

Appendix I:
Comments Received on the DEIS

Transcript

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2 CITY OF NEW YORK

3 DEPARTMENT OF CITY PLANNING

4 -----X

5 Kingsbridge Armory Redevelopment

6 PUBLIC MEETING

7 -----X

8 NYCDCP

9 120 Broadway

10 New York, NY

11 August 13th, 2025

12 10:00 A.M.

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15 B E F O R E:

16 DAN GARODNICK,

17 THE CHAIR

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2	APPEARANCES:
3	COMMISSIONERS:
4	Dan Garodnick, Chair
5	Juan Camilo Osorio
6	Gail Benjamin
7	Alfred Cerullo III
8	Anthony Crowell
9	Joseph Douek
10	David Gold
11	Leah Goodridge
12	Rasmia Kirmani-Frye
13	Orlando Marin
14	Raj Rampershad
15	
16	SPEAKERS:
17	Nora Martin....8
18	Nate Gray.....6
19	Jorge Madrug.....34
20	Austin Sakong 11
21	Pierina Sanchez...48
22	Theo Perez.....54
23	Juton Horstman.....56
24	Martha Bryant.....60
25	Elizabeth Ortega-Bailey...63

1	
2	Natalia Foreman.....66
3	Stephina Fisher.....70
4	Edgar Ramos.....71
5	Christina Callender.....75
6	Jennifer Salgado.....77
7	Jorge Arias.....82
8	Sandra Lobo.....82
9	Brenda Irizarry.....89
10	Elizabeth Thompson.....92
11	Stephen Borgat Lebow.....94
12	Helene Hartman-Kutnowsky....100
13	Tara Carr.....101

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P R O C E E D I N G S

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CHAIR GARODNICK: And we'll move on to the next item of the day. Thank you very much for being here. We look forward to a couple of follow-ups. Thank you.

Madam Secretary?

THE SECRETARY: Borough of the Bronx, calendar numbers 25, 26, 27, 28, and 29, Kingsbridge Army Redevelopment CD7; calendar number 25, C 250293 PPX; calendar number 26, C 250294 ZMX; calendar number 27, N 250296 ZRX; calendar number 28, C 250295 ZSX; calendar number 29, C 250292 ZSX.

Public hearings; in the matter of applications rezoning map and zoning tax amendments, disposition of City on property and special permits concerning Kingsbridge Armory Redevelopment.

Notice, a public hearing is being held by the City Planning Commission in conjunction with the above actions to receive comments related to a Draft Environmental Impact Statement, DEIS. This hearing is being held pursuant to the State Environmental Quality Review Act, and the City Environmental Quality Review.

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2 CHAIR GARODNICK: Great. And
3 before we get into that, let me tell you who we
4 have here on behalf of the applicant team that
5 we'll be presenting for 10 minutes. We have Henry
6 Kearney, Che Chan, Daniel Abate, Marco, Jake
7 Markey, Amy Crader, Charles Fields, Madison
8 Hernandez, Shabnam Vista, Rebecca Gaffer, Nora
9 Martin, Chris Mule, Nate Gray, Daniel Sukowa,
10 Austin Sakong, Ward Dennis, and Lauren George.

11 So, I know not everybody will be
12 speaking today, but since you're all here and
13 signed up, I wanted to just note that for the
14 record. Whenever you're ready. You have 10
15 minutes.

16 MR. GRAY: Great. Thank you.
17 Good morning, commissioners. Good morning, Chair.
18 My name is Nate Gray, I'm a Senior Vice President
19 of the Neighborhood Strategies Department at the
20 New York City Economic Development Corporation.
21 We're really excited and honored to be here today
22 to talk about this transformative project.

23 So, I'll go through some history
24 and background on the planning effort. Nora from
25 Akerman will follow, as well as Austin Sakong from

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2 FXCollaborative.

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4 So, the Kingsbridge Armory has
5 been a community beacon, serving many roles over
6 the past century from a military facility to a
7 venue for boxing matches, film shoots, and
8 community events. Unfortunately, it's been vacant
9 for quite some time. In the last two decades,
10 there have been two major efforts to redevelop the
11 site, unfortunately, each of those ultimately
12 stalled.

12

13 What sets this effort apart is a
14 sustained public engagement that resulted in a
15 shared vision for the Armory, one grounded in
16 community priorities and the need for long-term
17 investment in this neighborhood and in the Bronx.

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18 The proposal before you builds
19 directly off the Together for Kingsbridge Vision
20 Plan, a community-driven process led by the city
21 and local stakeholders. Over 4,000 residents
22 shared their ideas across 45 workshops, surveys and
23 events, shaping up blueprint rooted in Bronx
24 priorities, local jobs, youth programming, small
25 business support, and community ownership.

25

This vision has guided every step

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2 of the redevelopment and is what makes this effort
3 fundamentally different from past attempts.

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So with that, I'll turn it over to
5 Nora Martins to talk about the remaining parts of
6 the presentation.

7

MS. MARTINS: Good morning. Nora
8 Martins, from Akerman LLP, Land Use Counsel for 8th
9 Regiment. This development program, which has
10 helped guide our overall design, is responsive to
11 the Together for Kingsbridge vision plan, while
12 also being financially viable. And includes
13 adaptive reuse of the Historic Armory building to
14 accommodate a mix of commercial community facility
15 and industrial uses, as well as the adjacent
16 development of a new residential building with
17 ground floor commercial use.

18

While it is still very early
19 stages, the development team has done an enormous
20 amount of outreach and work to secure letters of
21 interest from potential tenants that are diverse,
22 but complimentary, including Live Nation for the
23 live event venue, RPM and Spanish Broadcasting
24 Services, community oriented nonprofit
25 organizations, including the Northwest Bronx

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2 Community and Clergy Coalition, which will actually
3 have an ownership stake in the project, and will be
4 further detailed by executive director Sandra Lobo
5 and her testimony later, Dominicanos USA, and
6 Kingsbridge Heights Community Center, as well as
7 recreational educational facilities, including
8 Asphalt Green and Lehman College.

9

In order to accommodate this
10 diverse development program, the application
11 proposes several land use actions, including a
12 disposition of city-owned land, a zoning map
13 amendment to rezone from a C44 to a mixed use
14 district 14AR72, zoning text amendments to
15 establish the MX District and to amend the existing
16 arena special permit to increase the permitted
17 capacity from 6,000 persons to 17,000 persons, and
18 permitted -- and remove specific reference to
19 zoning sections for modifications of signage,
20 parking, and loading.

21

Lastly, two zoning special permits
22 to permit an indoor arena with a capacity of up to
23 17,000 persons and modify signage requirements and
24 allow public parking garage with more than 150
25 parking spaces.

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2 As a designated landmark and
3 city-owned property, the approval of both LPC and
4 PDC were required. PDC issued their preliminary
5 approval on July 21st, and LPC unanimously approved
6 the project with stipulations to further refine
7 certain elements of staff on July 22nd. Their
8 review did include the new residential building and
9 the proposed signage, which, I think, to clarify
10 from Monday's review session, has been reduced from
11 what was originally proposed; it's not increased.

12 As this is a city-owned property,
13 a design-only binding report instead of a
14 Certificate of Appropriateness, it's issued by LPC.
15 It was actually just issued this morning, we
16 haven't even reviewed it, but we will share that
17 with the commissioner.

18 The Mayor's Office of
19 Environmental Coordination is a CEQR lead agency
20 for this application. Notice of completion of the
21 Draft EIS was issued on May 16th, which identified
22 significant adverse impacts with respect to air
23 quality, noise, transportation, and construction.
24 No other adverse impacts were identified.

25 Potential mitigation measures are

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2 identified in the Draft EIS and will be further
3 refined until the Final EIS is published prior to
4 the commission's vote. Now I'll turn it over to
5 Austin Sakong to discuss the design.

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MR. SAKONG: Good Morning,
7 Commissioners. My name is Austin Sakong, I'm from
8 FXCollaborative, and I will speak to the design.
9 And there are three distinct components to this
10 project: first, the reactivation of the armory
11 itself; second, the creation of almost 500 units of
12 permanently affordable housing; and third, over one
13 and a half acres of new open space and landscape
14 around the site. So I'm going to touch on these
15 three components in that order, starting with the
16 Armory.

17

As Nora mentioned, we're
18 programming this armory with a wide array of
19 diverse and complimentary programs woven together
20 into a tapestry of culture and community. And that
21 tapestry becomes a literal structural insertion,
22 which you can see here in red. And that's what
23 enables all these different uses while still
24 preserving this space and structure of this
25 historic drill hall.

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We're designing the space to be used by as many people as possible for as many uses as possible after school sports, high school graduations, popup markets, community events, and yes, for 50 evenings out of the year, live music and entertainment concerts that will attract artists from around the world to perform here at Kingsbridge.

One important aspect to our strategy of activating and enlivening the armory is to make it a destination regardless of whether or not there's a concert happening, for example, through a food hall at ground level. And another part of the strategy is to create new major entrances all around the armory on all four sides of the building at all four corners.

So the new entries that you see there at the corner are the entries that you could say the southwest corner of the plan. And that's repeated all around the building, including on Jerome, where the entrances are one level down because of the way the site slopes down to the east.

Another important feature of the

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2 design is the way that it takes trucks off the
3 street. You can see from the plan, I can't point,
4 but you can see from the plan that because of the
5 size of the building, we are able to internalize
6 the loading dock within the drill hall. There is
7 no outside outdoor loading dock, and there are no
8 trucks idling on the curb. And I hope you'll bear
9 with me, I want to drill down on this because this
10 was something -- there were questions about at the
11 certification around managing trucks and events
12 loading.

13 So I had mentioned that we are
14 expecting concerts around 50 evenings a year.
15 These are grouped as two evenings per booking,
16 because they're on weekends, which means that we're
17 loading a show 25 mornings a year. So on those
18 early mornings, there will be crew members onsite
19 guiding trucks in and out of the building, and
20 ensuring pedestrian safety.

21 Each show could have up to 20WB67
22 semis brought in four at a time from an offsite
23 facility, and with timed arrivals and departures.
24 The scheduling will be managed to make sure it
25 doesn't conflict with nearby schools. And load out

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2 happens overnight, immediately after the event.

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4 And outside of those 25 mornings a
5 year, the whole stretch along Reservoir Avenue
6 remains a pedestrian-only landscape. So that's the
7 Armory.

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9 Now, let's pivot to the affordable
10 housing component on which we are collaborating
11 proudly with Aufgang Architects. The massing of
12 this building has been shaped to celebrate, enhance
13 access to, and find inspiration from the Armory.

14

15 There are some subtle cues that it
16 picks up from the historic structure: it picks up
17 on the red brick, it evokes the two terraces of the
18 historic head house; it recalls the rhythm of its
19 roof structure, but by and large, this is very much
20 designed to be a background building that's
21 activated at the street with retail and residential
22 entrances and a human scale entry into the armory
23 itself under a bridge of residential amenity
24 spaces.

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26 The proposed levels of
27 affordability are based on the Ella term sheet,
28 which is the deepest affordability term sheet that
29 the city provides. 50 percent of the units up to

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2 250 units are affordable for families at 30 to 50
3 percent AMI level. For one person, that's an
4 income as low as \$34,000 a year. And of course,
5 one of the benefits that we see of providing up to
6 500 units is that the project can include a
7 significant number of units at a diverse range of
8 incomes.

9 Finally, I'd like to conclude on
10 the design of the open space on which we are proud
11 to collaborate with scape. This design includes a
12 play plaza at Reservoir and 195th for kids to play
13 in coming over after school. It includes expanding
14 the sidewalk along hundred 95th and Jerome to make
15 it safer for pedestrians. It includes a new active
16 plaza at Reservoir in Kingsbridge at the site's
17 southwest corner with benches and plantings and
18 movable furniture, and a shade canopy that might
19 host pop-up markets or concert themed events.

20 And along Reservoir, it includes
21 an urban grove, we call it the Kingsbridge LA, and
22 this is a passive landscape where we're preserving
23 up to 20 existing mature carbon sucking trees and
24 layering them with additional trees and shrubs and
25 seeding to create a shaded green corridor.

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There's a lot more that we can dive a lot deeper on. I know there are questions around sustainability. We can answer questions about community benefits, but hopefully, this gives you a high-level overview on our ambitions and commitments on this important project.

And that concludes our testimony, and we will be happy to take questions. Thank you.

CHAIR GARODNICK: Great. Thank you very much. Couple questions from me, and then I know that there are others; 17,000 seat venue, you noted concerts, 50 evenings a year is the anticipated. Is that the primary or even the exclusive use of this venue as you anticipated, or would there be other events over the other days of the year? Tell us what that looks like. And I'm sorry if I missed it in your presentation.

MR. SAKONG: No, that's great. That's an important question. So 50 evenings a year, we are anticipating concerts up to 17,000. Many of them will be 5,000, many of them will be far less. That leaves 315 days a year where it's not that -- and by the way, all the daytime, because these are happening in the evening.

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So by and large, the predominant use of this facility will be by the community, not for concerts. So we are talking with Asphalt Green, for example, who are looking at opportunities to use it for afterschool sports. We are talking to nearby institutions, you saw on the tenant slide, you know, folks like Lehman College who might use it for assembly uses or educational uses.

So this is an interior living room/piazza for the Bronx that it doesn't have right now. And we're trying to build in as much flexibility as possible to make sure that it's used by as many people as possible, whether or not you're buying a ticket to come see a concert.

CHAIR GARODNICK: But the primary revenue generating opportunity for the theater -- for the venue is the concerts, though the rest is opportunities for community use --

MS. MARTINS: Yeah.

CHAIR GARODNICK: Am I understanding it correctly?

MS. MARTINS: That is a primary --

CHAIR GARODNICK: Yeah.

MS. MARTINS: -- revenue

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2 generating.

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CHAIR GARODNICK: Okay.

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MS. MARTINS: That's correct. For

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that particular space. There are other revenue

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generating uses in the building, but for that

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space.

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CHAIR GARODNICK: Understood.

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Okay. And then, with the residential building

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right next door and the concerts, how should we

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think about that particular dynamic to have the

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proximity of up to, although maybe not necessarily,

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17,000 people but concerts and people living right

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next door?

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MR. SAKONG: So acoustics is going

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to be a challenge for this, but it's something that

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we are already investigating with various

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consultants. For example, really making sure that

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the entire armory has a really robust envelope.

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And this is actually addressing

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both an acoustic parameter, but also sustainability

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parameter, because it happens to dovetail the need

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to make sure that we're not driving people crazy in

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the building next door, but also making sure that

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the building performs at a sustainable level.

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So we are looking to make sure that the building has a robust acoustic envelope to mitigate acoustic concerns. And that also applies to the residential building. It's a little bit different for the residential building because at the end of the day, you still want to be able to open a window. So really, the heat is on the armory, which we are confident that we can tackle.

CHAIR GARODNICK: Okay. And last question from me. There were some changes in the signage from when we started to where we are now. Can you spend a minute just talking about what the difference is, and why it was viewed that's important?

MR. SAKONG: The real change was, we submitted the package to you all, and then we brought it to LPC, and they, in not so many words, said, that's way too much signage, and so they asked us to investigate ways to reduce signage.

And so, the presentation that we gave to LPC last month represented a radically reduced amount of signage. So -- and interestingly, LPC advised us to keep looking at it. It's not, you know, the configuration that we submitted is

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2 likely not the final because it's something that we
3 have to continue to work on, but they actually
4 said, hey, maybe you reduced it a little bit too
5 much, you know, maybe you can add back some.

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So, we're not a hundred percent
7 landed on exactly what the final configuration is.
8 What we do know is that it will be less than, you
9 know, the package that you saw.

10

CHAIR GARODNICK: Okay. Thank you
11 very much. Let me start with Vice Chair Knuckles,
12 then Commissioner Benjamin.

13

MR. KNUCKLES: Thank you, Chair.

14

Can we go to the, I guess, it's
15 the northern elevation where the housing -- where
16 you see the housing entrance. And there was a
17 slide where you showed the entrance there. There's
18 a bridge between the housing and going in.

19

MR. SAKONG: Yeah.

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MR. KNUCKLES: Yeah. What is the
21 -- what's the proximity of the housing to the
22 northern side of the armory? I mean, it doesn't
23 abut, does it? Is there space --

24

MR. SAKONG: The building actually
25 does abut, but importantly, there is no interior

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2 connection from the residential to the armory.
3 That abutment allows us to place housing 20 feet
4 away from the armory. So that's the distance --
5 I'm sorry, it's a partial abutment that only occurs
6 on the first floor, and that's just to, you know,
7 accommodate the retail floor, and some egress.
8 Above that first floor, all the residential units
9 themselves are 20 feet away from the armory
10 minimum.

11 MR. KNUCKLES: Thank you.

12 CHAIR GARODNICK: Thank you, Mr.
13 Vice Chairman, Commissioner Benjamin.

14 MS. BENJAMIN: Hi. Thank you, Ms.
15 Martins, particularly for the discussion about the
16 signage. I don't know -- you didn't have a slide
17 here on Monday, we were looking at a slide that you
18 submitted with your package on May 18th --

19 MS. MARTINS: On the signage?

20 MS. BENJAMIN: Yes, the signage.

21 MS. MARTINS: We have that in the
22 appendix here, if you'd like us to go through it.

23 MS. BENJAMIN: Yes. Because I'd
24 like to understand in that package and that slide
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MS. MARTINS: Oh, maybe not, I
guess not -- oh, is that it?

MS. BENJAMIN: It showed the blade
signs.

MS. MARTINS: I'm sorry, it's very
hard to see.

MS. BENJAMIN: And it showed the
frontage signs, and it showed, I think all of them
as illuminated signage, and then there was a slide
that said after City Planning's amendment, and it
had a small red line on the two signages on either
side of the main entrance. Can you go over which
sign City planning -- no, which signs LPC actually
approved, and which ones you're still in discussion
with and which ones are eliminated.

MR. SAKONG: Sure. So let's start
with the biggest ones, the four -- the five kind of
large banners.

MS. BENJAMIN: They call them
blade signs, generally.

MR. SAKONG: Well, they're
actually not blade signs.

MS. BENJAMIN: Okay.

MR. SAKONG: So, and that's

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2 actually visible. You can see them in the
3 rendering here. So in the big arched window. So
4 those are actually cloth banners, non-illuminated,
5 and they're behind the glass.

6 MS. BENJAMIN: Okay.

7 MR. SAKONG: So they should not be
8 a disturbance. So those are the biggest ones.

9 MS. BENJAMIN: Okay, because I
10 thought that those were blade and illuminated
11 signs.

12 MR. SAKONG: No, no ma'am. We're,
13 you know, there may have been a moment when we were
14 entertaining it, but we got a lot of feedback from
15 various folks, and we certainly see the problem
16 with keeping -- with having that illuminated. So,
17 those are intended to be non-illuminated cloth
18 banners behind the glass inside the building.

19 MS. BENJAMIN: Okay.

20 MR. SAKONG: Then the blade signs
21 that you're are -- that you might be seeing are
22 like sort of next to the smaller arched windows in
23 the sort of upper zone of the of the brick that's
24 in that rendering.

25 MS. BENJAMIN: Okay.

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MR. SAKONG: So that was what was presented to LPC, but because those are higher than the originally submitted CPC package, I think that's not happening anymore. So what the package that you saw on Monday represents is a series of zones for potential signs above the entrances. Those are also non-illuminated.

MS. BENJAMIN: Okay. Because in the 518, they were all illuminated signage.

MR. SAKONG: I believe those are indicated as non-illuminated now.

MS. BENJAMIN: Now.

MR. SAKONG: Yeah.

MS. BENJAMIN: Okay.

MR. SAKONG: And then we do have illuminated signs next -- not above, but next to entrances. And those are like, you know, you go to a theater and you have those, you know, sort of window-sized panels that say now playing, or you know, playing next this weekend. So those are those are digital illuminated signs.

And then we have -- along the full height storefronts on Jerome Avenue, which is sort of an activation of what is currently a long sort

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2 of dead brick wall, we're making new openings
3 behind those full height glass storefronts, which
4 is just, you know, one story at the sidewalk behind
5 the glass. There were intending illuminated signs,
6 again, behind the glass.

7

MS. BENJAMIN: Will they be
8 signage for any retail that you might have there,
9 or will they be signage for the Armory?

10

MR. SAKONG: It will be signage
11 likely for the tenants.

12

MS. BENJAMIN: Okay. Could you
13 provide for us an updated drawing of the signage,
14 its illumination, its size, that I can study more
15 closely because I don't -- It's hard --

16

MR. SAKONG: Sure.

17

MS. MARTINS: We can provide that
18 option.

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MS. BENJAMIN: -- from here to
20 visualize.

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MR. SAKONG: Absolutely.
22 Absolutely.

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MS. BENJAMIN: Okay. Thank you.

24

MR. SAKONG: Thank you.

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CHAIR GARODNICK: Thanks,

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2 Commissioner.

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Commissioner Marin?

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MR. MARIN: So, I want to talk to the carefully curated outdoor spaces, plazas, their use, maintenance, operations, and security. So, anyone that could talk to those would be great.

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You know, specifically, you're looking at an area that wraps the entire armory from Kingsbridge over to Reservoir Oval, and then you have the frontage on, I think, I forget what that street is.

12

MR. SAKONG: 195th.

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MR. MARIN: 195th. So, you know, are you planning any closures? Is it going to be open 24/7? Are they going to be protected by bollards? Can someone talk to that?

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MR. SAKONG: So, well, do you want to -- I can speak to it at a sort of --

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MS. MARTINS: Go ahead.

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MR. SAKONG: I can speak to it at a sort of design intent level and sort of conversations that we're having now. So certainly, the intent is for the -- all that open space to be open all the time. It's not -- it's intended to become a community asset. As far as specific

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2 measures like bollards, we are actually speaking to
3 consultants now who are sort of folks who like,
4 help people like us design these spaces for events.
5 Right?

6 Who specifically like, figure out
7 what -- where are you going to queue, and where are
8 you going to line up, and where's the ticket held.
9 And so, we do have -- I can't say that those
10 conversations are conclusive quite yet, it's still
11 sort of in progress, but likely there will be a
12 significant number of pedestrian safety measures
13 like bollards, especially around the west and south
14 portions of the plaza to separate out from
15 vehicles.

16 They are also recommending that
17 there may be times when we may need to work with
18 NYPD to close Reservoir Avenue. That's something
19 that we have to work out with DOT, but that's only
20 for the heaviest concert days, you know, when it
21 would be safer to do so. But by and large, again,
22 for the rest of the year, for the rest of the time,
23 the idea is that this is a public space. Oh, yeah.

24 MS. MARTINS: I was going to say,
25 with regard to the maintenance, security, operation

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2 of that space that will be the developer's
3 responsibility. We haven't worked out the exact
4 details on the hours of the operation. Again, as
5 Austin said, the intent is that this be open to the
6 public as much as possible. We'll continue to work
7 with EDC, as you know they will be our, the lease
8 holder here. This is going to be a ground lease.
9 It's not a, you know, a sale of the property. And
10 with the council member and with the community
11 advisory council that's being formed as part of the
12 oversight of this project, to make sure we come up
13 with something that is used by the public, and
14 safe, and well-maintained.

15 MR. MARIN: So the ground lease,
16 does that include the residential portion of the
17 building?

18 MS. MARTINS: Yes, the entire
19 site.

20 MR. MARIN: The entire site will
21 be on the ground lease at the City of New York.

22 On the closing of Reservoir
23 Avenue, which I'm sure there's going to be some
24 objection to that, but understood because of the
25 programming that's going on, you will -- you also

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2 have sort of flaggers, because there's going to be
3 people still walking around, you know, the cars are
4 one thing, but pedestrian activities are another,
5 will there be flaggers and folks that are making
6 sure that the pedestrians will be safe?

7 MS. MARTINS: Yes. I mean, we are
8 working out a detailed event management plan for
9 events. And then also just generally with DOT, we
10 will -- we've committed to a, you know, post
11 construction monitoring plan to make sure that
12 actually, like once things are operational, that
13 everything, you know, that we are working with DOT,
14 with MTA, with other agencies to make sure that
15 everything is safe.

16 MR. MARIN: And the mention of
17 venue space and lining up for tickets, what type of
18 security -- I guess, will there be security
19 measures to make sure that patrons are safe?

20 MS. MARTINS: I'm sure there will
21 be. I'm sure that will be part of the event
22 management plan. I don't have the exact --

23 MR. MARIN: No, I kind of figured
24 that there would be an event management plan later,
25 though, which we're not privy to, but I do

1

2 appreciate the response. Thank you.

3

MS. MARTINS: Of course.

4

CHAIR GARODNICK: Thank you,

5

Commissioner. Commissioner Rampershad?

6

MR. RAMPERSHAD: Thank you.

7

Thanks for the presentation. Some of the questions

8

I had Commissioner Marin addressed, but I have two

9

follow-ups, I guess with regards to your events.

10

In terms of the truck loading, I know you're

11

working on the plan. You know, when we had Madison

12

Square Garden here, there were certain celebrities

13

that would come. They have -- I think they said

14

20, 30 trucks at a time. You have loading docks

15

there, I believe, for four or five trucks. What

16

happens if you have a big event for the remaining

17

trucks? Like in terms of where do they wait? I

18

know you said there's no idling there, which is

19

great.

20

The other question I had was with

21

regards to sound attenuation, I know you're looking

22

to improve the acoustics. Does that also involve

23

making exterior chains the windows, like

24

replacement windows?

25

MR. SAKONG: Yes.

1

2

MR. RAMPERSHAD: For the Armory?

3

Can you just explain that?

4

MR. SAKONG: So let me answer that

5

in reverse.

6

MR. RAMPERSHAD: Yeah.

7

MR. SAKONG: Part of what was

8

approved by LPC is a replacement of all the windows

9

to a higher-performing series of windows. It'll

10

mimic all the historic, you know, division of

11

lights, but yes, the sound performs, the acoustic

12

performance on the envelope really has -- really

13

depends on the windows as well. So yes to that

14

question, and then the trucks, right?

15

MR. RAMPERSHAD: Yeah.

16

MR. SAKONG: So the key difference

17

is that what -- the live concert operators that

18

we're talking to are committed to providing an

19

off-site facility to do all the truck marshaling.

20

So there's, you know, unlike many other events

21

where they're basically just parked down the

22

street, they're just waiting for their turn to

23

load, the idea is -- and that could be in New

24

Jersey, that could be, you know, somewhere else,

25

but each truck will be timed. Their arrival and

1

2 departures are timed to make sure there's speed and
3 efficiency in how these trucks go in and out.

4

5 So four trucks come in, they
6 unload everything, they come out and as they come
7 out, four more come in, et cetera. And that'll
8 take about on the order of four hours.

8

9 MR. RAMPERSHAD: Okay. And last
10 question, were you saying there are about 50 events
11 a year. Is there something where a year from now
12 it can double in terms of events? Is there
13 something stipulated? Is there a restriction on
14 that?

14

15 MS. MARTINS: Right now, that's
16 the reasonable estimate. I mean, and that's 50 is
17 like the major events, you know, like there will be
18 other smaller community events, graduations, other
19 uses of the space that we mentioned before. It's
20 possible that that could increase, but that really
21 is our reasonable anticipation for the near future.

21

22 MR. RAMPERSHAD: Thank you.

22

23 CHAIR GARODNICK: Thanks,
24 Commissioner. Commissioner Mann.

24

25 MR. MANN: Thanks, Mr. Chair. I
just wanted to understand a little bit of the kind

1

2 of financial logic of this, you know? There's been
3 prior attempts to redevelop some, I think
4 challenged by economics, I'm challenged by
5 politics. But I just want to understand the sort
6 of kind of economics here a little more.

7 So my understanding is the City
8 and the State are contributing significant capital
9 to redevelop the Armory itself. So is it our
10 understanding that covers the redevelopment of the
11 Armory building into the facility you all are
12 sharing with us?

