

APPENDIX B
COMMUNITY PARTICIPATION AND OUTREACH MATERIALS

PORT MORRIS/BATHGATE INDUSTRIAL BUSINESS ZONE

invites you to a presentation on...

THE WILLIS AVENUE BRIDGE PROJECT

by Jim Cusack, Resident Engineer,
NYC Department of Transportation

COMMUNITY VISIONING PLAN FOR THE PORT MORRIS BROWNFIELD OPPORTUNITY AREA

The presentation will include:

- A discussion on how neighboring businesses, especially those with a large number of fleet trucks may be affected by the project.
- A description of the Port Morris Brownfield Opportunity Area Program.
- Opportunity to provide initial public input on potentially contaminated sites.

RSVP:
Jamila Diaz
718-732-7548
jdiaz@sobro.org

SOBRO
South Bronx Overall Economic
Development Corporation

DATE:

January 18, 2008

TIME: 9:30AM

LOCATION:

SoBRO Headquarter
Conference Room
555 Bergen Avenue
Bronx, NY 10455

**COMMUNITY BOARD NUMBER 1**

384 EAST 149TH STREET, SUITE 320
BRONX, NEW YORK 10455

(718) 585-7117 • Fax (718) 292-0558 • E-mail: brxcb1@optonline.net

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CEDRIC L. LOFTIN
DISTRICT MANAGER

ADOLFO CARRION, JR.
BOROUGH PRESIDENT

GEORGE RODRIGUEZ
CHAIRPERSON

**ECONOMIC DEVELOPMENT/LAND USE & HOUSING COMMITTEE
MEETING
APRIL 2, 2008**

MINUTES

Attendance: Arline Parks, Linda Duke, Herman Francis, Jr., Lucas Henriquez, Gilberto Rivera, Nicholas Romano, Carmen Santos, Delores Waller-Worrell.

Others Present: Hugo Subotovsky, Architect, William Bollinger, Jackson Development, A. Constanople, Jackson Development, Logan Werschky, HPD, Carol Samol, NYC Department of City Planning, Matt Mason, NYC Department of City Planning, Neil Pariser, SOBRO, Michael Gilbert, Best Bronx, Ivan Diaz, Mastermind.

Motion made to move order of the Agenda. Motion duly seconded. Called and passed unanimously.

SOBRO

Mr. Neil Pariser, Executive Vice President said that SOBRO received a contract from New York State about 2 years ago to take a look at issues surrounding Brownfield development in the Port Morris area. We're one of two contractors in the Bronx, Port Morris is one area and the other area is by Hunts Point.

Part of the contract was to look at what Brownfield issues are affecting the community and we actually approached it from a very site specific point of view. This is a statewide contract and they tend to look at it as a planning document coming up with sweeping master plan concepts. That's a part of ours but we also became very site specific.

With the housing shortage we're facing and the need to develop sites we have to be more creative in what sites we identify. In where years ago people ran from Brownfield's

Pg #2

today there is a number of very lucrative tax credits that private developers can avail themselves of, and we clean these sites turning them into useful properties.

We are working on Brownfield sites at three vacant former gas stations that are located in the Port Morris area at 138th Street & Bruckner Blvd, Third Avenue & Major Deegan and 138th Street & Rider Avenue.

Jackson Development Group

Mr. Hugo Subotovsky, Architect said that they are proposing to change the zoning of Block 2618 on East 159th Street to the north, Eagle Avenue to the east, East 156th Street to the south, and St. Ann's to the west from its current designation of M1-1 to R7X and partly R7X/C2-3.

This site is currently zoned as an M1-1 permitting for manufacturing and commercial uses, and with the exception of the blocks to the immediate north and to the southeast, all other blocks in the vicinity to the site is either for residential use or community facilities.

The proposed development will consist of 8 buildings (A through H) with a total of approximately 618 residential units with approximately 50,000 square feet of commercial uses, and ranging in height from 8 to 13 stories. Buildings A & H are for middle-income residents, C, D, and E for low-income residents and B for Senior Independent Rental Living, F, and G for income restricted condominiums.

The community garden (El Batey Borincano Garden) on Eagle Avenue near 159th Street will remain on the block. The interior of the site, the backyards of the buildings will be occupied by an extensive series of planting, walkways and benches.

There will be approximately 459 parking spaces available. The parking garage on St. Ann's will provide service for residents, retail tenants and the general public. Parking underneath the condo/co-operative buildings will serve residents of these two buildings.

The buildings will be built in coordination with City financing and serve a mix of incomes ranging from 30% to 130% of the area median income, based on household size. In the fall of 2008 Jackson Development Group plans to begin the financial closings of these buildings, at which time construction will start.

Motion made to approve the proposed rezoning of St. Ann's Avenue. Motion duly seconded. Motion called and passed unanimously.

Meeting adjourned.

Brownfield Opportunity Area (BOA) in Port Morris

Administered by

South Bronx Overall Economic Development Corporation (SoBRO)

What is BOA?

The Brownfield Opportunity Area Program is a community-driven economic development initiative that targets vacant or underused properties for redevelopment. These properties are chosen based on their potential to become economic anchors in the community that will spur further investment and development in neighborhoods needing revitalization. BOA's overall goal is to transform blighted land into productive space in order to restore overall economic vitality and safety to the community.

What is a Brownfield?

Many underused properties in the Bronx face issues of environmental contamination. These are called **Brownfields**. Such sites are often abandoned because 1) it is illegal and unsafe to develop or operate on contaminated land; 2) environmental cleanup presents many challenges, such as high cost. Oftentimes, Brownfield properties lay dormant for years and become eyesores in the community. One type of Brownfield, for example, is an abandoned gasoline station that has a leaking underground storage tank.

SoBRO and Brownfields in the Bronx

Through the BOA program, SoBRO uses State funding to assist property owners in assessing environmental problems, devise cleanup plans, and collaborate on their redevelopment into productive use.

As a long-term community partner, SoBRO aims to develop projects that will create local jobs, services and needed housing.

Community Participation

Community participation is a vital component of the BOA program. We hold regular meetings with our Steering Committee as well as public participation events to formulate a community vision, elicit feedback on BOA projects already underway, and encourage new project ideas for moving forward. These events provide the opportunity for local business owners, residents, and other stakeholders to discuss and share ideas about BOA projects and general community development issues. The events will also serve to keep community members up to date on BOA projects as they unfold.

We are now working with a special BOA Community Task Force to organize such events and make sure that turn out is good. As a community agent, SoBRO will consistently base our projects on the needs and desires of the local community.

For more information, please contact Shira Gidding at (718) 732-7532 or sgidding@sobro.org.

SOBRO

Brownfield Opportunity Area (BOA) en Port Morris

Administrado por:

South Bronx Overall Economic Development Corporation (SoBRO)

Qué es BOA?

El programa Brownfield Opportunity Area es una iniciativa comunitaria para el desarrollo económico que se enfoca en propiedades vacantes o sub-utilizadas. Estas propiedades son escogidas de acuerdo al potencial que tienen para convertirse en centros económicos que pueden traer desarrollo e inversiones necesarios para la revitalización de la comunidad. La meta de BOA es el transformar terrenos deteriorados en espacios productivos para restaurar la vitalidad económica y seguridad de la comunidad.

Qué es un Brownfield?

Muchas de las propiedades abandonadas en el Bronx no se pueden desarrollar debido a la contaminación del terreno. Estos terrenos contaminados se llaman **Brownfields**. Los Brownfields impiden el desarrollo por varias razones. Primero que todo es ilegal y peligroso desarrollar o manejar un terreno contaminado. Además el proceso de descontaminación es costoso y complicado. Estas restricciones hacen que nuestra comunidad esté saturada con terrenos peligrosos y grotescos. Un ejemplo de un brownfield es una estación de gasolina abandonada que tiene un tanque de almacenamiento debajo de la tierra con una gotera.

SoBRO y Brownfields en el Bronx

SoBRO a través del programa BOA, usa ayuda financiera del estado para asistir a dueños de propiedades con averiguaciones de problemas ambientales, la creación de planes de limpieza, y la colaboración en el desarrollo y uso productivo de la propiedad.

SoBRO ha sido un socio de la comunidad por largo tiempo; con este programa, SoBRO quiere ayudar a desarrollar proyectos que ayuden a crear trabajos locales, servicios, y vivienda necesaria.

Participación Comunitaria

La participación comunitaria es un componente vital en el programa BOA. Nosotros organizamos reuniones regularmente con el comité administrativo y también eventos de participación pública para crear una visión comunitaria en los proyectos BOA que se están realizando, y al mismo tiempo impulsar ideas para nuevos proyectos. Estos eventos le dan la oportunidad a dueños de negocios locales, residentes de la comunidad, y otros participantes para que puedan discutir y compartir ideas acerca de proyectos de BOA y otros temas de desarrollo comunitario generales. Estos eventos también le sirven a la comunidad para mantenerse al día en noticias acerca de proyectos BOA que se están realizando.

Ahora SoBRO está trabajando con BOA Community Task Force para organizar eventos exitosos. Como un agente de la comunidad SoBRO se asegura que sus proyectos estén basados en las necesidades y deseos de la comunidad local.

Si desea más información, por favor contacte a Shira Gidding al (718) 732-7532 o sgidding@sobro.org.

SOBRO

Information Session

Brownfield Opportunity Area Program (BOA)

Cleaning up Contaminated Sites in the South Bronx

Please join SoBRO, Nos Quedamos and others for a discussion about Brownfield development in the South Bronx. We want to hear your ideas about what it would take to improve your community!

BROWNFIELDS

Many of the dilapidated and abandoned properties around the Bronx remain undeveloped because of environmental contamination. Sites formerly occupied by factories, auto-repair facilities, or gas stations often left the ground underneath filled with harmful chemicals that threaten the health and safety of those living and working nearby.

These contaminated properties are called **Brownfields**. They deter development for several reasons: First, it is illegal and unsafe to develop or operate on contaminated land. Also, environmental cleanup is an expensive and difficult process. These deterrents leave our community scattered with unsightly and dangerous properties.

THE BROWNFIELD OPPORTUNITY AREA PROGRAM (BOA)

Through this State program, SoBRO assists property owners and the community in investigating environmental problems, forming a cleanup plan if necessary, and then working to redevelop the properties into better uses.

WHERE YOU COME IN

We need to make sure that the community is front-and-center in the Brownfield redevelopment planning process in the South Bronx. We need to gather ideas from the community about their vision for the general area as well as possible new sites to look at, to ensure that our work is supported by those who live and work here. So please join us for an interesting presentation and discussion about Brownfields in your area and how we, together as a team, can transform them into good use!

