

1965 Lafayette Avenue, Bronx, New York

City Council Land Use Division
Zoning Subcommittee

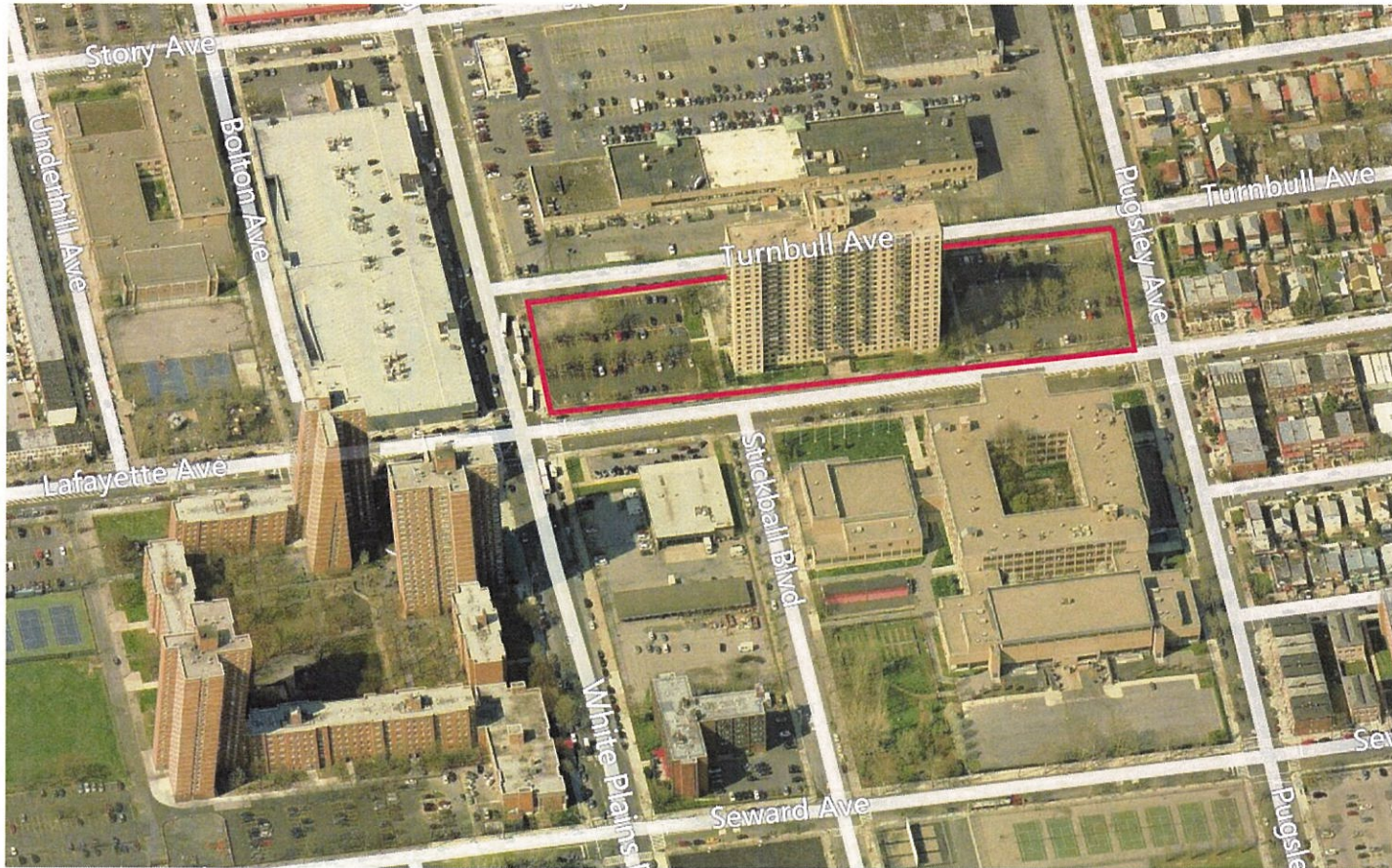
Park Lane Residence Co.

November 14, 2017

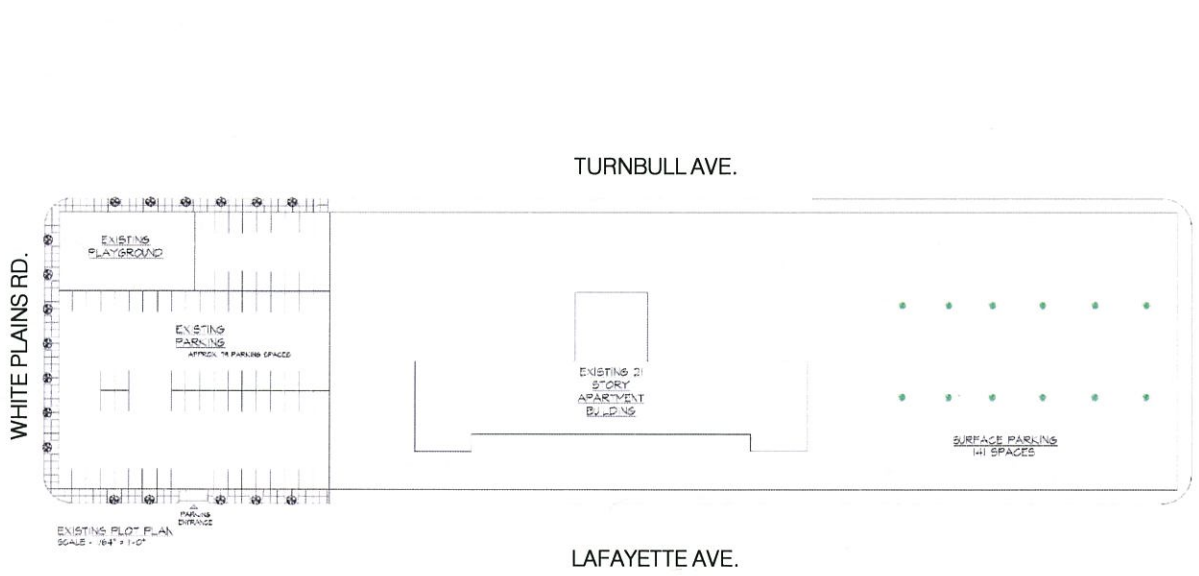


STARRETT
DEVELOPMENT LLC

Site Context



Existing Site Plan



EXISTING PLOT PLAN
SCALE - 1/8" = 1'-0"

