

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

Date: March 6, 2019 6:30 pm

Location: 96 Baxter Street, 13th Floor, New York, NY

Prepared by: Kathryn Kramer and Ryan Walsh

Attendees:

Name	Affiliation	Perkins Eastman Architects DPC
Kenny Chan	Fujian American Council	
Ian Chan	Council Member Margaret Chin's Office	
Andrew Chang	Manhattan Borough President's Office	PERKINSEASTMAN.COM
Wellington Chen	Chinatown Partnership	Boston
Amy Chin	CREATE in Chinatown, Inc.	Charlotte
Margaret Chin	Council Member	Chicago
Isabel Ching	Hamilton-Madison House	Dallas
Alex Chu	East Bank, N.A.	Dubai
Jonathan Chu	Nickel & Diner / Chikarashi	Guayaquil
Tony Chuy	American Legion Chinatown Post	Los Angeles
Eric Dillenberger	Walker Street Neighborhood Association	Mumbai
Tara Duvivier	Manhattan Borough President's Office	New York
Jeff Galloway	Manhattan Community Board 1	Pittsburgh
Mark Goldsmith	Getting Out and Staying Out (GOSO)	San Francisco
Vidal Guzman	JustLeadership USA	Shanghai
Wayne Ho	Chinese-American Planning Council	Stamford
Jacqueline Hsia	Congresswoman Nydia Velazquez's Office	Toronto
Nancy Kong	Chatham Towers	Washington DC
Charles Lai	Chung Pak	
Hong Lee	Chinatown Manpower Project	
Jan Lee	Chinatown Core Block Association	
Jessie Lee	Asian Americans for Equality	

Alysha Lewis-Coleman	Manhattan Community Board 3
Gigi Li	Council Member Margaret Chin's Office
Yesenia Martinez	State Assembly Member Yuh-Line Niou's Office
Anthony Notaro Jr.	Manhattan Community Board 1
Angel Rodriguez	Avenues for Justice
Chung Seto	Community Member
Jim Shelton	Manhattan Community Board 3
Jacky Wong	Community Member
Jo-Ann Yoo	Asian American Federation

Rebecca Clough	DDC
Gabrielle Dann-Allel	CAU
Eric Fang	PE
Dana Kaplan	MOCJ
Kathryn Kramer	PE
Tahirah Moore	IGA
Kristina Pecorelli	HR&A
Frank Ruchala	DCP
Lindsey Shields	DMOPS
Joseph Thomas	CAU
Chatodd Floyd	MOCJ
Nicole Torres	MOCJ
Ryan Walsh	FHI

ACTIONS ITEMS:

- Next NAC meeting proposed for March 18th – 20th.
- NAC members requested a representative from the New York City Department of Transportation (NYC DOT) attend the next meeting.

NAC DISCUSSION:

Responses to Information Requested by NAC - Design Build, Mitigation Measures, and Construction Timelines

- The New York City Department of Design and Construction (DDC) spoke broadly about the Design Build model and general construction mitigation techniques and best practices.

- DDC explained that the Design Build team would be bound by Federal Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA) regulations regarding noise, air quality, and vibrations. The Design-Builder would be required to monitor and ensure that the various construction activities on the site would remain in compliance with legally required standards on a daily basis.
- DDC noted that the North Tower of the Manhattan Detention Center (MDC North) and the Chung Pak building are not physically connected, which will make it easier for the Design Build team to deconstruct MDC North and contain impacts.
- NAC member noted that the Deutsche Bank building was held up as a model for successful demolition, but it took four years to demolish and the demolition was more expensive than construction.
 - DDC noted that the Deutsche Bank building was significantly taller than the existing MDC towers.
- NAC members provided a list of questions for the City to consider, including: (1) What size dump trucks will be used, (2) How many trucks will there be, and (3) Will there be diesel fumes? If so, how do you capture the particulate matter?
 - DDC responded that the answers to many of the questions will be covered in the Draft Environmental Impact Study (DEIS) and will be evaluated through the Universal Land Use Review Procedure (ULURP) process. DDC explained that some of the questions cannot be answered until a Design Build Team is procured and there is a more substantial design for the building.
 - The City reiterated that the DEIS will contain a Construction chapter that will detail the maximum condition or greatest impacts that would occur (the “reasonable worst case scenario”). This chapter will include estimates of the number of trucks and the number of workers on site on a quarterly basis.
- NAC members suggested that standards more stringent than Federal EPA or OSHA standards should be met, since the proposed site is adjacent to a senior housing building.

