Department of
Housing Preservation
& Development

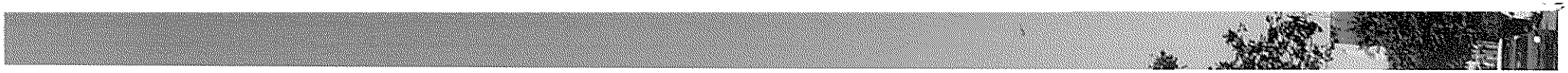
TESTIMONY OF THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT TO THE CITY COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISE – THURSDAY, DECEMBER 5, 2013

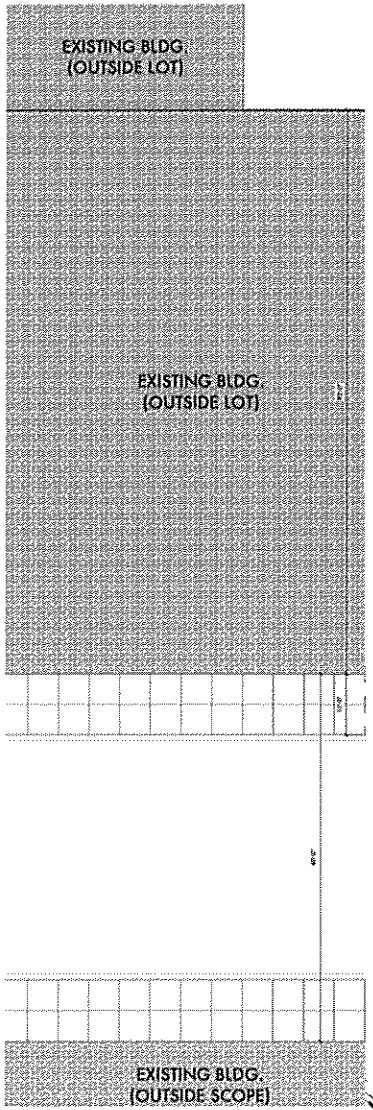
Good Morning Chair Weprin and members of the Subcommittee, I am Christopher Gonzalez, Associate Commissioner at HPD and I am joined by Thehbia Walters, HPD's Director of Manhattan Planning, and Evan Kashanian of Artimus Construction. **LU 998 (C140001 ZMM)** is a zoning action before the Subcommittee for a site located at **425 West 18 Street** between Ninth and Tenth Avenues in Community Board 4 in Manhattan. In 2005, during the public review process for the West Chelsea rezoning that ultimately established the Special West Chelsea District, the Administration made a commitment to create additional affordable housing opportunities on underutilized parking lots at two NYCHA-owned sites. The Fulton Houses project represents a collaborative effort between HPD and NYCHA, to address the need for permanently affordable housing that targets a mix of incomes. This project will also utilize funds from the West Chelsea Affordable Housing Fund, created during the West Chelsea negotiations, and will be funded by developer contributions in connection with the 2012 Chelsea Market expansion approvals. We would specifically like to acknowledge and thank Speaker Quinn and her staff for their efforts in creating this fund.

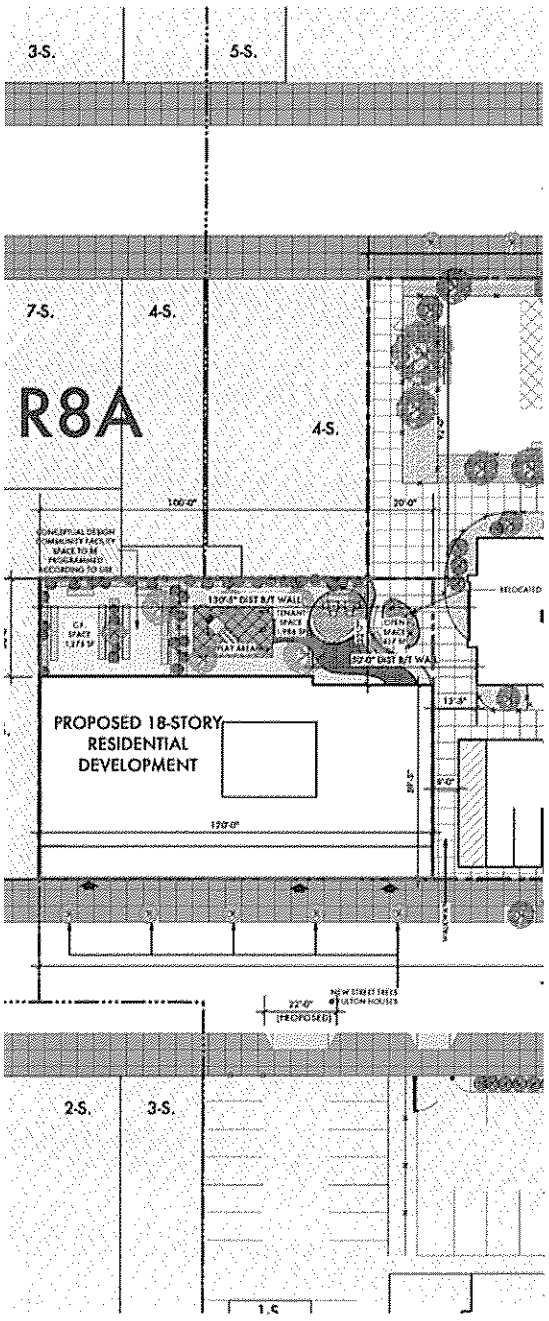
The Sponsor selected to develop the site, Artimus Construction, was chosen through a competitive process (*Request for Proposals issued in December 7, 2006 by HPD and NYCHA*) and is proposing to construct an 18-story building with approximately 158 permanently affordable residential units; 4,310 square feet of community facility space and 3,698 square feet of outdoor recreational space. The units will be available to households earning between 50% and 165% AMI *($42,950 - $141,735)*. There will be a mixture of studios, one-bedroom and two- bedroom units.

The action before you today is a Zoning Map Amendment that seeks to extend the existing R8 District (which covers the majority of the Project Area) to the entire Project Area, located within the Robert Fulton Houses NYCHA development.

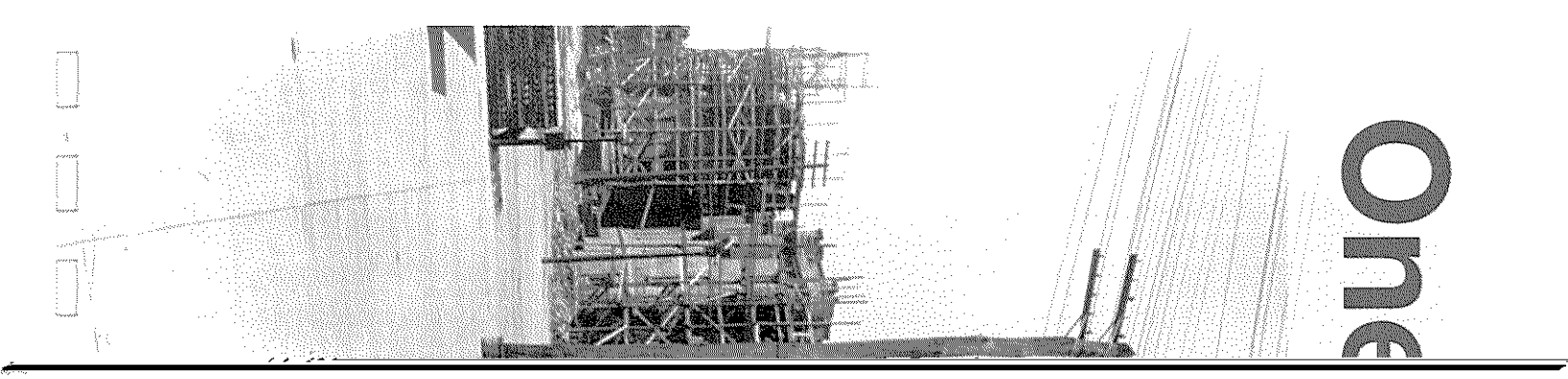
Council Member Quinn has indicated her support for this project. Thank you for this opportunity to offer testimony and we are available to answer any questions you may have.



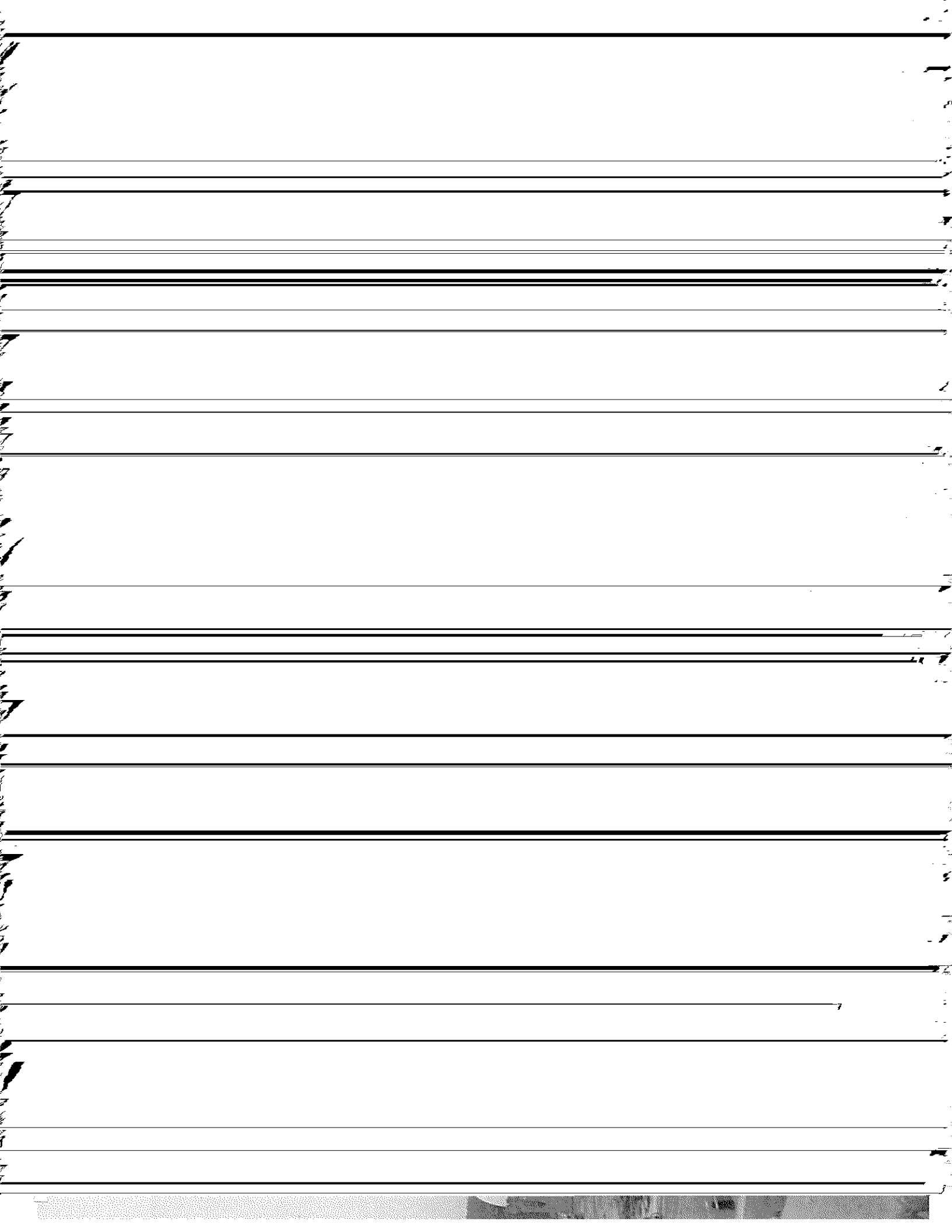

EXISTING BLDG.
(OUTSIDE LOT)
EXISTING BLDG.
(OUTSIDE LOT)
EXISTING BLDG.
(OUTSIDE SCOPE)


3-S.
5-S.
7-S.
4-S.
R8A
4-S.
PROPOSED 18-STORY
RESIDENTIAL
DEVELOPMENT
2-S.
3-S.

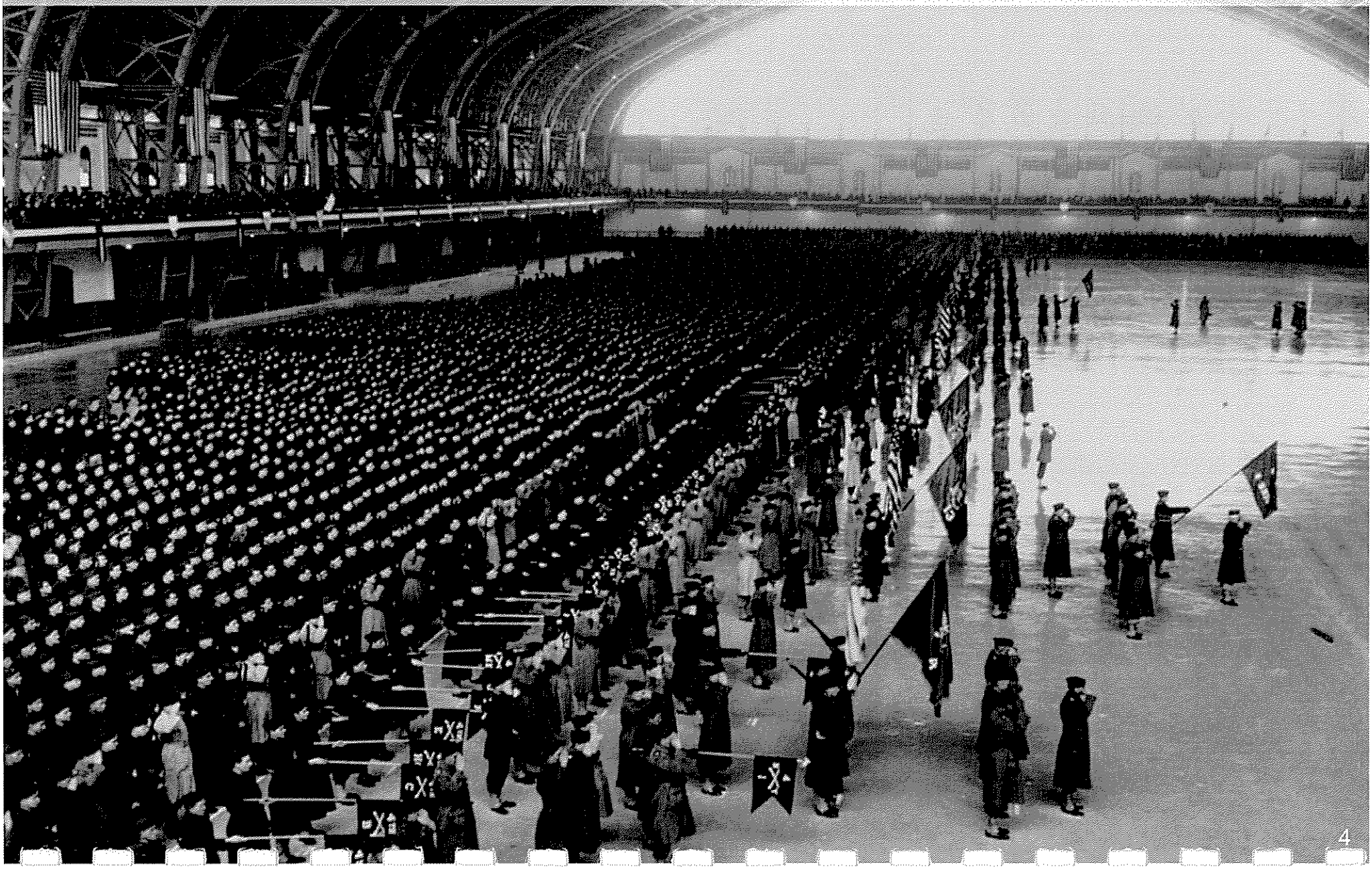
Kir



One



...a proud heritage



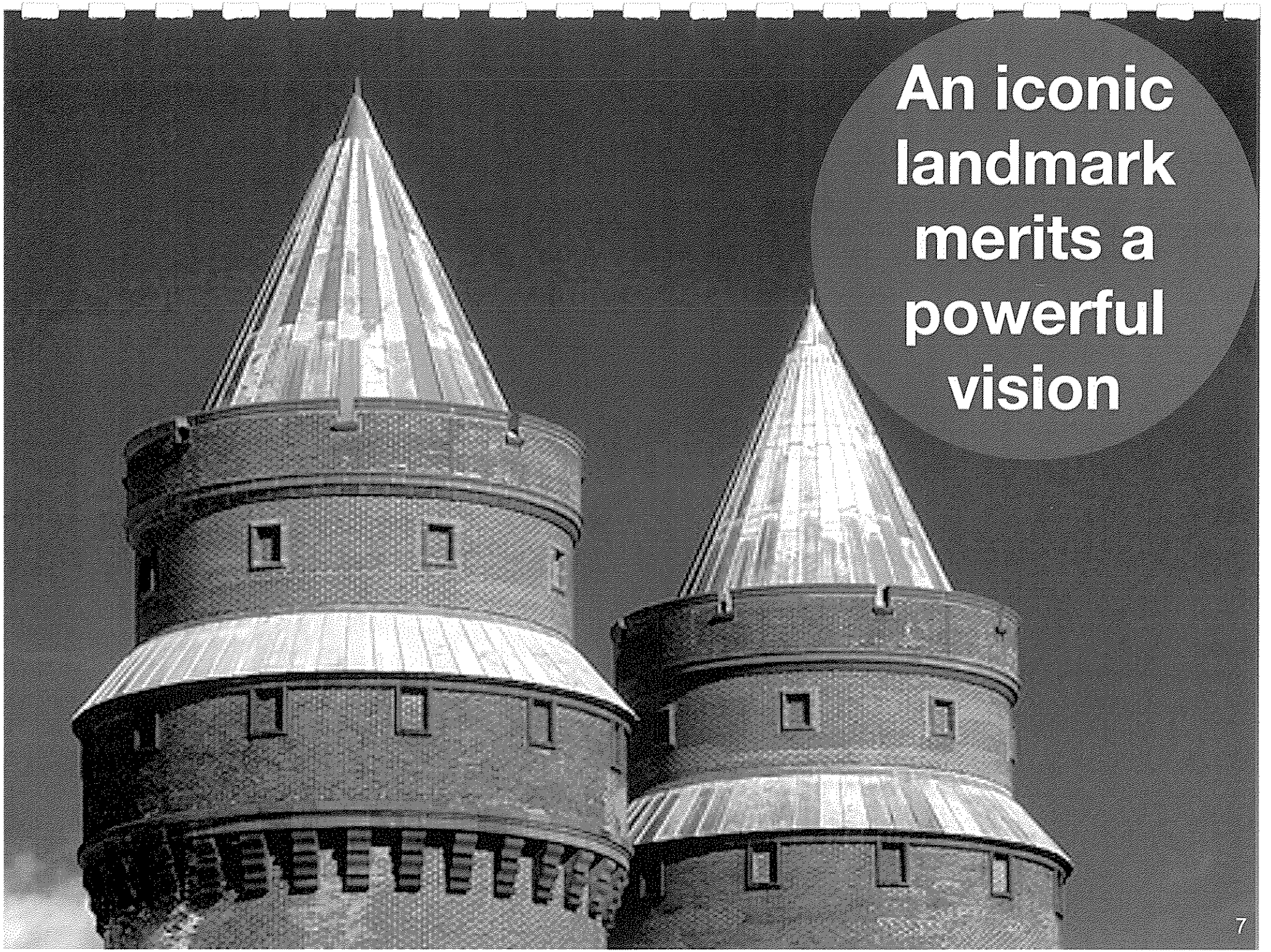
...a community anchor



Today



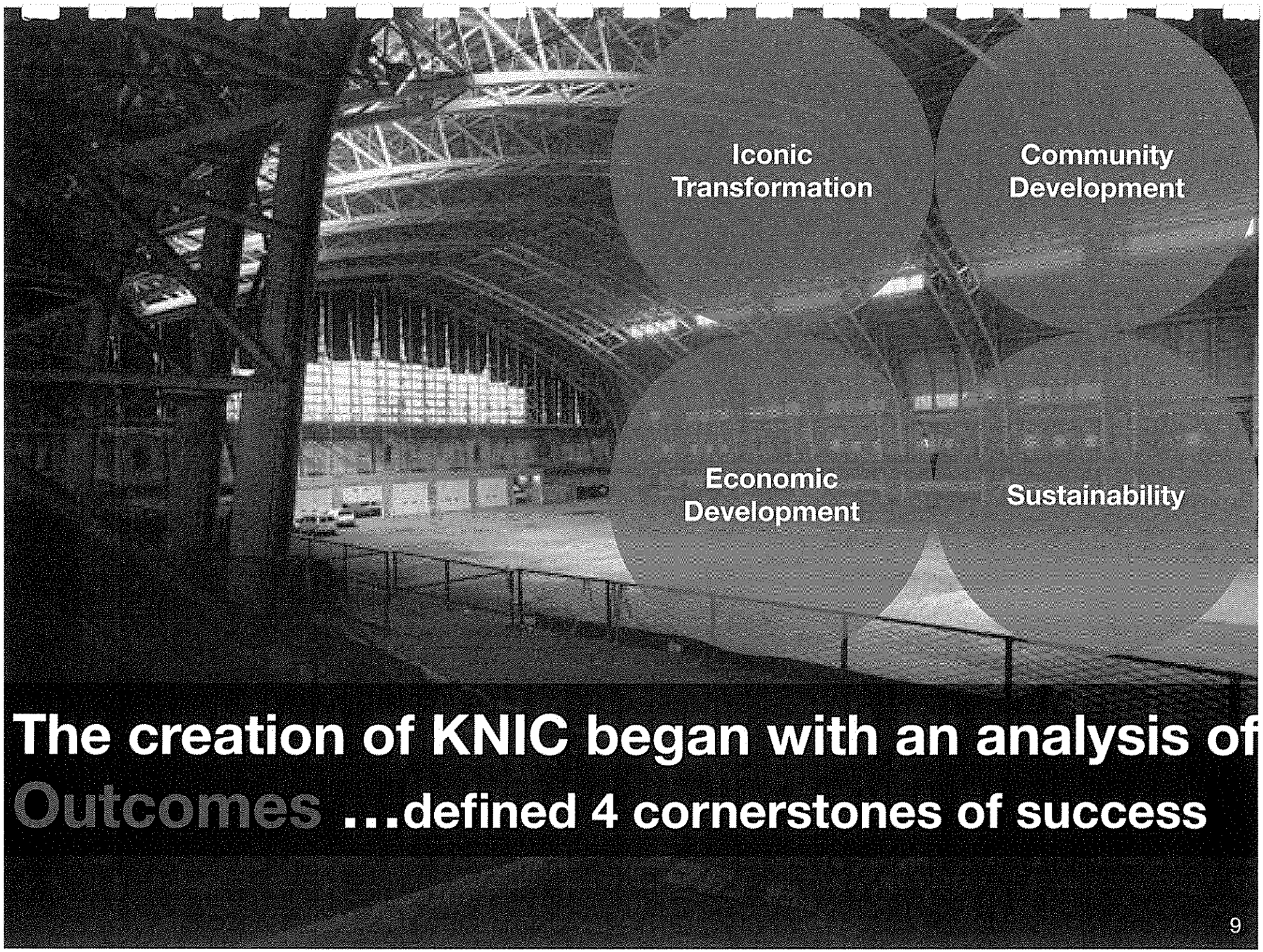
Kingsbridge Armory is a symbol
...of unfulfilled opportunity


An iconic landmark merits a powerful vision



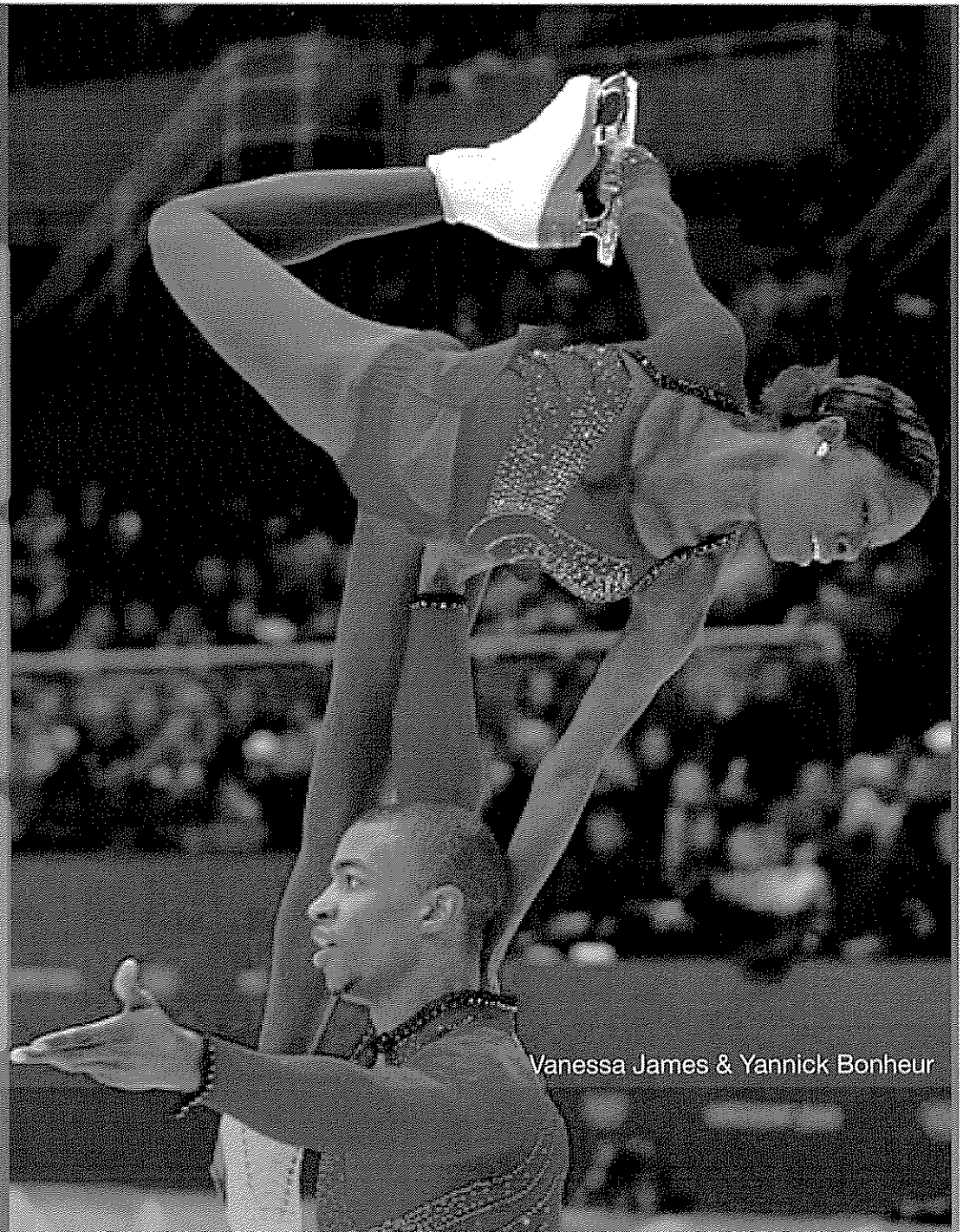
Community's high aspirations

...for the Armory's redevelopment



The creation of KNIC began with an analysis of Outcomes …defined 4 cornerstones of success

