



CITY OF NEW YORK  
**MANHATTAN COMMUNITY BOARD 10**  
 215 West 125<sup>th</sup> Street, 4<sup>th</sup> Floor—New York, NY 10027  
 T: 212-749-3105 F: 212-662-4215

**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 125<sup>th</sup> 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 126<sup>th</sup> 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 135<sup>th</sup> street to 132<sup>nd</sup> Street Lenox to 5<sup>th</sup> 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 17<sup>th</sup> 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.