1965 LAFAYETTE AVENUE
1005 LAFAYETTE AVE
BRONX, NY

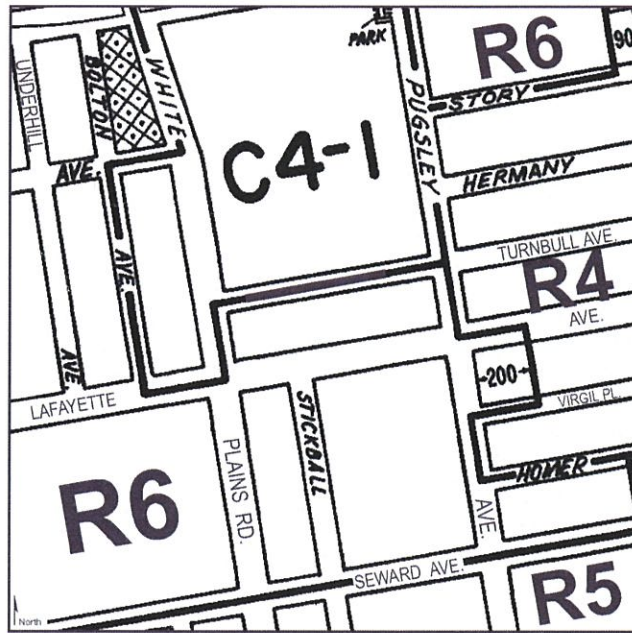
PUGSLEY AVE.
AUFGANG ARCHITECTS

EXISTING PLOT PLAN

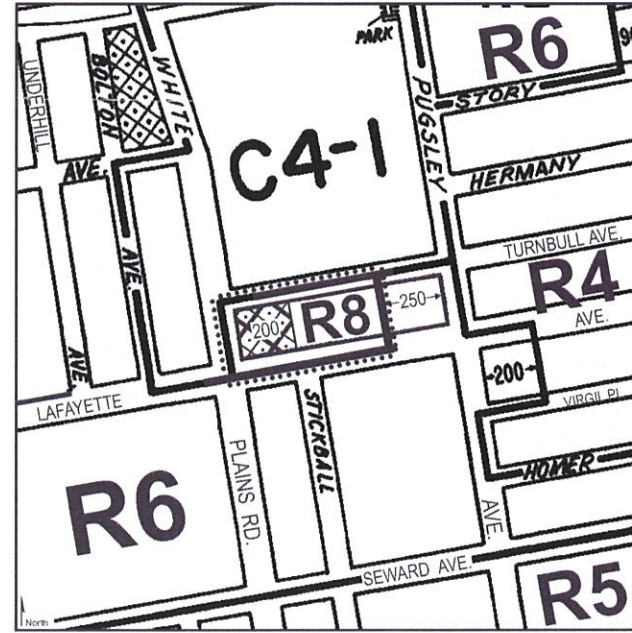
Z-105.00
PROPOSED ZONE R6C4
EXISTING ZONE R6
BLOCK 3072 LOT 1



Zoning Change Map

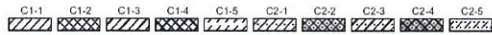


Current Zoning Map (7a)



Proposed Zoning Map (7a) - Area to be rezoned is outlined with dotted lines
Project Area (Block 3672)

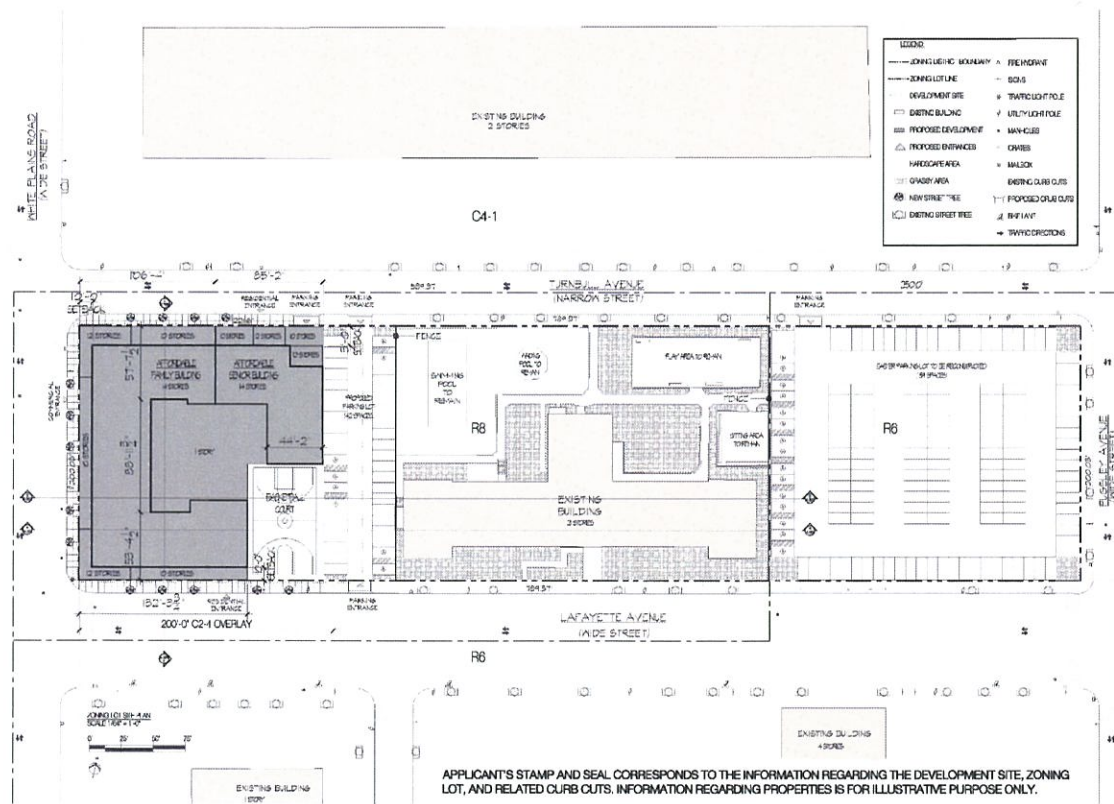
Rezoning from R6 to R8/C2-4 and R8 districts.



New Development Project Overview

- The new development will be comprised of two adjoining buildings.
- The first will be an approximately 280,000 SF HPD “Mix and Match” Building with 296 fully affordable units.
- The second will be an approximately 109,000 SF HPD affordable Senior building(the “SARA” program) with 133 project based section 8 units.
- The Mix and Match building will have approximately 19,500 SF of retail on the ground floor along White Plains Road to enliven the streetscape and service resident needs.
- Each building will have a separate entrance, separate elevators and its own staff.
- The overall new development will have a common basement garage below which will accommodate all of the required parking for the Mix and Match, Senior and if needed former Mitchell lama building.
- The Mix and Match building and the Senior building will share approximately 7000 SF of amenity space including community rooms and a fitness center.
- The basketball court will be moved, rebuilt and shared by all three buildings (Mix and Match, Senior and former Mitchell Lama building)

Proposed Site Plan



1965 LAFAYETTE AVENUE
1065 LAFAYETTE AVE
HOUSTON, TX

AUFGANG ARCHITECTS

ZONING LOT SITE PLAN
C-001.00



APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSE ONLY.