Community Space	Non-Competitive with Local Business	Green Building Design
Recreation Facilities	✓	Local Hiring
Education Programs	Local Procurement	Living Wage Jobs



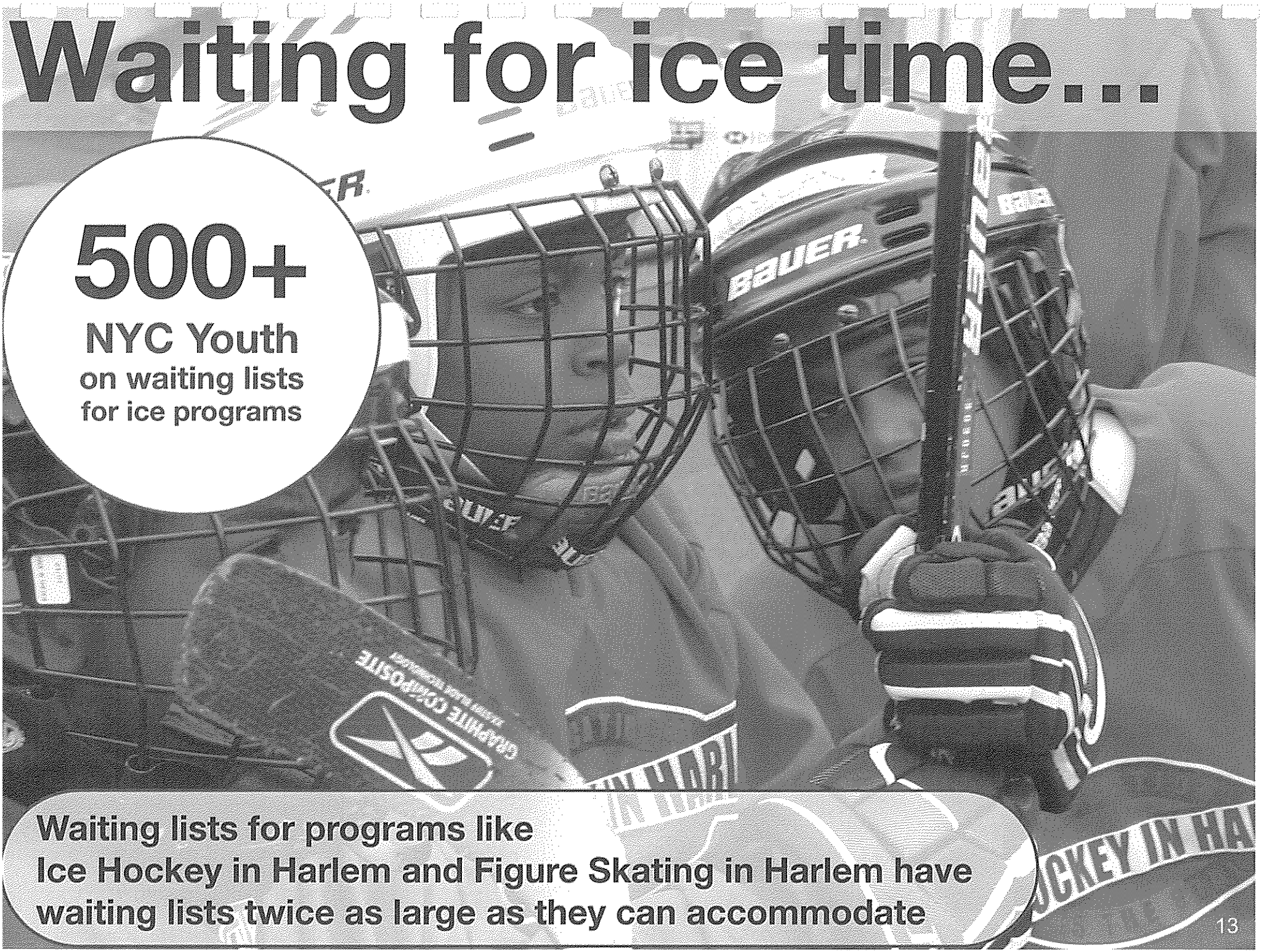
Vanessa James & Yannick Bonheur

3 years invested in ...creating a balanced set of outcomes


Executive Summary
Ice Rink Demand/Supply Imbalance
9 Rinks + 5,000 Seat Spectator Arena
World's Largest Ice Sports Facility
New Iconic Destination in NYC
$320MM Capital investment
No City Funding Required
Direct Subway Access
Indoor Parking
Seasoned Experienced Team


Wolman Rink
home of the
USA's
LARGEST
learn-to-skate
program

Waiting for ice time...



500+

NYC Youth
on waiting lists
for ice programs

Waiting lists for programs like Ice Hockey in Harlem and Figure Skating in Harlem have waiting lists twice as large as they can accommodate

NYC has the lowest number of indoor ice arenas per capita in the USA

1

per

1,200,000

people

1,200,000 people per ice surface



USA Average
100,000 people per ice surface

Ice Rink

The Armory is a 30 minute ride on public transit…
…will be NYC's only indoor ice facility with subway direct access

7
indoor year round sheets of ice in NYC

2
Chelsea Piers
31 minutes*

1
LIC Ice Pavilion
18 minutes*

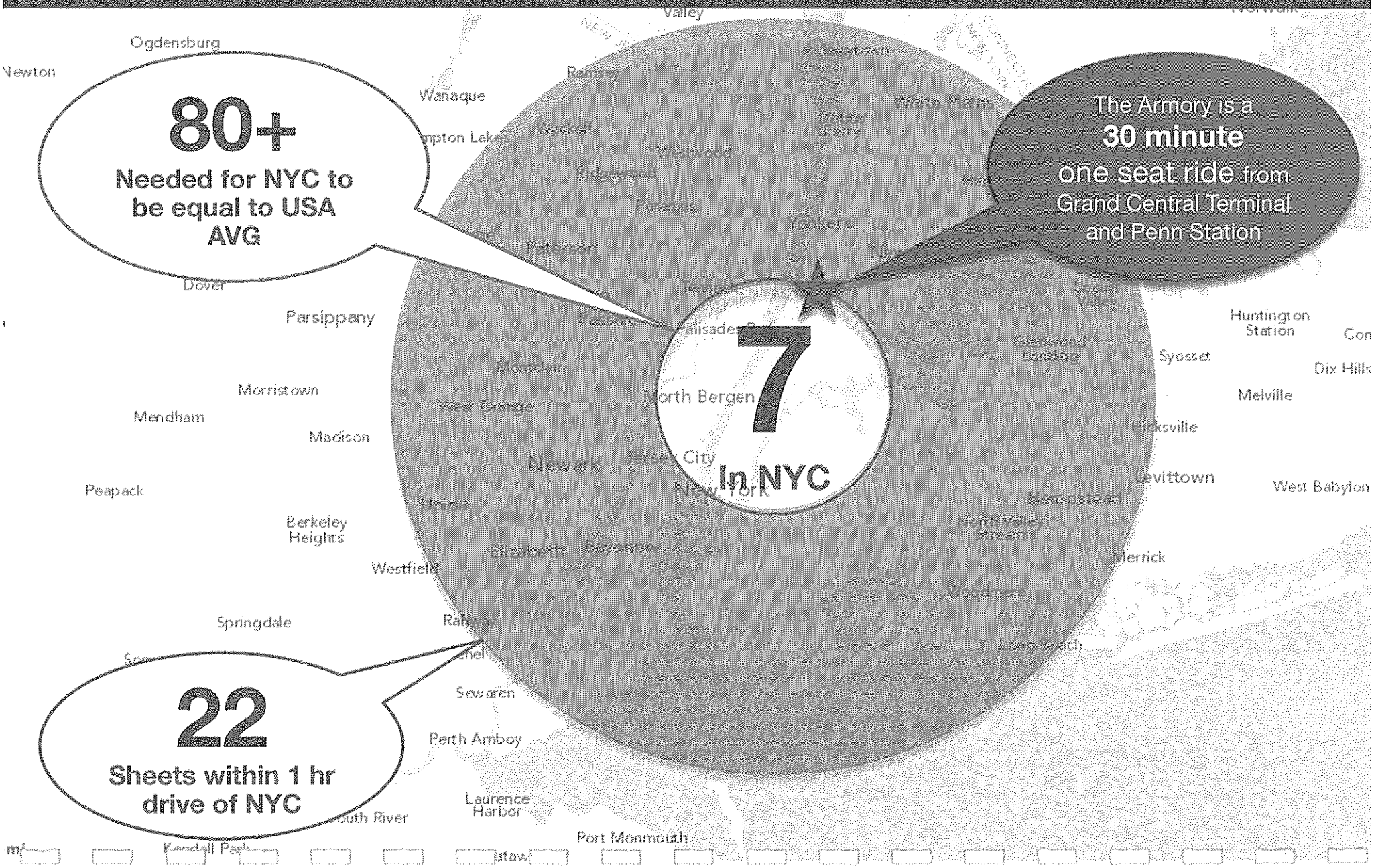
1
Queens World Ice
46 minutes*

1
Staten Island
85 minutes*

2
Brooklyn Aviator
80 minutes*

* Total commute time on public transit and walking time from Grand Central Terminal

Access to ice rinks





Children and Youth Services trip to Chelsea Piers Feb 2013

A varie of new and exciting ice sports...



- Learn to Skate All Ages
- Open Public Skating
- Ice Hockey
- Figure Skating
- Sled Hockey for Disabled
- Synchronized Skating
- Ice Dance
- Speed Skating
- Curling

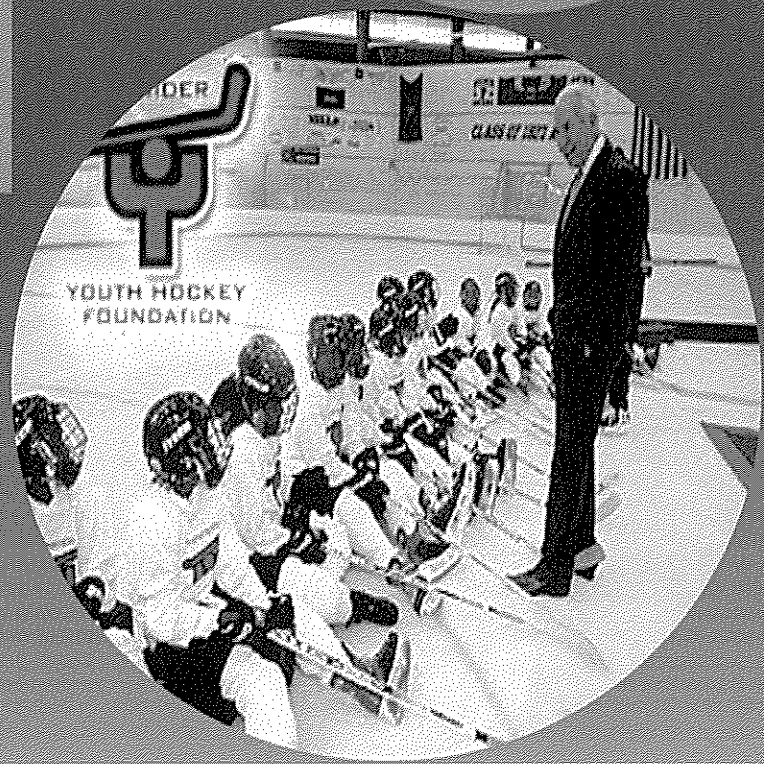
Snider Youth Hockey Model

ED SNIDER, Philadelphia Flyers owner and active NHL Board Member's kid's program will serve as a model for the development the After School Program

MISSION

and

- Over 2,500 at-risk inner-city Philadelphia boys and girls aged 5 to 19
- Snider Hockey utilizes the game of hockey to help educate young people to succeed in the game of life



FREE PROGRAMS

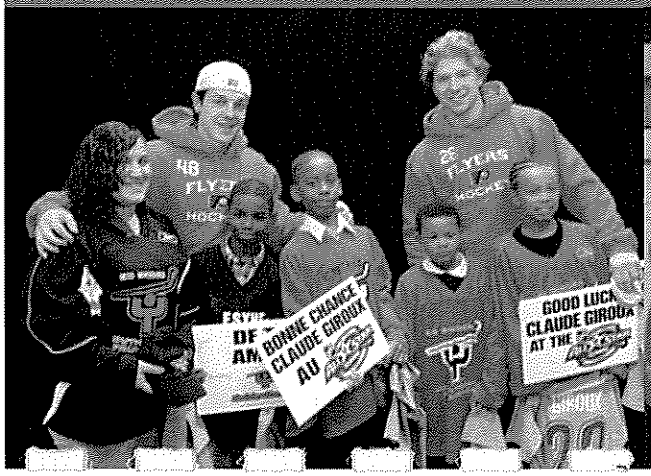
- **After School Excellence Program**
- **Inter-Rink League Play**
- **All-City Select Teams**
- **Day Camps and Specialty Clinics**

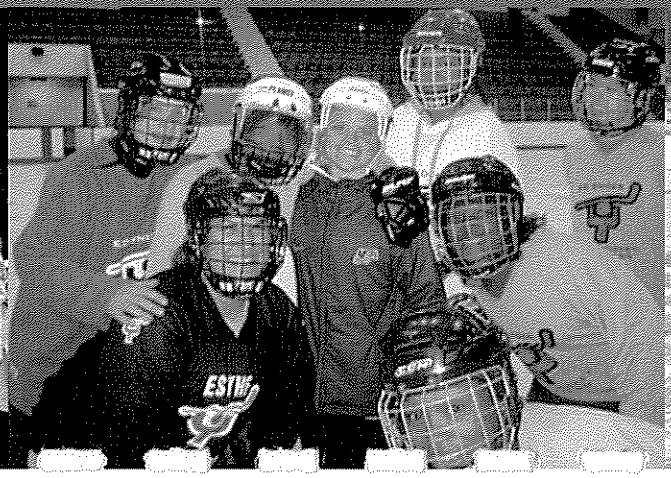
Snider Youth Hockey Model

....created **new opportunities for the at-risk youth** in Philadelphia with similar demographic profile to the Bronx's

- Matriculation rate **increased from 46% to 97%**
- School attendance **increased by 70%**
- Above average academics **increased by 62%**
- Unsatisfactory behavior **decreased by 54%**

Athletic participation leads to long-term achievements

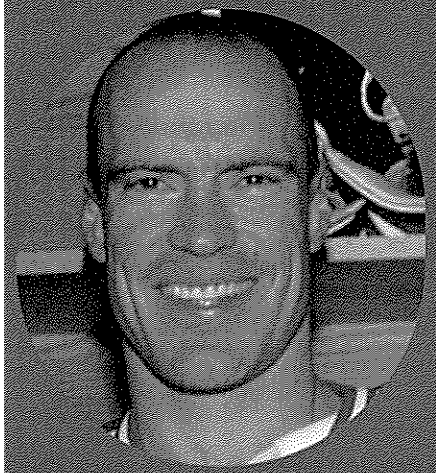






$1,000,000 per year contribution

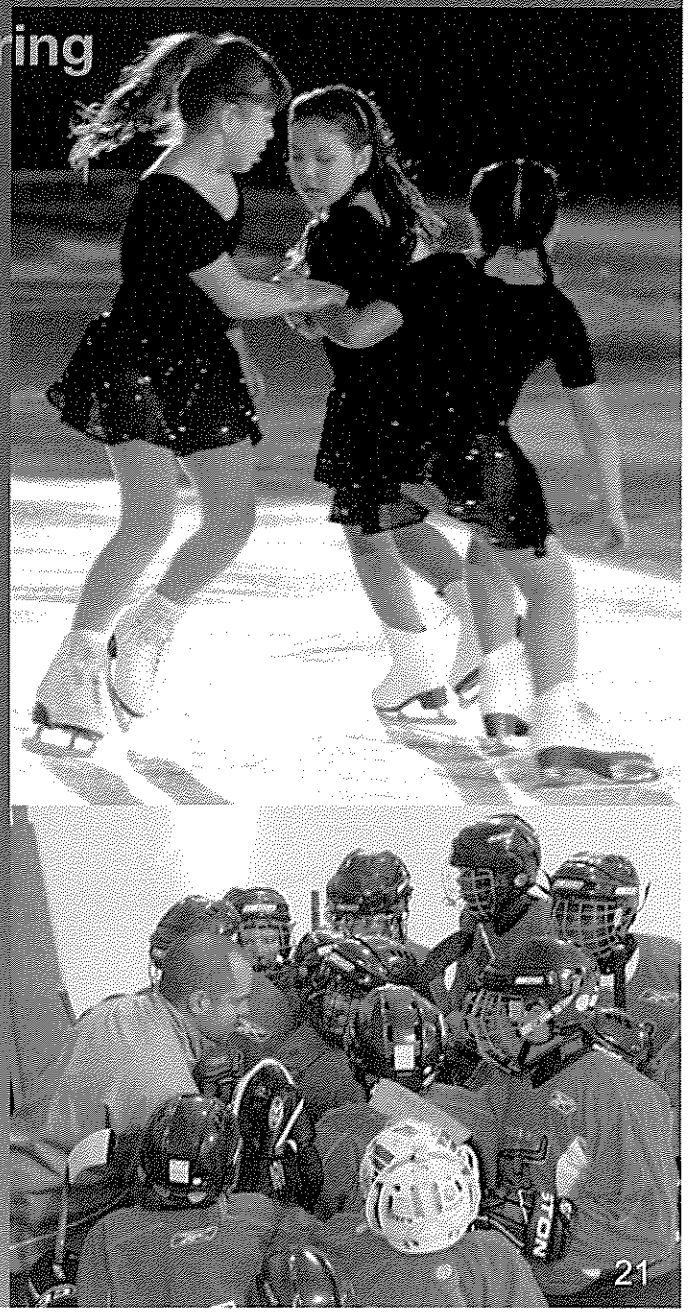
...of ice time to kick-start a Charitable Foundation for the Free Learn to Skate/Play Program & After School Tutoring



SniderHockey
Building Lives and Uniting Communities

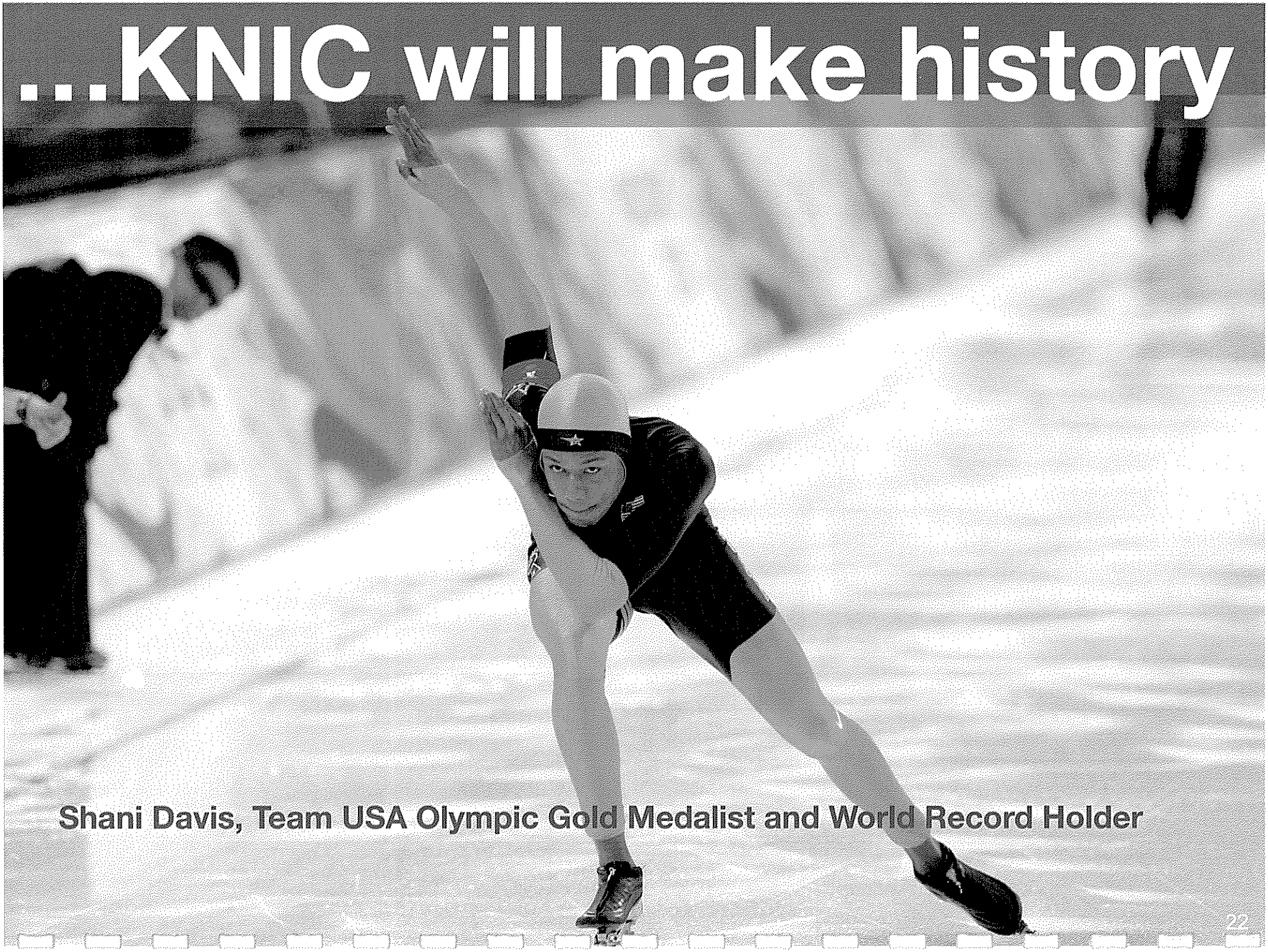
The New York Academy of Sciences





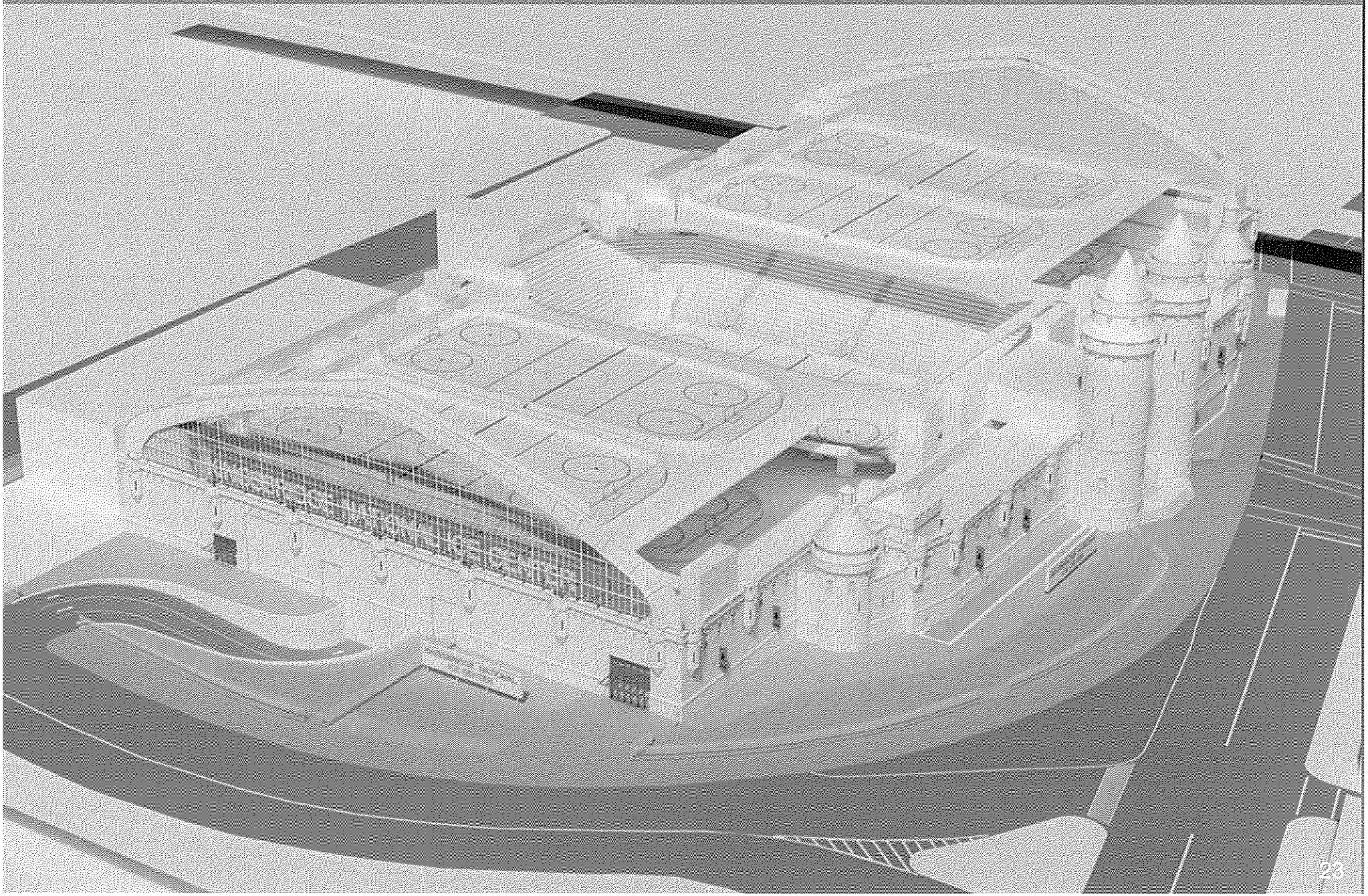
Mark Messier & Sarah Hughes with the **NYAS** will develop a tailored after school program for the community with a focus on STEM tutoring and nutrition education

...KNIC will make history



Shani Davis, Team USA Olympic Gold Medalist and World Record Holder

This is a game changer...