13 MS. MARTINS: I mean, no, it
14 doesn't, there is a significant capital
15 contribution, which makes a huge difference in the
16 feasibility. And it's, you know, actual capital
17 and not loan, but there is developer equity
18 involved. And I think he can speak more
19 (unintelligible.) Okay. Sorry, I'm just going to
20 speak to the estimated development costs, which is
21 estimated to be around 650 million, but that's with
22 the projected tenants that we're planning right
23 now.

24 But that has -- there's also the
25 assumption of new markets tax credits, historic tax

1

2 credits, and a variety of other sources like that
3 in addition to developer equity.

4

MR. MANN: Right. So just help me
5 understand just, as far as I can tell, there's not
6 a tremendous amount, to the Chair's point,
7 revenue-generating uses. We've got the events that
8 you've described, got some food market space, which
9 I can't imagine is going to be the carrying the
10 proforma month over month. So I'm just curious how
11 the project, once you get through the original
12 capital infusion to redevelop the building,
13 sustains itself over time.

14

MR. MADRUGA: Sure. So, Jorge
15 Madruga, I'm a developer of Armory. Thank you,
16 commissioners.

17

I guess a big difference before
18 and today is that there was not this 200-plus
19 million dollars in subsidy that was coming in to
20 subsidize the construction of it. Other than the
21 event space, there are other tenancies. We have
22 the RPM space that, you know, has revenue.

23

So right now, we have projected
24 revenue of about \$17 million a year in the armory.
25 Not only from the space of the concert venue, but

1

2 all the other tenants as well, and all the other
3 users, right? So, between that, between the
4 subsidies, the historical tax credits, which we
5 expected to be about a hundred million dollars of
6 historical tax credits coming into the project, all
7 of that will come into one bucket, and we will make
8 the deal viable.

9

I think that's a big difference
10 from what we were doing before, where the last two
11 projects; first, the first one didn't have any
12 subsidy, the second one had a loan, not a subsidy.
13 This is an actual subsidy that pays down debt, and
14 the rest of it will be financed with income that's
15 coming from the project.

16

MR. MANN: Right. And I'm sure
17 EDC will be working, you know, very closely to --
18 with you all on the finance. So I don't want to
19 interrogate this too much. I'm just trying to
20 understand, just broadly speaking, what are the
21 other revenue uses here then that capture that that
22 number -- and I'm still a little fuzzy, again, I'm
23 sure EDCs on top of this, but the gap that you
24 described between the \$600 million cost for
25 redevelopment and the 215 from the city and the

1

2 State and new markets, maybe another 100, still a
3 significant capital gap. So, in just broad
4 strokes, just help me understand how this thing
5 works.

6 MR. MADRUGA: So the 600 million
7 development budget is probably about 400 million of
8 subsidies, where 215 is coming from the capital,
9 where you know about, 100 million plus is coming
10 from historical tax credits. There's about \$40
11 million of brownfield credits. And then there's
12 about -- and then there's a --

13 MS. MARTINS: New market.

14 MR. MADRUGA: New Market tax
15 credits, as well as coming in about 20 to \$30
16 million of historical tax credits -- of new market
17 tax credits on that. And then the difference is
18 financed by the revenue that we have, about 200
19 million dollars that will be financed by the income
20 we're getting.

21 MR. MANN: It's helpful. Just,
22 can you spend another couple sentences on
23 explaining the revenue year over year and what
24 those uses are in addition to the events venue that
25 we've heard about?

1
2 MR. MADRUGA: Sure. So the rent
3 revenues are -- we have a -- one of the tenants,
4 for example, is RPM is an arcade, you know,
5 go-kart, but you know, a lot of different uses in
6 there, right? Esports program, so they pay two
7 million plus in rent. So we have other tenants, we
8 have light manufacturing, about a hundred thousand
9 square feet of light manufacturing spaces that
10 would pay some rent.

11 We have a bunch of community users
12 as well, which we're estimating right now, anywhere
13 from 25 to 35 dollars a foot on about -- the whole
14 event is about 750,000 square feet, close to that,
15 gross. And then we will be renting about 600 and
16 some thousand of that space, which the 300,000 that
17 Life Nation will be taking, the other 300,000 pay
18 rent. There will be some uses that would get below
19 market rent, and then there's some users that are
20 actually paying rent for that space.

21 And there's a lot of users. We
22 have a slide that shows you all the different users
23 that we have, if you want to see that.

24 MR. MANN: Yes, if you don't mind.
25 That's very helpful though, Mr. Madruga, thank you

1

2 for clarifying a bit more the financial logic.

3

MR. MADRUGA: So Kingsbridge

4 Heights do serve, we have Asphalt Green, we have

5 Lehman College as a tenant. You know, the RPM,

6 right. So these are all tenants. We have radio

7 station that could be in here, right. Which also

8 could be a tenant of ours. The light manufacturing

9 space of about a hundred thousand square feet which
10 would be run by Northwest and myself together.

11 And they'll also have space in the

12 25,000 square feet in the space as well, right.

13 North Bronx will be there with us, not only a user

14 of the space, but also a partner with us to make

15 this happen. So, yes. So there's different users

16 in the other world.

17 MR. MANN: No problem.

18 CHAIRMAN GARODNICK: Thank you,

19 commissioner. Commissioner Osorio.

20 MR. OSORIO: Thank you, Chair.

21 And thanks so much for the presentation.

22 I just wanted to say out loud that

23 this is just very exciting. I think that those of

24 you have been saying on the press that this is

25 historic, I think you're right. I commend all of

1

2 you for activating your resources, your
3 infrastructure to implement a community vision,
4 because it's really our vision what we're seeing
5 here come to life. So thank you so much for being
6 here.

7 I wanted to say that my favorite
8 part of this proposal is the integration of the
9 light manufacturing uses and the incubation hub
10 into the overall vision. So, you know, I haven't
11 seen something like that and I wanted to say that
12 because I was a little disappointed with your
13 presentation, the materials, in the sense that I
14 don't see that integrated into how you are
15 presenting this. And so, I want to give you the
16 opportunity to maybe dive a little deeper into
17 that.

18 First; physically, in looking at
19 your drawings, they seem to be, the light
20 manufacturing spaces seem to be relegated
21 underground. And I want to understand whether
22 that's really the only option. Can we maybe
23 elevate a little bit the importance of these spaces
24 in the -- in the floor plan? And I want to
25 understand specifically, you know, what is the

1

2 access to natural light ventilation. Essentially,
3 I want to know what type of companies are you going
4 to be incubating here and for what industry
5 sectors, because I don't see that coming through.
6 So that's physically.

7 Programmatically, you know, I want
8 to understand how does the research and development
9 that you're planning to incubate relates to the
10 supply chains that can be connected with the
11 development itself. And so, you were talking about
12 the need for acoustics, and I know that there are
13 several groups in this part of the city that are
14 working on alternative materials to do that. I can
15 think of Mothers on the Move and their work on
16 using hemp to produce acoustic panels, but unless
17 we are explicit about these things, you know, I
18 think that that's kind of like a missed
19 opportunity. So that's programmatically.

20 And then finally; environmentally,
21 you probably heard in the review session, I was
22 asking the Department of City planning, you know,
23 why aren't we achieving higher environmental
24 standards here? Not to say that all of the
25 announcements that you, that you've made are

1

2 important, they're all necessary, but I think you
3 can do more. And I agree in that sense with the
4 comments from the borough president, particularly
5 as they relate to climate justice. And so, I want
6 to hear a little bit more about that.

7 You know, for me, it is really
8 important to understand if an incentive, such as
9 the ultra-low energy building designation that was
10 created and approved here with the City of Yes for
11 carbon neutrality is not relevant, I want to
12 understand why, because these types of incentives
13 were designed to create businesses like -- sorry,
14 to approve or facilitate buildings like this one
15 into collect future. And we're not there yet.

16 And so, specifically, I want to
17 understand, what is the energy matrix, how do the
18 -- how do the different ideas that you sprinkled
19 around, like some of the solar panels, relate to
20 the overall energy consumption of the building, how
21 close are you getting this to net zero?

22 If not, how much energy are you
23 going to require -- how much energy you going to
24 require from the venue, and how can the venue also
25 play a role in this conversation? I don't know if

1

2 you know, do you know the band Coldplay? For the
3 record, I don't like that band but for the record.
4 But I do like all of their sustainability research
5 that they're leading.

6 And so, I'm thinking about this
7 venue as the best potential venue that we can build
8 in New York. And I see the music industry asking
9 for a series of much higher environmental
10 performance standards than what you're offering
11 here. For example, the use of kinetic energy to
12 absorb the weight of the audience and turn that
13 into electricity to store it somehow, and given the
14 fact that you have the armory and the residential
15 buildings, you know, what are the opportunities
16 here? I'm excited about it.

17 So, let me stop there and hear
18 some of your thoughts in that.

19 MR. SAKONG: Yeah, you should
20 (unintelligible.) Love to have you on board.

21 MR. OSORIO: Yeah.

22 MR. SAKONG: Commissioner, I share
23 your excitement and aspiration for what this
24 project could be. And I say that in part because I
25 think everyone here is here because we're itching

1
2 to get at that level of specificity and development
3 that we are just not there yet. I wish I could
4 tell you what the energy matrix is, and I wish I
5 could tell you, you know, sort of like, like what's
6 the, you know what is the performance of the solar
7 panels, how much is actually doing, how much is
8 actually contributing. What, you know, I think
9 we're all looking forward to getting there. But it
10 would -- it would not be truthful for me to pretend
11 to know that right now.

12 MR. OSORIO: No. Fair enough,
13 fair enough. And you don't have to answer it now,
14 but if you can submit in writing, at least, what
15 are your expectations? Just for us to understand
16 whether what you're saying, you're producing, or
17 how close can we get to the vision that has been
18 presented?

19 MR. SAKONG: If I may be
20 presumptuous, I think this project should be the
21 model for how buildings like this are decarbonized
22 in the city going into the future. I think this
23 should set the bar. You know, it -- so there's a
24 lot of opportunities. I briefly touched on the
25 kind of overlapping opportunities of acoustical

1

2 and, you know, energy performance concerns.

3

4 I think, you know, when we're
5 talking about brownfield tax credits, I think that
6 that's in alignment with potential geothermal
7 opportunities, I think. You know, there's -- so
8 there's like a lot of interesting things that come
9 up on the sustainability side that I think we're
committed to exploring.

10

MR. OSORIO: Well, fair enough,
11 fair enough. And you know, I would appreciate
12 anything that you could submit later in writing.

13

MR. SAKONG: Absolutely.

14

MR. OSORIO: Just for us to
15 understand where you see your constraints. That's
16 what I'm interested in. Because from here, I don't
17 -- it doesn't seem -- at least I don't have the
18 evidence to see that you're exploring everything
19 that you could be or should be at this point, quite
20 honestly. And so, I just appreciate that and
21 really look forward to being useful more than
22 anything as this conversation moves forward.

23

MR. SAKONG: Sure. I also just --
24 oh.

25

MS. MARTIN: No, no, just go

1

2 ahead.

3

MR. SAKONG: I just also just
wanted to make a quick note because you asked about
programming light and getting -- using the every
square foot of this massive building to its
greatest potential. So there's a couple things
tied into that question. One which is, you know,
we're inserting this new level, right? That you're
seeing on the screen in red. And that, you know,
gives a further challenge of like how you actually
like, experience the space, right? Even if you're
not at the venue level.

14

And so, we are, you know, making
great efforts to make sure that when you're coming
in, you know, off the ground level, whether or not
you're there for a concert, you're still able to
experience the full scale and volume of the space
from an experiential point of view.

20

There's also levels that are
subgrade specifically that, that work well with
other uses, like the light manufacturing, like RPM.
RPM for example, is you know, they, they don't need
light. They don't need, you know, they need a box,
and they're going to, you know, they'll loop their

1

2 go-cart tracks. So, you know, that's like a
3 perfect -- that's a perfect opportunity to use some
4 of the subgrade spaces, but they're a perfect --
5 they're a great opportunity also to have a street
6 presence on Jerome Avenue so that they're
7 activating the building, and so that the building
8 is understood more than -- more than just as a
9 concert venue.

10 The same is true for the light
11 manufacturing. I also share your interest in how
12 the stuff coming out of here ties into the solution
13 of the space itself. I think that's a super
14 interesting idea. We're looking at, you know, an
15 example of a comparable institution might be like
16 JMDC, right? So, you know, people who are, you
17 know, at a smaller scale, making things, producing
18 things, you know, kind of entering into the supply
19 chain of New York City, and, you know, these could
20 be people who make furniture, these could be people
21 who make hemp, coffee roasters, it could be, you
22 know, artisans.

23 So that's the kind of scale of
24 sort of making and small business support and
25 incubating that we're envisioning for this space.

1
2 I think you'll hear a lot more about that from
3 (unintelligible) who is here representing Northwest
4 Bronx in a moment. But so, I think, and again,
5 those are spaces also that some of those will want
6 natural light and access to that kind of concourse
7 level and public presence. And some of them will
8 need kind of bigger spaces, maybe, you know with
9 easier access to the loading dock, for example,
10 where that might matter more than like, you know,
11 having street presence.

12 So it -- this is all, you know, I
13 call it a tapestry because it's a pretty intricate
14 kind of interweaving of uses and parameters and
15 programs that we are -- that we're working through,
16 but working through very excitedly.

17 MR. OSORIO: Fair enough. And I
18 --

19 CHAIRMAN GARODNICK: We need to
20 wrap.

21 MR. OSORIO: Yeah, just wrap -- I
22 just wanted to say that the -- I share the -- I
23 understand your interest but I have a slight
24 concern because, you know, these are the spaces
25 that are going to be co-owned by the community.

1

2 And so we can't just hope that we're going to be
3 incubator, we're going to be designing them with
4 the right characteristics. We need to be
5 intentional about that, and I think this is the
6 moment to make sure that we get this right. Thank
7 you.

8

MR. SAKONG: Understood.

9

CHAIRMAN GARODNICK: Thank you,
10 commissioner, and thanks to all of you for being
11 with us, and for your attention to these questions.
12 We appreciate it.

13

We have many members of the public
14 who want to be heard, so I definitely want to get
15 to them. So, thank you again for being here.

16

Let me start with Council Member
17 Pierina Sanchez, who is joining us by Zoom.
18 Council Member Sanchez, welcome. Good to have you
19 here with us. Whenever you are promoted and
20 unmuted, we will be delighted to hear from you.

21

MS. SANCHEZ: I think I was
22 promoted.

23

CHAIRMAN GARODNICK: Welcome.
24 Congratulations on your promotion, and welcome.

25

MS. SANCHEZ: Thank you. Thank

1

2 you all. Chair Garodnick, commissioners, it's
3 wonderful to see so many friends here. Thank you
4 first and foremost, for your excellent questions.
5 It's exactly what -- where we need to be right now.
6 So thank you, I appreciate your diligence on this.
7 And thank you for the opportunity to speak on this,
8 the third attempt to redevelop the Kingsbridge
9 Armory.

10 Our armory represents a once in a
11 generational opportunity to deliver equitable
12 economic development for the Bronx. For decades,
13 this iconic structure has sat vacant, and for
14 decades, our communities have organized for an
15 armory that reflects our deepest aspirations.
16 Having grown up in the shadows of the armory, I
17 know this firsthand, and I've long believed that
18 the armory mirrors the incredible potential of our
19 people. There's no question, the proposal before
20 you today is the closest that we have ever been to
21 turning our vision into a reality. And I remain
22 hopeful that this third time will be the charm.

23 Before continuing, I want to
24 acknowledge the incredible partners who've helped
25 us to get where we are today. My partners in

1

2 government who all came together to push this
3 project forward, borough President Gibson,
4 Representative Espaillat, Senator Jackson, Senator
5 Rivera, assembly Member Alvarez, and over 40
6 organizations that started off with the Kingsbridge
7 Armory working group, but have now has now expanded
8 to even more and continues to expand.

9

Thank you also to the EDC team, to
10 President Kimball, for your partnership, Chair
11 Garodnick, and the DCP team, the Mayor's Office of
12 Environmental Coordination, and all the sister
13 agencies involved in the environmental review.
14 This is a herculean effort right now that we are
15 undertaking and you all have been working so hard,
16 so diligently on a tight timeline. And of course,
17 thank you to 8th Regiment for your diligence and
18 engagement.

19

And to my team, for whom the
20 Kingsbridge Armory redevelopment has become or has
21 always been a passion project, thank you for your
22 diligence, and especially to our Deputy Chief of
23 Staff, Ben Ratner.

24

While we are, I believe, in a
25 strong position at this moment, there is so much

1

2 more to be done. We must ensure that this
3 redevelopment is equitable, aligned with local
4 needs and accountable to the community. And while
5 I will submit further testimony, I want to
6 highlight a few areas of concern currently for me.

7 First, with respect to
8 anti-displacement; this Freedom Development has the
9 potential to bring major economic benefits to the
10 Bronx and the neighborhood, in particular, but also
11 the risk of pushing out long-term residents and
12 small businesses. And so, the City and development
13 team must identify concrete strategies that will
14 protect against this displacement and allow our
15 residents and businesses to share in the wealth
16 building -- the wealth that this project can
17 generate.

18 With respect to environmental --
19 environmental justice, the Bronx already faces some
20 of the city's highest asthma rates, and we have
21 extreme heat vulnerability. The Draft
22 Environmental Impact Statement also flags a
23 significantly adverse air quality impacts at two
24 intersections. So the city and development team
25 must detail how they will mitigate this harm, while

1

2 advancing renewable energy, increased green space
3 and tree canopy, and other climate solutions.

4

5 With respect to transportation,
6 the Draft EIS also notes that there are possible
7 traffic and transit streams, especially during peak
8 event hours, and the city should work with the MTA
9 to improve the Kingsbridge Road 4, B and D
10 stations, including accessibility improvements,
11 this is a good time to negotiate that with them,
12 and boost bus service nearby during peak times.

12

13 Finally, on housing, public land
14 is a rare chance to create deeply affordable
15 housing, and in the phase, the second phase of this
16 project, we must allow the full 500 units proposed,
17 align affordability levels with local incomes, and
18 include family sized homes to meet our community
19 needs.

19

20 I will close with community
21 oversight. We've made great strides; first, through
22 the deep community engagement that we did together
23 on together -- the Together for Kingsbridge Vision
24 Plan, shaped by 4,000 Bronx sites; and second,
25 through the Community Ownership Landmark Agreement
26 between eighth mark -- 8th Regiment partners and

1

2 Northwest Bronx. But the final step will be
3 codifying community oversights and benefits. An
4 oversight with an oversight body with broad local
5 representation can hold the project accountable for
6 years to come.

7 I continue to convene over 40
8 faith, labor, housing, cultural, and youth leaders
9 to craft this shared vision. Done right, the
10 Kingsbridge Armory can be a national model for
11 equitable development rooted in justice,
12 resilience, and community power. I urge that we
13 work on satisfactory answers to all these concerns
14 prior to the closing vote by the city Council.
15 Thank you for your time and consideration.

16 CHAIRMAN GARODNICK: Thank you
17 very much, council member. Always good to see you,
18 and thank you for being with us today.

19 MS. SANCHEZ: Thank you.

20 CHAIRMAN GARODNICK: Okay. Let's
21 move on to Theo Perez, and then we're going to go
22 to the Borough President's representative, Juton
23 Horstman. So let's go to you, Theo. Welcome. The
24 borough president will be right after.

25 MR. PEREZ: Hello, hello, can you

1

2 hear me?

3

CHAIRMAN GARODNICK: We can.

4

MR. PEREZ: Excellent. Well, good morning commissioners. My name is Theo Perez and I'm here today representing SEIU Local 32BJ. 32BJ is the largest union of property service workers in the country, representing over 175,000 members across 13 States, including tens of thousands of commercial property service workers, security officers, and residential building staff here in New York City.

13

32BJ supports responsible developers who invest in the communities where they build, and I'm happy to report that the developers behind this proposed project have made a credible commitment to creating good jobs for the workers who will permanently staff the buildings. We estimate that this rezoning will allow for the creation of dozens of property service jobs. Good jobs like these mean prevailing wages, meaningful benefits, and a pathway to the middle class for local community members who tend to fill such positions.

25

Moreover, we need housing to be

1

2 built in every neighborhood of New York City to
3 ensure that working families are not displaced by
4 dwindling supply and skyrocketing rents. This
5 proposed development will include 400 residential
6 units, I believe, all of which will be permanently
7 income-restricted for low to middle-income
8 residents, and hundreds of thousands of square feet
9 of community manufacturing in live event space.

10

We are very excited for the
11 possibilities this will bring to the neighborhood.
12 As the cost of living rises and working New Yorkers
13 struggle to stay in their homes, it is more
14 important now than ever to create affordable
15 housing and good jobs, which uphold the industry
16 standard across the city.

17

For all these reasons, 32BJ is in
18 strong support of the Kingsbridge Armory rezoning.

19

Thank you for your time.

20

CHAIRMAN GARODNICK: Great, thank
21 you. Next up is Juton Horstman. Juton, welcome.
22 Juton represents the Borough President.

23

MR. HORSTMAN: Hello. Ready?

24

CHAIRMAN GARODNICK: We got you,
25 Juton.

1

2

MR. HORSTMAN: Great. Good

3

morning. I'm Juton Horstman, director of Planning

4

and Development for Bronx Borough President Vanessa

5

Gibson. I'll be reading a statement on behalf of

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the borough president, as she had a last-minute

7

conflict.

8

"Good morning, and thank you Chair

9

Dan Garodnick and the City Planning Commission for

10

the opportunity to testify on the redevelopment of

11

the historic Kingsbridge Armory, one of the most

12

significant and long-awaited projects in the Bronx.

13

I want to recognize the Together

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for Kingsbridge working group, led by NYCEDC and

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co-chaired by council member Pierina Sanchez, and

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Northwest Bronx Community and Clergy Coalition

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executive director Sandra Lobo, which embarked on a

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nine-month process that engaged more than 4,000

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residents and 75 industry stakeholders.

20

For more than 25 years, the

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Kingsbridge Armory, a landmarked 588,000 square

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foot structure, has stood largely vacant. The

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proposal represents a once-in-a-generation

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opportunity to breathe new life into this iconic

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site.

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As Bronx Borough President, I'm committed to ensuring that the project honors the community's vision and delivers lasting benefits. My full recommendation was submitted last month, but here are a few points I want to make:

The requests -- the requested ULURP actions are critical to unlocking the Armory's potential. These actions would permit uses such as a multi-purpose arena helping transform Kingsbridge Heights into a premier retail cultural and commercial destination, and serving as a catalyst for jobs, small business growth, and tourism.

As a designated New York City landmark, the Armory must meet all preservation requirements to ensure the historic character is protected. The plan's commitments to lead gold certification in one and a half acres of public open space are essential. Modernization must also address climate justice by remediating hazardous materials and improving local air quality to protect public health.

This redevelopment must serve as a launch pad for Bronx Youth by dedicating space for

1
2 youth-serving organizations, internships, and
3 training pipelines linked to construction, events,
4 hospitality, and the creative economy. Between the
5 new arena that will host large special events to
6 the additional housing being created, proactive
7 planning is needed to manage traffic and transit
8 demand. Expanding bus service, traffic management
9 plans, in coordination with the MTA and DOT, will
10 be essential to protecting local streets and
11 ensuring safe, efficient access for residents and
12 visitors alike.

13 The proposed 500 affordable units
14 must meet the needs of Community District 7, where
15 median household income is about \$40,000. At least
16 half should be affordable to households between 30,
17 60 percent AMI, with at least 50 percent of all
18 units being family-sized, consisting of two
19 bedrooms -- two or more bedrooms to address this
20 shortage of suitable housing for families.

21 The project is expected to create
22 over 3,400 jobs with commitments to local and union
23 hiring, living wages, MWBE participation, and a
24 Youth Apprenticeships proposal includes space for
25 workforce training, cooperative business

1
2 incubation, and affordable commercial space for
3 Bronx-based businesses. These commitments must be
4 secured in a strong, enforceable community benefits
5 agreement, including local hiring and job quality
6 standards, commercial tenant protections, free or
7 low-cost event access for local schools and groups,
8 ongoing youth, cultural, and community programming,
9 and a transparent enforcement mechanism for the
10 community advisory and council.

11 To wrap up, in my 2022 strategic
12 policy statement, identified the Kingsbridge Armory
13 as a critical driver for the Bronx's future.
14 Today, we have a chance to turn decades of vacancy
15 into decades of prosperity. I urge the commission
16 to support the actions needed to make the El
17 Central Kingsbridge a reality, a project that
18 represents our history, meets today's needs, and
19 builds a stronger future for the Bronx."

20 Thank you, and thank you for the
21 extra few seconds.

22 CHAIRMAN GARODNICK: Great. Thank
23 you, Juton. And send our best to the borough
24 president.

25 MR. HORSTMAN: Will do.

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CHAIRMAN GARODNICK: Thank you for
being with us.

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5

Okay. Next up is Martha Bryant by
phone.

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MS. BRYANT: Hi, can you hear me?

7

CHAIRMAN GARODNICK: We can.

8

MS. BRYANT: Okay, great. My name
is Martha Bryant, and I'm a 66-year-old Bronx
resident. My income is \$33,800 per year, and my
only asset is IRA, valued at \$155,000.

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I've worked over 30 years in the
clinical laboratory, oftentimes as the most senior
and experienced tech. In that role, I would have
to make judgments in circumstances not found in any
textbook, any policy memo, or procedure manual.

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Like many of my colleagues in
those instances, I remind myself that this could be
my mother's lab test, my child's, or some other
loved family member. In this way, at the end of
the day, my conscious is clear. I have done all
that was possible given the constraints of time, my
authority, my responsibility, and my resources. In
this same way, as a Bronx resident of a
historically marginalized and excluded group, I'm

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2 relying on you to craft your decisions on the
3 Kingsbridge Armory project based on your expertise,
4 your experience, your responsibility, and your
5 authority.

6 I'd like to emphasize five points
7 for your consideration: The 2023 NYCEDC vision
8 plan, Rent for the Armory did not call for
9 affordable housing construction or an event venue.
10 Our community board is one of the few in all of New
11 York City whose top goals are not affordable
12 housing; three, there was an unethical relationship
13 between the former Deputy Bronx Borough President
14 and the chosen developer that precipitated her
15 resignation and current employment at this
16 developer; four, Kingsbridge is one of the most
17 densely populated census tracts in all of New York
18 State, why construct more housing? Five, I ask that
19 you consider the ways the project is geared toward
20 monetizing this city property for private interest,
21 rather than slowly being a community benefit that
22 would require continued government funding.

23 Finally, I ask that your
24 decision-making be grounded in Kingsbridge
25 community priorities, with the perspective that

1

2 your beloved family member will be born, live, be
3 educated, work, and die here in Kingsbridge. Thank
4 you for listening.

5

CHAIRMAN GARODNICK: Thank you.

6

Before you go, I have a question for you from
7 Commissioner Goodridge.

8

MS. BRYANT: Say that again.

9

CHAIRMAN GARODNICK: I have a
10 question for you coming from Commissioner
11 Goodridge, if you have a moment for us.

12

MS. GOODRIDGE: Can you talk --
13 can you elaborate more about your point with the
14 affordable housing?

15

MS. BRYANT: Well, with the
16 affordable housing, I don't approve of it. What
17 else can I say? First of all, like many people, I
18 won't be eligible to live in it. And secondly, it
19 would just increase more congestion, and it would
20 contribute to less parking, and the space could be
21 used for something even better. And not only that,
22 but they want to create this towering building, and
23 that is going to -- it's the skyline of Kingsbridge
24 would change. No one wants to be -- their view to
25 be blocked by this towering building.

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MS. GOODRIDGE: Thank you.

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CHAIRMAN GARODNICK: Thank you,

Ms. Bryant. Thank you for being with us. Next up is Elizabeth Ortega-Bailey on Zoom, followed by Natalia Foreman on Zoom. And then Stephina Fisher on Zoom. Do we have --

MS. ORTEGA-BAILEY: Yes.

