

Port Morris – Harlem River

Brownfield Opportunity Area (BOA)

Community Visioning Session 2

Charrette Response Report

Tuesday, May 5, 2015, 6:30pm

Administered &
Executed by:



Funded by:



Agenda

Welcome

- Opening remarks - Phillip Morrow, President & CEO - SoBRO
- Introduction to SoBRO
- Introduction to Brownfields and the SoBRO BOA Team
- Brief Review of the Port Morris-Harlem BOA Scope
 - Existing Plans and SoBRO Timeline

Open to small groups:

- A) Waterfront (overall concept and needs);
- B) Transportation Group
- C) Open Spaces / Waterfront Access Points
- D) Residential Housing Needs
- E) Commercial and Retail Needs
- F) Manufacturing Needs
- G) Gentrification

Reporting Back to larger group

** all findings will be summarized and available on the SoBRO website, www.sobro.org, and emailed to those who signed in.*

Questions / Discussion



Port Morris – Harlem River BOA Overview to Date

Phase 1

Consultant: MAP

Visioning Study – maximum development to the right of zoning

- Zoning, bulk, and massing studies
- Waterfront access and open space
- Climate Resiliency

Product: Phase 1 Study Report

Complete / Release: November 2014

Phase 2

Consultant: AKRF

Market and Feasibility Study

- Real Estate Development Feasibility
- Economic and Market Analysis
- Transportation Infrastructure
- Marketing to the area

Product: Phase 2 Study Report

Release Date:
May 14, 2015

Final Report

Author: SoBRO

The Final Report and recommendations will be submitted to the NYS Secretary of State in late July. The Final Report will include Phase 1 and Phase 2 findings, fully developed area plans, community input, and recommendations based on those plans.

Release Date:
Late July / Early August



Existing Plans for the Port Morris – Harlem River BOA

- *South Bronx Initiative*, NYC Economic Development Corporation, 2008
 - <http://www.nycedc.com/project/south-bronx-initiative-plan>
- *The Special Harlem Waterfront District*, Bronx Borough President
 - <http://bronxboropres.nyc.gov/pdf/bronx-bp-waterfront-report.pdf>
- *Mott Haven-Port Morris Waterfront Plan*, South Bronx Unite
 - <http://www.southbronxunite.com/p/a-waterfront-re-envisioned.html>
- *Port Morris Rezoning*, New York City Department of Planning
 - http://www.nyc.gov/html/dcp/html/port_morris/index.shtml
- *Long Term Prospective – South Bronx, Rebuild by Design*
 - <http://www.rebuildbydesign.org/project/long-term-perspective-south-bronx/>
- *The Haven Project*, New York Restoration Project
 - <https://www.nyrp.org/about/programs/the-haven-project/>
- *Plan for the Bronx Waterfront*, City of New York, 1993
 - <http://www.nyc.gov/html/dcp/html/pub/bronx.shtml>
- *OneNYC*, City of New York, 2015
 - <http://www1.nyc.gov/html/onenyc/index.html>



Waterfront *(overall concept)*

Challenges

- Community Access Restrictive.
- Loss of Natural Resources/
- Flood Evaluation
- Safety (Long Term Sustainability)
- Lack of Care (waterfront)
- Sustainability
- Height (Obstruct Views)
- Loss of Culture
- Clear description of uses- creative design
- Urban Design

Solutions

- Open Walkways
- “Green Way” Motto- Bike paths and walk trails.
- Proper elevations put in place.
- Well lit areas.
- LDC- Agency oversight
- Transfer Ownership (city) responsible for building and maintenance
- DOT- Access
- Aesthetically pleasing features, etc.
- (Active) Community engagement – parks/amenities, arts.
- (Public, Private) Recreational- Docks (fishing) and Canoeing
- Cultural Influence

Transportation

Challenges

- Darkness under 87 (Deegan)
- No easy access to greenway / waterfront
- Bridges in need of bike lanes
- Nooks and Crannies under bridges and overpasses
- Freight line
- No cohesive bike friendly area
- Signage
- Parking – why no meters on Bruckner Blvd.?
- 87 Ramps near Padded Wagon
- Bridging the Major Deegan
- Bridge repairs
- Bus shelters and benches – not enough

Solutions

- 87 lighting under the Underpass (Exterior St, and 135th Street – Third, Lincoln Avenue)
- Clean up parking lot on Lincoln and Third Avenues
- More pedestrian sidewalk bulbs around Exterior St, 149th St., River Avenue
- Water Taxi / Ferry Service to Queens, Brooklyn, North Bronx
- Green Streets
- Keep rail - utilize automated train tech to run Scoot service to connect Yankee Stadium area to Hunt's Point.
- If manufacturing use smaller freight cars. Utilize for TOFC as intended
- Use NYRP bike lane plan
- Update signage
- Install bus shelters, benches, and bike racks where needed.

