

August 8, 2008

RE: Summary of the Kingsbridge Armory Stakeholders Meeting

From: Linda Betharte

To: Fernando Tirado, Gregory Faulkner

On July 16 Bronx Community Board 7 hosted a community stakeholders meeting at Lehman College to facilitate open discussion about the redevelopment of the Kingsbridge Armory. An estimated 140 residents attended the meeting as well as representatives from Related Companies and the Associated Supermarket, located directly across from the Armory. The attendees were divided into charrettes, intensive planning sessions in which citizens, designers and others collaborate on a vision for development. Each charrette discussed six different ways in which the new development could effect change in the community. Below is an analysis of the ideas presented during the meeting.

Topics Discussed: Economic Development, Health, Transportation Infrastructure, Environmental Concerns, Education, Public Arts, and Other Topics of Interest

Economic Development

There are two issues that community members closely relate with economic development in the Kingsbridge Armory: Ensuring that local business owners are not adversely affected by the development, and that local residents are employed at the Armory.

Economic Development			
Ideas Raised		Rational In Favor	Rational Against
	For Employers: <ul style="list-style-type: none">• Local businesses first dibs on spots in the armory• Only non-competing businesses in the armory• Shared financing for building maintenance• Community Benefits Agreement	<p>To ensure that local businesses don't lose customers as a result of competition, residents suggested ways to: ensure local businesses are inside the armory, armory businesses don't compete, and there are incentives for small businesses.</p> <p>Many recommended large wholesale shops and larger supermarkets to give residents local access to these popular markets.</p>	<p>Many residents disagreed with bringing large wholesale shops and supermarkets to the Kingsbridge armory. They felt that these shops would attract more customers to the area and thereby increase congestion, pollution, and parking problems.</p>

	<ul style="list-style-type: none"> • Small businesses/women businesses • Incentives for small businesses • Retail only 15 percent of armory • Face-lift fund for surrounding businesses • Costco • Sam's Club • BJ's • Pathmark • Stop-N-Shop NO 99 cent stores • Music stores • Home Depot 		
	<p>For Employees:</p> <ul style="list-style-type: none"> • Jobs for young people • Union jobs for construction (75-100 percent) • Living Wages (\$12/hr) for tenants and construction workers • Jobs for residents • Local hiring for construction jobs • Long term jobs 	<p>Residents recognized the need to expand employment opportunities for residents.</p>	

Health

Residents took a three pronged approach to address the health concerns of families in the area. They requested that affordable health clinics, fitness centers, and healthy food options be made available at the Armory.

Health	Ideas Raised	Rational In Favor	Rational Against
	<p>Medical Care:</p> <ul style="list-style-type: none"> • State/City Health program • Medical Facility with emphasis on asthma and diabetes • Medical substation • Free Health Clinics • Drug Abuse Prevention Program • Children’s Dental Clinic • Family Practice/Nutrition Clinic • Cooling Center 	<p>Residents recognize the need for affordable health care in the area.</p>	
	<p>Diet:</p> <ul style="list-style-type: none"> • No Food Court • A Healthy Supermarket, i.e., Whole Foods • Quality restaurants/healthy food options • Health food stores/vendors • Balanced number of restaurants with gyms • Farmer’s Market and nutrition training for residents • Family Style Restaurants 	<p>Residents want healthier options in the area to address the problem of obesity (note the request for a balance between the number of gym’s and restaurants).</p>	<p>Some noted that the Associated Supermarket has been a staple in the community and should not have to compete with new supermarkets.</p>
	<p>Fitness:</p> <ul style="list-style-type: none"> • Affordable fitness facility for the family • YMCA • Gym • Recreation Center similar to Chelsea Piers • Indoor Sports • Swimming Pool 	<p>Residents want fitness facilities that both children and adults can use.</p>	

Transportation Infrastructure

Overall, residents were very concerned with the increased traffic that the new Armory will bring to the area and the affect this may have on parking and congestion. Concerns about parking and congestion led residents to prefer smaller businesses in the armory, to suggest various parking permits and allowances for local residents, and to suggest improvements to the public transportation infrastructure.