CHAIRMAN GARODNICK: -- Ms.

Ortega-Bailey?

MS. ORTEGA-BAILEY: Yes. I was

just joining in. Can you all hear me?

CHAIRMAN GARODNICK: Hello. We

can.

MS. ORTEGA-BAILEY: All right.

I'm ready.

Hi, my name is Elizabeth

Ortega-Bailey, and I'm a lifelong resident of the

Bronx. I grew up here, I went to school here. I

got married here, and now I'm raising my son here.

My hope is that my son will be able to stay here as

an adult, working a good job that builds wealth in

the Bronx, and raising his own family right here in

the community that raised him. That is why this

project matters the most, I've been fighting for

1

2 the redevelopment of the Kingsbridge Armory for
3 over 20 years, and now we have a
4 once-in-a-generation chance to get it right, not
5 just for today, but for decades to come.

6

I want to acknowledge and thank
7 everyone involved for what's already in this plan,
8 especially the commitment to community ownership.
9 That is a huge step forward, but we can and must go
10 further. Local procurement must be the backbone of
11 this project. When we hire Bronx trades, give
12 contracts to Bronx businesses and buy from local
13 suppliers, it creates a ripple effect, more jobs,
14 stronger, small businesses, and more families with
15 the means to stay and thrive here.

16

We also need deeply affordable
17 family sized homes and protection so that the
18 people who build this project can also afford to
19 live here.

20

We also need affordable commercial
21 space, so street vendors and small business owner
22 people who have been the heart of our neighborhood
23 can be part of the Armory's future.

24

So this is what I am asking: From
25 the developer, set and maintain and meet ambitious

1
2 local hiring goals for every phase of the project,
3 construction, retail, and long-term operations.
4 Award the large majority of contracts to
5 Bronx-based businesses, MWBEs, and worker
6 cooperatives, ensuring that most of the projects
7 economic benefits stay in our community, reserve
8 affordable commercial space for local vendors and
9 small businesses, and ensure that housing includes
10 deeply affordable family-sized units, not just
11 studio and one-bedrooms.

12 And from the city, invest in
13 better transportation access and safer streets so
14 workers, residents, and visitors can get to and
15 from the Armory easily. This includes improved bus
16 and subway connections, upgraded sidewalks, bike
17 lanes, lightings and traffic curbing measures to
18 protect pedestrians, upgrade nearby parks and
19 public spaces so families can have clean,
20 self-welcoming green spaces. This means repairing
21 playground equipment, adding benches and shade,
22 improving landscaping, and ensuring regular
23 maintenance; make vendors licensing, affordable and
24 accessible so street vendors can operate legally
25 and be a part of this development; create support

1

2 hubs where vendors can get help applying for
3 licenses and permits, and connect local job
4 creation to housing access so that people building
5 this project can also afford to live here.

6

This project can set a new
7 standard for development in New York City, one
8 where jobs, housing, transportation, public space,
9 and opportunity stays rooted in the community. So,
10 let's make sure the Kingsbridge Armory is built by
11 us for us and with us at the center. Thank you.

12

CHAIRMAN GARODNICK: Thank you
13 very much. Okay. Next up is Natalia Foreman.

14

MS. FOREMAN: Hi. Yes, I'm here.
15 Can you all see and hear me okay?

16

CHAIRMAN GARODNICK: We ---

17

MS. FOREMAN: Can you hear me?

18

CHAIRMAN GARODNICK: -- can hear
19 you.

20

MS. FOREMAN: Oh, it's okay if you
21 can't see me.

22

CHAIRMAN GARODNICK: Now we can
23 see you. Hello, and welcome.

24

MS. FOREMAN: All right. I'm
25 ready when you all are.

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CHAIRMAN GARODNICK: Great. Go

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right ahead.

4

MS. FOREMAN: Great. Good morning

5

City Planning Commission. My name is Natalia

6

Foreman, and I have served as an educator and

7

community advocate in the Bronx for almost 10

8

years. My experience has emphasized the impacts

9

that systemic disenfranchisement has on

10

neighborhoods that are homes to low income

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residents. The medium household income in 2023 for

12

the Kingsbridge neighborhood was \$36,070, which is

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about 55 percent less than citywide median

14

household income.

15

Currently, the poverty rate in

16

Kingsbridge Heights was 34.2 percent in 2023,

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compared to 18.2 percent citywide. As the

18

Kingsbridge Armory's redeveloped, it's important

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that the city intentionally combats the

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displacement that will be caused by gentrification

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and inflation. I urge the city and developer to

22

ensure that native long-term residents of this

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community have real decision-making and economic

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power within the Kingsbridge Armory development.

25

The city should approve long-term

1
2 leases for small businesses that have long existed
3 in the area and have a real stake or influence in
4 the neighborhood. The city should also support the
5 street vendors that make a living for their
6 families through their vending in that Kingsbridge
7 Armory area by ensuring that vendor licensing is
8 affordable and accessible. They can also provide
9 funding and resources that can be used to increase
10 vendor business capacity and knowledge.

11 I invite the city and developer to
12 reconsider the housing units that is a part of the
13 redesign of the Armory. The ways affordable
14 housing units are priced and divided up are up to
15 the developer's discretion, and throughout the
16 city, we have a housing crisis. A third of New
17 Yorkers spend over 50 percent of their income on
18 rent, and over 140,000 people are currently
19 experiencing homelessness in our city.

20 Millions have been displaced and
21 removed from their homes in the names of affordable
22 housing and urban renewal initiatives. The
23 development of the Kingsbridge Armory should not
24 mean that the community's residents are discarded
25 and forced out of their homes, many of whom have

1

2 been contributing to the community long before it
3 was seen by the city and developer as one to invest
4 in.

5 I also invite the city to consider
6 the implications for traffic and air quality. The
7 Bronx has the highest percentage of young people
8 with asthma in the entire country. This is due to
9 the pollution and poor design that impacts supports
10 communities in our city. I'd like to encourage
11 that the city and developer works together with
12 sustainability engineers and designers to ensure
13 that the redevelopment of the Kingsbridge Armory is
14 truly eco-friendly, promotes environmental
15 sustainability, green energy, and creates
16 opportunities to increase community competence on
17 the impacts of sustainable energy.

18 Additionally, I'd like the city to
19 provide more funding and resources into the
20 neighborhood that supports maintaining the
21 cleanliness of the area, providing composting trash
22 cans and resources to educate community members on
23 the benefits of composting, ensures the subway
24 station is clean and safe, and provides support for
25 those experiencing homelessness and struggling with

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2 substance abuse in the area.

3

4 Lastly, I'd like the city and
5 developer to ensure that the Kingsbridge Armory is
6 a place that is accessible to all community members
7 through free or reduced-price admissions for the
8 events that will be held there. And the residents
9 of the Bronx have access to real decision-making
10 and economic power in the borough (unintelligible.)

11

CHAIRMAN GARODNICK: Okay. Thank
12 you very much. Okay. Next up is Stephina Fisher,
13 followed by Robin Rollan.

14

MS. FISHER: Hi, good morning.
15 Can you hear me?

16

CHAIRMAN GARODNICK: We can.

17

MS. FISHER: Excellent. Thank
18 you. Hi, good morning, City Planning Commission.
19 My name is Stephina Fisher, and I've been a Social
20 Studies teacher in the Bronx for 18 years. And my
21 students have participated in all of the Together
22 for Kingsbridge working groups, and I'm here to
23 represent that they have really powerful visions
24 for the future of the Bronx.

25

The Kingsbridge Armory is a
once-in-a-generation opportunity to develop in a

1

2 way that ensures the Bronx is a place where young
3 people not only want to grow and live, but also
4 become decision makers and owners of the future
5 they want to see. My statement today is urging the
6 city and the developer to ensure that youth gain
7 real decision-making and economic power through the
8 Kingsbridge Armory development, now and into the
9 future.

10 We talk a lot about supporting
11 youth voices, and I urge the developer in the city
12 to invest in youth leadership initiatives that
13 train Bronx youth to become actual decision makers
14 within the Armory. For example, the promised
15 Armory Community Council and the Community Fund are
16 mechanisms where youth should have real
17 decision-making power.

18 The city would need to develop
19 youth leadership initiatives that train young
20 people how to join these councils, how to
21 effectively analyze the needs and wants, and how to
22 represent their peers on the Armory Community
23 Councils. When it comes to youth job
24 opportunities, we hear a lot about work-based
25 learning initiatives, internships, career

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2 readiness, Summer youth employment programs, these
3 are all great. But in addition to these programs,
4 I urge the city to invest in programs that develop
5 pathways for youth to gain access to community
6 ownership.

7 In order for young people to learn
8 about growing community wealth and community
9 ownership, they need learning experiences that
10 develop skills and cooperative business
11 development, conflict resolution, effective
12 communication, and collective decision making. The
13 community ownership model requires a reframe toward
14 collect community ownership, and the city should
15 invest in programs such as those developed by the
16 Bronx Economic Development Corporation and other
17 models that center community ownership.

18 And finally, to ensure deep
19 affordability, the city should develop mechanisms
20 to provide free access, not only for youth to join
21 the entertainment sectors, but within the small
22 business and manufacturing sectors of the Armory
23 Project. Yes, youth should utilize the recreation
24 entertainment, but I urge the city to invest in
25 opportunities for youth to join the light

1

2 manufacturing and small business development,
3 including licenses for them to run their own
4 businesses. And -- yeah. So essentially, I want
5 you to get decision-making and economic power
6 (unintelligible.) Thank you.

7

CHAIRMAN GARODNICK: Okay. Thank
8 you. Okay. Next up is Robin Rollan, followed by
9 Edgar Ramos, here with us in the room.

10

THE SECRETARY: Robin, you should
11 be able to unmute your Zoom.

12

MR. ROWLAND: Oh, I didn't bring
13 my phone.

14

THE SECRETARY: We can hear you,
15 but it's very faint.

16

CHAIRMAN GARODNICK: Robin, are
17 you there? We think we can hear you.

18

THE SECRETARY: Robin, can you
19 hear us?

20

CHAIRMAN GARODNICK: Okay. So,
21 let's move on to the next person, and we'll come
22 back to Robin. Mr. Ramos, stepping up. Welcome.
23 Good to have you here.

24

MR. RAMOS: All right. Good
25 morning, all. My name is Edgar Ramos. I'm a

1
2 long-term resident of the Kingsbridge community.
3 I've used the Armory from when they trained cadets
4 from the 258 Field (unintelligible) was actually in
5 the Armory at the time. I'm involved in the
6 community in many facets. I'm a CB7 member,
7 although my presentation today is not the opinion
8 of the community board but my personal opinion as a
9 community resident, and I'm also a Local 3 union
10 electrician.

11 Okay. I'm hoping that the -- that
12 the project develops a venue that will create an
13 environment that will be good for community
14 engagement from both the youth and the elderly,
15 maybe building a bond between youth and the
16 elderly. I'm thankful for the project to be moving
17 forward in a positive manner for the city to look
18 at improving infrastructure like subways, buses,
19 and schools that, as of now, are lacking. Although
20 schools are literally across the street, they have
21 never been enough to actually encompass the
22 residents of the neighborhood.

23 I'm thankful that the PLA includes
24 state-accredited unions. I am hoping for the use
25 of local hiring. I have -- I'm sorry, I have

1
2 benefited from local hiring, working to help
3 improve the local infrastructure, working in both
4 schools and hospitals in the local area. I would
5 like the city to help vendors with an availability
6 of licenses to help those looking to proceed
7 legally and work within the venue. I'm sorry, my
8 document has kind of changed as the comments have
9 -- I appreciate developer's use of the term, a
10 tapestry, a project being a piece, bringing
11 together the community, unified, not just a
12 building built in the Bronx. Thank you.

13 CHAIRMAN GARODNICK: Thank you.
14 Thanks for being with us.

15 Okay. Next up is Christina
16 Callender, on Zoom, and Jennifer Salgado, on Zoom.

17 MS. CALLENDER: Hi, can I be
18 heard?

19 CHAIRMAN GARODNICK: We can hear
20 you.

21 MS. CALLENDER: Hi. Good morning,
22 everyone. My name is Christina Callender, I'm from
23 the Bronx, and I was raised not too far from the
24 Armory in Kingsbridge. As a professional and a
25 soon-to-be graduate of Lehman College, I contribute

1

2 to the Bronx, and I'm deeply in interested in
3 projects that not only enhance the economic
4 prosperity of our borough, but also support and
5 improve the lives of its current residents and
6 businesses.

7

For the Kingsbridge Armory
8 Project, it's important that a model of development
9 that keeps its benefits rooted in the Bronx is
10 exemplified. That means ensuring safe, accessible,
11 and environmentally friendly surroundings by
12 improving transit and traffic infrastructure, such
13 as upgraded sidewalks, lighting crosswalks, bus and
14 train connections, traffic calming infrastructure,
15 along with green features such as street trees,
16 rain gardens.

17

Upholding -- this also means
18 upholding energy efficient standards by ensuring
19 renewable sources are implemented where possible,
20 and include strong waste reduction plans to keep
21 the neighborhood clean. This also means that the
22 project should commit to truly and deeply
23 affordable family-sized housing units, not token
24 numbers that allow the project to claim affordable
25 housing without any impact to the residents, and

1

2 affordability should be based on neighborhood

3 median incomes and not inflated citywide AMI.

4

5 Lastly, this should also -- this

6 project should also reserve commercial space for

7 local vendors and small businesses that are

8 established already within the borough to prevent

9 displacement and ensure that the majority of

10 contracts do go to Bronx-based businesses or worker

11 cooperatives so that the economic benefits stay

12 rooted within the community. These measures will

13 provide much-needed investment in our people and

14 also our businesses and housing, and I urge you to

15 make sure that the Kingsbridge Armory is built with

16 these in mind. Thank you.

17

18 CHAIRMAN GARODNICK: Great. Thank

19 you. Thanks for being here. Okay. Jennifer

20 Salgado is next on Zoom, followed by Jorge Arias

21 here in the room, William Wilkins, and Sandra Lobo.

22 I believe we're all here with us. So, let's start

23 with Ms. Salgado on Zoom.

24

25 MS. SALGADO: Hi, everyone.

26

27 CHAIRMAN GARODNICK: Hello.

28

29 MS. SALGADO: Good morning. My

30 name is Jennifer Salgado, and I am here

1

2 representing the Street Vendor Project, but I'm
3 also uniquely a lifelong resident of the
4 Kingsbridge neighborhood. So, I just want to start
5 off by just getting right into it. You know, as a
6 Street Vendor Project, we welcome development.
7 However, we must ensure that any development that
8 any such development benefits as many communities
9 as possible.

10 As one of the few organizations
11 that champions the right to street vendors, we have
12 to say that we will not be in favor of eliminating
13 any illegal vending spots. And I think I'm very
14 touched by hearing the rest of my neighbors and
15 other community members in the room also mention
16 their support for street vendors. And again, that
17 speaks volumes to how much we deeply care for one
18 another. So, I hope that the developer also
19 listens to that.

20 These spaces are essential for
21 licensed vendors to operate safely and in
22 compliance with the law. Removing any of the set
23 spots would undermine the stability and economic
24 security of those who work hard to follow the
25 city's rules.

1
2 We also want to encourage measures
3 that protect unlicensed vendors, many of whom face
4 significant barriers to obtaining permits and
5 licenses. Criminalizing their work only
6 exacerbates existing inequities and fails to
7 address the root problem, a lack of accessible
8 licensing and permitting. Our goal is simple;
9 protect legal vending spots, prevent unnecessary
10 criminalization, and ensure that any new projects
11 strengthen, rather than displace the communities
12 they serve. Thank you.

13 CHAIRMAN GARODNICK: Thank you.
14 Okay, Mr. Arias, welcome.

15 MR. ARIAS: Good morning,
16 everyone.

17 CHAIRMAN GARODNICK: Morning.

18 MR. ARIAS: My name is Jorge
19 Arias, I live in the community my entire life. I'm
20 also a business representative for District Council
21 9, The Painters Union and Allied Trades. I was
22 given an opportunity to join District Council 9,
23 the apprenticeship program, when I learned a trade
24 and obtain a career. Throughout the apprenticeship
25 program I learned the value of a union, like having

1

2 employers pay benefits, wages, properly, and also
3 contribute to a pension that I will receive later.

4

After graduating, I continued to
5 be involved with the union, attending rallies,
6 advocating for safety standards, and against worker
7 exploitation. My involvement in the union led to
8 giving me an opportunity to become an organizer,
9 which then later I was the elected official for the
10 union I represent. The Kingsbridge Armory is a
11 redevelopment that can provide young people in my
12 community the opportunity that I was once offered.

13

This project can create careers,
14 provide fair wages, benefits, and long-term
15 employment. These jobs aren't just a paycheck;
16 they are opportunities that, for our neighbors and
17 my community, to support their family and invest in
18 their future. Union jobs just don't benefit the
19 worker who hold them, they strain the entire
20 neighborhood.

21

In addition, union workers bring
22 professionalism, safety, skills to the job site,
23 also provide and guarantees that whatever's built
24 there will be done responsibly and to the highest
25 standards. Kingsbridge Armory represents a once in

1

2 a lifetime generation opportunity to invest in our
3 Bronx community, and it is important that this
4 project reflects our community vision, including
5 good union jobs. Thank you for the opportunity to
6 have me speak to you today.

7

CHAIRMAN GARODNICK: Great. Thank
8 you. Thanks for being with us.

9

Okay. Next up is William Wilkins.
10 Mr. Wilkins, are you here with us today?

11

CHAIRMAN GARODNICK: Okay. I
12 don't see William Wilkins. Oh, is he coming?

13

THE SECRETARY: Yeah.

14

CHAIRMAN GARODNICK: Sorry. You
15 were just sitting in the back. Come on, we got
16 you. Sorry, I didn't see you. Oh, okay. Great.
17 So --

18

MR. WILKINS: (Unintelligible)
19 know this guy.

20

CHAIRMAN GARODNICK: That's good.
21 You can -- you can relax for now. We'll get you on
22 another one. Good. Thank you.

23

Okay. Mr. Wilkins is here for a
24 different project. Sandra Lobo, welcome. Followed
25 by Brenda Irizarry. Hello.

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MS. LOBO: Hello. Good morning, commissioners. I appreciate the concerns and priorities named by the city council member, borough president, and fellow residents in the Bronx, and wanted to note that we are working on improving the project to address those issues.

So, my name is Sandra Lobo, Executive Director at the Northwest Bronx Community Clergy Coalition. For over 51 years, our organization has been organizing alongside Bronx tenants, youth workers, and small businesses, and for more than three of those decades, we've had the belief that the Kingsbridge Armory could and should become a powerful economic, and an engine for the Bronx. After decades of organizing, we're now at an important moment. And to give you some context, the first experience I had around the Kingsbridge Armory, I was a college student in the Bronx, and now my daughter is a senior in college. So, you can see that this project is really generational.

Through binding agreements with the 8th Regiment Partners, Northwest Bronx Community Clergy Coalition has secured permanent community ownership of more than 125,000 square

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2 feet of the site. That includes a new community
3 hub for workforce development, entrepreneurship,
4 and cooperative business incubation, and a light
5 manufacturing hub that will bring back Bronx-based
6 businesses that have been pushed out of the
7 borough.

8 Some of the examples include to
9 respond to some of your questions earlier, Port
10 Morris Distillery that was displaced from the Bronx
11 last year from the Bronx because of rising prices
12 on Carvajal Roastery that was displaced from the
13 Bronx about four years ago, (unintelligible) a
14 sustainable apparel company that was displaced from
15 the Bronx last year as well.

16 Because of the work of thousands
17 of Bronx residents through surveys, workshops,
18 visioning sessions, and organizing, the
19 redevelopment plan today for the Kingsbridge Armory
20 reflects community ownership and a larger community
21 vision. We'll see hundreds of new jobs created
22 through this project, with commitments to union
23 labor during construction operations, and training
24 pathways for young people entering the workforce.
25 There are goals for local hiring and contracts for

1

2 MWBEs, opening doors for Bronx workers, and
3 entrepreneurs alike.

4

5 There'll be housing, as you know,
6 for families across range of incomes and space for
7 small businesses along Kingsbridge Road that make
8 our community vibrant with commercial space,
9 affordable commercial space, in the residential
phase set aside, at below market rates.

10

11 And critically, the Armory itself
12 will serve as a hub for community life, youth
13 sports facilities space and cultural events and
14 performances, e-sports and technology programs that
15 are investment in our young people, our culture,
and our future.

16

17 We've also secured a role in
18 shaping how the Armory evolves over time. Through
19 a community advisory council and a community
20 benefit fund, community stakeholders will have a
21 voice in programming, tenant mix, and public use of
22 space for generations to come. This is what public
23 land should be making possible, shared wealth,
24 building democratic participation, and deep roots
in the communities it's meant to serve.

25

As we move through this next phase

1

2 of ULURP, we remain committed to working with the
3 City 8th Regiment Partners and with Bronx residents
4 to ensure this project meets its full promise.

5 Thank you.

6

CHAIRMAN GARODNICK: Thank you.

7

We have questions for you from Commissioner Kirmani
8 and Commissioner Osorio.

9

MS. LOBO: Great.

10

MS. KIRMANI: Hi. Thank you so

11 much. And also, just want to say thank you for all
12 of the work that you've done over the many years
13 and to the Northwest Bronx Community Clergy
14 Coalition. I'd love to hear a little bit more
15 about the continued oversight that the community
16 will have, and what is your vision for that, and
17 what is most important to you and residents as
18 you've talked about them in terms of long-term
19 oversight of the project, the benefits,
20 accountability. I'd love to hear more about that.

21

MS. LOBO: Great. Appreciate

22

that. Three minutes is not a long time. So, what
23 we've already negotiated with the developers is --
24 we'll be part of a master condo association with
25 the developers. So, there will be, you know,

1

2 decision-making that is happening in that space.

3 In our negotiations, we also, you know, very

4 gratefully had the developer agree to signing a

5 legally binding community benefits agreement with a

6 larger group of community organizations.

7 So the council member earlier

8 spoke about gathering 40 different faith community

9 and labor institutions, we have been gathering with

10 them. We intentionally asked the developer to

11 consider community advisory board council, which

12 they agreed to, but we believe that this should not

13 be determined by one organization, our

14 organization, but that should be determined by a

15 broad set of stakeholders.

16 And so, we are engaging in that

17 process to identify what should the community

18 advisory council look like, who should be included,

19 how does that represent the various priorities and

20 concerns that have been named, and that is

21 happening right now as we speak, in the next couple

22 of weeks.

23 MS. KIRMANI: Great. Thank you.

24 MS. LOBO: Thank you.

25 CHAIRMAN GARODNICK: Thanks,

1

2 commissioner. Commissioner Osorio.

3

MR. OSORIO: Thank you, Chair.

4

Thanks so much for your testimony. Really

5

appreciate it. Two quick questions: I'm wondering

6

if you can share with us a little bit the extent

7

and the nature, a little bit of the engagement of

8

the community and decisions regarding, number one,

9

the sustainability measurements, and number two,

10

the conditions or the designed framework for the

11

light manufacturing, and the community economic

12

development hub.

13

MS. LOBO: Yeah, that's a good

14

question. I'll address the latter piece first. In

15

our negotiations, initially, the light

16

manufacturing space was solely in the sub-level

17

basement. The developer was very accommodating.

18

So we have half that are going to go above, so

19

they're open -- they're going to be outward facing.

20

In the spaces, and so, the examples that I gave as

21

an example, for like Port Morris Distillery or Don

22

Carvajal Roastery will not only be manufacturing

23

their products, but will have outward-facing

24

ability to engage with the visitors that are coming

25

into the space, and will have access to that.

1
2 There are a number of tenants that
3 we're looking at for light manufacturing that also
4 require natural light in order to do their work,
5 and so that will be on the level that is the
6 concourse level. So that is part -- so half of the
7 space of the light manufacturing will be -- will
8 have not access to natural light, we are
9 accommodating that with that, and then others
10 actually don't require that. And so, that is below
11 level.

12 An example of that one, which I
13 think is important to note which actually speaks to
14 sustainability, and just thinking about the
15 importance that the Armory can address regionally
16 is, well, one of the pieces we're looking at now is
17 cold storage. Not a sexy topic, but in our
18 feasibility studies, we actually understood that
19 the Bronx in particular, plays a very important
20 role regionally in the food system. That there is
21 a gap that farmer's upstate name; there is no place
22 for them to hold their products to distribute for
23 the rest of the city. So, especially when we think
24 about cases of emergency, we know that the Armory
25 has played a very important role. And so, we are

1

2 looking into some of that space to hold cold
3 storage that would actually distribute produce and
4 other important products to the Bronx and to the
5 rest of the city. Yeah, thank you.

6

MR. OSORIO: Thank you.

7

CHAIRMAN GARODNICK: Okay. Next
8 up is Brenda Irizarry, and followed by Elizabeth
9 Thompson. Welcome.

10

MS. IRIZARRY: Oh, well, thank
11 you. Good afternoon. My name is Brenda Irizarry,
12 I am a longtime resident of Community Board 7, and
13 a member of the Northwest Bronx Community and
14 Clergy Coalition. I would like to take this
15 opportunity to make recommendations pertaining to
16 air quality, mass transit, public safety, and
17 street parking related to the Kingsbridge Armory
18 Redevelopment Project.

19

Since air quality will be affected
20 due to construction and traffic congestion, daily
21 monitoring and reducing pollution are essential.
22 Mass transit will serve more people, and therefore
23 require enhancements such as more frequent bus
24 service on the BX922 and 28 routes. Also, the
25 Kingsbridge station on the number -- on the fourth

1

2 line needs an elevator to accommodate people with
3 disabilities.

4

Another option is shuttle buses.

5

Regarding public safety, request for street safety

6

upgrades along 195th Street, Jerome Avenue, and

7

Kingsbridge Road also include street cameras and

8

upgrades to streetlights. The Armory project will

9

impact street parking, especially for residents and

10

churches. Therefore, these groups should have free

11

and accessible parking in the Armory's garage.

12

Lastly, I would like to add,

13

preserving the areas parks, as well as the aqueduct

14

walkway through revenue sharing and reinvestment

15

from the Armory Project.

16

In closing, I urge the City

17

Planning Commission to consider these

18

recommendations and move forward for the public

19

good. Thank you for your time and consideration.

20

Thank you.

21

CHAIRMAN GARODNICK: Great. Thank

22

you. Elizabeth Thompson is next. Oh, I'm sorry.

23

Can you -- can we bother you for one more moment?

24

We have a question for you from Commissioner

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Goodridge.

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MS. GOODRIDGE: It's a question for the Northwest Bronx Coalition, I'm sorry, I might have missed. I think a few people have testified at this point, at least two. And I was just more interested -- I was very interested in hearing how the relationship came about, where the coalition now will own -- have ownership stake.

MS. IRIZARRY: Yes. All right. So, I think Sandra Lobo can answer that better than I. I'm just a member.

MS. LOBO: Thank you, Brenda.

MS. IRIZARRY: I'm not -- not -- not just member --

CHAIRMAN GARODNICK: Wait, wait, wait, wait. Hold on a second. Hold on a second. I can't bring you back. I'm sorry.

MS. LOBO: Okay.

CHAIRMAN GARODNICK: We'll have to follow up. That's okay. Or somebody else will testify - have to testify to answer that if you cannot. Okay? But that's fine.

MS. IRIZARRY: All right.

CHAIRMAN GARODNICK: Do you have any other questions for this -- for this witness?

1

2 We'll see if we -- if it comes up, but if somebody
3 can keep that in mind to answer down the line that
4 would be great.

5

MS. IRIZARRY: All right. Thank
6 you.

7

CHAIRMAN GARODNICK: Thank you,
8 Ms. Irizarry.

9

MS. IRIZARRY: Okay.

