente en relación con los estudiantes y sus familias, quienes ya se encuentran en una situación de vulnerabilidad.

Durante más de 30 años, esta organizacion ha estado trabajando para lograr un desarrollo impulsado por la comunidad en Kingsbridge Armory. Si bien muchos de nosotros vemos con optimismo su potencial para abordar los objetivos y prioridades establecidos en el Documento de Visión de EDC, aún hay muchas preguntas sobre la propuesta seleccionada y sus posibles impactos. Una de las mayores amenazas que enfrenta nuestra comunidad es el desplazamiento causado por el aumento de los alquileres y el desarrollo inasequible.

Este problema es particularmente preocupante para los estudiantes y sus familias, para quienes el acceso a vivienda asequible no solo es una necesidad básica, sino un factor determinante en su éxito académico y estabilidad general. He visto de primera mano cómo el aumento en los alquileres y la falta de opciones asequibles obligan a muchas familias a abandonar la comunidad, lo que interrumpe la educación de los estudiantes, afecta su bienestar emocional y dificulta su acceso a recursos esenciales. Es fundamental que cualquier desarrollo en Kingsbridge Armory incluya medidas concretas para evitar este desplazamiento y garantizar que las familias y los estudiantes puedan seguir llamando a esta comunidad su hogar.

Por ello, insto a la ciudad a garantizar que el proyecto de la Armería contribuya con medidas efectivas contra el desplazamiento y promueva soluciones de vivienda realmente asequibles, incluyendo:

• La realización de un estudio sobre cómo este desarrollo puede afectar la asequibilidad de la vivienda y provocar el desplazamiento en los vecindarios circundantes.

• La exploración de mecanismos para incluir opciones de vivienda profundamente asequibles dentro del proyecto o en sus alrededores, tales como desarrollos de uso mixto con un fuerte componente de asequibilidad.

• La incorporación de protecciones para los residentes existentes y las pequeñas empresas mediante fideicomisos de tierras comunitarias y medidas de estabilización de alquileres.

El desarrollo de Kingsbridge Armory debe ser una oportunidad para fortalecer y beneficiar a nuestra comunidad, no para desplazar a quienes han contribuido a su crecimiento y desarrollo. Los estudiantes y sus familias merecen no solo vivienda asequible y estable, sino también la posibilidad de disfrutar de los beneficios que este proyecto traerá, en lugar de ser excluidos de su propio vecindario debido a la falta de medidas de protección

Atentamente,

Arturo Urena

Outlook

FW: [EXTERNAL] Kingsbridge armory scoping meeting written comment submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:44 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

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From: Julius Vasquez <juliusv2789@nycstudents.net>
Sent: Friday, February 7, 2025 10:40 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge armory scoping meeting written comment submission

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My name is Julius and I go to BASE high school. I'm in the 12th grade in the Bronx.

My vision for the economic future of the Bronx is to help people get more jobs and with higher pay, more than minimum wage with a 401 K because that's what people need. New York in general needs more jobs, and living in New York is really expensive.

If Bronx residents are paid well they will be able to pay their high rent and have left over money for food, family and themselves. The Bronx has become so expensive, so I have to move to Ohio.

The problem of the Bronx is there are not a lot of jobs. For a one bedroom, according to Apartment.com, is $1,622 a month. That is a lot for one room, plus you need to pay for food, bill, wifi, credit card. Someone with a minimum job could not afford it, and it forces people to move out or get a lot of roommates.

Thank you for your time and consideration of my recommendations,
JV

Public Hearing on the Kingsbridge Armory Redevelopment
2/11/2025

My name is Leslie Vasquez, and I am speaking on behalf of The Point CDC, an organization dedicated to environmental justice, community development, and equitable development in the Bronx. For over 30 years, Bronx residents have fought for a community-driven redevelopment of the Kingsbridge Armory that prioritizes the needs of Bronx residents. Though the location of the armory does not reside within Hunts Point, the armory's impact and presence is so large that it impacts the entire Bronx. If the community vision is ignored in the development process, this would set a dangerous precedent for future community-led projects, and be a missed opportunity for concrete benefits for the Bronx. While we recognize the project's potential, we remain deeply concerned about its long-term impacts on housing affordability, displacement, and environmental sustainability.