Open Spaces / Waterfront Access Points

Concepts

- Public parks should not be on the pier they should be continuous in the interior areas
- Piers should all be T-shaped to ensure a public feel
- T-Shaped piers, all elevated (to accommodate rail)
- Bike lane along the piers + on the way to them
- Public, not private + as continuous as possible
- Look to encourage SMALL BUSINESSES
- Resiliency measures
- Design: “No Sore Thumb Modern Design”
- Water taxi, ferry access
- Boat Rentals
- Festivals – cultural events on the water
- Community Courts – B-Ball / Handball / V Ball / Tennis, etc.
- Require businesses and property owners to contribute to initial build out and ongoing maintenance
- Look at NYRP Haven Project, and Mott Haven – Port Morris Waterfront Plan, South Bronx Unite
- Ensure Land Trust for protection of green space
- Protect local community gardens
- Promote east/west access on 132nd of waterfront to Port Morris East
- NYRP Haven Project

Residential Concepts / Needs

Concepts

- Low / Middle / Upper Middle – Working Class
- 15 / 45 / 50
- Promote mixed housing model
- Incorporate open space into the development
- A Property Management Safety + Passive House Movement
- Affordable Co-Ops / Condos - to promote home ownership look at UHAB and Habitat for Humanity Model
- Community Facility Space
- Laundry facilities on-site
- 24 hr building security and public space security
- Active design elements in the projects / buildings
- Increase the community preferences to ensure local residents get priority
- Mix-use stores, businesses mixed income
- Green Carts
- Roof deck space – roof recreation
- Public plazas and programming
- No gated community developments – no vi verde
- Limited equity home ownership – Amalgamated Co-Op Model to control profit and speculative investments

Commercial & Retail Concepts / Needs

Concepts

- Use the Mayor of Jersey City's model to balance big box and smaller independent stores
- Create areas or zones for big box retail – and also define what big box retail is.
- Is big box retail – a Trader Joes? An IKEA? A Walmart? A Target? Specify retail needs
- Increase small business programs to allow independent stores to compete with other retailers (Rent reduction subsidy? Incentives?)
- Look at what other areas did - best practices – not just in NYC or the US, but around the world
- Restaurants on the waterfront
- No big box on the waterfront
- Zone designation for Big Boxes
- Outdoor retail market – like Arthur Avenue, Flatiron Market, or the Brooklyn Flea
- Allocate a substantial portion of commercial space for local and social impact businesses with tiered railways, e.g People's Market, Oakland, CA

Manufacturing Concepts / Needs

Concepts

- Use Pratt Study and see where we can relocate businesses that may be priced or zoned out
- Green City Model for procurement
- Union Jobs in the IBZ
- NYC incentives for MWBE / MBE
- A plan to balance industry and residential development
- Protect manufacturing jobs
- Study employee profile on existing manufacturing industrial lots, and extend job training services for any people unemployed resulting from development.
- Develop partnerships with Dept. of Labor

Gentrification

We need to define Gentrification – what is it?

- Developments which push residents out
- Remove structure of working class/property owners, middle class
- Mass removal of population
- Primary and secondary displacement
- Destruction of neighborhood culture
- Residential clause to look for housing

Is gentrification good or bad?

- You can't ask that question – it's not objective; there are elements which go both ways

<u>Good</u>	<u>Bad</u>
<ul style="list-style-type: none">• Brings jobs, higher quality and paying jobs• Amenities• Better transportation• Improved infrastructure• Influx of middle income earners• Increased voter population	<ul style="list-style-type: none">• Taking land• Don't decide fate of the community• Low wage retail jobs• Outsiders making development decisions• Police targeting members of the community• Loss of cultural identification

Solutions

- Anti Harassment Zoning to Protect Residents
- 20% of new residents must have a history of living in the Bronx
- Art and Community Centers
- Free recreational and open space
- Home ownership
- 100% of community housing to be affordable
- Re-evaluation of current AMI
- Community land trusts as housing option
- Creation of land bank for tax liens



Discussion

- How can we prevent the tale of two cities happening with the Deegan Expressway being the divide?
- How can we make sure that the housing being built is affordable?
- Why are there not more people from NYCHA housing present at the meeting?
- How can the discussion be directed towards solutions?
- How can we engage more non-English speakers?
- What is being done to protect businesses in the area?
- How can we make sure we leverage the attention of elected officials?
- What resiliency measures are being taken?

SoBRO Next Steps

- The June Community Visioning Study, pending approval from NYCHA, will be in Mitchell Houses' Gym. If that is not available it will be in a local community center or school.
- The next meeting will not be in the charrette format, and will include a roundtable discussion and substantial Q & A focused on solutions
- SoBRO has created a Harlem River-Port Morris BOA Community Work Group
 - The following individuals have agreed to participate
 - Vanessa Villanueva
 - Eric Bell
 - Daniel Dupree, The Greater Universal Community Development
 - Mychal Johnson
 - Linda Ortiz
 - Sam Brooks
- SoBRO will increase cultivation of community members from NYCHA by:
 - Engaging with Resident Association Presidents
 - Increase face-to-face invitations
 - Holding a visioning session in NYCHA housing or very near to it
 - Flying NYCHA buildings and zip codes 10454 and 10455
 - Work with business owners to post large scale announcement posters



SoBRO Next Steps

- Modify surveys and edit Spanish translation
- Continue to promote outreach via social media
- Engage local churches, and organizations to promote the next Visioning Session
 - Possibly use a robo-call method
- Ensure that the free public housing wireless signal from SoBRO's Venture Center is working at full strength and accessible
- Encourage more members of the community to communicate the date of the next Visioning Session by word of mouth, and door-to-door asks



Thank you!

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