10

CHAIRMAN GARODNICK: Elizabeth
11 Thompson is next. Welcome.

12

MS. THOMPSON: Okay. Good
13 afternoon, all, how are you all? My name is
14 Elizabeth Thompson, they call me Ms. Liz. I think
15 I could answer some of that question. I am on both
16 sides Community Board 7 and Community Board 8.
17 I've been in resident of both boards from 1982. I
18 volunteer at Kingsbridge Heights Neighborhood
19 Improvement, I was the vice president. We are no
20 longer in existence because Mr. Al Chapman passed
21 away. And that left me. And I can't run the
22 system without somebody helping me out.

23

Northwest Bronx, I joined
24 Northwest Bronx off and on since the '80s. And for
25 fighting for senior citizens, we need help. And I

1

2 hope the Armory will be able to give us that a lot.
3 Children, the community, a lot of our young people
4 have been involved in so many independent things of
5 becoming political, and we are very proud of that.
6 Some of the kids from Kingsbridge Heights
7 neighborhood Improvement started with us, and end
8 up with Northwest Bronx. So, the project of
9 community organization can work.

10 We had tennis patrols, we had so
11 much stuff, until it died down. And we are wishing
12 that this would come back with this project, with
13 the Armory.

14 Phyllis Reed had a garden right on
15 the top of 19 Kingsbridge and Jerome Avenue. I
16 hope my -- her fruits are still there. But the
17 thing is, we have a lot of love in that community,
18 and I'm praying that that will still be there. So,
19 it's a lot of things that we have brought back in
20 -- brought in the community from helping each
21 other. And with this project, I'm hoping I'm still
22 around to help out with this project.

23 I give everybody a hard time.
24 Sandra, I'll tell you. But the thing is, it's all
25 for love. I think that there's a lot of stuff,

1

2 other stuff that I wanted to say, but please help
3 them out with this project, so that way the
4 community will be alive again. Thank you.

5

CHAIRMAN GARODNICK: Great. Thank
6 you. Okay, next up is Stephen Lebow on Zoom,
7 followed by Helene Hartman-Kutnowsky here in the
8 room.

9

THE SECRETARY: Steven, you should
10 be able to unmute on Zoom.

11

CHAIRMAN GARODNICK: Mr. Lebow.
12 Steven, you should be able to unmute your Zoom.

13

MR. LEBOW: Can you hear me now?

14

CHAIRMAN GARODNICK: We can.

15

THE SECRETARY: We can.

16

CHAIRMAN GARODNICK: Go right
17 ahead.

18

MR. LEBOW: Mr. Lebow is frozen.

19

THE SECRETARY: It appears you're
20 frozen, Steven. We'll go to the next speaker, and
21 maybe Stephen can rejoin us.

22

MR. LEBOW: There we -- there I
23 am.

24

THE SECRETARY: Okay.

25

MR. LEBOW: Can you hear me now?

1

2

THE SECRETARY: We can hear you.

3

4

CHAIRMAN GARODNICK: Yeah. Let's
give it another shot.

5

MR. LEBOW: Thank the
Commissioners and City Councilwoman Pierina Sanchez
and other invited guests. I'm Stephen Bogart
Lebow. I am a lifelong born and raised resident of
the Bronx. Attended the Bronx High School of
Science, Fordham University, Fordham Law School,
and Columbia Graduate School of Business. And I'm
a director and secretary of the Bronx Basketball
Hall of Fame incorporated, a three-year-old
501(c)(3) not-for-profit corporation, and I am also
a member of Community Board 7, although I'm not
speaking on behalf of Community Board 7.

And I'm giving my own thoughts and
also representing the Bronx Basketball Hall of
Fame. In short, we get -- getting to the bottom
line we urge that you vote yes to reactivating this
tapestry of culture and community, and we hope that
it will host community organizations like ours,
host offices and businesses. It would create major
economic benefits, create jobs for Bronx residents,
create new affordable housing of some 400 to 500

1

2 units.

3

4 There's mass transit available,
5 subway, trains, bus, transportation, automobile.

6

7 Yes, we have a parking problem, so, they provided
8 for it in their plans, but we need more parking.

9

10 We hope that in the Bronx Festival Hall of Fame, we
11 will hopefully have a -- have a place within the
12 Kingsbridge Armory. Currently, we have an

13

14 agreement with the Bronx Museum and the Bronx
15 Historical Society, and we've been there for a
16 year. We have an exhibit there at the Bronx
17 Museum.

18

19 We honor those legends that are
20 never forgotten, as it's been a rich tradition of
21 basketball players, coaches, referees, community
22 leaders, teachers. It is a fact that nearby DeWitt
23 Clinton High School has sent more players to the
24 NBA and Pro Leagues all around Europe, Puerto Rico,
25 Israel, all over the world.

26

27 It's a fact that Bronx
28 basketball players helped change the color barrier
29 in this country. Three black players from the
30 Bronx played at Texas Western, and they won the
31 NCAA Championship in 1966, beating an all-white

1

2 University of Kentucky team. It was memorialized
3 in the movie Glory Road. And thereafter, the color
4 Barrier was stricken down in basketball and other
5 sports in the NCAA.

6

And we'll -- we exhibit the
7 history and we also have clinic for the youth in
8 the Bronx. And we hope that the Kingsbridge Armory
9 will revitalize all this and provide a host for our
10 organization and other community organizations.

11

CHAIRMAN GARODNICK: Thank you.
12 Thank you, Mr. Lebow. Thank you for being with us.
13 Okay. We have to move on to Helene
14 Hartman-Kutnowsky. Oh, hello.

15

MS. HARTMAN-KUTNOWSKY: Hi.

16

CHAIRMAN GARODNICK: You're here?

17

MS. HARTMAN-KUTNOWSKY: Hi. Yes.

18

CHAIRMAN GARODNICK: You're ready,
19 right at the podium. So, I am Helene
20 Hartman-Kutnowsky. I thank you for this
21 opportunity to speak about this wonderful
22 opportunity for the Bronx. I've lived in the Bronx
23 my entire life. I'm involved with several groups,
24 but today I am speaking on behalf of myself.

25

I have some real concerns about

1
2 the environmental impact that the parking and the
3 transportation issues will have on the community.
4 The proposed 17,000 seat event space by Live Nation
5 with 50 shows a year really needs to be flushed out
6 before we go forward. I'm sure it's doable. I
7 have some ideas. Currently there's only five-car
8 -- 500 cars planned in the parking area. I think
9 that needs to be increased. That's one aspect of
10 it.

11 But there are also other issues,
12 people seem to be comparing our Armory to Barclays.
13 Barclays has, the LIR are right there, and many,
14 many subway lines. We have a few lines that are
15 nearby. So, I would think we're really going to
16 need more commitment to other ways of getting
17 people to the Armory, such as the express buses, we
18 have the BXM3 and the BXM4, rerouting those buses
19 when we have events, not hard to do. It's really
20 quite nearby.

21 The Metro North stations we have
22 several having shuttle buses from and to the Armory
23 from the stations, with the schedule that allows
24 people to stop and have dinner or go shopping
25 before or afterwards, because that's very important

1

2 for revenue. And also, to -- when we have the
3 express buses to -- it's an extra way for -- to us
4 to get more revenue for the express buses too. So
5 that's another aspect of it.

6 And the last thing I wanted to
7 mention is that Yankee Stadium, if you've ever gone
8 on the train, when there's a Yankee game, it's a
9 nightmare. Nobody wants to do it. I was told by
10 one of the conductors that they do not increase the
11 service. And I think that needs to be looked at,
12 and certainly, it needs to be coordinated if we're
13 having an Armory event. It should not be on the
14 same night, it should not even be on the same week
15 for the community.

16 But again, I -- hopefully, taking
17 all this into account, we should be able to work it
18 out. Maybe even some boats going up. You know, I
19 know it would take a while, but it's not
20 impossible, it's not that far. I think CB7 even
21 has a little parkland, we haven't developed yet.
22 So, that's north of Fordham. So, that's -- we got
23 a park. It's -- we'll have to dig it out for you,
24 but it's there.

25 And then the last thing is the

1

2 tickets for the event. Our community is just not a
3 wealthy community. So, I think we need to
4 negotiate some kind of neighbor rate or something
5 so that we can, you know, people can take advantage
6 of it as well. So basically, that's it. I just
7 want to say thank you for your time.

8

CHAIRMAN GARODNICK: Great. Thank
9 you. Okay. Next up is Tara Carr. Okay. And I'm
10 just going to do a last call while you walk to the
11 podium for people who wish to be heard on this
12 item. We are getting close to the end. In fact,
13 Ms. Carr may be the last word for the moment. So,
14 if you're interested in signing up, please do now.
15 Welcome.

16

MS. CARR: Thank you for having
17 me. So, I have a little spiel that I would say to
18 share. And then the rest I'm going to just share
19 from my heart. Good afternoon, everyone. For
20 those who don't know me, my name is Tara Carr, and
21 I'm a Bronx Knight. The Bronx is where I grew up,
22 attend school, and still currently living. I am
23 honored and proud to be part of the redevelopment
24 of the Armory.

25

A few things I want to share with

1

2 everyone that is important to me is accountability
3 for the project. Questions being answered along
4 the way, and having continued meetings every step
5 of the way. I never moved to any other borough,
6 I've been here 35 years of my life. I'm proud to
7 share that.

8 I've always seen the Armory, I've
9 always heard projects being started, things not
10 happening. And so, when I heard about this project
11 and how it was going, I jumped on it immediately.

12 I've been to almost every meeting,
13 I had every input of what I want to see in my
14 community for my family, my friends, and other
15 children that I know, that I grew up with. So this
16 is really important to me, to see the vision of
17 what we have created come to life. So if you can
18 definitely help - and push that through, that'll be
19 terrific and awesome. And I think that would be
20 the one of the hugest accomplishments that I know
21 the whole Bronx will find out about and be very
22 proud about.

23 Everyone in that community and
24 borough, I know, will benefit from it, because of
25 all the ideas we put together. A garden, a place

1

2 where the young teenagers could hang out and be
3 productive.

4 Every day as I go about, going to
5 work, or going shopping, I come from -- when I see
6 the kids come from school, they're hanging out on
7 the sidewalk sometimes and creating -- I just want
8 them to be somewhere safe, going home sometimes
9 with children going home, minding their business,
10 they get caught up in something that has nothing to
11 do with them being shocked, just doing something
12 normal that they do every day. So, to me, that's a
13 big concern to me, a huge concern.

14 So I know this Armory would do
15 wonders for my community, wonders. And so, I've
16 been a part of Northwest Bronx and Clergy
17 Coalition. Through every step of the way, we go
18 through follow-ups. I'm there, I'm present. And
19 so, my thing is also accountability. The same
20 accountability that any project has, the integrity
21 of it, I want it to be upheld in the same way for
22 the Bronx. I don't like when I hear negative
23 things my -- about the Bronx. The Bronx is this,
24 the Bronx is that. I'm tired, and it needs to
25 change, and that starts right now and continues.

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Thank you so much for your time.

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CHAIRMAN GARODNICK: Great. Thank

you, Ms. Carr. Okay. I do not see anybody else

wishing to testify on this item, calendars 25 to

29. Madam Secretary, does that comport with your

understanding as well?

THE SECRETARY: That is correct,

Chair.

CHAIRMAN GARODNICK: Okay. So, I

just want to note that the record here will remain

open on calendar 25 through 29 through 5 o'clock on

Monday, August 25th, to allow for continued written

comments on the DEIS. And after that time, we will

be fully closed.

So, with that, we'll close it for

the moment and move on to the next item for today.

Thank you all very much for being with us. For

those who were here for the Kingsbridge Armory, I

realize that was many, if not most of you, in the

audience today. So, thank you.

(Whereupon, the proceedings were

concluded.)

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2 STATE OF NEW YORK)

3 SS.

4 COUNTY OF NEW YORK)

5

6

7

I, MARC RUSSO, a Shorthand

8

(Stenotype) Reporter and Notary Public within and

9

for the State of New York, do hereby certify that

10

the foregoing pages 1 through 104 taken at the time

11

and place aforesaid, is a true and correct

12

transcription of the teleconference audio.

13

IN WITNESS WHEREOF, I have

14

hereunto set my name this 20th day of August 2025.

15



16

MARC RUSSO

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Concordance

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20th day of
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103:14

August 13th,
2025 1:11

August 25th,
102:13

July 9:7

July 21st,
9:5

May 16th,
9:21

May 18th
20:18

\$155 59:11

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\$30 35:15

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\$34 14:4

\$36 66:12

\$40 35:10,
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8:17, 8:23,

14:4,

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15:22,

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36:14,

36:16,

36:17,

37:12,

51:23,

53:8,

55:18,

55:21,

57:15,

67:18,

82:1, 97:4

000. 59:11

070 66:12

<1>

1 103:10

10 1:12, 5:5,
5:14, 66:7

100 35:2,
35:9

104 103:10

11 2:20

120 1:9

125 82:1

13 53:9

140 67:18

14AR72 8:14

150 8:24

17 8:17,

8:23,

15:12,

15:21,

17:13, 97:4

175 53:8

18 69:19

18.2 66:17

19 92:15

195th 14:12,

25:12,

25:13, 89:6

1966 96:1

1982 91:17

<2>

20 14:23,

20:3, 20:9,

29:14,

35:15, 63:3

200 35:18

200- plus

33:18

2022 58:11

2023 60:7,

66:11,

66:16

20WB67 12:21

215 35:1,

35:8

22nd 9:7

24/7 25:15

25 4:9, 4:11,
12:17,

13:3,

36:13,

37:12,

55:20,

102:5,

102:12

250 14:2

250292 4:13

250293 4:11

250294 4:11

250295 4:13

250296 4:12

258 73:4

26 4:9, 4:11

27 4:9, 4:12

28 4:9, 4:13,
88:24

29 4:9, 4:13,
102:6,
102:12

<3>

3 57:22, 73:9

30 14:2,

29:14,

57:16,

59:12

300 36:16,

36:17

315 15:23

32BJ 53:6,

53:13,

54:17

34.2 66:16

35 36:13,

100:6

<4>

4 6:20, 51:8,

51:23,

55:18

40 49:5,

52:7, 85:8

400 35:7,

54:5,

57:22, 95:1

45 6:21

<5>

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102:12

50 11:6,

12:14,

14:1, 14:2,

15:13,

15:20,

31:9,

31:15,

57:17,

67:17, 97:5

500 10:11,

14:6,

51:15,

57:13,

95:1, 97:8

501(c)(3

94:14

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518 23:10

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588 55:21

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600 35:6,

36:15

650 32:21

66-year-old

59:9

<7>

7 57:14,

88:12,

91:16,

94:15

7. 94:16

Concordance

75 55: 19
750 36: 14

<8>

8 91: 16
800 59: 10
80s 91: 24
8th 7: 8,
 49: 17,
 52: 1,
 81: 23, 84: 3

<9>

9 78: 21,
 78: 22
95th 14: 14

<A>

A. M. 1: 12
Abate 5: 6
ability 86: 24
able 12: 5,
 18: 7,
 44: 17,
 62: 21,
 72: 11,
 92: 2,
 93: 10,
 93: 12,
 98: 17
Above 4: 21,
 20: 8, 23: 7,
 23: 17,
 86: 18
Absolutely
 24: 21,
 24: 22,
 43: 13
absorb 41: 12
abuse 69: 2
abut 19: 23,
 20: 1
abutment
 20: 3, 20: 5
access 13: 11,

39: 2, 46: 6,
 46: 9,
 57: 11,
 58: 7,
 64: 13,
 65: 4, 69: 8,
 71: 5,
 71: 20,
 87: 1, 87: 8
accessibility
 51: 9
accessible
 64: 24,
 67: 8, 69: 5,
 75: 10,
 78: 7, 89: 11
accommodate
 7: 14, 8: 9,
 20: 7, 89: 2
accommodating
 86: 17, 87: 9
accomplishments 100: 20
account 98: 17
accountability
 84: 20,
 100: 2,
 101: 19,
 101: 20
accountable
 50: 4, 52: 5
achieving
 39: 23
acknowledge
 48: 24, 63: 6
acoustic
 17: 21,
 18: 3, 18: 4,
 30: 11,
 39: 16
acoustical
 43: 1
acoustics
 17: 15,
 29: 22,
 39: 12
acres 10: 13,
 56: 19

across 6: 21,
 53: 9,
 54: 16,
 73: 20, 83: 5
Act 4: 24
actions 4: 21,
 8: 11, 56: 8,
 56: 9, 58: 16
activated
 13: 18
activating
 11: 11,
 38: 2, 45: 7
activation
 24: 1
active 14: 15
activities
 28: 4
actual 32: 16,
 34: 13,
 70: 13
actually 8: 2,
 9: 15,
 17: 20,
 19: 3,
 19: 24,
 21: 14,
 21: 23,
 22: 2, 22: 4,
 26: 2,
 28: 12,
 36: 20,
 42: 7, 42: 8,
 44: 11,
 73: 4,
 73: 21,
 87: 10,
 87: 13,
 87: 18, 88: 3
adaptive 7: 13
add 19: 5,
 89: 12
adding 64: 21
addition
 33: 3,
 35: 24,
 71: 3, 79: 21
additional

14: 24, 57: 6
Additionally
 68: 18
address
 56: 21,
 57: 19,
 78: 7, 81: 7,
 86: 14,
 87: 15
addressed
 29: 8
addressing
 17: 20
adjacent 7: 15
admissions
 69: 6
adult 62: 22
advancing
 51: 2
advantage
 99: 5
adverse 9: 22,
 9: 24, 50: 23
advised 18: 24
advisory
 27: 11,
 58: 10,
 83: 18,
 85: 11,
 85: 18
advocate 66: 7
advocating
 79: 6
affected
 88: 19
afford 63: 18,
 65: 5
affordability
 13: 23,
 13: 24,
 51: 16,
 71: 19, 76: 2
affordable
 10: 12,
 13: 7, 14: 2,
 51: 13,
 54: 14,
 57: 13,

Concordance

57:16,	88:19	a m e n d m e n t s	43:20,
58:2, 60:9,	A k e r m a n 6:1,	4:16, 8:14	47:12,
60:11,	7:8	a m e n i t y 13:20	48:6, 74:9,
61:14,	A l 91:20	AM I 14:3,	81:3,
61:16,	A l f r e d 2:7	57:17, 76:3	84:21, 86:5
63:16,	a l i g n 51:16	a m o u n t 7:20,	a p p r e n t i c e s h i
63:20,	a l i g n e d 50:3	18:23, 33:6	p 78:23,
64:8,	a l i g n m e n t	A m y 5:7	78:24
64:10,	43:5	a n a l y z e 70:21	A p p r e n t i c e s h i
64:23,	a l i k e 57:12,	a n n o u n c e m e n t s	p s 57:24
67:8,	83:3	40:1	A p p r o p r i a t e n e
67:13,	a l i v e 93:4	a n s w e r 15:4,	s s 9:14
67:21,	a l l - w h i t e	30:4,	a p p r o v a l 9:3,
75:23,	96:1	42:13,	9:5
75:24,	A l l i e d 78:21	90:10,	a p p r o v e
83:8, 95:1	a l l o w 8:24,	90:21,	40:14,
a f o r e s a i d	50:14,	91:3, 91:15	61:16, 67:1
103:11	51:15,	a n s w e r e d	a p p r o v e d 9:5,
a f t e r n o o n	53:19,	100:3	21:15,
88:11,	75:24,	a n s w e r s 52:13	30:8, 40:10
91:13,	102:13	A n t h o n y 2:8	a q u e d u c t
99:19	a l l o w s 20:3,	a n t i - d i s p l a c e	89:13
a f t e r s c h o o l	97:23	m e n t 50:8	a r c a d e 36:4
16:6	a l m o s t 10:11,	a n t i c i p a t e d	a r c h e d 22:3,
a f t e r w a r d s	66:7,	15:14,	22:22
98:1	100:12	15:15	A r c h i t e c t s
a g e n c i e s	a l o n g s i d e	a n t i c i p a t i n g	13:9
28:14,	81:11	15:21	a r e a 25:8,
49:13	a l r e a d y	a n t i c i p a t i o n	67:3, 67:7,
a g e n c y 9:19	17:17,	31:20	68:21,
a g o 82:13	50:19,	a n y b o d y 102:4	69:2, 74:4,
a g r e e 40:3,	63:7, 76:7,	a p a r t 6:12	97:8
85:4	84:23	a p p a r e l 82:14	a r e a s 50:6,
a g r e e d 85:12	a l t e r n a t i v e	A P P E A R A N C E S	89:13
A g r e e m e n t	39:14	2:2	a r e n a 8:16,
51:24,	A l t h o u g h	a p p e a r s 93:19	8:22,
58:5, 85:5,	17:12,	a p p e n d i x	56:10, 57:5
95:10	73:7,	20:22	A r i a s 76:18,
a g r e e m e n t s	73:19,	a p p l i c a n t 5:4	78:14,
81:22	94:15	a p p l i c a t i o n	78:15,
a h e a d 25:19,	A l v a r e z 49:5	8:10, 9:20	78:18,
44:2, 66:3,	a m b i t i o n s	a p p l i c a t i o n s	78:19
93:17	15:6	4:15	A r i a s
a i r 9:22,	a m b i t i o u s	a p p l i e s 18:4 82
50:23,	64:1	a p p l y i n g 65:2	3:7
56:22,	a m e n d 8:15	A p p r e c i a t e	A r m y 4:10
68:6,	a m e n d m e n t	29:2,	a r o u n d 10:14,
88:16,	8:13, 21:11	43:11,	11:8,

Concordance

11: 16 ,	29: 21	22: 4 , 22: 18	48: 17
11: 21 ,	attract 11: 7	bar 42: 23	beloved 61: 2
12: 11 ,	audience	Barclays	below 36: 18 ,
12: 14 ,	41: 12 ,	97: 12 ,	83: 9 , 87: 10
15: 4 ,	102: 21	97: 13	Ben 49: 23
26: 13 ,	audio 103: 12	Barrier	benches
28: 3 ,	Aufgang 13: 9	95: 22 , 96: 4	14: 17 ,
32: 21 ,	Austin 2: 20 ,	barriers 78: 4	64: 21
40: 19 ,	5: 10 , 6: 1 ,	based 13: 23 ,	benefit
81: 18 ,	10: 5 , 10: 7 ,	60: 3 , 76: 2	60: 21 ,
92: 22 ,	27: 5	basement	79: 18 ,
95: 19	authority	86: 17	83: 19 ,
array 10: 18	59: 23 , 60: 5	basically	100: 24
arrival 31: 1	automobile	30: 21 , 99: 6	benefited
arrivals	95: 4	Basketball	74: 2
12: 23	availability	94: 12 ,	benefits
artisans	74: 5	94: 18 ,	14: 5 , 15: 5 ,
45: 22	available	95: 16 ,	50: 9 , 52: 3 ,
artists 11: 8	95: 3	95: 22 , 96: 4	53: 22 ,
aside 83: 9	Avenue 13: 4 ,	beacon 6: 4	56: 4 , 58: 4 ,
aspect 11: 10 ,	23: 24 ,	bear 12: 8	64: 7 ,
97: 9 , 98: 5	26: 18 ,	beating 96: 1	68: 23 ,
Asphalt 8: 8 ,	27: 23 ,	become 26: 1 ,	75: 9 ,
16: 4 , 37: 4	45: 6 , 89: 6 ,	49: 20 ,	76: 10 ,
aspiration	92: 15	70: 4 ,	77: 8 , 79: 2 ,
41: 23	Award 64: 4	70: 13 ,	79: 14 ,
aspirations	away 20: 4 ,	79: 8 , 81: 15	84: 19 ,
48: 15	20: 9 , 91: 21	becomes 10: 21	85: 5 , 94: 24
assembly	awesome	becoming 92: 5	BENJAMIN 2: 6 ,
16: 9 , 49: 5	100: 19	bedrooms	19: 12 ,
asset 26: 1 ,		57: 19	20: 13 ,
59: 11		behalf 5: 4 ,	20: 14 ,
association		55: 5 ,	20: 20 ,
84: 24	back 19: 5 ,	94: 16 ,	20: 23 ,
assumption	72: 22 ,	96: 24	21: 4 , 21: 8 ,
33: 1	80: 15 ,	behind 22: 5 ,	21: 20 ,
asthma 50: 20 ,	82: 5 ,	22: 18 ,	21: 24 ,
68: 8	90: 17 ,	24: 3 , 24: 4 ,	22: 6 , 22: 9 ,
attempt 48: 8	92: 12 ,	24: 6 , 53: 16	22: 19 ,
attempts 7: 3 ,	92: 19	belief 81: 14	23: 1 , 23: 9 ,
32: 3	backbone	believe	23: 13 ,
attend 99: 22	63: 10	23: 11 ,	23: 15 ,
Attended 94: 9	background	29: 15 ,	24: 7 ,
attending	5: 24 , 13: 17	49: 24 ,	24: 12 ,
79: 5	band 41: 2 ,	54: 6 ,	24: 19 ,
attention	41: 3	76: 20 ,	24: 23
47: 11	banners	85: 12	best 41: 7 ,
attenuation	21: 19 ,	believed	58: 23

Concordance

better 61: 21, 64: 13, 90: 10	Borgat 3: 11	brought 12: 22, 18: 18, 92: 19, 92: 20	41: 15, 42: 21, 53: 18
big 22: 3, 29: 16, 33: 17, 34: 9, 101: 13	Borough 4: 8, 40: 4, 49: 3, 52: 22, 52: 24, 54: 22, 55: 4, 55: 6, 56: 2, 58: 23, 60: 13, 69: 9, 75: 4, 76: 7, 81: 5, 82: 7, 100: 5, 100: 24	brownfield 35: 11, 43: 4	builds 6: 17, 58: 19, 62: 22
bigger 46: 8		Bryant 59: 4, 59: 6, 59: 8, 59: 9, 61: 8, 61: 15, 62: 4	built 54: 2, 65: 10, 74: 12, 76: 14, 79: 23
biggest 21: 18, 22: 8		Bryant 60 2: 24	bunch 36: 11
bike 64: 16		bucket 34: 7	bus 51: 11, 57: 8, 64: 15, 75: 13, 88: 23, 95: 4
binding 9: 13, 81: 22, 85: 5		budget 35: 7	buses 73: 18, 89: 4, 97: 17, 97: 18, 97: 22, 98: 3, 98: 4
bit 18: 5, 19: 4, 32: 1, 37: 2, 38: 23, 40: 6, 84: 14, 86: 6, 86: 7	bother 89: 23	build 16: 12, 41: 7, 53: 15, 63: 18	Business 6: 24, 45: 24, 56: 13, 58: 1, 63: 21, 67: 10, 71: 10, 71: 22, 72: 2, 78: 20, 82: 4, 94: 11, 101: 9
black 95: 23	bottom 94: 19	building 7: 13, 7: 16, 9: 8, 11: 17, 11: 21, 12: 5, 12: 19, 13: 10, 13: 17, 17: 6, 17: 9, 17: 24, 18: 1, 18: 3, 18: 5, 18: 6, 19: 24, 22: 18, 27: 17, 32: 11, 33: 12, 40: 9, 40: 20, 44: 6, 45: 7, 50: 16, 53: 11, 61: 22, 62: 1, 65: 4, 73: 15, 74: 12, 83: 23	businesses 40: 13, 50: 12, 50: 15, 58: 3, 63: 12, 63: 14, 64: 5, 64: 9, 67: 2, 72: 4, 75: 6, 76: 6, 76: 9,
blade 21: 4, 21: 21, 21: 23, 22: 10, 22: 20	box 44: 24		
blocked 62: 1	boxing 6: 6		
blueprint 6: 22	breathe 55: 24		
Board 41: 20, 60: 10, 73: 8, 85: 11, 88: 12, 91: 16, 94: 15, 94: 16	Brenda 3: 9, 81: 1, 88: 8, 88: 11, 90: 12		
boards 91: 17	brick 13: 14, 22: 23, 24: 2		
boats 98: 18	bridge 13: 20, 19: 18		
body 52: 4	briefly 42: 24		
Bogart 94: 7	bring 50: 9, 54: 11, 72: 12, 79: 21, 82: 5, 90: 17		
bollards 25: 16, 26: 2, 26: 13	bringing 74: 10		
bond 73: 15	broad 35: 3, 52: 4, 85: 15		
booking 12: 15	Broadcasting 7: 23		
boost 51: 11	broadly 34: 20		
	Broadway 1: 9		
	Bronx-based 58: 3, 64: 5, 76: 9, 82: 5	buildings 40: 14,	
	Bronx. 58: 19		

