



CITY OF NEW YORK MANHATTAN COMMUNITY BOARD 10

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Land Use Committee Minutes

Thursday, November 16, 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, D. Patterson, D. Points, C. Wykoff

Virtual: S. Gleaton, I. Henry

Excused/Absent Committee Members: C. Harris (E), C. Powell (E), H. Dukes (E), K. Taylor (A), G. Harrell (A)

Other CB 10 Board Members: Hon. M. Harrison, P. Ellison, B. McClure

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

PRESENTATION

1. Equity Development Index

Presenter

Shawn Rickenbacker, Director, J. Max Bond Center for Urban Futures
Alden Copley, Lead Researcher, J. Max Bond Center

OVERVIEW: S. Rickenbacker and A. Copley provided an update on the Equity Development Index (EDI) for Manhattan Community Board 10.

- 90% of Land Use Committee completed the survey developed by the J. Max Bond Center. Suggested the expansion to other committees such as Housing to increase the number of respondents.
- The goal of the EDI is to afford the community feedback on the types of development in a particular area. Thus, comparing community's priorities to development specs.
- J. Max Bond conducted research and outreach, and is in the process of developing a proprietary algorithm to effectively compare development specs to community priorities/preferences. The closer to the community preference, the higher the EDI score.
- Reviewed the findings of the surveys completed by Land Use members.
- Submitted proposals to secure funding to develop the complete EDI.

2. 15-21 West 124th Street Project

Presenter

Allison Curreri, Greenberg Traurig, LLP
Michael Dwyer, Owner

OVERVIEW: Ms. Curreri provided an overview of the project that is seeking a text amendment change for the parking requirement.

- Development is an as-of-right project located at 15-21 West 124th Street (Manhattan Block 1722, Lots 26 and 27)
- This is a fair market project that is 7 stories, 30,276 sq. ft. of residential space for 33 dwelling units.
- Seeking a text amendment to the parking requirements for R6A zoning districts within the 125th Street Special Districts
- For R6A zoning, the number of parking spots represents 50% of the units (17)
- On zoning lots with 10,001-15,000sf of lot area, parking requirement is reduced to 30%
- When there are 15 or fewer accessory residential parking spaces required on the zoning lot, the parking requirement is waived. Therefore, $33 \times 30\% = 11$ spaces, thus waiver is allowed.
- 60% of the project is two bedroom units and 40% will be three bedroom units.
- Existing market rates on the units are \$4500 for two bedrooms and \$6500 for three bedrooms.

Comments/Feedback:

- Committee recommended that the owner engage McKissack to assist with construction hiring from the community and MWBE compliance.
- Requested that developer return throughout construction to provide updates to the committee/community.

3. City of Yes for Economic Opportunity

Presenter

Trevor Lovitz, Community Board Liaison at Department of Community Planning
Matthew , Lead Developer, DCP
Jose Trucios, DCP

OVERVIEW: Trevor and Matt provided an overview of the City of Yes for Economic Opportunity citywide text amendment. The goal of the City of Yes for Economic Opportunity is to implement changes to the City's Zoning Resolution to remove barriers to opening, operating, and expanding a business within all zoning districts, and across all 59 of the City's Community Districts. The presenters were asked to present goal number one which included six proposals.

Goal #1: Make it easier for businesses to find space and grow

- Reactivate storefronts - remove limits to reactivating the vacant storefronts. Existing conditions in CB 10 includes 15% (300) of storefronts are vacant in the community. Some current rules makes it difficult for vacancies to be filled.
- Simplify district types - simplify rules for business types allowed on commercial streets. This includes a consolidation of some use terms between C4 & C6 districts.
- Small scale production - expanding opportunities for small scale clean production such as jewelry production and 3-D printing. Environmental controls will be included.
- Loading docks - modernize loading dock rules so buildings can adapt over time.
- Upper floor commercial - enable commercial activity on upper floors
- Use terms - simplify and modernize the way business are classified in zoning

Goal #2: Support growing industries

- Urban Agriculture - clarify rules to permit indoor urban agriculture
- Life Sciences - give life sciences companies the certainty to grow

Comments/Feedback:

DCP will return in December to complete the remainder of the proposal.

DCP has a worksheet for community boards to rate the 18 proposals with space for comments that is recommended to be used when reviewing the project.

VOTING ITEMS

1. **15-21 West 124th Street Project** - Committee did not have a quorum but the sentiment of the in-person/hybrid members, with the exception of D. Patterson, was to move the project to the Executive committee with a tentative approval with recommendations.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

- The meeting adjourned at 8:33 pm.