

East Harlem DRI

# Eligible Project Proposals



Department  
of State



Downtown  
Revitalization  
Initiative

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

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

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

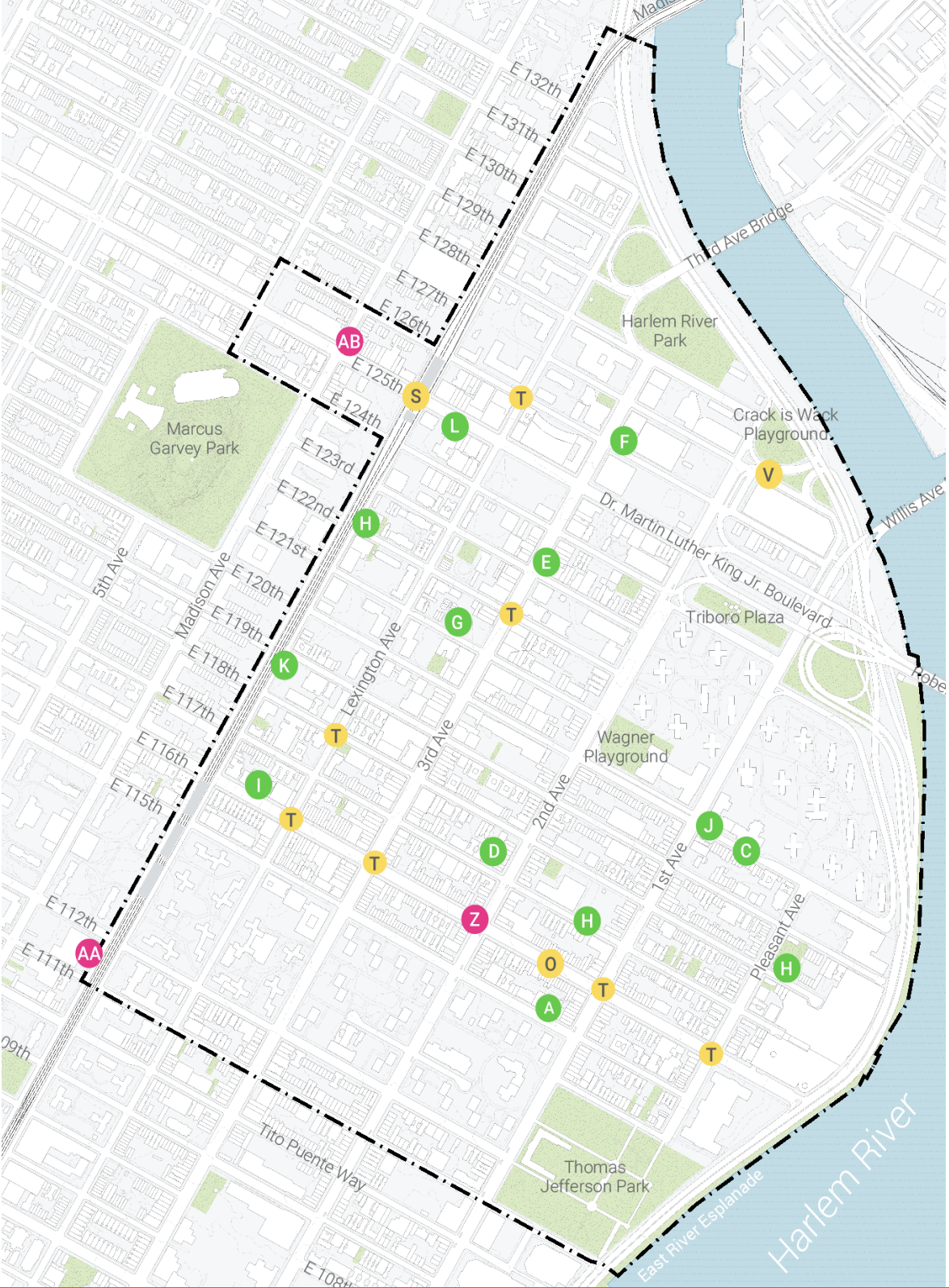
- A** EatWell
- C** The Beacon
- D** Assembly OSM Development
- E** Boriken Neighborhood Health Center Projects
- F** Hotel del Barrio
- G** Elmendorf Reformed Church Facade Restoration
- H** Las Raices East Harlem
- I** El Barrio Arts and Culture Commercial Corridor
- J** Community Facility at Acacia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

