

East Harlem DRI

# LPC Meeting #5



Department  
of State



Downtown  
Revitalization  
Initiative

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

# Agenda

1. Welcome and Roll Call
2. Planning process & engagement updates
3. Goals and evaluation criteria
4. Project proposal updates and evaluations
5. Next Steps
6. Public comment

# Agenda

- Local Planning Committee meetings are working sessions open to the public but are not intended as interactive public workshops.
- Attendees from the public will have an opportunity to share comments at the end of the meeting.
- Following the meeting, written comments can be submitted to: [eastharlemdri@gmail.com](mailto:eastharlemdri@gmail.com)

## 1. Welcome and Roll Call

2. Planning process & engagement updates
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# Roll Call and Conflict of Interest



- Local Planning Committee (LPC) Members are reminded of their obligation to disclose potential conflicts of interest with respect to any of the projects that may be discussed today.
- If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote about that project.
- Please inform the co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and of course then recuse yourself from discussion

# LPC members who have submitted recusal forms

|                   |   |
|-------------------|---|
| Melody Capote     | CCCADI Redevelopment Project  |
| Diane Collier     | Gateway to East Harlem / Security Camera Mapping Installation / East Harlem Mural Refresh |
| Michelle Cruz     | East 116 <sup>th</sup> Streetscaping / E 116 <sup>th</sup> St Revitalization              |
| Jonah Gensler     | EatWell   |
| Diana Larazzabal  | East 116 <sup>th</sup> Streetscaping / Security Camera Mapping Installation               |
| Sade Lythcott     | National Black Theatre – Living Land Acknowledgement                                      |
| Ann Marie Vazquez | Boriken Neighborhood Health Center  |

# Local Planning Committee (LPC)

## LPC CO-CHAIRS

|                       |  |
|-----------------------|--|
| <b>Mark Levine</b>    | Manhattan Borough President            |
| <b>Jessica Walker</b> | REDC and Manhattan Chamber of Commerce |

|                           |  |
|---------------------------|--|
| <b>Ethel Battle-Velez</b> | Johnson Houses                                 |
| <b>Melody Capote</b>      | Caribbean Cultural Center (CCCADI)             |
| <b>Diane Collier</b>      | Uptown Grand Central                           |
| <b>Michelle Cruz</b>      | Union Settlement's Economic Development Center |

|                              |                                     |
|------------------------------|-------------------------------------|
| <b>Dimitri Gatanas</b>       | Urban Garden Center & UGC eats      |
| <b>Jonah Gensler</b>         | LSA Family Health Service           |
| <b>Diana Larrazabal</b>      | La Villa Merchants Association      |
| <b>Sade Lythcott</b>         | National Black Theatre              |
| <b>Eri Noguchi</b>           | The Association to Benefit Children |
| <b>Jim Ratti</b>             | 1775 Houses Tenants Association     |
| <b>Sam Rivera</b>            | ON Point NYC                        |
| <b>Patricia Singletary</b>   | Elmendorf Reformed Church           |
| <b>Robin E Spann-Jacobus</b> | Addie May Collins Head Start (3)    |
| <b>Ann Marie Vazquez</b>     | Boriken Neighborhood Health Center  |
| <b>Jon Weinbach</b>          | New York Proton Center              |

# Meeting Objectives

1. Review community feedback from Public Workshop #2
2. Share project updates
3. Evaluate eligible and complete project proposals
4. Review next steps



# Agenda

1. Welcome and Roll Call

## **2. Planning process & engagement updates**

3. Goals and evaluation criteria

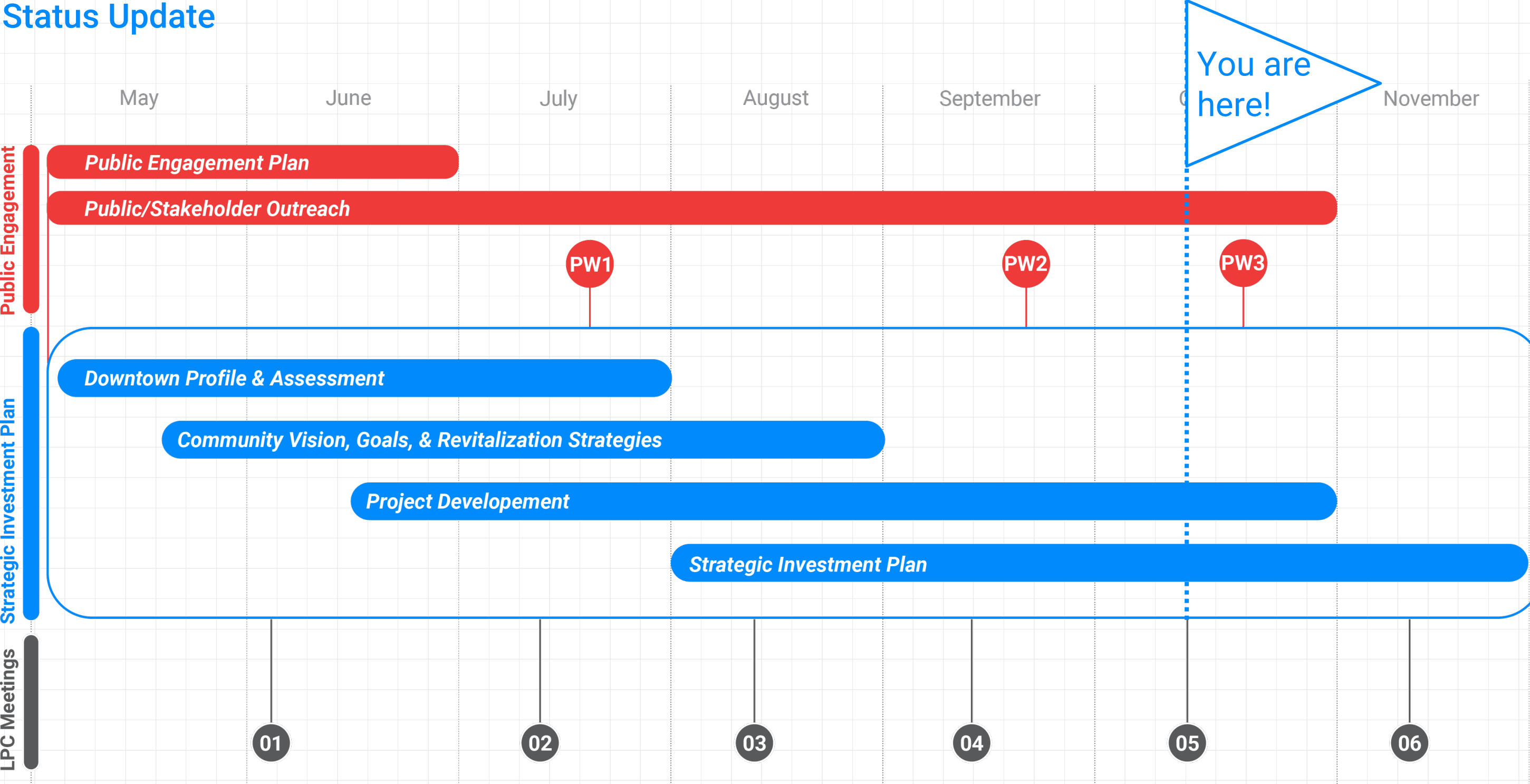
4. Project proposal updates and evaluations