What:
Port Morris Community Meeting

When:
Wednesday,
January 7, 2009
6:00pm – 7:30pm

Where:
The Gallery Lounge
26 Bruckner Boulevard
Bronx, NY 10454

Who:
SoBRO and Nos Quedamos

RSVP:
Shira Gidding
718-732-7500
sgidding@sobro.org

Presented by: Nos Quedamos &

SOBRO

BOA Community Coalition:
Yolanda Gonzalez, Nos Quedamos
Gilberto Rivera, Nos Quedamos
Reverend Mario Olivero

Rachel Amar, Waste Management
Peter Benizio, The Gallery Lounge
SoBRO

Sesión de Información

Brownfield Opportunity Area Program (BOA)

Limpieza de Áreas Contaminadas en el Sur del Bronx

Por favor, únase a SoBRO y Nos Quedamos con su comunidad, para una discusión acerca de BrownField. BrownField es un desarrollo que esta ocurriendo en el Sur del Bronx. Queremos escuchar sus ideas acerca de lo que seria necesarios para mejorar su comunidad.

Brownfields

Muchas propiedades abandonadas en todo el Bronx siguen siendo subdesarrolladas a causa de la contaminación. Sitos anteriormente ocupados por (fabricas, reparación de autos, puestos de gasolina.) A menudo debajo de la tierra esta llena de sustancias químicas, nocivas que amenaza la salud y la seguridad de las personas que viven y trabajan cerca.

Estas propiedades contaminadas son llamados terrenos baldíos. Ellos impiden el desarrollo por varias razones: En primer lugar, es ilegal e inseguro para operar o desarrollar en las tierras contaminadas. Además, la limpieza del medio ambiente es costoso y un proceso difícil. Estos elementos disuasorios mantienen nuestra comunidad dispersa con mal antiestético y con propiedades peligrosas.

Brownfield Opportunity Area Program (BOA)

A través de este programa estatal, SoBRO ayuda a los propietarios de inmuebles investigando el problema ambiental, la formación de un plan de limpieza si es necesario y a continuación, trabajan para revalorizar las propiedades para mejorar sus usos.

Donde Puede Entrar Usted

Tenemos que estar seguro de que la comunidad Port Morris y Mott Haven esta en el centro de el proceso del nuevo desarrollo. Tenemos que recoger las ideas de la comunidad, acerca de la visión para la zona en general, así como los posibles nuevos sitios que debemos de estar observando. Así que únase a nosotros para una interesante presentación y discusión acerca de terrenos baldíos en su área, y nosotros unidos podemos transformarlo en un buen uso para el bien de la comunidad.

Que:
Sesión de Información

Cuando:
Miercoles, 7 de Enero, 2009
6:00pm - 8:00pm

Donde:
The Gallery
26 Buckner Blvd
Bronx, New York 10455

Quien:
SoBRO y Nos Quedamos

RSVP:
Jamilia Diaz
718-732-7548
jdiaz@sobro.org
SEATING IS LIMITED!

Presentado por: Nos Quedamos &

SOBRO

Colisión de Comunidad:
Yolanda Gonzalez, Nos Quedamos
Gilberto Rivera, Nos Quedamos
Reverend Mario Olivero

Peter Benicio, The Gallery
Bill Boniface, Bonland Industries
Rachel Amar, Waste Management
SoBRO



MINUTES - Port Morris BOA Visioning Meeting

Date: January 7, 2009, 6:00pm

Location: The Gallery
26 Bruckner Blvd.
Bronx, NY 10454

Facilitators: **Shira Gidding**, Brownfield Program Coordinator, SoBRO
Mario Bodden, Assistant Vice President of Economic Development, SoBRO
Jamila Diaz, Program Coordinator of Industrial Economic Development, SoBRO
Gilberto Rivera, President of Nos Quedamos

I. Introductions

- Shira Gidding welcomes everyone and introduces Mario Bodden and Jamila Diaz as Spanish translator and transcriber for the presentation.

II. BOA Information and SoBRO's Port Morris BOA Projects, Shira Gidding & Mario Bodden

- 'Brownfields' defined; they exist all over New York City and we are focusing on the South Bronx
- BOA Program explained: SoBRO has received grant money from the State of New York to identify suspect Brownfield sites, use community input to make recommendations for redevelopment/reuse, and do actual testing to determine what kind of cleanup is needed and how it can be financed.
- Introduced the BOA Community Coalition, chaired by SoBRO, Nos Quedamos (local civic organization), Reverend Mario Olivero, Bronx Waste Management (Community Relations Division), and two local business owners; the purpose of the coalition is to maximize community participation at events such as these to be held regularly
- Port Morris BOA: 3 gas station projects described (138th & Bruckner Blvd, 138th & Rider Ave, 135th & Major Deegan), with photographs being passed through the audience
- Emphasized the importance of community's input every step of the way; explained that opinions and information shared by residents and community leaders will be recorded, incorporated into Brownfield redevelopment planning and also sent forth to government agencies as necessary

III. Other Information

- Gilberto Rivera introduced himself as a Port Morris Community Coalition member and long-time supporter of SoBRO. Mr. Rivera spoke of Nos Quedamos community advocacy activities in past years, including addressing the issue of contaminated sites in need of assistance; that their development would help facilitate overall economic development in the South Bronx. Mr. Rivera explained that the community's involvement is a major component of these efforts (and BOA specifically) and would not be possible without their input.
- Mario Bodden then described his experience and efforts over the past ten years in getting under-utilized or abandoned areas developed into uses that create employment and address other needs of the community.
- Shira Gidding acknowledged that the South Bronx region is changing and developing, but that our efforts through BOA ensure that the local community's needs are heard, and that development (with which SoBRO is involved) happens in a safe way. She then opened the meeting up for questions and comments, specifically asking what the main issues facing the community are (e.g. housing, small business development, etc.) that may be addressed by Brownfields redevelopment.

IV. Community Participation

- Placido Mendez a community representatives and Hispanic leader of the community spoke of how not only did SoBRO, Nos Quedamos and City and State agencies need to help redevelop the contaminated sites, but that they need to address issues of air pollution created by cars and local manufacturing.
- Mr. Mendez also expressed the community's great need for housing. Mr. Mendez spoke of families living in overcrowded buildings in the community because of limited housing options.
- Mr. Mendez also spoke of the need to put businesses on these underdeveloped sites that would help stimulate the local economy by providing needed jobs. He said that unemployment in the community is rising.
- Hector Castillo, community representative, spoke to the importance of protecting kids and residents from the hazards associated with contaminated property that they may be living on or near. Mr. Castillo thanked SoBRO and Nos Quedamos for their efforts to address this.
- Juan Garcia, community representative and leader, also spoke of the need to create local jobs for community residents with these future development sites. Mr. Garcia expressed that in past experience, employers occupying newly developed property have had a tendency to hire people from outside the community. Mr. Garcia called on SoBRO and Nos Quedamos as influential organizations to take some responsibility and make sure that

a certain percentage of new jobs created as a result of these projects would be reserved for local people.

- Generally, all in attendance were in agreement that new housing and business opportunities would benefit the community most.

V. Closing Remarks

- Shira reiterated that the goal of this program and any BOA project is to ultimately develop the South Bronx in a conscientious way that preserves the community's residences, businesses and jobs while restoring environmental safety.
- Mario Bodden and Shira Gidding thanked all who participated, and assured that we would keep the community abreast of how these and new projects unfold, taking into great account the feedback they shared with us in this meeting

Community Board 1 Meeting & Port Morris BOA Presentation

January 14, 2009, 6:00 p.m.

Joint Meeting: Economic Development, Land-Use & Housing, and Education Committees

MINUTES

- I. **Call to Order and Introductions**—Ms. Arline Parks-Chairperson, Ms. Nellie McKay- Housing Chairman, Mr. Justino Rodriguez- Education Chairman.
- II. **Presentation – Neil Pariser, SoBRO Senior Vice President**
 - Detailed explanation of the Brownfield Opportunity Area program (Procedures & benefits)
 - Update of the three current BOA gas station sites, and five possible future BOA strategic development sites
 - Mr. Pariser asked the board for feedback on the program, including any objections or interest in discussed projects.
- III. **Community Board Questions & Comments**
 - * Re responsible parties: **Why can't we find the business owners who pollute these properties, and fine them?**
 - * Re new potential strategic site at 142nd & Bruckner Blvd: **Who owns the tow yard, and how did we find them?**
 - * Re remediation process: **How is the soil cleaned?**
 - * **What do we do with the dirty soil?**
 - * **Do we have to put a new gas station on 138th & Bruckner site?**
 - * Re 138th & Rider gas station project: **What role does Exact Capital LLC play?**
 - * **Mr. Pariser answered all questions**
 - * **Several board members stated that the program sounded good, and that they looked forward to SoBRO returning to give another update.**
- IV. **Adjournment**



PORT MORRIS BOA
COMMUNITY MEETING

MINUTES

Date: December 16, 2009, 6:00pm

Location: Iglesia Senda de Bendicion
440 East 134th Street
Bronx, NY 10454

Host: Reverend Mario Olivero

Facilitator: Shira Gidding, Director of Environmental Development Programs, SoBRO
Gilberto Rivera, Nos Quedamos

Translator: Alvarado Miguel, Port Morris Resident

Other Attendees:

Lewis Cooper, Resident
Santiago Diaz, NYCPP
Carmen Lourdes, Resident
Carlos Hernandez, Resident
Hector Castillos, Resident, community advocate
Enrique Marte, Resident
Julio Rosario, Resident
Marta Beruquete, Resident
Maximo Figuereo, Resident
Chris Gonzalez, Nos Quedamos

I. Shira Gidding - Introduction and Program Description

- SG introduces herself, welcomes everyone, and thanks them for participating.
- SG describes SoBRO and her work in the brownfield arena.
- SG describes BOA program, focusing on the idea of remediating and developing vacant sites for the betterment of the community.

II. Discussion: SoBRO's BOA program, specific sites, and community's redevelopment ideas

- SG offers examples of uses that might be needed: supermarket, laundry facilities, pharmacy, open/park space, etc.
- Lewis Cooper suggests a car dealership as an economic driver, and says uses that will create jobs is the most important; community needs more tax payers; there is enough housing; really the need is for business such as fast food places and factories
- Santiago Diaz shares a Bronx project being pursued by his organization to build a park with funding support from City Council and Bronx BP
- Gilberto says that before any development can take place, the brownfield contaminated sites must be cleaned up.
- SG takes the floor and proceeded to run through the Port Morris BOA program and the 6 strategic sites SoBRO has identified, referring to a 4-page handout that consists of maps
- SG described the Lower Concourse Rezoning and the new opportunities it will bring for development, and describes the importance of developing what the community wants and needs.
- Hector Castillos proclaimed that new development projects must cater to the local community, especially housing and job needs; also that during development of these sites local (non-white) people should be given construction jobs, unlike what he often sees at construction sites in the area.
- Lewis Cooper retorted that people need to be trained and admitted to workers unions before they can be placed at construction sites; he said, "You can't just take people off the street."
- The conversation then shifted to the need for local people to be adequately trained for jobs, and the need to educate, train, and better support young people so that they are prepared for available jobs.
- Lewis Cooper discussed the need for high school students to receive vocational training and said that SoBRO should be involved in that, for example via after-school programs.
- SG explained that SoBRO does do this sort of work, and cited the Youth Build program which has been quite successful.
- SG described the "green" movement and the new funding and programming stemming from President Obama's stimulus package to support the "green economy."
- SG explained "green" and "green jobs" and "green" training, and how this new sector will hopefully bring new opportunity to local people who need education, job training and job placement.
- All in attendance received this positively.
- Hector Castillos suggested the idea of having the community compile a list of people they believe are qualified or motivated to work, and bringing it to SoBRO so that we can connect them with these opportunities.