The Bronx has long suffered from environmental injustices, and this project must meet the highest sustainability standards to ensure it benefits our community. The redevelopment must incorporate energy-efficient designs, renewable energy systems, and climate resiliency measures such as stormwater management, urban greening, and air quality improvements. Mitigating the urban heat island effect and ensuring proper building insulation are also critical to protecting residents from the worsening impacts of climate change.

The Point CDC has been a member of the Bronx-Wide Plan for many years, where economic development for The Bronx is at the forefront of conversation. While economic development is crucial and the Armory has the potential to contribute to it, this must not come at the expense of Bronx residents. Any development must align with community-identified priorities rather than introduce projects that do not reflect their needs or desires. One of the greatest threats facing our community is displacement due to rising rents and unaffordable development. We urge the city to explore mechanisms for deeply affordable housing within or near the project, such as mixed-use development with strong affordability components. Protections for existing residents and small businesses, such as community land trusts and rent stabilization measures, must also be prioritized to ensure this project supports Bronx families rather than pushing them out through gentrification. The armory has the potential to become many things for the community, and we, alongside many other residents, ask that the revitalization of the Armory addresses issues that have negatively impacted The Bronx, not create new ones.

Over the years, extensive community feedback has been collected, making it clear that the priorities of Bronx residents must be at the center of this redevelopment. The community has consistently advocated for resources that directly benefit those who have been historically marginalized. Youth must be at the forefront of this project, with dedicated opportunities for education, training, and employment. Furthermore, resources must be allocated to support the most vulnerable residents, ensuring that the redevelopment leads to long-term stability and prosperity for those who need it most.

The Kingsbridge Armory redevelopment is a once-in-a-generation opportunity to uplift the Bronx. It must reflect our community's vision for good jobs, anti-displacement measures, community ownership, and sustainability. We urge the city to ensure these priorities are thoroughly studied and meaningfully incorporated into the project's design. We look forward to working together to make this vision a reality.

Thank you for your time and commitment to our community.

In community,
The Point CDC

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:41 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

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From: Jeffrey Munoz Vazquez <jeffreym126@nycstudents.net>
Sent: Friday, February 7, 2025 9:05 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Cc: salamanca@council.nyc.gov; webmail@bronxbp.nyc.gov
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear Representative,

My name is Jeffrey Munoz Vazquez, and I've been a New Yorker, for my entire life as even right now I'm writing this letter. I have been loyal to New York City and the Bronx and love where I came and live.

New York City and the Bronx is my home and in my heart, I loved the chill and good residents and communities, and decent stable living and environment. New York City to me is a chill place to live where people mind their business or help other residents out with whatever need. HOWEVER though, that doesn't mean that I really, and fully love New York City and the Bronx, and I have negative points I want to say, and it can be summarized all in one short sentence, the Bronx is neglected.

The Bronx is dealing with serious issues that gives the Bronx a bad reputation and the reason why the Bronx is a bad borough in New York City, and that is people doing illegal drugs, a lot of garbage left in the streets, weak and poor and destroyed homes specifically apartment buildings, many homelessness, and poor income to Bronx borough (small wages for Bronx workers). This issue has been continually going on for 50 years!

And it all started thanks to old governments that wanted to destroy homes in order to spend less money towards residents. The Bronx burning event (Governments neglecting homes) led to what changed and affected the Bronx negatively, to when the Bronx used to be a claim community home, to now trying to stay stable in poverty. When people lose their homes and hope of achieving a good life, they would do anything to cope with their terrible lives, which is committing crimes in order to stay alive, and the governments didn't want to help.

So, today, I hope that you and other representatives can give hope to us Bronx residents to make the Bronx be a good borough again with a good, stable, community base home, and you can start off making a wise decision to the Kingsbridge Armory. What the Kingsbridge should target is giving the community resources to communicate and socialize with other people, and giving them opportunity programs to learn new lessons they want to learn or get help for anything they need help with. The Kingsbridge Armory should focus on the community.

The building should be like a community based center. My idea is to hope to give the Bronx residents, more intending to be the young Bronx residents. This to help the young Bronx residents to deal with their harsh lives and take a break from reality, and to come to Kingsbridge Armory where they can enjoy and have fun hanging out and spending time with other young people. This is to help young youths to reduce their depression/personal problems or deal with boredom or other, to remind them they are important in life and enjoy life. For other adults, they can also get their own space to spend time with other adults and take a break from reality.