5. Next Steps

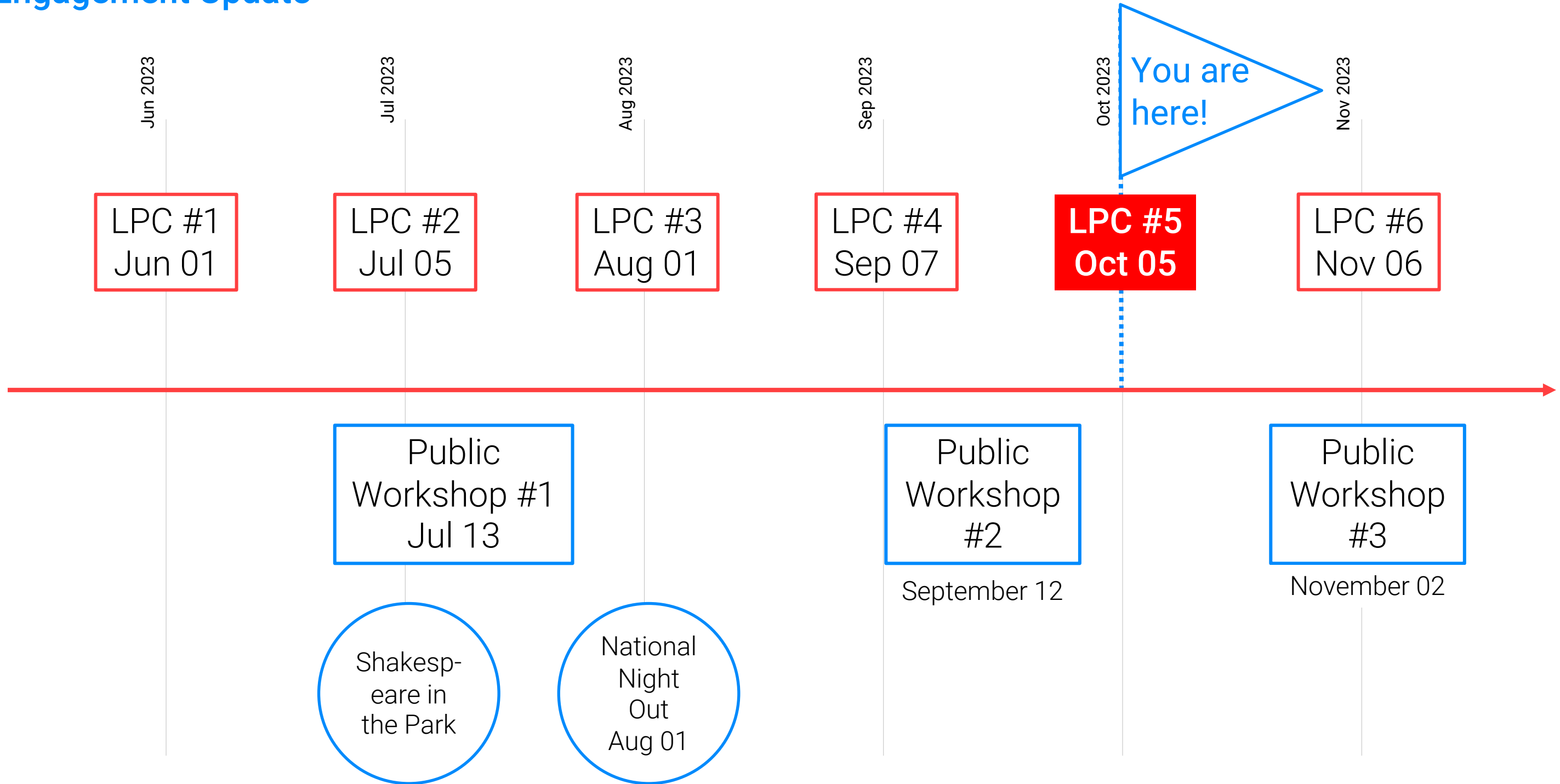
6. Public comment



# Status Update



# Engagement Update



# Public Workshop #2

- **47** Participants
- **Activity:** Review all proposed projects and provide feedback on how each project aligns to the community vision and goals and contributes to revitalization in East Harlem.
- **Output:** Inform the LPC on the community priorities and preferred proposed projects.



# What we heard...

## THEMES

Celebrate Local Culture & the Arts

Safety

Public Realm Improvements

## COMMENTS

- There is a need for a music venue in the area
- More community centers with youth programming

- Cameras will help residents feel safer in their community
- Lighting to reduce crime in areas with high pedestrian traffic: Metro North Station, E 116<sup>th</sup> & 125<sup>th</sup> Streets

- Clean streets to bring more customers and tourists to commercial corridors, in particular E 116<sup>th</sup> Street