Concordance

76:13,
 81:12,
 82:6, 83:6,
 94:23
buy 63:12
buying 16:15
BX922 88:24
BXM3 97:18
BXM4 97:18

<C>
C44 8:13
cadets 73:3
calendar 4:9,
 4:10, 4:11,
 4:12, 4:13,
 102:12
calendars
 102:5
call 14:21,
 21:20,
 46:13,
 60:8,
 91:14,
 99:10
Callender
 74:16,
 74:17,
 74:21,
 74:22
Callender....
 .75 3:5
calming 75:14
cameras 89:7
Camilo 2:5
canopy 14:18,
 51:3
cans 68:22
capacity
 8:17, 8:22,
 67:10
capital 32:8,
 32:14,
 32:16,
 33:12,
 35:3, 35:8
capture 34:21

carbon 14:23,
 40:11
care 77:17
career 71:1,
 78:24
careers 79:13
carefully
 25:5
Carr 99:9,
 99:13,
 99:16,
 99:20,
 102:4
Carr.....
1
01 3:13
carrying 33:9
cars 28:3,
 97:8
Carvajal
 82:12,
 86:22
cases 87:24
catalyst
 56:13
caught 101:10
caused 66:20
CB7 73:6,
 98:20
CD7 4:10
celebrate
 13:10
celebrities
 29:12
census 60:17
Center 8:6,
 65:11,
 71:17
Central 58:17
century 6:5
CEQR 9:19
certain 9:7,
 29:12
certainly
 22:15,
 25:22,
 98:12
Certificate

9:14
certification
 12:11,
 56:19
certify 103:9
Cerullo 2:7
cetera 31:6
chain 45:19
chains 29:23,
 39:10
Chair 1:17,
 2:4, 4:3,
 5:2, 5:17,
 15:10,
 16:16,
 16:21,
 16:24,
 17:3, 17:8,
 18:10,
 19:10,
 19:11,
 19:13,
 20:12,
 25:1, 29:4,
 31:22,
 31:24,
 33:6,
 37:20,
 48:2,
 49:10,
 55:8, 86:3,
 102:9
challenge
 17:16,
 44:11
challenged
 32:4
champions
 77:11
Championship
 96:1
Chan 5:6
chance 51:13,
 58:14, 63:4
change 18:16,
 61:24,
 95:22,
 102:1

changed 74:8
changes 18:11
Chapman 91:20
character
 56:17
characteristi
cs 47:4
Charles 5:7
charm 48:22
Che 5:6
Chief 49:22
child 59:19
Children
 92:3,
 100:15,
 101:9
chosen 60:14
Chris 5:9
Christina
 3:5, 74:15,
 74:22
churches
 89:10
circumstances
 59:15
citizens 92:1
city-owned
 8:12, 9:3,
 9:12
citywide
 66:13,
 66:17, 76:3
claim 75:24
clarify 9:9
clarifying
 37:2
class 53:22
clean 64:19,
 68:24,
 75:21
cleanliness
 68:21
clear 59:21
Clergy 8:2,
 55:16,
 81:10,
 81:24,
 84:13,

Concordance

88: 14,
101: 16
climate 40: 5,
51: 3, 56: 21
clinic 96: 7
clinical
59: 13
Clinton 95: 18
close 26: 18,
36: 14,
40: 21,
42: 17,
51: 19,
99: 12,
102: 16
closed 102: 15
closely
24: 15,
34: 17
closest 48: 20
closing
27: 22,
52: 14,
89: 16
closures
25: 14
cloth 22: 4,
22: 17
co-chaired
55: 15
co-owned 47: 1
coaches 95: 16
Coalition
8: 2, 55: 16,
81: 10,
81: 24,
84: 14,
88: 14,
90: 3, 90: 8,
101: 17
codifying
52: 3
coffee 45: 21
cold 87: 17,
88: 2
Coldplay 41: 2
collaborate
14: 11

collaborating
13: 8
colleagues
59: 17
collect
40: 15,
71: 14
collective
71: 12
College 8: 8,
16: 8, 37: 5,
75: 1,
81: 19,
81: 20
color 95: 22,
96: 3
Columbia
94: 11
combats 66: 19
comes 70: 23,
91: 2
coming 14: 13,
33: 19,
34: 6,
34: 15,
35: 8, 35: 9,
35: 15,
39: 5,
44: 15,
45: 12,
61: 10,
80: 12,
86: 24
commend 38: 1
comments
4: 21, 40: 4,
74: 8,
102: 14
commercial
7: 14, 7: 17,
53: 10,
56: 12,
58: 2, 58: 6,
63: 20,
64: 8, 76: 5,
83: 7, 83: 8
Commission
4: 20, 10: 4,

55: 9,
58: 15,
66: 5,
69: 17,
89: 17
Commissioner
9: 17,
19: 12,
20: 13,
25: 2, 25: 3,
29: 5, 29: 8,
31: 23,
37: 19,
41: 22,
47: 10,
61: 7,
61: 10,
84: 7, 84: 8,
86: 2, 89: 24
Commissioners
2: 3, 5: 17,
10: 7,
33: 16,
48: 2, 53: 5,
81: 3, 94: 6
commit 75: 22
commitment
53: 17,
63: 8, 97: 16
commitments
15: 7,
56: 18,
57: 22,
58: 3, 82: 22
committed
28: 10,
30: 18,
43: 9, 56: 3,
84: 2
communication
71: 12
communities
48: 14,
53: 14,
68: 10,
77: 8,
78: 11,
83: 24

community-driven 6: 19
companies
39: 3
company 82: 14
comparable
45: 15
compared
66: 17
comparing
97: 12
competence
68: 16
completion
9: 20
compliance
77: 22
complimentary
7: 22, 10: 19
component
13: 8
components
10: 9, 10: 15
comport 102: 6
composting
68: 21,
68: 23
concern
46: 24,
50: 6,
101: 13
concerning
4: 17
concerns
18: 4, 43: 2,
52: 13,
81: 3,
85: 20, 97: 1
concert
11: 13,
14: 19,
16: 15,
26: 20,
30: 17,
34: 1,
44: 17, 45: 9
concerts
11: 7,

Concordance

12: 14 ,	60: 19 ,	32: 8 , 42: 8 ,	78: 22 ,
15: 13 ,	68: 5 ,	68: 2	81: 4 ,
15: 21 ,	85: 11 ,	contribution	83: 18 ,
16: 4 ,	89: 17	32: 15	85: 7 ,
16: 18 ,	consideration	convene 52: 7	85: 11 ,
17: 10 ,	52: 15 ,	conversation	85: 18
17: 13	60: 7 , 89: 19	41: 1 , 43: 22	Councils
conclude 14: 9	consisting	conversations	70: 20 ,
concluded.	57: 18	25: 22 ,	70: 23
102: 23	constraints	26: 10	Councilwoman
concludes	43: 15 ,	cooperative	94: 6
15: 8	59: 22	58: 1 ,	Counsel 7: 8
conclusive	construct	71: 10 , 82: 4	country 53: 8 ,
26: 10	60: 18	cooperatives	68: 8 , 95: 23
concourse	construction	64: 6 , 76: 10	COUNTY 103: 4
46: 6 , 87: 6	9: 23 ,	coordinated	Couple 4: 5 ,
concrete	28: 11 ,	98: 12	15: 11 ,
50: 13	33: 20 ,	Coordination	35: 22 ,
conditions	57: 3 , 60: 9 ,	9: 19 ,	44: 7 , 85: 21
86: 10	64: 3 ,	49: 12 , 57: 9	course 14: 4 ,
condo 84: 24	82: 23 ,	corner 11: 19 ,	29: 3 , 49: 16
conductors	88: 20	11: 20 ,	covers 32: 10
98: 10	consultants	14: 17	CPC 23: 4
confident	17: 18 , 26: 3	corners 11: 17	Crader 5: 7
18: 9	consumption	Corporation	craft 52: 9 ,
configuration	40: 20	5: 20 ,	60: 2
19: 1 , 19: 7	context 81: 17	71: 16 ,	crazy 17: 23
conflict	continue	94: 14	create 11: 15 ,
13: 1 , 55: 7 ,	19: 3 , 27: 6 ,	correct 17: 4 ,	15: 1 ,
71: 11	52: 7	102: 8 ,	40: 13 ,
congestion	continued	103: 11	51: 13 ,
61: 19 ,	60: 22 ,	correctly	54: 14 ,
88: 20	79: 4 ,	16: 22	57: 21 ,
Congratulation	84: 15 ,	corridor 15: 1	61: 22 ,
ns 47: 24	100: 4 ,	cost 34: 24 ,	65: 1 ,
conjunction	102: 13	54: 12	73: 12 ,
4: 20	continues	costs 32: 20	79: 13 ,
connect 65: 3	49: 8 , 102: 1	Council	94: 23 ,
connected	continuing	27: 10 ,	94: 24 , 95: 1
39: 10	48: 23	27: 11 ,	created
connection	contracts	47: 16 ,	40: 10 ,
20: 2	63: 12 ,	47: 18 ,	57: 6 ,
connections	64: 4 , 76: 9 ,	52: 14 ,	82: 21 ,
64: 16 ,	83: 1	52: 17 ,	100: 17
75: 14	contribute	55: 15 ,	creates
conscious	61: 20 ,	58: 10 ,	63: 13 ,
59: 21	75: 1 , 79: 3	70: 15 ,	68: 15
consider	contributing	78: 20 ,	creating

Concordance

53: 17,
101: 7
creation
10: 11,
53: 20, 65: 4
creative 57: 4
credible
53: 16
credits 33: 1,
33: 2, 34: 4,
34: 6,
35: 10,
35: 11,
35: 15,
35: 16,
35: 17, 43: 4
crew 12: 18
**criminalizati
on** 78: 10
Criminalizing
78: 5
crisis 67: 16
critical
56: 8, 58: 13
critically
83: 10
crosswalks
75: 13
Crowell 2: 8
cues 13: 12
cultural
52: 8,
56: 12,
58: 8, 83: 12
culture
10: 20,
83: 14,
94: 21
curated 25: 5
curb 12: 8
curbing 64: 17
curious 33: 10
current
60: 15, 75: 5
Currently
24: 1, 50: 6,
66: 15,
67: 18,

95: 9, 97: 7,
99: 22
<D>
daily 88: 20
Dan 1: 16,
2: 4, 55: 9
Daniel 5: 6,
5: 9
daughter
81: 20
David 2: 10
day 4: 4,
18: 7,
59: 21,
101: 4,
101: 12
days 15: 16,
15: 23,
26: 20
daytime 15: 24
DCP 49: 11
dead 24: 2
deal 34: 8
debt 34: 13
decades 6: 8,
48: 12,
48: 14,
58: 14,
58: 15,
63: 5,
81: 13,
81: 16
decarbonized
42: 21
decision
70: 4,
70: 13,
71: 12
**decision-maki
ng** 60: 24,
66: 23,
69: 8, 70: 7,
70: 17,
72: 5, 85: 2
decisions
60: 2, 86: 8

dedicating
57: 1
deep 51: 21,
71: 18,
83: 23
deeper 15: 3,
38: 16
deepest
13: 24,
48: 15
deeply 51: 13,
63: 16,
64: 10,
75: 2,
75: 22,
77: 17
definitely
47: 14,
100: 18
DEIS 4: 22,
102: 14
delighted
47: 20
deliver 48: 11
delivers 56: 4
demand 57: 8
democratic
83: 23
Dennis 5: 10
densely 60: 17
Department
1: 3, 5: 19,
39: 22
departures
12: 23, 31: 2
depends 30: 13
Deputy 49: 22,
60: 13
described
33: 8, 34: 24
design 7: 10,
10: 5, 10: 8,
12: 2,
14: 10,
14: 11,
25: 21,
26: 4, 68: 9
design-only

9: 13
designated
9: 2, 56: 15
designation
40: 9
designed
13: 17,
40: 13,
86: 10
designers
68: 12
designing
11: 2, 47: 3
destination
11: 12,
56: 12
detail 51: 1
detailed 8: 4,
28: 8
details 27: 4
determined
85: 13,
85: 14
develop 70: 1,
70: 18,
71: 4,
71: 10,
71: 19
developed
71: 15,
98: 21
developer
27: 2,
32: 17,
33: 3,
33: 15,
60: 14,
60: 16,
64: 1,
66: 21,
67: 11,
67: 15,
68: 3,
68: 11,
69: 4, 70: 6,
70: 11,
74: 9,
77: 18,

Concordance

85: 4,
85: 10,
86: 17
developers
53: 14,
53: 15,
84: 23, 85: 1
Development
5: 20, 7: 9,
7: 16, 7: 19,
8: 10,
32: 20,
35: 7, 39: 8,
39: 11,
42: 2,
48: 12,
50: 8,
50: 12,
50: 24,
52: 11,
54: 5, 55: 4,
65: 1, 65: 7,
66: 24,
67: 23,
70: 8,
71: 11,
71: 16,
72: 2, 75: 8,
77: 6, 77: 7,
77: 8, 82: 3,
86: 12
develops
73: 12
Dewitt 95: 17
die 61: 3
died 92: 11
difference
18: 14,
30: 16,
32: 15,
33: 17,
34: 9, 35: 17
different
7: 3, 10: 23,
18: 6, 36: 5,
36: 22,
37: 15,
40: 18,

80: 24, 85: 8
dig 98: 23
digital 23: 22
diligence
48: 6,
49: 17,
49: 22
diligently
49: 16
dinner 97: 24
directly 6: 18
Director 8: 4,
55: 3,
55: 17,
81: 9, 94: 12
disabilities
89: 3
disappointed
38: 12
discarded
67: 24
discretion
67: 15
discuss 10: 5
discussion
20: 15,
21: 15
**disenfranchis
ement** 66: 9
displace
78: 11
displaced
54: 3,
67: 20,
82: 10,
82: 12,
82: 14
displacement
50: 14,
66: 20, 76: 8
disposition
4: 16, 8: 12
distance 20: 4
Distillery
82: 10,
86: 21
distinct 10: 9
distribute

87: 22, 88: 3
District
8: 14, 8: 15,
57: 14,
78: 20,
78: 22
disturbance
22: 8
dive 15: 3,
38: 16
diverse 7: 21,
8: 10,
10: 19, 14: 7
divided 67: 14
division
30: 10
doable 97: 6
dock 12: 6,
12: 7, 46: 9
docks 29: 14
document 74: 8
doing 34: 10,
42: 7,
101: 11
dollars
33: 19,
34: 5,
35: 19,
36: 13
Dominicanos
8: 5
Don 86: 21
Done 7: 19,
50: 2, 52: 9,
59: 21,
79: 24,
84: 12
door 17: 10,
17: 14,
17: 24
doors 83: 2
DOT 26: 19,
28: 9,
28: 13, 57: 9
double 31: 11
Douek 2: 9
dovetail
17: 22

down 11: 22,
11: 23,
12: 9,
30: 21,
34: 13,
91: 3,
92: 11, 96: 4
dozens 53: 20
Draft 4: 22,
9: 21, 10: 2,
50: 21, 51: 5
drawing 24: 13
drawings
38: 19
drill 11: 1,
12: 6, 12: 9
driver 58: 13
driving 17: 23
due 68: 8,
88: 20
during 51: 6,
51: 11,
82: 23
dwindling
54: 4
dynamic 17: 11

<E>
e-sports
83: 13
earlier 82: 9,
85: 7
early 7: 18,
12: 18
easier 46: 9
easily 64: 15
east 11: 24
eco-friendly
68: 14
Economic
5: 20,
48: 12,
50: 9, 64: 7,
66: 23,
69: 9, 70: 7,
71: 16,
72: 5, 75: 3,

Concordance

76: 10,	electricity	41: 11,	12: 20,
77: 23,	41: 13	42: 4, 43: 2,	56: 3,
81: 15,	elements 9: 7	51: 2,	57: 11,
86: 11,	elevate 38: 23	68: 15,	64: 6,
94: 24	elevation	68: 17,	64: 22,
economics	19: 15	75: 18	67: 7,
32: 4, 32: 6	elevator 89: 2	enforceable	75: 10,
economy 57: 4	eligible	58: 4	75: 18
EDC 27: 7,	61: 18	enforcement	entering
34: 17, 49: 9	eliminated	58: 9	45: 18,
Edcs 34: 23	21: 16	engage 86: 24	82: 24
Edgar 3: 4,	eliminating	engaged 55: 18	entertaining
72: 9, 73: 1	77: 12	engagement	22: 14
educate 68: 22	Elizabeth	6: 13,	entertainment
educated 61: 3	3: 1, 3: 10,	49: 18,	11: 7,
educational	62: 5,	51: 21,	71: 21,
8: 7, 16: 9	62: 17,	73: 14, 86: 7	71: 24
educator 66: 6	88: 8,	engaging	entire 17: 19,
effect 63: 13	89: 22,	85: 16	25: 9,
effective	91: 10,	engine 81: 15	27: 18,
71: 11	91: 14	engineers	27: 20,
effectively	Ella 13: 23	68: 12	68: 8,
70: 21	embarked	enhance	78: 19,
efficiency	55: 17	13: 10, 75: 3	79: 19,
31: 3	emergency	enhancements	96: 23
efficient	87: 24	88: 23	entrance
57: 11,	emphasize	enlivening	19: 16,
75: 18	60: 6	11: 11	19: 17,
effort 5: 24,	emphasized	enormous 7: 19	21: 13
6: 12, 7: 2,	66: 8	enough 42: 12,	entrances
49: 14	employers	42: 13,	11: 16,
efforts 6: 9,	79: 2	43: 10,	11: 22,
44: 15	employment	43: 11,	13: 19,
egress 20: 7	60: 15,	46: 17,	23: 7, 23: 18
eighth 52: 1	71: 2, 79: 15	73: 21	entrepreneurs
EIS 9: 21,	enables 10: 23	ensure 50: 2,	83: 3
10: 2, 10: 3,	encompass	54: 3,	entrepreneurs
51: 5	73: 21	56: 17,	hip 82: 3
either 21: 12	encourage	64: 9,	entries
El 58: 16	68: 10, 78: 2	66: 22,	11: 18,
elaborate	end 18: 7,	68: 12,	11: 19
61: 13	59: 20,	69: 4, 70: 6,	entry 13: 19
elderly	92: 7, 99: 12	71: 18,	envelope
73: 14,	energy 40: 9,	76: 8, 77: 7,	17: 19,
73: 16	40: 17,	78: 10, 84: 4	18: 3, 30: 12
elected 79: 9	40: 20,	ensures	environment
electrician	40: 22,	68: 23, 70: 2	73: 13
73: 10	40: 23,	ensuring	Environmental

Concordance

4 : 22 , 4 : 24 ,
5 : 1 , 9 : 19 ,
39 : 23 ,
41 : 9 ,
49 : 12 ,
49 : 13 ,
50 : 18 ,
50 : 19 ,
50 : 22 ,
68 : 14 , 97 : 2
environmental
ly 39 : 20 ,
75 : 11
envisioning
46 : 1
equipment
64 : 21
equitable
48 : 11 ,
50 : 3 , 52 : 11
equity 32 : 17 ,
33 : 3
Espaillet
49 : 4
especially
26 : 13 ,
49 : 22 ,
51 : 6 , 63 : 8 ,
87 : 23 , 89 : 9
Esports 36 : 6
essential
56 : 20 ,
57 : 10 ,
77 : 20 ,
88 : 21
Essentially
39 : 2 , 72 : 4
establish
8 : 15
established
76 : 7
estimate
31 : 15 ,
53 : 19
estimated
32 : 20 ,
32 : 21
estimating

36 : 12
et 31 : 6
Europe 95 : 19
evening 16 : 1
evenings
11 : 6 ,
12 : 14 ,
12 : 15 ,
15 : 13 ,
15 : 20
event 7 : 23 ,
13 : 2 , 28 : 8 ,
28 : 21 ,
28 : 24 ,
29 : 16 ,
33 : 21 ,
36 : 14 ,
51 : 7 , 54 : 9 ,
58 : 7 , 60 : 9 ,
97 : 4 ,
98 : 13 , 99 : 2
events 6 : 7 ,
6 : 22 , 11 : 5 ,
12 : 11 ,
14 : 19 ,
15 : 16 ,
26 : 4 , 28 : 9 ,
29 : 9 ,
30 : 20 ,
31 : 9 ,
31 : 11 ,
31 : 16 ,
31 : 17 ,
33 : 7 ,
35 : 24 ,
57 : 3 , 57 : 5 ,
69 : 7 ,
83 : 12 ,
97 : 19
everybody
5 : 11 , 92 : 23
Everyone
42 : 1 , 63 : 7 ,
74 : 22 ,
76 : 22 ,
78 : 16 ,
99 : 19 ,
100 : 2 ,

100 : 23
everything
28 : 13 ,
28 : 15 ,
31 : 5 , 43 : 18
evidence
43 : 18
evokes 13 : 14
evolves 83 : 17
exacerbates
78 : 6
exact 27 : 3 ,
28 : 22
exactly 19 : 7 ,
48 : 5
example
11 : 13 ,
16 : 5 ,
17 : 18 ,
36 : 4 ,
41 : 11 ,
44 : 23 ,
45 : 15 ,
46 : 9 ,
70 : 14 ,
86 : 21 ,
87 : 12
examples
82 : 8 , 86 : 20
Excellent
48 : 4 , 53 : 4 ,
69 : 16
excited 5 : 21 ,
41 : 16 ,
54 : 10
excitedly
46 : 16
excitement
41 : 23
exciting
37 : 23
excluded 60 : 1
exclusive
15 : 15
Executive
8 : 4 , 55 : 17 ,
81 : 9
exemplified

75 : 10
exhibit
95 : 12 , 96 : 6
existed 67 : 2
existence
91 : 20
existing
8 : 15 ,
14 : 23 , 78 : 6
expand 49 : 8
expanded 49 : 7
Expanding
14 : 13 , 57 : 8
expectations
42 : 15
expected
34 : 5 , 57 : 21
expecting
12 : 14
experience
44 : 12 ,
44 : 18 ,
60 : 4 , 66 : 8 ,
81 : 18
experienced
59 : 14
experiences
71 : 9
experiencing
67 : 19 , 69 : 1
experiential
44 : 19
expertise
60 : 3
explain 30 : 3
explaining
35 : 23
explicit
39 : 17
exploitation
79 : 7
exploring
43 : 9 , 43 : 18
express
97 : 17 ,
98 : 3 , 98 : 4
extent 86 : 6
exterior

Concordance

29: 23
extra 58: 21,
 98: 3
extreme 50: 21

<F>

face 78: 3
faces 50: 19
facets 73: 6
facilitate
 40: 14
facilities
 8: 7, 83: 12
facility 6: 5,
 7: 14,
 12: 23,
 16: 3,
 30: 19,
 32: 11
facing 86: 19
fact 41: 14,
 95: 17,
 95: 21,
 99: 12
fails 78: 6
faint 72: 15
Fair 42: 12,
 42: 13,
 43: 10,
 43: 11,
 46: 17,
 79: 14
faith 52: 8,
 85: 8
Fame 94: 13,
 94: 19, 95: 7
families
 14: 2, 54: 3,
 57: 20,
 63: 14,
 64: 19,
 67: 6, 83: 5
family 51: 17,
 59: 20,
 61: 2,
 62: 23,
 63: 17,

79: 17,
 100: 14
family-sized
 57: 18,
 64: 10,
 75: 23
far 15: 23,
 26: 1, 33: 5,
 74: 23,
 98: 20
farmer 87: 21
favor 77: 12
favorite 38: 7
feasibility
 32: 16,
 87: 18
feature 12: 1
features
 75: 15
feedback
 22: 14
feet 20: 3,
 20: 9, 36: 9,
 36: 14,
 37: 9,
 37: 12,
 54: 8, 82: 2
fellow 81: 5
Festival 95: 7
few 50: 6,
 56: 6,
 58: 21,
 60: 10,
 77: 10,
 90: 4,
 97: 14,
 100: 1
Field 73: 4
Fields 5: 7
fighting
 63: 1, 92: 1
figure 26: 6
figured 28: 23
fill 53: 23
film 6: 6
Final 10: 3,
 19: 2, 19: 7,
 52: 2

Finally 14: 9,
 39: 20,
 51: 12,
 60: 23,
 71: 18
finance 34: 18
financed
 34: 14,
 35: 18,
 35: 19
financial
 32: 2, 37: 2
financially
 7: 12
find 13: 11,
 100: 21
fine 90: 22
First 10: 10,
 20: 6, 20: 8,
 34: 11,
 38: 18,
 48: 4, 50: 7,
 51: 20,
 61: 17,
 81: 18,
 86: 14
firsthand
 48: 17
Fisher 62: 6,
 69: 11,
 69: 13,
 69: 16,
 69: 18
Fisher.....
70 3: 3
Five 21: 18,
 29: 15,
 60: 6, 60: 18
five-car 97: 7
flaggers
 28: 2, 28: 5
flags 50: 22
flexibility
 16: 13
floor 7: 17,
 20: 6, 20: 7,
 20: 8, 38: 24
flushed 97: 5

folks 16: 8,
 22: 15,
 26: 3, 28: 5
follow 6: 1,
 77: 24,
 90: 20
follow-ups
 4: 6, 29: 9,
 101: 18
Followed
 62: 5,
 69: 12,
 72: 8,
 76: 18,
 80: 24,
 88: 8, 93: 7
food 11: 14,
 33: 8, 87: 20
foot 36: 13,
 44: 6, 55: 22
forced 68: 1
Fordham
 94: 10,
 98: 22
foregoing
 103: 10
Foreman 62: 6,
 65: 13,
 65: 14,
 65: 17,
 65: 20,
 65: 24,
 66: 4, 66: 6
Foreman.....
.66 3: 2
foremost 48: 4
forget 25: 11
forgotten
 95: 15
formed 27: 11
former 60: 13
forward 4: 5,
 42: 9,
 43: 21,
 43: 22,
 49: 3, 63: 9,
 73: 17,
 89: 18, 97: 6

