

East Harlem DRI

All Project Proposals



Department
of State



Downtown
Revitalization
Initiative

MUD Workshop | HR&A Associates | VHB | Sherpa Consulting

Locations of Projects Submitted

New Development and/or Rehabilitation of Existing Downtown Buildings

- A** EatWell
- B** El Museo del Barrio Fifth Floor Mezzanine Upgrade
- C** The Beacon
- D** Assembly OSM Development
- E** Boriken Neighborhood Health Center Projects (3)
- F** Hotel del Barrio
- G** Elmendorf Reformed Church Facade Restoration
- H** Las Raices East Harlem (4 sites)
- I** El Barrio Arts & Culture Commercial Corridor
- J** Community Facility at Acacia Gardens
- K** Afro Latin Music and Arts Center
- L** CCCADI Redevelopment Project
- M** Enhancing Artistic Spaces: Upgrades for Black Box Theater, Dance Studio, Exhibition Area, and Courtyard

Public Improvement Projects

- N** Tag East Harlem (TAGEH)
- O** 2nd and 3rd Avenue Bike Racks
- P** 116th Street Flower Pots
- Q** Tree Pit Lighting
- R** Refurbish the Spirit of East Harlem Mural
- S** Gateway to East Harlem
- T** Security Camera Mapping and Installation
- U** Repair East River Promenade
- V** 127th Street Entry Plaza
- W** East 116th Street Revitalization

Small Project Fund

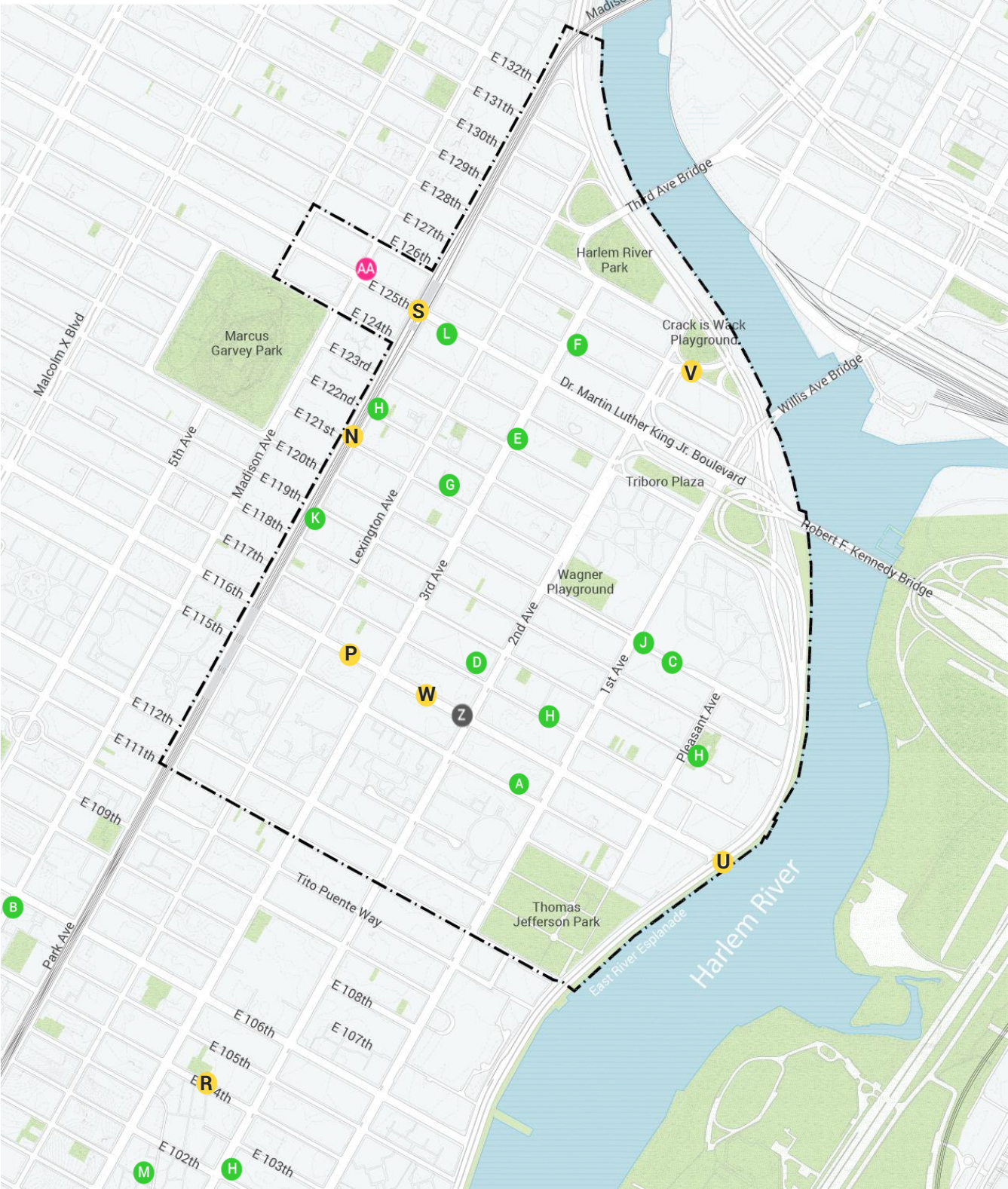
- X** Security Cameras and Alarm Systems for Local Businesses
- Y** East Harlem Mural Refresh
- Z** Beautification, Culture, and Safety Project at the East 116th Street and 2nd Avenue Hub

Branding and Marketing

- AA** National Black Theatre
- AB** El Barrio Cultural Corridor Placemaking Initiative

DRI-Wide Projects / Projects with Multiple Locations

- I** **O** **V** **T** **X** **Y** **AB**



A. EatWell

SPONSOR: LSA Family Health Service

LOCATION: 333 East 115th Street, New York, NY 10029

OWNERSHIP: Little Sisters of the Assumption Family Health Service, Inc. and are without liens.

PROJECT DESCRIPTION:

- Community center with an open food market and flexible spaces for health and educational programming.
- Center will feature pop-up wellness activities, rotating healthy food from local vendors.
- Includes new street furniture, community information devices, enlarged opening on street.
- Preliminary project designs have been completed.

FUNDING REQUEST:

- Preliminary Project Cost: \$993,945
- DRI Funding Requested: \$955,245

INITIAL ELIGIBILITY REVIEW: Eligible



B. El Museo del Barrio Fifth Floor Mezzanine Modifications & Upgrade

SPONSOR: Amigos del Museo del Barrio, Inc.

LOCATION: 1230 Fifth Avenue, New York, NY 10029

OWNERSHIP: All necessary permits are anticipated by and will be obtained by the project planner Katz Architecture.