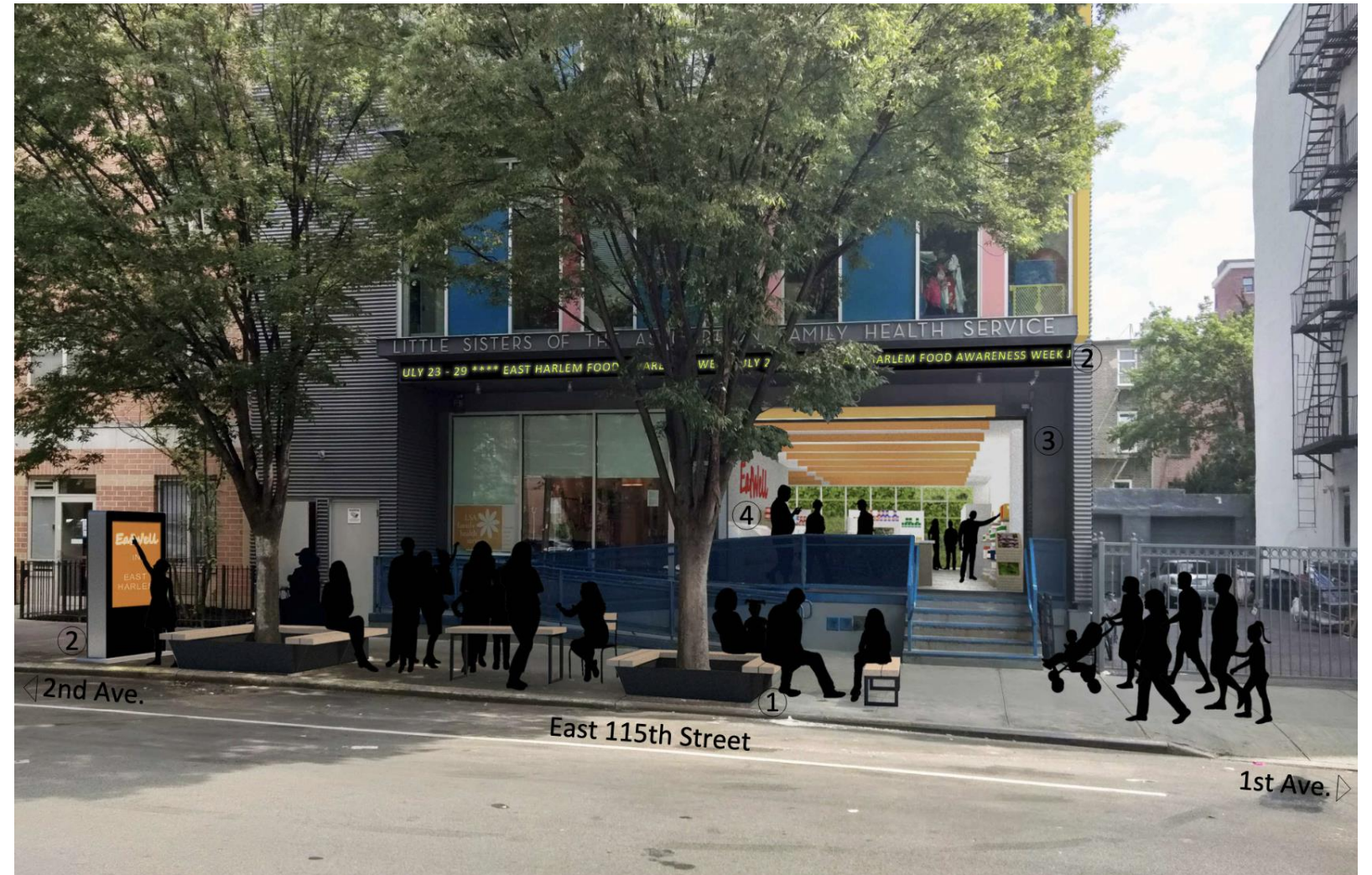
**OWNERSHIP:** Little Sisters of the Assumption Family Health Service, Inc. and are without liens.