...a destination to be proud of



Artist Concept

...a new Bronx icon




KNIC Program
9 Full–Size Regulation Rinks
50,000sf Community Center
5,000 Seat Spectator Venue
Ice Sports Related Retail
Off-Ice Training & Wellness Facility
450+ Indoor Parking Spaces
Direct Subway Access

By the Community

...For the Community



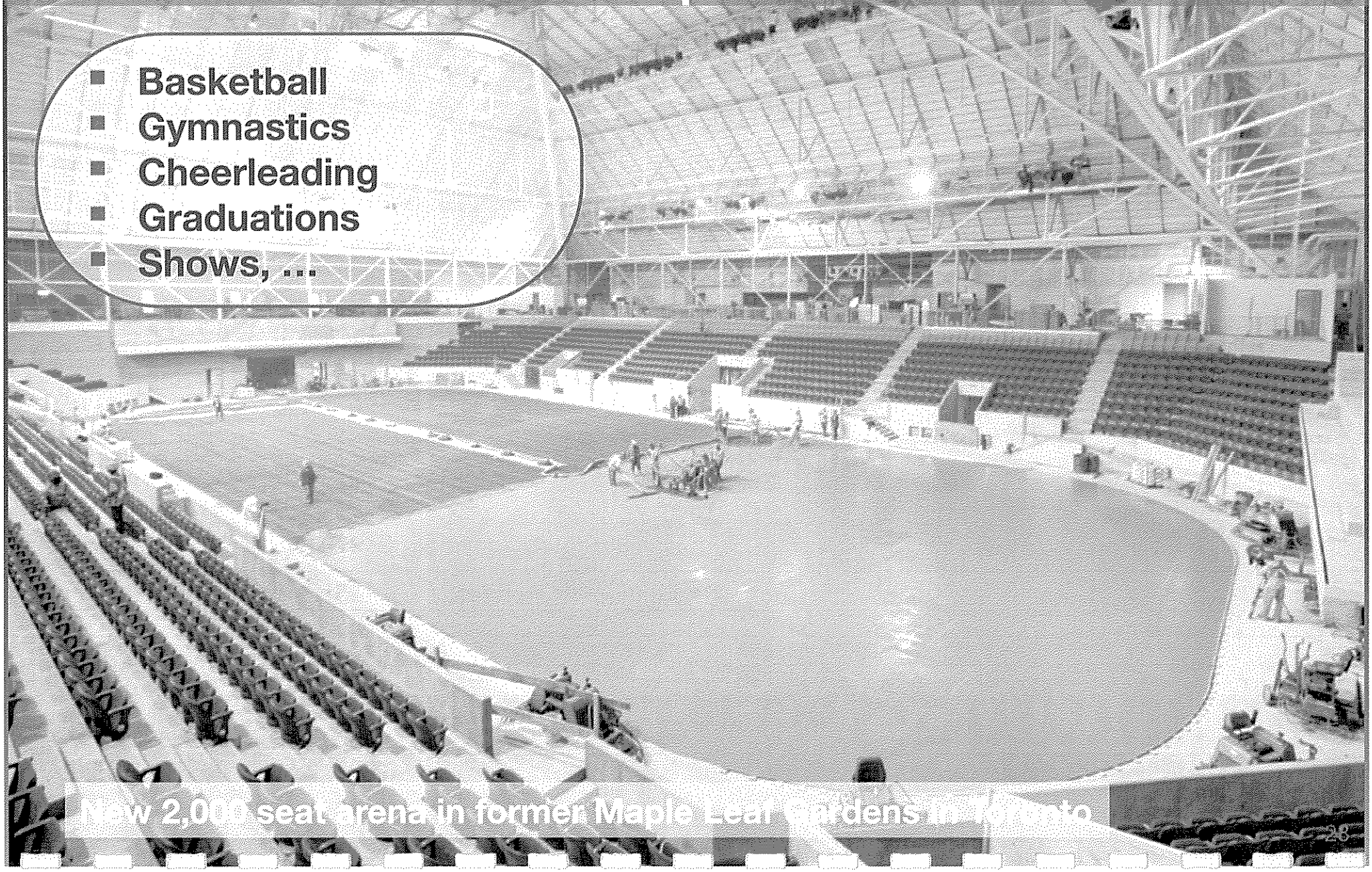
50,000
Square Feet
of dedicated
Community
Space

1. An inclusive Community Consultation process
2. Collaboration with Bronx leadership
3. Create sustainable community programming
4. Generate enthusiasm and positive spirit of cooperation

Convertible 5,000 seat arena

...can be converted for other special uses and events

- Basketball
- Gymnastics
- Cheerleading
- Graduations
- Shows, ...



New 2,000 seat arena in former Maple Leaf Gardens in Toronto

Kingsbridge Armory Community Center



Imagine the future...

The development and operation will generate ***billions in economic benefits*** *for the Bronx and NYC*

Economic Development Impact	**NYC**	**$1.4 Billion**	**NYC**	**$27.2 Billion**
	Bronx	**$690 Million**	**Bronx**	**$13.0 Billion**
Wages	**NYC**	**$669 Million**	**NYC**	**$8.6 Billion**
	Bronx	**$304 Million**	**Bronx**	**$6.4 Billion**

Source: HR&A Advisors, Inc.

The development and operation will create *thousands of job opportunities* in the Bronx and NYC

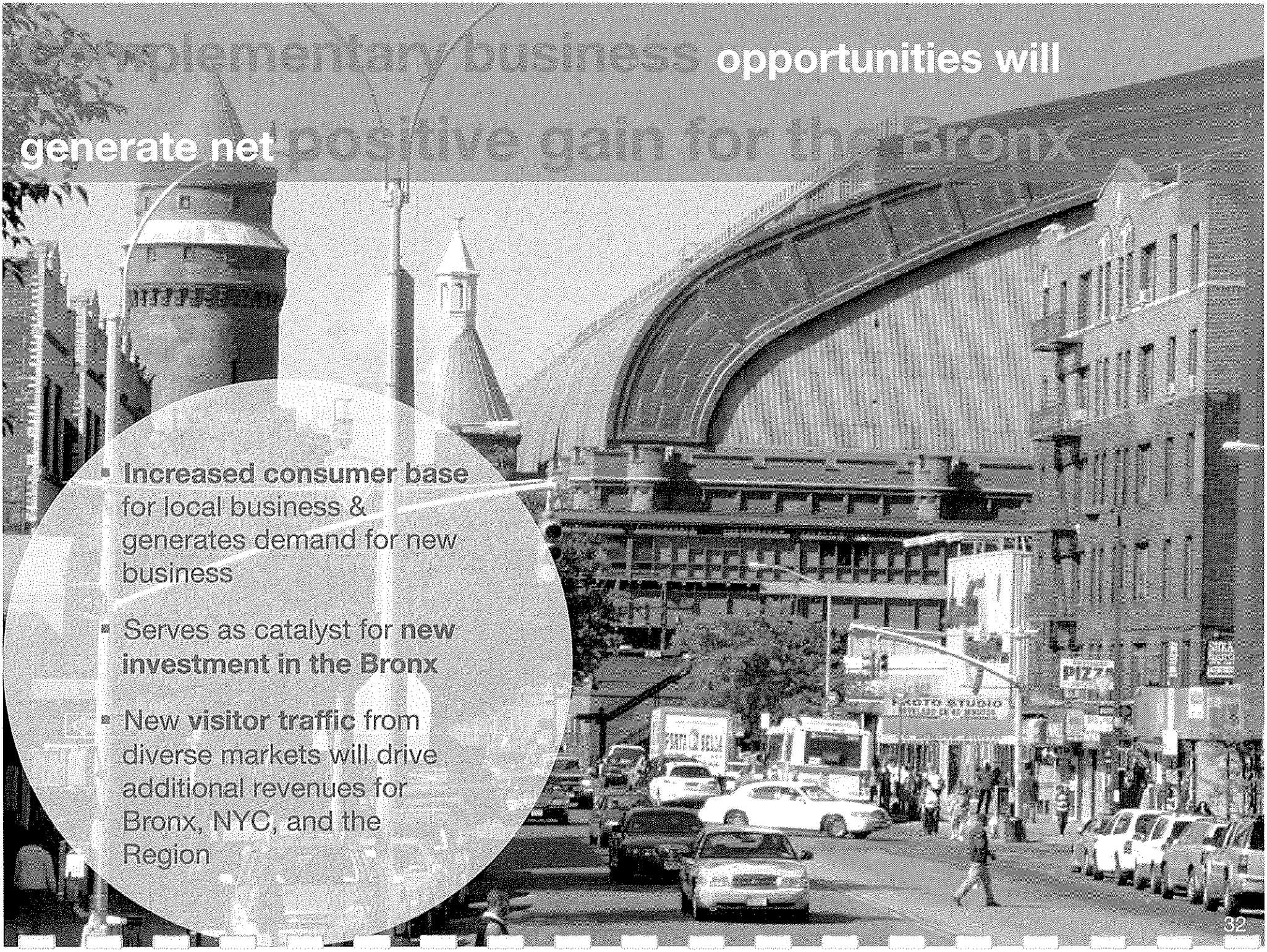
Full-Time Equivalent Jobs	Directly Related to KNIC		Total with Multiplier Effect	
During Construction	NYC	1,134	NYC	1,845
	Bronx	568	Bronx	885
On-Going Operations	NYC	436	NYC	590
	Bronx	170/301	Bronx	385

Source: HR&A Advisors, Inc.

Artist Concept

Supplementary business opportunities will generate net positive gain for the Bronx

- **Increased consumer base** for local business & generates demand for new business
- Serves as catalyst for **new investment in the Bronx**
- New **visitor traffic** from diverse markets will drive additional revenues for Bronx, NYC, and the Region



Key drivers will elevate and activate the economic activities of the Bronx and NYC



Hundreds of unique new jobs... And Billions in economic benefits

- Community Leagues = boys, girls, men, women
- Tournaments & Events = hotels, restaurants, etc…
- Ice shows
- Camps and Training
- Wellness and Fitness Center
- Physiotherapy and Sports Medicine Center
- Retail, Food & Beverage

Annual Visitation to NYC Attractions



Source: HR&A Advisors, Inc.

Artist Concept

re-imagined for the future



- **LEED DESIGN & CONSTRUCTION**
- **ADAPTIVE RE-USE**
- **MASS TRANSIT-ORIENTED**
- **RENEWABLE ENERGY**
- **CO-GENERATION**
- **ELECTRIC ICE RESURFACERS**

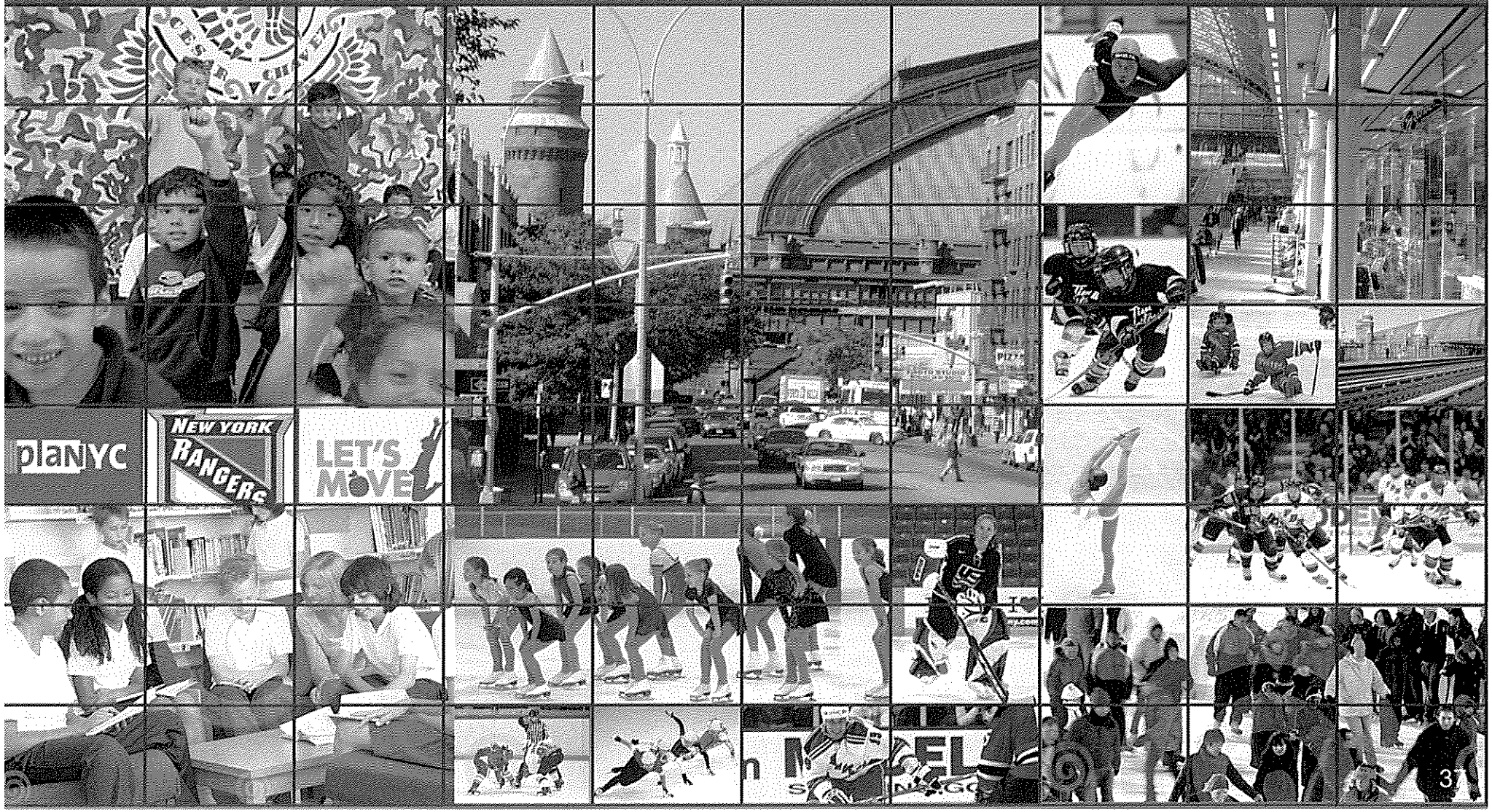
…Model for Private-Public Partnerships and Urban Renewal

KNIC Outcomes

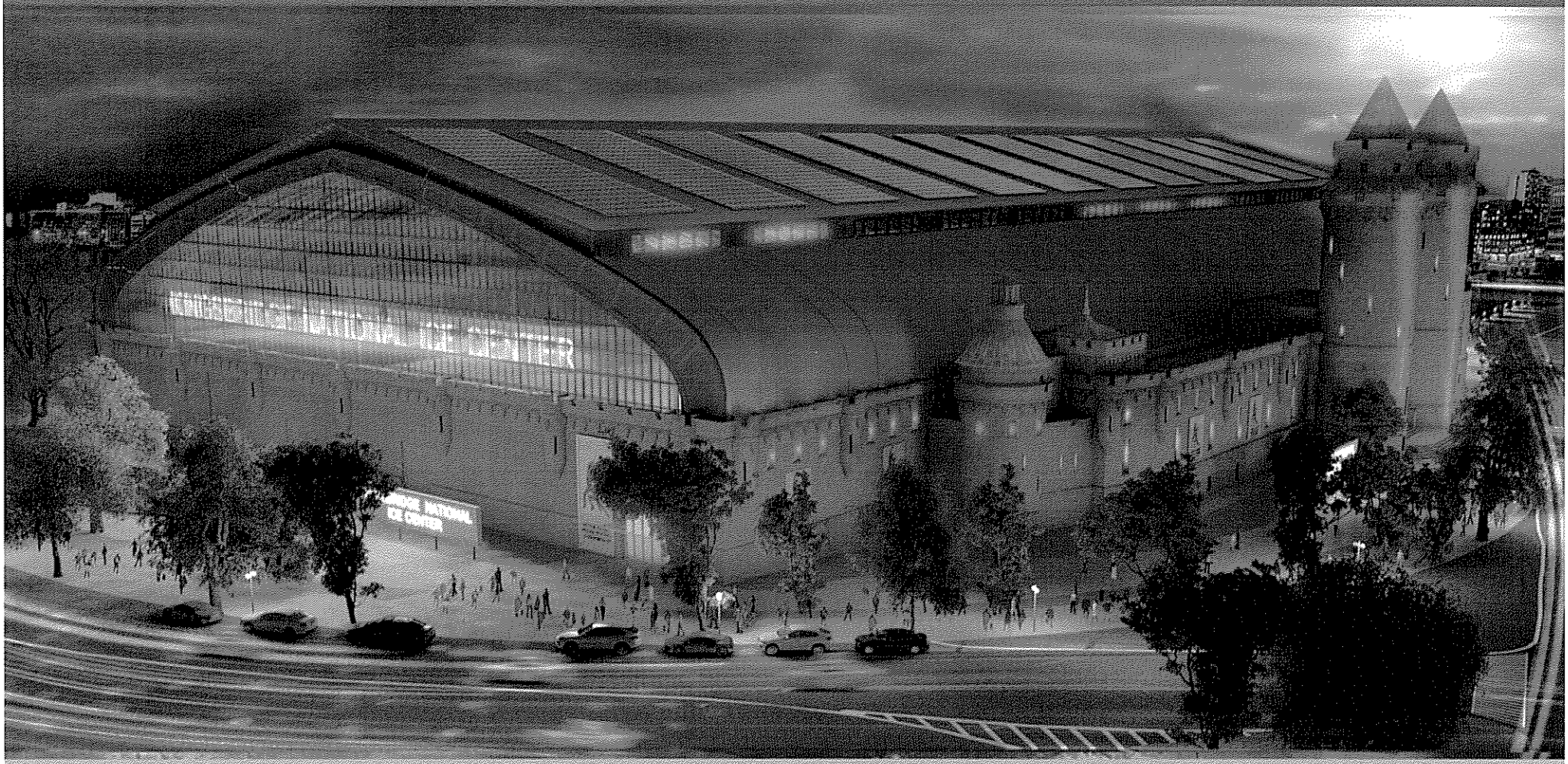
Team	A world class team of experts with a visionary concept in collaboration with the community
Design	Innovative adaptive reuse of a National Landmark
Community & Local Hiring	New Recreation and Education opportunities transforming thousands of kids lives and hundreds of new jobs, local jobs, and Living Wage jobs
Impact	Economic Development impact for NYC of $27 billion over 99 years and 2.5+ million visitors annually
Financials	Sustainable and profitable business plan that the Community will share in

* Opportunity *

...a diverse set of new Opportunities



Kingsbridge National Ice Center



...an icon reimagined for the future

PRESENTATION TO CITY COUNCIL REGARDING THE KINGSBRIDGE ARMORY

BEING DEVELOPED INTO THE KINGSBRIDGE NATIONAL ICE CENTER

BY: Adaline Walker Santiago
Chair of Bronx Community Board 7
229A East 204 Street
Bronx, New York 10458

THE CITY OF NEW YORK
BOROUGH OF THE BRONX
COMMUNITY BOARD 7

RUBEN DIAZ, JR., BOROUGH PRESIDENT | SOCRATES A. CABA, DISTRICT MANAGER | ADALINE WALKER-SANTIAGO, CHAIRPERSON

Dear Chairman Weprin, Councilmembers, ladies and gentlemen, my name is Adaline Walker Santiago and as Chair of Bronx Community Board 7 since July 2013, I am honored to represent the entire community board district where the Kingsbridge Armory is located. It is thus my privilege to announce, that out of 25 board members, 20 voted overwhelmingly in favor of the ULURP application for the Kingsbridge Armory to be developed into the Kingsbridge National Ice Center at our Public Hearing on September 17, 2013, nearly two months ago.

Our board members come with an array of expertise and commitment to the community and have considered all aspects of this development, the community benefits agreement and what the residents want for the community and have come to the conclusion that KNIC is the development that has our full support and vote.

The Kingsbridge National Ice Center and the Community Benefits Agreement that has been supported by 26 different community institutions represents a huge array of opportunities which include the following:

(1) Family fun within a safe environment
(2) The empowerment of our youth and families to reach new heights and victories in a new sport and activity they may have never had the opportunity to learn in the past;

(3) An enclosed arena that will offer a variety of ice sports, basketball, roller skating, special concerts and community events that can take place even in the most inclement weather;

(4) An after school program for our school aged children,

(5) The opportunity to develop talented figure skaters and hockey players who can someday compete city wide, nationally and internationally;

(6) The attainment of scholarships by having fun and discipline on ice, to go to college;

(7) To the revitalization of our neighboring community and business's in the Kingsbridge Area;

(8) To economically becoming a tourist attraction on both a national and international level, as this will be the largest Ice Center in the country;

(9) To empower the neighboring school children of the numerous Title 1 Public Schools who will be eligible to obtain free classes on the ice along with a free bag of equipment;

229-A EAST 204TH STREET ◊ BRONX, NY 10458 ◊ PHONE: (718) 933-5650 ◊ FAX: (718) 933-1829
E-MAIL: INFO@BRONXCB7.INFO ◊ WEBSITE: WWW.BRONXCB7.INFO

(10) Environmentally the Armory will be transformed into a greener site with a wellness center and both of these items will help create a healthier life and environment for our residents.

These are just a few of the many benefits that community residents have envisioned and ensured in the shaping of this project as one that will truly invest in the people of the Bronx.

It is imperative to share, that for decades there has been numerous large concerts and special events housed at the Armory with over 3,000 participants and to this date the community board has never received any complaints about traffic, transportation and/or parking issues, nor has there been any environmental/noise concerns, sanitation problems, and/or health and public safety matters. These are important factors as it is predicted, that the Kingsbridge National Ice Center will have no more them 5,000 participants attending any given event and additional parking sites are now available at numerous neighboring locations. Most significantly, our local police officers have also shared that this type of development is one of the safest institutions one could possibly place in the Armory and that they themselves look forward to going there to skate with their family members, as soon as it opens.

The Armory which is a long standing landmark has sadly been unoccupied for nearly three decades now and as a result, it has been deteriorating so much, that millions of dollars have been poured in to retain it; recently 30 million was paid to just keep the roof intact. Since the Armory has not been fully utilized for so long our community has lost out on great possibilities for economic development, living wage jobs, opportunities for enhanced education for our youth, training programs for our residents to obtain better careers and business opportunities, to mention only a few.

Community Board 7 acknowledges the Mayor, our Bronx Borough President, Council members, elected officials, KNIC, the Kingsbridge Armory Redevelopment Alliance, Bronx Community organizations, leaders and residents for supporting one of the best developments and community benefits agreement in history to our community and as such, we urge that all members of the City Council to vote in favor with us for the development of this Iconic Kingsbridge National Ice Center as it will be the largest of this kind in the country and upgrade the economic, social and educational status of our community.

On a personal note, attached is a picture of my three year old grandson Miles in the Bronx on the ice for the very first time in his life with me his grandmother last Christmas. This documents our third generation of family fun on the ice, so if a three year old can do it and have fun so can all our neighboring children and families of our community.

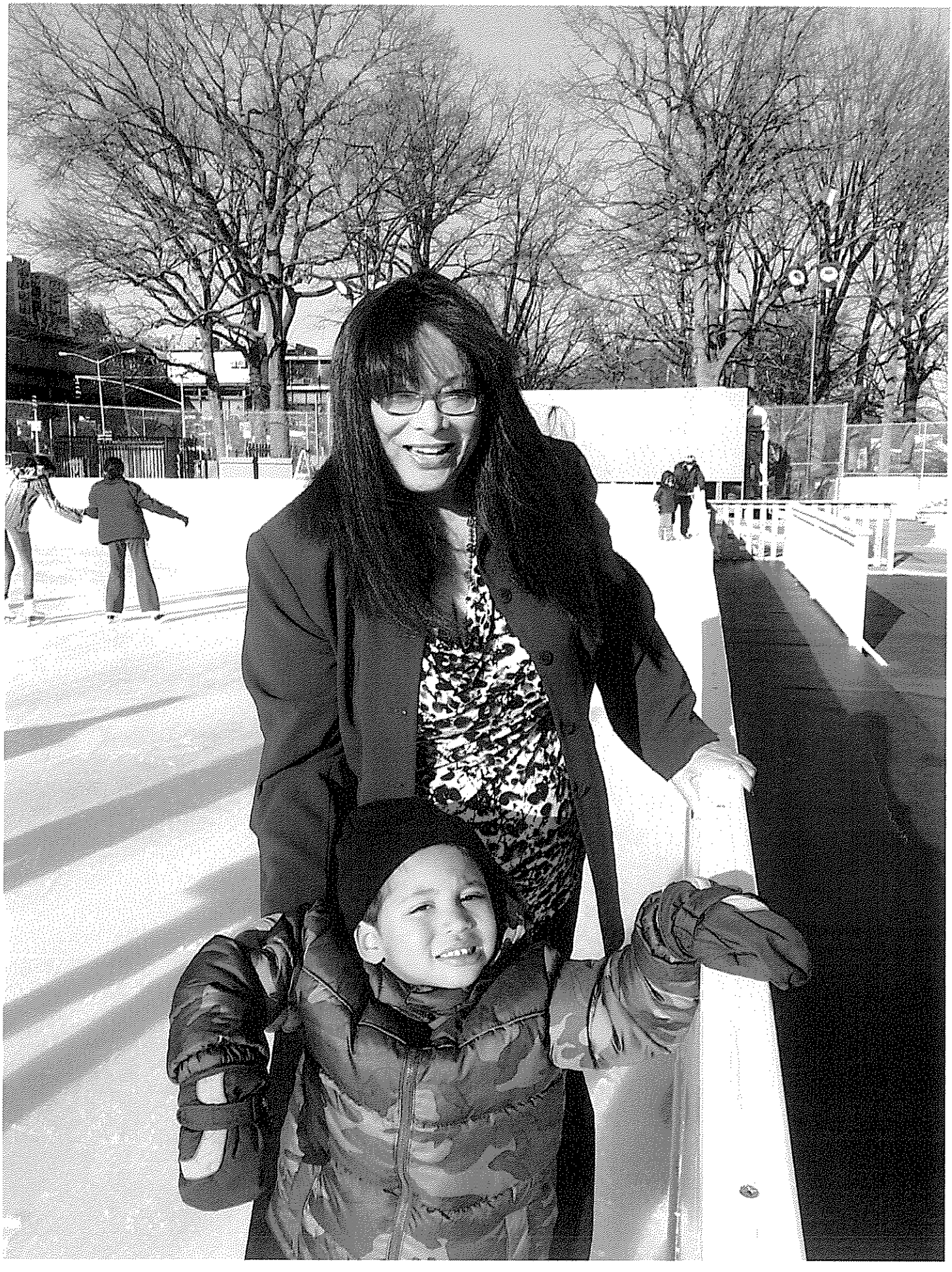
THE CITY OF NEW YORK
BOROUGH OF THE BRONX
COMMUNITY BOARD 7

RUBEN DIAZ, JR., BOROUGH PRESIDENT | SOCRATES A. CABA, DISTRICT MANAGER | ADALINE WALKER-SANTIAGO, CHAIRPERSON

Again, I Adaline Walker-Santiago the Chair of Community Board 7 of the Bronx strongly and humbly request that all our Council members take a positive and empowering stand in this historic decision and vote yes to generations of family fun, jobs, great opportunities and community empowerment. Remember, your vote will make the difference for generations to come. Our majestic Armory awaits your vote, so that it can be transformed from a landmark that has remained empty for decades into a revitalized icon of the Nation.