Project Rendering

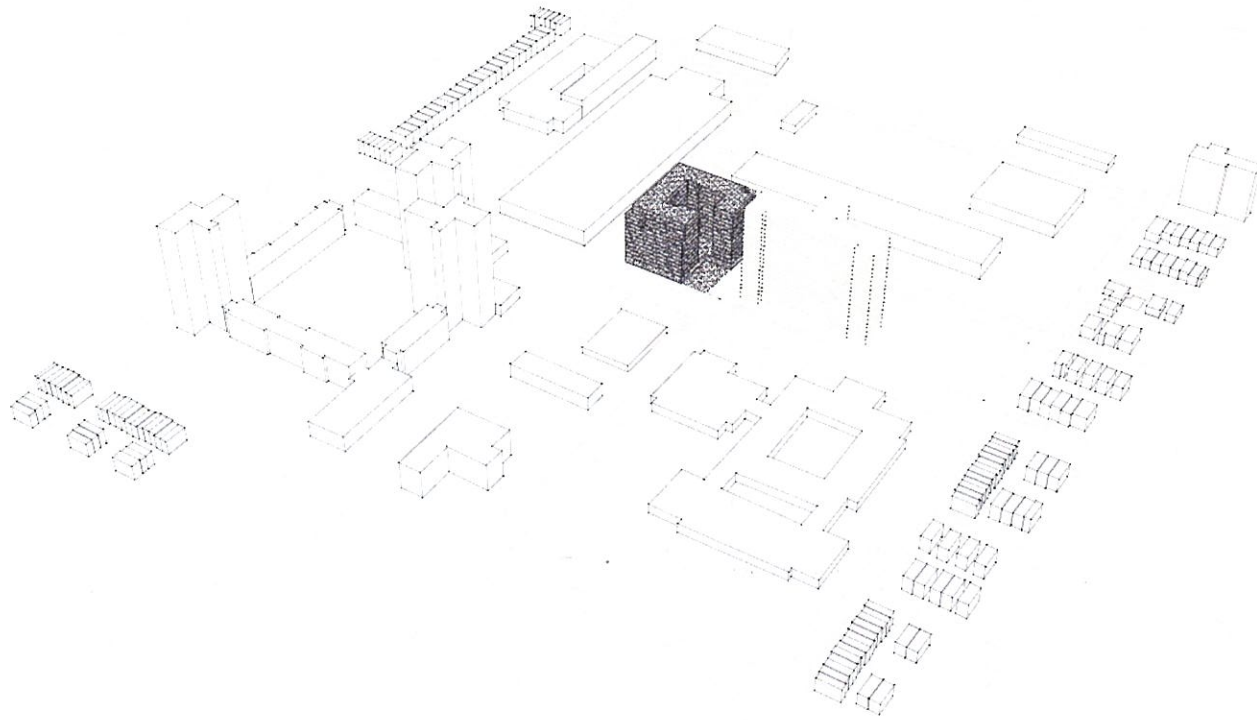


Illustrative

Rendering (looking southeast)



Massing



Proposed AMI Income Bands Summary

Senior Building – Section 8 Project Based Vouchers (PBV)

AMI/Program	% of Building	# of Units
Our Space (30% AMI)	31%	41
50% AMI	69%	92
Total	100%	133

Mix and Match Building

AMI/Program	% of Building	# of Units
Our Space (30% AMI)	10.5%	31
47% AMI	10.5%	31
57% AMI	29%	86
80% AMI	25%	74
90% AMI	25%	73
Total	100%	296

Proposed Terms of the Preservation Transaction

➤ **Preservation Overview**

- Owner will enter into a new regulatory agreement with HPD, which will preserve affordability over the life of the regulatory agreement.
- The Property would enter into an Article XI agreement, with partially abated Real Estate taxes for the term of the agreement

➤ **Income Bands Overview**

- Under the new agreement the existing tenancy will be bifurcated into multiple income bands relative to the Area Median Income (AMI).
- Existing Section-8 HAP contract, covering 70 units with incomes below 50% of AMI, will remain in-place. Approximately 20% of units.
- Band One will cover tenants that have income below 50% of AMI. Approximately 42% of units.
- Band Two will cover tenants with incomes between 50% and 80% of AMI. Approximately 29% of units.
- Band Three will cover tenants with incomes between 80% and 120% of AMI. Approximately 5% of units
- Tenants with incomes in excess of 125% of AMI will be Free Market Units. Approximately 5% of units

➤ **Rent Setting Procedure**

- The rent will be capped to ensure that the new rent does not exceed 30% of the tenant's current household income per HUD income registration guidelines. As units vacate, new rents will be capped at the maximum rent for that respective Income Band, subject to IAI and vacancy increases and capped at 30% of household income. Additionally, rent increases would be subject to legal annual rent stabilization increases.

Existing Building and Mix and Match Development Cumulative Unit Mix

Beds	Existing Building – Mitchell Lama		New Development – Mix and Match Building		Total	
	# of Units	% of Units	# of Units	% of Units	# of Units	% of Units
Studio	40	11%	62	21%	102	16%
One Bedroom	103	29%	134	45%	237	37%
Two Bedroom	168	48%	85	29%	254	39%
Three Bedroom	42	12%	15	5%	57	9%
Total	353	100%	297	100%	649	100%

Working With the Community

- Assistance with completing affordable housing lottery applications to maximize community preference
- Minimize disruption during construction by communicating with neighboring residents
- Best efforts local hiring goal (Building Skills NY, United Hispanics Construction Workers)



Appendix

Proposed Income Bands of the Preservation Transaction

Group	Income, % of AMI		Units	
	Minimum	Maximum	Number	Percentage
Section 8	---	---	70	20%
Income band 1	0%	50%	147	42%
Income band 2	50%	80%	102	29%
Income band 3	80%	120%	17	5%
Free market	120%	---	17	5%

Proposed Unit Mix

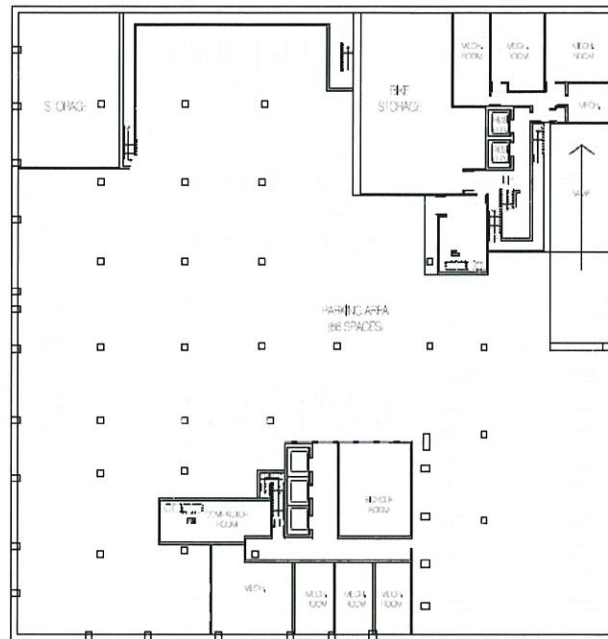
Senior Building – Section 8 Project Based Vouchers (PBV)