- SG reiterated the importance of gathering community input and having the community step up to SoBRO and other development/advocate groups and truly help guide and shape the work we do.
- Returning to the topic of developing vacant sites in the local area, Hector Castillos said he envisions keeping the old Yankee Stadium structure and transforming it into a great community recreational center. In general he expressed the need for this type of use in the area.
- SG offers closing remarks, stating that these meetings will happen on a consistent basis, and encouraging those in attendance to join future meetings so that this conversation is an ongoing and developing one.

APPENDIX C

BROWNFIELD OPPORTUNITY AREA (BOA) STEERING COMMITTEE DOCUMENTS



Port Morris BOA Program
Task 2: Establishment of a Project Steering Committee
December 8, 2005

555 Bergen Avenue, 3rd Floor
Bronx, NY 10455
(718) 292-3113 Phone
(718) 292-6645 Fax

Meeting Summary

I. Call to order

Neil Pariser (SoBRO – Senior Vice President) called to order the meeting of the Prospective Steering Committee members at 10:00am on December 8, 2005 at SoBRO Headquarters (located at 555 Bergen Avenue, Bronx, NY 10455).

II. Welcome & Introductions

Neil Pariser welcomed the attendees. The following persons were present:

- Ron Melichar (NYC DSBS – Director of District Mgmt Services & Investment)
- Frank Encarnacion (NYC DSBS – Senior Development Manager)
- Paula Caplan (Office of the Bronx Borough President – Deputy Director of Planning & Development)
- Curtis Cravens (Department of State)
- Daniel Walsh (NYS DEC – Chief – Superfund & Brownfield Cleanup)
- Robinson Hernandez (NYC – Mayor's Office of Industrial & Manufacturing Businesses – Project Manager)
- Neil Pariser (SoBRO – Senior Vice President)
- Miriam Johnson (SoBRO – BOA Program Manager)
- Mario Bodden (SoBRO – Assistant Vice President)
- Jasmin Miranda (SoBRO – Project Manager)
- Shelley Olivari (SoBRO – Department Coordinator)

III. Discussion of Port Morris BOA and Potential Redevelopment Sites

- Miriam Johnson (SoBRO) gave a brief overview of the Port Morris BOA and explained the purpose of establishing a steering committee, which is to oversee the processes of the Port Morris BOA and to achieve broad public participation.
- Mario Bodden (SoBRO), Jasmin Miranda (SoBRO) and Neil Pariser (SoBRO) gave an overview of Potential Brownfield Redevelopment sites in Port Morris (specifically East 138th Street & Bruckner Boulevard – Vacant Gas Station, East 147th Street & Brook Avenue – Vacant Lot and East 149th Street & Southern Boulevard).
- Curtis Cravens (DOS) gave more description on the purpose of the BOA program, the requirements of the BOA recipients and briefly touched on the MOU between DEC and DOS. He explained that the grant is part of a new State program designed to assist communities in understanding the process of identification and remediation of potential Brownfield sites.



Port Morris BOA Program
Task 2: Establishment of a Project Steering Committee
December 8, 2005

555 Bergen Avenue, 3rd Floor
Bronx, NY 10455
(718) 292-3113 Phone
(718) 292-6645 Fax

- Neil Pariser (SoBRO) asked the question of how to handle issues of tax liens on aforementioned properties. Curtis Cravens (DOS) stated that Environmental Counsel is seen as a key step in Phase 2 of the BOA. Mr. Cravens also suggested that SoBRO meet with Mark McIntyre (counsel for the city who works on environmental projects). Mr. Cravens suggest that Mark McIntyre is very familiar with environmental issues of this sort.
- Curtis Cravens (DOS) will set up a conference call between Mark McIntyre and SoBRO.
- Neil Pariser (SoBRO) asked whether or not SoBRO needed a license agreement to gain access to the sites. Daniel Walsh (DEC) commented that is assumed that the owner of the property is a willing participant in the process. Walsh also commented that Step Two does not require consent of the owner of the property.
- Neil Pariser questioned Curtis Cravens (DOS) on the status of other BOA recipients. Curtis Cravens stated that the City of Yonkers and Kingston were furthest along.
- Daniel Walsh (DEC) gave a brief overview of the Superfund and Brownfield Cleanup Program and offered assistance to the Port Morris BOA.

IV. Objectives of the Steering Committee

- Curtis Cravens explained that the steering committee is established to promote public participation in the processes of the Port Morris BOA. Paula Caplan (BBP) and other meeting attendees made suggestions on other possible steering committee members such as environmental groups, etc. Miriam Johnson (SoBRO) suggested an environmental group.
- Curtis Cravens suggested that there may be potential property owners who may be interested in joining the committee. Cravens stated that the BOA needs community representation such as the community board, business owners and elected officials.

V. Adjournment

- Neil Pariser adjourned the meeting at 12:05pm.

Minutes Submitted by: Shelley Olivari

Minutes Approved by: Miriam Johnson



South Bronx Overall Economic Development Corporation

Port Morris Brownfield Opportunity Area Program

555 Bergen Avenue, 3rd Floor
Bronx, NY 10455
(718) 292-3113 Phone
(718) 292-6645 Fax
www.sobro.org

Agenda
Port Morris BOA
Bus Tour & Steering Committee Meeting #2

October 26, 2006

Meeting called by the South Bronx Overall Economic Development Corporation (SoBRO)

Attendees:

- **Curtis Cravens** NYS Department of State
- **Josslyn Shapiro, PhD** NYS Department of Environmental Conservation
- **Daniel Walsh PhD, Chief** NYS Department of Environmental Conservation
- **Paula Caplan** Office of the Bronx Borough President
- **Linda Cox** Bronx River Alliance
- **Tony Riccio** Port Morris Property Owner
- **Carlos Tejada** Department of City Planning
- **Carol Samol** Department of City Planning
- **Mark McIntyre** NYC Office of Environmental Coordination
- **Neil Pariser** SoBRO
- **Mario Bodden** SoBRO
- **Miriam Johnson** SoBRO

8:15am – 9:00am	Meet & Greet <ul style="list-style-type: none"> • Continental Breakfast 	SoBRO's Executive Conference 555 Bergen Avenue, 3rd Floor Bronx, NY 10455
9:00am – 10:30am	Bus Tour Commences <ul style="list-style-type: none"> • Overview & Review of Projects Neil Pariser • Q&A 	Bus Leaves from Corner of 149 th & Bergen Avenue (Front of SoBRO)
11:00am – 12:00pm	Wrap Up at SoBRO <ul style="list-style-type: none"> • Next Steps for BOA & Vision for Potentially Contaminated Sites • Next Meeting Date? Steering Committee 	SoBRO's Executive Conference 555 Bergen Avenue, 3rd Floor Bronx, NY 10455

Additional Information on Potentially Contaminated Sites:

1. **Industrial Ombudsman Area (IOA):** The 11 blocks surrounding the Port Morris Special Mixed-Use District are currently the subject of a rezoning action. Building upon the attraction of the Antique District and aptly suited for residential and commercial development, the district stretches from the Park Avenue Bridge to the Triborough Bridge approaches and faces the Bronx River at the Harlem River Yards.
2. **Gas Station Site: Rider Avenue at 138th Street:** Approximately 11,000 square feet of privately owned land, this site contains an inactive gas station with potential for redevelopment of the site to non-hazardous use. Next to Skate Key facilities and a number of large industrial companies, this lot is four blocks from the Major Deegan Expressway and Grand Concourse, and is approximately six blocks from the Third Ave Bridge. This site is a less than three blocks from 138th Street stop on the 4/5 express trains.
3. **Gas Station Site (Third Avenue @ 136th Street)**
4. **Greenway Easement:**
5. **Gas Station Site (138th Street @ Bruckner Boulevard)**
A vacant, abandoned gasoline station which suffered a fire less than five years ago, this site is approximately 13,000 square feet and is privately-owned. This site is the terminus of the commercial corridor that runs along 138th Street, and is located directly on an entrance to and an exit from the Bruckner Expressway.



**Port Morris BOA
Project Steering Committee Meeting**

Meeting Agenda

November 7, 2007

10:00am

Type of Meeting: Update on Port Morris Environmental Site Assessments and Next Steps

Meeting Facilitators: South Bronx Overall Economic Development Corporation (SoBRO)

Invitees:

- Curtis Cravens, NYS Department of State
- Dana Kaplan/ Josslyn Shapiro, PhD NYS Department of Environmental Conservation
- Daniel Walsh PhD, Chief NYS Department of Environmental Conservation
- Paula Caplan, Office of the Bronx Borough President
- Linda Cox, Bronx River Alliance
- Tony Riccio, Port Morris Property Owner
- Carlos Tejada, Department of City Planning
- Carol Samol, Department of City Planning
- Mark McIntyre, NYC Office of Environmental Coordination
- Neil Pariser, SoBRO
- Miriam Johnson, SoBRO
- Mario Bodden, SoBRO
- Stephane Hyacinthe, SoBRO

- I.** Update on Current Status of Brownfield Sites, Neil Pariser
- II.** Review of AKRF's Residential & Commercial Feasibility/ Ombudsman Study
- III.** Review of Phase I Environmental Site Assessments/ Hazardous Materials Assessment
- IV.** Committee Discussion on Next Steps
- V.** Adjournment

STEERING COMMITTEE PARTICIPANTS

PORT MORRIS BOA

As of December, 2009

Curtis Cravens

Division of Coastal Resources
New York State Department of State
123 William Street, 19th Floor
New York, NY 10038
P (212) 417-5005

Jane O'Connell

NYS Department of Environmental Conservation,
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Long Island City, NY 11101
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Lee Ilan

Mayor's Office of Environmental Remediation
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Miriam Harris

NYC Economic Development Corporation
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David Freeman

Paul, Hastings, Janofsky & Walker LLP
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New York, NY 10022
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Yolanda Gonzalez

Nos Quedamos / We Stay
754 Melrose Avenue
Bronx, NY 10451-4457
P (718) 585-2323

Mario Olivero

Senda Church Congregation
440 E. 134th Street
Bronx, NY 10454
P (718) 713-6575

Phillip Morrow, President

October 27, 2009

Stephen J. Holley
Vice President
AKRF
440 Park Avenue South, 7th Floor
New York, NY 10016

RE: Meeting of the BOA Steering Committee

Dear Mr. Holley,


SoBRO is pleased to announce a meeting of the BOA Steering Committee. Important developments have occurred over the last year with regard to the Brownfield Opportunity Area grant program (BOA), a community-driven brownfield planning initiative administered by the New York State Department of State (DoS), and we look forward to informing and updating the community and elected officials on our work.