Thank you.

229-A EAST 204TH STREET ◊ BRONX, NY 10458 ◊ PHONE: (718) 933-5650 ◊ FAX: (718) 933-1829
E-MAIL: INFO@BRONXCB7.INFO ◊ WEBSITE: WWW.BRONXCB7.INFO



To: Rick Mason / For Distribution
From: Huntley Gill
Date: 4 December 2013

re: Robert Fulton Houses / Garbage Collection Locations

Please see the attached.

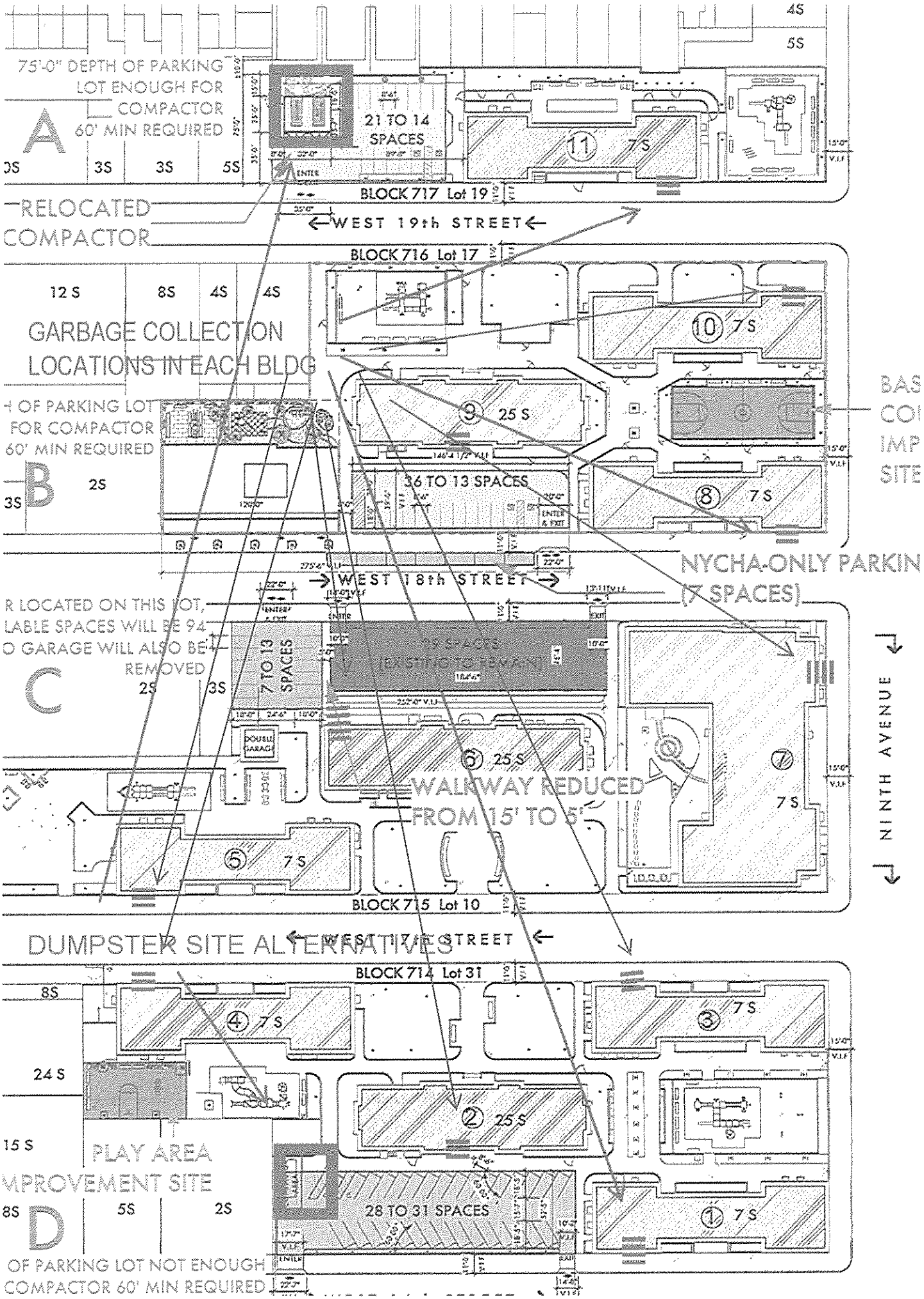
guardia architects

Note the locations of garbage compactors and trash collection facilities in each of the eleven buildings on the Fulton Houses campus are marked as red squares.

Note that there are **only 4 such pickup within Blocks A and B**, closest to the West 19th lot proposed dumpster / compactor facility, while there are **7 such pickup locations within Blocks C and D**.

For operations, location of the dumpster at the existing site in West 16th Street is clearly preferable to the proposed site on West 19th Street.

100 West 72nd Street Suite 6G, New York NY 10023 +1 212.244.1444
HG@GUARDIAARCHITECTS.COM


75'-0" DEPTH OF PARKING LOT ENOUGH FOR COMPACTOR 60' MIN REQUIRED
A
4S
5S
21 TO 14 SPACES
11
7 S
0S
3S
3S
5S
BLOCK 717 Lot 19
RELOCATED COMPACTOR
WEST 19th STREET
BLOCK 716 Lot 17
12 S
8S
4S
4S
GARBAGE COLLECTION LOCATIONS IN EACH BLDG
10
7 S
H OF PARKING LOT FOR COMPACTOR 60' MIN REQUIRED
B
2S
3S
9
25 S
36 TO 13 SPACES
8
7 S
BAS
CO
IMP
SITE
NYCHA-ONLY PARKIN
(7 SPACES)
WEST 18th STREET
R LOCATED ON THIS LOT,
LABLE SPACES WILL BE 94
O GARAGE WILL ALSO BE
REMOVED
C
2S
3S
7 TO 13 SPACES
DOUBLE GARAGE
6
25 S
WALKWAY REDUCED FROM 15' TO 5'
7
7 S
5
7 S
NINTH AVENUE
BLOCK 715 Lot 10
WEST 17th STREET
DUMPSTER SITE ALTERNATIVES
BLOCK 714 Lot 31
8S
4
7 S
3
7 S
24 S
2
25 S
15 S
PLAY AREA
MPROVEMENT SITE
8S
D
5S
2S
28 TO 31 SPACES
1
7 S
OF PARKING LOT NOT ENOUGH
COMPACTOR 60' MIN REQUIRED

To: Rick Mason / Urban Associates (For distribution)
From: Huntley Gill
Date: 2 December 2013

re: Artimus Development / Proposed waste facility / 425 West 18th Street

You have asked us to review and comment on a memorandum dated 4 November 2013 from Artimus, a real estate developer with extensive experience is Section-8 housing.

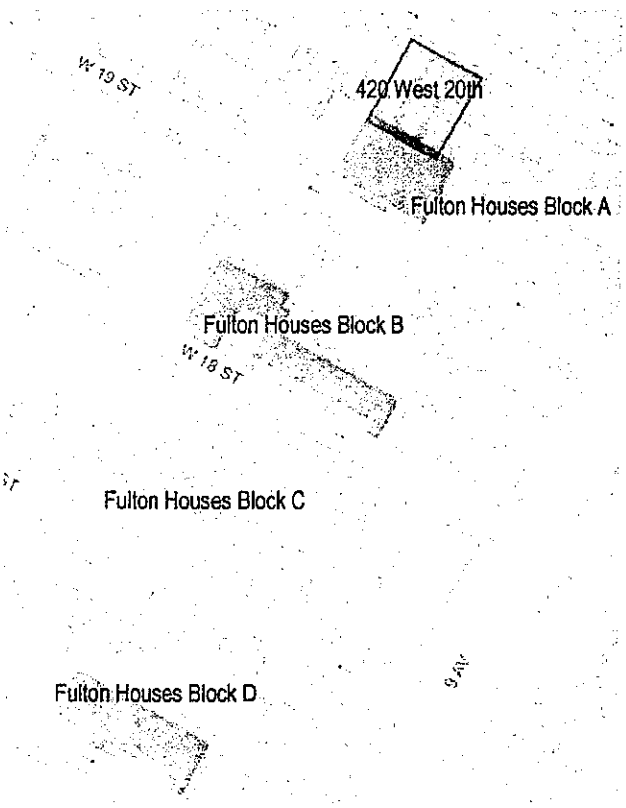
Artimus proposes to upgrade an underutilized, publicly owned site at 425 West 18th Street with new contextual Section 8 housing. The site is part of the Robert Fulton Houses, a public housing project built in the mid-1960s. The planned improvements will displace both an open-air tenant parking lot and an outdoor garbage consolidation facility. The proposal is being reviewed pursuant to the Uniform Land Use Review Procedure. As part of our review, we made site visits on Saturday 24 November at 1:00PM and on Sunday 1 December at 2:30 PM. The second site visit included Chelsea-Elliott houses.

guardia architects

The Artemis Memo analyses alternative locations for both the garbage consolidation facility and the parking spaces within the Fulton Houses sites.

Current facilities and layout:

The Robert Fulton Houses occupy the eastern portions of the blocks west of Ninth Avenue (a) between West 16th Street and West 19th Streets, and (b) the southern half of the block between West 19th and West 20th Streets. They comprise 945 apartments housing some 2,077 residents in eleven buildings on a 6.27-acre campus[1].



Your client's property is located at 420 - 424 West 20th Street on a site 109' deep, built approximately 89" deep[2] It comprises six Class A residential apartments on the ground floor and 31 Class A residential apartments on the second through fourth floors.[3] The ground floor units have a 9.79' rear yard that abuts the Fulton Houses campus to the south.

Parking: There are currently 114 spaces on the Fulton Houses sites[4] spread among all four blocks. 96 of those have current permits as of 25 October 2013[5]. 23 will be displaced by the new Artemis housing[6].

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[1] http://www.nyc.gov/html/nycha/html/developments/manfulton.shtml / 24 November 2013
[2] SLCS Architects, LLP Condominium Plan Declaration / Provided by client
[3] Certificate of Occupancy #120697264F
[4] Artimus Memo, Plan, page 7, "Fulton Houses Parking Plan. See Parking Count Table, Column 1.
[5] Ibid. Page 2, first paragraph
[6] Ibid. Page 7, Plan, "Fulton Houses Parking Plan". Lot on Block B is reduced from 36 to 13 spaces = 23 spaces.

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Garbage sites: There are two existing outdoor garbage facilities. Garbage, already compacted in each of Fulton Houses' eleven buildings, is consolidated by hand truck periodically at these two sites and collected by the Department of Sanitation (DoS) twice weekly during the overnight hours on Sundays and Wednesdays.[7]

The Artemis Memo recommends relocation of one of these sites to the "Block A" site immediately adjacent to 420 West 20th Street and to the south. This relocation requires careful consideration, as it will have major impact on the neighborhood, its future, and the residents of 420 West 20th Street.

RECOMMENDATIONS:

A: Plans for contextually sited, mixed income housing in the Chelsea neighborhood, including the Artemis proposal, should be supported.

B: All reviews of alternatives set forth in the Artemis Memo depend on two government decisions, apparently yet to be taken:

1: Application to Department of Transportation for relocation of NYCHA employee parking to a street site on the north side of West 18th Street has apparently yet to be made[8] Without this consent, none of the proposals for relocation of parking is practical.

2: Application to DoS for a waiver of and clarification of certain requirements for compactors' location has yet to be made. Absent this consent, the alternatives cannot be fairly evaluated.

Therefore, ULURP certification of the application should be withdrawn and resubmitted once these consents are received. Only then can a meaningful review of alternatives be made.

C: A preliminary discussion of choices, dependent on the foregoing, follows. It concludes that the ideal solution for relocation of the garbage facilities involves site(s) on Block C and D.

[7] Ibid. Page 2, "Household Trash Collection — NYCHA's Current Practices.
[8] Ibid. Page 3, third paragraph.

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Existing garbage sites:

- Existing Facility / Block D is on the north side of West 16th Street. It comprises one outdoor compactor in a fenced enclosure measuring 30'9" deep by 22'4" wide and set back 30'4" inches from the sidewalk (41'4" from the curb). There is a fenced-in soil area adjacent and to the north, parking to the east, and 431 West 16th Street (Western Beef) abuts the enclosure to the west.[9]

- Existing Facility / Block B is on the north side of West 18th Street and is being displaced by the new housing. An outdoor compactor and a 30-yard open dumpster are set within a fenced enclosure. Open parking is on the east, north and west sides. It is 33'6" deep and is set back from the sidewalk 10'0" (21'0" from the curb). The compactor is set back 20'0" from the gates in the enclosure (30'0" from the sidewalk, or 41'0" from the curb)[10]

Both of the sites contain a compactor for consolidation of household garbage brought from compactors within each building at Fulton Houses. The facility being displaced also contains an open 30 yard dumpster[11] which is not intended for the disposal of household garbage"[12] Notwithstanding the foregoing, large amounts of household garbage were observed in the open dumpster on both site visits.

Assumptions in the Artemis Memo for available relocation sites:

- Parking for all 96 tenant parking permit holders must be maintained[13].
- Department of Transportation will consent to relocation of employee parking from the Block C East Lot on West 18th Street to spaces to be provided on a designated section on the north side of West 18th Street.[14] This makes this site available for use for parking or garbage. Its availability is precedent to any of the contemplated schemes being possible.
- DoS regulations regarding compactor area and loading / unloading dimensions must be maintained. There are ambiguities in the Artemis Memo as to the exact requirements of these regulations.
- The relocation should minimize "the impact on adjacent residential apartments in the Fulton campus and surrounding buildings". [15]
- A fully enclosed facility (as at Chelsea-Elliott Houses), which would control vermin, is not financially feasible.[16]
- We infer that an increase in DoS pickups from two times per week to four times per week is not possible, as this could obviate the requirement for relocation of the compactor. *This should be confirmed by DoS.*

Based on the foregoing, The Artimus Memo concludes that the only possible site is on Block A adjacent to 420 West 20th Street. It considers and rejects the sites on Blocks B, C and D.

- Sites on Blocks B, C (eastern lot) and D are rejected as being less than 60' deep.
- An available site on Block D (west of Building 4 on the south side of West 17th Street) was not considered.
- Consolidation of the displaced facility at Block D was rejected as being too remote. Note the idea of dispersal of the compactor and the dumpster to separate sites was not addressed.

[9] Site visit 1 December 2013
[10] ibid
[11] ibid
[12] Artimus Memo, Page 2, last sentence of the penultimate paragraph
[13] Ibid. Page 2, first paragraph
[14] Ibid. Page 3, third paragraph. It is assumed this consent has not been obtained even though the project seems dependent upon it.
[15] Ibid. Page 1, third paragraph
[16] Ibid. Page 5. The assumed cost set forth in the Artemis Memo is $1,200,000 (or approximately $833 per square foot) based on the facility at the nearby Elliot-Chelsea houses.

Factors not considered in the Artemis Memo:

- The Proximity of proposed facility to vermin nesting sites (rat nests) would aggravate a key problem. This is of vital concern to all residents of the Fulton campus as well as to residents of West 20th Street. ***Note that on both site visits, extensive evidence of severe infestation by rats was observed at both existing facilities. Multiple rats' nests were observed adjacent to the Block D facility. At least one rat was observed in full daylight on the December 1 visit at the Block D facility.***
- Residential apartments on the ground floor are particularly affected by restrictions on light, air and vermin. The Fulton Houses sites apparently have residential units adjacent to all possible sites only on the second floor and above.
- The Artemis Memo assumes a required DoS depth of 60' for each facility "from the curb"[17] It does not cite the regulation and we have not located it. The plans in the Memo measure available space not from the curb, but instead from the property line (i.e. the inside edge of the sidewalk). If the Artemis Memo is correct, then assumptions made about depths available at most sites are incorrect, as an additional 11'0" is available by including space to the curb in each instance.
- The Artemis Memo assumes a DoS waiver can be obtained to reduce that requirement to 50'0" for the preferred site at Block A, but does not consider that possibility at the alternative sites.
- The Artemis Memo calls for a minimum width of 25' at each container site although the existing site on Block D is only 22'4" wide.
- Facilities should minimize transfer distance from each building[18]. The Artemis Memo rejects consolidation at Block D for this reason but it is not explicitly considered in the relocation of the site from Block B to Block A at the extreme north of the campus.
- An available site on Block D (west of Building 4 on the south side of West 17th Street) was not considered.
- The two functions of the displaced facility (compactor and dumpster) need not be relocated together, but could be relocated at separate locations.

	Potential relocation sites & depths (see the attached plan from the Artemis Memo):	**Depth from curb / sidewalk**	**DoS Waiver Required for depth**
1:	Block A: This site is preferred in the Artimus Memo.	86' / 75'	No
2:	Block B / East Lot: The available site on this block is the existing parking lot on the north side of West 18th Street and adjacent to the new Artimus housing site.	50'[19] / 40'	Retain existing depth
3	Block C / East: This existing lot has a depth to the curb of 57.3'. It could be brought to 60' deep by moving a portion of sidewalk.	57.3' or 60'[20] / 46.3' or 49'	No
4	Block C / West: The Artimus Memo proposes that the Western Lot be made available by relocating employee parking to street parking spaces on West 18th Street by petition to Department of Transportation. *Without elimination of employee parking, no proposed scheme is feasible without reduction of parking spaces for Fulton House tenants.*	67' / 56'	No
5	Block D / South: This site currently houses one compactor (but no dumpster).	63.4' / 53.4"	No / Yes
6	Block D / North: This site, to the west of Building 4 on the south side of West 17th Street, is currently inaccessible. Trash is being stored there. It is 22'11" wide and could be up to 100' deep.	111'	No

[17] Ibid. Page 2, Second paragraph
[18] Ibid. Page 4, First Paragraph
[19] Ibid. Plan, page 7, "Fulton Houses Parking Plan" Confirmed on site
[20] Assumes that the relocation of a portion of the sidewalk is possible.

Therefore, each of the foregoing sites may be available for relocation of the facilities.

Parking counts at each location would be affected as follows:

						Parking spaces available if garbage moved to:						
					Option #:	1	2	3	4	5	6	7
	BLOCK	Depth from curb *(50' req'd)*	LOCATION	Existing	Notes	**Block A / Proposed by Artemis**	**B / East Lot**	**C / East Lot**	**C / West Lot**	**D / South (Add one compactor)**	**Add compactor & D North (Dumpster only)**	
Parking sites	A	86	19th St, N Side	21	Site adjacent 420W20	14	21	21	21	21	21	21
	B West	111	18th St, N Side	23	*Site of new housing*	0	0	0	0	0	0	0
	B East	50		13	Lot adjacent current garbage site	13	7	13	13	13	13	13
	C West	67	18th St, S Side	0	Current employee parking	13	13	13	0	13	13	13
	C East	57.3		29	Existing lot on SS 18th St	29	29	22	31	29	29	29
	D South	63.4	16th St, N Side	28	Site of current garbage site	31	31	31	31	27	23	27
	D North	111'	17th St, S Side	0	Not included in Artemis Memo	--	0	0	0	0	0	
				114	**Total parking on campus**	**100**	**101**	**100**	**96**	**103**	**99**	**103**
				96	Current spaces	96	96	96	96	96	96	96
				18	Excess in each instance	4	5	4	0	7	3	7

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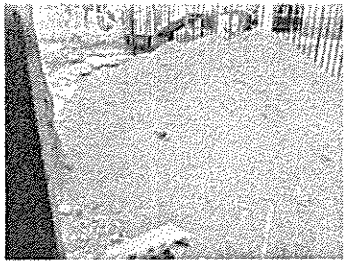
The Artemis Proposal / Alternate 1: Location at Block A
Special Concerns Specific to 420 West 20th Street:

Vermin:

Housekeeping at each of the garbage consolidation facilities is very poor. Each compactor has household trash stored in the open. Household garbage is stored in the open dumpster even though it is reserved for "furniture, household appliance and other bulk items"[21]. *Photographs are available from two site visits.*



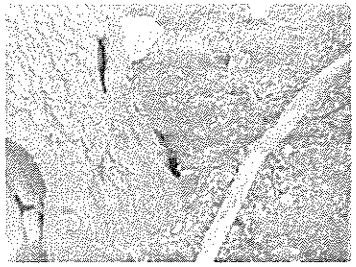
There is no reason to assume housekeeping practices will improve. Therefore, for purposes of this review, these facilities must be considered both visually unattractive[22] and as a current and future attraction for vermin[23], particularly rats, both implicit in the Artemis Memo.



Evidence of infestation by vermin (presumably rats) is present.[24] On both site visits, there were holes at random spots in garbage bags at both sites. One rat was observed (at about 2:30 PM on Sunday 1 December) in the dumpster.

The ideal situation for rats is available nesting sites adjacent to a food source. The Block B, to be relocated, is surrounded by asphalt. This insures that rats must traverse open ground to gain access to its food sources here. (Nevertheless, the site is infested.)

The Block D site has a dirt area adjacent to the north which is apparently the site of over half-dozen rat nests.



Location of a facility at Block A, adjacent to the planted areas to the south of the residential buildings on West 20th Street, would provide ideal nesting grounds for rats. The location of the site would also insure that extermination would become responsibility of residents rather than of NYCHA. Ground-floor residents will be directly adjacent to infested areas. The proposed planting between the Block A Site would add to the area available for rat nests.



The client should be advised that this would have a marked adverse effect on the quality of life at 420 West 20th Street and adjacent buildings, especially on ground floor apartments.

[21] Artimus Memo, Page 2 fifth paragraph
[22] Ibid, Page 4, "Mitigation of Potential Nuisances"
[23] Ibid, Page 2, fifth paragraph fourth sentence.
[24] Based on observations made on site visits on Saturday 23 November and Sunday 1 December. Photos on file.

View:

The current view from rear apartments to the Fulton Street campus is only some six feet to the proposed site. While the current view of parked cars in an open lot is far from ideal, the proposed facilities are remarkably unattractive. This is implicit in the Artimus Memo, which emphasizes mitigation of the view issues.[25]

Light and Air:

The six residential units on the ground floor of 420 West 20th Street currently have limited access to light and air. The addition of any new measures to block views of the facility would reduce that light.

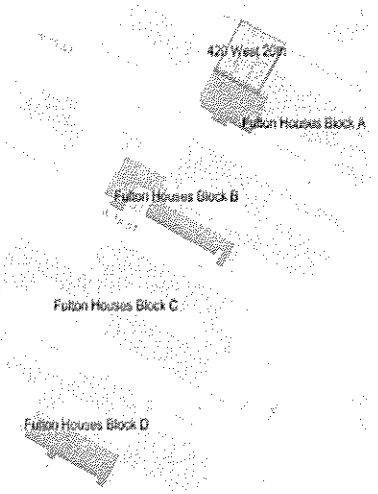


Security:

There is a very tall (approximately 16 feet high) chain-link fence between the Fulton Houses campus and the adjacent sites to the north. Artemis proposes to remove this. While this would improve aesthetics, it would adversely affect security. Residents of 420 West 20th Street should be asked to evaluate this trade-off.

[25] Artemis Memo, Page 4, "Mitigation of Potential Nuisances"

Evaluation of alternative relocations:



Alternate 2: Block B / East Lot: This alternate moves the site some 60 feet directly to the east from the current site. Identical clearances from the street would be maintained. Adjacent to the Artimus site. The impact could be reduced by relocating only the compactor to this site relocating the dumpster to either Block D North or Block D South.

Pro: Retains central location for ease of delivery of garbage. Control of vermin remains entirely under NYCHA.
Con: While Building 9 has views to both West 19th and West 18th Streets, the site sits between it and about 1/3rd of the south side of the building.

Alternate 3: Block C / East: This alternate moves the site some 60 feet east, and across West 18th Street from the current site. Identical clearances from the street could be maintained. A small portion of the sidewalk would have to be reduced. The impact could be reduced by relocating only the compactor to this site relocating the dumpster to either Block D North or Block D South.

Pro: Retains central location for ease of delivery of garbage. Control of vermin remains entirely under NYCHA.
Con: While Building 6 has views to both West 17th and West 18th Streets, the site sits between it and about 1/3rd of the north side of the building.

Alternate 4: Block C / West: This moves the site directly across from the current site.

Pro: This alternate is farthest from any residential windows in either the Fulton campus or adjacent buildings. There are no suitable nesting sites for rats adjacent. It retains the central location for consolidation of garbage. It is directly adjacent to existing maintenance facilities. It would retain light and air for all adjacent sites.
Challenge: Parking in Lot C / East would have to be expanded by at least two cars, either by eliminating the plantings along the sidewalk (as is proposed at West 16th Street) or by expanding the lot to the west by 16'.

