

① WHY PLAN? AND WHY, PLAN HERE?

- Community feedback
- Implementation strategies (zoning, etc)
- Work towards shared goals (community housing development + preservation, economic)
- Development pressure
- Build on past work / continuing conversations
- opps for community investment

② WHAT'S IN A PLAN?

- ~~implementation~~
- implementation strategies (zoning, capital \$, small business, etc.)
SUPPORT [SBS]
- shared vision
- can be "topic-focused"; various ways to structure

③ WHAT DO WE KNOW ABOUT THE AREA?

- housing units: ~~need~~ supply needs to meet the needs of a growing population (CURRENT AND FUTURE)
- high rates of commercial vacancy along Southern Blvd.
- large & a lot of diverse interests need to be engaged and represented*
↳ surveys *

④ WHAT DOES THE PROCESS LOOK LIKE?

- transparent & evolving
- incorporate accountability
- make connections across agencies + the tools they can bring to the table
- consensus building at each stage (~~vision is shared~~)

REPORT BACK

(#1)

① BIGGEST TAKEAWAYS

- Why Southern BLVD
- Accessible/Low Income housing vs. Gentrification
- Clear explanation about what tools (economic/zoning) will be used to implement Plan
- How do we hold City accountable? Trust!
- Planning
- Implementation

② SURPRISES?

- Having the conversation
-

④ NEW QUESTIONS

- How will this Plan benefit existing residents
- HPD Policy to protect Affordable housing
- How will needs of working middle class be addressed
 - Displacement - protect seniors
- Are low income communities targeted for this type of planning? Why

① WHY PLAN? AND WHY PLAN HERE?

- GUIDE US TO WHAT WE WANT
- HIGHEST + BEST USE
- ACHIEVE A SET OF GOALS
- ADDRESS COMM. CONCERNS
- ENSURE WHAT HAPPENS IS REPRESENTATIVE
- ENSURE HEALTHY/LIVABLE COMMUNITIES
- BUILD COMM. CONSENSUS
- HELP ADVOCATE FOR RESOURCES
- SET A TIMETABLE TO ACCOMPLISH GOALS
- HELPS IDENTIFY RESPONSIBLE PARTIES

- STRONG COMM. ORGANIZATIONS, HISTORY OF PLANNING
- HISTORY OF NEEDS
- NEED TO MAKE DIFFERENT LAYERS OF TRANSIT AND OTHER SYSTEMS WORK MORE HARMONIOUSLY (E.G., REMOVE BARRIERS)
- LOW DENSITY IS BARRIERS TO RETAIL, DESPITE HIGHEST DENSITY
- 2+ TRANSIT BUS ACCESS - GENERALLY IMPROVING CONDITIONS
- NEED FOR BETTER PED./CYCLIST SAFETY
- ALREADY A LOT OF INVESTMENT HAPPENING
- NDF - OPPORTUNITY TO TAKE ADVANTAGE
- ITU/ST/BOSTON RD - NEED TO IMPROVE!

COMM. - LED

② WHAT'S IN A PLAN?

- TIMETABLE + IDENTIFICATION OF RESPONSIBLE PARTIES
- VISION FOR WHAT WE WANT TO HAPPEN - LESS IDEALISTIC, MORE TANGIBLE
- SHOULD BE INCLUSIVE
- SPECIFIC REQUESTS TIED TO A SPECIFIC PLACE + TAILORED TO SPECIFIC AGENCIES

GENERAL + SPECIFIC IN LOCATION

- BETTER ACCESS TO PARKS (BROWN HILLS)
- IMPROVE PEDESTRIAN SAFETY + CONNECTIONS
- IMPROVED PEDESTRIAN AMEN. (LIGHTING + ELEVATORS) AROUND TRAINS, ETC. (UNDER UMBRELLA?)
- IMPROVED SAFETY + BETTER MAINTAIN EXISTING ASSETS
- COMMITMENT TO AN ONGOING PROCESS OF RESOURCES
- IMPROVED AMBIENT CONDITIONS (AIR, NOISE UMBRELLA?)
- IMPROVED COMMUNITY ENGAGEMENT
- LEVERAGE UNDERUTILIZED ASSETS + BETTER CONVERT PEOPLE TO SPACE

③ WHAT DO WE KNOW ABOUT THE AREA?