PROJECT DESCRIPTION:

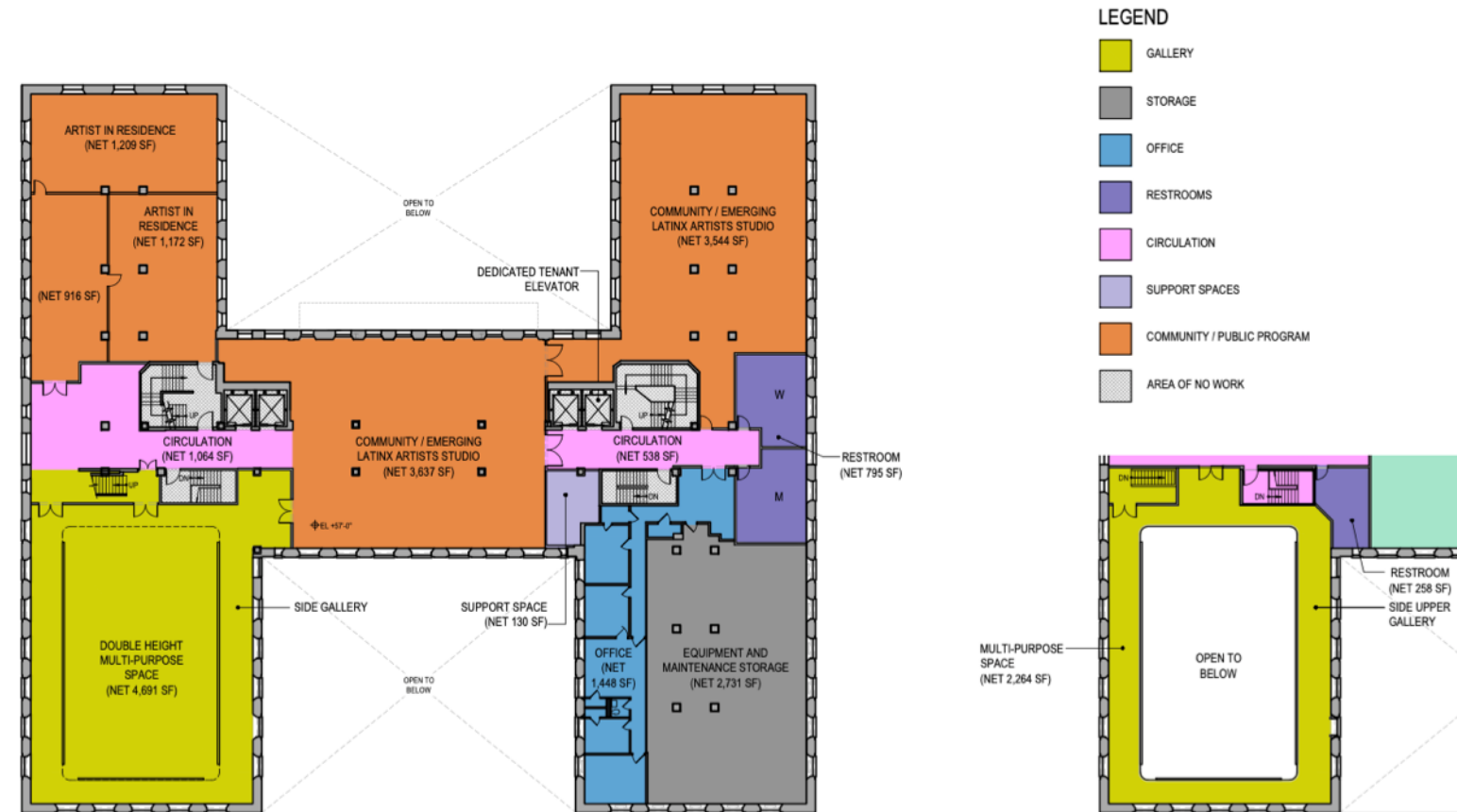
- Modification and upgrade of the fifth floor and mezzanine, approximately 26,000 SF total.
- Will create galleries, 2 artists in residence spaces, 2 artists studios/community spaces, 2 multipurpose spaces of combined 6000 SF, equipment and storage space, offices, and restrooms.

FUNDING REQUEST

- Preliminary Project Cost: \$10,000,000
- DRI Funding Requested: \$1,000,000 (10% of total cost)

INITIAL ELIGIBILITY REVIEW:

- Outside DRI boundary



C. The Beacon

SPONSOR: The Community Builders

LOCATION: 413 East 120th Street, New York, NY 10035

OWNERSHIP: Land currently owned by City of New York. The site will be purchased by an affiliate of the sponsor from the City for a nominal fee.

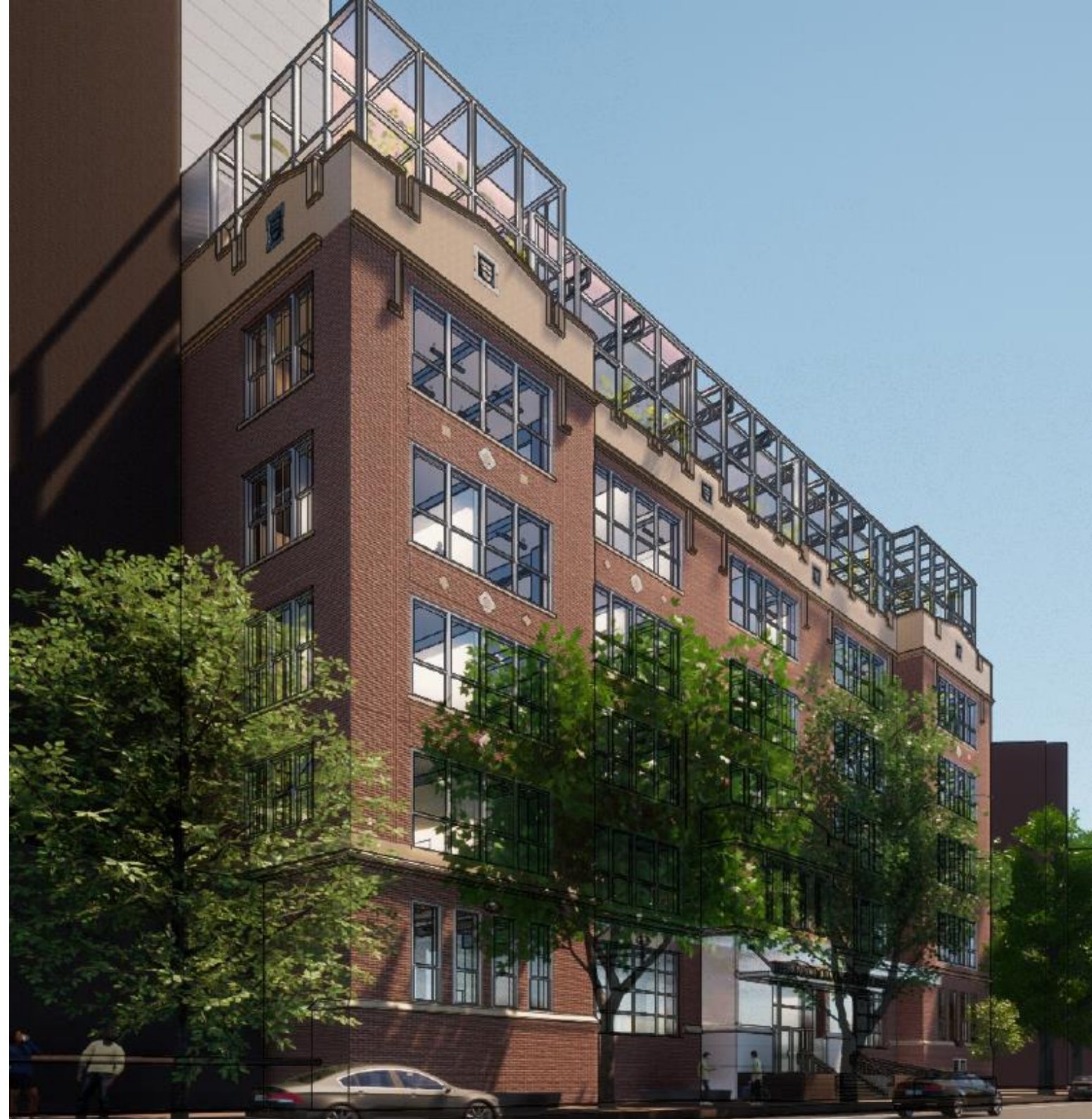
PROJECT DESCRIPTION:

- 21-story residential building and a renovated community facility building with a 9,327 SF. addition.
- Community facility will offer below-market office space for nonprofit organizations in East Harlem.
- New 6th floor of community facility will include a multipurpose gym, event space, and greenhouse.
- Schematic design has been completed. ULURP will begin in Fall 2023.

FUNDING REQUEST

- Preliminary Project Cost: \$220,456,758
- DRI Funding Requested: \$2,000,000

INITIAL ELIGIBILITY REVIEW: Eligible



D. Assembly OSM Development

SPONSOR: Assembly OSM

LOCATION: 247 East 117th Street, New York, NY 10035

OWNERSHIP: The land has already been acquired by Assembly OSM-owned affiliate, 247 E 117 Street LLC. The owner of the property is anticipated to be a joint venture of Assembly OSM and additional Limited Partners ("LPs")

PROJECT DESCRIPTION:

- 51 residential units; approximately 13 affordable units.
- Will meet passive house certification standards.
- Predevelopment completed by June 1, 2024.
- Construction is scheduled to conclude in June 2025.

FUNDING REQUEST

- Preliminary Project Cost: \$30,251,300
- DRI Funding Requested: \$3,000,000

INITIAL ELIGIBILITY REVIEW: Eligible



E1. Boriken Neighborhood Health Center Projects

SPONSOR: East Harlem Council for Human Services, Inc.

LOCATION: 2265 Third Avenue, New York, NY 10035

OWNERSHIP: East Harlem Council for Human Services, Inc.

PROJECT DESCRIPTION:

- Will add 3 new stories to the existing 5-story building, each will be approximately 1500 SF.
- Space will be used to expand current services and add additional services to better meet the health care needs of the community.

FUNDING REQUEST

- Preliminary Project Cost: \$4,475,399
- DRI Funding Requested: \$4,475,399

INITIAL ELIGIBILITY REVIEW:

Maybe eligible with additional info on project readiness.



 Project expansion

E2. Boriken Neighborhood Health Center Projects

SPONSOR: East Harlem Council for Human Services, Inc.

LOCATION: 2265 Third Avenue, New York, NY 10035

OWNERSHIP: East Harlem Council for Human Services, Inc.

PROJECT DESCRIPTION:

- Funds will retrofit office/administrative space on the existing fourth floor.
- 3 new dental operatories will be added; patient waiting area will be expanded.
- Purchase and installation of dental equipment.

FUNDING REQUEST

- Preliminary Project Cost: \$338,944
- DRI Funding Requested: \$338,944

INITIAL ELIGIBILITY REVIEW: Eligible



 Project expansion

E3. Boriken Neighborhood Health Center Projects

SPONSOR: East Harlem Council for Human Services, Inc.

LOCATION: 2265 Third Avenue, New York, NY 10035

OWNERSHIP: East Harlem Council for Human Services, Inc.

PROJECT DESCRIPTION:

- Renovation of the lower level of the Boriken Neighborhood Health Center.
- Current meeting room is used for activities with patients and the public on topics such as nutrition, and health education.
- Wall removal and installation of a sliding door will expand the capacity.

FUNDING REQUEST

- Preliminary Project Cost: \$61,386
- DRI Funding Requested: \$61,386

INITIAL ELIGIBILITY REVIEW:

Maybe eligible if it is not standalone demolition work.



 Project expansion

F. Hotel del Barrio

SPONSOR: BOS Development Inc.

LOCATION: 2321 Third Avenue, New York, NY 10035

OWNERSHIP: The land is currently owned by the City of New York, which negotiated a term sheet with the development team.