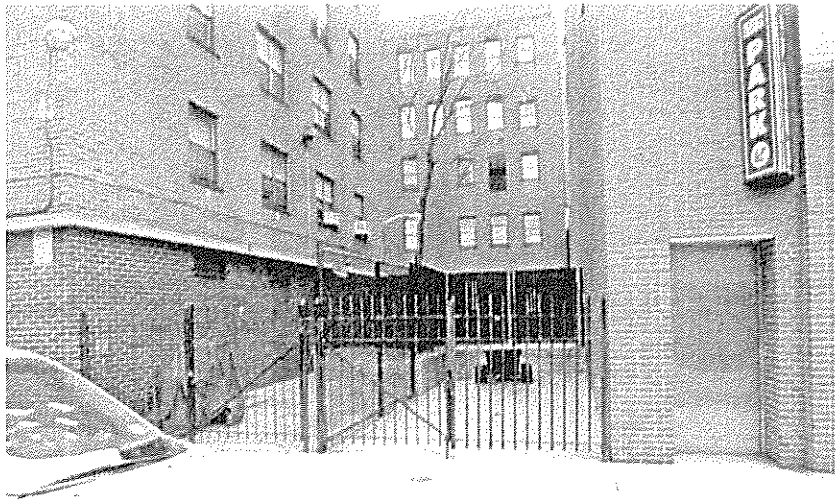
Alternate 5: Block D / South: This is the site of one compactor. The dumpster could be installed to the east of that with minimal disruption. Alternatively, the entire site could be located here with both compactors and the dumpster (as at Chelsea-Elliot Houses to the north).

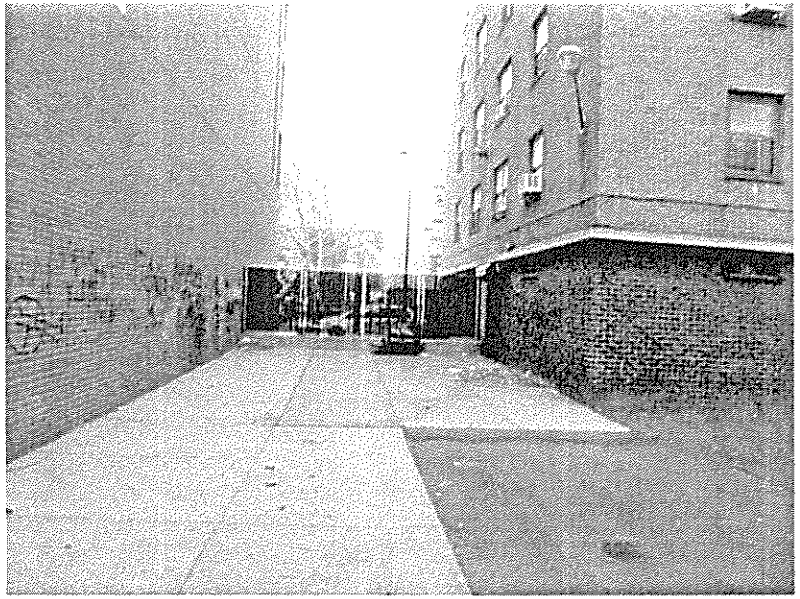
Pro: This does not add a new site, but moves all to one site making collection simpler for DoS. It also concentrates the issue of control of vermin in one site rather than two, so that NYCHA could address the problem in a concentrated manner. There are no residential windows adjacent. It interferes with no residential view shed.
Con: It is at one end of the campus, making consolidation of garbage more difficult. This is similar to the situation at the Elliott-Chelsea Houses, and how they deal with this should be investigated.

Alternate 6: Block D / North: This is a disused site adjacent to and east of Building 4. It could accommodate either one compactor or one dumpster. It is disused and fenced in. It has depth to the center of the block.

Pro: It is disused. The building to the west has a parking lot entrance adjacent. There are no good sites for rat nests nearby.

Con: It is 22'11" wide; the ideal is 25'o" wide. Note is made that the site is nevertheless wider than the existing site at D / South, which is 22'4" wide. There are several windows adjacent to it on the second floor of Building 4.



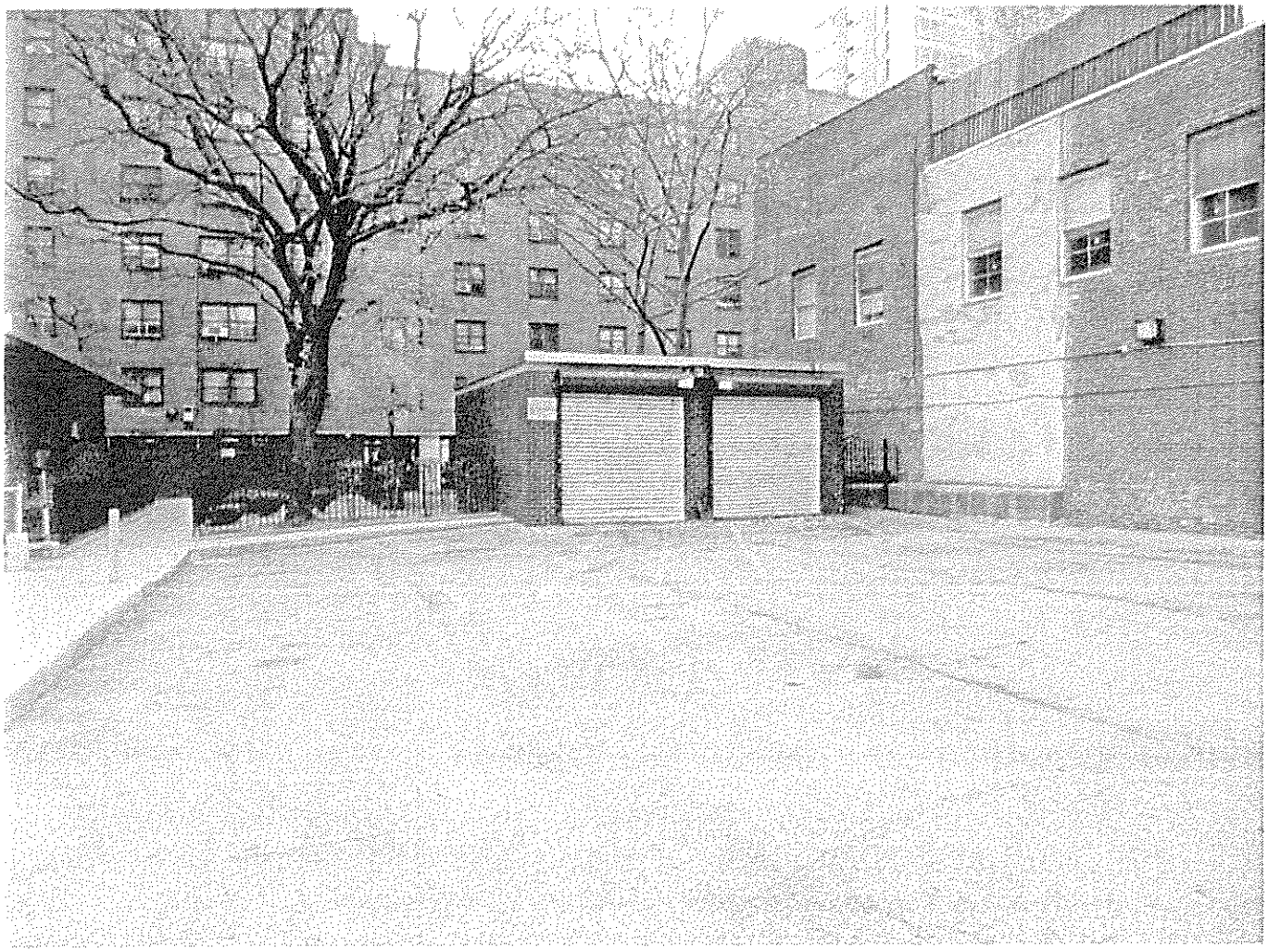


Conclusion:

Once the conditions precedent to all of the foregoing are received in the form of the required prior consents from DoT and DoS, a detailed plan for relocation of the facilities should be developed.

Alternate 4 is the only solution that preserves the Block A site for future housing, retains the garbage collection facility in a central location and requires no waiver from DoS. It relocates the facility to the best location, far from other all other residential sites and windows, retaining control of vermin by NYCHA, and offers the greatest opportunity for remediation of adverse aesthetic impact on the neighborhood.

Its combination with relocation of the dumpster from Block B to Block D, either on the north or south site, should also be evaluated.



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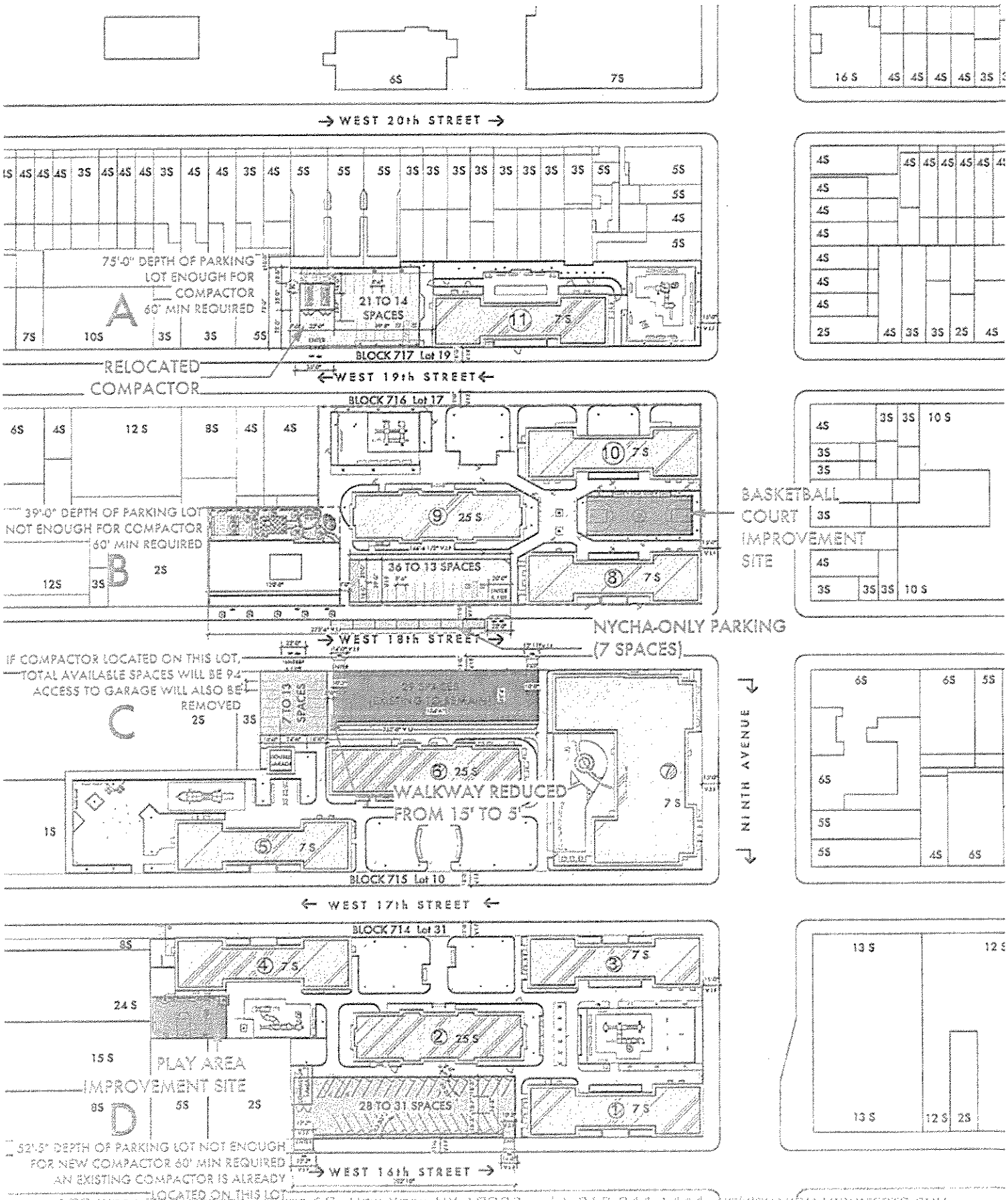
FULTON HOUSES PARKING PLAN





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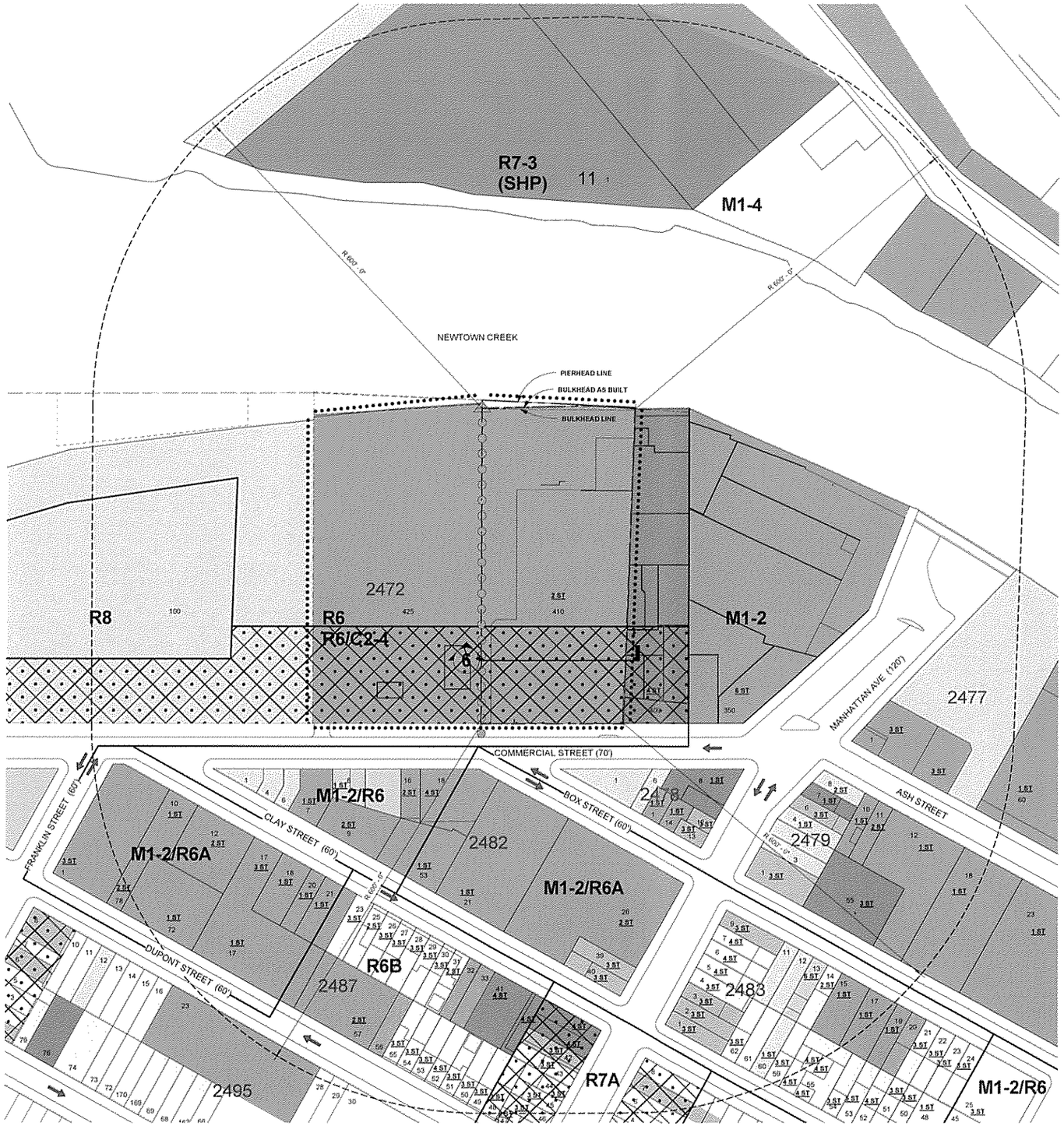
MPFP

MPFP, LLC
M. PAUL FRIEDBERG & PARTNERS
41 E. 11th St. Floor 3
New York, NY 10003

77-87 COMMERCIAL STREET, BROOKLYN - PROPOSED DEVELOPMENT

EXISTING CONDITIONS - PROJECT SITE PLAN



LEGEND:

- 2478 — BLOCK NUMBER
- 14 — LOT NUMBER
- ZONING DISTRICT LINE
- DEVELOPMENT SITE
- SINGLE DEVELOPMENT PARCEL (ZR-62-353) - PROJECT AREA
- 40 ST — NUMBER OF STORIES
- TRAFFIC DIRECTION
- VISUAL CORRIDOR / UPLAND CONNECTION
- C2-4 OVERLAY

LAND USE LEGEND:

- 01 - ONE & TWO FAMILY BUILDINGS
- 02 - MULTI-FAMILY WALKUP BUILDINGS
- 03 - MULTI-FAMILY ELEVATOR BUILDING
- 04 - MIXED RESIDENTIAL / COMMERCIAL BUILDINGS
- 05 - COMMERCIAL / OFFICE BUILDINGS
- 06 - INDUSTRIAL / MANUFACTURING
- 07 - TRANSPORTATION FACILITIES
- 08 - PUBLIC FACILITIES & INSTITUTIONS
- 09 - OPEN SPACE & RECREATION
- 10 - PARKING FACILITIES
- 11 - VACANT LAND

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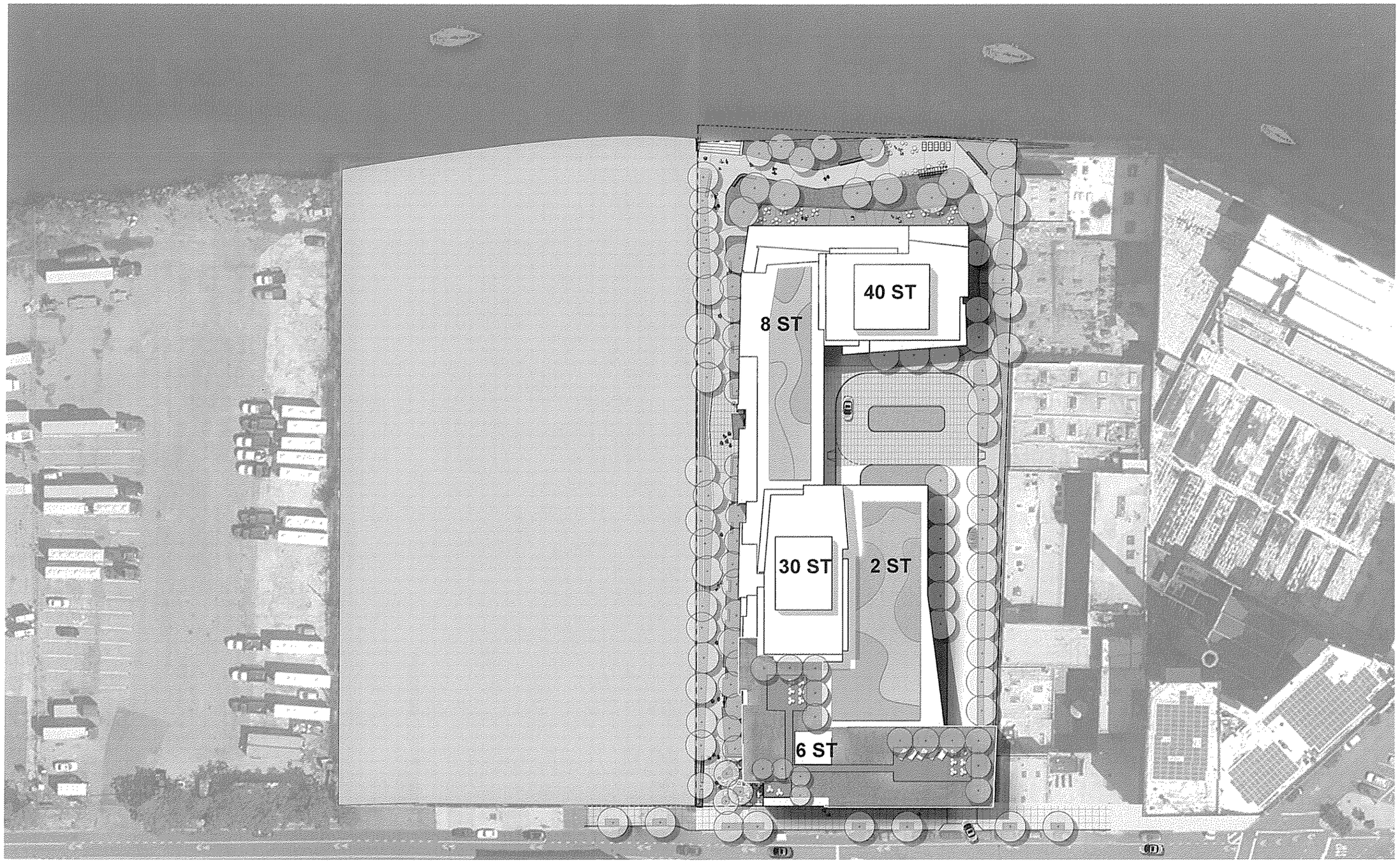
LAND USE MAP



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MPFP, LLC
M. PAUL FRIEDBERG & PARTNERS
41 E. 11th St. Floor 3
New York, NY 10003

77-87 COMMERCIAL STREET, BROOKLYN - PROPOSED DEVELOPMENT

SITE PLAN



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AERIAL VIEW



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AERIAL VIEW



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77-87 COMMERCIAL STREET, BROOKLYN - PROPOSED DEVELOPMENT

VIEW FROM COMMERCIAL STREET



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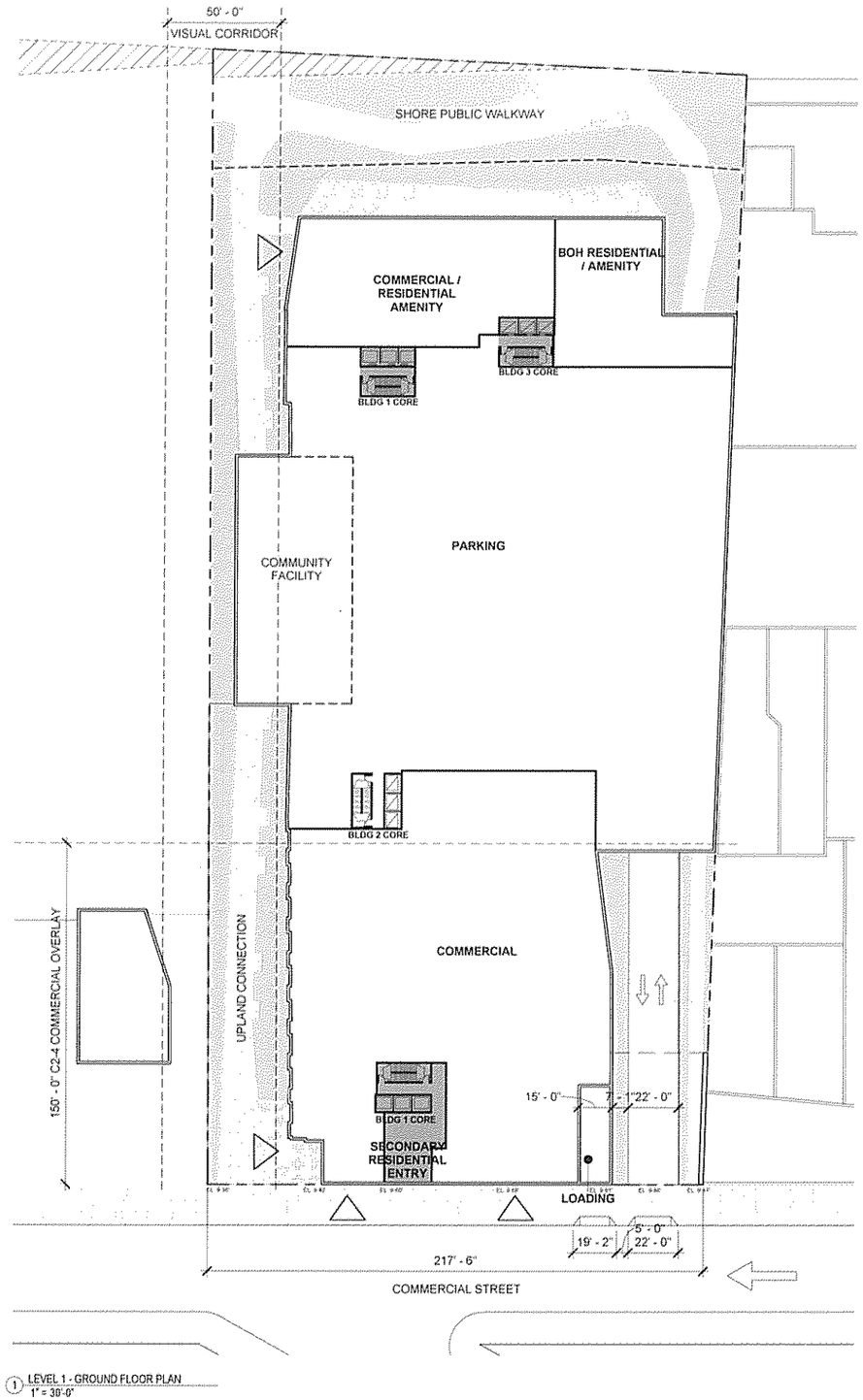
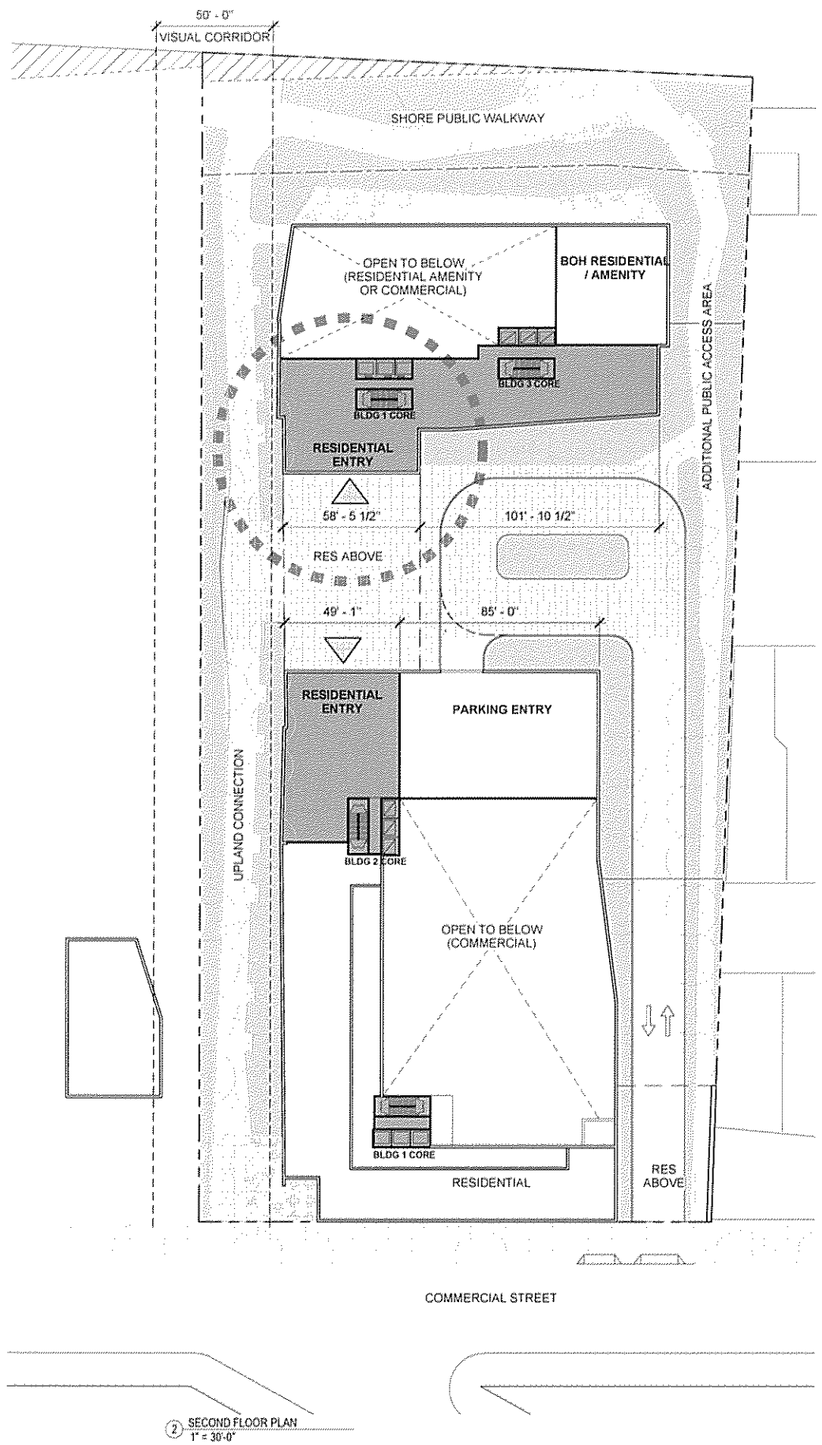
77-87 COMMERCIAL STREET, BROOKLYN - PROPOSED DEVELOPMENT