Since our first BOA award in 2006, SoBRO has successfully invested BOA dollars in a portion of the Port Morris neighborhood that fronts the Harlem River. We have gathered input from the local community as to how they envision new development in their neighborhoods, and within this context, SoBRO has identified several potential brownfield redevelopment sites, called "BOA strategic sites." We believe that responsible cleanup and development of these underutilized sites would catalyze neighborhood investment and revitalization if restored to productive use.

SoBRO plans to significantly expand BOA work by identifying new strategic sites in Port Morris as well as other Bronx communities. In addition to recently launching the Eastchester BOA, we are currently preparing new BOA applications for submission to DoS in December 2009. We would like to include you in discussions of where the BOA program and brownfield redevelopment in the Bronx is headed, as well as give you the opportunity to officially join the BOA Steering Committee that corresponds to your particular area of the Bronx.

Please join us at SoBRO's offices on **Tuesday December 1, 2009 at 3:00pm**. For further information, contact Shira Gidding, Director of Brownfield & Environmental Remediation, at sgidding@sobro.org or 718-732-7532. Your participation is much appreciated.

Sincerely,



Phillip Morrow
President, SoBRO

BROWNFIELD OPPORTUNITY AREA PROGRAM (“BOA”)

MEETING OF THE BOA STEERING COMMITTEE & BOA PARTNERS

December 1, 2009
3:00pm

AGENDA

- I. Welcome and Introductions** (Phillip Morrow - President, SoBRO)
- II. Purpose of Meeting** (Lourdes Zapata - Senior Vice President, SoBRO)
- III. BOA Program Description** (Shira Gidding - BOA Program Director, SoBRO)
 - 1) 3-Step Program
 - 2) SoBRO’s Approach
- IV. Port Morris & Zone 1 BOA** (Shira Gidding and AKRF)
- V. Eastchester BOA** (Neil Pariser - Senior Vice President, SoBRO)
- VI. New BOA Applications** (Neil Pariser)
 - 1) Port Morris Zone 1: Step 3
 - 2) Port Morris Zone 2: Step 2
 - 3) Port Morris Zone 3: Step 2
 - 4) Concourse Village: Step 2
- VII. Community Participation & BOA Community Coalition** (Shira Gidding and Nos Quedamos)
- VIII. Conclusion**
- IX. Floor Open for Questions & Discussion**

Brownfield Opportunity Area Program (BOA)

SoBRO

Meeting of the Steering Committee

December 1, 2009

3:00pm

SIGN-IN

	NAME	AGENCY OR AFFILIATION	EMAIL
1	Andrew Schaffer	City Matters / PASCAP	andrea@citymatters.biz
2	Jose Rod Jr	Community Board Four	jose.rod@cb4.nyc.gov
3	CARMEN ROSA	CB #12	CB12CLA@optonline.net
4	CARLOS TEJADA	Bronx DEP	ctejada@planning.nyc.gov
5	Jessica Noon	Bronx BP	jnoon@bronxbp.nyc.gov
6	Aracel Llanos	Exchester IBZ	allanos@BEDC.org
7	Stephanie Hyacinthe	DOBRO	shyacinthe@dobro.org
8	LATH Schwast	SEN	lath@sen.state.ny.us
9	June O'Connell	NYSDEC	johnne@nysdec.state.ny.us
10	STEPHAN HONEY	AKRF	SHoney@AKRF.com
11	CHRISTIAN MICHAEL	AKRF	CMichael@AKRF.com
12	Rachel Amar	WM	ramar@wm.com
13	Yolanda Gonzalez	NG	Ygonzalez@nysged.com
14	HERNAN GUTIERREZ	CITY OF MOUNT VERNON	HGUTIERREZ@CITYOFMV.COM
15	DAVID FACEMAN	PAUL HASTINGS	davidfreeman@paulhastings.com
16	Linda Cox	Bronx River Alliance / NYCDPR	Linda.cox@parks.nyc.gov
17	CHRISTIAN JACK DILLMAN	HUTCHINSON RIVER RESTORATION PROJECT	HUTCHINSONRRP@AOL.COM
18	Mario Olivero	Santa Church Congregation	
19	James Capasso	PASCAP Co.	

Brownfield Opportunity Area Program (BOA)

SoBRO

Meeting of the Steering Committee and Other Participants

December 1, 2009 - 3:00PM

MEETING MINUTES

I. Attendees

1. Andrea Schaffer, City Matters LLC
2. James Capasso, Pascap Co.
3. Jose Rodriguez, Bronx Community Board 4
4. Carmen Rosa, Bronx Community Board 12
5. Carlos Tejada, Bronx Office of Dept of City Planning
6. Jessica Noon, Bronx Borough President's Office
7. George Llanos, BOEDC
8. Larry Schnapf, Schulte, Roth & Zabel LLP
9. Jane O'Connell, New York State Department of Environmental Conservation
10. Stephen Holley, AKRF
11. Christian Michel, AKRF
12. Rachel Amar, Waste Management
13. Yolanda Gonzalez, Nos Quedamos
14. Hernan Guerero, City of Mt. Vernon
15. David Freeman, Paul Hastings
16. Linda Cox, Bronx River Alliance
17. Jack Ullman, Hutchinson River Restoration Project
18. Mario Olivero, Senda Church Congregation
19. Stephane Hyacinthe, SoBRO
20. Ryan Max, SoBRO
21. Neil Pariser, SoBRO
22. Lourdes Zapata, SoBRO
23. Shira Gidding, SoBRO
24. Phillip Morrow, SoBRO

II. Introductions - Phillip Morrow, Lourdes Zapata

III. Presentation

- A. BOA Program Description and SoBRO's Approach - Shira Gidding
- B. Port Morris BOA and 6 Strategic Sites - Shira Gidding, Christian Michel
- C. Eastchester BOA and New BOA Applications - Neil Pariser
- D. Community Participation - Yolanda Gonzalez

II. Closing Remarks and Questions

MEETING OF THE BOA STEERING COMMITTEE



**BROWNFIELD OPPORTUNITY AREA
PROGRAM**

**NEW YORK STATE DEPARTMENT OF STATE
&
SOBRO**

DECEMBER 1, 2009

Brownfield Opportunity Area Program (BOA)

- 3-Step Program
 - Step 1: Pre-Nomination Study
 - Step 2: Nomination Study
 - Strategic Sites
 - Step 3: Implementation Strategy
- SoBRO's Approach
 - Development-oriented
 - Collaboration with NYS DEC and NYC OER
 - BOA Community Coalition

Port Morris BOA





Port Morris BOA: 3 Sub-Zones

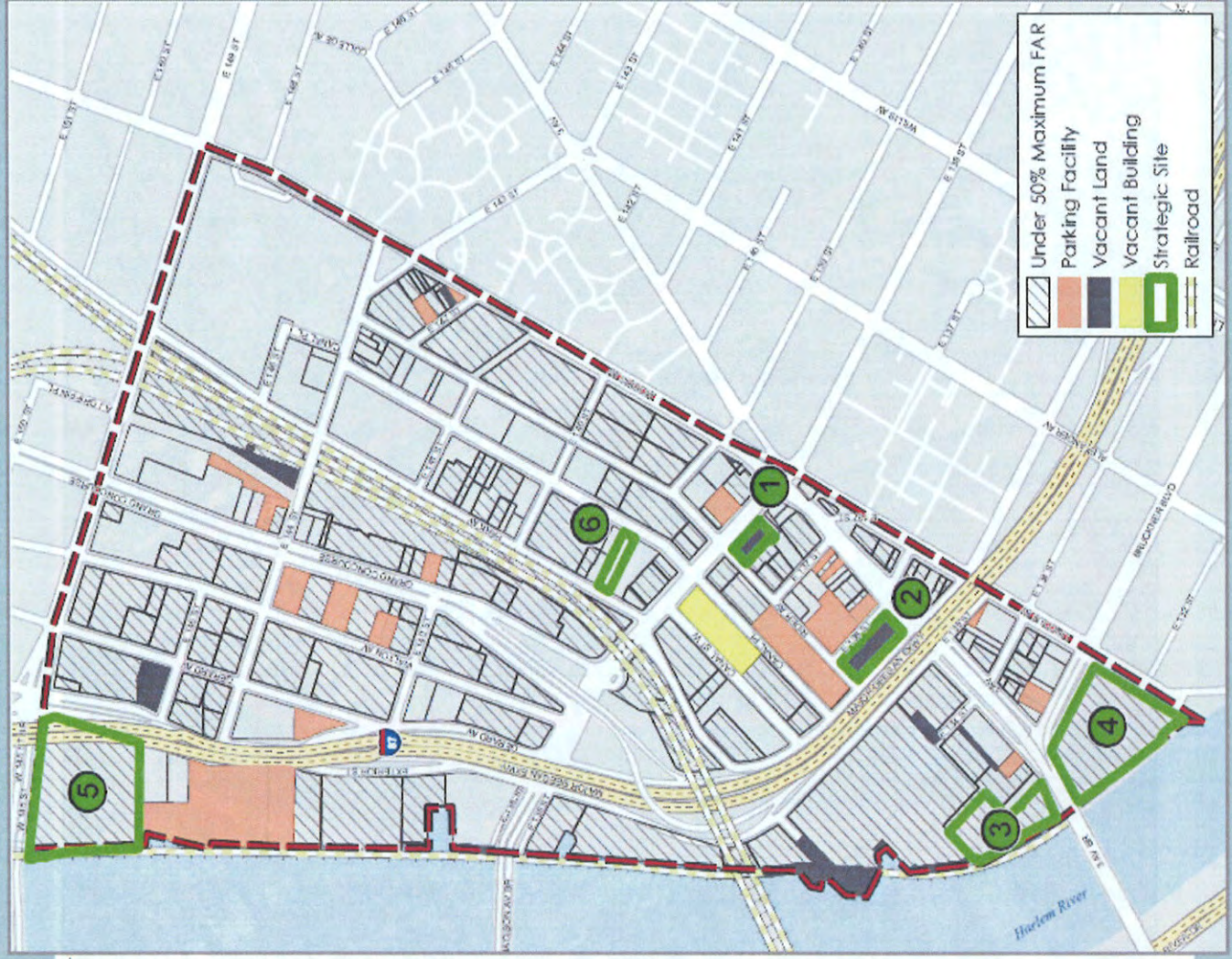
Port Morris Zone 1: Nomination

- Lower Concourse Rezoning
- Area-wide Assessment
- Strategic Sites & Site Profiles
- Community Outreach
- Nomination Report & Advancing to Step 3




