



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 10
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Land Use Committee Minutes

Thursday, September 21, 2023
6:30 PM

The meeting was called to order at 6:35 pm, Chair Karen Dixon presiding.

Attendance:

Land Use Committee members:

In- Person: K. Dixon, C. Powell, C. Harris, D. Patterson, D. Points, C. Wykoff

Virtual: C. Harris, K. Taylor

Excused/Absent Committee Members: H. Dukes (E), S. Gleaton (A), G. Harrell (A)

Other CB 10 Board Members: D. Gill, I. Henry

Chair Dixon welcomed the committee and guests. Two new committee members, Dana Points and Cherise Wykoff, were introduced.

PRESENTATION

1. The Studio Museum of Harlem

Presenter

Debra Alligood White – General Counsel & Chief Operating Officer

Betsy McClelland – Director of Capital Projects

Jake Gorman – SCIAME

McKissack

OVERVIEW: The Studio Museum of Harlem presented an update on their construction project.

- Building construction is 77% complete
- Façade Progress: Pre-cast is completed, windows are 70% complete
- Interior is 50% complete
- Anticipated completion date is Spring 2024
- McKissack provided an MWBE workforce updates
- 52% of the contracts have been awarded to MWLBE companies
- More than 900 workers, of which 61% are minorities or local residents
- Ongoing work with community outreach programs for workforce participation or business opportunities (Positive Workforce, Harlem Business Alliance, Pathways to Apprenticeship, NEW, Workman's Circle)

- Project still accepting applications. Job postings are posted on the website of the Studio Museum. Some applicants will be considered for employment in the museum.

Comments/Feedback:

- Land Use Committee commended the Studio Museum/SCIAME/McKissack team for their transparency with the community throughout the life of the project.
- The committee acknowledged that the project exceeded the MWBE goals and offered additional suggestions to engage members of the community.
- McKissack shared that Pathways to Apprenticeship provides opportunities for individuals to enter construction by learning various trades.

DISCUSSION

Trevor Lovitz, CB 10 DCP Liaison provided updates on upcoming Land Use Projects:

- 15-21 West 124th Street: As-of right project seeking a zoning text amendment to eliminate the parking requirement. Expected to be certified by DCP by the end of the October. Group scheduled to present at the October 19, 2023 land use meeting.
- 80 W. 126th Street Boutique Hotel – anticipate this will be the first project using the Hotel Text Amendment.
- City of Yes Economic Opportunity Text Amendment – anticipated fall/winter 2023/2024.
- City of Yes Housing Opportunity Text Amendment – Spring 2024
- One45 Harlem4All – anticipated Spring 2024

Chair Dixon advised committee members that communication will be shared regarding information webinars for the upcoming City of Yes text amendments. Committee members were encouraged to attend these meetings as the text amendments contain a significant amount of information.

VOTING ITEMS

None

OLD BUSINESS

CB 10 Land Use Study/Equity Development Index(EDI)

Land Use Committee members were instructed to complete the EDI survey provided by the J. Max Bond Center. To date, six out of the ten committee members completed the survey.

Chair Dixon provided an overview to the new members. Prior to the meeting the committee received a copy of the proposed land use study/EDI project, and the Land Use and Vacancy Report prepared by the J. Max Bond Center for Urban Futures in November 2022. The J. Max Bond Center will attend our October 2023 committee meeting.

NEW BUSINESS

District Needs Statement & Survey

Chair Dixon encouraged all members to complete the District Needs Survey and review the current District Needs Statement for CB 10. The committee was advised that each member should become familiar with land use nomenclature so that they can fully understand the information presented by developers and other entities. Chair Dixon advised that land use projects significantly impacts a community, and as board members, we are responsible to review the interests of all the members of our community.

ADJOURNMENT

- The meeting adjourned at 7:30pm.