Beds	# of Units	% of Units
Studio	39	29%
One Bedroom	94	71%
Total	133	100%

Mix and Match Building

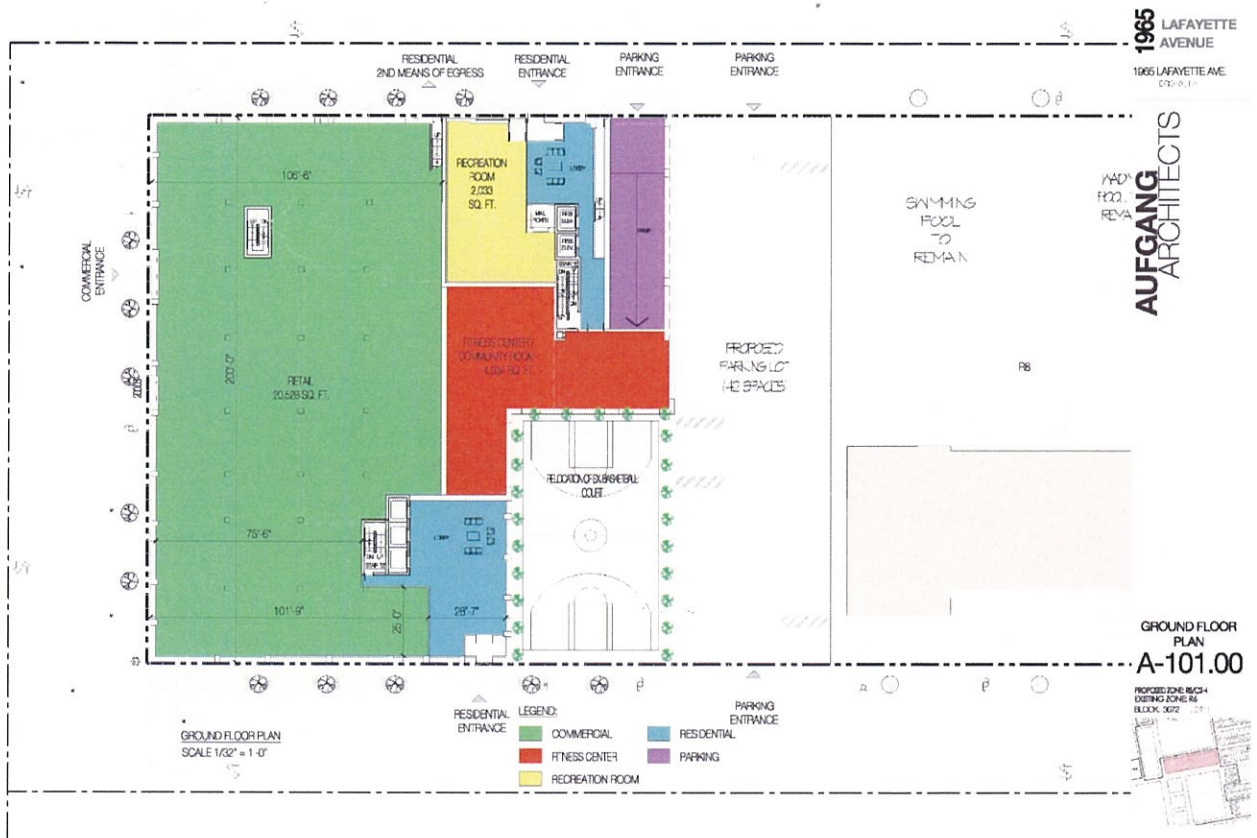
Beds	# of Units	% of Units	HPD Unit Size
Studio	62	21%	350 – 400 SF
One Bedroom	133	45%	500 – 550 SF
Two Bedroom	85	29%	650 – 725 SF
Three Bedroom	15	5%	850 – 950 SF
Total	296	100%	

Proposed Basement Plan

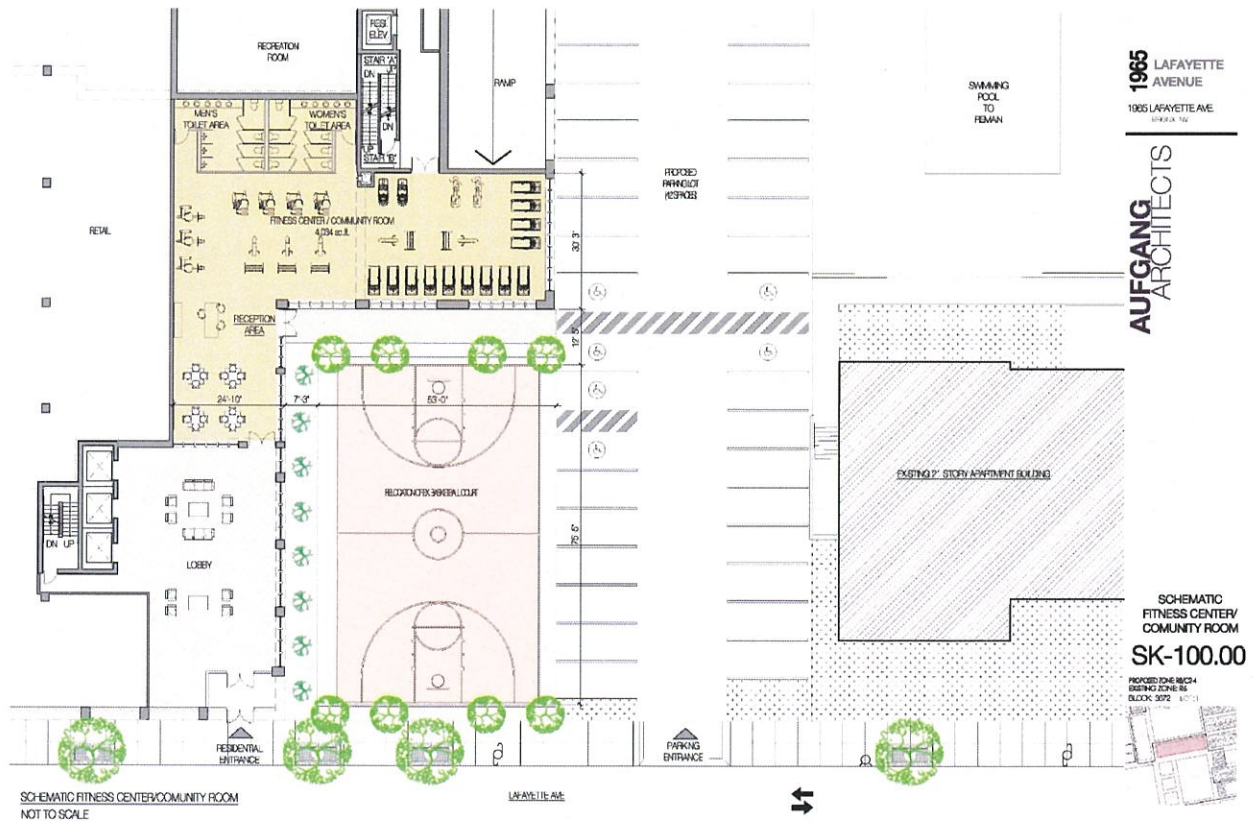


CELLAR PLAN
SCALE: 1/32" = 1'-0"