## 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 & Ascendant Neighborhood Development

**LOCATION:** 413 East 120<sup>th</sup> Street, New York, NY 10035

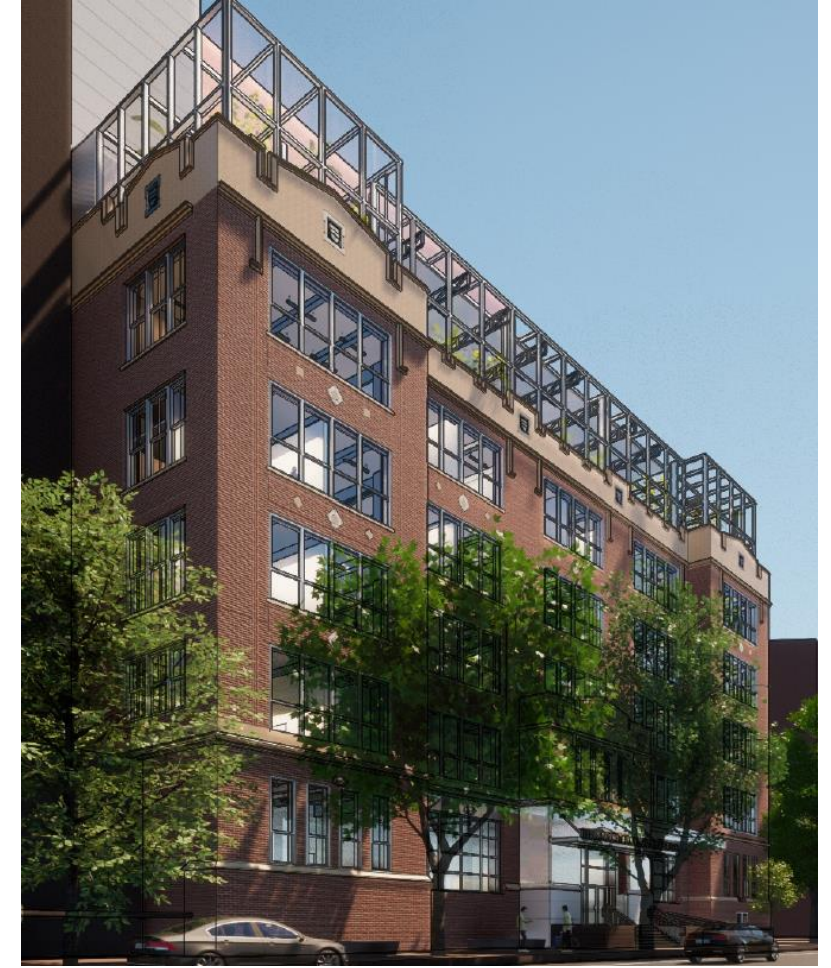
**OWNERSHIP:** Land currently owned by City of New York. The site will be purchased by an affiliate of the sponsor from the City for a nominal fee.