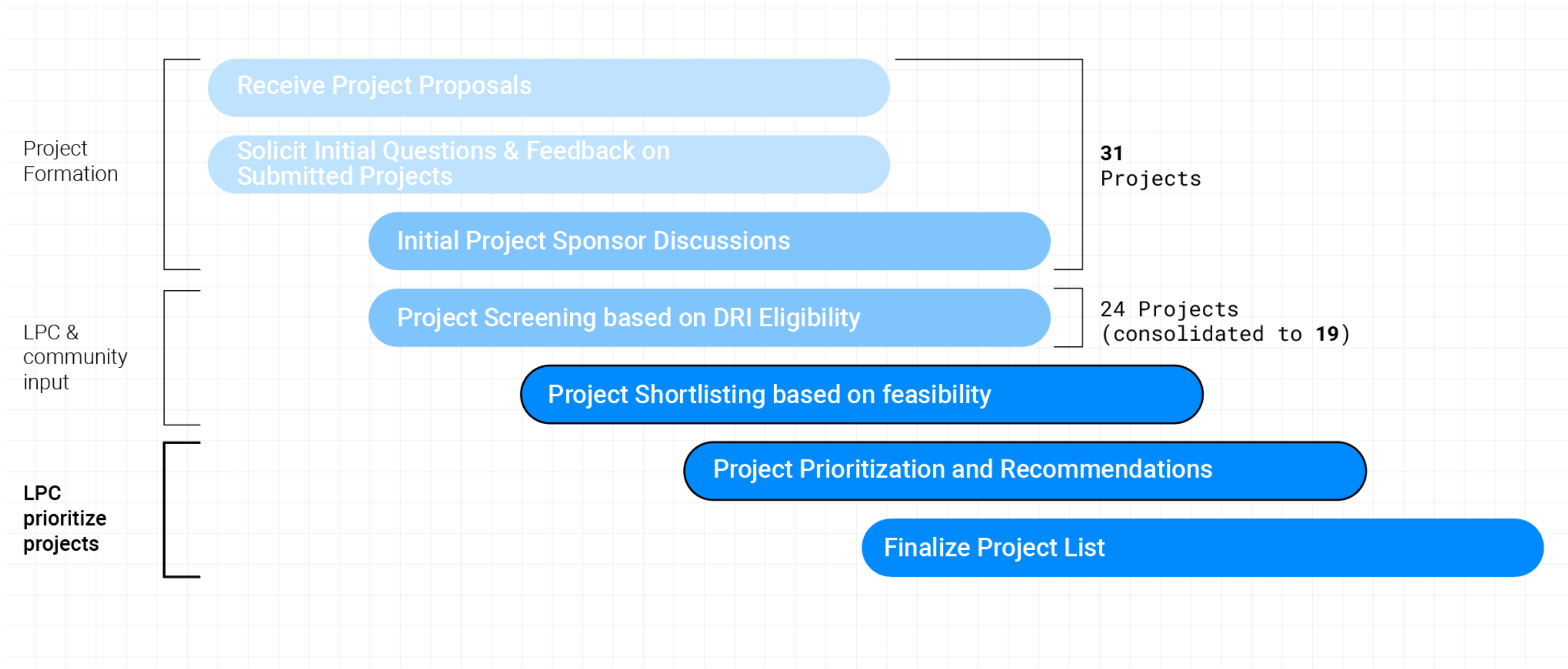
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# Project Prioritization Process



# Projects in Each Category: Consolidated to 19 projects

11

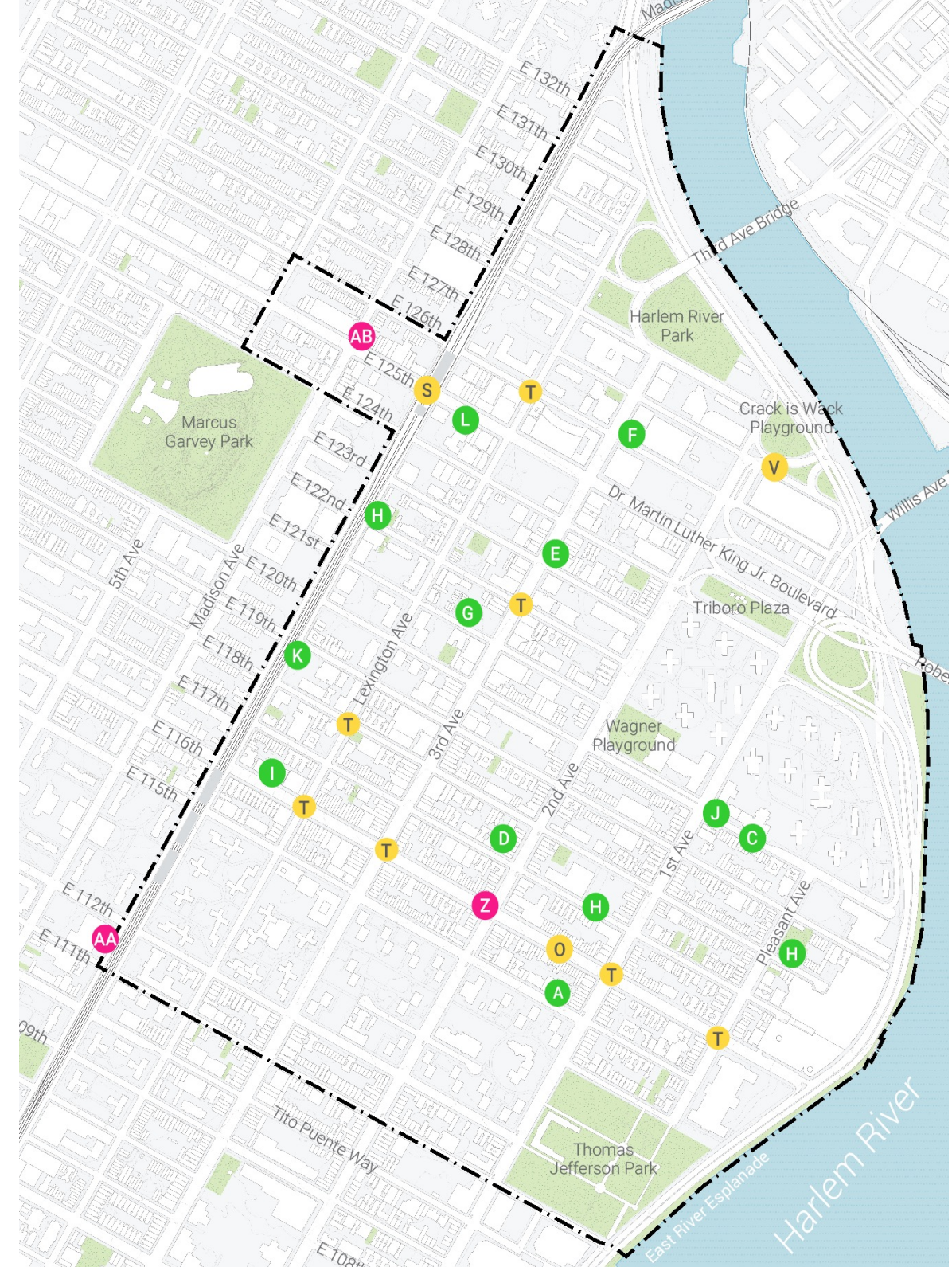
New Development and/or Rehabilitation of Existing Downtown Buildings

5

Public Improvement Projects

3

Branding and Marketing



# Decisions to Reach Today

## What combination of projects should we keep considering for DRI funding?

- What sub-set of projects will together advance revitalization in East Harlem?
- What sub-set of projects are not suitable for DRI grants AND/OR are not community priorities?