ILLUSTRATIVE VIEW LOOKING EAST



1 LEVEL 1 - GROUND FLOOR PLAN
1" = 30'-0"



2 SECOND FLOOR PLAN
1" = 30'-0"

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MPFP, LLC
M. PAUL FRIEDBERG & PARTNERS
41 E. 11th St. Floor 3
New York, NY 10003

77-87 COMMERCIAL STREET, BROOKLYN - PROPOSED DEVELOPMENT

ENTRY DIAGRAM



CETRA RUDDY

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MPFP, LLC
M. PAUL FRIEDBERG & PARTNERS
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New York, NY 10003

77-87 COMMERCIAL STREET, BROOKLYN - PROPOSED DEVELOPMENT

VIEW FROM THE UPLAND CONNECTION - OVERLOOK



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MPFP, LLC
M. PAUL FRIEDBERG & PARTNERS
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77-87 COMMERCIAL STREET, BROOKLYN - PROPOSED DEVELOPMENT

VIEW FROM THE UPLAND CONNECTION LOOKING TOWARD COMMERCIAL STREET



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77-87 COMMERCIAL STREET, BROOKLYN - PROPOSED DEVELOPMENT

VIEW LOOKING EAST ALONG SHORE PUBLIC WALKWAY



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New York, NY 10003

77-87 COMMERCIAL STREET, BROOKLYN - PROPOSED DEVELOPMENT

VIEW LOOKING EAST ALONG SHORE PUBLIC WALKWAY

TESTIMONY OF NNENNA LYNCH,
SENIOR POLICY ADVISOR FOR ECONOMIC DEVELOPMENT
ON KINGSBRIDGE ARMORY PROJECT

BEFORE THE NEW YORK CITY COUNCIL
COMMITTEE ON LAND USE,
SUBCOMMITTEE ON ZONING AND FRANCHISES

DECEMBER 5, 2013
Testimony as Prepared

Thank you, Council Member Weprin, and members of the subcommittee for inviting me to speak regarding the proposed redevelopment of the Kingsbridge Armory. I am here on behalf of Mayor Bloomberg and Deputy Mayor Robert Steel to speak in favor of this project and introduce the City and development teams. I am joined by my colleague Kyle Kimball, President of the Economic Development Corporation. Representing the development team, we have Mark Messier, CEO of the Kingsbridge National Ice Center, Sarah Hughes, Olympic Gold medalist, and Jonathan Richter as well as Ross Moskowitz from Stroock and Stroock and Lavan, Counsel to KNIC.

I am so happy and proud to be here today. The story of Kingsbridge and this project is a story of perseverance and restoring glory.

The Kingsbridge Armory is a world-class, awe-inspiring structure. Longer than two football fields, it is the largest interior drill space in the world. It was used by the National Guard from 1917 until the 1990s – including during WWII - and designated as a landmark in 1974. During the 80s and 90s, it was used as a homeless shelter and has been vacant since 1997, close to 20 years.

Though beautiful and majestic, the Armory has many challenges. Due to its size and age and has suffered severe deterioration over time. In the early 2000s – with the help of Assemblyman Rivera – the City completed a $30M roof and façade restoration project just to stabilize the structure.

The redevelopment of Kingsbridge hasn't been easy either. The road has been long and winding. The revitalization of Kingsbridge, and this project, is the culmination of a process that started in 2006, seven years ago, when a community task force was first formed.

Though important, we're not here to focus on the history or the challenges. We're here to focus on the future, and how bright it can be. The project before you is a creative adaptive reuse that will transform the armory into an iconic, world-class facility and, furthermore, is a project that is thoughtful about community needs. It will be one of the largest private investments in the Bronx,

provide quality jobs, restore this magnificent structure, create an exciting destination…and is receiving no public subsidy. In short, this project is a triumph for the Bronx and NYC.

I am now going to hand the floor over to Kyle Kimball, President of EDC, who will describe the deal and its benefits in more detail followed by the development team who will summarize the project and the land use actions under consideration.

Thank you for your time.

New York City Economic Development Corporation
New York City Council Oversight Hearing:
Kingsbridge National Ice Center
Kyle Kimball, President
December 5, 2013

Good morning Chairman Weprin and members of the Subcommittee on Zoning and Franchises. I am Kyle Kimball, President of the New York City Economic Development Corporation ("NYCEDC"), and I am pleased to join Nnenna Lynch from Deputy Mayor Steel's office to testify in support of the City's plan to transform the currently vacant Kingsbridge Armory into the Kingsbridge National Ice Center, a world-class ice skating facility that will bring jobs, economic activity, and community programming to the Bronx. After my presentation, I will be happy to take questions.

The Kingsbridge Armory is a New York City architectural jewel that has played an important role in our City throughout its almost 100-year history. The 575,000 square-foot landmarked building is thought to be the largest armory in the world, with a 180,000 square-foot main drill floor larger in size than a full New York City block. The structure was used by the National Guard mostly for military purposes until the 1990s, and was also used as a homeless shelter in the 1980s and 1990s. However, the massive structure has sat largely unused since 1997 and has remained closed to the public. It is costly to maintain and, due to its age, suffers from severe deterioration, notwithstanding the efforts of the City, which invested about $30 million in capital funds in 2002-2004, with the help of local elected officials, to address the most significant structural issues, including replacement of the building's roof, repairs to the façade, and environmental cleanup. We, along with many members of the community, have sought over the years not only to reactivate the Armory, but to bring this currently unused and dilapidated

historic building back to life in a way that would benefit the community and generate critical economic activity for the neighborhood.

As you know, many plans for the site have been proposed over the years. None have secured sufficient support or approval. Despite this challenging history, we always recognized the potential of the building and its location, understood the importance of the site to the Bronx, and remained committed to reclaiming this underutilized site and transforming it into an economic engine for the surrounding community. We heard from Councilmember Cabrera and Borough President Diaz, who convened a community task force in 2010 that ultimately recommended that the City release a new Request for Proposals (RFP) to develop the site. Given the community interest and indication of market demand, in consultation with elected officials, we decided to launch a renewed effort to develop the site. NYCEDC issued an RFP in January 2012 seeking a redevelopment plan that would promote economic growth in the neighborhood, provide quality jobs, and create an exciting destination for residents and visitors alike. After a competitive process, in April 2013 the City selected Kingsbridge National Ice Center (KNIC) Partners LLC to develop the site, not only because we believed the proposal showed great potential for bringing transformative benefits to the Kingsbridge community, but because of the extensive community input and collaboration that had gone into it.

The KNIC team will discuss the proposal in greater detail, but I would like to spend some time discussing why we consider the Kingsbridge National Ice Center to be one of the most significant economic development projects in the Bronx and one of the most exciting adaptive re-uses in New York City history. This proposal is an opportunity

to re-open a historic treasure to the community while generating more than $300 million in private investment in the Northwest Bronx. The KNIC proposal has been developed not only with the collaboration of the Kingsbridge community, but also with the support of elected officials as well as with the partnership of those who understand the role ice sports play in transforming lives and communities, who you will hear from shortly.

The Kingsbridge National Ice Center will become a 750,000-square-foot indoor ice facility—the world's largest. The facility will include a feature rink that can seat approximately 5,000 people and can be used to host national and international ice hockey tournaments, figure and speed skating competitions, and ice shows. The Ice Center will also feature eight additional year-round indoor regulation size ice rinks, as well as 50,000 square feet of space designated for community uses at no cost, 26,000 square feet of retail space, and parking. In addition, KNIC plans to create a foundation that will offer free after-school ice sports and academic tutoring programs for disadvantaged youth. This foundation will be modeled after the successful Ed Snider Youth Hockey Foundation, which provides academic support and extracurricular programming to thousands of students in Philadelphia.

There are currently only seven year-round ice rinks in New York City, and none of them are located in the Bronx. This facility will therefore significantly increase the availability of ice facilities in the area and is expected to draw more than 2 million visitors per year. The Ice Center will create 890 construction jobs and 180 permanent jobs and generate approximately $43 million in taxes and lease revenue over 30 years in a neighborhood that needs additional jobs and economic activity. This redevelopment plan has already received the approval of Bronx Community Board 7, Bronx Borough

President Diaz, and the City Planning Commission, as well as the unanimous approvals of the Landmarks Preservation Commission and the Bronx Borough Board.

I believe that the Kingsbridge National Ice Center provides us all with a prime example of what we can achieve when we come together—despite any differing perspectives we may have—in pursuit of a common goal. The resulting proposal under consideration today will be transformative for Kingsbridge, the Bronx, and the entire City. It will reinvigorate a vacant Bronx landmark while creating a new, world-class destination that will attract residents and visitors alike, provide new recreational and academic opportunities for young people, and bring critical economic and community benefits to the neighborhood.

In the world of economic development, rarely do the stars and moon align in the way they have for this project—which will bring not only good jobs, but improved health, activities, and education to the neighborhood, the Bronx, and to the City as a whole.

Now, I am happy to answer your questions.

PQ 550 Hudson LLC.
d/b/a Le Pain Quotidien
550 Hudson St
DCA# 1274769

December 4, 2013

Council Member Christine C. Quinn
224 West 30 Street, Suite 1206
New York, NY 10001

Dear Council Member Quinn,

This letter serves as our agreement with the Chair, Council Member Mark Weprin, and the encompassing members of the Subcommittee on Zoning and Franchises that we will commit to the following:

1. We will arrange our sidewalk cafe tables and chairs according to the plans on file with the New York City Department of Consumer Affairs.
2. We will not over seat on Perry Street, and will arrange only 3 chairs and 6 tables on Perry Street.

If there are any questions please call my office. Thank you.

Sincerely,

Signature

KATHIE S. LEE - CLO & SECRETARY
Name and Title

Testimony of Bronx Borough President Ruben Diaz Jr.
Before the City Council's Zoning and Franchises Subcommittee
On the Kingsbridge Armory
December 5th, 2013

Good morning, Chairperson Weprin and the members of the City Council's Zoning and Franchises Subcommittee, I am Ruben Diaz Jr., Borough President of the Bronx.

I am here today to offer my enthusiastic support for the Kingsbridge National Ice Center and the four ULURP applications, which when approved will facilitate construction of one of the most outstanding ice sports arenas in the world. This project transforms an iconic yet vacant, landmark into a destination for thousands, and by so doing it will also revitalize an entire community and offer permanent living wage employment for Bronx residents.

The key to the anticipated success of this project is that it represents the culmination of a comprehensive participatory process that included all those who have an interest in the future of the Kingsbridge Armory. These parties include representatives of the surrounding community, the borough's elected officials, the Mayor's Office and the city's Economic Development Corporation, as well as those associated with the Kingsbridge National Ice Center's development team.

I am pleased to highlight some supporting figures that substantiate my endorsement, such as an approximate $300 million dollar investment to restore and preserve an historic Bronx landmark, which entails the reconstruction of the entire drill hall floor;

The project will also pay its employees a living wage of $11.75 per hour without benefits, $10.00 per hour with benefits; which represents a great victory for this site, given where we started from. The redevelopment of the Kingsbridge Armory will create 170 full time equivalent permanent positions at the Armory, as well as 885 construction related jobs on site. In addition, the project is expected to create an additional 2,700 off-site jobs as a consequence of its development.

KNIC will generate 580,000 annual visits to the Armory, which in turn will generate new economic activity approximating $42 million annually.

My enthusiasm for this proposal and what it will offer the Bronx and our city is only surpassed by my support for the Community Benefits Agreement that has been achieved. This agreement is historic, as it sets to paper benefits I believe establish a gold standard for all future projects that rely on the disposition and use of public sector assets. Key components of this agreement

include assurances that 51 percent of those working at the Armory will be Bronx residents, and that employers shall award 25 percent of the funds spent on employees performing construction, to Minority and Women/Owned Bronx businesses.

Beyond these stipulations, the developer has also pledged to provide an initial monetary contribution of $8 million, to be used towards developing and building out the 50,000 square feet of community facility space for an annual rent of $1.

In addition, $1 million dollars of ice time will be provided annually to local schools and community organizations. KNIC will also provide $250,000 for capital improvements of properties and local businesses,

I am also especially proud to note that this entire project will be environmentally sound, as a LEED Silver designation is being sought.

My administration is very proud of what the entire proposal represents. It is a project that broadens the profile of the Bronx as a place where new ideas can become reality, where new approaches can bring about better results.

So many people have work so hard to bring this project to fruition. From elected officials, to the community board, to local organizations, to our non-profits, to the developer and everyone in between—what we are discussing today is the culmination of years, if not decades, of advocacy and effort to revitalize this magnificent structure. A vote in opposition to this project would be reprehensible.

In closing, I recommend approval of these applications and by so doing endorse the redevelopment of the Kingsbridge Armory by the Kingsbridge National Ice Center.

ULURP Nos: C 140033 ZMX, N 140034 ZRX, C 140035 ZSX and C 140036 PPX
New York City Council – Subcommittee on Zoning and Franchises (December 5, 2013)
Testimony of Ross Moskowitz
Counsel to KNIC Partners, LLC

Good morning, my name is Ross Moskowitz and I am a member of Stroock & Stroock & Lavan LLP, counsel to KNIC Partners, the designated developer of the proposed Kingsbridge National Ice Center at the Kingsbridge Armory building.

As you will hear from members of the project team, KNIC is proposing to rehabilitate and redevelop the vacant Armory building into the world's largest ice rink facility, with multiple new uses, including nine ice rinks and related program space; retail space; community facility space; and an accessory parking garage.

The theme of this project from day one has been community, jobs and kids. The project has received great support from the local community, including approvals from Community Board 7 and Bronx Borough President Ruben Diaz, Jr. As you saw in those recommendations this facility will help to further revitalize and fuel growth of the area, provide recreational opportunities, generate new jobs and create a community center.

Additionally, the sensitivity and design of the proposed alterations to the Armory building, a NYC landmark, has received approval from the Landmarks Preservation Commission.

KNIC is seeking the following four land use actions:

Disposition

To dispose the development site. The Bronx Borough Board unanimously approved the disposition last month.

Zoning Map Amendment

To rezone the project area, an entire block (Block 3247) from an R6 District to a C4-4 District.

Zoning Text Amendment

To amend Section 74-41 of the Zoning Resolution, creating a new subsection 74-41(b) special permit, which would allow an indoor arena with a capacity in excess of 2,500 persons, but not greater than 6,000 persons, to be located within 200 feet of a residential district, and allow modifications of certain signage and loading berth requirements; and

Section 74-41(b) Special Permit

To permit (a) an arena with a maximum capacity of 6,000 seats at the development site and (b) the modification of signage and loading berth requirements for the Proposed Project.

I would like to touch briefly on the text amendment and special permit request:

i. **Zoning Text Amendment**

This text amendment would be consistent with the Proposed Project's goal of providing a public amenity that would be available to nearby residents for recreational use, including attending or participating in sporting events such as hockey games or figure skating and speed skating competitions. Additionally, the proposed text amendment would further the goal of the Proposed Project by allowing certain modifications of signage and loading requirements under the Zoning Resolution for existing or enlarged buildings.

The proposed zoning text amendment would have limited applicability as it applies only to a small geographic area, Community District 7 in the Bronx; applicability of this text amendment is neither borough-wide nor City-wide. Moreover, this text amendment would facilitate the re-use and transformation of a substantially vacant, historic building.

ii. Special Permit Pursuant to Section 74-41(b)

Under Section 32-21 of the Zoning Resolution, only arenas with a capacity of not more than 2,500 persons are permitted as-of-right in the C4-4 district. KNIC proposes to provide a main rink with approximately 5,000 seats, which is a key feature of the Proposed Project, and eight other rinks with a combined capacity of approximately 800 persons at the development site and therefore a special permit under new subsection 74-41(b) of the Zoning Resolution is required.

In conjunction with the arena use, KNIC is also requesting modifications of the signage and loading berth requirements. The signs proposed at the development site would exceed the maximum surface area limitation of 500 SF for each frontage as a total of approximately 5,500

SF of total signage is being proposed. In addition, the interior signs and certain banners would exceed the 40-foot maximum height limits.

A total of three (as opposed to five) loading berths is being proposed. As fully discussed in the Loading Plan submitted with our application, the Proposed Project is not expected to generate significant loading demands as the project would not contain any significant office use and would only contain limited amounts of food and beverage/eating establishments, each of which is intended to be accessory to the proposed arena use. In addition, much of the accessory retail space programmed at the development site would be for ice skating and ice hockey equipment rental and sales, and all of the remaining related program space (*e.g.*, locker rooms, wellness center) are to be used by the visitors of the ice center and will not generate loading dock demand. Based on these distinctive uses, three loading docks are more than adequate to handle loading demands generated by the Proposed Project.

Finally, the applicant has committed to the following:

1. A traffic management plan for peak events;
2. Traffic monitoring plan to verify the traffic mitigation measures;
3. LEED certification of at least Silver (with the goal of achieving Gold status);
4. Greenhouse gas reduction measures (e.g., natural gas for HVAC, subsidized transit passes);
5. Construction related impact mitigation and monitoring (e.g., noise, emissions).

In connection with the parking at the Armory, the applicant will be entering into an agreement with NYPD for traffic enforcement services.

Conclusion

The proposed redevelopment would:

- complement existing commercial uses in the surrounding area by attracting visitors from outside of the neighborhood, many of whom would arrive to the area via public transportation, and providing increased foot traffic and patronage along the surrounding area's commercial corridors.
- allow area residents and visitors to appreciate and enjoy the history, beauty, and uniqueness of the Armory Building from inside and out through a new, reimagined, adaptive and appropriate use of the Armory Building as a world-class ice center, a public recreational amenity and benefit to the surrounding area and the City;

Thank you for your consideration.

Date : Dec 5th 2013

Statement For Hearing on Greenpoint Landing Project

Attention NYC City Council

Re: Rejection of 77 Commercial Street

This project raises many concerns. I want to shed light on the Natural Resource Section of the EAS. " Any wildlife present in this area is tolerant of urban conditions & low quality habitat." "Newtown Creek is not sensitive to the effects of shadowing cast from the structures given its degraded condition." This has been designated a National Superfund site since the 2005 Rezoning of our waterfront. Much money, time & effort is being dedicated to it's clean up. Conestruction along this waterway should not be allowed because buildings on its Southern shores will cast perpetual wide sweeping shadows.
Instead it should be developed as a riparian/wetland buffer zone, so as to improve local air quality and protect our neighborhood, because I also take issue with question 10d of the EAS Form: "Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?" Rather the question should address How much impervious surface would be detracted from the site, as a result of the proposed base volume.

Thank You

Bess Long

- DOWN ZONE THE 6P WATERFRONT, SO THAT IT IS SITE SPECIFIC IN SCALE & SCOPE.
- ENGINEER A PASSIVE LANDSCAPED PARK, FOR STORM WATER MANAGEMENT.
- WOULD LIKE TO SEE AN ECONOMICALLY / ENVIRONMENTALLY SUSTAINABLE ALTERNATIVE BE REALIZED
- LOW RISE/ HIGH DENSITY TRUE AFFORDABLE HOUSING
- VISUAL CORRIDORS ARE COMPROMISED

Subcommittee on Zoning and Franchises
Public Hearing
77 Commercial Street
December 5, 2013

Good morning. Thank you for the opportunity to testify today.

My name is Aditi Sen, and I am here today from Service Employees International Union Local 32BJ. SEIU 32BJ represents 70,000 member janitors, doormen and security officers who live and work in New York City. [redacted]

Clipper Equity LLC is looking to almost triple the size of their project through this special permit application. That would be a lucrative benefit for the developers. We want to ensure that Clipper won't get something for nothing from the community.

At the very least, Clipper should make sure that the jobs created by this project are high quality, family wage jobs with good benefits. [redacted] Workers at the proposed towers should receive the city-wide standard for doormen, porters and other residential service workers, who all across the five boroughs have access to a living wage, affordable full family healthcare, training opportunities, a pension, and a voice on the job.

The Greenpoint community should take the opportunity now to ensure that this project creates good jobs. Only with these measures in place can Greenpoint be a multidimensional community where all people can advance, earn a living, and live in safety and security as the neighborhood continues to evolve.

Build Up NYC
Good Jobs
Responsible Development

25 W. 18th Street
Fifth Floor
New York, NY 10011
347-201-2049

Gary LaBarbera
President

Michael Fishman
Secretary-Treasurer

Terry Moore
Vice President

Robert Bonanza
Vice President

Joseph Ramaglia
Vice President

TESTIMONY SUBMITTED TO THE NYC COUNCIL SUBCOMMITTEE ON ZONING AND FRANCHISES
December 5, 2013

My name is Bianca Garcia and I'm here representing Build Up NYC. Build Up NYC is an organization of members representing 200,000 workers in the construction, building operations and maintenance and hospitality industries that advocates for good jobs and responsible development.

When the City Council decides to rezone property to benefit a private developer, it's necessary to ensure this rezoning promotes responsible development practices that provide real benefits to our communities.

This means ensuring that projects like 77 Commercial Street create good jobs, promote high safety standards, and maintain a level playing field for responsible employers.

Unfortunately, we have significant concerns about the proposed rezoning of 77 Commercial Street that should be addressed before the City Council votes to authorize this controversial proposal.

77 Commercial Street should create good jobs for construction workers as well as building operations and maintenance workers. Good jobs help create strong communities and stimulate economic development, including supporting many small businesses in the communities where workers live and work. Good jobs grow the economy, increase the tax base and reduce the dependence on public services.

77 Commercial Street should promote safe construction practices through life-saving state-approved apprenticeship programs. According to OSHA, 72% of NYC construction fatalities in 2012 occurred on projects where workers did not participate in state-approved apprenticeship programs. For this reason it is crucial to ensure that construction workers as well as building operations and security workers are provided vital safety training that protects workers and the public.

77 Commercial Street should maintain a level playing field for employers. Responsible employers in the construction, building operations and maintenance industries are committed to providing fair wages, benefits and vital safety training. When employers compete without such standards there is a race to the bottom that undermines all of us, including responsible employers. The City Council should not sign off on this destructive race to the bottom.

To date, the Chetrit Group and Clipper Equity have not committed to creating good jobs or hiring responsible contractors at 77 Commercial Street. We believe it is important to receive such a commitment from the developer before the City Council votes to approve this proposal.

For this reason, we urge the City Council to reject this rezoning request until the developers commit to ensure that 77 Commercial Street provides real benefits that will strengthen our communities

Spoken Testimony City Council 77 Commercial St. and GPL 12/5/13

by Darren Lipman

I would like to summarize the issues. Toxicity, These building are to be built next a superfund site, the air and land are toxic and will negatively impact the health of the new residents for years to come. Infrastructure, the increased population will put a strain on infrastructure Not enough hospital beds, a local fire department incapable of high-rise fires, sidewalks that are not wide enough are only some of the issues. Transportation, overcapacity subway trains will make the commute even worst for the current and future residents, no a water taxi to no where or bus to the overcrowd subway won't fix the issue. Stop building until we can address these issues.

Flood zone, We have to stop building in flood zones. No set of guidelines is going to protect us. The Fukushima nuclear plant was built to withstand a tsunami, 18 ft high concrete walls, 4 back up systems all failed. New Orleans, the levees were built to withstand a category 5 hurricane and they failed. No amount of planing can ready us for natures wrath. Sandy hit us as tropical storm with very little rain. 77 and GPL lots were completely submerged in toxic water during Sandy. What happens when we get hit by real category 5 hurricane with 20 inches of rain. And don't forget sea levels are rising.

You are a legislative body charged with protecting the people and property of this city. Lets put a stop to these two doomed projects. I request your draft a forward thinking bill that bans the building on flood zones in NYC.

The owners of 77 Commercial St. are documented slum lords. Just as you would never give a bottle of alcohol to a drunk you should never allow a slum lord to build more buildings. The affordable residents of these buildings will have what is know as the golden handcuffs. When the living condition become intolerable, these tenants will be unable to afford to move and forced to deal with these adverse living conditions. For the betterment of our community I request that you deny 77 commercial St. request to build bigger then as of right.

Back to toxicity

These two project are to be built on over 20 ares of brownfield . We are going to have to remediate these lots. I would like to make the point that brownfield remediation is really brownfield relocation. We are going to hull a way a bunch of toxic soil and put it in someone else's back yard to leach into their water table, I hope its not the Catskills. With this remediation we NYC are going to be biggest polluters of this decade.

