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## **LAND USE**

### **Committee Meeting Minutes**

Thursday, January 20, 2022, 6:30PM

Hon. Karen Dixon, Chair

### **WELCOME & INTRODUCTIONS (5 minutes)**

- A. CB10 Land Use Committee Members – Hon. K. Dixon, C. Harris, C. Powell, H. Dukes, G. Harrell, K. Taylor, K. Bitterman, S. Gleaton
- B. CB10 Board Members – S. Brannon, D. Perkinson
- C. Excused – L. Downing

### **PRESENTATION**

#### **1. The Studio Museum of Harlem - Update**

##### **Presenters**

Debra Alligood-White, General Counsel & Chief Strategy Officer

Betsy McClelland, The Studio Museum of Harlem

Jay Gorman, SCIAME Construction

Aissatou Bey-Grecia, McKissack & McKissack

**OVERVIEW:** The Studio Museum of Harlem is providing an update on their building project to Manhattan Community Board 10 Land Use Committee.

- Provided an overview of the history of the Studio Museum of Harlem.
- The new building has been designed to express the museum's core values of openness and engagement, as well as provide exceptional new spaces to elevate the museum services to artists, audiences, and the Harlem community.
- Excavations are done and foundation work will be completed in the next 4-5 weeks. Steel and façade work will follow.
- Cranes to be used starting the end of February 2022 until Fall 2022 from 7 am – 4pm. (Saturdays on occasion)
- Cranes will be on 124<sup>th</sup> and 125<sup>th</sup> street. Sidewalk on both streets remain closed. On both streets pedestrian walkways are in place that includes an ADA ramp and barricades on the street side to protect pedestrians. **Anticipated notification to the community would be two weeks before installation of the cranes.**
- There will be intermittent closure of 124<sup>th</sup> and 125<sup>th</sup> Street for rigging of equipment and concrete placement.

- Department of Transportation (DOT) to relocate eastbound bus stop (M100, M100, & BX15) from east side to west side of Adam Clayton Powell, Jr. Blvd. **Anticipated notification to the community by DOT would be 10 days before the change.**
- Department of Buildings (DOB) Noise Mitigation Plan in effect. DOB Required Vibration Monitoring in effect.
- Trucks are washed down prior to leaving the site. Sidewalks will be cleaned continuously, and graffiti removed. Rodent Control Plan will continue.
- Security Guards on Site.
- Sciamé and Contractors have signed the NYC Business Affirmation for COVID Vaccination Compliance.
- All CDC, NYS, and NYC DoH regulations are being followed on site including stepped up cleaning and maintenance of on-site facilities.
- Any worker with positive test are required to quarantine per CDC guidelines.
- 50% of all contracts awarded to MWLBE companies. The site has 300 or more workers, of which 60% are minorities or local residents.
- Sciamé and McKissack are engaged with numerous community outreach programs for workforce participation and business opportunities including: Positive Workforce, Harlem Business Alliance, NEW, Workman's Circle, Pathways to Apprenticeship, and others.

### **Discussion/Concerns**

Members of the land use committee and other members of the board had concerns regarding the use of cranes and the change in the location of the bus stop. Member Powell recommended that the transportation committee review all actions planned by DOT, especially the way in which the community is advised of planned changes in service or relocation of bus stops. Member Taylor, who is also Chair of the Transportation Committee, expressed concern regarding this issue as well and stated that they would explore this issue with DOT as well. Member Dixon expressed concerns regarding the use of cranes and notification to surrounding businesses and residents, asking the Museum to provide written notification 3-4 weeks instead.

The Studio Museum of Harlem agreed to provide notification to the surrounding businesses and residential buildings regarding the following:

1. Anticipated use of the cranes, the length of time they will be utilized, and the time of day and days of the week.
2. Notification will also advise the community of the anticipated change in the eastbound bus stop location.

The Studio Museum of Harlem will provide the committee with a copy of the notification for our records.

Member Bitterman questioned whether the COVID pandemic impacted the planned designs and/or resulted in design alterations for the public space. Betsy McClelland responded stating that early in the pandemic, the architects facilitated a study to determine if dramatic changes were needed to accommodate people's needs. Due to the climate control requirements of their work, the space will have good ventilation throughout the building. The ground floor has large open spaces, and the lower level and galleries, and elevators would implement limited capacity protocols if COVID concerns still

exist at the time of reopening. The rooftop will also provide for an additional open space. In the bathrooms, redesign will be the use of paper products instead of air blowers.