## What activities should be funded for each project?

- Within each project, do all proposed activities align with the DRI goals and objectives of East Harlem revitalization? If not, which activities are in alignment and should be funded?





# Eligible Project Types

## New Development and/or Rehabilitation of Existing Downtown Buildings

- Development for mixed-use, commercial, residential, not-for-profit, or public uses.
- Lead to capital investments.
- Provide employment opportunities, housing choices, and/or services for the community.



Staten Island St George Theater

## Public Improvement Projects

- Streetscape and transportation improvements, recreational trails, wayfinding signage, new and upgraded parks, plazas, public art, green infrastructure.



Brooklyn Streetscape

## Small Project Fund

- Façade enhancements, building renovation improvements, business assistance, or public art.
- Funds are capped at \$1,000,000 for the NYC DRI community.



Chinatown

## Branding and Marketing

- Downtown branding and marketing projects that target residents, investors, developers, tourists, and/or visitors.
- Costs must be one-time expenses.



Bronx Walk of Fame

# Ineligible Project Types

## 1. Standalone Planning Activities

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Following the preparation of the Strategic Investment Plan (SIP), all DRI funds must be used for projects that directly implement the plan.

## 2. Operations And Maintenance

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DRI funds cannot be used for ongoing or routine expenses, such as staff salaries and wages, rent, utilities, and property upkeep.

## 3. Pre-award Costs

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Reimbursement for costs incurred before the completion of the SIP and the announcement of funding awards is not permitted.

## 4. Property Acquisition

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The cost of property acquisition can be included in the overall project budget, but the acquisition must be funded by another funding source.

## 5. Training And Other Program Expenses

The DRI programs are a one-time infusion of funds and cannot be used to cover continuous costs, such as training. costs and expenses related to existing programs.

# Project Requirements

1/

Timing

2/

Project Size  
& Scale

3/

Project  
Sponsors

4/

Financing

5/

Matching &  
Leverage

6/

Site Control

7/

Building  
Decarbonization

## 1/ Local Economy

Support and grow local businesses on primary commercial corridors and leverage increased foot traffic generated by the anticipated 2<sup>nd</sup> Avenue subway extension.

## 3/ Historic and Cultural Identity

Reinforce East Harlem's identity by exhibiting and improving the visibility of its unique culture, history, and current assets.

## 2/ A Safe, Healthy, and Interconnected Neighborhood

Foster a healthier community by investing in public realm improvements that promote environmental sustainability and protect and prioritize pedestrians and cyclists.

## 4/ Community Development

Ameliorate symptoms of concentrated poverty and disinvestment by improving access to existing resource networks, and supporting open space improvements, wealth building opportunities, and addressing unnecessary impacts within the public realm.

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# Projects in Each Category: 31 Total projects

New Development  
and/or Rehabilitation  
of Existing Downtown  
Buildings



Public Improvement  
Projects



Small Project  
Fund



Branding and  
Marketing



# Eligible (Complete + Incomplete) Projects in Each Category

24 projects consolidated into 19 projects

## New Development and/or Rehabilitation of Existing Downtown Buildings: 13 Consolidation: 11

- 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: 7 Consolidation: 4

- 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: 2 Consolidation: 2

- 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: 2 Consolidation: 2

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



# Locations of Eligible Projects (Complete + Incomplete) Reorganized in Three Categories.

## New Development and/or Rehabilitation of Existing Downtown Buildings (11)

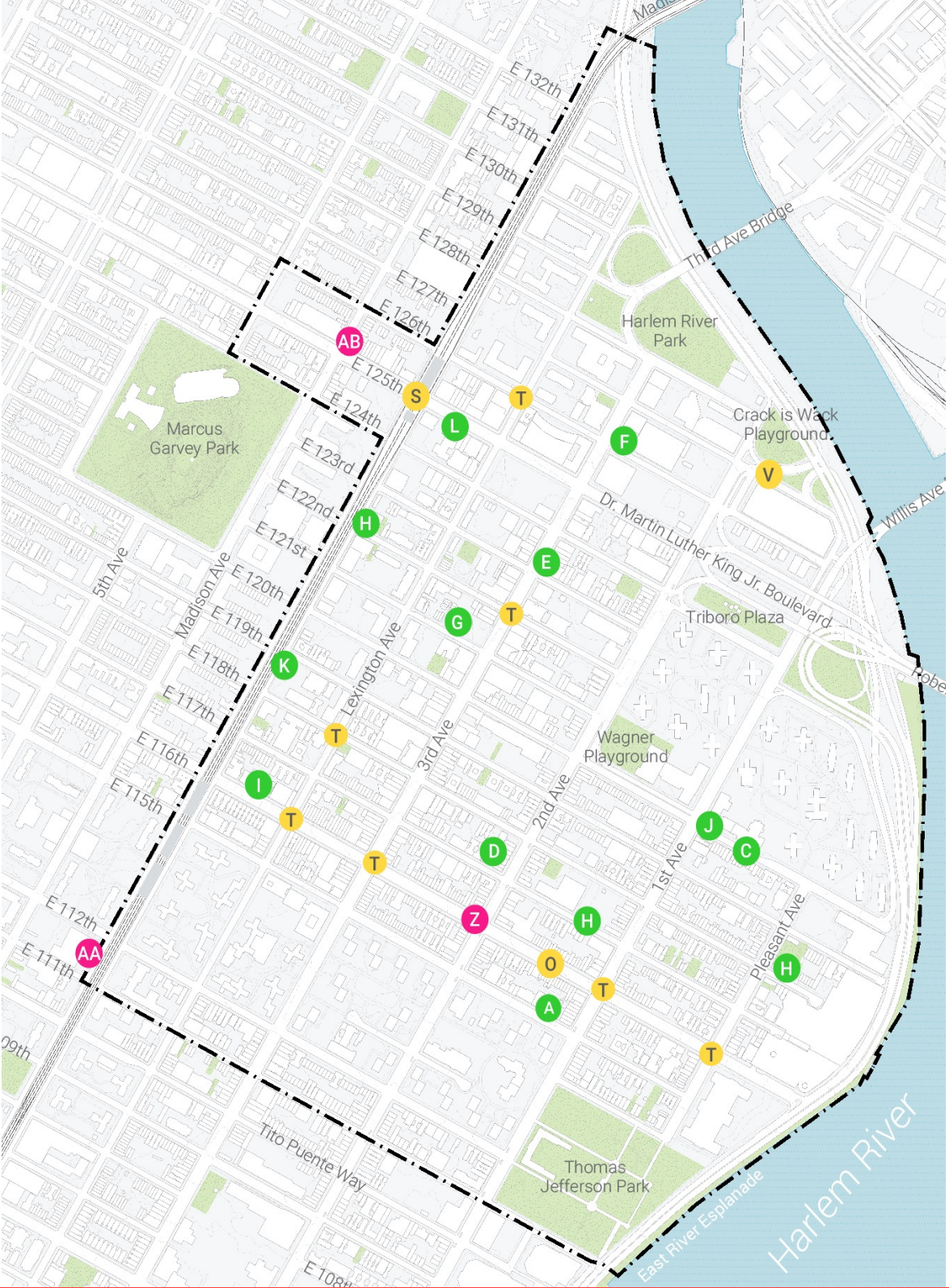
- A** EatWell
- C** The Beacon
- D** Assembly OSM Development
- E** Boriken Neighborhood Health Center Projects
- F** Hotel del Barrio
- G** Elmendorf Reformed Church Facade Restoration
- H** Las Raices East Harlem
- I** El Barrio Arts and Culture Commercial Corridor
- J** Community Facility at Acacia Gardens
- K** Afro-Latin Music and Arts Center
- L** CCCADI Redevelopment Project