This idea is for people to enjoy having a good time in the Bronx and possibly change their perpresective and lives for the better to also wanting to keep a positive hope of light in the Bronx. This can teach the Bronx residents the importance of community. This can give the opportunity of turning people with harsh lives to having a new perspective of enjoying life and connecting & helping other people. The Kingsbridge Armory community center can create more incoming new helpers from the young youth and adults. This is to bring back similarity on how the Bronx were to be, and it's a calm community home, where people enjoyed living in the Bronx, the Bronx having a good reputation, and the Bronx being called a good place to live in New York City.

To **who** should have ownership of Kingsbridge Armory, it should be shared and be a team partner ownership, and it should be owned by leaders of coalitions and organizations community based, such as Northwest Bronx, the Point, Bronx Cooperative Development Initiative, and more. This is because these community organizations/coalitions still want to help improve the Bronx to the better because they still have hope and heart for the Bronx, even with the Bronx having a bad reputation. These organizations and coalitions put their heart and soul to help make the Bronx for the better, so therefore, we can trust these organizations and coalitions to shared ownership of the Kingsbridge Armory and be wise with it and believe they can use the building to really help and improve the Bronx and the residents to go to a better future livelihood.

This is my vision idea: I want the Kingsbridge Armory to be used to greatly benefit the Bronx and the people and residents in the later future throughout generations. I want the Bronx to be improved and be great that can help the people's lives be better in society. I would love the Bronx to get its good reputation again, just like in the past where people all from over the world come together and hangout and have a good time.

There is really great potential since right now the Bronx living environment is chill so are the people/residents. Imagine if many more people realize the hope is still held in the Bronx and people's hearts that can still have a happy fun life and don't worry about financial problems. I'm writing and asking this City Council member… Please, please help the hope of the Bronx and the people who still hold it. Help make the Bronx improve and be in a better place and make life good again in the Bronx.

Give hope to the Bronx please, there is still hope and chance to make life in the Bronx be good and great in society. You can start off approving community centers to bring in happiness and hope from residents and life in the Bronx would be fun.

Thank You,
Jeffrey Munoz Vazquez

Outlook

FW: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

From Brunner, Esther <EBrunner@cityhall.nyc.gov>
Date Wed 2/12/2025 4:45 PM
To Amy Diehl Crader <acrader@akrf.com>; Charlie Fields <cfields@akrf.com>; Jessica Hanlon <jhanlon@akrf.com>

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From: Kevin Villalobos <kevinv291@nycstudents.net>
Sent: Friday, February 7, 2025 10:51 AM
To: Brunner, Esther <EBrunner@cityhall.nyc.gov>
Subject: [EXTERNAL] Kingsbridge Armory Scoping Meeting Written Comment Submission

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Dear ULURP,

My name is Kevin. I come from Honduras and I've lived in New York Since i was 7, that's 11 years.
As a Bronx resident I see the future of the Kingsbridge armory as a community owned historical place with different owners of a variety of culture and races.

The Bronx has a history of problems such as disinvestment by the government due to the races that were living in specific neighborhoods specifically hispanic and black, building fires done by building owners purposely paying young people to burn them so they can get the money to fix the building and keep it to themselves, also there is redlining when the government cut off giving resources and letting those in need of those resources starve or even taking job opportunities from them.

So the Kingsbridge armory development really needs to invest in the community to help those out of homelessness and help those struggling with debts and rent. Not a lot of

people own their homes because white homeownership is double that of Hispanic and black homeownership.
My Visions for the armory is to have many family businesses inside for example a Dominican barbershop, a Puerto Rican food stand with more from diverse backgrounds, cultures, and histories, maybe even a museum for the different cultures in the Bronx.

Because this proposal would address the needs of the Bronx community owners in these ways because it will provide more affordable housing and food for the community and help out those in need and people who have no jobs, this proposal will Provide the community with job opportunities like never before.

My non-negotiables are the Armory has to be committed to the community and owned by it, and this has to be jobs for many that don't have any.

Thank You Kindly For Your Time,
Kevin V.