- OWNERSHIP OF SF HOMES? (CAROLLETTA GARDENS, ETC.)
- Southern portion of study area very disconnected from section to the north (due to infra, geographic, ambient barrier, etc.) - bad, lots of cars, doesn't feel safe, lack of vitality helping to connect spaces.
- Lots of schools in area, young pop. / teens sometimes simply can't go to the next block due to issues
- Traffic, very congested; lots of trucks due to market; traffic from Back Bay
- Changing types of retail
- Bronx River; some new shops good; parks (Customs, Beach Point, etc.); good parks wants for kids (Paco)
- Strong culture

④ WHAT DOES THE PROCESS LOOK LIKE?

- SHOULD BE TRANSPARENT; COMMUNITY NOT BE HEARD; SHOULD UNDERSTAND LARGER COMM.
- RESIDENT + OTHER STAKEHOLDER ENGAGEMENT; INTER-AGENCY COORDINATION
- KEY TO ESTABLISH PHYSICAL STAYS ~~FROM~~
- SENSE OF COSTS/NEEDS
- SMALLER GROUP ENGAGEMENT / ENGAGE PEOPLE UNDER THEY ARE *
- LEARNERS w/ CAPACITY
- KEY IN THIS NEIGHBORHOOD NOT TO RELY ON INTERNET
- OUTREACH TO ALL AGE GROUPS
- ACCOMMODATE LANGUAGE NEEDS

Growth in # of young profs. Generates demand

REPORT BACK

① Biggest Takeaways

- MORE AGILE APPROACH TO ENGAGING COMMUNITY; MEET PEOPLE WHERE THEY ARE
- NEED FOR IMPROVED CONNECTIVITY (BOTH PHYSICAL AND IN A COMMUNITY-SENSE)
- HEALTH + SAFETY ARE KEY
- NEED TO MAKE THE MOST OF EXISTING ASSETS
- Need for more outreach to breakdown perception barrier

also

② Surprises?

- How many existing assets are already here + how much of the work that needs to be done is reconnecting those
- That this process actually exists!
- NDF funding!
- Good to see city agencies represented

③ New Questions

- How do we get better input from the businesses?
- When is the next meeting? / How often ~~will~~ will we meet?
- How do we do a better job of letting the community know what's going on?
- Does the DCP already have a process in place?



① WHY PLAN? AND WHY PLAN HERE?

- PLANNING FOR THE FUTURE BY LOOKING @ WHAT YOU HAVE NOW
- VISION - TAKE OWNERSHIP OF OUR COMMUNITY
- FEARS - SHARING & INFO / KNOWLEDGE
- CREATING CONNECTIONS
- WE HAVE TO DEMAND IT + HAVE A SAY ("AS OF RIGHT")
- IF YOU DON'T PLAN, CHANGE WILL HAPPEN ANYWAYS
- VISION = "WE WANT TO REVITALIZE OUR COMMUNITY"

② WHAT'S IN A PLAN?

- STRATEGIES
- HOUSING
- STREET IMPROVEMENTS
- COMMUNITY INPUT
- IDENTIFY GOALS
- IDENTIFY NEED
- * DOCUMENT TO HOLD STAKEHOLDERS ACCOUNTABLE
- mechanism for commercial regulation for local ownership
- "QUICK WINS" (ie lighting under elevated) that lead to longer term goals

③ WHAT DO WE KNOW ABOUT THE AREA?

- NEED - NO 'HUB' OR CONNECTION IN COMMERCIAL AREA
- STABLE, AFFORDABLE HOUSING
- SMALL CITY OWNED LOTS
- STUDY AREA ALREADY SATURATED W/ HOUSING
- FEAR OF GETTING PUSHED OUT
- absentee landlords/bldg owners (res + commercial)
- NO STORAGE FACILITIES (theaters)
- vacancies on southern strip
- rent = unaffordable
- many of same stores (shoe stores, jewelry, etc)
- PRESERVE AFFORDABILITY OF CURRENT HOUSING (NOT NECESSARILY HOUSING STOCK)
- want QOA stores (grocery, restaurant) variety of commercial

④ WHAT DOES THE PROCESS LOOK LIKE?