One community member asked about officers to help pedestrians navigate the sidewalk while cranes are present. Jay Gorman stated that safety is paramount and assured the community that pedestrian officers and flag people are stationed on both sides of the block at Malcom X. Blvd and Adam Clayton Powell, Jr. Blvd., as well as by the construction site to ensure pedestrian safety.

The committee thanked the museum for the transparency and thorough update on the project.

## **2. Harlem Congregations of Community Improvement, LLC (HCCI) Bradhurst Brownfield Opportunities Area Update**

### **Presenters**

Dr. Malcolm Punter, President & CEO of HCCI

Shachi Pandey, Consultant

Retha Powell, CPA, Asset Manager

**OVERVIEW:** HCCI is providing Manhattan Community Board 10 with an update on the Bradhurst BOA project.

- Dr. Punter provided a history of HCCI, and their work in the community.
- HCCI has been awarded \$299,970 by NYS for Bradhurst BOA Pre-development Activities.
- HCCI will work with Kevin Garrett, of NYS Department of State (DOS) Office of Planning, Development & Community Infrastructure, agency that manages brownfield projects, to discuss next activities.
- Brownfield spaces are sites that has been contaminated either through petroleum products or petroleum projects due to industry, or are otherwise blighted areas in disinvested communities.
- HCCI's website has links to their brownfield BOA work that started in 2003, that includes engagement with community stakeholders, organizations, and elected officials.
- HCCI met with DOS to discuss contract and anticipated outcomes that includes a Steering committee to govern and monitor the process, ensuring that all members are heard and input and feedback is embedded in the projects developed, especially for the Bradhurst BOA. The community board would also be a part of the Steering Committee. This would occur for the next 12-15 months. Project timelines are being finalized with the DOS.
- The project explores two areas, community and economic development, and the other is urban design and planning.
- Community and economic development aims to create new employment job training, especially focused on youth, recreational and educational opportunities for youth and for the local community, in addition to exploring local businesses to determine if there might be an opportunity to invest in implementing a more diverse mix of land uses that encourages local businesses in the area. Lastly, the project will work with Bradhurst area businesses to develop environmentally friendly business practices, because this is a brownfield opportunity area plan.
- There are 16 strategic sites that the community would like to see developed such as the 145<sup>th</sup> Street waterfront and the 155<sup>th</sup> Street viaduct.

### **Discussion/Concerns:**

There were no comments by committee or board members. One community member asked if there would be coordinated efforts between work already planned by the Parks Department in a particular area and HCCI. Shachi Pandey responded that all work reported in the presentation was a result of meetings with various city agencies since the start of the project. As an example, Ms. Pandey shared that they also met with the NYC Department of Sanitation and the Parks Department to clean up the staircases on 155<sup>th</sup> Street. HCCI and community stakeholders met with these city agencies to identify and advocate for clean-up and/or repair of areas in the community.

Another member asked for Councilmember Richardson-Jordan to attend the next meeting with HCCI regarding this project. Dr. Punter explained that HCCI plans to meet with Councilmember to discuss this project.

Dr. Punter and team will also present this update at the Housing Committee meeting scheduled for Monday, January 24, 2022 at 6:30 pm.

### **NEW BUSINESS**

#### **1. Manhattan Community Board 10 Land Use Study**

Chair Dixon explained that Manhattan Community Board 10 received discretionary funding for a Land Use Study. The goal is to receive three proposals from organizations (nonprofit or for profit) that can facilitate a study. Chair Dixon stated that she has asked some committee members and community member G. Baggett, to provide recommendations.

Shachi Pandey stated that last year NYC organized a list of MWBE consultants that may be helpful. Ms. Pandey stated that she would send the list to the District Office.

#### **2. People's Budget Survey**

Member Dukes informed the committee of the People's Budget Survey that was distributed by the District Manager to the full board. The link to the survey was posted in the chat for all to see. All board members were encouraged to participate.

### **OLD BUSINESS**

None

### **ADJOURNED**

Meeting adjourned at 7:55 pm.