Concordance

found 59: 15	58: 13,	George 5: 10	79: 4
four 11: 16,	58: 19,	geothermal	graduations
11: 17,	63: 23,	43: 5	11: 5, 31: 17
12: 22,	69: 23,	getting	gratefully
21: 18,	70: 4, 70: 9,	35: 20,	85: 4
29: 15,	79: 18,	40: 21,	Gray 5: 9,
31: 4, 31: 6,	83: 15	42: 9, 44: 5,	5: 16, 5: 18
31: 7,	fuzzy 34: 22	77: 5,	Gray 6
60: 16,	Fxcollaborati	94: 19,	2: 18
82: 13	ve 6: 2,	97: 16,	Great 5: 2,
fourth 89: 1	10: 8	99: 12	5: 16,
framework		Gibson 49: 3,	15: 10,
86: 10		55: 5	15: 19,
free 58: 6,	<G>	give 38: 15,	25: 7,
69: 6,	Gaffer 5: 8	63: 11,	29: 19,
71: 20,	Gail 2: 6	81: 17,	44: 15,
89: 10	gain 70: 6,	92: 2,	45: 5,
Freedom 50: 8	71: 5	92: 23, 94: 4	51: 20,
frequent	game 98: 8	given 41: 13,	54: 20,
88: 23	gap 34: 23,	59: 22,	55: 2,
friendly	35: 3, 87: 21	78: 22	58: 22,
75: 11	garage 8: 24,	gives 15: 5,	59: 8, 66: 2,
friends 48: 3,	89: 11	44: 11	66: 4, 71: 3,
100: 14	Garden 29: 12,	giving 79: 8,	76: 16,
frontage	92: 14,	94: 17	80: 7,
21: 9, 25: 10	101: 1	glass 22: 5,	80: 16,
frozen 93: 18,	gardens 75: 16	22: 18,	84: 9,
93: 20	gathering	24: 3, 24: 5,	84: 21,
fruits 92: 16	85: 8, 85: 9	24: 6	85: 23,
full 23: 23,	gave 18: 22,	Glory 96: 3	89: 21,
24: 3,	86: 20	go-cart 45: 2	91: 4, 93: 5,
44: 18,	geared 60: 19	go-kart 36: 5	99: 8, 102: 3
51: 15,	generally	goal 78: 8	greatest 44: 7
56: 5, 84: 4	21: 21, 28: 9	goals 60: 11,	Green 8: 8,
fully 102: 15	generate	64: 2, 83: 1	15: 1, 16: 4,
Fund 70: 15,	50: 17	Gold 2: 10,	37: 4, 51: 2,
83: 19	generating	56: 18	64: 20,
fundamentally	16: 17,	GOODRI DGE	68: 15,
7: 3	17: 2, 17: 6	2: 11, 61: 7,	75: 15
funding	generation	61: 11,	grew 62: 19,
60: 22,	80: 2	61: 12,	99: 21,
67: 9, 68: 19	generational	62: 2, 90: 1,	100: 15
furniture	48: 11,	90: 2	gross 36: 15
14: 18,	81: 21	government	ground 7: 17,
45: 20	generations	49: 2, 60: 22	11: 14,
future 31: 20,	83: 21	Graduate	27: 8,
40: 15,	gentrificatio	75: 1, 94: 11	27: 15,
42: 22,	n 66: 20	graduating	27: 21,

Concordance

44:16
grounded
 6:14, 60:24
group 49:7,
 55:14,
 60:1, 85:6
grouped 12:15
groups 39:13,
 58:7,
 69:21,
 89:10,
 96:23
grove 14:21
grow 70:3
growing 71:8
grown 48:16
growth 56:13
guarantees
 79:23
guess 19:14,
 21:3,
 28:18,
 29:9, 33:17
guests 94:7
guide 7:10
guided 7:1
guiding 12:19
guy 80:19

<H>

half 10:13,
 56:19,
 57:16,
 86:18, 87:6
Hall 11:1,
 11:14,
 12:6,
 94:13,
 94:18, 95:7
hang 101:2
hanging 101:6
happen 37:15
happening
 11:13,
 16:1, 23:5,
 85:2,
 85:21,

100:10
happens 13:2,
 17:22,
 29:16
happy 15:9,
 53:15
hard 21:7,
 24:15,
 49:15,
 77:24,
 92:23,
 97:19
harm 51:1
Hartman-kutno
wsky 93:7,
 96:14,
 96:15,
 96:17,
 96:20
Hartman-kutno
wsky....100
 3:12
hazardous
 56:21
head 13:15
health 56:23
hear 40:6,
 41:17,
 46:2,
 47:20,
 53:2, 59:6,
 62:12,
 65:15,
 65:17,
 65:18,
 69:14,
 70:24,
 72:14,
 72:17,
 72:19,
 74:19,
 84:14,
 84:20,
 93:13,
 94:1, 94:2,
 101:22
heard 36:1,
 39:21,

47:14,
 74:18,
 99:11,
 100:9,
 100:10
hearing 4:19,
 4:23,
 77:14, 90:7
hearings 4:14
heart 63:22,
 99:19
heat 18:8,
 50:21
heaviest
 26:20
height 23:24,
 24:3
Heights 8:6,
 37:4,
 56:11,
 66:16,
 91:18, 92:6
held 4:20,
 4:23, 26:8,
 69:7
Helene 3:12,
 93:7,
 96:13,
 96:19
Hello 53:1,
 54:23,
 62:13,
 65:23,
 76:23,
 81:1, 81:2,
 96:14
help 26:4,
 33:4, 35:4,
 65:2, 74:2,
 74:5, 74:6,
 92:1,
 92:22,
 93:2,
 100:18
helped 7:10,
 48:24,
 95:22
helpful

35:21, 37:1
helping
 56:10,
 91:22,
 92:20
hemp 39:16,
 45:21
Henry 5:5
herculean
 49:14
hereby 103:9
hereunto
 103:14
Hernandez 5:8
High 11:4,
 94:9, 95:18
high-level
 15:6
higher 23:3,
 39:23, 41:9
higher-perform
ing 30:9
highest
 50:20,
 68:7, 79:24
highlight
 50:6
hire 63:11
hiring 57:23,
 58:5, 64:2,
 74:1, 74:2,
 83:1
Historic
 7:13, 11:1,
 13:13,
 13:15,
 30:10,
 33:1, 38:1,
 55:11,
 56:17
Historical
 34:4, 34:6,
 35:10,
 35:16,
 95:11
historically
 60:1
history 5:23,

Concordance

58:18, 96:7
Hold 52:5,
79:19,
87:22,
88:2, 90:16
holder 27:8
home 101:8,
101:9
homelessness
67:19, 69:1
homes 51:17,
54:13,
63:17,
66:10,
67:21, 68:1
honestly
43:20
honor 95:14
honored 5:21,
99:23
honors 56:3
hope 12:8,
47:2,
62:21,
77:18,
92:2,
92:16,
94:21,
95:7, 96:8
hopeful 48:22
hopefully
15:5, 95:8,
98:16
hoping 73:11,
73:24,
92:21
HORSTMAN
52:23,
54:21,
54:23,
55:2, 55:3,
59:1
Horstman
56 2:23
hospitality
57:4
hospitals
74:4

host 14:19,
57:5,
94:22,
94:23, 96:9
hours 27:4,
31:7, 51:7
house 13:15
household
57:15,
66:11,
66:14
households
57:16
housing
10:12,
13:8,
19:15,
19:16,
19:18,
19:21,
20:3,
51:12,
51:14,
52:8, 54:1,
54:15,
57:6,
57:20,
60:9,
60:12,
60:18,
61:14,
61:16,
64:9, 65:4,
65:8,
67:12,
67:14,
67:16,
67:22,
75:23,
76:1,
76:13,
83:4, 95:1
hub 38:9,
82:3, 82:5,
83:11,
86:12
hubs 65:2
huge 32:15,

63:9,
101:13
hugest 100:20
human 13:19
hundred
14:14,
19:6, 34:5,
36:8, 37:9
hundreds
54:8, 82:21

<I>
I. 90:11
iconic 48:13,
55:24
idea 26:23,
30:23,
45:14
ideas 6:21,
40:18,
97:7, 101:1
identified
9:21, 9:24,
10:2, 58:12
identify
50:13,
85:17
idling 12:8,
29:18
ill 2:7
illegal 77:13
illuminated
21:10,
22:10,
22:16,
23:10,
23:17,
23:22, 24:5
illumination
24:14
imagine 33:9
immediately
13:2,
100:11
Impact 4:22,
50:22,
76:1, 89:9,

97:2
impacts 9:22,
9:24,
50:23,
66:8, 68:9,
68:17
implement
38:3
implemented
75:19
implications
68:6
importance
38:23,
87:15
important
11:10,
12:1, 15:7,
15:20,
18:15,
40:2, 40:8,
54:14,
66:18,
75:8, 80:3,
81:17,
84:17,
87:13,
87:19,
88:1, 88:4,
98:1,
100:2,
100:16
importantly
20:1
impossible
98:20
improve
29:22,
51:8, 74:3,
75:5
improved
64:15
Improvement
91:19, 92:7
improvements
51:9
improving
56:22,

Concordance

64: 22,	51: 16,	75: 14	43: 16,
73: 18,	76: 3, 83: 5	infusion	75: 2, 90: 6,
75: 12, 81: 7	incorporated	33: 12	99: 14
in. 19: 18,	94: 13	initially	interesting
43: 16,	increase	86: 15	43: 7, 45: 14
62: 12, 68: 4	8: 16,	initiatives	interestingly
incentive	31: 19,	67: 22,	18: 23
40: 8	61: 19,	70: 12,	interior
incentives	67: 9,	70: 19, 71: 1	16: 10, 20: 1
40: 12	68: 16,	input 100: 13	internalize
include 9: 8,	98: 10	inserting	12: 5
14: 6,	increased	44: 9	internships
27: 16,	9: 11, 51: 2,	insertion	57: 2, 71: 1
51: 17,	97: 9	10: 21	interrogate
54: 5,	incredible	inside 22: 18	34: 19
75: 20,	48: 18,	inspiration	intersections
82: 8, 89: 7	48: 24	13: 11	50: 24
included	incubate 39: 9	instances	interweaving
85: 18	incubating	59: 18	46: 14
includes	39: 4, 46: 1	instead 9: 13	intricate
7: 12,	incubation	institution	46: 13
14: 11,	38: 9, 58: 2,	45: 15	invest 53: 14,
14: 13,	82: 4	institutions	64: 12,
14: 15,	incubator	16: 7, 85: 9	68: 3,
14: 20,	47: 3	integrated	70: 12,
57: 24,	independent	38: 14	71: 4,
64: 9,	92: 4	integration	71: 15,
64: 15,	indicated	38: 8	71: 24,
73: 23, 82: 2	23: 12	integrity	79: 17, 80: 2
including	indoor 8: 22	101: 20	investigate
7: 22, 8: 1,	industrial	intended	18: 20
8: 7, 8: 11,	7: 15	22: 17,	investigating
11: 21,	industry	25: 24	17: 17
51: 9, 53: 9,	39: 4, 41: 8,	intending	investment
58: 5, 72: 3,	54: 15,	24: 5	6: 16,
80: 4	55: 19	intent 25: 21,	76: 12,
income 14: 4,	inequities	25: 23, 27: 5	83: 14
34: 14,	78: 6	intentional	invite 67: 11,
35: 19,	inflated 76: 3	47: 5	68: 5
57: 15,	inflation	intentionally	invited 94: 7
59: 10,	66: 21	66: 19,	involve 29: 22
66: 10,	influence	85: 10	involved
66: 11,	67: 3	interest	32: 18,
66: 14,	infrastructur	7: 21,	49: 13,
67: 17	e 38: 3,	45: 11,	63: 7, 73: 5,
income-restric	73: 18,	46: 23,	79: 5, 92: 4,
ted 54: 7	74: 3,	60: 20	96: 23
incomes 14: 8,	75: 12,	interested	involvement

Concordance

79: 7
IRA 59: 11
IRIZARRY
81: 1, 88: 8,
88: 10,
88: 11,
90: 9,
90: 13,
90: 23,
91: 5, 91: 8,
91: 9
Irizarry
. **89** 3: 9
Israel 95: 20
issued 9: 4,
9: 14, 9: 15,
9: 21
issues 81: 7,
97: 3, 97: 11
It'll 30: 9
itching 42: 1
item 4: 4,
99: 12,
102: 5,
102: 17
itself 10: 11,
13: 20,
32: 9,
33: 13,
39: 11,
45: 13,
83: 10

<J>
Jackson 49: 4
Jake 5: 6
Jennifer 3: 6,
74: 16,
76: 17, 77: 1
Jerome 11: 22,
14: 14,
23: 24,
45: 6, 89: 6,
92: 15
Jersey 30: 24
JMDC 45: 16
job 58: 5,

62: 22,
65: 3,
70: 23,
79: 22
jobs 6: 23,
53: 17,
53: 20,
53: 21,
54: 15,
56: 13,
57: 22,
63: 13,
65: 8,
79: 15,
79: 18,
80: 5,
82: 21,
94: 24
join 70: 20,
71: 20,
72: 1, 78: 22
joined 91: 23
joining
47: 17,
62: 12
Jorge 2: 19,
3: 7, 33: 14,
76: 18,
78: 18
Joseph 2: 9
Juan 2: 5
judgments
59: 15
jumped 100: 11
justice 40: 5,
50: 19,
52: 11,
56: 21
Juton 2: 23,
52: 22,
54: 21,
54: 22,
55: 1, 55: 3,
58: 23

<K>
Kearney 5: 6

keep 18: 24,
75: 20, 91: 3
keeping 22: 16
keeps 75: 9
Kentucky 96: 2
key 30: 16
kids 14: 12,
92: 6, 101: 6
Kimball 49: 10
kind 21: 18,
28: 23,
32: 1, 32: 6,
39: 18,
43: 1,
45: 18,
45: 23,
46: 6, 46: 8,
46: 14,
74: 8, 99: 4
kinetic 41: 11
KIRMANI 84: 7,
84: 10,
85: 23
Kirmani - frye
2: 12
Knight 99: 21
knowledge
67: 10
KNUCKLES
19: 11,
19: 13,
19: 20,
20: 11

<L>
LA 14: 21
lab 59: 19
labor 52: 8,
82: 23, 85: 9
laboratory
59: 13
lack 78: 7
lacking 73: 19
Land 7: 8,
8: 11, 8: 12,
51: 12,
83: 22

landed 19: 7
Landmark 9: 2,
51: 24,
56: 16
landmarked
55: 21
landscape
10: 13,
13: 5, 14: 22
landscaping
64: 22
lanes 64: 17
large 13: 16,
16: 2,
21: 19,
26: 21,
57: 5, 64: 4
largely 55: 22
larger 82: 20,
85: 6
largest 53: 7
last 6: 8,
18: 10,
18: 22,
31: 8,
34: 10,
56: 5,
82: 11,
82: 15,
98: 6, 99: 1,
99: 10,
99: 13
last - minute
55: 6
lasting 56: 4
Lastly 8: 21,
69: 3, 76: 4,
89: 12
later 8: 5,
28: 24,
43: 12,
79: 3, 79: 9
latter 86: 14
launch 57: 1
Lauren 5: 10
Law 77: 22,
94: 10
layering

Concordance

14: 24
lead 9: 19,
56: 18
leaders 52: 8,
95: 17
leadership
70: 12,
70: 19
leading 41: 5
Leagues 95: 19
Leah 2: 11
learn 71: 7
learned
78: 23, 79: 1
learning
71: 1, 71: 9
lease 27: 7,
27: 8,
27: 15,
27: 21
leases 67: 2
least 42: 14,
43: 17,
57: 15,
57: 17, 90: 5
leaves 15: 23
Lebow 93: 6,
93: 11,
93: 13,
93: 18,
93: 22,
94: 1, 94: 5,
94: 8, 96: 12
Lebow. 94
3: 11
led 6: 19,
55: 14, 79: 7
left 91: 21
legal 78: 9
legally
64: 24,
74: 7, 85: 5
legends 95: 14
Lehman 8: 8,
16: 8, 37: 5,
75: 1
less 15: 23,
19: 8,

61: 20,
66: 13
letters 7: 20
level 11: 14,
11: 22,
14: 3, 18: 1,
25: 21,
42: 2, 44: 9,
44: 13,
44: 16,
46: 7, 87: 5,
87: 6, 87: 11
levels 13: 22,
44: 20,
51: 16
licensed
77: 21
licenses
65: 3, 72: 3,
74: 6, 78: 5
licensing
64: 23,
67: 7, 78: 8
Life 36: 17,
38: 5,
55: 24,
78: 19,
83: 11,
96: 23,
100: 6,
100: 17
lifelong
62: 18,
77: 3, 94: 8
lifetime 80: 2
light 36: 8,
36: 9, 37: 8,
38: 9,
38: 19,
39: 2, 44: 5,
44: 22,
44: 24,
45: 10,
46: 6, 72: 1,
82: 4,
86: 11,
86: 15,
87: 3, 87: 4,

87: 7, 87: 8
lighting
75: 13
lightings
64: 17
lights 30: 11
likely 19: 2,
24: 11,
26: 11
line 21: 12,
26: 8, 89: 2,
91: 3, 94: 20
lines 97: 14
lining 28: 17
linked 57: 3
LIR 97: 13
listening
61: 4
listens 77: 19
literal 10: 21
literally
73: 20
little 18: 5,
19: 4, 32: 1,
32: 6,
34: 22,
38: 12,
38: 16,
38: 23,
40: 6,
84: 14,
86: 6, 86: 7,
98: 21,
99: 17
Live 7: 22,
7: 23, 11: 6,
30: 17,
54: 9, 61: 2,
61: 18,
63: 19,
65: 5, 70: 3,
78: 19, 97: 4
lived 96: 22
lives 75: 5
living 16: 10,
17: 13,
54: 12,
57: 23,

67: 5, 99: 22
Liz 91: 14
LLP 7: 8
load 13: 1,
30: 23
loading 8: 20,
12: 6, 12: 7,
12: 12,
12: 17,
29: 10,
29: 14, 46: 9
loan 32: 17,
34: 12
LOBO 8: 4,
55: 17,
76: 19,
80: 24,
81: 2, 81: 8,
84: 9,
84: 21,
85: 24,
86: 13,
90: 10,
90: 12,
90: 18
Lobo.
. **82** 3: 8
Local 6: 20,
6: 23, 50: 3,
51: 16,
52: 4, 53: 6,
53: 23,
56: 22,
57: 10,
57: 22,
58: 5, 58: 7,
63: 10,
63: 12,
64: 2, 64: 8,
65: 3, 73: 9,
74: 1, 74: 2,
74: 3, 74: 4,
76: 6, 83: 1
logic 32: 2,
37: 2
long 24: 1,
48: 17,
67: 2, 68: 2,

Concordance

84: 22
long-awaited
 55: 12
long-term
 6: 15,
 50: 11,
 64: 3,
 66: 22,
 67: 1, 73: 2,
 79: 14,
 84: 18
longer 91: 20
longtime
 88: 12
look 4: 5,
 43: 21,
 73: 17,
 85: 18
looked 98: 11
looking 16: 5,
 18: 2,
 18: 24,
 20: 17,
 25: 8,
 29: 21,
 38: 18,
 42: 9,
 45: 14,
 74: 6, 87: 3,
 87: 16, 88: 2
looks 15: 17
loop 45: 1
lot 15: 2,
 15: 3,
 22: 14,
 36: 5,
 36: 21,
 42: 24,
 43: 7, 46: 2,
 70: 10,
 70: 24,
 92: 2, 92: 3,
 92: 17,
 92: 19, 93: 1
loud 37: 22
Love 41: 20,
 84: 14,
 84: 20,

92: 17, 93: 1
loved 59: 20
low 14: 4,
 54: 7, 66: 10
low-cost 58: 7
LPC 9: 3, 9: 5,
 9: 14,
 18: 18,
 18: 22,
 18: 24,
 21: 14,
 23: 3, 30: 8

<M>
ma'am 22: 12
Madam 4: 7,
 102: 6
Madison 5: 7,
 29: 11
MADRUGA
 33: 14,
 33: 15,
 35: 6,
 35: 14,
 36: 2, 37: 1,
 37: 3
Madrugá.....
 . 34 2: 19
main 21: 13
maintain 64: 1
maintaining
 68: 20
maintenance
 25: 6, 27: 1,
 64: 23
major 6: 9,
 11: 15,
 31: 16,
 50: 9, 94: 23
majority
 64: 4, 76: 8
makers 70: 4,
 70: 13
manage 57: 7
managed 12: 24
management
 28: 8,

28: 22,
 28: 24, 57: 8
managing
 12: 11
MANN 31: 23,
 31: 24,
 33: 4,
 34: 16,
 35: 21,
 36: 24,
 37: 17
manner 73: 17
manual 59: 16
manufacturing
 36: 8, 36: 9,
 37: 8, 38: 9,
 38: 20,
 44: 22,
 45: 11,
 54: 9,
 71: 22,
 72: 2, 82: 5,
 86: 11,
 86: 16,
 86: 22,
 87: 3, 87: 7
map 4: 15,
 8: 12
MARC 103: 7,
 103: 17
Marco 5: 6
marginalized
 60: 1
Marin 2: 13,
 25: 3, 25: 4,
 25: 13,
 27: 15,
 27: 20,
 28: 16,
 28: 23, 29: 8
mark 52: 1
Market 33: 8,
 35: 13,
 35: 14,
 35: 16,
 36: 19, 83: 9
markets 11: 5,
 14: 19,

33: 1, 35: 2
Markey 5: 7
married 62: 20
marshaling
 30: 19
Mart ha 2: 24,
 59: 4, 59: 9
MARTIN 5: 9,
 44: 1
Martin....8
 2: 17
MARTINS 7: 5,
 7: 7, 7: 8,
 16: 20,
 16: 23,
 17: 1, 17: 4,
 20: 15,
 20: 19,
 20: 21,
 21: 2, 21: 6,
 24: 17,
 25: 19,
 26: 24,
 27: 18,
 28: 7,
 28: 20,
 29: 3,
 31: 14,
 32: 13,
 35: 13
Mass 88: 16,
 88: 22, 95: 3
massing 13: 9
massive 44: 6
master 84: 24
matches 6: 6
materials
 38: 13,
 39: 14,
 56: 22
matrix 40: 17,
 42: 4
matter 4: 14,
 46: 10
matters 63: 1
mature 14: 23
Mayor 9: 18,
 49: 11

Concordance

mean 19: 22, 28: 7, 31: 15, 32: 13, 53: 21, 67: 24	81: 4, 85: 7, 88: 13, 90: 11, 90: 14, 94: 15	mirrors 48: 18 missed 15: 18, 39: 18, 90: 4 mitigate 18: 4, 51: 1 mitigation 10: 1 mix 7: 14, 83: 20 mixed 8: 13 model 42: 21, 52: 10, 71: 13, 75: 8 models 71: 17 Modernization 56: 20 modifications 8: 19 modify 8: 23 moment 22: 13, 46: 4, 47: 6, 50: 1, 61: 11, 81: 17, 89: 23, 99: 13, 102: 17 Monday 9: 10, 20: 17, 23: 6, 102: 13 monetizing 60: 20 monitoring 28: 11, 88: 21 month 18: 22, 33: 10, 56: 5 Morning 5: 17, 7: 7, 9: 15, 10: 6, 53: 5, 55: 3, 55: 8, 66: 4, 69: 13, 69: 17, 73: 1, 74: 21, 76: 24,	78: 15, 78: 17, 81: 2 mornings 12: 17, 12: 18, 13: 3 Morris 82: 10, 86: 21 mother 59: 19 Mothers 39: 15 movable 14: 18 Move 4: 3, 39: 15, 52: 21, 72: 21, 84: 1, 89: 18, 96: 13, 102: 17 moved 100: 5 moves 43: 22 movie 96: 3 moving 73: 16 MTA 28: 14, 51: 7, 57: 9 much-needed 76: 12 Mule 5: 9 multi-purpose 56: 10 Museum 95: 10, 95: 13 music 11: 6, 41: 8 MWBE 57: 23 Mwbes 64: 5, 83: 2 MX 8: 15 myself 37: 10, 59: 18, 96: 24 <N> name 5: 18, 10: 7, 53: 5, 59: 8, 62: 17, 66: 5,
meaningful 53: 21 means 12: 16, 63: 15, 64: 20, 75: 10, 75: 17, 75: 21 meant 83: 24 measurements 86: 9 measures 10: 1, 26: 2, 26: 12, 28: 19, 64: 17, 76: 11, 78: 2 mechanism 58: 9 mechanisms 70: 16, 71: 19 median 57: 15, 66: 13, 76: 3 medium 66: 11 meet 51: 17, 56: 16, 57: 14, 64: 1 MEETING 1: 6, 100: 12 meetings 100: 4 meets 58: 18, 84: 4 Member 27: 10, 47: 16, 47: 18, 49: 5, 52: 17, 55: 15, 59: 20, 61: 2, 73: 6,	members 12: 18, 47: 13, 53: 8, 53: 23, 68: 22, 69: 5, 77: 15 memo 59: 16 memorialized 96: 2 mention 28: 16, 77: 15, 98: 7 mentioned 10: 17, 12: 13, 31: 18 Metro 97: 21 middle 53: 22 middle-income 54: 7 military 6: 5 million 32: 21, 33: 19, 33: 24, 34: 5, 34: 24, 35: 6, 35: 7, 35: 9, 35: 11, 35: 16, 35: 19, 36: 7 Millions 67: 20 mi mi c 30: 10 mind 36: 24, 76: 15, 91: 3 mind ing 101: 9 minimum 20: 10 minute 18: 13 minutes 5: 5, 5: 15, 84: 22		

Concordance

69: 18,
73: 1,
74: 22,
77: 1,
78: 18,
81: 8,
87: 21,
88: 11,
91: 13,
99: 20,
103: 14
named 81: 4,
85: 20
names 67: 21
Natalia 3: 2,
62: 6,
65: 13, 66: 5
Nate 2: 18,
5: 9, 5: 18
Nation 7: 22,
36: 17, 97: 4
national
52: 10
native 66: 22
natural 39: 2,
46: 6, 87: 4,
87: 8
nature 86: 7
NBA 95: 19
NCAA 96: 1,
96: 5
near 31: 20
nearby 13: 1,
16: 7,
51: 11,
64: 18,
95: 17,
97: 15,
97: 20
necessarily
17: 12
necessary
40: 2
need 6: 15,
17: 22,
26: 17,
39: 12,
44: 23,

44: 24,
46: 8,
46: 19,
47: 4, 48: 5,
54: 1,
63: 16,
63: 20,
70: 18,
71: 9, 92: 1,
95: 6,
97: 16, 99: 3
needed 57: 7,
58: 16
needs 50: 4,
51: 18,
57: 14,
58: 18,
70: 21,
89: 2, 97: 5,
97: 9,
98: 11,
98: 12,
101: 24
negative
101: 22
negotiate
51: 10, 99: 4
negotiated
84: 23
negotiations
85: 3, 86: 15
neighbor 99: 4
Neighborhood
5: 19, 6: 16,
50: 10,
54: 2,
54: 11,
63: 22,
66: 12,
67: 4,
68: 20,
73: 22,
75: 21,
76: 2, 77: 4,
79: 20,
91: 18, 92: 7
neighborhoods
66: 10

neighbors
77: 14,
79: 16
net 40: 21
neutrality
40: 11
New 1: 2,
1: 10, 5: 20,
7: 16, 9: 8,
10: 13,
11: 15,
11: 18,
14: 15,
24: 2,
27: 21,
30: 23,
33: 1, 35: 2,
35: 13,
35: 14,
35: 16,
41: 8, 44: 9,
45: 19,
53: 12,
54: 2,
54: 12,
55: 24,
56: 15,
57: 5,
60: 10,
60: 17,
65: 6, 65: 7,
67: 16,
78: 10,
82: 2,
82: 21,
95: 1,
103: 2,
103: 4,
103: 9
Next 4: 4,
17: 10,
17: 14,
17: 24,
22: 22,
23: 17,
23: 21,
54: 21,
59: 4, 62: 4,

65: 13,
69: 11,
72: 8,
72: 21,
74: 15,
76: 18,
80: 9, 84: 1,
85: 21,
88: 7,
89: 22,
91: 11,
93: 6,
93: 20,
99: 9,
102: 17
night 98: 14
nightmare
98: 9
nine-month
55: 18
No. 42: 12
Nobody 98: 9
noise 9: 23
**non-illumina-
ed** 22: 4,
22: 17,
23: 8, 23: 12
nonprofit
7: 24
Nora 2: 17,
5: 8, 5: 24,
7: 5, 7: 7,
10: 17
normal 101: 12
North 37: 13,
97: 21,
98: 22
northern
19: 15,
19: 22
Northwest
8: 1, 37: 10,
46: 3, 52: 2,
55: 16,
81: 9,
81: 23,
84: 13,
88: 13,