Proposed First Floor Plan



Proposed Community Room



Typical Floor Plan (Floors 2-6)



2ND THRU 6TH FLOOR PLAN
SCALE 1/32" = 1'-0"

Typical Floor Plan (Floors 7-10)



7TH THRU 10TH FLOOR PLAN
SCALE 1/32" = 1'-0"

1965 LAFAYETTE AVENUE
1965 LAFAYETTE AVE.
BRKLYN

AUFANG ARCHITECTS

7TH THRU 10TH FLOOR
A-103.00
PROJECT: 2016-10-24
EXISTING ZONE: R4
BLOCK: 3072



Typical Floor Plan (Floors 11-12)



11TH & 12TH FLOOR PLAN
NOVEMBER 2010

Typical Floor Plan (Floors 13-14)



13TH & 14TH FLOOR PLAN
SCALE 1/8" = 1'-0"



STAFF HOUSING
MARCONI ST. BRONX, NY



1776 Eastchester Road, Bronx



NYC Digital Tax Map

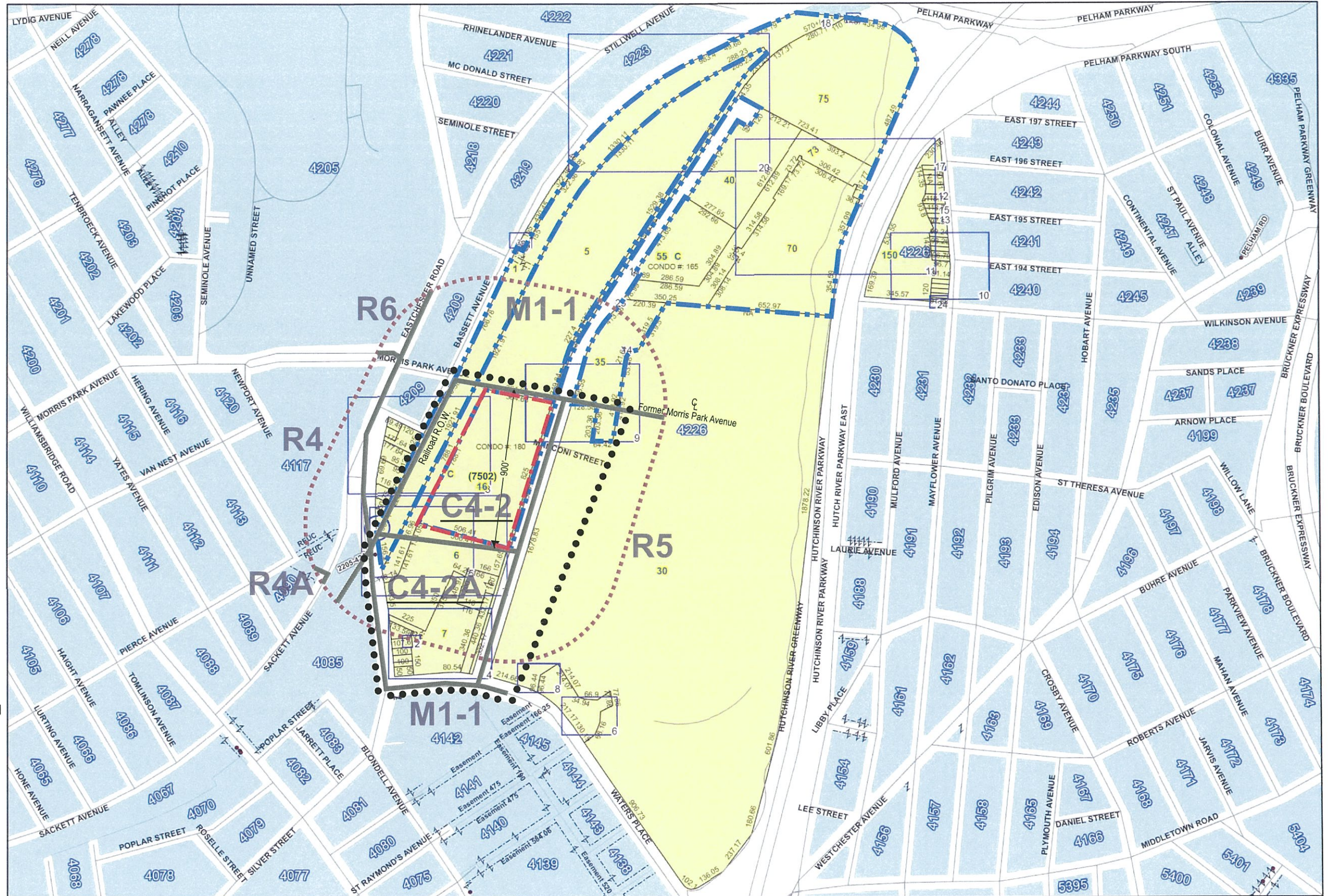
Effective Date : 01-10-2014 09:20:38
 End Date : Current
 Bronx Block: 4226



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Zoning District Line
- 600 Foot Radius
- Development Site
- Project Area
- Area Proposed to be Rezoned
- M1-1** Existing Zoning District
- C4-2A** Proposed Zoning District