- EMPOWER ppl TO PARTICIPATE - LISTEN + LEARN
- ORGANIC, GROWING
- INTENTIONAL *QUICK WINS*
- LEVERAGE STRENGTHS
- FORMAL + INFORMAL
- ONGOING FEEDBACK
- LEVERAGE CURRENT NON-PROFITS TO IMPLEMENT
- connection to mall on north portion
- southern portion = higher rent (historically was a popular destination)
- special-use permits for vending + wide sidewalks
- DANGER! Q.O.L. IMPROVE
- NEED CITY SUPPORT
- SPECULATION

REPORT BACK

① BIGGEST TAKEAWAYS

- IDENTIFIED NEEDS
 - CONSERVE CURRENT AFF. LIVES
 - RETAIL / VENDORS / STREET VENDORS
 - CONNECTIVITY LIGHTING / SAFETY
- COMMUNITY INVOLVEMENT
- NEED VISION (CLARITY)
- CREATE SHORT / MID-TERM GAINS
 - MAINTENANCE
 - UPKEEP
 - "OWNERSHIP" OF PROPERTY
- KEY SITE CLEAN UP
- ABSENTEE OWNERS + SPECULATION
- EDUC. EMPLOYMENT YOUTH

commercial + retail

"AFFORDABLE" VS TRUE AFFORD.

② SURPRISES?

- THIS MEETING HAPPENING → COMMUNICATION
- NO AGENDA / VISION CREATED ALREADY → NEED BALANCE DIRECTION + FEEDBACK BIG ENOUGH TO BUILD ON

③ NEW QUESTIONS

- HOW LONG TO CONTINUE MTGS? HOW MANY MORE?
- WILL WE SEE AN OUTCOME? (FROM MAKING A PLAN)
- HOW ARE OTHER CITY AGENCIES INVOLVED IN PROCESS + IMPLEMENTATION?

1 WHY PLAN? AND WHY PLAN HERE?

- If you don't plan, it will just happen
- To see strengths & weaknesses of the community
- To bring about change & transformation
- To preserve & expand the positive changes already made
- To protect green spaces
- To promote small businesses
- Directing resources to people/businesses already here

- To prepare for upcoming infrastructure changes. Create pedestrian friendly spaces
- To think about how development connects
- Can residents get what they need
- To have as a framework

2 WHAT'S IN A PLAN?

- Think about what's the interplay making people become entrepreneurs vs looking for a job. Does the plan include a strategy to expand economic opportunity/entrepreneur.

3 WHAT DO WE KNOW ABOUT THE AREA?

4 WHAT DOES THE PROCESS LOOK LIKE?

- Engaging street vendors and conducting surveys
- Having more, smaller meetings that are neighborhood specific

Neighborhood Concerns

(4)

Need for mixed income housing

- Safety. People don't want to be out late at night due to crime, lighting etc
- Affordability. Is new housing available to college grads who want to return to the area but the affordable housing income bands are too low. Market rate too high, gov subsidized is too low
- There needs to be to very low income housing as well
- What are the associated needs with an increasing foreign-born population?
- Changing demographics create complexities in addressing issues such as health, food, pre-k due to varying attitudes and command of the english language.
- There aren't enough food options (• Difficult to attract national brands)
(• Mom + Pop shops also needed to help meet local cultural demands)
- Absentee landlords that don't care to fill commercial spaces
- Inactive BID
- Enforcement of plan goals. What protections are built into the plan

REPORT BACK

④

① Biggest Takeaways

- Meeting needs of current residents within changing demographics
- How do we expand opportunities for ownership of residences and businesses

② Surprises?

- Level of growth & need to tailor plan & community resources
- "Secondary gentrification": working class but with higher income than current tenants. From Brooklyn/Central Harlem to BX

③ New Questions

- What comes out of this meeting? Document?
- What's the timeline for outreach?