I had meeting with the attorneys of 77 a while back, Ed asked me what I thought should become of 77s retail space. I declined to answer him until today. My suggestions are a cancer screening center, a childhood asthma specialists clinic and

learning disability tutoring. These institutions will best service the future residents needs if they fall ill from the toxins of the Newtown creek.

I don't think we should blindly listen to the EPA about safety issues. This is the same institution that told us the air was safe to breath during 911. Make your considerations on how to move forward based on hard scientific evidence from an unbiased party before we more forward and possiblely make more Greenpointers ill.

_____GPL_____

Greenpoint landing should build their schools inside one of their towers. This happened in Battery Park City and it is loved by the tenants of the building as they feel secure knowing their children attend school right below where they reside. Think of the space this could save as well, and the school lot could become additional parkland.

Spoken Borough President

A quick history lesson, The Greenpoint community vehemently opposed the 2005 waterfront rezoning. Enormous efforts were taken by locals to block the 2005 up-zoning but were steam-rolled by an agenda based government that would not listen. Further the community boards recommendations were watered down by in-fighting over affordable housing. I must remind our elected officials they are elected to represent the will of people the not a few rich developers.

Present day,
CB1 misunderstood the community saying our only issue was lack of affordable housing. The fact is, the communities biggest issue is that we do not want luxury 40 story towers wrapping our water front. Our community is 1-3 stories with an occasional 6 story building. Our community is soon to be divided into two: the wealthy tower occupants and everyone else. Once the wealthy come they will drive up the price of everything from the cost of loaf of bread, rents, dry cleaning to a beer at the local pub. Their towers will block the views of everyone. I have not met a single person who looks forward to these towers.

I have been petitioning the public for a passive park at Box Street Park, I show them a picture of the future developments and when people see the picture for the first time they usually cringe and pause and ask me how we can stop theses towers. The issue people have with the towers is not because of affordable chousing, but their size. Good growth would be building buildings that fit the character of the neighborhood, and once there is no where to build then up-zone appropriately.

Solutions, disregard the recommendations of the community board, rezone these lots back to six stories, emanate domain first 15' of threes very deep lots for esplanade and have the city to pay for the parks.

Affordable housing in it current form is terrible, it should be called lottery housing..."Can't win if you don't play" should be the motto! This is real life, people can't plan their lives based on winning the lottery. The fact that this city needs affordable housing for people above medium income is a sign of a serious endemic problem. This city is becoming a play ground for the rich only and only the rich. We used to have a decent program for affordable housing... it was called rent stabilization, but that is going away.

Solution: Raise taxes on the millionaires and billionaires and create a housing voucher program for anyone making less then the median income. Second, Impose a tax on all vacant units owned by foreigners and out of towers to increase the housing supply and drive down prices.

Mr. borough president you know better then anyone else in this room how toxic the Newtown Creek is. We can not sit back and allow these buildings to be built by the creek. Would you allow

your grand children to live by the creek and inhale its toxic air? You don't need to be a scientist to know how bad air on the creek is, I took a canoe trip up the creek and felt nauseous for hours after inhaling the air on upper waters. This toxic air blows down the creek to be breathed in by the future residents living on the creek.

Solution: Put a moritorium on all residential building on the creek until it's cleaned up.

**FEMA guidelines for flood zones are not complete. Why is this city allowing flood zone developments before FEMA has come up with its final guidelines. These buildings need to be ready for the future, not just for more frequent flooding but also sea level rise. Let's not let the buildings get grandfathered with zoning based on old ways of thinking. Hold all approvals until we are sure these buildings will follow the new FEMA guidelines.

The transportation infrastructure situation is a mess and will only get worse, this need to be fixed before we allow the building of more housing in Greenpoint/Williamsburg.

77 Commercial Street was not zoned for 40 stories, Greenpoint does not need another 40 story building, and 15 stories is tall enough! The owners of 77 Commercial St are documented slumlords. The fewer units they build the better for humanity. We can find money for the park elsewhere and we have plenty of affordable units coming with the rest of the towers. Please vote no on this ULURP.

Greenpoint landing should build their schools inside one of their towers. This happened in Battery Park City and it is loved by the tenants of the building as they feel secure knowing their children attend school right below where they reside. Think of the space this could save as well, and the school lot could become additional parkland for play space for the children.

Both projects should build office space which bring higher paying jobs then the low paying retail jobs.

Lastly the Box Street Park should become a passive park as we have plenty of active park space and very little passive space. 98% of people that talked to me when petitioning felt the same way.

Spoken Testimony (City Planning)
Darren Lipman 10/9/13

Regarding the 2005 Greenpoint Williamsburg waterfront re-zoning up to 40 stories, I don't understand what the planning board was thinking. If they wanted to increase the density of the community why didn't they upzone the entire community to say 10 stories. If they wanted waterfront access why didn't they eminent domain the last 15' of the of these very deep waterfront lots. If they wanted affordable housing why didn't they have the city build new affordable housing buildings, the city has a department for this. The only conclusion a rational person can come up with is this rezoning was about a favor for the well heeled develops that contributed to the campaigns of our local politicians. I think this, because a wall of 40 story buildings built on a toxic, sewage laden flood plane in a community of 1-6 stories is is not good city planning.

Present day,
CB1 misunderstood the community saying our only issue with the development was a lack of affordable housing. The fact is, the communities biggest issue is that we do not want luxury 40 story towers wrapping our water front. Our community is 1-3 stories with an occasional 6 story building. Our community is soon to be divided into two: the wealthy tower occupants and everyone else. Once the wealthy come they will drive up the price of everything from the cost of loaf of bread, rents, dry cleaning to a beer at the local pub. Their towers will block the views of everyone in the community. I have not met a single person who looks forward to these towers.

The Greenpoint community vehemently opposed the 2005 waterfront rezoning. Enormous efforts were taken by locals to block the 2005 up-zoning but were steam-rolled by an agenda based government that would not listen. I hope this planning board can now clearly see the mistake made in 2005 and commences a down zoning these lots back to 6 stories.

GP LANDING

The Greenpoint landing mega development ULURP has been a complete farce. We are in the third stage of this ULRUP and we the community have not been shown a complete set of plans for the development. This development is quite large about the size of a small city at 10k residents, How are we supposed to comment or understand the scope of this project if we are not shown the plans. Let me give you an example I just found out due to FEMA guidelines the building are to be built on 16 ft mounds, they plan to build a hill that goes from their land on to the Newtown Barge park. Had we known this, we would have made recommendation to the community board and the borough president against this. Since we have not seen the plans we don't know what else they are trying to sneak thought. I demand we strike this ULRUP from the record. Let them start over when they are ready to be transparent with the city and its community, by showing a proper plan.

Greenpoint landing should build their school inside one of their towers. An example of this is in

Battery Park City which is loved by the tenants as they feel secure knowing their children attend school right below where they reside. The future school lot could become a much needed park.

Greenpoint landing should build office space which create jobs to offset the jobs lost in Greenpoint's light industrial manufacturing area.

These developments are going to be a drag to the revenues of this this city for years to come, 421a tax abatements which last for 25 years, outlays for city grants to pay for the cleanup of the brownfields and brownfield tax credits which allow developers to write off their building costs. If we make enough developments like this we are going to bankrupt this city. How is it fair to the people of this city to pick up the tax bill for these rich developers.

I want to let it be known that these developer have been making a mockery of this planning board. Not making promised affordable housing units. Creating segregated building for affordable units, creating poor doors with separate low brow management companies. Requesting 60 stories building and so on.

Affordable housing in it current form is ridiculous, it should be called lottery housing..."Can't win if you don't play" should be the motto! This is real life, people can't plan their lives based on winning the lottery.

The fact that this city needs affordable housing for people above median income is a sign of a serious endemic problem. The other issue of affordable housing is it take the focus off the developement during the comment phase and puts wasted attentions on AMI levels, percentage of units to be affordable, senior vs non senior housing. This can be seen by the watered down recommendations of CB1

Solution: Raise taxes on the millionaires and billionaires and create a housing voucher program for anyone making less than the median income, similar to the section 8 program. Second, Impose a tax on all vacant units owned by foreigners and out of towners to increase the housing supply and drive down prices.

The Newtown Creek is a superfund site, no one should have to risk their health because of where they live, especially our children. We can not allow these buildings to be built by the creek. You don't need to be a scientist to know how bad air on the creek is, I took a canoe trip up the creek and felt nauseous for hours after inhaling the air on upper waters. This same toxic air will blow down the creek to be inhaled in by the future residents living in the new towers. This city, not the developers, will be flipping the bill for these lawsuits for years to come.

Solution: Put a moratorium on all residential building on the creek until it's cleaned up.

The transportation infrastructure planning in this city is abysmal, this need to be addressed before we allow any more building. Just a quick example. LIC, Greenpoint and Williamsburg are adding 30,000 new residents with no plans for a new hospital. At a US average of 30 beds per 10k people that will be a deficit 90 beds. Let's not forget the city lost 570 beds at the close of St Vincent's hospital, which is now being replaced by what eles, luxury condos. We are heading in to an emergency situation here, no pun intended.

Another issue is with the EASs of both projects, which were based on the out of date 2005 EIS data. These should be invalidated and redone.

77 Commercial Street was not zoned for 40 stories, Greenpoint does not need another 40 story building, and 15 stories is tall enough! The owners of 77 Commercial St are documented slumlords. The fewer units they build the better off we all are. We can find money for the park elsewhere, if the planning board had planned a little better we could be getting it from Greenpoint Landing. Also we have plenty of affordable units coming with the rest of the towers. There is no compelling reason for 40 stories at 77 Commerial, I request that you vote no on this ULURP.

Let's face it, the current city's planning is creating a city for the rich and only the rich. What make a city like NYC great is pluralism, diversity at every level. Even the rich may not like this city so much once this transformation is complete. An example of this, currently ethnically diverse bodegas are being replaced by seven elevens franchises. that can afford the higher rents, you see them popping up everywhere, my guess is if this is continues, in a few years all there is going be left are big box stores and a very boring sterile NYC.

Lastly the Box Street Park should become a passive park as we have plenty of active park space and very little passive space. 98% of people that talked to me when petitioning felt the same way. Over 300 people signed this petition.

77

Hi my name is Darren Lipman. I am going on my 15th year as a Greenpoint resident. I would like to thank my community board and elected officials for reading my comments.

Ten thousand new people and a wall of 40 story towers surrounding our waterfront is not good growth for our our community.

Before I go into my ULURP comments for 77 Commercial Street I would like to discuss a few issues affecting the site of the proposed development.

Toxic Land, Air & Water

77 Commercial St. is planned to be built on the Newtown Creek. The Newtown Creek is an EPA registered Superfund site and one of the MOST toxic waterways in the United States. The history of how it became so toxic is interesting. Layer after layer of different toxins were added generation by generation of polluters. Riverkeeper reports the creek leaks VOCs, contains PCBs and heavy metals, all of which are dangerous to human health.

The residents of 77 Commercial St., adults and children will be living next to and possibly inhaling these toxins. Building by the creek, or even recreational activity on the the creek before it is cleaned up must not happen. The EPA is currently studying how to clean up the creek. Let's pause building by the creek until it is cleaned up and tested safe.

Flood Zone

77 Commercial St. is being built on a flood zone. During Sandy I witnessed the 77 Commercial St. lot underwater. When the water receded the area reeked of oil, one of the many toxins possibly left behind from the creek's water. The stench was enough give me a headache.

I am aware the building is to be built on elevated mounds, but I don't think the issue of how the toxic water would affect human health was covered in any environmental impact statement. I am requesting a study be done to see how flood water will affect the residents of Greenpoint before anything new is built.

Another issue to do with the flooding is the effect of flood waters displaced by the building which is built on mounds. I personally believe buildings that are on higher ground from 77 Commercial St. that would not have flooded will now flood due to the water displaced by the new building. I envision the flood water traveling up the public walkways that connect the esplanade to Commercial Street, and this will flood my and other higher ground buildings. I can't find a study which proves my theory wrong. Personal property is at stake here, and this issue must be addressed before we allow any construction.

Native American Artifacts

The Newtown Creek is culturally significant to the many Native American tribes that settled in the area over 11,000 years ago, tribes such as the Mespeatches, Canarsie and the Rockaway. Many Native American artifacts have been found along the banks of Newtown Creek throughout the years. Quoting Bob Singleton of the Greater Astoria Historical Society "archeological digs near the creek over the last century have unearthed a wealth of artifacts."

Before we blindly dig up this precious land with bulldozers and cart soil and artifacts to the landfill to be lost forever, I recommend we take time to do an archaeological dig. NYC has many prestigious institutions to support a dig such as this, for instance the Department of Art History and Archeology at Columbia University.

http://m.nydailynews.com/1.336983
http://www.nyc.gov/html/lpc/html/about/archaeology.shtml

77 Commercial

I request that we build the project at 77 Commercial as of right at 15 stories or lower in order to cut down on the overcrowding of Greenpoint. I understand the developer may choose not to offer affordable housing units. I also understand the eight million dollars won't be given to build the park at 65 Commercial St. This is what is best for our community.

I would like to point out a misnomer that has been going around that we will not get the park at 65 Commercial St. without the air rights sale money from the developers of 77 Commercial. This is not true; the park will come but it may take longer to be developed.

Affordable tenants become captive to their units as they can not afford to move to a free market unit and affordable housing is hard to come by. Now imagine yourself captive in unsafe living conditions as the building you live in has fallen apart due to an absentee landlord. This is what is going to happen as the owner of 77 is a habitual slumlord. For this reason the Clipper Group should not be allowed to make affordable units, period. Another reason to keep the towers as of right 15 stories.

http://www.nydailynews.com/new-york/brooklyn-real-estate-king-added-public-advocate-slumlord-watch-list-article-1.441197

I believe that 77, built as of right (15 stories) will still build affordable units in order to get their

421a tax abatement. The threats not to build affordable are meant to push us to approve their ULURP.

The dual towers at 77 create more visual disruption than a single tower. I request they build as single tower.

My understanding is some towers will have separate entrances for the affordable units. I find this discriminatory, treating those tenants like second class citizens. Please build with a single entrance for all the residents. As an overwhelming percentage of affordable housing tenants are minorities, creating separate entrances for the affordable units is blatant discrimination.

Infrastructure

Overloaded public transportation such as the long waits for the L train during morning rush will become the new reality for G and 7 subway riders. New bus service will not solve the problem as the bus will only take even more residents to overcrowded subways. This is failed urban planning and the new development must be stopped until the MTA can handle the new increased traffic load. According to the Environmental Assessment Statement 77 Commercial Street's Development will take us over the threshold limit for transportation. Add in other projects in the area and we are going to have real problems.

Roads and sidewalks in Williamsburg are currently overburdened as the infrastructure can not handle the increased traffic. Narrow sidewalks make walking on Bedford and other avenues difficult as people are elbow to elbow. Changes to Kent Ave make cutting through Williamsburg slow and arduous for drivers. Before we build in Greenpoint let's not make the same mistakes that were made in Williamsburg. We must do a transportation study and create a good plan. As an example, adding a bike lane to the Pulaski bridge to free up the shared bike lane for pedestrians.

Total planned projects in the area, are expected to bring 25-30 thousand new residents to Greenpoint. Long Island City is planning to add at least another 10 thousand. 35-40 thousand new people in such a small area is a very large number of people to add without a thorough study to see the impact on sewage, water, transportation electric, gas, hospital etc. Let's hold off building until a comprehensive study and plan are made.

The Greenpoint- Williamsburg Rezoning Final Environmental Impact Statement had severely underestimated the number of new people. It only mentions 16,778 net new residents (Chapter 5 page 1) for both Greenpoint and Williamsburg. If Greenpoint Landing alone brings in ten thousand new residents this does not include Domino, Edge, 77 Commercial, Northside piers and the many other projects. The numbers swell to much more than the 16,778. This completely invalidates the Environmental impact statement of 2005. This study MUST be revised, before we

allow any building.

EAS projected population is 59% higher than the 2005 EIS estimate.

EAS used 2010 census numbers to determine population growths. An updated study must reflect current numbers.

A NY Building Congress report shows the city will be unable to sustain current investment in critical infrastructure due to growing debt burden.

Ensure wide enough sidewalks so there is room for all the new residents to comfortably use the sidewalk.

Park

I request we build a passive park at 65 Commercial Street for the following reasons:

Regarding the new box St park otherwise known as 65 Commercial St. Let's make it a passive park, a park with trees that you can picnic in, not an athletic field. The fact is the Greenpoint Williamsburg area has very little passive park space and many athletic fields. We have two huge athletic fields in Mccarren park and new full size soccer field at Bushwick inlet. Plus nearby Long island city has two full size fields.

I have a petition for a passive park at Box Street Park. I stood near the park and told people what I am telling you. Of the people that stopped and talked to me, an overwhelming 98% of the people signed it. That shows you how badly we need passive park.

There is currently talk of moving the Newtown barge park athletic facility to Box St. Park. This is a terrible idea. Newtown barge parks facilities should be maintained as it's proximity to the new school will allow quick and safe access for recess, gym and free time for the students. Other reasons for a passive park:

- North Greenpoint has very little passive park space at this time.
- Greenpoint already has one the lowest rankings for open space per capita in the city.
- An active park already exists up the street at Newtown Barge park.
- Greenpoint/Williamsburg already have 3 full size sports fields.
- 98% of people polled want a passive park at 65 Box Street, see my petition.
- Elderly and the very young in North Greenpoint don't have a park to sit in.
- I've witnessed that there is daily availability on the two soccer fields in LIC. A deal can be made to allow our residents to use their underutilized fields. These fields are very close to North Greenpoint.

- If children are not getting enough play time we should reserve our existing fields for school time practice as is currently done at the Gantry Plaza field in Long Island City.

From the plans I noticed the esplanade which is 46' wide only has a 10' wide walkway. It is obvious the developers want to take up our public walkway to provide privacy gardens for their residents. The walkways are meant for the public and should be the entire 46' with only small patches for garden area.

77 Commercial St. is very deep and should relinquish more land for the esplanade. For example, Gantry Plaza has much wider esplanades (park space) than what is slated for Greenpoint, their walkways alone are about 40', and the same goes for the esplanade area on the Dumbo waterfront. Please make our esplanade wider.

I also feel that we have not addressed in any study what will happen to our esplanade as sea levels rise. We should understand that impact before we build:

Sea rise http://inhabitat.com/rising-sea-levels-could-submerge-1700-u-s-cities-by-2100/

We must add more parkland to Greenpoint as we are heading for dead last in the ratio of people to park land citywide. We currently have one the lowest rankings of open space per capita at .06 per acre per 1,000 residents. The city guideline is 2.5, and the average for the city is 3.5 acres per 1,000 residents (2005 study).

Promised park land in Williamsburg has not materialized. Why should we expect differently in Greenpoint? Either defer the construction until promised parks are in place, or establish a timetable for delivery of all community amenities promised in 2005 rezoning including Bushwick inlet, Newtown Barge Park and 65 Commercial Street, with penalties imposed upon developers if not met.

The city must restore the 7.5 million earmarked in the 2005 WRA for expansion and re-building of Newtown Creek Barge Park.

Park and hours, let's ensure that park hours and esplanade hours of access are the same for the tower residents as they are for the rest of the community.

Financial Issues

77 Commercial St. is not good growth for our community for the following reasons:

These new buildings will not be contributing to our tax base for 25 years as they have 421a tax abatements.

Buildings

This part of Greenpoint is and was an Industrial Business area which was a hub for jobs. I recommend that 77 Commercial St. build office space as opposed to retail space to encourage higher paying job growth. Retail space will only add unneeded low wage jobs.

This buildings may be here for a long time depending on flood conditions. With the scarcity of energy and resources becoming a real problem in our time, I request that the building be constructed as platinum leed certified building.

A 40 story building is an extremely tall building for a residential neighborhood. To illustrate this point we only need to look at the residential neighborhoods in Manhattan. Many Manhattan neighborhoods tend to be not be taller than 10 stories. Examples include the East Village, West Village, Gramercy Park and Chelsea. I recommend that 77 Commercial Street be no more than 10 stories.

Greenpoint is currently a neighborhood of one to six stories. The 77 Commercial St. buildings will be about 10 times larger than most of the current buildings at 40 stories. These towers will overshadow the entire neighborhood and become an eyesore for everyone. The buildings will block the city views for every single resident eastward - from Greenpoint to higher elevation Bushwick. Again, I recommend that 77 Commercial St. build no higher than 10 story buildings.

Unlike Williamsburg, which is built on a hill, Greenpoint is flat which will make the buildings much more disruptive to the visual balance of the neighborhood. Again, I recommend that 77 Commerialt St. build no higher than 10 stories.

New luxury housing will only make the neighborhood less affordable by driving up rents throughout the rest of Greenpoint, forcing businesses to raise prices, raising property taxes and displacing even more low and middle income people out of the city. 77 Commercial St. should not be built as luxury housing but as middle income housing across the board.

This building is going to cast long shadows on the neighbors to the East of them. This means that neighbors who want to have solar panels won't be able to produce as much electricity. This type of thing is not allowed in California, and that should be applied here. See California's solar right law: http://www.gosolarcalifornia.ca.gov/solar_basics/rights.php

I recommend as a protocol building with permeable pavers, adding green roofs and bioswales.

Zoning

The 2005 environmental Impact statement is missing public Health comments which is another reason to redo the statement.

Newtown Creek is not part of the riverfront and has no business allowing 40 story buildings. This was a "mistake" that needs to be fixed. There is no other example of any inland waterway that is zoned R8, including the Gowanus canal.

Affordable Tenants

Affordable tenants should not be treated like second class citizens and should have full access to all the amenities available to market rate tenants.

We should not allow separate management for affordable verses market rate units. Equal consideration should be given to maintenance, repair, capital improvements and other services to both affordable and free market units.

http://gothamist.com/2013/08/18/locals_outraged_that_uws_luxury_con.php?utm_source=Gothamist+Daily&utm_campaign=d420b0f494-RSS_EMAIL_CAMPAIGN&utm_medium=email&utm_term=0_73240544d8-d420b0f494-478013

I propose all affordable units be set aside for Greenpoint residents that qualify, not open to a city-wide housing lottery.

Thank you for reading. I know that together we can make a better Greenpoint for us and future generations.

end 8/20/13

GPL

Hi my name is Darren Lipman. I am going on my 15th year as a Greenpoint resident. I would like to thank my community board and elected officials for reading my comments.

Ten thousand new people and a wall of 40 story towers surrounding our waterfront is not good growth for our our community.

Before I go into my ULURP comments for Greenpoint landing I would like to discuss a few issues affecting the sites of the proposed developments.

Toxic Land, Air & Water

Three of the towers for Greenpoint landing are planned to be built on the Newtown Creek. The Newtown Creek is an EPA registered Superfund site and one of the MOST toxic waterways in the United States. The history of how it became so toxic is interesting. Layer after layer of different toxins were added generation by generation of polluters. Riverkeeper reports the creek leaks VOCs, contains PCBs and heavy metals, all of which are dangerous to human health.

The Greenpoint landing Newtown Creek towers will bring with them many adults and children who will be living next to and possibly inhaling these toxins. Building by the creek, or even recreational activity on the the creek before it is cleaned up must not happen. The EPA is currently studying how to clean up the creek. Let's pause building by the creek until it is cleaned up and tested safe. In the meantime I recommend building the West Street towers.

Flood Zone

All of Greenpoint Landing is being built on a flood zone. During Sandy I witnessed all of Greenpoint landing's lots under water. When the water receded the area reeked of oil, one of the many toxins possibly left behind from the creek's water. The stench was enough give me a headache.

I am aware the buildings are to be built on elevated mounds, but I don't think the issue of how the toxic water would affect human health was covered in any environmental impact statement. I am requesting a study be done to see how flood water will affect the residents of Greenpoint before anything new is built.

Another issue to do with the flooding is the effect of flood waters displaced by the new buildings which are built on mounds. I personally believe buildings that are on higher ground from GP Landing that would not have flooded will now flood due to the water displaced by the new buildings. I envision the flood water traveling up the public walkways that connect the esplanade to Commercial Street, and this will flood my and other higher ground buildings. I can't find a study which proves my theory wrong. Personal property is at stake here, and this issue must be

addressed before we allow any construction.

Native American Artifacts

The Newtown Creek is culturally significant to the many Native American tribes that settled in the area over 11,000 years ago, tribes such as the Mespeatches, Canarsie and the Rockaway. Many Native American artifacts have been found along the banks of Newtown Creek throughout the years. Quoting Bob Singleton of the Greater Astoria Historical Society "archeological digs near the creek over the last century have unearthed a wealth of artifacts."

Before we blindly dig up this precious land with bulldozers and cart soil and artifacts to the landfill to be lost forever, I recommend we take time to do an archaeological dig. NYC has many prestigious institutions to support a dig such as this, for instance the Department of Art History and Archeology at Columbia University

http://m.nydailynews.com/1.336983
http://www.nyc.gov/html/lpc/html/about/archaeology.shtml

Greenpoint Landing

Greenpoint Landing is only donating 2.5 Million for Newtown Barge Park, North Greenpoint's only active park. I believe this to be a very low amount for the size and scope of this project. I recommend they donate a minimum of 10 Million. This money could be used to build a split level park at Newtown Barge Park. For instance, a basement basketball court with a baseball field above it at ground level. This would double north Greenpoint's active space.

http://inhabitat.com/big-unveils-beautiful-underground-gammel-hellerup-gymnasium-set-beneath-a-molehill-courtyard/

My understanding is some towers will have separate entrances for the affordable units. I find this discriminatory, treating those tenants like second class citizens. Please build with a single entrance for all the residents.

Greenpoint has one of the lowest ratios of people to parkland in the city. Regarding the proposed school and lot, a better way to use this lot is as an open space. The school can be integrated into the ground floor of one of the towers, and must be for all children of the community, not solely for those that reside in Greenpoint Landing.

Regarding the stand-alone affordable housing building, let's not segregate the affordable units in a separate building with no view or amenities. Mixed affordable housing creates community.

These affordable units should be integrated into the many towers. Vote to block the separated building and create open space on the affordable housing lot instead.

Infrastructure

Overloaded public transportation such as the long waits for the L train during morning rush will become the new reality for G and 7 subway riders. New bus service will not solve the problem as the bus will only take even more residents to overcrowded subways. This is failed urban planning and the new development must be stopped until the MTA can handle the new increased traffic load. According to the EAS report Greenpoint landing will take us over the threshold limit for transportation. Add in other projects in the area and we are going to have real problems.