## Public Improvement Projects (5)

- O** East 116th Streetscaping
- S** Gateway to East Harlem
- T** Security Camera Mapping and Installation
- V** 127th Street Entry Plaza
- Y** East Harlem Mural Refresh

## Branding and Marketing (3)

- Z** East 116th Street Revitalization
- AA** El Barrio Cultural Corridor Placemaking Initiative
- AB** National Black Theatre



# A. EatWell

**SPONSOR:** LSA Family Health Service

**LOCATION:** 333 East 115<sup>th</sup> Street, New York, NY 10029

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

## PROJECT UPDATES:

- 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



## ADDITIONAL INFORMATION

- Project timeline is 26 months from contract award.
- DOB and DOT permitting will be required for interior fit out and sidewalk improvements. Permits will be secured within six months of receiving funds.

# C. The Beacon

**SPONSOR:** The Community Builders

**LOCATION:** 413 East 120<sup>th</sup> 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 UPDATES:

- 21-story residential building and a renovated community facility building with a 9,327 SF. addition.
- Creation of a new public entrance to the renovated 1st floor with new meeting spaces.
- A new 6th floor with educational greenhouses and a multipurpose gymnasium available sporting events, activities, events, and galas.
- ULURP will begin in Fall 2023.

## FUNDING REQUEST

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



## ADDITIONAL INFORMATION

- Existing tenants will return at low market rates
- Community spaces on sixth floor and conference rooms on the first floor will be available for nominal fees
- Additional funding sources include NYC HDC tax exempt bonds, NYC HPD and HDC ELLA subsidy, LIHTC, Brownfield Cleanup Program tax credits, and Clean Energy Initiative subsidy

# 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 UPDATES:

- Adding 51 residential units to a historically vacant lot. approximately 13 affordable units.
- Will meet passive house certification standards.
- Predevelopment completed by June 1, 2024.
- Construction is scheduled to conclude in June 2025.
- Incorporating local artistry throughout the building.
- One month construction timeline.

## FUNDING REQUEST

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



## ADDITIONAL INFORMATION

- A blended 60% AMI for the 13 affordable units
- 1 month stacking timeline: minimize disruption for community and local business. Will eliminate noise pollution during construction.
- Street trees will be added on 117<sup>th</sup> Street.
- DRI equity anticipated to be funding hard costs and artwork for community engagement

# E. Boriken Neighborhood Health Center Project

**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 UPDATES:

- Will add 1-3 new stories to the existing building.
- Space will be used to expand current services and add additional services to better meet the health care needs of the community.
- Funds will retrofit office/administrative space on the existing fourth floor.
- 3 new dental operatories will be added; patient waiting area will be expanded.

## FUNDING REQUEST

- Preliminary Project Cost: \$1,893,796 - \$ 4,536,784
- DRI Funding Requested: \$4,536,784



 Project expansion

## ADDITIONAL INFORMATION

- Three expansion options; 1 floor, 2 floor, or 3 floor expansion
- Option A: One floor building expansion with dental operatories and wall removal, total cost: \$1,893,796.18
- Option B: two floor building expansion and wall removal, total cost: \$3,045,818.37
- Option C: three floor building expansion and wall removal, total cost: \$4,536,784.55
- EHCHS will match 10% of grant amount up to a maximum of \$500K