Transportation	Ideas Raised	Rational In Favor	Rational Against
	<p>Parking:</p> <ul style="list-style-type: none"> • Price breaks for residents • Deep monthly parking discount • Parking permits for residents • Allowance for residents to park in the Armory garage • Municipal Parking with security attached • Free parking on Sundays during hours of worship 	<p>Residents want to ensure that they do not lose parking spots as a result of increased traffic in the area.</p>	
	<p>Public Transportation:</p> <ul style="list-style-type: none"> • More bus stops • Taxi stands, bicycle lanes/storage, shuttle to off-site parking • Platform connection from the 4 train to Armory • Express bus lanes on Kingsbridge during rush hours • Public transportation validation/discount to encourage public transportation • Design a congestion plan 	<p>Residents want to find ways to avoid added congestion.</p>	
	<p>Other: Construction during non-peak rush hours</p>		

Environmental Concerns

Attendees focused their attention on ensuring that the construction phase of the development is environmentally friendly. They also noted several ways to maintain a green and eco-friendly environment in the Armory after construction.

Environment	Ideas Raised	Rational In Favor	Rational Against
	<p>Construction:</p> <ul style="list-style-type: none"> • Green Building • Lead Silver Standard • Eco-friendly theme on the inside • Proper environmental practices during construction/non hazardous materials 		
	<p>Maintenance:</p> <ul style="list-style-type: none"> • Green Industries • Community Renewal Fund (like Yankee Stadium) • Park Area Outside • Contain refuse inside the armory • Cosmetic Botany • Code for vendors that ensures Green peace • Recycling/fund waste management • Trash disposal inside and out • Pest Control/extermination 		

Education

Residents made clear their desire for additional schools and related facilities in the Armory. Several noted that there should be 2000 seats for school children in the armory or 4 schools, and a 500 seat auditorium for graduations and other school assemblies. Additional related facilities include a computer lab and youth center where children could participate in after-school programs.

Education	Ideas Raised	Rational In Favor	Rational Against
	<p>Children’s Education:</p> <ul style="list-style-type: none"> • Schools (2,000 seats) • After-school programs/youth center that offers tutoring • Specialized schools 	<p>Many residents noted ways that the Kingsbridge Armory project can address overcrowding in the schools.</p>	
	<p>Adult Education:</p> <ul style="list-style-type: none"> • Vocational Schools • Job Training Center • GED Classes • Entrepreneur Training 	<p>Residents also want to address the need for adult educational training, for those that do not attend college.</p>	
	<p>All Ages:</p> <ul style="list-style-type: none"> • Educational Programs for the Disabled • Computer Labs • Bookstores • Wi Fi Internet Café • Computer Training • Art Classes/Technology Center 	<p>Residents also want the Armory to address a lack of educational facilities on the whole in the area.</p>	
	<p>Non-english Speakers:</p> <ul style="list-style-type: none"> • ESL, SSL Literacy Classes • Immigration Assistance 	<p>The area also has a high immigrant population, which would benefit from English classes and Immigration programs.</p>	

Public Arts:

Residents are looking for centers that will reflect the surrounding community and where local artists can showcase their talents.

Public Arts	Ideas Raised	Rational In Favor	Rational Against
	<p>Centers:</p> <ul style="list-style-type: none"> • Performing Arts center • Cultural Dream Center • Museum • Broadway Theatre • Convention Center • Art Gallery • Spiritual Center for performances • Auditorium • No Catering Hall • Affordable Banquet Hall • Movie Theatre 		
	<p>Interactive Space:</p> <ul style="list-style-type: none"> • Multi-use conference center for community space • Music education • Art workshops 		

Additional Items of Interest:

Topic	Ideas Raised	Rational In Favor	Rational Against
Other	<ul style="list-style-type: none"> • Day care Center • Senior Center • Family Friendly Bowling Alley • Community Information Desk/ Place to find info about resources throughout the city • Interpreters on site 	<p>Many residents noted a need for local affordable social services such as day care and senior centers.</p> <p>Residents also recognize the need for local family friendly entertainment venues.</p>	<p>Some residents noted that having a daycare center in the Armory might be dangerous because of the large number of children, and the need to additional security around the center.</p>

	<ul style="list-style-type: none">• “Romper Room” for Adults• Social Service agency• Office space for non- profits• Highlight history of the Armory within the design		
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