- DDC explained that Federal EPA and OSHA regulations have stronger standards for sensitive uses, such as schools, medical facilities, or senior housing. Those more stringent standards would be applied to this project.
- DDC explained that the agency has selected a Program Management Consultant that will be helping the City identify ways to make the proposed facilities more efficient to bring down the building heights at all four sites. DDC explained that there was a Request for Proposals (RFP). Each prospective vendor was evaluated regarding their expertise in correctional design, demolition, etc.
- NAC members noted that the Chung Pak building is not a senior center, it is residential senior housing. NAC members expressed that they want the future Design Builder to monitor the Chung Pak building foundation, sidewalk access, and pedestrian safety conditions.
- DDC noted that ram hoes will likely not be used on this project as an effort to mitigate impacts. DDC also noted that there will be vibration monitors and if limits are exceeded, notifications would be triggered, and the Design Builder would have to stop and recalibrate.

Responses to Information Requested by NAC – Clarity on the City’s Plans to De-map White Street

- The New York City Department of City Planning (DCP) provided information regarding the City’s plans to de-map White Street.
- DCP explained the City plans to maintain access on White Street for pedestrians and there would no longer be vehicular access allowed on White Street. DCP clarified that the City would not be de-mapping the roadway on White Street. The City’s plan currently contemplates building over White Street, which would impede on the areal space above White Street. For this reason, the plan is currently to de-map 30 feet above White Street. Similarly, the plan is currently to de-map a similar volume underground, under White Street, since the City plans on providing below-grade parking facilities for staff.

NAC Discussion of General Process:

- NAC members expressed frustration with feeling like they have been engaging with the project and asking questions since August and still feel like the City is not able to provide answers on all their questions. DDC reiterated that many answers will be included in the DEIS and that some of their questions regarding construction cannot be answered until there is a Design Build team hired for the project.
- Given that the plans and design for the proposed jail can change under the Design Build process, NAC members asked what was the purpose and value of the NAC.
 - Council Member Chin explained that the purpose of the NAC meetings is to gather community input. The City Council Members are going to work hard to reduce the size and scale of the buildings. At the NAC meetings, the group can provide input on the community needs. The City and the City Council members are all listening and we will make sure that the senior building is protected. Council Member Chin expressed that there is a shared desire for a humane facility, but want to know how to ensure that the impact is minimized.
- NAC members explained that the City is hearing many questions and concerns about the Chung Pak building because the City changed the Manhattan site and did not restart the scoping process. NAC members expressed concern that the community has not had the opportunity to ask these questions nor hear answers. For instance, when the proposed site was 80 Centre Street, there was discussion of a give back to the community. NAC members inquired about the status of a give back in light of change in site and flagged that the community wants to know the status of a new site for senior housing.
 - The City responded that while the community development opportunity at MDC North will no longer be viable, we will identify other options. We will engage the community on what those options are.
- NAC members suggested that the NAC should continue to meet beyond ULURP certification to ensure accountability.

- The City responded that as part of the NAC recommendations, there should be suggestions about how the public should be engaged.
- NAC members noted that existing traffic conditions must be considered. The traffic is already terrible, and the environmental review must be on top of the existing condition.
 - The City responded that the DEIS will incorporate existing conditions.
- NAC members asked if space in the proposed facility would be able to be repurposed as community space if the City's jail population continues to decrease to below 5,000.
 - The City responded that we are looking to see what State Criminal Justice Reforms pass this legislative session and what they will mean for reducing the City's jail population. Strategies to further reduce the height and density are under continued review by the City, and as decisions are made the City will continue to share the impacts on the proposed plan.
- NAC members noted that gangs grew out of the harsh conditions of Rikers Island. NAC members explained that once the jails on Rikers are closed and as long as peoples' needs are met, gang violence and the need for high classification separations within DOC facilities will be less of an issue.
- NAC members asked for massing diagrams.
 - The City responded that there will be conceptual massing diagrams and views of the conceptual building in the DEIS in the Urban Design chapter. They will include views from around the neighborhood.
- NAC members inquired about the NAC process moving forward.
 - The City responded that they would distribute a summary of the meeting that captures what was discussed at the meeting.
 - Council Member Chin's office expressed interest in supporting the members of the NAC in continuing to convene during the ULURP process.
- NAC members suggested the City treat the NAC members as partners in the planning process. They noted that they have

volunteered their time and that they have a right to contest any government decision that they disagree with. NAC members asked for openness, transparency, and partnership so that the community's reasonable demands can be met through productive engagement. NAC members further noted that this project presents a real opportunity for the City to demonstrate what can be done for underfunded communities impacted by civic projects.