Port Morris Zone 1: Strategic Sites

1. Rider Avenue
2. Third Ave & Major Deegan
3. Vista 1 – 2401 Third Ave
4. Vista 2 – 101 Lincoln Ave
5. Bronx Recycling
6. 2568 Park Ave



Strategic Site Profile

PORT MORRIS SITE PROFILE

Site Name 242 East 138 th Street at Rider Avenue – Block 2320 Lot 66	
SITE FUNDAMENTALS Current Owner: Think Big Auto Rev/LE Current Tenant: NA Current use: Vacant In operation since: NA	
PROPERTY CHARACTERISTICS	
<i>Property and Facilities</i> Lot Area: 11,500 Sq. Ft. Building Area: 948 Sq. Ft. Number of Buildings: 1 Number of Floors: 1 Special Property Features: contains a gas station shelter Infrastructure and Access Street-level access: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Adequate Street Width: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Parking: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No approx. 10 on-street parking spaces Access to Public Transportation: Yes, 2 300 ft to subway Other Transportation Assets: 5 bus routes near the site Utilities Electricity (availability/capacity): yes/NA Water/Sewer (availability/capacity): yes/12" High-Speed Internet (availability/capacity): yes/DSL	
	
ZONING AND LAND USE	
Current Zoning: Current designation: M1-2 FAR: 2.0 Permitted Building Height: 80 ft before setback, max height governed by sky exposure plane Current Use: <input type="checkbox"/> Manufacturing <input type="checkbox"/> Retail <input type="checkbox"/> Other <input checked="" type="checkbox"/> Vacant Major Adjacent Uses: Auto repair and maintenance, wholesale and distribution, transportation and parking, retail, residential, and other light industrial uses. Proposed Zoning: Future designation: MX: M1-4/R7X Permitted Uses: Residential, commercial retail, commercial office, hotel, light industrial, and community facility uses Total Building Area: Residential = 57,500 sf (11,500 sf x 5.0 FAR); Commercial/Manufacturing = 23,000 sf (11,500 sf x 2.0 FAR); Community Facility = 74,750 sf (11,500 sf x 6.5 FAR) FAR: Residential: 3.75 (5.0 with inclusionary housing) Commercial/Manufacturing: 2.0 Community Facility: 6.5 Permitted Building Height: 80 ft minimum base height / 85 ft maximum base height. Maximum building height = 125 ft Development Restrictions & Requirements (set backs, height, greenway, etc): None	
ENVIRONMENTAL CONDITIONS	
Historical Use(s) Residential building Gasoline station	Site Reconnaissance Abandoned gasoline station with possible presence of remnant underground storage tanks; site used for parking vehicles.
Regulatory Programs & Permits One Active and two closed status splits; PGS registration with three 4,000-gal gasoline and one 4,000-gal diesel tanks; Hazardous Waste Generator (1991); Air Discharge Facility.	
Potential Contamination Potential petroleum contamination to soil and groundwater from past on-site operations; potential contamination from surrounding off-site industrial facilities; potential for uncontrolled fill at site.	

Strategic Site Profile

SUITABILITY ASSESSMENT					
Land Use	Site Score	Industrial Weight	Residential Weight	Total	Total
Site Characteristics					
Size and shape	4	3	12	3	8
Utilities	5	3	15	3	10
Parking (cars and trucks)	3	3	9	2	9
Roadway conditions	4	2	8	3	12
Loading/unloading areas	3	3	9	1	9
Existing Building Stock	0	3	0	2	0
Pedestrian facilities	3	1	3	2	9
Sub Total			56		57
Strategic Location Characteristics					
Public transportation (distance/ease)	5	2	10	3	15
Highway (distance/ease)	4	3	12	2	8
Business Services	3	3	9	2	6
Retail	4	2	8	3	12
Open space	3	1	3	3	3
Adjacent uses (general appeal)	4	1	4	3	8
Views	3	1	3	3	3
Sub Total			49		55
Environmental Constraints					
Traffic and Congestion	(2)	2	(4)	3	(6)
Noise	(2)	1	(2)	2	(4)
Air quality	(2)	1	(2)	2	(4)
Potential Contamination	(4)	2	(8)	3	(12)
Sub Total			(16)		(22)
TOTAL SCORE			89		90

CHALLENGES & OPPORTUNITIES

242 East 138th Street, located on the southeast corner of Rider Avenue and East 138th Street, offers an excellent development opportunity. Although it is not an especially large site, it has a regular shape and is situated along the East 138th Street corridor, a major access point into the South Bronx via the Madison Avenue Bridge. This location provides the site with excellent access to the City's highway network and to its public transportation system.

The nearby uses are generally appealing and include several well-maintained light industrial facilities and transportation and parking uses. Recent investments in the ground-floor retail business in the adjacent residential buildings are an indication of renewed interest in the area.

A large concentration of New York City Housing Authority (NYCHA) residential buildings, just east of Third Avenue about 1/4-mile away, is anchoring an established residential and commercial mixed-use neighborhood. If approved, the proposed Lower Concourse Rezoning could expand this residential district to include the site and surrounding area by allowing residential uses in the area west of Third Avenue. Under the proposed zoning, the site would be rezoned MX (R7XM1-4) and would allow a variety of uses. Any future development on this site would be well-connected to the established residential neighborhoods and prominently sited along an emerging mixed-use East 138th Street corridor. Vacant properties across from the site provide additional development opportunities to create a vibrant cluster.

Although the site is only moderately well-served by retail, the Gateway Center at Bronx Terminal Market is currently under construction; approximately 1/4 of a mile from the site. Additional retail could be developed closer to the site under the proposed Lower Concourse Rezoning.

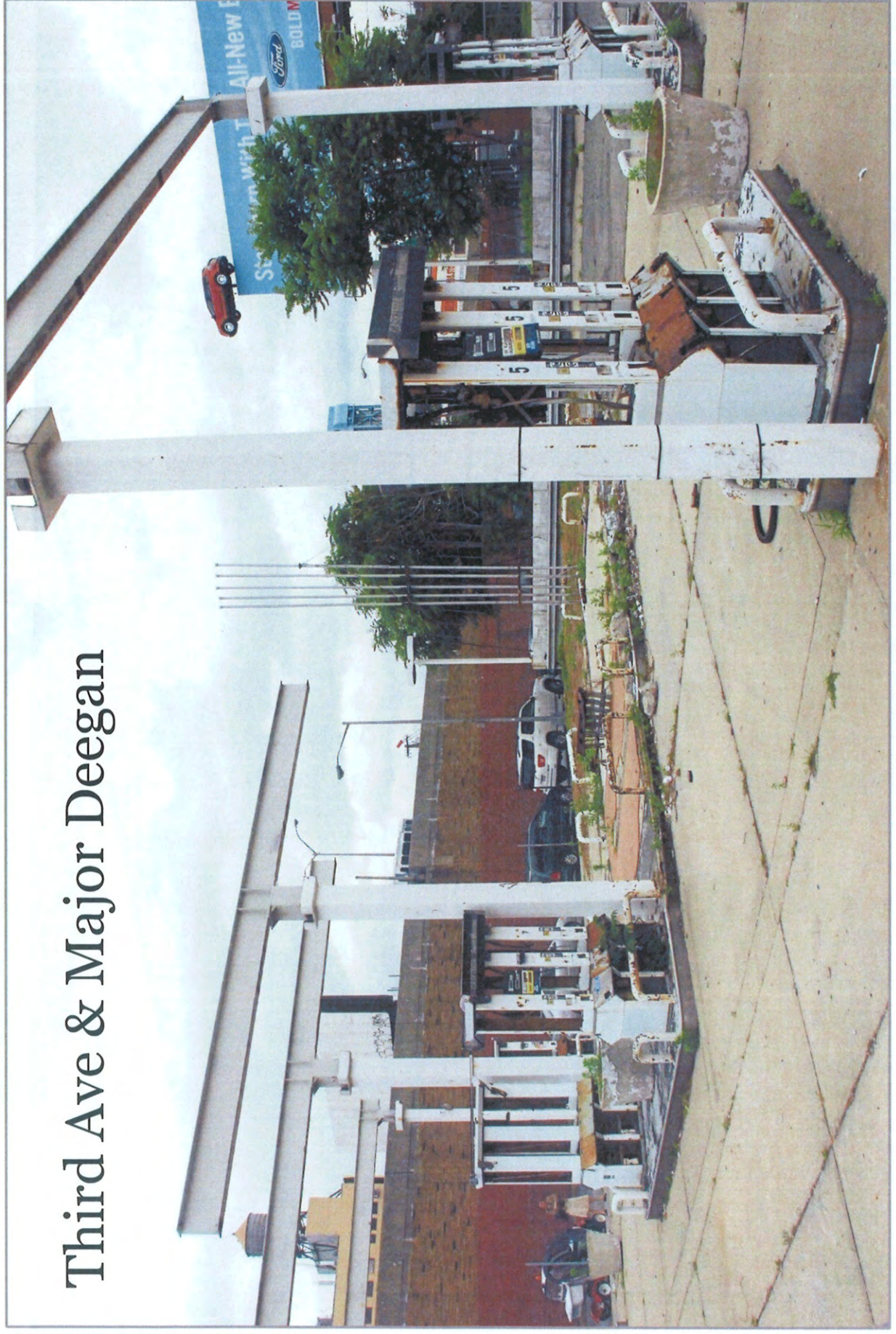
The site's previous use as a gas station is expected to require environmental mitigation measures if the site would be used as a retail or residential development site.

An overall feasibility assessment of the site, based on physical, strategic location, environmental characteristics indicates that the site would be best used for residential development.

