

Re: **Borough-Based Jails Neighborhood Advisory Committee  
(NAC) Bronx - Fourth Meeting**

Date: January 8, 2019 6:00 pm

Location: BronxConnect – 432 East 149<sup>th</sup> Street, Bronx, NY

Prepared by: Rose Florian and Arnold Bloch

**Attendees:**

Perkins Eastman  
Architects DPC

Name	Affiliation
Clarisa Alayeto	Community Board #1
Bianca Almedina	Councilwoman Ayala's Office
Crystal Bisbano	Bronx Defenders
Ramona Ferreyra	Community Member
Giselle Gavin	Betances Tenant Association
Princella Jamerson	Community Member
John Johnson	Community Board #1
Kadicha Kada	Bronx Defenders
Jose Mark	BronxConnect
Carmen Pineiro	Bronx Defenders
Althea Stevens	East Side Settlement House
Hector Torres	SOS Bronx
Arnie Bloch	FHI
Joshua Cortes	CAU
Eric Fang	PE
Rose Florian	PE
Brian Paul	New York City Council Land Use Division
Joshua Cortes	CAU
Nick Smith	CLA
Jordan Stockdale	MOCJ
Joseph Thomas	CAU
Nicole Torres	MOCJ

[PERKINSEASTMAN.COM](http://PERKINSEASTMAN.COM)

Boston  
Charlotte  
Chicago  
Dallas  
Dubai  
Guayaquil  
Los Angeles  
Mumbai  
New York  
Pittsburgh  
San Francisco  
Shanghai  
Stamford  
Toronto  
Washington DC

**ACTIONS ITEMS:**

- Next NAC meeting scheduled for Tuesday, February 5<sup>th</sup>.
- Walking tour around the proposed Bronx site (existing tow pound at 320 Concord Avenue) and nearby neighborhood will be scheduled by CAU.
- NAC members requested a list of City-owned land around the proposed site that could potentially be used for parking and other development opportunities.
- NAC requested a representative from DOC attend the next meeting to discuss DOC's current culture change efforts (i.e. DOC's 14-Point Plan)

**DISCUSSION OF DRAFT COMMUNITY VISION STATEMENT FOR MOTT HAVEN:**

- NAC members support a community vision that says the vision be accomplished while the City closes the jails on Rikers Island and creates a fairer criminal justice system.
- NAC members agreed the vision should focus on youth, including investments in their academic needs, as well as be more holistic to incorporate focusing on building sustainability for the entire community, incorporating restorative community investments.
- NAC members asked about the future use of Rikers Island once the jails are shuttered, noting that the Bronx needs to be part of that discussion.

**DISCUSSION OF WHAT WE HAVE HEARD SO FAR FROM THE BRONX NAC:**

**Community Facility Space inside the Facility**

- PE reviewed what we have heard so far from the Bronx NAC regarding the NAC's preferences for potential uses of the community space inside the facility. The Bronx NAC preferences we have heard so far include:
  - CVS/Duane Reade/pharmacy
  - Restaurants, healthy food
  - Community meeting space
  - Preference given to local businesses/entrepreneurs
  - Ground-level of new potential affordable housing development to include a supermarket

- Improvements to subway station
- Lighting, cameras, other security measures
- Make Concord Ave a two-way street
- The City explained that at least a combined 20,000 square feet within the facility located on ground floor and second floor of the podium would be designated as community facility space. NAC member suggested that this space be used for a community center/hub that serves the needs of the entire community (i.e. afterschool programming, services for seniors, etc.), pointing to the Bronx River Housing community center as an example.

### **Service Providers**

- PE reviewed what we have heard so far from the Bronx NAC regarding the NAC's preferences for various services to be available within the proposed facility. The Bronx NAC preferences we have heard so far include:
  - Childcare for visitors
  - Various supports for not just people in detention, but also for those who visit the facilities, such as:
    - Family counseling, social workers, psychologists, support groups
    - Transition/reentry services
    - Connection to housing opportunities
    - Substance abuse
    - Job development for different specialties/trades, etc.
    - Public benefits enrollment
    - Transfer School representatives
- The City explained that service providers could be located in the 20,000 square feet of community space within the proposed facility or in the lobby, though there would be more limited space in the lobby.
  - Several NAC members cautioned against turning the lobby into an "HRA center" where many agency representatives are available to give referrals. NAC members want actual office space to be made available for service providers, not cubicles.
  - NAC member raised the importance of service providers having people who work/live in the community working in the lobby.

- NAC suggested surveying criminal justice-involved people to understand what service providers are needed to assist them with stabilizing and improving their circumstances. NAC also discussed surveying NYCHA residents regarding what services they would like to have in the new facility. NAC members discussed the importance of being inclusive in how the Bronx NAC thinks about what service providers should be included in the proposed facility so that the needs of undocumented people and those who do not live in NYCHA are also addressed.