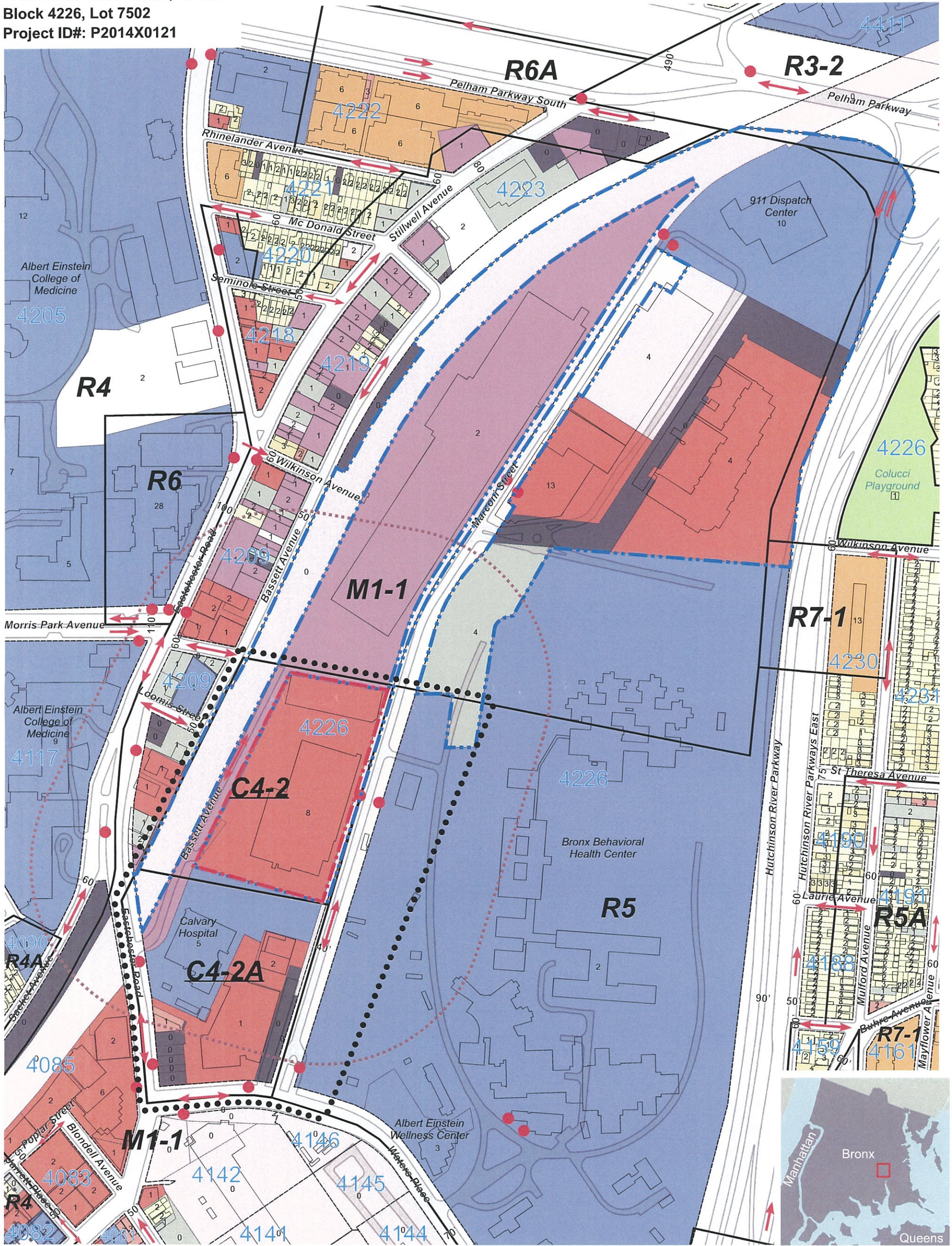


Area Map

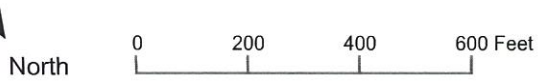
1776 Eastchester Road, Bronx

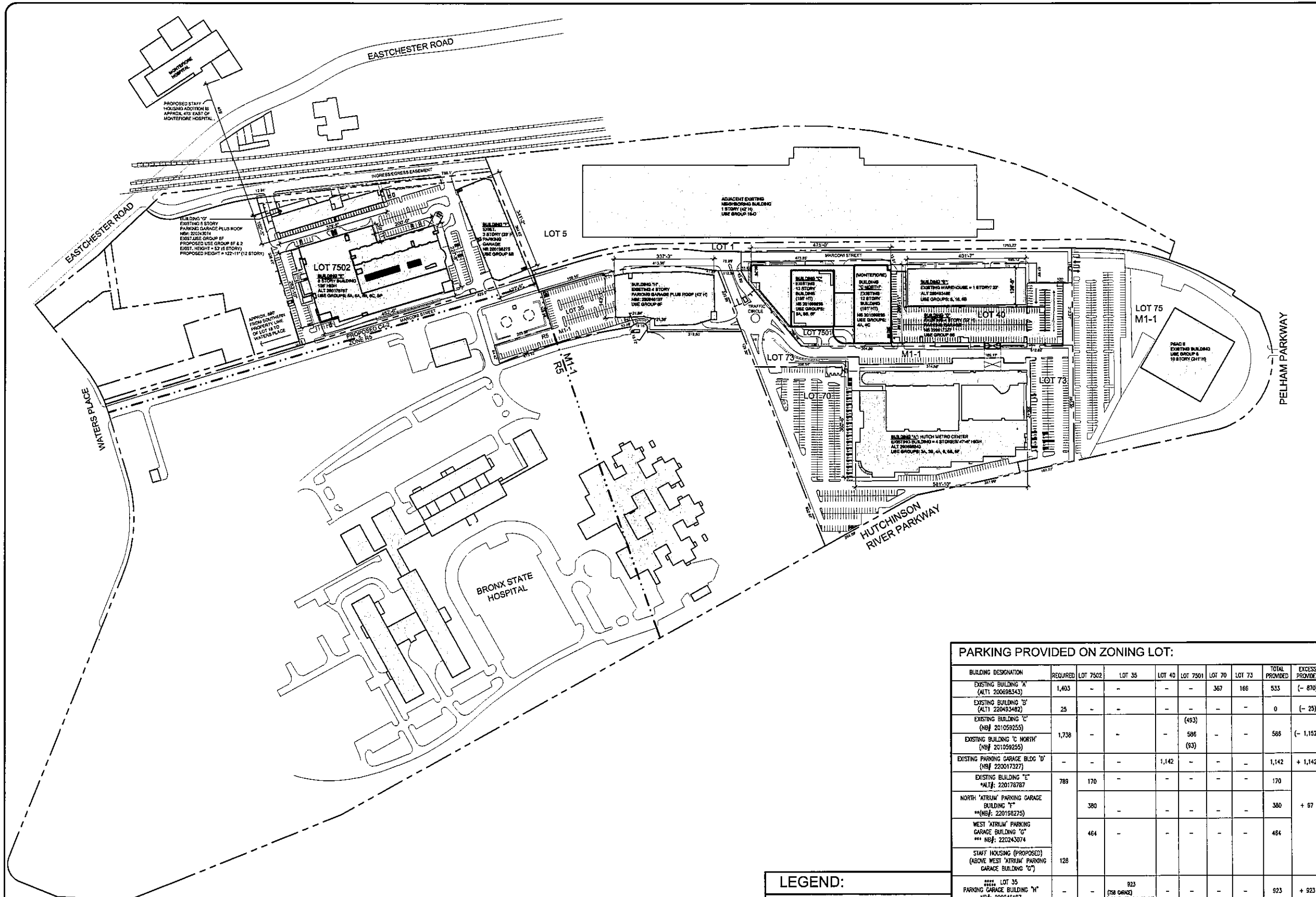
Block 4226, Lot 7502

Project ID#: P2014X0121



Project Information		Existing Commercial Overlays				Land Uses			
	600' Radius		Subway Entries		C1-1		One & Two Family Residential Buildings		Transportation/Utility
	Development Site		Bus Stops		C1-2		Multi-Family Residential Buildings (Walk-up)		Public Facilities & Institutions
	Project Area		1234 Block Numbers		C1-3		Multi-Family Residential Buildings (Elevator)		Open Space
	Area Proposed to be Rezoned		Property Lines		C1-4		Mixed Residential & Commercial Buildings		Parking Facilities
	Zoning Districts		5 Number of Floors		C1-5		Commercial/Office Buildings		Vacant Land
					C2-1		Industrial/Manufacturing		No Data/Other
					C2-2				
					C2-3				
					C2-4				
					C2-5				