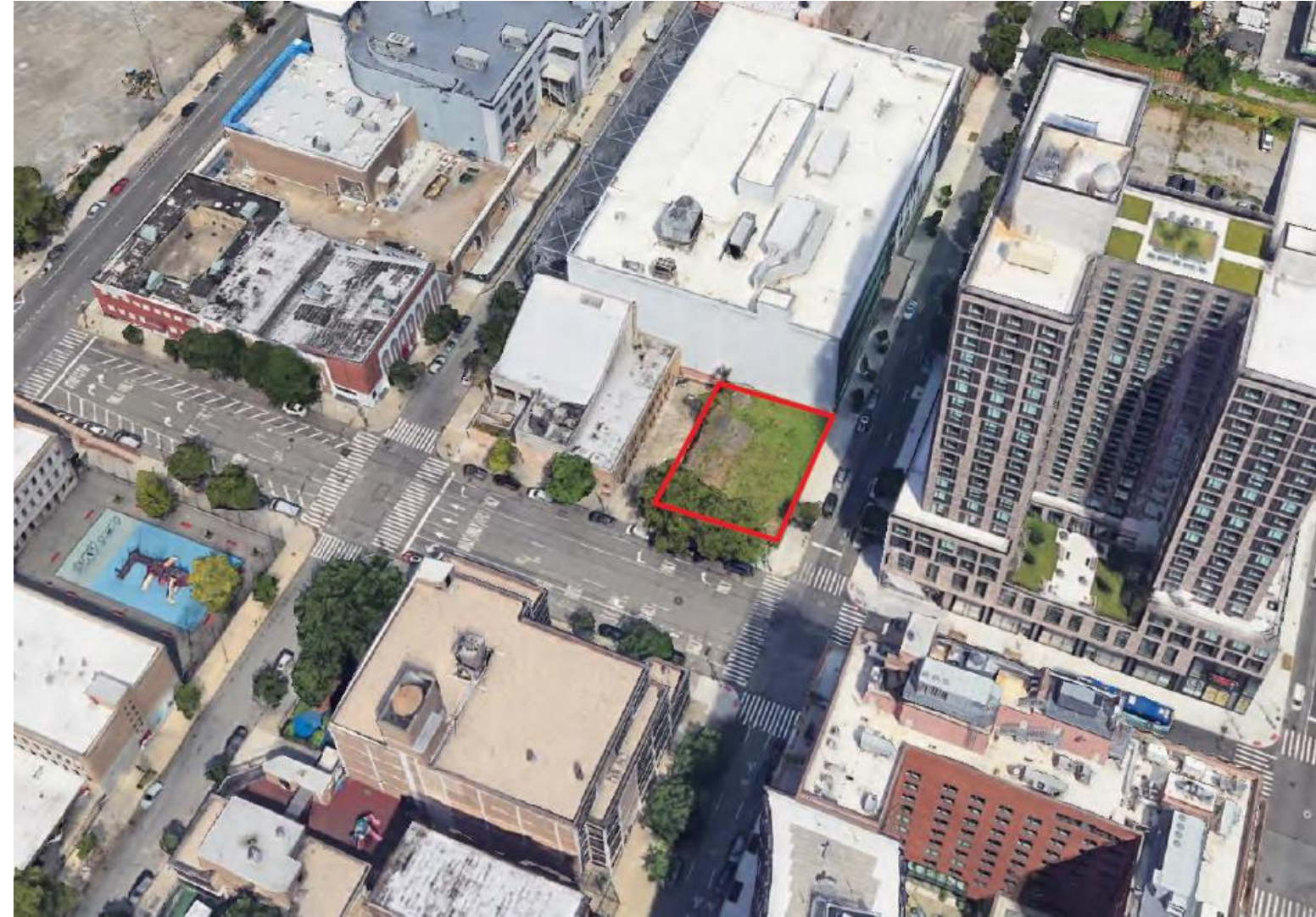
PROJECT DESCRIPTION:

- Mixed-use project involving the development of a micro-hotel brand with approximately 225 rooms.
- 5000 SF ground-floor retail/commercial component is anticipated to include local food service operators and a workforce development program that will serve the hospitality industry.

FUNDING REQUEST

- Preliminary Project Cost: \$83,855,000
- DRI Funding Requested: \$1,000,000

INITIAL ELIGIBILITY REVIEW: Eligible



G. Elmendorf Reformed Church Façade Restoration

SPONSOR: Elmendorf Reformed Church

LOCATION: 171 East 121st Street

OWNERSHIP: Not specified

PROJECT DESCRIPTION:

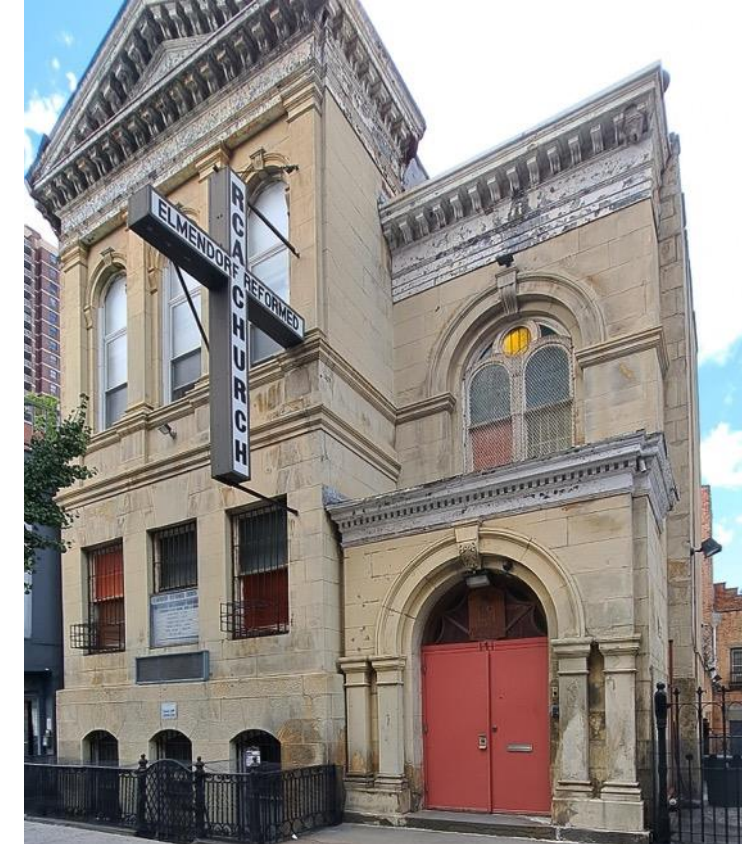
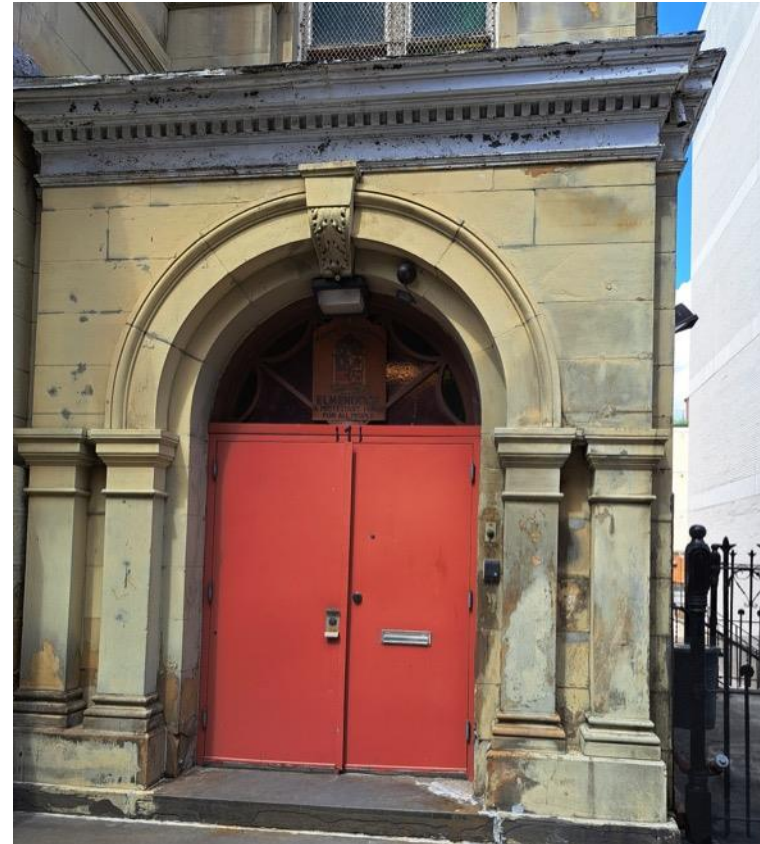
- Limestone cleaning.
- Restoration of metal cornices.
- Installation of energy-efficient windows.
- Repair of stairway steps and stone curbs.
- 3-month timeline.