Concordance

90: 3,
 91: 23,
 91: 24,
 92: 8,
 101: 16
not-for-profit 94: 14
Notary 103: 8
note 5: 13,
 44: 4, 81: 6,
 87: 13,
 102: 11
noted 15: 13
notes 51: 5
nothing
 101: 10
Notice 4: 19,
 9: 20
number 4: 10,
 4: 11, 4: 12,
 4: 13, 14: 7,
 26: 12,
 34: 22,
 86: 8, 86: 9,
 87: 2, 89: 1
numbers 4: 9,
 75: 24
NY 1: 10
NYCDCP 1: 8
NYCEDC 55: 14,
 60: 7
NYPD 26: 18

<O>
o'clock
 102: 12
objection
 27: 24
obtain 78: 24
obtaining
 78: 4
occurs 20: 5
off-site
 30: 19
offered 79: 12
offering
 41: 10

Office 9: 18,
 49: 11
officers
 53: 11
offices 94: 23
official 79: 9
offsite 12: 22
oftentimes
 59: 13
once 28: 12,
 33: 11,
 48: 10,
 79: 12, 80: 1
once-in-a-generation
 55: 23,
 63: 4, 70: 1
One 6: 14,
 10: 12,
 11: 10,
 11: 22,
 14: 3, 14: 5,
 24: 4, 28: 4,
 34: 7,
 34: 11,
 34: 12,
 36: 3,
 40: 14,
 44: 8,
 55: 11,
 56: 19,
 60: 10,
 60: 16,
 61: 24,
 65: 7, 68: 3,
 77: 10,
 77: 17,
 80: 22,
 85: 13,
 86: 8,
 87: 12,
 87: 16,
 89: 23,
 97: 9,
 98: 10,
 100: 20
one-bedrooms
 64: 11

ones 21: 15,
 21: 16,
 21: 18, 22: 8
ongoing 58: 8
onsite 12: 18
open 10: 13,
 14: 10,
 18: 8,
 25: 15,
 25: 23,
 25: 24,
 27: 5,
 56: 20,
 86: 19,
 102: 12
opening 83: 2
openings 24: 2
operate
 64: 24,
 77: 21
operation
 27: 1, 27: 4
operational
 28: 12
operations
 25: 6, 64: 3,
 82: 23
operators
 30: 17
opinion 73: 7,
 73: 8
opportunities
 16: 5,
 16: 19,
 41: 15,
 42: 24,
 43: 1, 43: 6,
 68: 16,
 70: 24,
 72: 1, 79: 16
opportunity
 16: 17,
 38: 16,
 39: 19,
 45: 3, 45: 5,
 48: 7,
 48: 11,
 55: 10,

55: 24,
 65: 9, 70: 1,
 78: 22,
 79: 8,
 79: 12,
 80: 2, 80: 5,
 88: 15,
 96: 21,
 96: 22
option 24: 18,
 38: 22, 89: 4
order 8: 9,
 10: 15,
 31: 7, 71: 7,
 87: 4
organization
 81: 11,
 85: 13,
 85: 14,
 92: 9, 96: 10
organizations
 8: 1, 49: 6,
 57: 2,
 77: 10,
 85: 6,
 94: 22,
 96: 10
organized
 48: 14
organizer
 79: 8
organizing
 81: 11,
 81: 16,
 82: 18
oriented 7: 24
original
 33: 11
originally
 9: 11, 23: 4
Orlando 2: 13
Ortega-bailey
 62: 5, 62: 8,
 62: 10,
 62: 11,
 62: 15,
 62: 18
Ortega-bailey

Concordance

. . . 63 3: 1
OSORIO 2: 5,
 37: 19,
 37: 20,
 41: 21,
 42: 12,
 43: 10,
 43: 14,
 46: 17,
 46: 21,
 84: 8, 86: 2,
 86: 3, 88: 6
others 15: 12,
 87: 9
outdoor 12: 7,
 25: 5
outreach 7: 20
outside 12: 7,
 13: 3
outward 86: 19
outward-facing
g 86: 23
Oval 25: 10
overall 7: 10,
 38: 10,
 40: 20
overlapping
 43: 1
overnight
 13: 2
oversight
 27: 12,
 51: 20,
 52: 4,
 84: 15,
 84: 19
oversights
 52: 3
overview 15: 6
own 62: 23,
 72: 3, 90: 8,
 94: 17
owner 63: 21
owners 70: 4
Ownership
 6: 24, 8: 3,
 51: 24,
 63: 8, 71: 6,

71: 9,
 71: 13,
 71: 14,
 71: 17,
 82: 1,
 82: 20, 90: 8

<P>
package
 18: 17,
 19: 9,
 20: 18,
 20: 24,
 23: 4, 23: 5
pad 57: 1
pages 103: 10
Painters
 78: 21
panels 23: 20,
 39: 16,
 40: 19, 42: 7
parameter
 17: 21,
 17: 22
parameters
 46: 14
park 98: 23
parked 30: 21
parking 8: 20,
 8: 24, 9: 1,
 61: 20,
 88: 17,
 89: 9,
 89: 11,
 95: 5, 95: 6,
 97: 2, 97: 8
parkland
 98: 21
parks 64: 18,
 89: 13
Part 11: 15,
 27: 11,
 28: 21,
 30: 7, 38: 8,
 39: 13,
 41: 24,
 63: 23,

65: 1,
 67: 12,
 84: 24,
 87: 6,
 99: 23,
 101: 16
partial 20: 5
participated
 69: 20
participation
 57: 23,
 83: 23
particular
 17: 5,
 17: 11,
 50: 10,
 87: 19
particularly
 20: 15, 40: 4
partner 37: 14
Partners
 48: 24,
 49: 1, 52: 1,
 81: 23, 84: 3
partnership
 49: 10
parts 7: 5
passed 91: 20
passion 49: 21
passive 14: 22
past 6: 5, 7: 3
pathway 53: 22
pathways
 71: 5, 82: 24
patrols 92: 10
patrons 28: 19
pay 36: 6,
 36: 10,
 36: 17, 79: 2
paycheck
 79: 15
paying 36: 20
pays 34: 13
PDC 9: 4
peak 51: 6,
 51: 11
pedestrian
 12: 20,

26: 12, 28: 4
pedestrian-on
ly 13: 5
pedestrians
 14: 15,
 28: 6, 64: 18
peers 70: 22
pension 79: 3
people 11: 3,
 16: 14,
 17: 13,
 17: 23,
 26: 4, 28: 3,
 45: 16,
 45: 20,
 48: 19,
 61: 17,
 63: 18,
 63: 22,
 65: 4,
 67: 18,
 68: 7, 70: 3,
 70: 20,
 71: 7,
 76: 12,
 79: 11,
 82: 24,
 83: 14,
 88: 22,
 89: 2, 90: 4,
 92: 3,
 97: 12,
 97: 17,
 97: 24,
 99: 5, 99: 11
per 12: 15,
 59: 10
percent 14: 1,
 14: 3, 19: 6,
 57: 17,
 66: 13,
 66: 16,
 66: 17,
 67: 17
percentage
 68: 7
Perez 52: 21,
 53: 1, 53: 4,

Concordance

53: 5
Perez 5
 4 2: 22
perfect 45: 3,
 45: 4
perform 11: 8
performance
 30: 12,
 41: 10,
 42: 6, 43: 2
performances
 83: 13
performs
 18: 1, 30: 11
permanent
 81: 24
permanently
 10: 12,
 53: 18, 54: 6
permit 8: 16,
 8: 22, 56: 9
permits 4: 17,
 8: 21, 65: 3,
 78: 4
permitted
 8: 16, 8: 18
permitting
 78: 8
person 14: 3,
 72: 21
personal 73: 8
persons 8: 17,
 8: 23
perspective
 61: 1
pertaining
 88: 15
phase 51: 14,
 64: 2, 83: 9,
 84: 1
phone 59: 5,
 72: 13
Phyllis 92: 14
physically
 38: 18, 39: 6
picks 13: 13
piece 74: 10,
 86: 14

pieces 87: 16
Pierina 2: 21,
 47: 17,
 55: 15, 94: 6
pipelines
 57: 3
pivot 13: 7
PLA 73: 23
place 20: 3,
 69: 5, 70: 2,
 87: 21,
 95: 8,
 101: 1,
 103: 11
Plan 6: 19,
 7: 11,
 11: 20,
 12: 3, 12: 4,
 28: 8,
 28: 11,
 28: 22,
 28: 24,
 29: 11,
 38: 24,
 51: 23,
 56: 18,
 60: 8, 63: 7,
 82: 19
planned 97: 8
Planning 1: 3,
 4: 20, 5: 24,
 21: 11,
 21: 14,
 25: 14,
 32: 22,
 39: 9,
 39: 22,
 55: 3, 55: 9,
 57: 7, 66: 5,
 69: 17,
 89: 17
plans 57: 9,
 75: 20, 95: 6
plantings
 14: 17
play 14: 12,
 41: 1
played 88: 1,

95: 24
players
 95: 16,
 95: 18,
 95: 22,
 95: 23
playground
 64: 21
playing
 23: 20,
 23: 21
plays 87: 19
plaza 14: 12,
 14: 16,
 26: 14
plazas 25: 5
please 93: 2,
 99: 14
plus 35: 9,
 36: 7
podium 96: 19,
 99: 11
point 12: 3,
 33: 6,
 43: 19,
 44: 19,
 61: 13, 90: 5
points 56: 6,
 60: 6
policy 58: 12,
 59: 16
political
 92: 5
politics 32: 5
pollution
 68: 9, 88: 21
poor 68: 9
pop-up 14: 19
populated
 60: 17
popup 11: 5
Port 82: 9,
 86: 21
portion 27: 16
portions
 26: 14
position 50: 1
positions

53: 24
positive
 73: 17
possibilities
 54: 11
possible
 11: 3, 11: 4,
 16: 13,
 16: 14,
 27: 6,
 31: 19,
 51: 5,
 59: 22,
 75: 19,
 77: 9, 83: 22
post 28: 10
Potential
 7: 21, 10: 1,
 23: 7, 41: 7,
 43: 5, 44: 7,
 48: 18,
 50: 9, 56: 9
poverty 66: 15
power 52: 12,
 66: 24,
 69: 9, 70: 7,
 70: 17, 72: 5
powerful
 69: 22,
 81: 15
PPX 4: 11
praying 92: 18
precipitated
 60: 14
predominant
 16: 2
preliminary
 9: 4
premier 56: 11
presence
 45: 6, 46: 7,
 46: 11
present
 101: 18
presentation
 7: 6, 15: 18,
 18: 21,
 29: 7,

Concordance

37: 21,
38: 13, 73: 7
presented
23: 3, 42: 18
presenting
5: 5, 38: 15
preservation
56: 16
preserving
10: 24,
14: 22,
89: 13
President
5: 18, 40: 4,
49: 3,
49: 10,
52: 22,
52: 24,
54: 22,
55: 4, 55: 6,
56: 2,
58: 24,
60: 13,
81: 5, 91: 19
press 37: 24
presumptuous
42: 20
pretend 42: 10
pretty 46: 13
prevailing
53: 21
prevent 76: 7,
78: 9
priced 67: 14
prices 82: 11
primary
15: 14,
16: 16,
16: 23
prior 10: 3,
32: 3, 52: 14
priorities
6: 15, 6: 23,
61: 1, 81: 4,
85: 19
private 60: 20
privy 29: 1
Pro 95: 19

proactive
57: 6
probably
35: 7, 39: 21
problem
22: 15,
37: 17,
78: 7, 95: 5
procedure
59: 16
proceed 74: 6
proceedings
102: 22
process 6: 19,
55: 18,
85: 17
procurement
63: 10
produce
39: 16, 88: 3
producing
42: 16,
45: 17
productive
101: 3
products
86: 23,
87: 22, 88: 4
professional
74: 24
professionalism
79: 22
proforma
33: 10
program 7: 9,
8: 10, 36: 6,
78: 23, 79: 1
Programmatica
lly 39: 7,
39: 19
programmi ng
6: 23,
10: 18,
28: 1, 44: 5,
58: 8, 83: 20
programs
10: 19,
46: 15,

71: 2, 71: 3,
71: 4,
71: 15,
83: 13
progress
26: 11
projected
32: 22,
33: 23
projects
34: 11,
55: 12,
64: 6, 75: 3,
78: 10,
100: 9
promise 84: 4
promised
70: 14
promoted
47: 19,
47: 22
promotes
68: 14
promotion
47: 24
properly 79: 2
property
4: 16, 9: 3,
9: 12, 27: 9,
53: 7,
53: 10,
53: 20,
60: 20
proposal
6: 17, 38: 8,
48: 19,
55: 23,
57: 24
proposed 9: 9,
9: 11,
13: 22,
51: 15,
53: 16,
54: 5,
57: 13, 97: 4
proposes 8: 11
prosperity
58: 15, 75: 4

protect
50: 14,
56: 23,
64: 18,
78: 3, 78: 9
protected
25: 15,
56: 18
protecting
57: 10
protection
63: 17
protections
58: 6
proud 14: 10,
92: 5,
99: 23,
100: 6,
100: 22
proudly 13: 9
provide
24: 13,
24: 17,
67: 8,
68: 19,
71: 20,
76: 12,
79: 11,
79: 14,
79: 23, 96: 9
provided 95: 5
provides
14: 1, 68: 24
providing
14: 5,
30: 18,
68: 21
proximity
17: 12,
19: 21
Public 1: 6,
4: 14, 4: 19,
6: 13, 8: 24,
26: 23,
27: 6,
27: 13,
46: 7,
47: 13,

Concordance

51:12,	47:11,	94:20	r e c o m m e n d a t i o
56:19,	48:4, 82:9,	r e a c t i v a t i o n	n s 88:15,
56:23,	84:7, 86:5,	10:10	89:18
64:19,	91:1, 100:3	r e a d i n e s s	r e c o m m e n d i n g
65:8,	q u e u e 26:7	71:2	26:16
83:20,	q u i c k 44:4,	r e a d i n g 55:5	r e c o n s i d e r
83:21,	86:5	Ready 5:14,	67:12
88:16,	q u i t e 6:8,	54:23,	r e c o r d 5:14,
89:5,	26:10,	62:16,	41:3,
89:18,	43:19,	66:1, 96:18	102:11
103:8	97:20	r e a l 18:16,	r e c r e a t i o n
p u b l i s h e d		66:23,	71:23
10:3		67:3, 69:8,	r e c r e a t i o n a l
P u e r t o 95:19	<R>	70:7,	8:7
p u r s u a n t 4:23	r a d i c a l l y	70:16, 97:1	r e d 10:22,
p u s h 49:2,	18:22	r e a l i t y	13:14,
100:18	r a d i o 37:6	48:21,	21:12,
p u s h e d 82:6	r a i n 75:16	58:17	44:10
p u s h i n g 50:11	r a i s e d 62:24,	r e a l i z e	r e d e s i g n
put 101:1	74:23, 94:8	102:20	67:13
	r a i s i n g	Really 5:21,	r e d e v e l o p
	62:20,	17:18,	6:9, 32:3,
<Q>	62:23	17:19,	32:9,
Quality 4:24,	Raj 2:14	18:8,	33:12, 48:8
5:1, 9:23,	r a l l i e s 79:5	30:12,	r e d e v e l o p e d
50:23,	Ramos 72:9,	31:19,	66:18
56:22,	72:22,	38:4,	R e d e v e l o p m e n t
58:5, 68:6,	72:24, 73:1	38:22,	1:5, 4:10,
88:16,	Ramos	40:7,	4:18, 7:2,
88:19 71 3:4	43:21,	32:10,
q u e s t i o n	RAMPERSHAD	69:22,	35:1,
15:20,	2:14, 29:5,	81:21,	49:20,
18:11,	29:6, 30:2,	86:4, 97:5,	50:3,
29:20,	30:6,	97:15,	55:10,
30:14,	30:15,	97:19,	56:24,
31:9, 44:8,	31:8, 31:21	100:16	63:2,
48:19,	r a n g e 14:7,	r e a s o n a b l e	68:13,
61:6,	83:5	31:15,	79:11,
61:10,	r a r e 51:13	31:20	82:19,
86:14,	Rasmi a 2:12	r e a s o n s 54:17	88:18,
89:24,	r a t e 66:15,	Rebecca 5:8	99:23
90:2, 91:15	99:4	r e c a l l s 13:15	r e d u c e 18:20
Q u e s t i o n s	r a t e s 50:20,	r e c e i v e 4:21,	r e d u c e d 9:10,
12:10,	83:9	79:3	18:23, 19:4
15:3, 15:4,	r a t h e r 60:21,	r e c o g n i z e	r e d u c e d - p r i c e
15:9,	78:11	55:13	69:6
15:11,	Ratner 49:23	r e c o m m e n d a t i o	r e d u c i n g
29:7,	r e a c t i v a t i n g	n 56:5	88:21

Concordance

reduction 75: 20	7: 5, 29: 16	53: 8, 77: 2, 94: 18	13: 18, 13: 20,
Reed 92: 14	remains 13: 5	represents	17: 9, 18: 5,
referees 95: 16	remediating 56: 21	23: 6,	18: 6, 20: 2,
reference 8: 18	remind 59: 18	48: 10,	20: 8,
refine 9: 6	remove 8: 18	54: 22,	27: 16,
refined 10: 3	removed 67: 21	55: 23,	41: 14,
reflects 48: 15,	Removing 77: 22	58: 18, 80: 1	53: 11,
80: 4, 82: 20	rendering 22: 3, 22: 24	request 89: 5	54: 5, 83: 8
reframe 71: 13	renewable 51: 2, 75: 19	requested 56: 7	residents 6: 20,
regard 27: 1	renewal 67: 22	requests 56: 7	50: 11,
Regarding 86: 8, 89: 5	Rent 36: 2, 36: 7,	require 40: 23,	50: 15,
regardless 11: 12	36: 10,	40: 24,	54: 8,
regards 29: 9, 29: 21	36: 18,	60: 22,	55: 19,
Regiment 7: 9, 49: 17,	36: 19,	87: 4,	57: 11,
52: 1,	36: 20,	87: 10,	64: 14,
81: 23, 84: 3	60: 8, 67: 18	88: 23	66: 11,
regionally 87: 15,	renting 36: 15	required 9: 4	66: 22,
87: 20	rents 54: 4	requirements 8: 23, 56: 17	67: 24,
regular 64: 22	repairing 64: 20	requires 71: 13	69: 7,
reinvestment 89: 14	repeated 11: 21	rerouting 97: 18	73: 22,
rejoin 93: 21	replacement 29: 24, 30: 8	research 39: 8, 41: 4	75: 5, 76: 1,
relate 40: 5, 40: 19	report 9: 13, 53: 15	reserve 64: 7, 76: 5	81: 5,
related 4: 21, 88: 17	Reporter 103: 8	Reservoir 13: 4,	82: 17,
relates 39: 9	represent 69: 22,	14: 12,	84: 3,
relationship 60: 12, 90: 7	70: 22,	14: 16,	84: 17,
relax 80: 21	79: 10,	14: 20,	89: 9, 94: 24
relegated 38: 20	85: 19	25: 10,	resignation 60: 15
relevant 40: 11	representatio n 52: 5	26: 18,	resilience 52: 12
relying 60: 2	Representativ e 49: 4,	27: 22	resolution 71: 11
remain 48: 21, 84: 2,	52: 22,	resident 59: 10,	resources 38: 2,
102: 11	78: 20	59: 24,	59: 23,
remaining	represented 18: 22	62: 18,	67: 9,
	representing 46: 3, 53: 6,	73: 2, 73: 9,	68: 19,
		77: 3,	68: 22
		88: 12,	respect 9: 22,
		91: 17, 94: 8	50: 7,
		residential 7: 16, 9: 8,	50: 18, 51: 4
			respond 82: 9
			response 29: 2
			responsibilit y 27: 3,
			59: 23, 60: 4

Concordance

responsible 53:13	Rico 95:19	rules 78:1	25:17,
responsibly 79:24	ripple 63:13	run 37:10,	25:20,
responsive 7:10	rises 54:12	72:3, 91:21	30:1, 30:4,
rest 16:18,	rising 82:11	RUSSO 103:7,	30:7,
26:22,	risk 50:11	103:17	30:16,
34:14,	Rivera 49:5		41:19,
77:14,	Road 51:8,		41:22,
87:23,	83:6, 89:7,	<S>	42:19,
88:5, 99:18	96:3	safe 27:14,	43:13,
restriction 31:12	roasters 45:21	28:6,	43:23,
resulted 6:13	Roastery 82:12,	28:15,	44:3, 47:8
retail 13:18,	86:22	28:19,	sale 27:9
20:7, 24:8,	Robin 69:12,	57:11,	Salgado
56:11, 64:3	72:8,	68:24,	74:16,
reuse 7:13	72:10,	75:10,	76:18,
revenue 16:17,	72:16,	101:8	76:21,
17:1, 17:5,	72:18,	safely 77:21	76:22,
33:22,	72:22	safer 14:15,	76:24, 77:1
33:24,	robust 17:19,	26:21,	Salgado.....
34:21,	18:3	64:13	...77 3:6
35:18,	role 41:1,	safety 12:20,	Sanchez
35:23,	59:14,	26:12,	47:17,
89:14,	83:16,	79:6,	47:18,
98:2, 98:4	87:20, 88:1	79:22,	47:21,
revenue-gener	roles 6:4	88:16, 89:5	48:1,
ating 33:7	Rollan 69:12,	SAKONG 2:20,	52:19,
revenues 36:3	72:8	5:10, 6:1,	55:15, 94:6
reverse 30:5	roof 13:16	10:5, 10:6,	Sanchez.. 48
Review 4:24,	room 72:9,	10:7,	2:21
5:1, 9:8,	76:19,	15:19,	Sandra 3:8,
9:10,	77:15, 93:8	17:15,	8:4, 55:17,
39:21,	room/piazza 16:11	18:16,	76:19,
49:13	root 78:7	19:19,	80:24,
reviewed 9:16	rooted 6:22,	19:24,	81:8,
revitalize 96:9	52:11,	21:17,	90:10,
rezone 8:13	65:9, 75:9,	21:22,	92:24
rezoning 4:15,	76:11	22:1, 22:7,	sat 48:13
53:19,	roots 83:23	22:12,	satisfactory
54:18	routes 88:24	22:20,	52:13
rhythm 13:15	ROWLAND 72:12	23:2,	saw 16:7,
rich 95:15	RPM 7:23,	23:11,	19:9, 23:6
	33:22,	23:14,	saying 31:9,
	36:4, 37:5,	23:16,	37:24,
	44:22,	24:10,	42:16
	44:23	24:16,	scale 13:19,
		24:21,	44:18,
		24:24,	45:17,
		25:12,	45:23

Concordance

scape 14: 11
schedule
 97: 23
scheduling
 12: 24
School 11: 4,
 14: 13,
 62: 19,
 94: 9,
 94: 10,
 94: 11,
 95: 18,
 99: 22,
 101: 6
schools 13: 1,
 58: 7,
 73: 19,
 73: 20, 74: 4
Science 94: 10
screen 44: 10
seat 15: 12,
 97: 4
second 10: 11,
 34: 12,
 51: 14,
 51: 23,
 90: 16
secondly
 61: 18
seconds 58: 21
SECRETARY
 4: 7, 4: 8,
 72: 10,
 72: 14,
 72: 18,
 80: 13,
 93: 9,
 93: 15,
 93: 19,
 93: 24,
 94: 2,
 94: 12,
 102: 6,
 102: 8
sections 8: 19
sectors 39: 5,
 71: 21,
 71: 22

secure 7: 20
secured 58: 4,
 81: 24,
 83: 16
security
 25: 6, 27: 1,
 28: 18,
 53: 10,
 77: 24
seeding 15: 1
seeing 22: 21,
 38: 4, 44: 10
seem 38: 19,
 38: 20,
 43: 17,
 97: 12
seen 38: 11,
 68: 3, 100: 8
SEIU 53: 6
self-welcomin
g 64: 20
semis 12: 22
Senator 49: 4
send 58: 23
Senior 5: 18,
 59: 13,
 81: 20, 92: 1
sense 38: 13,
 40: 3
sent 95: 18
sentences
 35: 22
separate
 26: 14
series 23: 6,
 30: 9, 41: 9
serve 37: 4,
 56: 24,
 78: 12,
 83: 11,
 83: 24,
 88: 22
served 66: 6
service
 51: 11,
 53: 7,
 53: 10,
 53: 20,

 57: 8,
 88: 24,
 98: 11
Services 7: 24
serving 6: 4,
 56: 12
session 9: 10,
 39: 21
sessions
 82: 18
set 42: 23,
 64: 1, 65: 6,
 77: 22,
 83: 9,
 85: 15,
 103: 14
sets 6: 12
several 8: 11,
 39: 13,
 96: 23,
 97: 22
sexy 87: 17
Shabnam 5: 8
shade 14: 18,
 64: 21
shaded 15: 1
shadows 48: 16
shaped 13: 10,
 51: 23
shaping 6: 22,
 83: 17
share 9: 16,
 41: 22,
 45: 11,
 46: 22,
 50: 15,
 86: 6,
 99: 18,
 100: 1,
 100: 7
shared 6: 14,
 6: 21, 52: 9,
 83: 22
sharing
 32: 12,
 89: 14
sheet 13: 23,
 13: 24

shocked
 101: 11
shoots 6: 6
shopping
 97: 24,
 101: 5
short 94: 19
shortage
 57: 20
Shorthand
 103: 7
shot 94: 4
show 12: 17,
 12: 21,
 17: 10
showed 19: 17,
 21: 4, 21: 8,
 21: 9
shows 36: 22,
 97: 5
shrubs 14: 24
shuttle 89: 4,
 97: 22
side 19: 22,
 21: 13, 43: 8
sides 11: 16,
 91: 16
sidewalk
 14: 14,
 24: 4, 101: 7
sidewalks
 64: 16,
 75: 13
sign 21: 14
signage 8: 19,
 8: 23, 9: 9,
 18: 12,
 18: 19,
 18: 20,
 18: 23,
 20: 16,
 20: 19,
 20: 20,
 21: 10,
 23: 10,
 24: 8, 24: 9,
 24: 10,
 24: 13

Concordance

signages	20:17,	32:19,	87:13
21:12	20:24,	40:13,	special 4:17,
signed 5:13	21:10,	74:1, 74:7,	8:16, 8:21,
significant	36:22	80:14,	57:5
9:22, 14:7,	slight 46:23	80:16,	specific
26:12,	slopes 11:23	89:22,	8:18, 26:1
32:8,	slowly 60:21	90:3, 90:17	specifically
32:14,	small 6:23,	sort 22:22,	25:8, 26:6,
35:3,	21:12,	22:23,	39:1,
55:12, 78:4	45:24,	23:19,	40:16,
significantly	50:12,	23:24,	44:21
50:23	56:13,	24:1,	specificity
signing 85:4,	63:14,	25:18,	42:2
99:14	63:21,	25:21,	speed 31:2
signs 21:5,	64:9, 67:2,	26:3,	spend 18:13,
21:9,	71:21,	26:11,	35:22,
21:14,	72:2, 76:6,	28:2, 32:5,	67:17
21:21,	81:12, 83:6	42:5, 45:24	spiel 99:17
21:23,	smaller	sound 29:21,	spoke 85:8
22:11,	22:22,	30:11	sports 11:4,
22:20,	31:17,	sources 33:2,	16:6,
23:7,	45:17	75:19	83:12, 96:5
23:17,	Social 69:18	south 26:13	spots 77:13,
23:22, 24:5	Society 95:11	southwest	77:23, 78:9
simple 78:8	solar 40:19,	11:20,	sprinkled
sister 49:12	42:6	14:17	40:18
site 6:10,	solely 86:16	spaces 9:1,	Square 29:12,
10:14,	solution	13:21,	36:9,
11:23,	45:12	25:5, 26:4,	36:14,
14:16,	solutions	36:9,	37:9,
27:19,	51:3	38:20,	37:12,
27:20,	somebody	38:23,	44:6, 54:8,
56:1,	90:20,	45:4, 46:5,	55:21, 82:1
79:22, 82:2	91:2, 91:22	46:8,	SS 103:3
sites 51:23	somehow 41:13	46:24,	stability
sitting 80:15	someone 25:16	64:19,	77:23
size 12:5,	sometimes	64:20,	Stadium 98:7
24:14	101:7,	77:20,	Staff 9:7,
sized 51:17,	101:8	86:20	49:23,
63:17	somewhere	Spanish 7:23	53:11,
skills 71:10,	30:24,	speaker 93:20	53:18
79:22	101:8	SPEAKERS 2:16	stages 7:19
skyline 61:23	son 62:20,	speaking	stake 8:3,
skyrocketing	62:21	5:12, 26:2,	67:3, 90:8
54:4	soon-to-be	34:20,	stakeholders
slide 16:7,	75:1	94:16,	6:20,
19:17,	Sorry 15:18,	96:24	55:19,
20:16,	20:5, 21:6,	speaks 77:17,	83:19,