REV.	DATE	DESCRIPTION
5-22-17	DCP	
5-15-17	DCP	
3-20-17	DCP	
11-02-16	DCP	
10-27-16	DCP	
9-12-16		

REVISIONS:



NEWMAN DESIGN
ARCHITECTURE • URBAN PLANNING


NEWMAN DESIGN ARCHITECTS PLLC
210 West Rogues Path • Cold Spring Hills, NY 11743
TEL: 212.573.3110 • TEL: 631.573.3111 • FAX: 631.573.2031
www.ndarchitects.com

PARKING PROVIDED ON ZONING LOT:

BUILDING DESIGNATION	REQUIRED	LOT 7502	LOT 35	LOT 40	LOT 7501	LOT 70	LOT 73	TOTAL PROVIDED	EXCESS PROVIDED
EXISTING BUILDING 'A' (ALT: 200698343)	1,403	-	-	-	-	367	166	533	(- 870)
EXISTING BUILDING 'B' (ALT: 220493482)	25	-	-	-	-	-	-	0	(- 25)
EXISTING BUILDING 'C' (NB#: 201059255)	1,738	-	-	-	(493)	-	-	586	(- 1,152)
EXISTING BUILDING 'C' NORTH (NB#: 201059255)	-	-	-	-	(93)	-	-	-	-
EXISTING PARKING GARAGE BLDG 'D' (NB#: 220017327)	-	-	-	1,142	-	-	-	1,142	+ 1,142
EXISTING BUILDING 'E' *ALT#: 220178787	789	170	-	-	-	-	-	170	-
NORTH 'ATRIUM' PARKING GARAGE BUILDING 'F' ** (NB#: 220198275)	-	380	-	-	-	-	-	380	+ 97
WEST 'ATRIUM' PARKING GARAGE BUILDING 'G' *** (NB#: 220243074)	-	464	-	-	-	-	-	464	-
STAFF HOUSING (PROPOSED) (ABOVE WEST 'ATRIUM' PARKING GARAGE BUILDING 'G')	128	-	-	-	-	-	-	-	-
**** LOT 35 PARKING GARAGE BUILDING 'H' (NB#: 220246197)	-	-	923	-	-	-	-	923	+ 923
TOTAL	4,083	1,014	923	1,142	586	367	166	4,198	+ 115

PROJECT:
**HUTCH METRO CENTER
METRO CENTER ATRIUM
STAFF HOUSING**
MARCONI STREET
BRONX, NEW YORK
BLOCK-4226 / LOT-7502

TITLE:
**OVERALL SITE PLAN
ZONING LOT**

STAMP:  DATE: 9-12-12
JOB #: 14-18
DRAWN BY: JK
SCALE: AS SHOWN
DRAWING NO:
Z-003.00

LEGEND:

TAX LOT BOUNDARY LINE ————


ZONING DISTRICT LOT LINE ————

SETBACK LINE - - - - -

EXISTING BUILDING SHADE [Shaded Box]

PROPOSED BUILDING SHADE [Unshaded Box]

OVERALL SITE PLAN - ZONING LOT

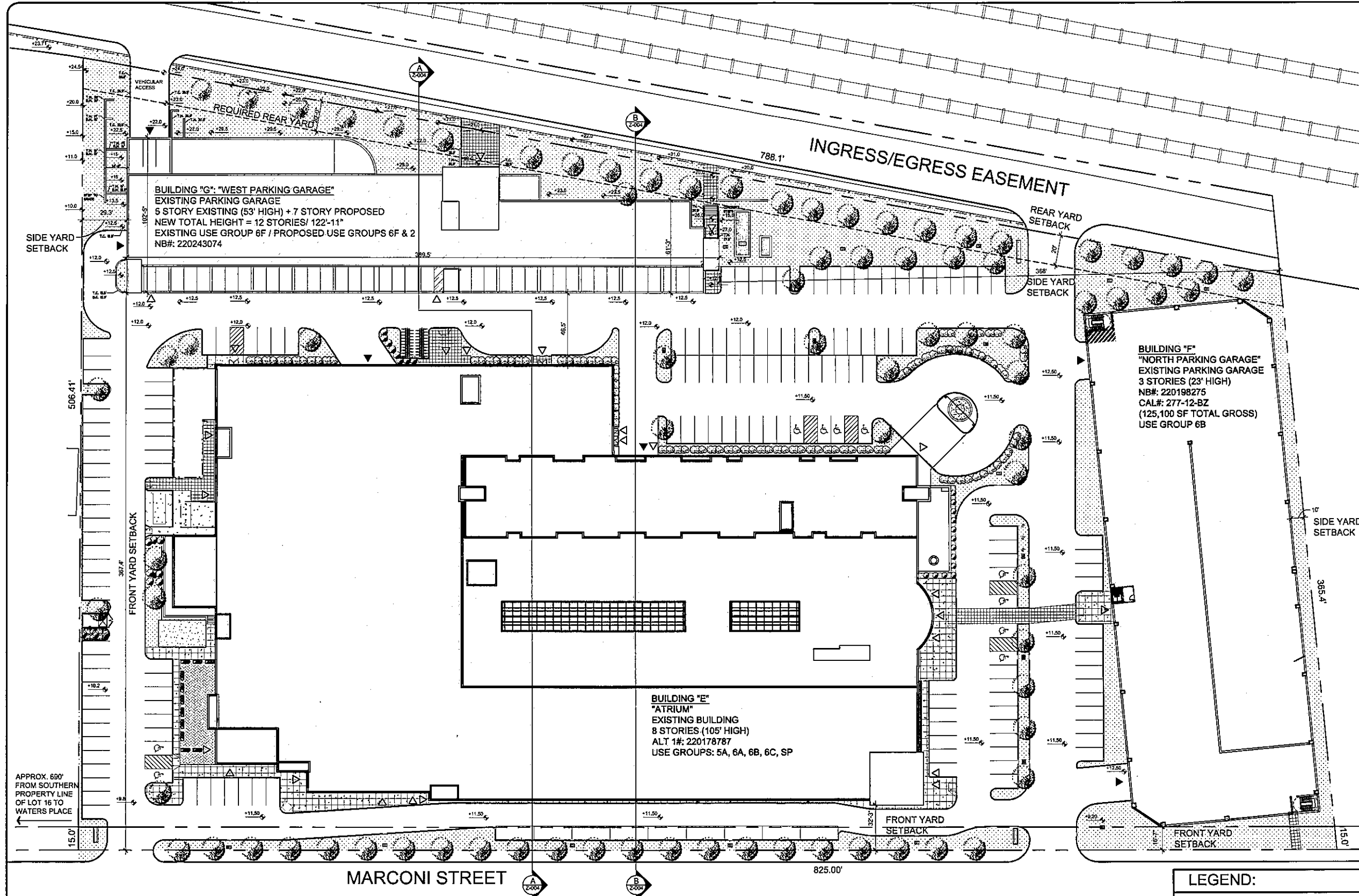
0 75 150 300' 

SCALE: 1" = 150'

GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.