FUNDING REQUEST

- Preliminary Project Cost: \$292,000
- DRI Funding Requested: Not specified

INITIAL ELIGIBILITY REVIEW:

Maybe eligible with additional information on costs and funding request



H. Las Raices East Harlem

SPONSOR: Ascendant Neighbourhood Development Corp.

LOCATION: 1761 Park Avenue, 505 East 118th Street, 338 East 117th Street, 303 East 102nd Street

OWNERSHIP: City of New York (current) to be transferred to Las Raices HDFC after construction.

PROJECT DESCRIPTION:

- Construction of 4 residential buildings; 78 units
- The site (303 East 102nd) is not within boundary.
- Funding would go towards community garden improvements, large scale murals on the facades of the buildings.

FUNDING REQUEST

- Preliminary Project Cost: \$64,182,216
- DRI Funding Requested: \$500,000

INITIAL ELIGIBILITY REVIEW

Some sites may be eligible with additional information on funding request, one site is outside DRI boundary.



I. El Barrio Arts & Culture Commercial Corridor

SPONSOR: El Taller Boricua

LOCATION: Various locations along Lexington Ave (103rd St to 116th St), East 117th St, 303 East 102nd St

OWNERSHIP: Multiple / Unclear

PROJECT DESCRIPTION:

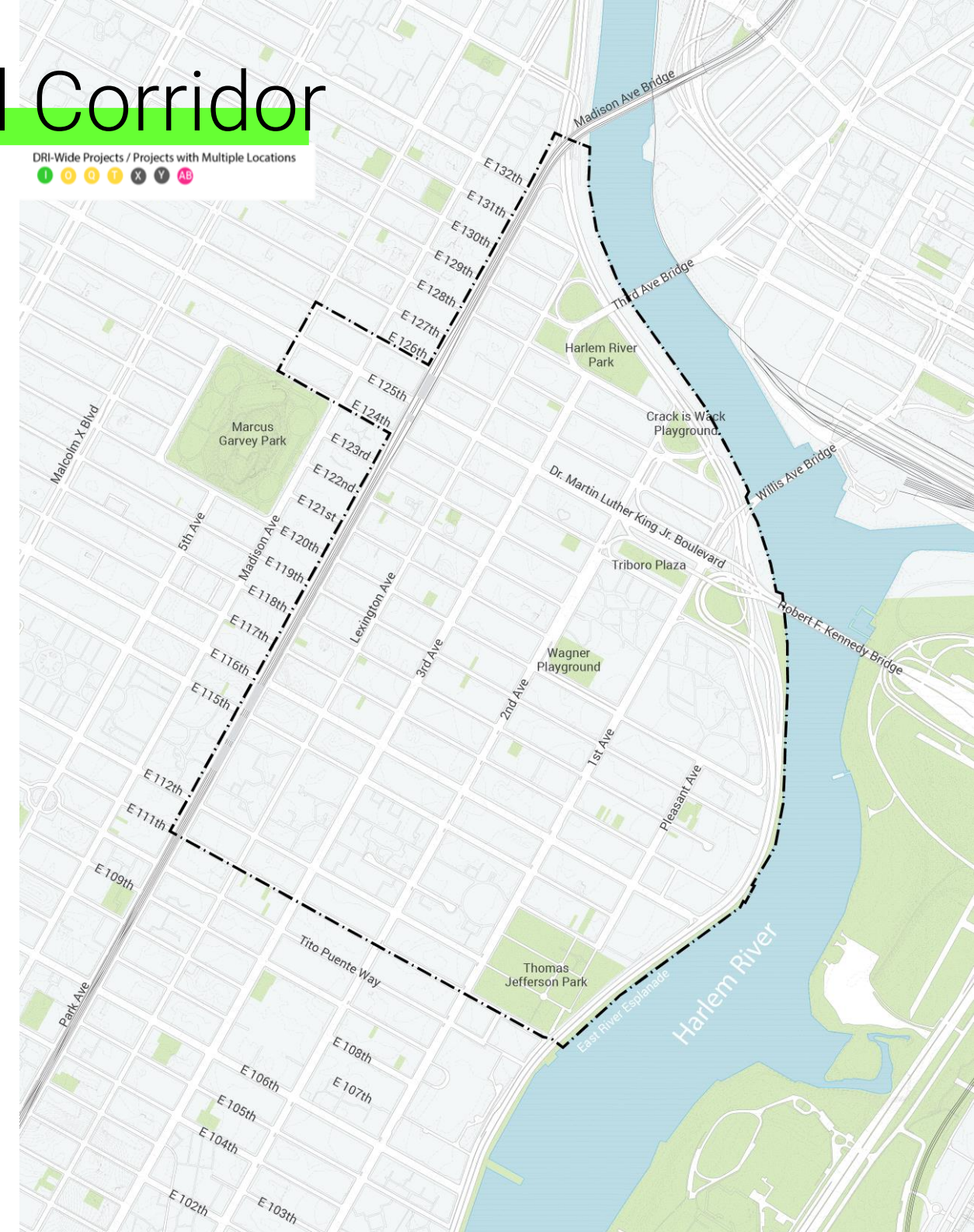
- Casa Latina Cabaret: Multipurpose cafes and performance spaces (**this location closed in 2022**).
- La Fortaleza: new industry rehearsal performance and exhibition spaces, theaters & galleries (driven by marijuana & hemp wellness).
- El Taller Boricua: Renovate an existing property to include gallery space, printmaking workshop, artist studio, and archive rooms.