# F. Hotel del Barrio

**SPONSOR:** BOS Development Inc.

**LOCATION:** 2321 Third Ave, New York, NY 10035

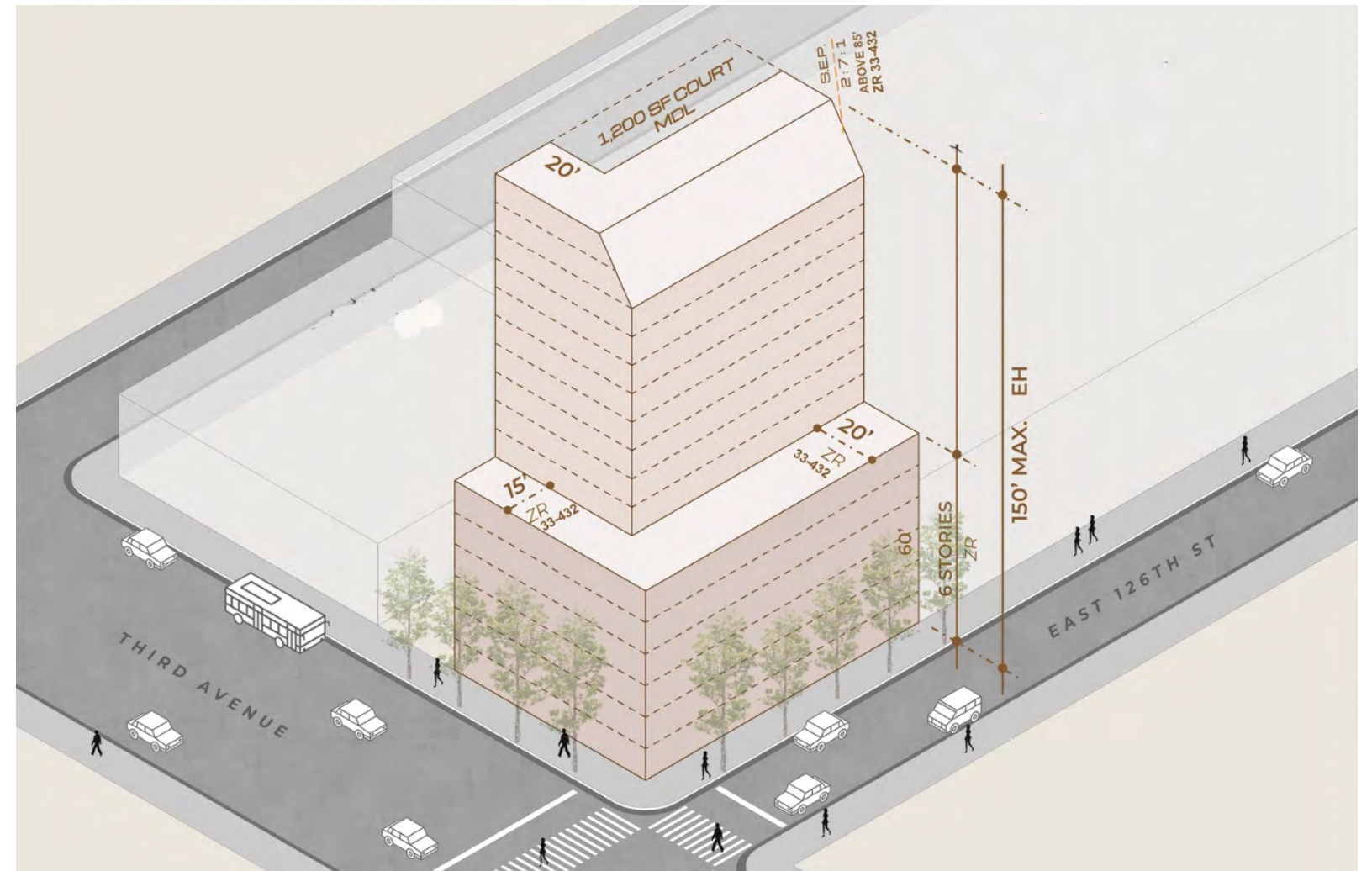
**OWNERSHIP:** The land is currently owned by the City of New York, which negotiated a term sheet with the development team.

## PROJECT UPDATES:

- 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.
- Estimated to create 200 construction jobs, and 80 permanent hotel and retail operations jobs.

## FUNDING REQUEST

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



## ADDITIONAL INFORMATION

- Received a letter from EDC that due diligence and negotiations are under progress and will be completed in the coming months
- Potential partnerships for workforce development program include Positive Workforce Inc. (PWI) and Upper Manhattan Empowerment Zone Development Corporation ((UMEZ)
- Hotel operational in Q4 2027

# G. Elmendorf Reformed Church Façade Restoration

**SPONSOR:** Elmendorf Reformed Church

**LOCATION:** 171 East 121st Street

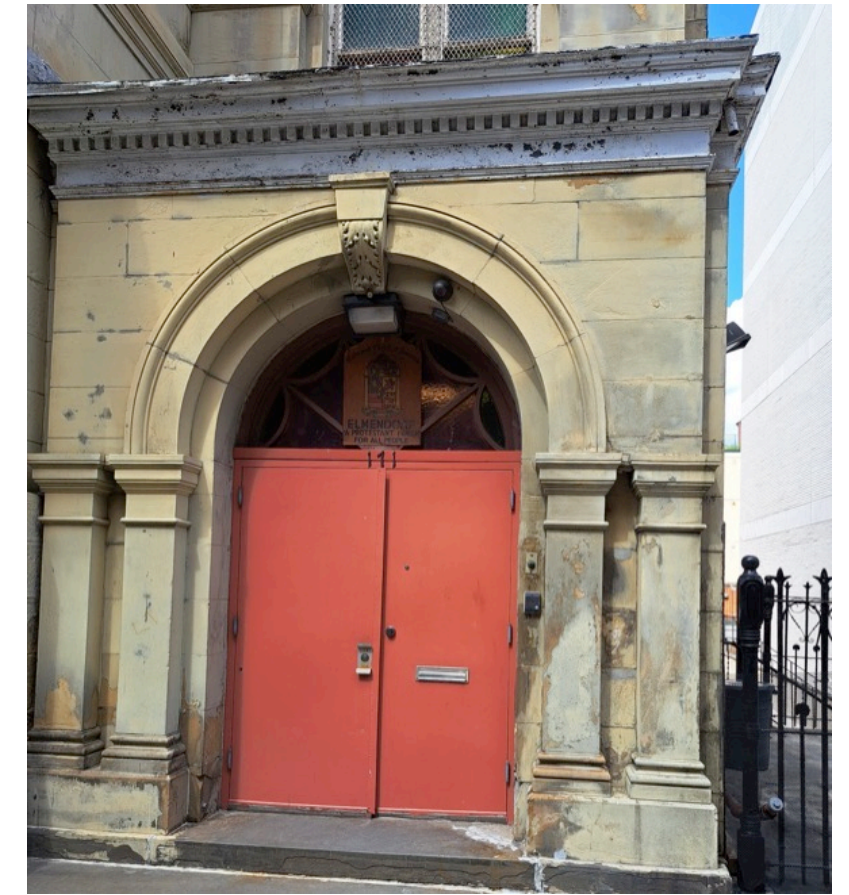
**OWNERSHIP:** Not specified / Site control with project sponsor

## PROJECT UPDATES:

- Limestone cleaning, restoration of metal cornices, installation of energy-efficient windows, and repair stairway steps and stone curbs.
- 3-month timeline.
- Hosts a number of community-wide events and organizations such as Harlem Justice Center, Harlem African Burial Ground Task Force, Uptown Dance Academy, and ABC Program.

## FUNDING REQUEST

- Preliminary Project Cost: \$292,000
- DRI Funding Requested: \$292,000



## ADDITIONAL INFORMATION

- Project does not require permitting as it is not a NYC Landmark building or in a NYC historic district
- Seeking out grants from the Landmark Conservancy
- Estimated project timeline is 6 months

# H. Las Raices East Harlem

**SPONSOR:** Ascendant Neighbourhood Development Corp.

**LOCATION:** 1761 Park Ave, 505 E 118th St, 338 E 117th St

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

## PROJECT UPDATES:

- Construction of 4 residential buildings; 78 units
- The site (303 East 102<sup>nd</sup>) is not within boundary.
- Funding would go towards improvements to Pleasant Village community garden and Jackie Robinson community garden, large scale murals on the facades of the buildings, and the fit out of a community space.