BREAKOUT GROUP DISCUSSION:

- The NAC members divided into five topic-oriented breakout groups to discuss community needs/concerns and identify priorities that could be included in the Manhattan NAC's Guidelines and Principles document. The five breakout groups were:
 1. Transportation (Traffic, Parking, Transit)
 2. Quality of Life (Public Spaces, Recreation, Culture, Construction, Health Services)
 3. Senior Facilities/Needs
 4. Economic Vitality (Local Businesses, Employment Opportunities, Housing)
 5. Ground Floor Community Uses

NAC Breakout Group Discussion on Transportation

NAC Members discussed:

- Reinstating the Lower Manhattan Construction Command Center (LMCCC) or another body like it. It was a division of the Lower Manhattan Development Corporation (LMDC) created to oversee and coordinate the ongoing construction taking place south of Canal Street and because of the scale of this project would be useful.
- NAC members want increased communication about the construction process and delays. An app should be created to share projected increased times of congestion are caused by construction.
- NAC members believe there are many safety issues on Canal Street, dangerous intersections for pedestrians. The area should be studied by the New York City Department of Transportation

(DOT) and improvements should be made. DOT should be more involved in the Master Plan.

NAC Breakout Group Discussion on Quality of Life

NAC Members discussed:

- NAC members believe there is a need for a “top tier” of Quality of Life measures that would focus on those people that will be directly impacted by construction and the new jail facility. These would include:
 - Access to information and assistance during construction via:
 - Access to environmental monitoring data
 - A Community Liaison that would serve as the point person for complaints and issues
 - A website that provides up to date information on construction and impacts
 - Enhanced measures to reduce impacts including:
 - Construction time restrictions
 - A focus on noise mitigation
- NAC members discussed wanting a “second tier” of priorities would seek to improve the surrounding neighborhood with:
 - Needs-based multi-generational housing
 - Columbus Park Upgrades
 - A Neighborhood Community Center/Performance Space
 - Temporary Youth Housing
 - Neighborhood Health Services

NAC Breakout Group Discussion on Senior Facilities/Needs

NAC Members discussed:

- The biggest priority for the community is more senior housing, according to several NAC members.
- NAC members believe there is an opportunity to expand western side of the senior housing block, the existing building is only three floors or redeveloped the 137 Centre Street parcel.
- Protection of seniors and children during the construction period from health impacts: dust, vibration and noise.

- Move vehicular entry off of Baxter Street to southern part of Centre Street so the staff garage entry is away from community uses and senior housing building entry
- Propose using ground floor space of the jail for senior health facilities.

NAC Breakout Group Discussion on Economic Vitality

NAC Members discussed:

- NAC members suggested the creation of an Impact or Relief Zone in Chinatown to help offset the negative effects of the jail on local businesses and property owners and remedy decades of disinvestment within the community.
- NAC members cited the re-opening of Park Row – closed to unauthorized personnel since 9/11 - as a primary objective for the community.
- NAC members recommend grants for resident, landlords, and small businesses.
- NAC members recommended providing small business supports during construction of the new jail.
- NAC members recommended the creation of a Community Land Trust.
- NAC members recommended that a City-owned property be repurposed into incubator space for businesses displaced or otherwise affected by construction of the jail.

NAC Breakout Group Discussion on Potential Ground Floor Uses

NAC Members discussed:

- White Street should remain open to the public but should not be turned into an interior space like a mall.
- The garage entry should be moved to Centre Street and Baxter Street should be community determined retail.
- A community center is needed with a gym and pool.

NAC Breakout Group Discussion on Special Permit

NAC Members discussed:

- DCP provided information on what a Special Permit can include. The permit would allow the proposed building to be bigger than what is allowed by current zoning. Through this process the permit enshrines what the requirements must be met in order to build that bigger building.
- NAC members asked for clarification about whether the special permit is part of the ULURP process.
 - The City responded the Special Permit would be approved through the ULURP process.