## 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

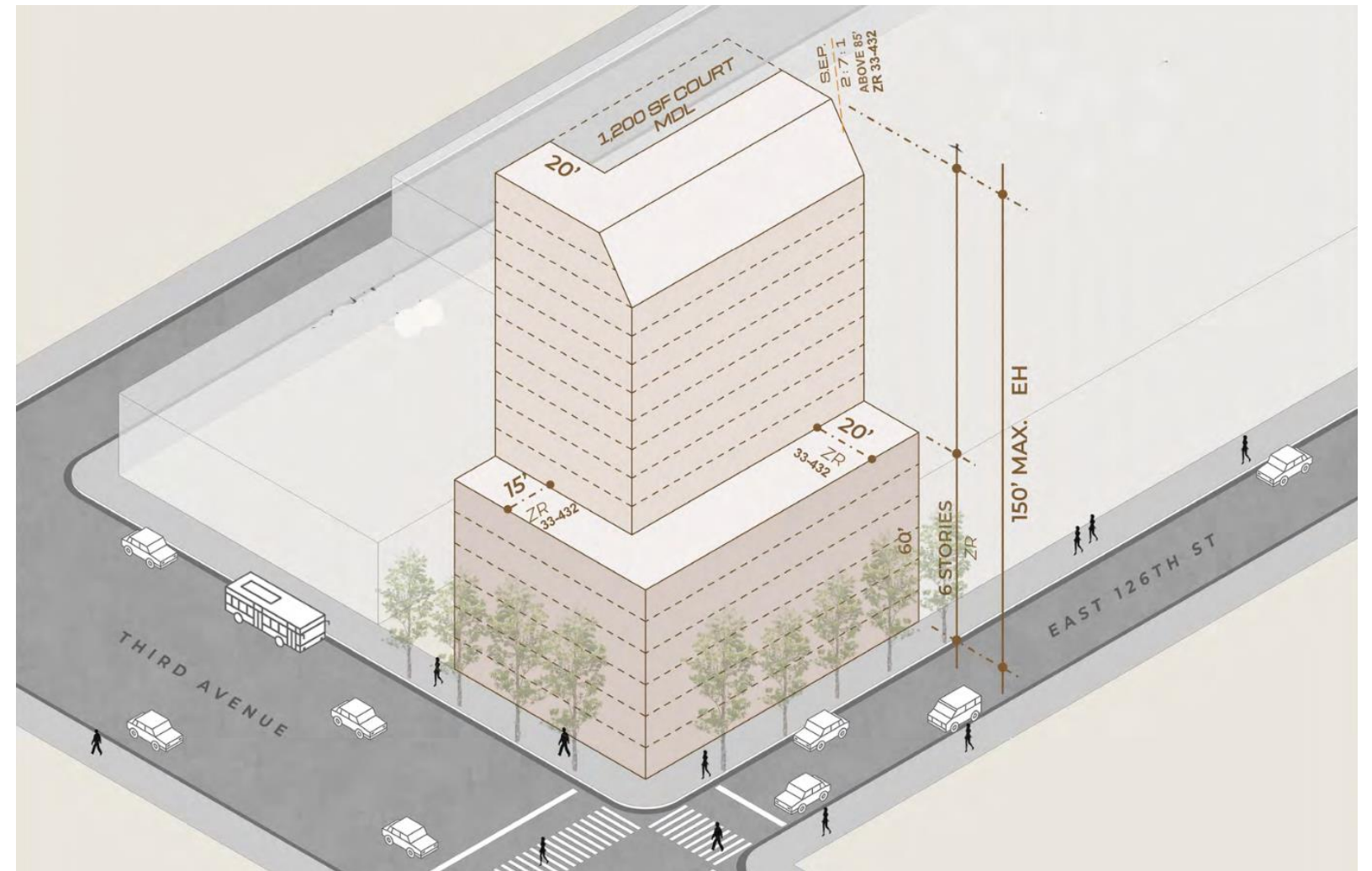
**OWNERSHIP:** The land is currently owned by the City of New York, which negotiated a term sheet with the development team.

## 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

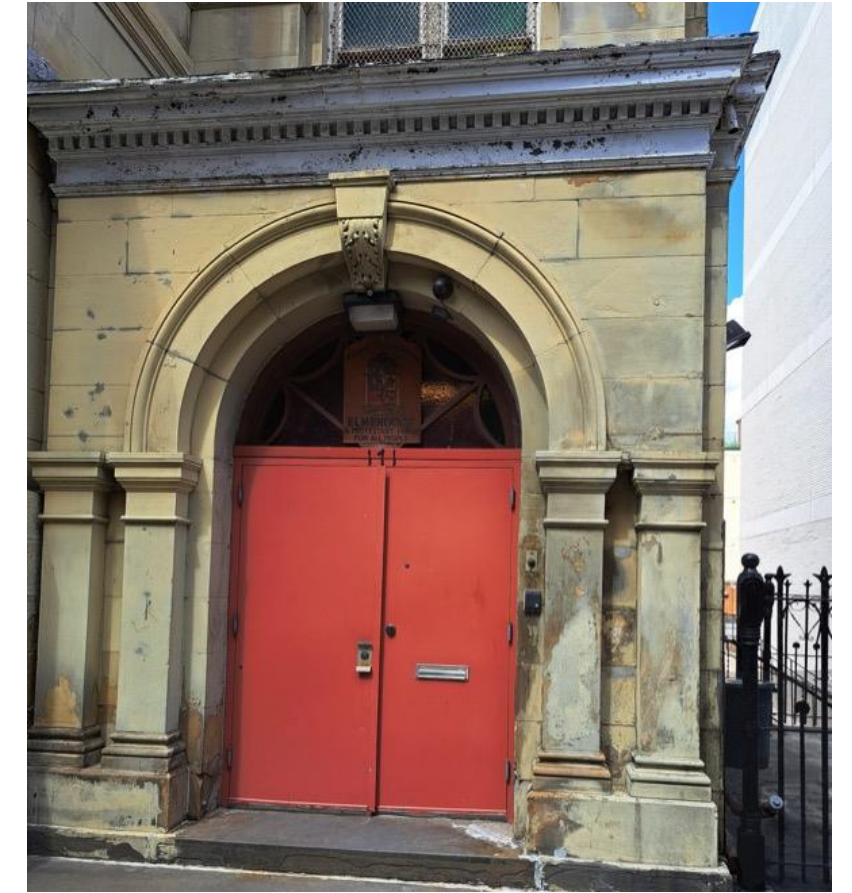
**OWNERSHIP:** Not specified / Site control with project sponsor

