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CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 10

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CB 10 Land Use Committee Minutes Thursday, February 15, 2024 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, D. Points, D. Patterson, C. Wykoff, C. Harris

Virtual: S. Gleaton, K. Taylor, C. Powell

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

Other CB 10 Board Members: B. McClure & I. Henry

Chair Dixon welcomed the committee and guests. All committee members introduced themselves.

PRESENTATION

1. Big Harlem – Gregory Baggett

OVERVIEW: Community Member Gregory Baggett, facilitated a presentation regarding a course that held in Syracuse University in their architecture program called Big Harlem.

- Opportunity for students and community to re-imagine Central Harlem.
- Students will propose high rise and large developments in Central Harlem.
- Will examine the historical concept of the Village of Harlem, Preston Wilcox's preservation proposal that identifies Harlem as an historic district, as well as review the history of past and current development projects that include significant density such as Lenox Terrace, One45, 95 Lenox Avenue, A. Philip Randolph Square, Lionel Hampton Houses, and St. Mark's Church to name a few.
- Community to consider if added density could lead to areas in the district becoming financial or business districts.
- Course was proposed to several schools but not to any CUNY schools.
- The various projects that the students will create in the course may be similar to the outputs that the Equity Development Index will provide CB 10 once completed.
- Seeking Land Use Committee and community members in attendance feedback about the course with a goal of securing community engagement resources from the University.

Committee Members & Other CB 10 Board Members:

- Thought this course would be good for the community and expressed interest in taking the course if possible.
- Hope that other schools of architecture or urban planning will also participate in the course.
- Recommended that Mr. Baggett incorporate a review of existing financial/business districts in the city.
- Consideration of the impact on greater density on sunlight and impact to mental health.

Mr. Baggett concluded that greater density does not always mean taller developments, but can also be larger developments as well. He highlighted that super tall buildings will never include affordable units as the cost would be prohibitive.

2. City of Yes for Economic Opportunity

OVERVIEW: The text amendment was presented at the Borough Board meeting in February. It was approved with recommendations. Jose Trucios of DCP anticipates that additional recommendation will be added by the City Council. He will provide CB 10 with the final document once it is completed.

3. City of Yes for Housing Opportunity

OVERVIEW: Chair Dixon advised the committee and community members that this text amendment will probably be certified in April. The meeting agenda includes three upcoming informational sessions on the City of Yes for Housing Opportunity. All participants were encouraged to attend prior to the actual certification. Chair Dixon will send to Community Assistant who will share it with the full board.

- February 27: Focused on diverse housing types (ADUs, Conversions, & Shared/small homes). [Register here.](#)
- March 27: Focused on "missing middle" housing types. [Register here.](#)
- April 17: Focused on the City of Yes for Housing Opportunity proposal. [Register here.](#)

VOTING ITEMS

None

OLD BUSINESS

Malcolm Shabazz project has been filed but not certified.

MART 125 – Chair Dixon informed community that outreach to Fernando Ortiz at EDC for a follow visit to the Land Use Committee to outline the proposed community engagement plan was done. It is anticipated that EDC can participate in an upcoming committee meeting.

NEW BUSINESS

None

ADJOURNMENT

- The meeting adjourned at 7:20 pm.