Concordance

85:15
stalled 6:11
standard
54:16, 65:7
standards
39:24,
41:10,
58:6,
75:18,
79:6, 80:1
start 19:11,
21:17,
47:16,
76:20, 77:4
started
18:12,
49:6, 92:7,
100:9
starting
10:15
starts 102:1
State 4:23,
32:8, 35:2,
60:18,
103:2,
103:9
state- accredited 73:24
Statement
4:22,
50:22,
55:5,
58:12, 70:5
States 53:9
station 37:7,
68:24, 89:1
stations
51:9,
97:21,
97:23
stay 54:13,
62:21,
63:15,
64:7, 76:10
stays 65:9
Stenotype
103:8
step 7:1,

52:2, 63:9,
100:4,
101:17
Stephen 3:11,
93:6,
93:21, 94:7
Stephina 3:3,
62:6,
69:11,
69:18
stepping
72:22
Steven 93:9,
93:12,
93:20
stipulated
31:12
stipulations
9:6
stood 55:22
stop 41:17,
97:24
storage
87:17, 88:3
store 41:13
storefronts
23:24, 24:3
story 24:4
strain 79:19
strategic
58:11
Strategies
5:19, 50:13
strategy
11:11,
11:15
streams 51:6
Street 12:3,
13:18,
25:11,
30:22,
45:5,
46:11,
63:21,
64:24,
67:5,
73:20,
75:15,

77:2, 77:6,
77:11,
77:16,
88:17,
89:5, 89:6,
89:7, 89:9
streetlights
89:8
streets
57:10,
64:13
strengthen
78:11
stretch 13:4
stricken 96:4
strides 51:20
strokes 35:4
strong 50:1,
54:18,
58:4, 75:20
stronger
58:19,
63:14
structural
10:21
structure
10:24,
13:13,
13:16,
48:13,
55:22
struggle
54:13
struggling
69:1
student 81:19
students
69:20
Studies
69:19,
87:18
studio 64:11
study 24:14
stuff 45:12,
92:11,
93:1, 93:2
sub-level
86:16

subgrade
44:21, 45:4
submit 42:14,
43:12, 50:5
submitted
18:17,
19:1,
20:18,
23:4, 56:5
subsidies
34:4, 35:8
subsidize
33:20
subsidy
33:19,
34:12,
34:13
substance
69:2
subtle 13:12
subway 64:16,
68:23,
95:4, 97:14
subways 73:18
sucking 14:23
suitable
57:20
Sukowa 5:9
Summer 71:2
super 45:13
suppliers
63:13
supply 39:10,
45:18, 54:4
support 6:24,
45:24,
54:18,
58:16,
65:1, 67:4,
68:24,
75:4,
77:16,
79:17
supporting
70:10
supports
53:13,
68:9, 68:20

Concordance

surroundings
75: 11
surveys 6: 21,
82: 17
sustainability
y 15: 4,
17: 21,
41: 4, 43: 8,
68: 12,
68: 15,
86: 9, 87: 14
sustainable
18: 1,
68: 17,
82: 14
sustained
6: 13
sustains
33: 13
system 87: 20,
91: 22
systemic 66: 9

<T>
tackle 18: 9
talked 84: 18
tapestry
10: 20,
10: 21,
46: 13,
74: 10,
94: 21
Tara 3: 13,
99: 9, 99: 20
tax 4: 15,
33: 1, 34: 4,
34: 6,
35: 10,
35: 14,
35: 16,
35: 17, 43: 4
teacher 69: 19
teachers
95: 17
team 5: 4,
7: 19, 49: 9,
49: 11,

49: 19,
50: 13,
50: 24, 96: 2
tech 59: 14
technology
83: 13
teenagers
101: 2
teleconferenc
e 103: 12
tenancies
33: 21
tenant 16: 7,
37: 5, 37: 8,
58: 6, 83: 20
tenants 7: 21,
24: 11,
32: 22,
34: 2, 36: 3,
36: 7, 37: 6,
81: 12, 87: 2
tend 53: 23
tennis 92: 10
tens 53: 9
term 13: 23,
13: 24, 74: 9
terms 29: 10,
29: 17,
31: 11,
84: 18
terraces
13: 14
terrific
100: 19
test 59: 19
testified
90: 5
testify
55: 10,
90: 21,
102: 5
testimony
8: 5, 15: 8,
50: 5, 86: 4
Texas 95: 24
text 8: 14
text book
59: 16

thankful
73: 16,
73: 23
Thanks 25: 1,
29: 7,
31: 22,
31: 24,
37: 21,
47: 10,
74: 14,
76: 17,
80: 8, 86: 1,
86: 4
that'll 31: 6,
100: 18
theater
16: 17,
23: 19
themed 14: 19
themselves
20: 9
Theo 2: 22,
52: 21,
52: 23, 53: 5
There'll 83: 4
thereafter
96: 3
they'll
37: 11, 45: 1
thinking
41: 6, 87: 14
third 10: 12,
48: 8,
48: 22,
67: 16
Thompson
88: 9,
89: 22,
91: 11,
91: 12,
91: 14
Thompson.....
.. 92 3: 10
though 16: 18,
29: 1, 37: 1
thoughts
41: 18,
94: 17

thousand
36: 8,
36: 16, 37: 9
thousands
53: 9, 54: 8,
82: 16
Three 10: 9,
10: 15,
60: 12,
81: 13,
84: 22,
95: 23
three-year-ol
d 94: 13
thrive 63: 15
Throughout
67: 15,
78: 24
ticket 16: 15,
26: 8
tickets
28: 17, 99: 2
tied 44: 8
ties 45: 12
tight 49: 16
timed 12: 23,
31: 1, 31: 2
timeline
49: 16
tired 101: 24
Today 5: 12,
5: 21,
33: 18,
48: 20,
49: 1,
52: 18,
53: 6,
58: 14,
58: 18,
63: 5, 70: 5,
73: 7, 80: 6,
80: 10,
82: 19,
96: 24,
102: 17,
102: 21
Together
6: 18, 7: 11,

Concordance

10: 19, 37: 10, 49: 2, 51: 21, 51: 22, 55: 13, 68: 11, 69: 20, 74: 11, 101: 1 token 75: 23 top 34: 23, 60: 11, 92: 15 topic 87: 17 touch 10: 14 touched 42: 24, 77: 14 tourism 56: 14 toward 60: 19, 71: 13 towering 61: 22, 62: 1 tracks 45: 2, 60: 17 trade 78: 23 Trades 63: 11, 78: 21 tradition 95: 15 traffic 51: 6, 57: 7, 57: 8, 64: 17, 68: 6, 75: 12, 75: 14, 88: 20 train 70: 13, 70: 19, 75: 14, 98: 8 trained 73: 3 training 57: 3, 58: 1, 82: 23 trains 95: 4 transcription 103: 12	transform 56: 11 transformativ e 5: 22 transit 51: 6, 57: 7, 75: 12, 88: 16, 88: 22, 95: 3 transparent 58: 9 transportatio n 9: 23, 51: 4, 64: 13, 65: 8, 95: 4, 97: 3 trash 68: 21 tree 51: 3 trees 14: 23, 14: 24, 75: 15 tremendous 33: 6 truck 29: 10, 30: 19, 31: 1 trucks 12: 2, 12: 8, 12: 11, 12: 19, 29: 14, 29: 15, 29: 17, 30: 14, 31: 3, 31: 4 true 45: 10, 103: 11 truly 68: 14, 75: 22 truthful 42: 10 trying 16: 12, 34: 19 turn 7: 4, 10: 4, 30: 22, 41: 12, 58: 14	turning 48: 21 Two 6: 8, 6: 9, 8: 21, 12: 15, 13: 14, 21: 12, 29: 8, 34: 10, 36: 6, 50: 23, 57: 18, 57: 19, 86: 5, 86: 9, 90: 5 type 28: 17, 39: 3 types 40: 12 <U> ultimately 6: 10 ultra-low 40: 9 ULURP 56: 8, 84: 2 unanimously 9: 5 underground 38: 21 undermine 77: 23 understand 20: 24, 32: 1, 32: 5, 33: 5, 34: 20, 35: 4, 38: 21, 39: 1, 39: 8, 40: 8, 40: 12, 40: 17, 42: 15, 43: 15, 46: 23 understanding 16: 22,	32: 7, 32: 10, 102: 7 Understood 17: 8, 27: 24, 45: 8, 47: 8, 87: 18 undertaking 49: 15 unethical 60: 12 Unfortunately 6: 7, 6: 10 unified 74: 11 Unintelligibl e 46: 3, 73: 4, 80: 18, 82: 13 unintelligibl e. 32: 19, 41: 20, 69: 9, 72: 6 Union 53: 7, 57: 22, 73: 9, 78: 21, 79: 1, 79: 5, 79: 7, 79: 10, 79: 18, 79: 21, 80: 5, 82: 22 unions 73: 24 uniquely 77: 3 units 10: 11, 14: 1, 14: 2, 14: 6, 14: 7, 20: 8, 51: 15, 54: 6, 57: 13, 57: 18, 64: 10, 67: 12, 67: 14, 75: 23, 95: 2
--	--	---	--

Concordance

University 94: 10, 96: 2	36: 19, 36: 21, 36: 22, 37: 15	65: 2, 67: 5, 74: 5, 76: 6, 77: 11, 77: 16, 77: 21, 78: 3	57: 12, 64: 14, 86: 24
unless 39: 16	uses 7: 15,	ventilation 39: 2	Vista 5: 8
unlicensed 78: 3	10: 23, 11: 3, 16: 9, 17: 6, 31: 18, 33: 7, 34: 21, 35: 24, 36: 5, 36: 18, 38: 9, 44: 22, 46: 14, 56: 10	venue 6: 6, 7: 23, 15: 12, 15: 15, 16: 18, 28: 17, 34: 1, 35: 24, 40: 24, 41: 7, 44: 13, 45: 9, 60: 9, 73: 12, 74: 7	visualize 24: 20
unlike 30: 20	using 39: 16, 44: 5	viable 7: 12, 34: 8	voice 83: 20
unload 31: 5	utilize 71: 23	vibrant 83: 7	voices 70: 11
unlocking 56: 8	<V>	Vice 5: 18, 19: 11, 20: 13, 91: 19	volume 44: 18
unmute 72: 11, 93: 10, 93: 12	vacancy 58: 14	view 44: 19, 61: 24	volumes 77: 17
unmuted 47: 20	vacant 6: 7, 48: 13, 55: 22	viewed 18: 14	volunteer 91: 18
unnecessary 78: 9	value 79: 1	visible 22: 2	vote 10: 4, 52: 14, 94: 20
until 10: 3, 92: 11	valued 59: 11	Vision 6: 14, 6: 18, 7: 1, 7: 11, 38: 3, 38: 4, 38: 10, 42: 17, 48: 21, 51: 22, 52: 9, 56: 4, 60: 7, 80: 4, 82: 21, 84: 16, 100: 16	vulnerability 50: 21
updated 24: 13	Vanessa 55: 4	visions 69: 22	
upgrade 64: 18	variety 33: 2	visitors	
upgraded 64: 16, 75: 13	various 17: 17, 22: 15, 85: 19		
upgrades 89: 6, 89: 8	vehicles 26: 15		
upheld 101: 21	vending 67: 6, 77: 13, 78: 9		
uphold 54: 15	Vendor 67: 7, 67: 10, 77: 2, 77: 6		
Upholding 75: 17, 75: 18	vendors 63: 21, 64: 8, 64: 23, 64: 24,		
upper 22: 23			
upstate 87: 21			
urban 14: 21, 67: 22			
urge 52: 12, 58: 15, 66: 21, 70: 11, 71: 4, 71: 24, 76: 13, 89: 16, 94: 20			
urging 70: 5			
USA 8: 5			
useful 43: 21			
user 37: 13			
users 34: 3, 36: 11,			

Concordance

wealth 50: 15 , 50: 16 , 62: 22 , 71: 8 , 83: 22	68: 1 , 78: 3	19: 3 , 26: 17 , 26: 19 , 27: 6 , 39: 15 , 44: 21 , 51: 7 , 52: 13 , 61: 3 , 74: 7 , 77: 24 , 78: 5 , 82: 16 , 84: 12 , 87: 4 , 92: 9 , 98: 17 , 101: 5	works 35: 5 , 68: 11
wealthy 99: 3	wide 10: 18		workshops 6: 21 , 82: 17
week 98: 14	Wilkins 76: 19 , 80: 9 , 80: 10 , 80: 12 , 80: 18 , 80: 23		world 11: 8 , 37: 16 , 95: 20
weekend 23: 21			woven 10: 19
weekends 12: 16	William 76: 19 , 80: 9 , 80: 12		wrap 46: 20 , 46: 21 , 58: 11
weeks 85: 22	window 18: 8 , 22: 3		wraps 25: 9
weight 41: 12	window- sized 23: 20		writing 42: 14 , 43: 12
Welcome 47: 18 , 47: 23 , 47: 24 , 52: 23 , 54: 21 , 65: 23 , 72: 22 , 77: 6 , 78: 14 , 80: 24 , 88: 9 , 91: 11 , 99: 15	windows 22: 22 , 29: 23 , 29: 24 , 30: 8 , 30: 9 , 30: 13	work- based 70: 24	written 102: 13
well- maintain ed 27: 14	wish 42: 3 , 42: 4 , 99: 11	worked 27: 3 , 59: 12	<Y>
west 26: 13	wishing 92: 11 , 102: 5	worker 64: 5 , 76: 9 , 79: 6 , 79: 19	Yankee 98: 7 , 98: 8
Western 95: 24	within 12: 6 , 66: 24 , 70: 14 , 71: 21 , 74: 7 , 76: 7 , 76: 11 , 95: 8 , 103: 8	workers 53: 7 , 53: 10 , 53: 17 , 64: 14 , 79: 21 , 81: 12 , 83: 2	year 11: 6 , 12: 14 , 12: 17 , 13: 4 , 14: 4 , 15: 13 , 15: 17 , 15: 21 , 15: 23 , 26: 22 , 31: 10 , 33: 24 , 35: 23 , 59: 10 , 82: 11 , 82: 15 , 95: 12 , 97: 5
whatever 79: 23	without 76: 1 , 91: 22	workforce 58: 1 , 82: 3 , 82: 24	years 52: 6 , 55: 20 , 59: 12 , 63: 3 , 66: 8 , 69: 19 , 81: 10 , 82: 13 , 84: 12 , 100: 6
Whenever 5: 14 , 47: 19	WITNESS 91: 1 , 103: 13	working 28: 8 , 28: 13 , 29: 11 , 34: 17 , 39: 14 , 46: 15 , 46: 16 , 49: 7 , 49: 15 , 54: 3 , 54: 12 , 55: 14 , 62: 22 , 69: 21 , 74: 2 , 74: 3 , 81: 6 , 84: 2	York 1: 2 ,
WHEREOF 103: 13	won 95: 24		
Whereupon 102: 22	wonderful 48: 3 , 96: 21		
whether 11: 12 , 16: 14 , 38: 21 , 42: 16 , 44: 16	wondering 86: 5		
who' ve 48: 24	wonders 101: 15		
whole 13: 4 , 36: 13 , 100: 21	word 99: 13		
whom 49: 19 ,	words 18: 18		
	work 7: 20 ,		

Concordance

1 : 10 , 5 : 20 ,
27 : 21 ,
41 : 8 ,
45 : 19 ,
53 : 12 ,
54 : 2 ,
56 : 15 ,
60 : 11 ,
60 : 17 ,
65 : 7 ,
103 : 2 ,
103 : 4 ,
103 : 9

Yorkers

54 : 12 ,
67 : 17

young 68 : 7 ,

70 : 2 ,
70 : 19 ,
71 : 7 ,
79 : 11 ,
82 : 24 ,
83 : 14 ,
92 : 3 , 101 : 2

Youth 6 : 23 ,

52 : 8 , 57 : 1 ,
57 : 24 ,
58 : 8 , 70 : 6 ,
70 : 11 ,
70 : 12 ,
70 : 13 ,
70 : 16 ,
70 : 19 ,
70 : 23 ,
71 : 2 , 71 : 5 ,
71 : 20 ,
71 : 23 ,
72 : 1 ,
73 : 14 ,
73 : 15 ,
81 : 12 ,
83 : 11 , 96 : 7

youth-serving

57 : 2

<Z>

zero 40 : 21

ZMX 4 : 11

zone 22 : 23

zones 23 : 7

zoning 4 : 15 ,

8 : 12 , 8 : 14 ,

8 : 19 , 8 : 21

Zoom 47 : 17 ,

62 : 5 , 62 : 6 ,

62 : 7 ,

72 : 11 ,

74 : 16 ,

76 : 18 ,

76 : 21 ,

93 : 6 ,

93 : 10 ,

93 : 12

ZRX 4 : 12

ZSX 4 : 13

General Public

From: [Erin Whitney \(DCP\)](#)
To: [Young, Ingrid](#)
Subject: FW: Comments re: C 250294 ZMX - Kingsbridge Armory Redevelopment
Date: Thursday, August 14, 2025 5:06:46 PM

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, August 13, 2025 3:38 PM
To: Camila Thomas (DCP) <CThomas@planning.nyc.gov>; Erin Whitney (DCP) <EWhitney@planning.nyc.gov>; BronxComments_DL <BronxComments_DL@planning.nyc.gov>
Subject: Comments re: C 250294 ZMX - Kingsbridge Armory Redevelopment

Re. Project: **C 250294 ZMX - Kingsbridge Armory Redevelopment**

Submitted by:

Name: **Thorne Nugent**
Zip: **10457**

I represent: **The local community board|A local community group or organization**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **No**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

Good afternoon, my name is Thorne Nugent, and I am a Bronx resident and community

advocate to urge our city leaders to prioritize three simple but powerful actions: First, adopt strong local hiring policies so Bronx residents get a fair share of jobs from city-funded projects. Second, strengthen MWBE contract opportunities by enforcing participation goals, streamlining certification, and giving minority- and women-owned businesses the tools to compete and win contracts. Third, create incentives for procurement from Bronx-based businesses, so public dollars stay in our community, supporting jobs, small businesses, and economic growth right here at home. Every dollar spent locally multiplies its impact — building wealth, stability, and pride in our neighborhoods. These changes aren't just fair; they're smart economic development. Let's make sure city investments truly reflect the people, diversity, and talent of the Bronx. Thank you.

From: [Erin Whitney \(DCP\)](#)
To: [Young, Ingrid](#)
Subject: FW: Comments re: C 250294 ZMX - Kingsbridge Armory Redevelopment
Date: Thursday, August 14, 2025 5:06:34 PM

Comments have started to come in! I'll send what I have for today (4 total, all from yesterday).

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, August 13, 2025 9:08 AM
To: Camila Thomas (DCP) <CThomas@planning.nyc.gov>; Erin Whitney (DCP) <EWhitney@planning.nyc.gov>; BronxComments_DL <BronxComments_DL@planning.nyc.gov>
Subject: Comments re: C 250294 ZMX - Kingsbridge Armory Redevelopment

Re. Project: **C 250294 ZMX - Kingsbridge Armory Redevelopment**

Submitted by:

Name: **Elisabeth Ortega-Bailey**
Zip: **10468**

I represent: **Myself**

Details for "I Represent":

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information?

I have attended or will attend the City Planning Commission's Public hearing on this project:

Additional Comments:

Hi! My name is Elisabeth Ortega-Bailey, and I'm a lifelong resident of the Bronx. I grew up

here, went to school here, got married here and now I'm raising my son here. He proudly says he's Puerto Rican and from Fordham. To me, that's the mark of a true Bronxite. My hope is that my son will be able to stay here as an adult working a good job that builds wealth in the Bronx and raising his own family right here in the community that raised him. That's why this project matters so much. I've been fighting for the redevelopment of the Kingsbridge Armory for over 20 years. And now, we have a once-in-a-generation chance to get it right not just for today, but for decades to come. I want to acknowledge and thank everyone involved for what's already in this plan, especially the commitment to community ownership. That's a huge step forward. But we can and must go further. Local procurement must be the backbone of this project. When we hire Bronx trades, give contracts to Bronx businesses, and buy from local suppliers, it creates a ripple effect—more jobs, stronger small businesses, and more families with the means to stay and thrive here. We need deeply affordable, family-sized homes and protections so the people who build this project can also afford to live here. We also need affordable commercial space so street vendors and small business owners people who have been the heart of our neighborhoods can be part of the Armory's future. So here's what I'm asking: From the Developer: Set and meet ambitious local hiring goals for every phase of the project, construction, retail, and long-term operations. Award the large majority of contracts to Bronx-based businesses, MWBEs, and worker cooperatives, ensuring that most of the project's economic benefits stay in our community. Reserve affordable commercial space for local vendors and small businesses. Ensure the housing includes deeply affordable, family-sized units, not just studios and one-bedrooms. From the City: Invest in better transportation access and safer streets so workers, residents, and visitors can get to and from the Armory easily. This includes improved bus and subway connections, upgraded sidewalks, bike lanes, lighting, and traffic-calming measures to protect pedestrians. Upgrade nearby parks and public spaces so families have clean, safe, and welcoming green spaces to gather. This means repairing playground equipment, adding benches and shade, improving landscaping, and ensuring regular maintenance. Make vendor licensing affordable and accessible so street vendors can operate legally and be part of this development. Create support hubs where vendors can get help applying for licenses and permits. Connect local job creation to housing access so the people building this project can also afford to live here. This project can set a new standard for development in New York City one where jobs, housing, transportation, public space, and opportunity stay rooted in the community. Let's make sure the Kingsbridge Armory is built by us, for us, and with us at the center.

My name is Matthew Shore (pronouns: he/him), and I'm a Kingsbridge resident in the Bronx (Lenape Land) that was raised around the corner from this Armory on Creston Ave, and I'm a proud member of the Northwest Bronx Community & Clergy Coalition.

While it is reassuring news that the community already secured various commitments...including:

- A Community fund
- Community co-governance; and,
- 125,000 square feet of community owned spaces..

We need this project to go further. I urge the City and Developer to ensure:

1. That the Community Council have a set % of seats for seniors, persons with special needs, formerly incarcerated, undocumented persons, and formerly unhoused, to have real decision-making power.
2. All jobs produced - after the armory is redeveloped - should be at a specified living wage. Average AMI in Bronx Community Board 7 (CB7) is 38%, according to the Association for Neighborhood & Housing Development's (ANHD) 2025 Housing Risk Chart¹.
3. Implement a community solar microgrid.²
4. A community fund that funds mission driven community investment trusts and/or commercial CLTs in the Bronx AND supports first-time homeownership opportunities for longtime local residents that are low-income and middle-income. According to a report published in 2022 from Pratt Institute's Graduate Center for Planning and the Environment, only 6% of homes in Bronx CB7 are owner-occupied, which is below the Bronx (20%) and citywide average (33%)³. Additionally, according to ANHD's 2025 Housing Risk Chart, Bronx

¹ <https://www.anhd.org/report/how-is-affordable-housing-threatened-in-your-neighborhood-2025/>

² <https://online.fliphtml5.com/mewzo/swne/?search=solar#p=48>

³ <https://online.fliphtml5.com/mewzo/swne/?search=6%25#p=20>

CB7 ranks highest in the city for displacement pressures, meaning its tenants face amongst the highest eviction rates, rent burden and housing code violations.

5. Guarantee free or truly affordable space for existing street vendors on the Kingsbridge commercial corridor in or outside the Armory, including space for them to store their equipment. Street vendors contribute to our vibrant community. Additionally, they are small businesses and should benefit from the Armory's redevelopment, instead of being displaced. Reported by THE CITY, Mayor Adams administration previously swept street vendors from the Kingsbridge Road commercial corridor, compromising their livelihoods. This is unacceptable.⁴
6. With the Armory's previous redevelopment projects, businesses faced double and triple rents around the time the Kingsbridge National Ice Center was approved⁵. So, this current Armory redevelopment project will likely contribute to "indirect" residential and small business displacement. Currently, a dozen Kingsbridge shops face impending eviction, as reported by the Riverdale Press⁶. Therefore, the City should consider a special purpose district and historic district requiring local housing production to maintain a certain affordability level, preserving neighborhood character. The City should also explore commercial rent stabilization and small business bill of rights.
7. Lastly, the developer of this project is required, per city law, to create a Racial Equity Report (RER) through this ULURP process. Although developers are not required to present RERs to community boards and community organizations, due to the massive scale and high-profile nature of this Kingsbridge Armory project, the developer should

⁴ <https://www.thecity.nyc/2024/10/11/vendors-kingsbridge-bronx-crackdown/>

⁵

<https://www.norwoodnews.org/exclusive-amid-development-of-kingsbridge-armory-rents-to-double-for-some-in-august/>

⁶ <https://www.riverdalepress.com/stories/a-dozen-kingsbridge-shops-may-face-eviction-soon.132812>

present its RER to Bronx CB7 and thoroughly publicize the presentation to ensure many people are present to hear the presentation and ask questions.

The Bronx deserves more. Thank you.

From: [Erin Whitney \(DCP\)](#)
To: [Young, Ingrid](#)
Subject: FW: Comments re: C 250294 ZMX - Kingsbridge Armory Redevelopment
Date: Thursday, August 14, 2025 5:06:59 PM

From: Public Hearing Comments (Do not reply) <PublicComments_DL@planning.nyc.gov>
Sent: Wednesday, August 13, 2025 8:50 PM
To: Camila Thomas (DCP) <CThomas@planning.nyc.gov>; Erin Whitney (DCP) <EWhitney@planning.nyc.gov>; BronxComments_DL <BronxComments_DL@planning.nyc.gov>
Subject: Comments re: C 250294 ZMX - Kingsbridge Armory Redevelopment

Re. Project: **C 250294 ZMX - Kingsbridge Armory Redevelopment**

Submitted by:

Name: **Manuel Vicente Veintimilla**
Zip: **10458**

I represent: **A local community group or organization**

Details for "I Represent": **Bronx Street Vendors**

My Comments:

Vote: I am **in favor**

Have you previously submitted comments on this project? **Yes**

If yes, are you now submitting new information? **No**

I have attended or will attend the City Planning Commission's Public hearing on this project: **No**

Additional Comments:

La Armería de Kingsbridge debe de ser considerado patrimonio Cultural de la

humanidad, recuperar su arquitectura y hacerla una vez grande es tarea de todos, Nosotros los vendedores ambulantes nos comprometemos a impulsar el desarrollo de este mega proyecto, somos comunidad y creemos que ahora en tiempos de paz es hora de construir nuevas generaciones que conserven estos testigos de nuestra historia. El comercio informal contribuye al desarrollo de pequeños y grandes proyectos BSV somos Kingsbridge Armory

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To: Young, Ingrid
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this project: **No**

Additional Comments:

The Kingsbridge Armory should be considered a Cultural Heritage site of humanity. Restoring its architecture and making it grand once again is everyone's task. We, the street vendors, are committed to supporting the development of this mega-project. We are part of the community and believe that now, in times of peace, it is time to build new generations who will preserve these witnesses of our history.

Informal commerce contributes to the development of both small and large projects
BSV — We are Kingsbridge Armory.