## FUNDING REQUEST

- Preliminary Project Cost: \$63,536,463
- DRI Funding Requested: \$500,000



## ADDITIONAL INFORMATION

- Received a letter of support from NYC Parks to improve two NYC Parks GreenThumb community gardens
- Community space fit out is of the Opus Dance Theatre



# J. Community Facility at Acacia Gardens

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

**LOCATION:** 401-411 E 120th St, New York, NY 10035

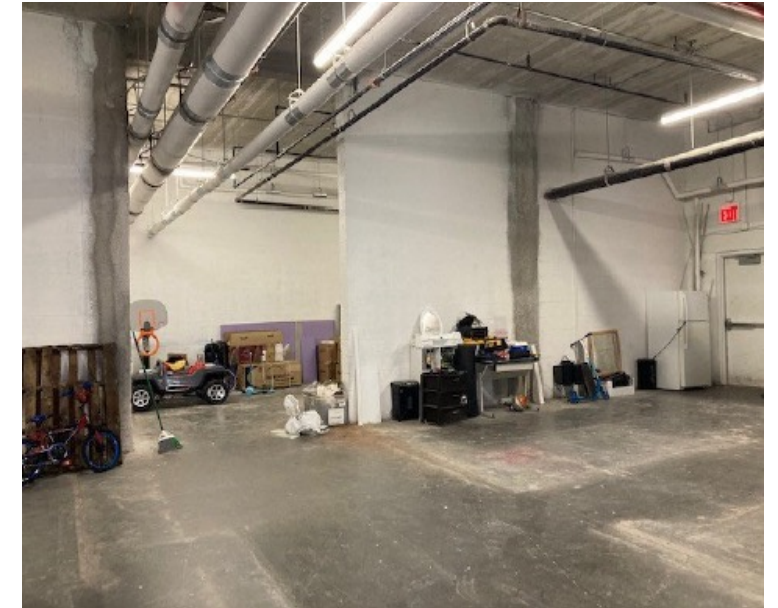
**OWNERSHIP:** Acacia Gardens HDFC

## PROJECT UPDATES:

- Renovation of 4,334 SF of unused Community Facility into an affordable and green office rental space. The sponsor is looking to comply with LEED Silver standards.
- Flexible floor plan including offices, communal spaces, and conference rooms.
- Interested not-for-profits include El Barrio's Operation Fightback (EBOF) Inc. which focuses on housing, economic development and social service needs of East Harlem's community.

## FUNDING REQUEST

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



## ADDITIONAL INFORMATION

- Anticipating a letter of intent/lease agreement for El Barrio's Operation Fightback in October 2023
- Rent for non-profit office spaces is \$25/SF as stated in the underwriting
- Community facility estimated to be operational in Winter 2025
- The timing includes the time required for permitting

# 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 UPDATES:

- 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



## ADDITIONAL INFORMATION

- Total funds received or pledged: \$15,750,000
- DRI funding will go towards hard costs which include an adaptive acoustic system, deployable bleacher system, rigging and lighting system, and an audio/visual system for the theater
- Project is expected to be complete in mid-2027

# L. Caribbean Cultural Center African Diaspora Institute Redevelopment Project

**SPONSOR:** CCCADI

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

**OWNERSHIP:** CCCADI

## **PROJECT UPDATES:**

- Renovation of current structure including redesign the sidewalk space and storefront.
- Redesign of entry and first floor lobby area to mitigate water infiltration.
- Expanded building footprint by extending the south facing side of the property.
- Installation of 1,200 SF of artist canvas on the east and west façade to bring cultural identity to the community and showcasing local professional artist through a curated process.

## **FUNDING REQUEST**

- Preliminary Project Cost: \$10,521,031
- DRI Funding Requested: \$2,695,000



## **ADDITIONAL INFORMATION**

- Original project cost have changed from \$2,725,000 to \$10,521,031
- Anticipated funds from public sources = \$4.5M (2024)
- Additional anticipated closing on a sale of air rights over firehouse = \$1.25M (2023)

# 0. East 116<sup>th</sup> Streetscaping

**SPONSOR:** Union Settlement & La Villa Merchants Association

**LOCATION:** E 116th St Corridor from Park Ave to 1st Ave

**OWNERSHIP:** N/A

## PROJECT UPDATES:

- 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



## ADDITIONAL INFORMATION

- Union Settlement and La Villa Merchants Association project proposals have been merged to address streetscaping improvements along 116<sup>th</sup> St

# S. Gateway to East Harlem

**SPONSOR:** Uptown Grand Central

**LOCATION:** 125<sup>th</sup> Street Plaza, under Park Ave Viaduct

**OWNERSHIP:** NYC DOT

## PROJECT UPDATES:

- Funding will be used to add new lighting and seating 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



## ADDITIONAL INFORMATION

- The comfort station is no longer in the scope of work
- General plaza improvements include lighting, sound, flexible concessions stands for vendors, storage, and seating
- Seeking additional funding from MBPO

# T. Security Camera Mapping Installation

**SPONSOR:** Uptown Grand Central & La Villa Merchants Association

**LOCATION:** Multiple locations across East Harlem

**OWNERSHIP:** Various city agencies (TBD)

## PROJECT UPDATES:

- This project will include the identification of City-owned street poles and other locations for the installation of 8 new NYPD Argus security cameras. (Intersections of 116<sup>th</sup> with Lexington, 3<sup>rd</sup>, 1<sup>st</sup> and Pleasant Avenues, 118<sup>th</sup> with Lexington Avenue, 122<sup>nd</sup> with 3<sup>rd</sup> Avenue, and 126<sup>th</sup> with Lexington Avenue.
- Cameras will be owned and operated by the NYPD.
- NYPD cameras are favorable in these locations as there aren't as many businesses in the area.

## FUNDING REQUEST

- Preliminary Project Cost: ~\$400,000
- DRI Funding Requested: ~\$400,000



## ADDITIONAL INFORMATION

- Uptown Grand Central and La Villa Merchants Association project proposals merged and are joint project sponsors
- 8 locations have been selected from the original 20 determined locations in the Uptown Grand Central application
- Original project cost updated from \$800,000 to \$320,000 (+20% = ~\$400,000)

# V. 127<sup>th</sup> Street Entry Plaza with Park Amenities

**SPONSOR:** NYC DPR

**LOCATION:** 325 East 127<sup>th</sup> Street, New York, NY

**OWNERSHIP:** NYC DPR

## **PROJECT UPDATES:**

- Construct a landscaped entry plaza with a public restroom facility at the currently underutilized and publicly inaccessible 127th street traffic triangle in East Harlem.
- Entry plaza will also feature a bicycle rack, lighting, seating, and landscaping.
- Project will improve the public realm (landscaping and restroom access) and connectivity to the Manhattan Waterfront Greenway.