FUNDING REQUEST

- Preliminary Project Cost: \$7,808,200
- DRI Funding Requested: \$7,808,200

INITIAL ELIGIBILITY REVIEW:

Does not appear to be eligible; portions outside DRI boundary, property control is unclear, other eligibility questions.



J. Community Facility at Acacia Gardens

SPONSOR: Acacia Real Estate Development (ARED) Inc.
(affiliate of Acacia Gardens HDFC)

LOCATION: 401-411 East 120th Street, New York, NY 10035

OWNERSHIP: Acacia Gardens HDFC.

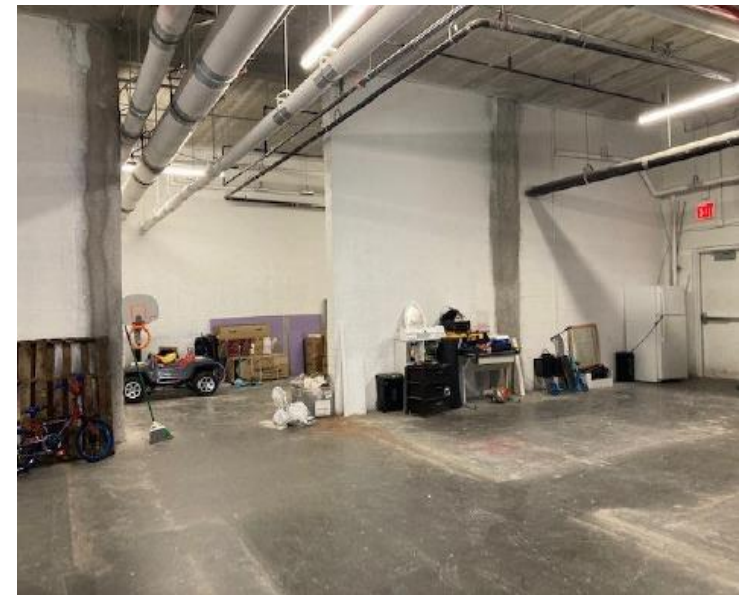
PROJECT DESCRIPTION:

- Renovation of 4,334 SF of unused Community Facility rental space.
- Will create a functional office suite that will be available for local non-profits to rent.
- Flexible floor plan including offices, communal spaces, and conference rooms

FUNDING REQUEST

- Preliminary Project Cost: \$926,494
- DRI Funding Requested: \$926,494

INITIAL ELIGIBILITY REVIEW: Eligible



K. Afro-Latin Music & Arts Center

SPONSOR: Afro Latin Jazz Alliance of NY, Inc. (ALJA)

LOCATION: 1695 Park Avenue, New York, NY 10035

OWNERSHIP: Mega Development; ALJA (long-term lease).

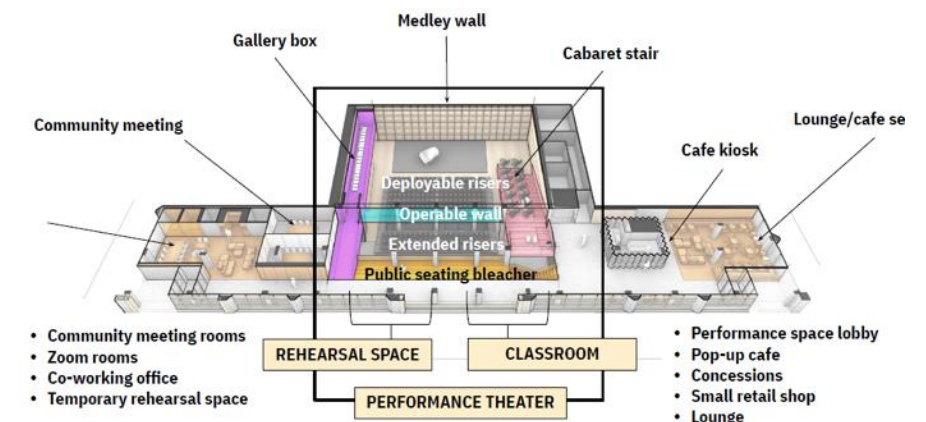
PROJECT DESCRIPTION:

- Fit-out construction of approx. 20,000 SF for a new Afro Latin Music and Arts Center in East Harlem.
- Program spaces include rehearsal/classrooms, community co-working space, recital hall, gallery, community gathering spaces, and restrooms.
- Includes an after-school program.

FUNDING REQUEST

- Preliminary Project Cost: \$37,500,000
- DRI Funding Requested: \$2,000,000

INITIAL ELIGIBILITY REVIEW: Eligible



L. Caribbean Cultural Center African Diaspora Institute Redevelopment Project

SPONSOR: Caribbean Cultural Center African Diaspora Institute (CCCADI)

LOCATION: 120 East 125th Street, New York, NY 10035

OWNERSHIP: CCCADI

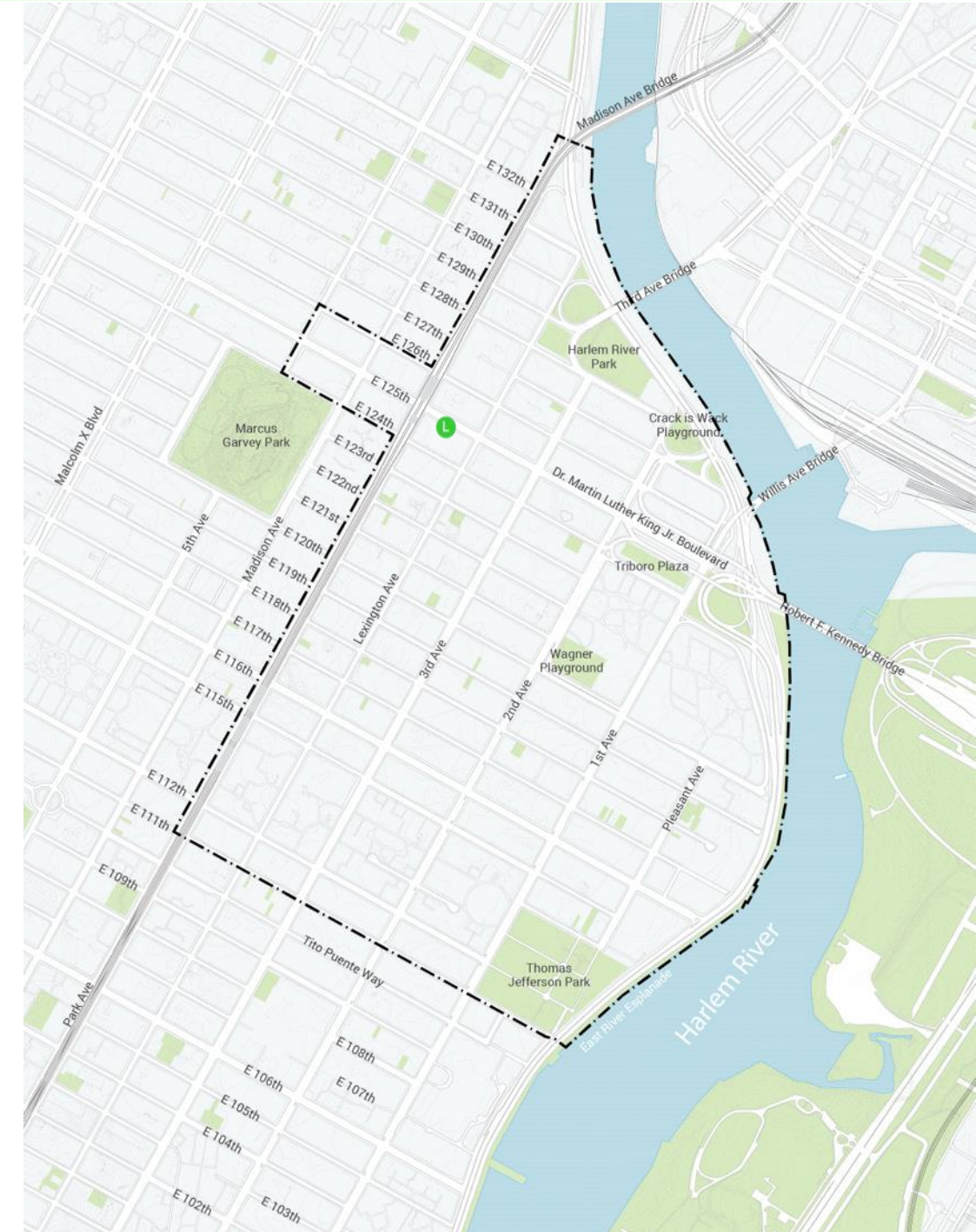
PROJECT DESCRIPTION:

- Replacement of sidewalk.
- Two trees will be planted, and an electronic “culture board” will be a permanent installation between them.
- Construction of two permanent frames on building walls that will house renderings by community artists.
- Building will be rewired with Cat5 compliant standards.
- Entire first floor, (damaged) will be replaced.
- One-time branding signage on the property.

FUNDING REQUEST

- Preliminary Project Cost: \$2,725,000
- DRI Funding Requested: \$2,695,000

INITIAL ELIGIBILITY REVIEW: Eligible



M. El Barrio Artspace Upgrades

SPONSOR: El Barrio's Artspace LP

LOCATION: 215 East 99th Street, New York, NY 10029

OWNERSHIP: Artspace Projects

PROJECT DESCRIPTION:

- Enhanced lighting, new seating, and surround sound system for a black box theatre.
- Installation of dance bars and a mirrored wall expansion for a dance studio.
- Hanging systems, display cases, and movable walls for exhibition areas.
- Seating, landscaping, and lighting enhancements for outdoor courtyard.

FUNDING REQUEST

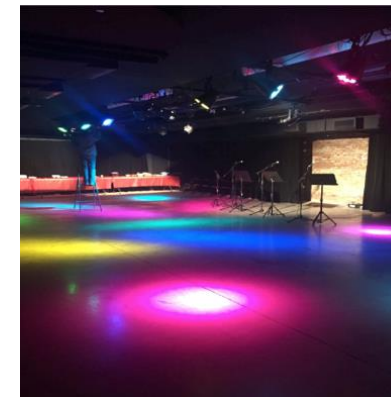
- Preliminary Project Cost: \$500,000
- DRI Funding Requested: \$500,000

INITIAL ELIGIBILITY REVIEW:

The project is outside the DRI boundary



Back Courtyard



N. Tag East Harlem (TAGEH)

SPONSOR: TBD

LOCATION: East 97th Street to East 132nd Street along Park Avenue Viaduct

OWNERSHIP: Metropolitan Transportation Authority (MTA)

PROJECT DESCRIPTION:

- Transform the Park Avenue Viaduct into an outdoor gallery space, giving local artists a new canvas, restaurants and shops new patrons and residents improved property values.
- Precedents include Wynwood, Miami

FUNDING REQUEST

- Preliminary Project Cost: \$600,000
- DRI Funding Requested: \$600,000 (100% of total cost)

INITIAL ELIGIBILITY REVIEW:

Insufficient project information, lack of site control, eligibility concerns.



0. 2nd and 3rd Avenue Bike Racks

SPONSOR: La Villa Merchants Association

LOCATION: 2nd Avenue between East 116th and East 117th Streets; 3rd Avenue between East 115th and East 116th Streets.

OWNERSHIP: NYC Department of Transportation (DOT)

PROJECT DESCRIPTION:

- Requesting enough bike racks to park 125 bikes.
- 25 trees, ~5 bikes per tree.

FUNDING REQUEST

- Preliminary Project Cost: TBD
- DRI Funding Requested: TBD

INITIAL ELIGIBILITY REVIEW:

Insufficient information, maybe eligible with additional information



P. 116th Street Flowerpots

SPONSOR: La Villa Merchants Association

LOCATION: East 116th Street between Lexington and 1st Avenues

OWNERSHIP: NYC DOT

PROJECT DESCRIPTION:

- A total of 16 pots will be placed on the corners of 4 intersections.
- Pots will be painted by local artists and community members.

FUNDING REQUEST

- Preliminary Project Cost: \$11,200
- DRI Funding Requested: \$11,200

INITIAL ELIGIBILITY REVIEW:

Insufficient information, maybe eligible with additional information





Q. Tree Pits Lighting

SPONSOR: La Villa Merchants Association

LOCATION: East 116th Street between 1st Avenue and 3rd Avenue; from East 115th Street to East 117th Street on 3rd Avenue; from East 115th Street to East 117th Street on 1st Avenue

OWNERSHIP: NYC DOT

PROJECT DESCRIPTION:

- Lighting a total of 80 tree pits.
- Approximately 60 tree pits within 116th street between 1st avenue and 3rd avenue; 10 tree pits on 1st avenue between 115th street and 117th street; 10 tree pits along 3rd avenue from 115th street to 117th street.
- Lighting will illuminate trees and provide lighting to sidewalks.

FUNDING REQUEST

- Preliminary Project Cost: TBD
- DRI Funding Requested: TBD

INITIAL ELIGIBILITY REVIEW:

Insufficient information, maybe eligible with additional information



R. Refurbish the “Spirit of East Harlem” Mural

SPONSOR: Hope Community Inc.

LOCATION: 160 East 104th Street, New York, NY 10029

OWNERSHIP: Hope Community Inc.