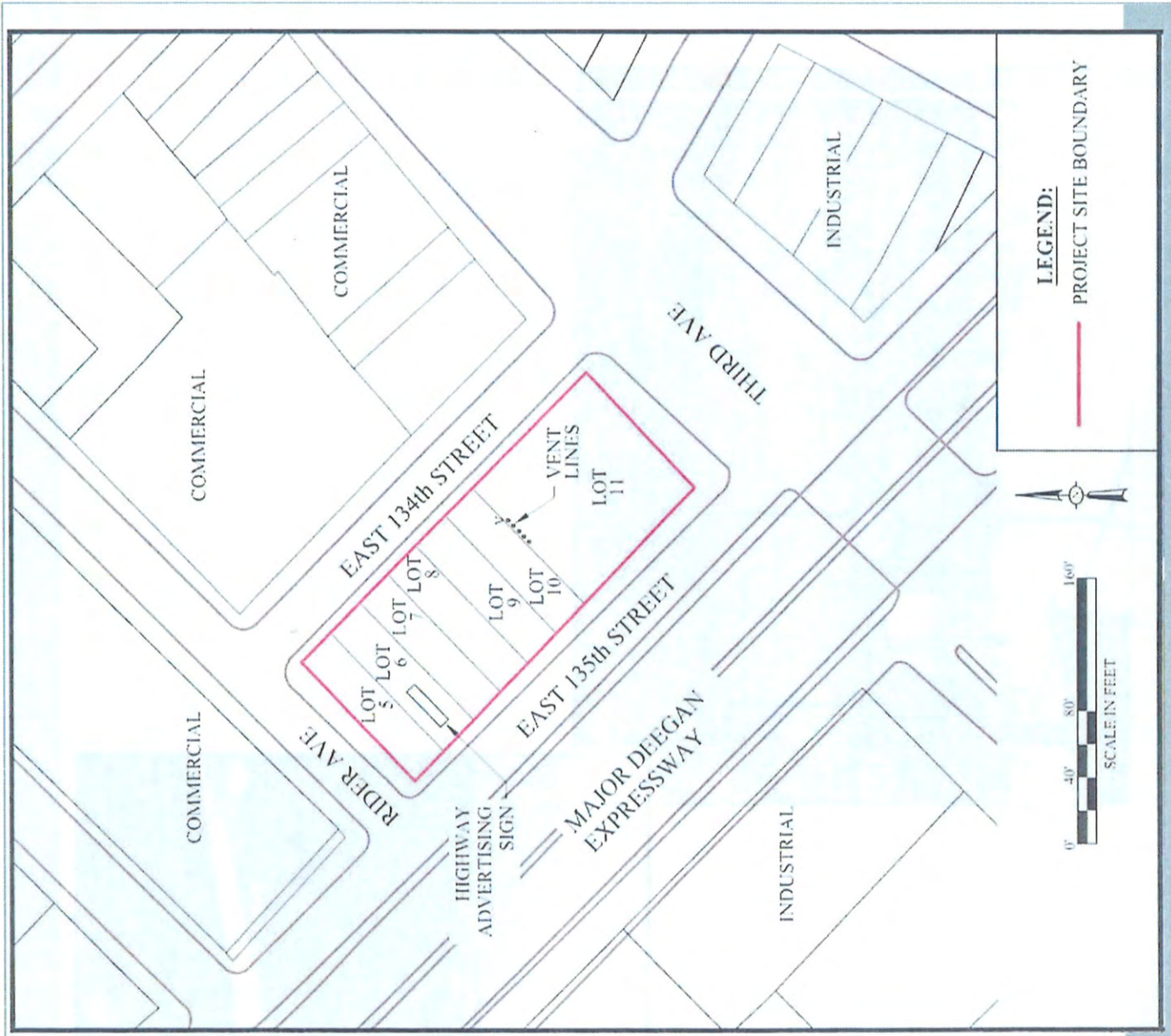
Rider Ave



Third Ave & Major Deegan



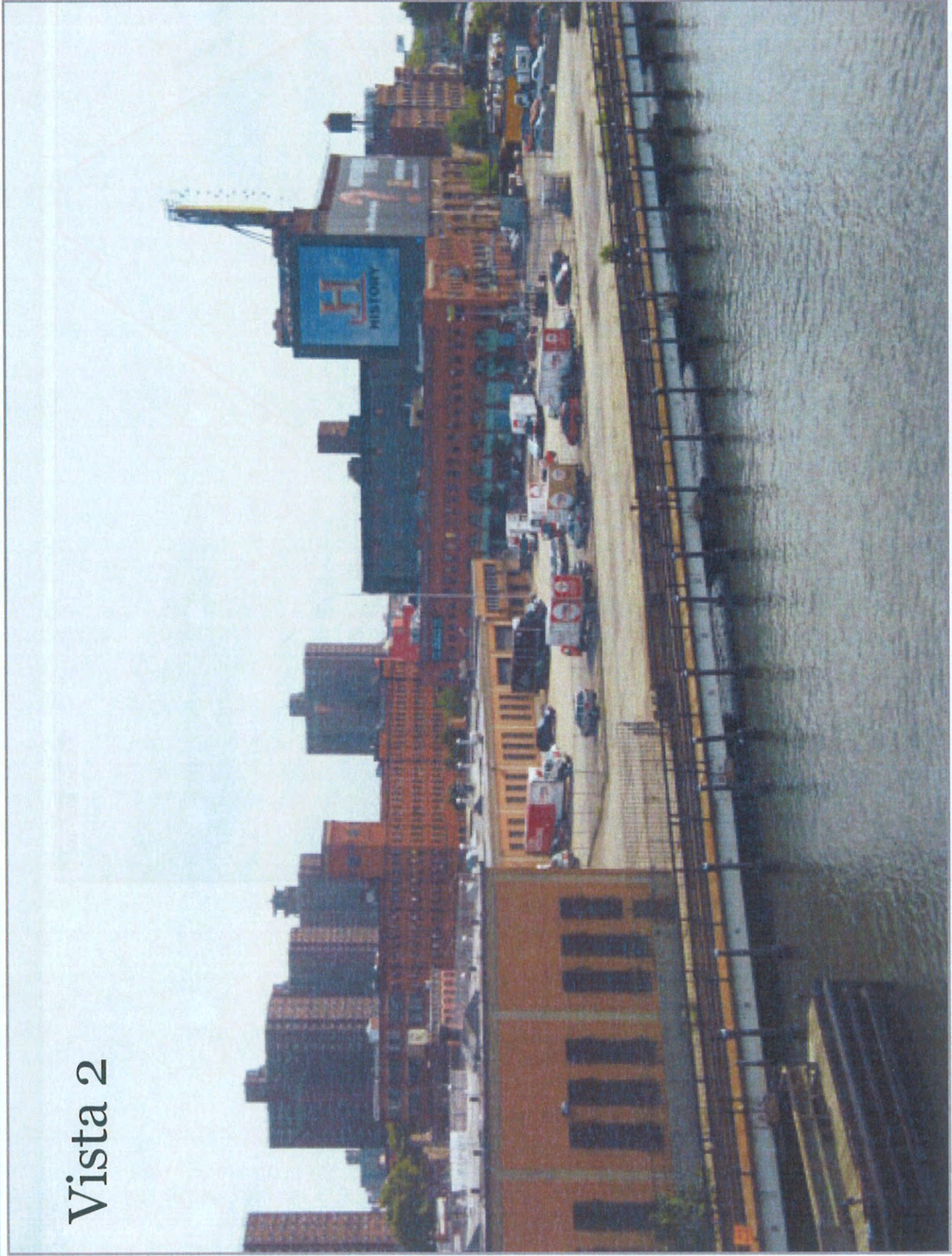
Third Ave & Major Deegan



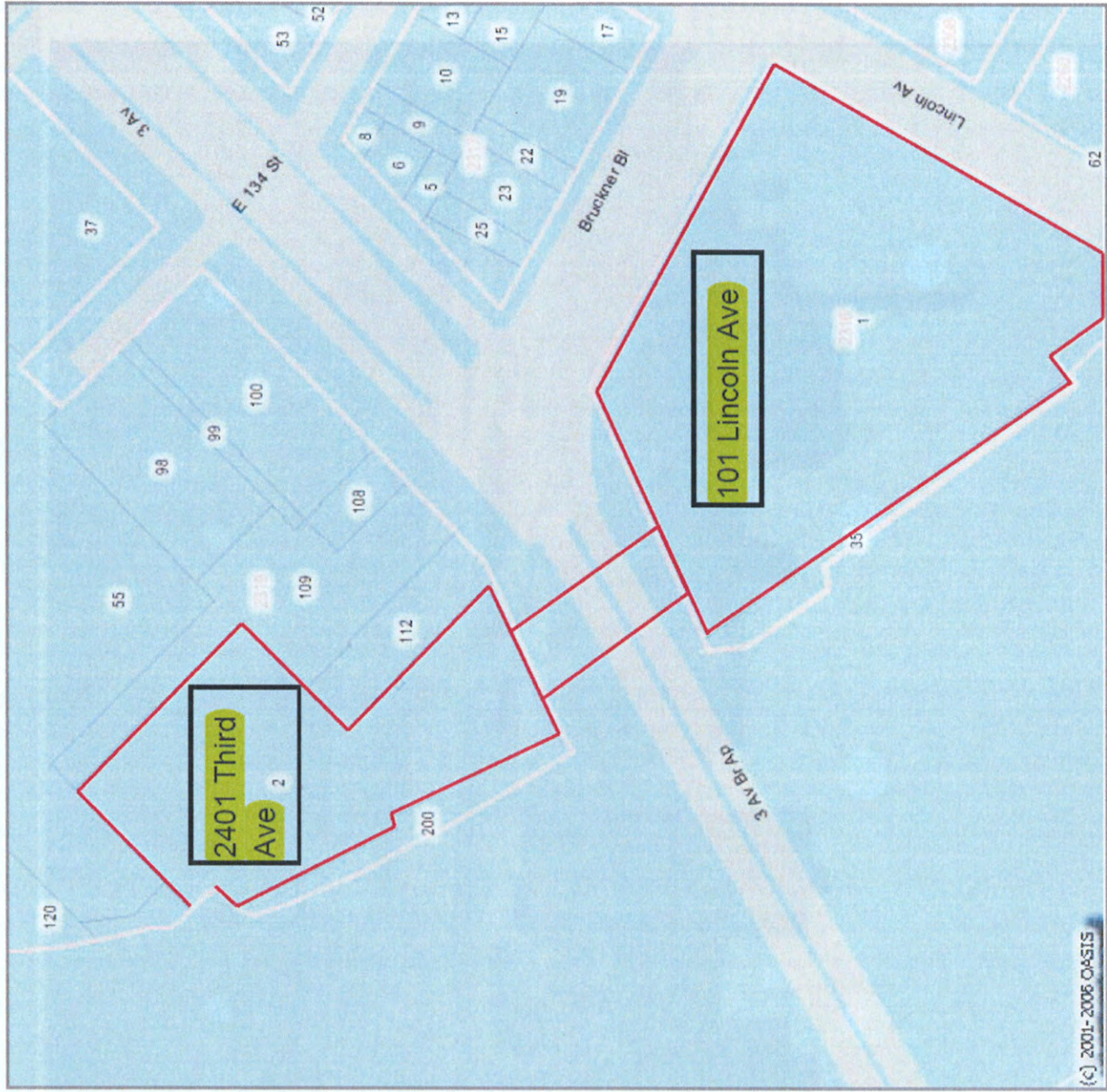
Vista 1



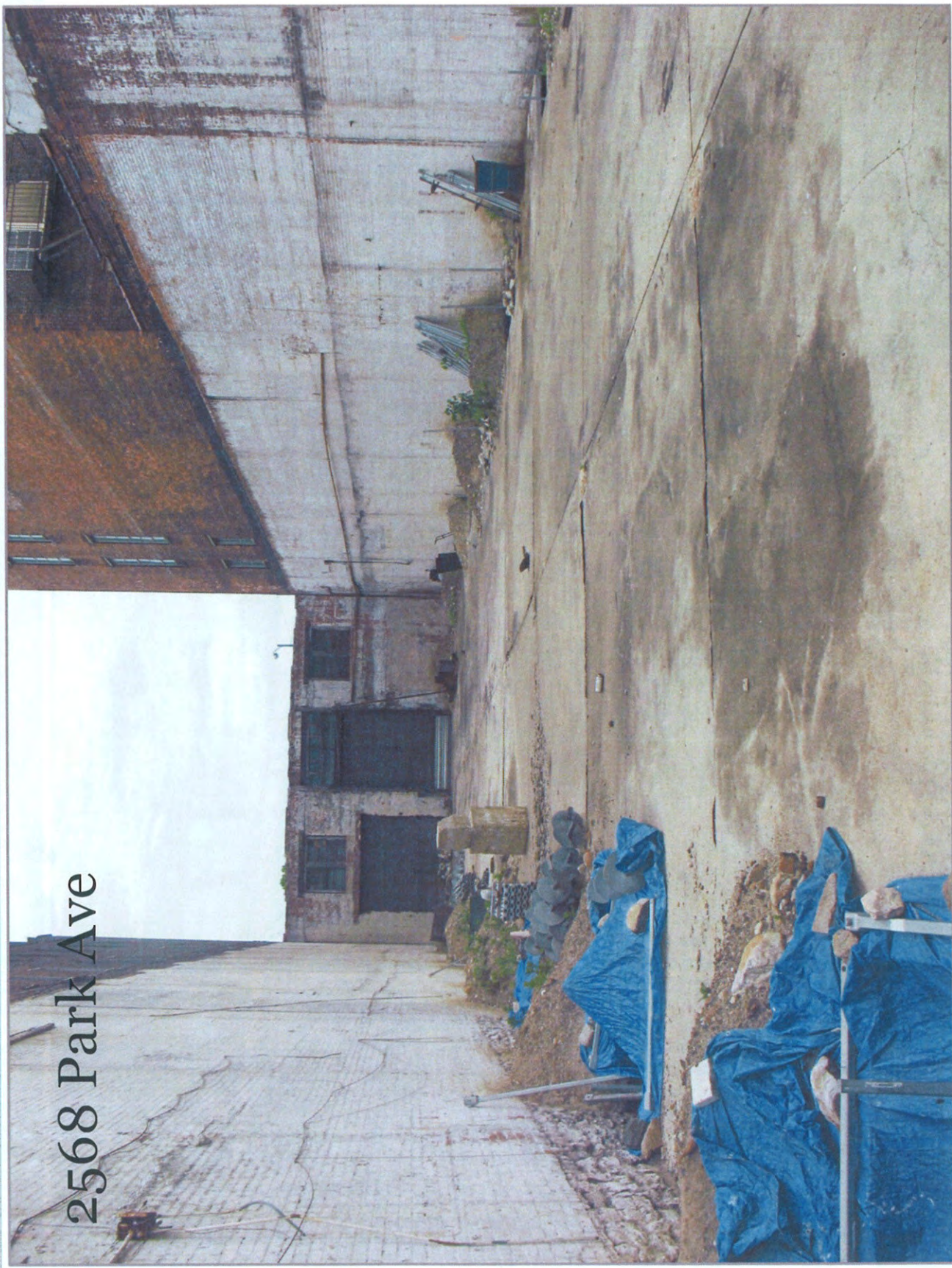
Vista 2



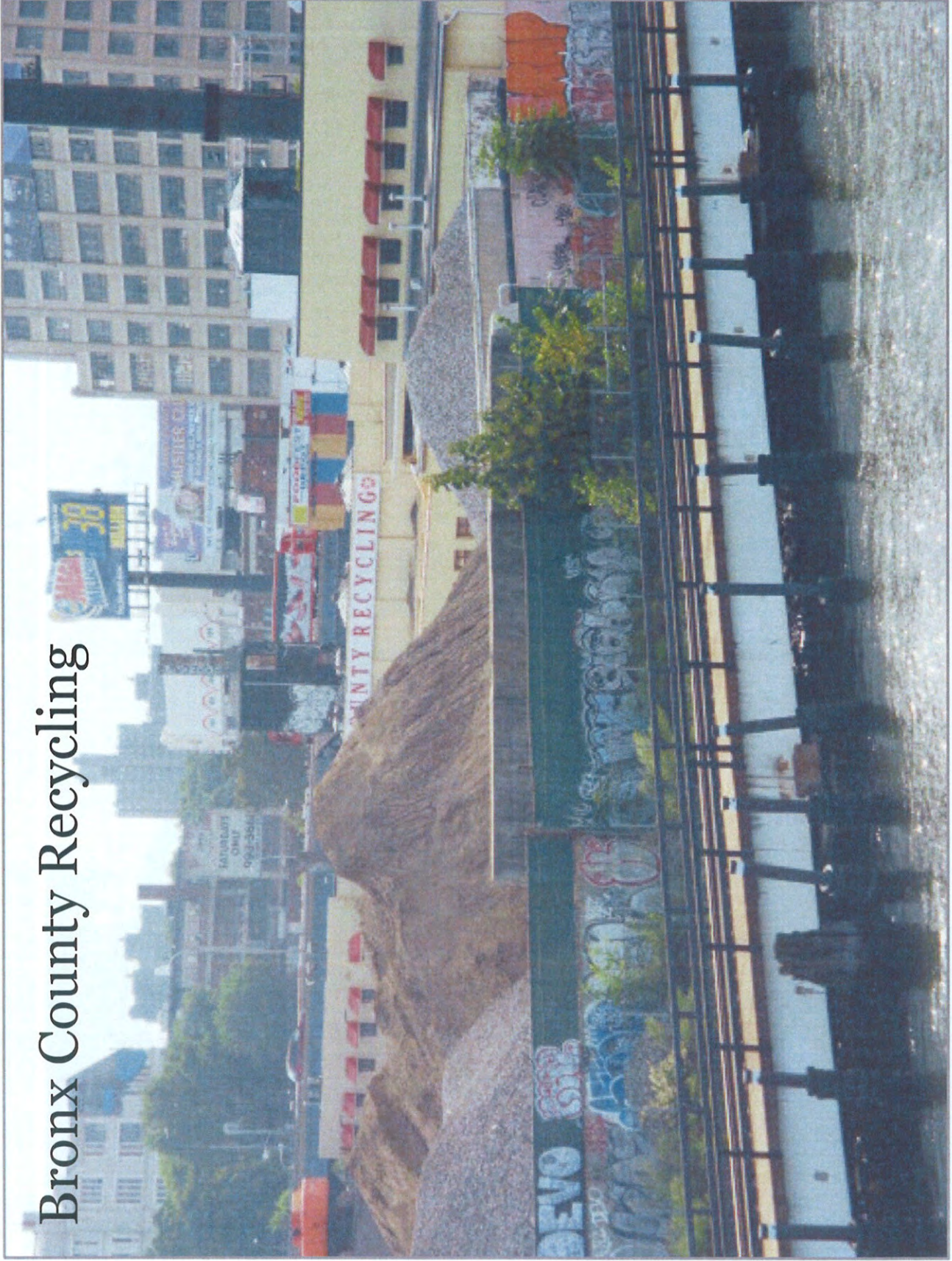
Vista 1 & Vista 2

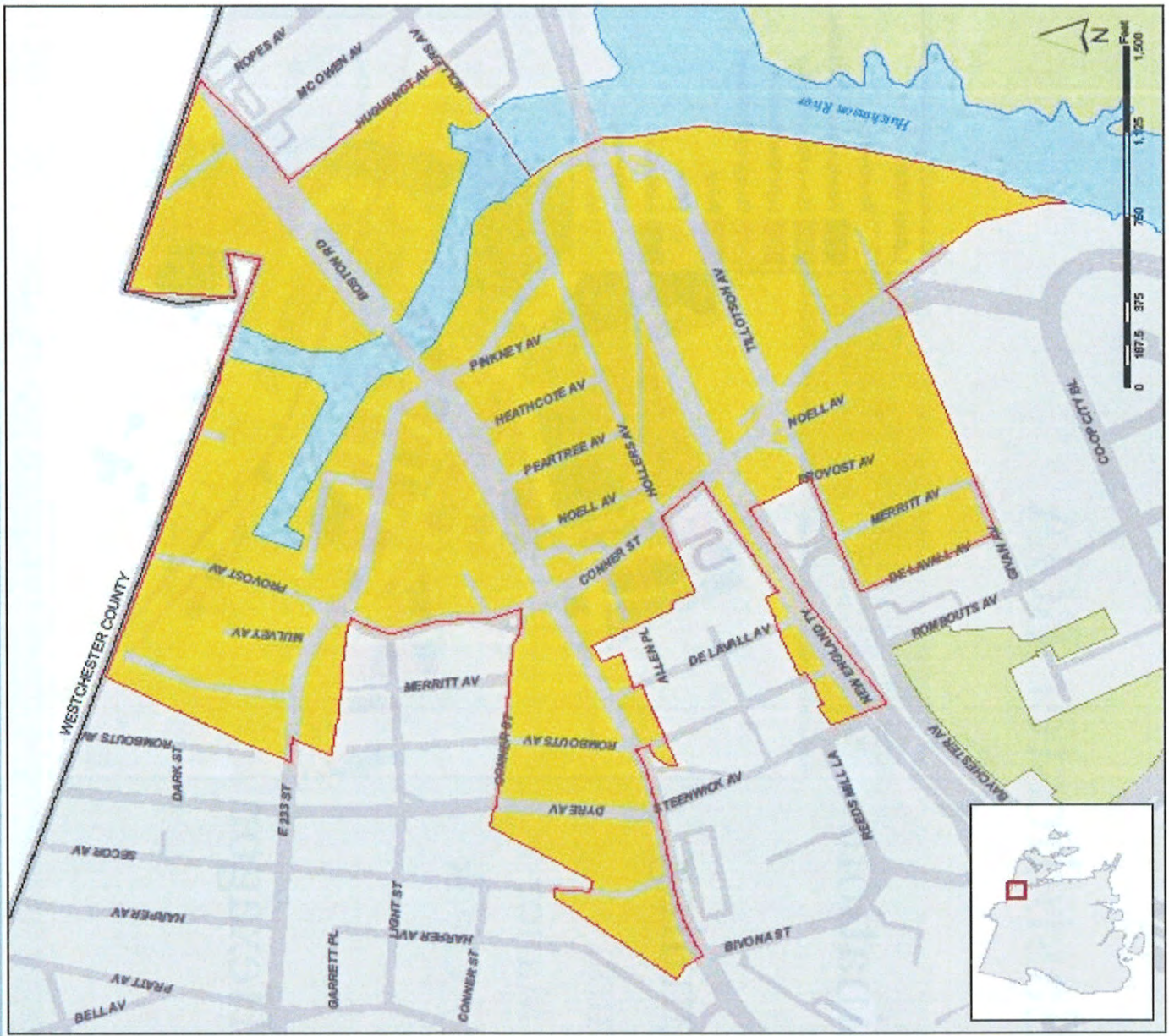


2568 Park Ave



Bronx County Recycling

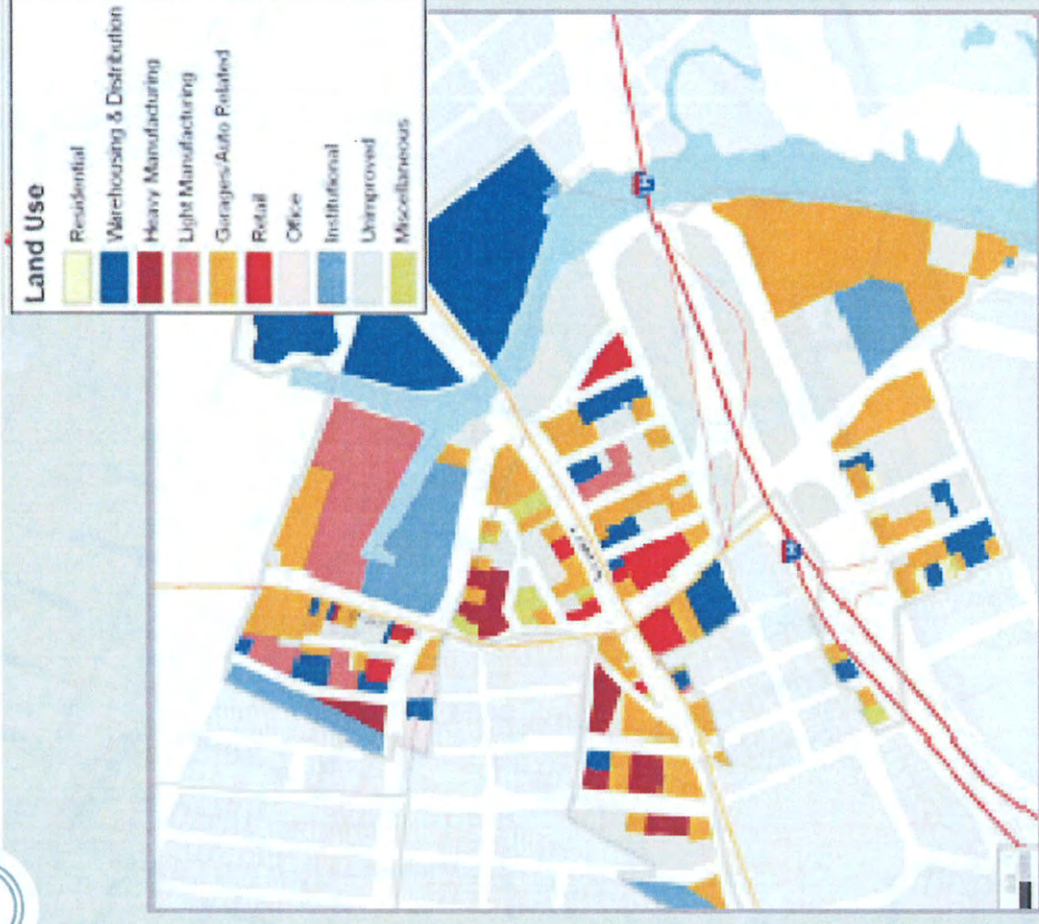




Eastchester BOA

Eastchester BOA

- Step 1: Pre-Nomination
- Collaborative Planning
 - City of Mount Vernon
 - Village of Pelham Manor
 - Hutchinson River / Creek Waterfront
- Superfund Site: Hexagon Labs





New BOA Applications: Port Morris Zones 1, 2 & 3



Community Participation



- BOA Community Coalition
- Community Boards
- Steering Committee



**THANK YOU
FOR YOUR PARTICIPATION!**

For more information, please contact:

Shira Gidding

718-732-7532

sgidding@sobro.org

APPENDIX D

STRATEGIC SITE PROFILE TOOL AND SITE PROFILES (x 5)

PORT MORRIS SITE PROFILE

Site Name

242 East 138th Street at Rider Avenue – Block 2320 Lot 66

SITE FUNDAMENTALS

Current Owner: Think Big Auto Ren/LE

Current use: Vacant

Current Tenant: NA

In operation since: NA

PROPERTY CHARACTERISTICS

Property and Facilities

Lot Area 11,500 Sq.Ft.

Building Area 948 Sq.Ft.

Number of Buildings: 1 Number of Floors: 1

Special Property Features contains a gas station shelter

Infrastructure and Access

Street-level access ☒ Yes ☐ No

Adequate Street Width ☒ Yes ☐ No

Parking ☒ Yes ☐ No approx. 10 on-street parking spaces

Access to Public Transportation: Yes, ± 300 ft to subway

Other Transportation Assets: 5 bus routes near the site

Utilities

Electricity (availability/capacity) yes/NA

Water/Sewer (availability/capacity) yes/12"

High-Speed Internet (availability/capacity) yes/DSL



ZONING AND LAND USE

Current Zoning

Current designation: M1-2

Permitted Uses: Manufacturing with stringent performance standards; most commercial and retail uses

FAR: 2.0

Total Building Area: 948 sf existing / 23,000 sf allowable by zoning

Permitted Building Height: 60 ft before setback, max height governed by sky exposure plane

Current Use

☐ Manufacturing

☐ Retail

☐

☒ Other Vacant

Major Adjacent Uses