## **FUNDING REQUEST**

- Preliminary Project Cost: \$8,848,350
- DRI Funding Requested: \$1,000,000



## **ADDITIONAL INFORMATION**

- Requesting DRI funding has been reduced to \$1,000,000 from the original \$4,634,850 requested
- Requested funds will go towards the construction costs associated with comfort station
- Awaiting letters of support from project advocates

# Y. East Harlem Mural Refresh

**SPONSOR:** Uptown Grand Central

**LOCATION:** Multiple locations across East Harlem

**OWNERSHIP:** Various property owners

## PROJECT UPDATES:

- Re-imagine and create new art based on existing and iconic murals in East Harlem.
- Additional installation of 1-3 artworks throughout the neighborhood.

## FUNDING REQUEST

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



## ADDITIONAL INFORMATION

- Murals outside of the DRI boundary are no longer in project scope of work
- Project sponsor is identifying locations for new mural installations



# Z. East 116<sup>th</sup> Street Revitalization

**SPONSOR:** Union Settlement

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

**OWNERSHIP:** N/A

## PROJECT UPDATES:

- Façade improvements such as signage, lighting, exterior painting, fenestration (windows / doors) upgrades, better storefront transparency, and outdoor seating for businesses along 116<sup>th</sup> Street.
- 18 Businesses have expressed their interest in the 116<sup>th</sup> Street Revitalization project.

## FUNDING REQUEST

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



## ADDITIONAL INFORMATION

- Survey is being conducted amongst 116<sup>th</sup> St business owners and 18 businesses have expressed interest in the project.
- Most own/have a long-term lease. Some businesses are willing to contribute a modest match.
- Union Settlement is also working on securing grants from patrons.

# AB. National Black Theatre – Living Land Acknowledgement

**SPONSOR:** National Black Theatre

**LOCATION:** 2031 Fifth Avenue, New York, NY 10035

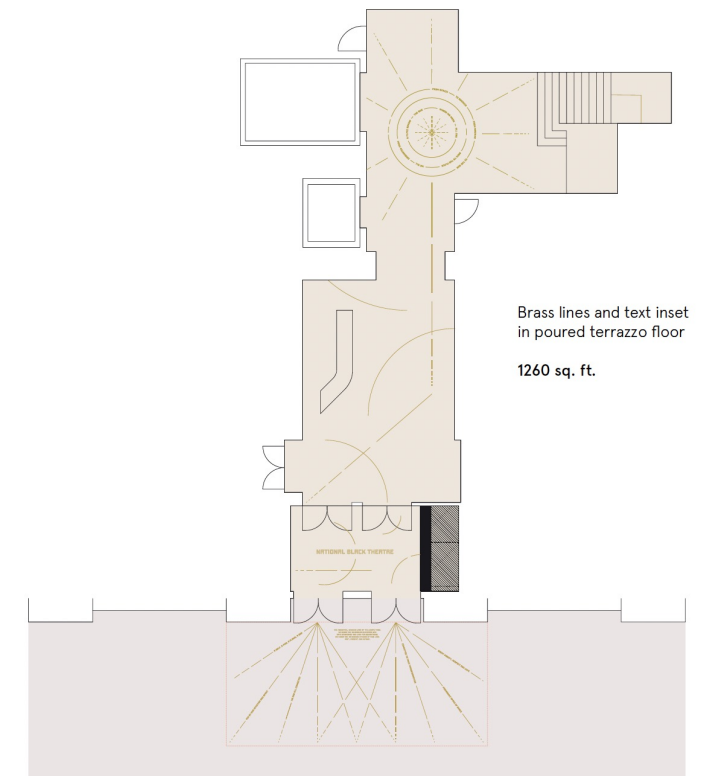
**OWNERSHIP:** NBT & L+M Development Partners and Ray.

## PROJECT UPDATES:

- NBT is constructing a multipurpose performing arts and job-training center at 125th St and 5th Ave.
- Funding requested for a multi-dimensional living land acknowledgement building façade.
- The art intervention will reflect the ancestry of the varied communities that have inhabited East Harlem and to uplift the ways in which this corner is a conflux of diasporic Black, Latinx, and indigenous cultures.
- NBT has retained branding and signage consultants.

## FUNDING REQUEST

- Preliminary Project Cost: \$671,500
- DRI Funding Requested: \$375,000



## ADDITIONAL INFORMATION

- Original project scope of façade artwork and signage has been updated and is now a living land acknowledgement
- Requested funds will go towards sidewalk construction, design, and installation, tree pit uplighting, a water feature, exterior benches, security cameras, and anti-graffiti measures

## Project Eligibility

### Total Project Cost:

\$464,476,697 -  
\$467,119,685

### DRI Fund Requested:

\$23,374,198

17

Eligible and  
Complete Projects

2

Pending  
Information

12

Not Eligible or  
Withdrawn App.

# 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
- La Fortaleza: new industry rehearsal performance and exhibition spaces
- 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

**ELIGIBILITY REVIEW:** Pending Information



## UPDATES

- Proposed new project scope includes renovations to the Casa Latina (115 E 116<sup>th</sup> St) exterior façade and fit out of the interior as a café and Latin music artifact exhibition space
- Project sponsor does not have site control and is seeking a letter of approval from property owner

# 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

**ELIGIBILITY REVIEW:** Pending Information



## **UPDATES**

- Proposed scope of work includes interior improvements to the Sendero Verde black box theater and wayfinding signage on EHCCI properties
- Awaiting updates from project sponsor

# Next Steps

## CONSULTANTS

- Planning team will continue engaging project sponsors, city agencies, and other stakeholders to strengthen priority projects and refine final list.

## LPC MEMBERS

- LPC members requested to continue to give feedback on priorities for the project shortlist.
- LPC members requested to promote the Public Workshop #3 on November 02, 2023

# Upcoming Meetings

## LPC Meeting #6

November 06, 2023, 9:00-11:00am,  
East Harlem Neighborhood Health  
Action Center

## Public Workshop 3

November 02, 2023, 6:30-8:30pm  
location TBD

# Agenda

1. Welcome and Roll Call
2. Planning process & engagement updates
3. Goals and evaluation criteria
4. Project proposal updates and evaluations

## **5. Public comment**