PROJECT DESCRIPTION:

- Refurbish “The Spirit of East Harlem” mural.
- Last refurbish was in the 1990s.

FUNDING REQUEST

- Preliminary Project Cost: \$125,000
- DRI Funding Requested: \$125,000

INITIAL ELIGIBILITY REVIEW:

Outside DRI boundary, eligibility questions.



S. Gateway to East Harlem

SPONSOR: Uptown Grand Central

LOCATION: 125th Street Plaza, under Park Avenue Viaduct

OWNERSHIP: NYC DOT

PROJECT DESCRIPTION:

- Funding will be used to add new lighting that will brighten the gathering space at night, making it operational and safe during evening hours.
- Will also include sound reduction methods that will reduce noise by up to 10 decibels.
- Improvements will allow the space to become operational as a center for visitors and commuters from the subway & Metro-North stations.

FUNDING REQUEST

- Preliminary Project Cost: \$2,700,000
- DRI Funding Requested: \$2,200,000

INITIAL ELIGIBILITY REVIEW:

Maybe eligible with additional information

T. Security Camera Mapping Installation

SPONSOR: Uptown Grand Central

LOCATION: Multiple locations across East Harlem

OWNERSHIP: Various city agencies

PROJECT DESCRIPTION:

- This project will include the identification of City-owned street poles and other locations for the installation of 20 new NYPD Argus security cameras.
- Argus cameras are owned and operated by the NYPD.

FUNDING REQUEST

- Preliminary Project Cost: \$800,000
- DRI Funding Requested: \$800,000

INITIAL ELIGIBILITY REVIEW:

Maybe eligible with additional information



U. Repair East River Esplanade

SPONSOR: None specified

LOCATION: East River Esplanade

OWNERSHIP: NYC Department of Parks and Recreation (DPR)

PROJECT DESCRIPTION:

- Repair the East River Esplanade from East 111th Street to East 132nd Street

FUNDING REQUEST

- Preliminary Project Cost: \$2 million
- DRI Funding Requested: \$2 million

INITIAL ELIGIBILITY REVIEW:

Insufficient information to review



V. 127th Street Entry Plaza with Park Amenities

SPONSOR: NYC DPR

LOCATION: 325 East 127th Street, New York, NY 10035

OWNERSHIP: NYC DPR

PROJECT DESCRIPTION:

- Funds will be used to develop a public restroom at a new entry plaza being developed at an existing traffic triangle.
- Entry plaza will also feature a bicycle rack, lighting, seating, and landscaping.

FUNDING REQUEST

- Preliminary Project Cost: \$8,848,350
- DRI Funding Requested: \$4,634,850

INITIAL ELIGIBILITY REVIEW: Eligible



W. East 116th Street Revitalization

SPONSOR: Union Settlement

LOCATION: East 116th Street Corridor from Park Avenue to 1st Avenue

OWNERSHIP: N/A

PROJECT DESCRIPTION:

- Enhance major aspects of the corridor such as streetscapes, lighting, bike racks, signage, tree pits and street trees.
- Repair of broken and dangerous sidewalks.
- Repair of broken and rat-infested tree pits.
- Addition of needed lighting structures, bike racks and trees.

FUNDING REQUEST

- Preliminary Project Cost: None specified
- DRI Funding Requested: None specified

INITIAL ELIGIBILITY REVIEW:

Maybe eligible with additional information



X. Security Cameras & Alarm Systems for Local Businesses

SPONSOR: La Villa Merchants Association

LOCATION: Businesses throughout East Harlem

OWNERSHIP: Various business owners

PROJECT DESCRIPTION:

- Over 40 small businesses in need of a panic alarm button.
- 30 businesses will need cameras

FUNDING REQUEST

- Preliminary Project Cost: TBD
- DRI Funding Requested: TBD

INITIAL ELIGIBILITY REVIEW:

Maybe eligible with additional information



Y. East Harlem Mural Refresh

SPONSOR: Uptown Grand Central

LOCATION: Multiple locations across East Harlem

OWNERSHIP: Various property owners

PROJECT DESCRIPTION:

- Project highlight will be the restoration of “The Spirit of East Harlem.”
- Additional artworks throughout East Harlem will be rehabilitated.
- Additional installation of 1-3 artworks throughout the neighborhood.

FUNDING REQUEST

- Preliminary Project Cost: \$500,000
- DRI Funding Requested: \$500,000

INITIAL ELIGIBILITY REVIEW:

Some artworks maybe eligible with additional information
Spirit of East Harlem is outside DRI Boundary.



Z. Beautification, Culture, & Safety Project at the East 116th Street and 2nd Avenue Hub

SPONSOR: Union Settlement

LOCATION: East 116th Street Corridor between 3rd and 1st Avenues

OWNERSHIP: N/A

PROJECT DESCRIPTION:

- Façade improvements & lighting on the 2nd Avenue Intersection at East 116th Avenue.
- The improvements will extend in 4 directions from East 116th Street and 2nd Avenue.
- Enhancement on the eastern corridor will join with businesses on the western side for improved entranceways.

FUNDING REQUEST

- Preliminary Project Cost: \$1,130,060
- DRI Funding Requested: \$1,130,060

INITIAL ELIGIBILITY REVIEW:

Maybe eligible with additional information



AA. El Barrio Cultural Corridor Place-making Initiative

SPONSOR: East Harlem Council for Community Improvement, Inc. (EHCCI)

LOCATION: Multiple locations across East Harlem

OWNERSHIP: Various property owners

PROJECT DESCRIPTION:

- The “El Barrio Cultural Corridor Place-making Initiative” is an inter-disciplinary art initiative that will be comprised of multiple elements, including:
- Art Residency Program, Streetscape Improvements, Creative Way-finding Initiatives, Branding and Marketing Strategy.

FUNDING REQUEST

- Preliminary Project Cost: \$3,450,000
- DRI Funding Requested: \$2,050,000

INITIAL ELIGIBILITY REVIEW:

Outside DRI boundary, property control is unclear, other eligibility questions.



AB. National Black Theatre – Exterior Art and Signage

SPONSOR: National Black Theatre

LOCATION: 2031 Fifth Avenue, New York, NY 10035

OWNERSHIP: NBT & L+M Development Partners and Ray.

PROJECT DESCRIPTION:

- NBT is constructing a multipurpose performing arts and job-training center at 125th St and 5th Ave.
- Funding requested for façade artwork and exterior signage.
- NBT has retained branding and signage consultants.

FUNDING REQUEST

- Preliminary Project Cost: \$2,366,117
- DRI Funding Requested: \$300,000 (12.67% of total cost)

INITIAL ELIGIBILITY REVIEW: Eligible if the scope is distinct from scopes that have received prior State funding.