## 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

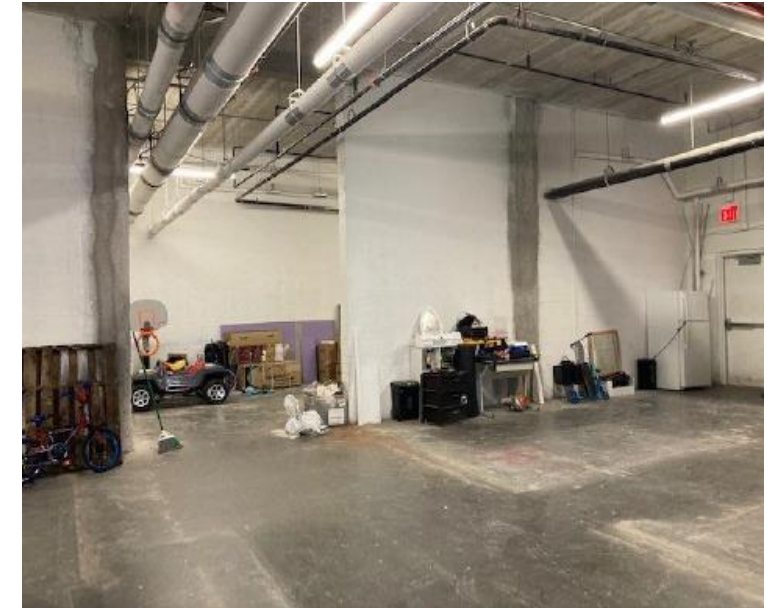
**OWNERSHIP:** Acacia Gardens HDFC

## 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 116<sup>th</sup> Street Corridor between 3<sup>rd</sup> and 1<sup>st</sup> 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

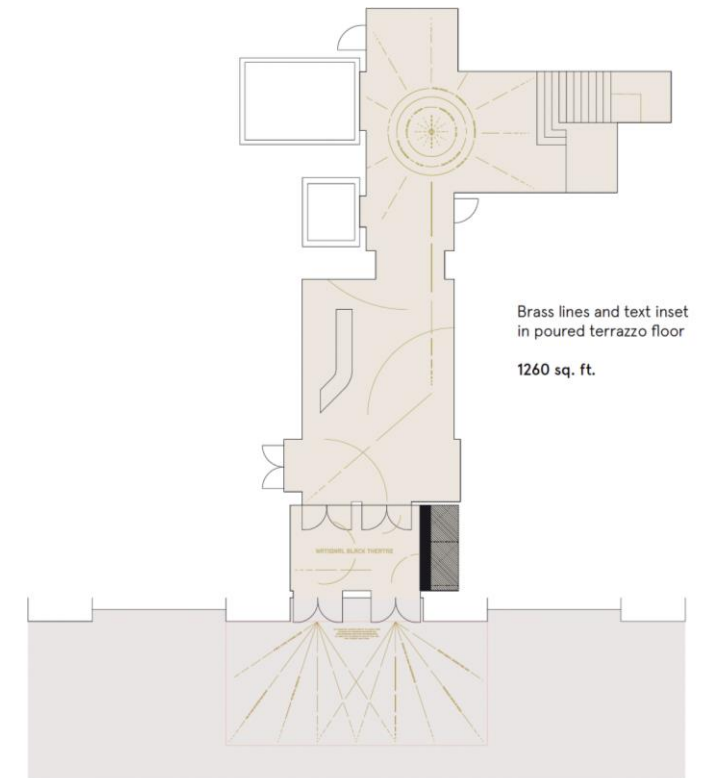
**OWNERSHIP:** NBT & L+M Development Partners and Ray.

## 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

# 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



## UPDATE

- 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



## **UPDATE**

- 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