### **Affordable Housing**

- PE reviewed what we have heard so far from the Bronx NAC regarding the NAC's preferences for a potential affordable housing opportunity on the west side of the proposed site. The Bronx NAC preferences and concerns we have heard so far include:
  - Any potential housing option adjacent to jail site space be part of a neighborhood affordable housing plan. NAC member expressed a preference for new low-rise housing adjacent to jail site to maintain neighborhood conditions.
  - Concern that successful housing program could lead to gentrification.
  - Ensure that any potential affordable housing opportunity be developed for the people in the neighborhood.
  - Affordable housing development fee be given back to the community.
- NAC members agreed that there is a need to build as much affordable housing as possible. NAC members stated that building low-rise town houses instead of the maximum number of residential units allowable, would be neglecting everyone who is waiting for affordable housing. NAC mentioned Co-op City as an example of a neighborhood that has a mix of short town houses and high-rise residential buildings.
- NAC members had consensus on wanting to maximize the height of the potential future housing development adjacent to the jail site. NAC members agreed the height of the housing structure should reflect the height of the jail.

- NAC members agreed that the potential affordable housing development should be maximized to ensure that people from the community could stay in their community.
- NAC members interested in gathering knowledge of city-owned lots that could be developed for housing.

**DISCUSSION OF COMMUNITY NEEDS:**

**Youth Investments:**

- NAC members discussed the need to invest in youth recreation, education and job training, health services, and technology.

***Youth Recreation:***

- NAC discussed converting the NYPD 40th Precinct building into a Youth Hub. NAC members would like there to be a combination of programming and facility space that includes a health clinic, computer room, social services, and various trades/training/certificate.
- NAC discussed creating satellite locations that would offer specific programming. NAC suggested these could support the Youth Hub concept by creating a network of programming to serve all youth in the neighborhood. Relatedly, NAC discussed retrofitting NYCHA Carriage Rooms to serve as computer rooms.
- NAC member suggested using the old Rehab Building on 140<sup>th</sup> Street on Alexander Avenue.
- NAC member would like a facility where people can get a hot meal, etc.
- NAC supports developing more Green spaces.
- NAC supports keeping afterschool programs being open later in the evening.

***Education and Job Training:***

- NAC members support increased vocational training for youth and opportunities that allow youth to explore alternative

employment (entrepreneurs, music production, art, fashion, social media, screen printing) that could be located in the Youth Hub (one-stop-shop of free youth programming and services).

- NAC discussed 13-16 year olds not getting job training opportunities even though the NAC believes this is something these young people want.
- NAC discussed the need for safe spaces and enriching activities that serve all age groups (middle school, adolescents, high school, post-high school).
- NAC members supported training youth in algorithm writing/coding to prepare them for future employment in software.
- NAC supported creating safe spaces for LGBTQ youth.
- NAC members supported more Cure Violence “violence interrupters” to teach youth how to co-exist.

***Health Services for Youth:***

- NAC supported youth clinics being free-of-charge (using Mount Sinai model) and NAC members suggested this could be in the Youth Hub.

***Technology for Youth:***

- NAC members indicated that “STEM” has to come to this neighborhood.
- NAC discussed lack of Wi-Fi being a problem. NAC recommended free Wi-Fi is provided for all residents in the neighborhood.
- NAC participants expressed concerns about LinkNYC.

**Quality of Life:**

- NAC members discussed the need to invest in ways to improve safety, public places, healthy food, retail opportunities, transportation, and community health and wellness.

***Safety:***

- NAC members supported more outdoor lighting.

- NAC members supported more camera coverage of critical spaces.
- NAC members supported Urban Farms at NYCHA (like the one at Patterns Houses). NAC members discussed community gardens promoting a sense of belonging and ownership in the community, which leads to community cohesion.
- NAC member mentioned “Friends of Brook Park” program (on 141<sup>st</sup> Street and Broadway) as a good model. NAC member explained this program teaches how to garden, bottle hot sauce, and sell it .
- ADA Compliance was important to several NAC members.

***Clean sidewalks and public places:***

- NAC member supported having more rat deterrent garbage cans and garbage cans at every corner.
- NAC members supported having compost garbage cans.
- NAC members supported education programming that teaches NYCHA residents proper disposal of garbage, recycling.
- NAC member suggested creating green walls to mitigate carbon footprint.

***Healthy Food and Retail***

- NAC supported having more healthy food options and retail opportunities in the community.

***Transportation:***

- NAC discussed the 138<sup>th</sup> street subway station (# 6 line). NAC believed that major station rehabilitation should be made to reflect the importance of this station. NAC believed the 138<sup>th</sup> street subway station should be treated as a transportation hub in Mott Haven.
- NAC discussed the Cypress Ave Subway Station (#6 line). NAC believed this station needs major improvements as well, including improving lighting, addressing the leaks, adding more benches on platform, and making it ADA compliant (i.e., elevators, escalators).

- NAC discussed the 143<sup>rd</sup> Street Train Station. NAC had safety concerns, noting that there needs a staffed token booth on both sides.
- NAC concerned about the BX33 only having four buses committed to it and NAC members mentioned the average waiting time is about 40 minute. NAC supported additional service on this line.
- NAC members suggested rerouting the BX 33, BX 17, and BX 19 to provide service to the jail surrounding areas.

***Fitness and Wellness Center***

- NAC discussed the importance of intergenerational health and wellness centers in NYCHA developments.