



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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CICELY HARRIS
 Chairperson

SHATIC MITCHELL
 District Manager

MANHATTAN COMMUNITY BOARD 10
LAND USE COMMITTEE
June 20th 2019

Present

Karen Dixon
 Lisa Downing, Vice Chair
 Donna Gill
 Stanley Gleaton, Chair
 Delsenia Glover
 Victoria Horsford
 Mari Moss
 Shatic Mitchell

Absent/Excused

Kevin Bitterman
 Dr. Hazel Dukes
 Stephen Johnson
 George Harrell
 Victoria Horsford
 Charles Powell
 Jerika Richardson
 Keith Taylor
 Racquel Vazquez

The meeting was called to order at 7:13 pm

121 West 125th Street - Urban League Headquarters – Urban Civil Rights Museum

Marion Phillips from the State Economic Development Corporation presented the mixed use development project comprised of the following:

- National Urban League Headquarters 40,000 sq ft + 20,000 sq ft Conference Space
- Urban Civil Rights Experience Museum Digital Museum – 20,000 sq ft
- Jazzmobile Headquarters
- 100 Black Men Headquarters – 4,500 Sq Ft
- Affordable Housing – 10 floors
- Class A Office Space – 70,000 sq ft to be rented to different end users
- Retail- Below grade 105,000 Sq ft

The Development Team

- National Urban League (Charles Hamilton Present)
- BRP Companies (Meredith Marshall Present)
- L & M Development Partners
- Taconic Investment Partners

The Project Scope

- 17 Floors/205 Feet Tall
- Low Income Tax Credits will be used to help subsidize the affordable portion of the project
- Retail will be market rate and will also cross subsidize the development
- They will be working with 32BJ there will be both union and non union opportunities available
- They will target MWBEs. They will host job fairs and outreach efforts for contractors
- Financing- Bonds and State subsidy and tax exempt bonds
- 75 M from NUL balance to be paid through the office and retail tenants
- The entrance for the housing will be on 126th Street
- The affordable housing will last for 50 years
- The supportive housing will target incomes from 30 to 40 k
- The retail will be ground level and below grade

Timeline

- July 2019 – 60 Day Public Review period
- August 2019 – Public Hearing
- February 2020 – Final Public Approvals/Closing
- March 2020 – Construction Begins

Lemor and IRS Development Scattered Site Initiative

The development team was awarded 12 sites from an HPD RFP issued in December 2014. The goal is to build affordable homeownership and rental opportunities.

This is a scattered site program with housing in Council District 9.

There are a total of 12 Developments – 11 sites in CB 10 and 1 site CB 11.

The sites are presently empty lots that range in width from 16' to 33 ft'.

This was a pre-ULURP presentation. The addresses for the sites were not disclosed. The committee did have questions concerning unit mix and the small sizes of the apartments.

The development committee will come back at a later date for approval of the following Land Use Actions:

- Urban Development Action Area Program (UDAAP) Designation and Project Approval
- Disposition of City Owned Property
- Special Permit for Multi Family Building on Narrow Lots

Lenox Terrace Development

Representatives from the Olnick organization came to present the Lenox Terrace Development Proposal and proposed rezoning of the property which spans from 135th street to 132nd Street Lenox to 5th Avenues. ULURP is expected to commence in the Fall 2019.

The Project has gone through several iterations since its inception in 2003 when Max Bond was hired as the Master Planner. Today the project includes the following:

- 5 New Buildings at the corners of the property none higher than Harlem Hospital
- 1,600 + housing units

- 400 + affordable housing units
- Lenox avenue buildings with 6 story podiums

The new buildings will have amenities that will be open to all residents

- Roof Deck
- Kids Playroom
- Yoga Studios
- Community Rooms
- Gyms
- Game Rooms

The retail experience will be enhanced. The proposed project will include: 160,000 sq ft of new neighborhood retail space comprised of small to mid-sized local retailers. The ground floor retail will include: second floor and cellar retail

The parking lots will be transformed. It will be underground. The existing parking will be a part of the 6 acres of open space on the complex comprised of redesigned pathways, pocket parks and benches. The lobby's both old and new, will be remodeled as will the kitchens, bathrooms and hallways. All hallways in the existing buildings will be renovated with new lightening, carpet and painting.

According to Olnick, current residents rent will not increase to pay for renovations. Renovation will happen at the same time as new construction. The Olnick organize stressed this throughout their presentation.

Community Outreach and Engagement

According to Olnick, since October 17th there has been extensive outreach to existing residents and they continue to maintain dialogue the new leadership of LT-ACT.

A Tenants Benefits Agreement is expected to be developed and approved before the final zoning approvals at the DCP and City Council.

CB10 has offered to meet with the Tenants Association, their architect and attorney to review processes and projects

CB10 has also encouraged WEACTION to work with the Lenox Terrace Tenants association.

Land Use Actions

- Rezoning from R7-2/C1-4 to C6-2
- Designated project area as Mandatory Inclusionary Housing
- Special Permit for Large Scale General Development (ZR 74-743):
- Will provide height and set back relief
- Will control the envelope of buildings and the permitted uses and square footages
- Special Permit to reduce required parking to facilitate affordable housing (ZR 74-533)
- Authorization to modify curb cut requirements (ZR 25-631)

There were no voting items at this meeting.

The meeting was adjourned at 9:30 pm.