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MEMORANDUM

Date: 4/15/2020

To: Paul Wyckoff, Chief of Government and External Affairs, NJ TRANSIT
John Geitner, Senior Director – Environment, Energy & Sustainability, NJ TRANSIT
Dara Callender, Manager, Environmental Compliance, NJ TRANSIT
John Del Colle, Senior Director, Legislative Relations, Government & Community Relations, NJ TRANSIT
Daniel Moser, Community Planner, Federal Transit Administration
Donald Burns, Director of Planning and Program Development, Federal Transit Administration

From: Chris Brown, Director of Community Development, City of Hoboken
Jessica Giorgianni, Principal Planner, City of Hoboken
Ann Holtzman, Zoning Officer/Floodplain Administrator, City of Hoboken
Cathleen Wolf, Planner, City of Hoboken

Subject: Summary of City of Hoboken Records Building Alternatives Analysis Survey

This memorandum serves as a summary of the responses received as part of the City of Hoboken's online survey on the Lackawanna Records Building Alternatives Analysis, currently under Section 106 review. This memo should serve as part of the City of Hoboken's official submission to the public comment period.

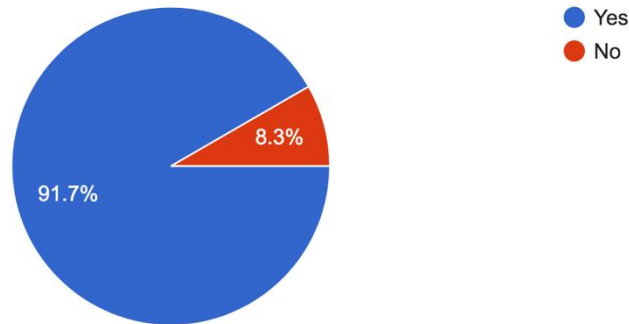
The City of Hoboken first alerted the public of the Section 106 public comment period on March 3, 2020, at the same time an announcement was made about a March 17th public meeting. The March 17th in-person public meeting was cancelled to prevent the spread of the Coronavirus. On March 26th, the public was notified of the online survey, via a Community Message, along with a reminder that the project's (original) public comment period would be ending on March 31st. On April 1st, NJ TRANSIT and the FTA agreed to extend the public comment period to include comments received as part of a virtual public meeting scheduled for April 16. The City requests that all Section 106 stakeholders consider the public comments submitted as part of this online survey, in their review and consideration of the Alternatives. If possible, NJ TRANSIT should also aim to address survey responses and comments at the April 16th virtual meeting.

Questions

1. **Email address.** See attached spreadsheet for a full list of email addresses submitted for each response.
2. **Are you a Hoboken resident?** Out of 70 responses, 91.7% were Hoboken residents.

Are you a Hoboken resident?

72 responses



3. **When and how did you first become aware of the Lackawanna Records Building?** Responses ranged from becoming acquainted with the building in 1979 to the day of completing the survey. Many respondents pass by the building on a daily or regular basis. See attached spreadsheet for a full list of responses.

4. **Preferred Alternatives and additional comments.** Respondents were asked to assign a value to each alternative in the draft Alternatives Analysis, ranging from “Strongly oppose”, “Oppose”, “Prefer”, to “Strongly Prefer”. The top 3 alternatives for each position are listed below.

- Alternative 1: No Build
- Alternative 2: Stabilization Without Rehabilitation
- Alternative 3: Rehabilitation/Stabilization in Place
- Alternative 4: Adaptive Reuse
- Alternative 5: Relocation/Reconstruction
- Alternative 6: Demolition with Salvage and Storage of Historic Materials
- Alternative 7: Demolition without Salvage of Historic Materials

Strongly Oppose

1. Alternative 7: 61 responses
2. Alternative 1: 50 responses
3. Alternative 6: 38 responses

Oppose

1. Alternative 2: 22 responses
2. Alternative 5: 21 responses
3. Alternative 6: 18 responses

Prefer

1. Alternative 3: 23 responses
2. Alternative 5: 13 responses
3. Alternative 2: 8 responses

Strongly Prefer

1. Alternative 4: 53 responses

2. Alternative 3: 14 responses
 3. Alternative 6: 10 responses
- Overall, respondents strongly oppose Alternative 7: Demolition Without Salvage of Historic Materials, and strongly prefer Alternative 4: Adaptive Reuse. 51 out of the 72 respondents assigned both “Strongly Oppose” to Alternative 7 and “Strongly Prefer” to Alternative 4.
 - In the comment box, these 51 respondents point to the building’s beauty, location, and potential as a market, museum, or transit amenity, and its irreplaceable nature as one of the few remaining historic buildings from Hoboken’s “railroads and shipping history”.
 - Sample of Comments (see attached spreadsheet for a full list of comments and preferred alternatives):
 - A Stevens parent, one of the 51 respondents to strongly oppose #7 and strongly prefer #4, commented that “history combined with modern day is what makes Hoboken so appealing and wonderful!”.
 - A few comments also note NJ TRANSIT’s role in the building’s current condition: “[NJ Transit] should be responsible to pay for the majority of the cost of such rehabilitation.”
 - A resident and member of the Railyards Task Force thinks the building’s adaptive reuse would “enhance the overall Hoboken Yards development.”

Please read the draft Alternative Analysis linked to the City’s website and rate your preference for each proposed alternative.