Auto repair and maintenance, wholesale and distribution, transportation and parking, retail, residential, and other light industrial uses.

Proposed Zoning

Future designation: MX: M1-4/R7X

Permitted Uses: Residential, commercial retail, commercial office, hotel, light industrial, and community facility uses

FAR: Residential: 3.75 (5.0 with inclusionary housing)

Commercial/Manufacturing: 2.0

Community Facility: 6.5

Total Building Area: Residential = 57,500 sf (11,500 sf x 5.0 FAR);
Commercial/Manufacturing = 23,000 sf (11,500 sf x 2.0 FAR);
Community Facility = 74,750 sf (11,500 sf x 6.5 FAR)

Permitted Building Height: 60 ft minimum base height / 85 ft maximum base height. Maximum building height = 125 ft

Development Restrictions & Requirements (set backs, height, greenway, etc): None

ENVIRONMENTAL CONDITIONS

Historical Use(s)	Site Reconnaissance	Regulatory Programs & Permits	Potential Contamination
Residential building Gasoline station	Abandoned gasoline station with possible presence of remnant underground storage tanks; site used for parking vehicles.	One Active and two closed status spills; PBS registration with three 4,000-gal gasoline and one 4,000-gal diesel tanks; Hazardous Waste Generator (1991); Air Discharge Facility.	Potential petroleum contamination to soil and groundwater from past on-site operations; potential contamination from surrounding off-site industrial facilities; potential for uncontrolled fill at site.

SUITABILITY ASSESSMENT							
Land Use	Site Score	Industrial Weight	Total	Residential Weight	Total	Retail Weight	Total
Site Characteristics							
Size and shape	4	3	12	3	12	2	8
Utilities	5	3	15	3	15	2	10
Parking (cars and trucks)	3	3	9	2	6	3	9
Roadway conditions	4	2	8	3	12	3	12
Loading/unloading areas	3	3	9	1	3	3	9
Existing Building Stock	0	3	0	2	0	2	0
Pedestrian facilities	3	1	3	2	6	3	9
Sub Total			56		54		57
Strategic Location Characteristics							
Public transportation (distance/ease)	5	2	10	3	15	3	15
Highway (distance/ease)	4	3	12	2	8	2	8
Business Services	3	3	9	2	6	2	6
Retail	4	2	8	3	12	3	12
Open space	3	1	3	3	9	1	3
Adjacent uses (general appeal)	4	1	4	3	12	2	8
Views	3	1	3	3	9	1	3
Sub Total			49		71		55
Environmental Constraints							
Traffic and Congestion	(2)	2	(4)	3	(6)	3	(6)
Noise	(2)	1	(2)	2	(4)	2	(4)
Air quality	(2)	1	(2)	2	(4)	2	(4)
Potential Contamination	(4)	2	(8)	3	(12)	2	(8)