Roads and sidewalks in Williamsburg are currently overburdened as the infrastructure can not handle the increased traffic. Narrow sidewalks make walking on Bedford and other avenues difficult as people are elbow to elbow. Changes to Kent Ave make cutting through Williamsburg slow and arduous for drivers. Before we build in Greenpoint let's not make the same mistakes that were made in Williamsburg. We must do a transportation study and create a good plan. As an example, adding a bike lane to the Pulaski bridge to free up the shared bike lane for pedestrians.

Greenpoint landing is not only adding ten thousand people to Greenpoint, so is next door Long Island City's Hunters Point South project. Twenty thousand new people in such a small area is a very large number of people to add without a thorough study to see the impact on sewage, water, transportation electric, gas etc. Let's hold off building until a comprehensive study and plan are made.

The Greenpoint- Williamsburg Rezoning Final Environmental Impact statement had severely underestimated the number of new people. It only mentions 16,778 net new residents (Chapter 5 page 1) for both Greenpoint and Williamsburg. If Greenpoint Landing alone brings in ten thousand new residents this does not include Domino, Edge, 77 Commercial, Northside piers and the many other projects. The numbers swell to much more than the 16,778. This completely invalidates the Environmental impact statement of 2005. This study MUST be revised, before we allow any building.

Ensure wide enough sidewalks so there is room for all the new residents to comfortably use the sidewalk.

Park

I request we build a passive park at 65 Commercial Street for the following reasons:

- North Greenpoint has very little passive park space at this time.
- Greenpoint already has one the lowest rankings for open space per capita in the city.
- An active park already exists up the street at Newtown Barge park.
- Greenpoint/Williamsburg already have 3 full size sports fields.
- 98% of people asked want a passive park, see my petition.
- Elderly and the very young in north Greenpoint don't have a park to sit in.
- I've witnessed that there is daily availability on the two soccer fields in LIC. A deal can be made to allow our residents to use their underutilized fields. These fields are very close to North Greenpoint.
- If children are not getting enough play time we should reserve our existing fields for school time practice as is currently done at the Gantry Plaza field in Long Island City.

The esplanade walkway should be larger. The esplanade, which is 40' wide, only has a walkway that is 10' wide. To show how small this is the, Commercial Street sidewalks are 15' wide. By removing some of the planted areas we will have room to make wider walkways.

These buildings are very deep and should relinquish more land for the esplanade. For example, Gantry Plaza has much wider esplanades (park space) than what is slated for Greenpoint, their walkways alone are about 40', and the same goes for the esplanade area on the Dumbo waterfront. Please make our esplanade wider.

I also feel that we have not addressed in any study what will happen to our esplanade as sea levels rise. We should understand that impact before we build:

Sea rise http://inhabitat.com/rising-sea-levels-could-submerge-1700-u-s-cities-by-2100/

We must add more parkland to Greenpoint as we are heading for dead last in the ratio of people to park land citywide. We currently have one the lowest rankings of open space per capita at .06 per acre per 1,000 residents. The city guideline is 2.5, and the average for the city is 3.5 acres per 1,000 residents (2005 study).

Promised park land in Williamsburg has not materialized. Why should we expect differently in Greenpoint? Either defer the construction until promised parks are in place, or establish a timetable for delivery of all community amenities promised in 2005 rezoning including Bushwick inlet, Newtown Barge Park and 65 Commercial Street, with penalties imposed upon developers if not met.

The city must restore the 7.5 million earmarked in the 2005 WRA for expansion and re-building of Newtown Creek Barge Park.

Park and hours, let's ensure that park hours and esplanade hours of access are the same for the tower residents as they are for the rest of the community

Financial Issues

Greenpoint Landing is not good growth for our community for the following reasons:

These new buildings will not be contributing to our tax base for 25 years as they have 421a tax abatements.

All the units will be free market accept the affordable units. This means there are no controls on what the landlords can change or how they increase rents. Rent inflation in Greenpoint will be rampant.

Taxpayers will be on the hook for large grants and tax credits for the remediations of the probable brownfields the towers are to be built on.

http://online.wsj.com/article/APef25dc8e7cde4884af546b12715a370b.htm

Thousands of dollars have been spent on lobbying efforts by both Greenpoint Landing Associate, LLC and Park Tower group. I believe this influence is not allowing unbiased deliberation by our politicians on these projects.

http://observer.com/2002/05/developer-klein-makes-a-big-bet-on-waterfront/

Flood insurance is to spike in 2014 which undoubtedly will be passed on to the renters.

http://www.newburyportnews.com/local/x389850026/A-rising-tide

Construction Issues

The current plan as it stands today is to virtually build a new city of ten thousand residents in an area of a few blocks. There is currently in progress one major building project located at 1133 Manhattan Ave. 1133 has been very disruptive to the Commercial St. residents. Noise, building shaking, reduced street parking, lack of sidewalks and endless trucks clogging up the street are a daily nuisance for the residents. For the safety and quiet enjoyment of the residents, I request that we create a schedule of when each of the future buildings can be built. I propose that we only allow one building to be built at a time around the Commercial Street area. It is also my feeling that the contractors will find it impossible to build while multiple simultaneous large scale buildings are being constructed as they will constantly be getting in each other's way.

The current buildings foundations located in the Commercial Street area are not built on bedrock. The current soil condition allows for building vibration to travel through the soil. As 1133 Manhattan was laying their pilings, the adjacent buildings in the area experienced severe shaking. Building with caisson as opposed to pilings will cut down such severe shaking. I propose that each building of Greenpoint landing drill caissons.

Considering the already reduced parking due to the construction site at 1133 Manhattan Avenue, more building projects on Commercial and West streets will only result in even less available parking. To avoid exacerbating the situation, I request a moratorium on film shoots in north Greenpoint until all Commercial Street construction is completed.

Buildings

This part of Greenpoint is and was an Industrial Business area which was a hub for jobs. I recommend that Greenpoint landing build office space as opposed to retail space to encourage higher paying job growth. Retail space will only add unneeded low wage jobs.

These buildings may be here for a long time depending on flood conditions. With the scarcity of energy and resources becoming a real problem in our time, I request that these buildings be constructed as platinum leed certified buildings.

A 40 story building is an extremely tall building for a residential neighborhood. To illustrate this point we only need to look at the residential neighborhoods in Manhattan. Many Manhattan neighborhoods tend to be not be taller than 10 stories. Examples include the East Village, West Village, Gramercy Park and Chelsea. I recommend that Greenpoint Landing buildings be no more than 10 stories.

Greenpoint is currently a neighborhood of one to six stories. The Greenpoint Landing buildings will be about 10 times larger than most of the current buildings. These towers will overshadow the entire neighborhood and become an eyesore for everyone. The buildings will block the city views for every single resident eastward - from Greenpoint to higher elevation Bushwick. Again, I recommend that Greenpoint Landing build no higher than 10 story buildings.

Unlike Williamsburg, which is built on a hill, Greenpoint is flat which will make the buildings much more disruptive to the visual balance of the neighborhood. Again, I recommend that Greenpoint Landing build no higher than 10 stories.

New luxury housing will only make the neighborhood less affordable by driving up rents throughout the rest of Greenpoint, forcing businesses to raise prices, raising property taxes and displacing even more low and middle income people out of the city. Greenpoint Landing should not be built as luxury housing but as middle income housing across the board.

These buildings are going to cast long shadows on the neighbors to the East of them. This means that neighbors who want to have solar panels won't be able to produce as much electricity. This type of thing is not allowed in California, and that should be applied here. See California's solar right law: http://www.gosolarcalifornia.ca.gov/solar_basics/rights.php

I recommend as a protocol building with permeable pavers, adding green roofs and bioswales.

Zoning

The 2005 environmental Impact statement is missing public Health comments which is another reason to redo the statement.

Newtown Creek is not part of the riverfront and has no business allowing 40 story buildings. This was a "mistake" that needs to be fixed. There is no other example of any inland waterway that is zoned R8, including the Gowanus canal.

Affordable Tenants

Affordable tenants should not be treated like second class citizens and should have full access to all the amenities available to market rate tenants.

I propose all affordable units be set aside for Greenpoint residents that qualify.

Thank you for reading. I know that together we can make a better Greenpoint for us and future generations.

end 8/13/13

Testimony for Fulton Affordable Housing Proposal
December 5, 2013

Good morning Council Members. I am Betty Mackintosh, CB 4 member, Co-Chair of the Chelsea Land Use Committee. CB 4 is happy to support the Fulton affordable housing proposal. This project will bring much-needed housing for low and moderate income people. It is very fortunate that nearly 60% more affordable units than originally expected could be added to the project because of the Chelsea Market/Jamestown contribution to the West Chelsea Affordable Housing Fund.

We are pleased that the developer has responded to the conditions set forth by CB 4 and other issues raised by the local community. They are as follows:

1. An increase in the tenant preference for NYCHA Fulton residents from 20 percent to 25 percent.

2. A change in policy so the new building will be pet-friendly.

3. Fulton Houses playground and basketball court improvements, with ongoing support for upkeep.

4. Improvements to landscaping adjacent to the new building.

5. A working group to recommend use of affordable community facility space, and the design and improvements for the playground and basketball court.

6. Lessening the impact of the relocated waste compactor at W. 19th Street on residents in 420 W. 20th St. condo which backs up on that location. The compactor will be moved closer to W. 19th Street, and trees and scrubs will be planted on a berm.

    - CB 4, the developer, HPD and NYCHA carefully examined all possible parking areas within the Fulton Houses campus for the relocated waste compactor.

- These other areas could not accommodate the compactor for a variety of reasons:

    - not enough space for sanitation truck pick-up
    - elimination of too many Fulton Houses parking spaces
    - the need to de-centralize compactors
    - too close to Fulton Houses residential windows.

CB 4 has an ongoing policy to advocate for both new affordable housing and for the preservation of existing affordable housing. Because this proposed Affordable Housing building will be located on NYCHA property, CB 4 notes the urgent need for the preservation of existing HA units: the repair of neglected buildings, the correction of dangerous conditions, and adequate funding for continued maintenance.

Chelsea has now become one of the "hottest" neighborhoods in the City, with a construction surge of luxury housing. CB 4 warmly welcomes this new affordable housing building as a step to even the scales a bit by promoting income diversity in Chelsea.

Thank you.

KINGSBRIDGE ROAD MERCHANT ASSOCIATION

An article published in the In the New York Daily on Tuesday, November 26, 2013, made reference to the CBA requesting $250,000 per year to support grants for the local business community of the Kingsbridge Road area. The article also made reference to the funds being administered to the local merchants through the NWBCC, an organization whose primary area of expertise revolves around housing and housing advocacy related issues. The members of the Kingsbridge Road Merchants Association (KBMA) consider ourselves a partner with KARA and the NWBCC as we share the same goals and objectives related to creating opportunities for those who do business, live, and visit the Kingsbridge Road commercial corridor, and the surrounding community.

Community Benefits Agreement (CBA) that has been created between the Kingsbridge National Ice Center (KNIC), and the Northwest Bronx Clergy Coalition (NWBCC), a key member of ..... (KARA). Subsequent to the New York Daily News article, the leadership of KBMA met with Councilmember Cabrera and members of his staff to discuss the CBA and its impact on the local Kingsbridge Road business community. The KBMA wants to reach out on the provisions of the Execution Draft CBA and what it would directly mean to the members of the KBMA.

As an organization that was founded to specifically advocate for the improvement of economic and business conditions with a primary focus on Kingsbridge Road from the eastern border of the Grand Concourse, to the western border of Sedgwick Avenue, more than 250 businesses in our catchment area feel strongly about having a direct voice in the administration of funding that will be allocated toward the improvement of the economic development infrastructure along the Kingsbridge Road commercial corridor. As our organization has for the past years worked to build strong relationships with the business community along Kingsbridge Road, our local elected officials, City agencies, our local community groups, area residents and other stakeholders, the KBMA feels that it is well positioned to be the lead organization to oversee the allocation of funding that will directly benefit its membership, and provide the best mutual economic benefit to the surrounding community.

Our observation is to work together for the mutual benefits that the Kingsbridge National Ice Center will bring to the entire Kingsbridge Road community.

Nancy Fernandez
President
Kingsbridge Road Merchants Association (KBMA)

CITY COUNCIL ZONING & FRANCHISE HEARING TESTIMONY
Kingsbridge Armory Redevelopment Project

Desiree Pilgrim-Hunter
Parent, CBA Negotiator, Co-Founder of KARA
Northwest Bronx Community & Clergy Coalition-Board Member,

Thursday, December 5, 2013
Time: 9:30 AM

Good Morning! I am Desiree Pilgrim Hunter, NWBCCC, Board member and a parent who has lived in the Northwest Bronx for more than 30 years

My younger daughter came to me recently, and told me she's moving down south, to Charleston, NC next year. WHY? She said ***"The standard of living is too high for young adults, like me, to have a chance at establishing a good life. If I stay here in the Bronx, I will probably be living with you and dad well into my 30's. I just can't do that."*** There's no way I can afford to live, on my own, here in the Bronx or New York City.

She currently works 2 jobs. She travels to midtown Manhattan for one and Nyack, New York for the other. With both jobs, she still can't afford to move out, pay rent, buy groceries, pay for transportation to and from work or buy the clothes she's required to wear at work.

Families shouldn't be broken apart because opportunities for economic advancement don't exist, in the Bronx, for their children much less themselves.

She's leaving the Bronx in March,
In search of the opportunity to live a better life!

KNIC partners willingness to pay a Living Wage for all jobs in the armory, is the first step towards keeping some of our young adults closer to home and hopeful that opportunities exist in the Bronx. For 8 years, I've been involved in this work

for the sake of young adults, like my daughter, who want a chance at a productive future.

I am very excited to be here today to ask you to ***"VOTE YES"*** to the redevelopment of the Kingsbridge Armory.

When the Kingsbridge National Ice Center opens in 2017, it will create opportunities to transform our children, our youth and our adults with the creation of living wage jobs, a new state-of-the-art community center, innovative sports foundation programs, small business incubators that will turn our Bronx residents into entrepreneurs and business owners supplying goods and services to the armory. KNIC Partners will provide financial support and technical assistance for local businesses and community groups.

Today, in the Northwest Bronx, we are really proud, because we stand on the verge of creating a $1.7 billion dollar **"New Economy,"** with benefits that will begin addressing the needs of the poorest urban county in the country. It will provide substantial opportunities to build vital, vibrant Bronx neighborhoods that will make us the premiere borough.

The Parents, Husbands, Wives, Children and Young Adults, in the Northwest Bronx, are asking you to...

"VOTE YES" TO **$42 MILLION DOLLARS IN NEW ECONOMIC ACTIVITY EVERY YEAR WHEN THE ICE CENTER OPENS IN THE BRONX IN '2017!**

"VOTE YES" to the opportunity for economic advancement, being created right here, in our own backyard called the Northwest Bronx

Members of the Zoning & Franchise Committee, "VOTE YES!"

Thank you!

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU988

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: CRAIG DECECCHIS

Address: 422 W 20th St. #4C

I represent: OPPOSE TRASH COMPACTOR

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU0988

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: ANGELI DAHIYA

Address: 422 WEST 20TH ST #4C, NY NY 10011

I represent: OPPOSE TRASH COMPACTOR

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU0988

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: Rick Mason

Address: 400 W. 59th St NY NY 10019

I represent: 422 W 20th St. Condominium

Address: 422 W 20th St

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 998

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: CHRIS GONZALEZ

Address: 100 Gold

I represent: HPD

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. ~~985~~ 998

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: THEHBIA WALTERS

Address: 100 GOLD

I represent: HPD

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. ~~998~~ Res. No. 998

☒ in favor ☐ in opposition

Date: 12/5/2013

(PLEASE PRINT)

Name: Evan Kashanian

Address:

I represent: ARTIMUS

Address:

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: Alexis Thomas

Address: _____

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

77 [illegible]

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
☐ in favor ☒ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: Stephanie Veneno

Address: 83 Fr[illegible] St. [illegible]

I represent: neighborhood [illegible]

Address: [illegible]

THE COUNCIL
THE CITY OF NEW YORK Kingbridge

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____
☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Jeff Spiritos

Address: _____

I represent: KNIC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | 961

I intend to appear and speak on Int. No. _____ Res. No. _____
☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Keith Sirchio

Address: 70 COMMERCIAL ST. BROOKLYN NY 11222

I represent: [redacted]

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. N140046 Res. No. ZRK
77 Commercial St. ☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: RICHARD MAZUR

Address: 148-50 HURON ST. BKLYN NY 11222

I represent: North Bklyn Dev. Corp.

Address: 148-50 HURON ST BKLYN NY 11222

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 9107
☒ in favor ☐ in opposition

Date: 12-5-13

(PLEASE PRINT)

Name: Taleigh Smith

Address: 1060 W. 188th ST #6AA

I represent: Concrete Green

Address: 1065 Southern Blvd #4E

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. ~~Int. No~~ 962 Res. No. _____

☐ in favor ☒ in opposition

Date: 12/5/2013

(PLEASE PRINT)

Name: NOA BORNSTEIN

Address: 99 Commercial St. Unit 1

I represent: Self

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 962 Res. No. _____

☐ in favor ☒ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: HASAN CHATTERJI

Address: 70 COMMERCIAL ST

I represent: MURPHY

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 962 Res. No. _____

☐ in favor ☒ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: Meg McNeill

Address: 1025 Manhattan Ave

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 963 Res. No. _____

☐ in favor ☒ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: Lily Peachin

Address: 153 Franklin Street, 11222

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 962/963 Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Stephanie Eisenberg

Address: 1 Nassau Ave

I represent: Myself

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 962/963

☐ in favor ☒ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: BRADY WELCH

Address: 210 HURON BKLY, NY

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | 962

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: Darren Lipman

Address: 70 Commercial St 10J Brooklyn NY 11222

I represent: Concerned Citizen

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | 962

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: Aditi Sen

Address: 25 W. 18 St

I represent: SEIU 32BJ

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card | LU 962

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Nick Hockens

Address: 200 Park Ave NY NY 10166

I represent: Waterview AT Greenpoint (Applicant)

Address: 4611 12th Ave Brooklyn NY 11219

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU962

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: ED WALLACE

Address: 200 PARK AVENUE NY NY 10166

I represent: WATERVIEW AT GREENPOINT LLC (APPLICANT)

Address: 4611 12TH AVE BROOKLYN NY 11219

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU962

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: JOHN CETRA

Address: 602 11TH ST. BKLYN, NY 11215

I represent: CETRA RUDDY ARCHITECTURE

Address: 584 BROADWAY, SUITE 401, NY NY 10012

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Miguel Acevedo

Address: 100 West 17

I represent: Fulton Houses

Address: 419A W. 17

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 961-963 Res. No. _____

☐ in favor ☒ in opposition

Date: 12/5/2013

(PLEASE PRINT)

Name: Bianca Garcia

Address: _____

I represent: Build Up NYC

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 961 Res. No. 4

☐ in favor ☐ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: KIM WILCOX

Address: 30 WHITEHALL ST

I represent: 32BJ

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 961 Res. No. 962

☐ in favor ☒ in opposition

Date: 12/5/2013

(PLEASE PRINT)

Name: [illegible]

Address: 30 WHITEHALL ST

I represent: 32BJ

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 161 Res. No. 1

☐ in favor ☑ in opposition

Date: 10/1/15

(PLEASE PRINT)

Name: JENNIFER CHADICK

Address: 50 COLUMBIA ST

I represent: CFIF

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 962

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: Michelle Burke

Address: 68 Green Street

I represent: myself / community

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: FATHER RICHARD GORMAN

Address: 4101 WHITE PLAINS ROAD, THE BRONX

I represent: COMMUNITY BOARD #12 (CAPIA)

Address: SAME

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Grandmother

Appearance Card

10 year old

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: Ana Gonzalez

Address: 1417 Hobart Ave Bx

I represent: community Resident

Address:

THE COUNCIL
THE CITY OF NEW YORK

10 year old girl.

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Natalia Rodriguez

Address: 1417 Hobart. Ave Bx

I represent: ~~NA~~ Community Resident

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. Kingsbridge Armory Res. No. _____

☒ in favor ☐ in opposition

Date: Dec 5th 2013

(PLEASE PRINT)

Name: GUSTAVO RIVERA, STATE SENATOR

Address: 2751 UNIVERSITY AVE. APT 2D BX NY 10468

I represent: MYSELF

Address: SAME

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: 12-5-13

(PLEASE PRINT)

Name: ADALINE WALKER SANTIAGO

Address: CB7 CHAIR

I represent: _____

Address: KINGSBRIDGE ARMORY

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: NILSA CINTRON

Address: 398 OLIVER PLACE

I represent: Community Resident

Address: - Kingsbridge Armory

THE COUNCIL
THE CITY OF NEW YORK

KINGSBRIDGE

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Vincent CLARK

Address: _____

I represent: Lehman College

Address: 250 BEDFORD PARK BLVD.

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Kingsbridge Armory
Ice Center
in Favor

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Steven Sloan

Address: 15 E. Kingsbridge Rd. Bronx NY

I represent: Morton Williams Supermarkets

Address: 15 E Kingsbridge Rd

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card 987

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Tom MaKar

Address: _____

I represent: Nellas

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card 987

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Paul Nicas

Address: _____

I represent: Nellas

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

987

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Steve Wynoda

Address: 190 E 10 Main St.

I represent: Nella's

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU975

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Marc Glozer

Address: 23 W. 83rd st

I represent: Michael Kelly

Address: 246 Woody Rd. Scarsdale

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 964-967 Res. No. _____

☒ in favor ☐ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: Aleciah Anthony

Address: 103 E 196th Street Bronx NY 10468

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. Armory Res. No. 964

☒ in favor ☐ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: Alice McIntosh

Address: 3065 Sedgwick Ave

I represent: ~~32~~ Kingsbridge Armory

Address: Bronx NY 10468

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. KINGSBRIDGE ARMORY Res. No. 964

☑ in favor ☐ in opposition

Date: 12-5-13

(PLEASE PRINT)

Name: DESIREE PILGRIM-HUNTER

Address: 2 Fordham Hill Oval-3G, BX NY 10468

I represent: KARA/NWBCCC

Address: 103 E. 196th Street, BX NY 10468

THE COUNCIL
THE CITY OF NEW YORK

← Hoan

Appearance Card

I intend to appear and speak on Int. No. 962/963 Res. No. _____

☐ in favor ☒ in opposition

Date: 12-5-13

(PLEASE PRINT)

Name: Stephanie Eisenberg

Address: 4 Kingsbridge

I represent: Myself BMA

Address: 32 Kingsbridge RD BX NY 10468

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: CHRISTIAN RAMOS

Address: 22 E. Kingsbridge Road

I represent: KBMA

Address: 32 Kingsbridge Rd. BXNY 10468

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: KEVIN CORRIGAN

Address: [illegible]

I represent: [illegible]

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☑ in opposition

Date: _____

(PLEASE PRINT)

Name: Nancy Fernandez

Address: ~~200~~ 230 E Kingsbridge Rd

I represent: Kingsbridge Merchant Ass

Address: 1130 E Kingsbridge Rd

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

L40 ~~89~~ 988

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 5 DEC 2013

(PLEASE PRINT)

Name: HUNTLEY GILL / GUARDIA ARCH'TS

Address: 100 W 72 ST / STE 6G / MANHATTAN

I represent: 420-422 WEST 20th ST

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

Fulton

I intend to appear and speak on Int. No. 988 Res. No. _____

☐ in favor ☑ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: Joseph Djuravcevic

Address: 422 west 20th Street

I represent: Superintendent of property to the North

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 964 Kingsbridge Army Res. No. _____

☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Borough President Ruben Diaz, Jr

Address: 851 Grand Concourse

I represent: Bx BP

Address:

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

LU 0987

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Re: Trash Relocation

Date: 12/5/13

(PLEASE PRINT)

Name: DANE DEGENHARDT Stroock

Address: 180 Maiden Lane, NY 10038

I represent: 422 W20 Condo

Address: 422 W 20 St NYC

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 964-967 Res. No. _____

☒ in favor ☐ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: Ross Moskowitz

Address: _____

I represent: KNIC PARTNERS LLC

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 964-967 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: MARK MESSIER

Address: _____

I represent: KNIC PARTNERS LLC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 964-967 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: SARAH HUGHES

Address: _____

I represent: KNIC PARTNERS LLC

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 964-967 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: JONATHAN RICHTER

Address: _____

I represent: KNIC PARTNERS LLC

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card 964

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: KYLE KIMBALL, PRESIDENT

Address: _____

I represent: NYCEDC

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: CAROLYN BEDNARSKI

Address: 70 Commercial st

I represent: myself

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card 964

I intend to appear and speak on Int. No. _____ Res. No. _____

☑ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Nnenna LYNCH

Address: _____

I represent: CITY HALL

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 988 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Betty Mackintosh

Address: 340 W. 28th St

I represent: CB4 (Manhatta

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 988 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Erica Baptiste

Address: 330 W. 42nd St. 26th flr

I represent: MCB4

Address: Exec Cm Baptiste

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 988 Res. No. _____

☒ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: Joe Restuccia

Address: 403 W 4th

I represent: Manhattan CB4

Address: 330 W 42nd St.

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

961-963

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 12/5/2013

(PLEASE PRINT)

Name: KEVIN BAXTER

Address: 67 WEST ST. BK 11222

I represent: _____

Address: _____

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU 0988

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: Seth Slotkin

Address: 422 W. 20th

I represent: oppose trash compactor

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU 0988

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: CHRIS O'HARA

Address: 422 W. 20th St

I represent: opposition to trash compactor relocation

Address:

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU 0988

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: _____

(PLEASE PRINT)

Name: ADAM FULLER

Address: 422 W. 20TH St. #4H

I represent: Oppose trash compactor rel o.

Address:

Please complete this card and return to the Sergeant-at-Arms

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU0988

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition TRASH COMPACTOR

Date: 12/5/13

(PLEASE PRINT)

Name: LEONARDO ANNECCA

Address: 422 W 20 ST

I represent: _____

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU0988

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☐ in opposition

Date: _____

(PLEASE PRINT)

Name: CHRISTINA OLD

Address: 422 W 20

I represent: OPPOSE TRASH COMPACTOR

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

LU0988

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor ☒ in opposition

Date: 12/5/13

(PLEASE PRINT)

Name: Charlotte Fuller

Address: 422 West 20th Street 4H

I represent: oppose trash compactor

Address: _____

Please complete this card and return to the Sergeant-at-Arms