Sub Total			(16)		(26)		(22)
TOTAL SCORE			89		99		90

CHALLENGES & OPPORTUNITIES
<p>242 East 138th Street, located on the southeast corner of Rider Avenue and East 138th Street, offers an excellent development opportunity. Although it is not an especially large site, it has a regular shape and is situated along the East 138th Street corridor, a major access point into the South Bronx via the Madison Avenue Bridge. This location provides the site with excellent access to the City's highway network and to its public transportation system.</p> <p>The nearby uses are generally appealing and include several well-maintained light industrial facilities and transportation and parking uses. Recent investments in the ground-floor retail business in the adjacent residential buildings are an indication of renewed interest in the area.</p> <p>A large concentration of New York City Housing Authority (NYCHA) residential buildings, just east of Third Avenue about ¼-mile away, is anchoring an established residential and commercial mixed-use neighborhood. If approved, the proposed Lower Concourse Rezoning could expand this residential district to include the site and surrounding area by allowing residential uses in the area west of Third Avenue. Under the proposed zoning, the site would be rezoned MX (R7X/M1-4) and would allow a variety of uses. Any future development on this site would be well-connected to the established residential neighborhoods and prominently sited along an emerging mixed-use East 138th Street corridor. Vacant properties across from the site provide additional development opportunities to create a vibrant cluster.</p> <p>Although the site is only moderately well-served by retail, the Gateway Center at Bronx Terminal Market is currently under construction; approximately ¾ of a mile from the site. Additional retail could be developed closer to the site under the proposed Lower Concourse Rezoning.</p> <p>The site's previous use as a gas station is expected to require environmental mitigation measures if the site would be used as a retail or residential development site.</p> <p>An overall feasibility assessment of the site, based on physical, strategic location, environmental characteristics indicates that the site would be best used for residential development.</p>