SITE PLAN BASED ON A COMPILATION OF SURVEYS BY C.T. MALE ASSOCIATES, P.C.

* PARKING GARAGES TO BE FILED, APPROVED, BUILT, AND SIGNED OFF PRIOR TO OCCUPANCY OF THIS BUILDING
 ** 2 STORY PARKING GARAGE W/ ROOF
 *** 5 STORY GARAGE W/ ROOF
 **** 4 STORY GARAGE W/ ROOF
 ***** 21 OF THE REQUIRED PARKING SPACES FOR MERCY COLLEGE (USE GROUP 3) ARE LOCATED IN R5 ZONE WHICH IS PERMITTED AS COMMUNITY FACILITY PARKING



REV.	DATE	DESCRIPTION
5-22-17	DCP	
5-15-17	DCP	
3-20-17	DCP	
11-02-16	DCP	
9-12-16		
6-14-16		

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PROJECT:
HUTCH METRO CENTER
METRO CENTER ATRIUM
STAFF HOUSING
 MARCONI STREET
 BRONX, NEW YORK

TITLE:
SITE PLAN

STAMP: 

DATE: 9-12-12
 JOB #: 14-18
 DRAWN BY: JK
 SCALE: AS SHOWN
 DRAWING NO: **A-001.00**

FILE No.: SHEET:

SITE PLAN

0 15' 30' 60'

SCALE: 1" = 30'

GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.

LEGEND:

TAX LOT BOUNDARY LINE ————

ZONING DISTRICT LOT LINE ————

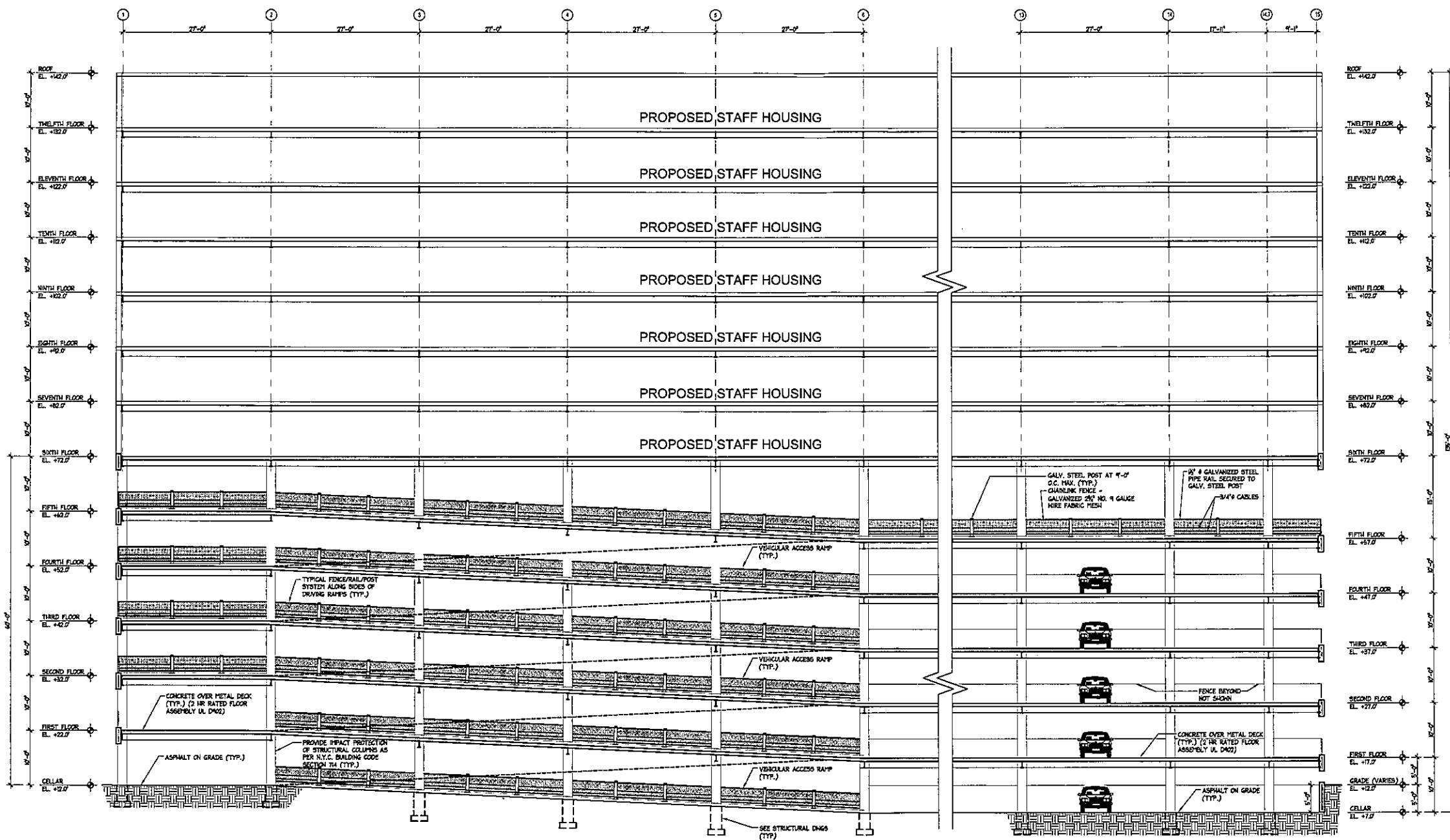
SETBACK LINE - - - - -

EXISTING BUILDING SHADE [Hatched Box]

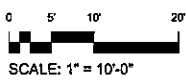
PROPOSED BUILDING SHADE [Solid Box]

INDICATES VEHICLE ENTRANCE ▼

INDICATES PEDESTRIAN ENTRANCE ▽



1
A-202
DIAGRAMATIC BUILDING CROSS SECTION




GRAPHIC SCALE APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS.

REV.	DATE	DESCRIPTION
5-22-17	DCP	
3-20-17	DCP	
11-02-16	DCP	
6-14-16		


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PROJECT:
HUTCH METRO CENTER
METRO CENTER ATRIUM
STAFF HOUSING
 MARCONI STREET
 BRONX, NEW YORK
 BLOCK-4226 / LOT-7502

TITLE:
BUILDING 'G'
CROSS SECTION

	DATE: 9-05-12
	JOB #: 14-18
	DRAWN BY: JK
	SCALE: AS NOTED
DRAWING NO: A-202.00	

FILE No.: SHEET:



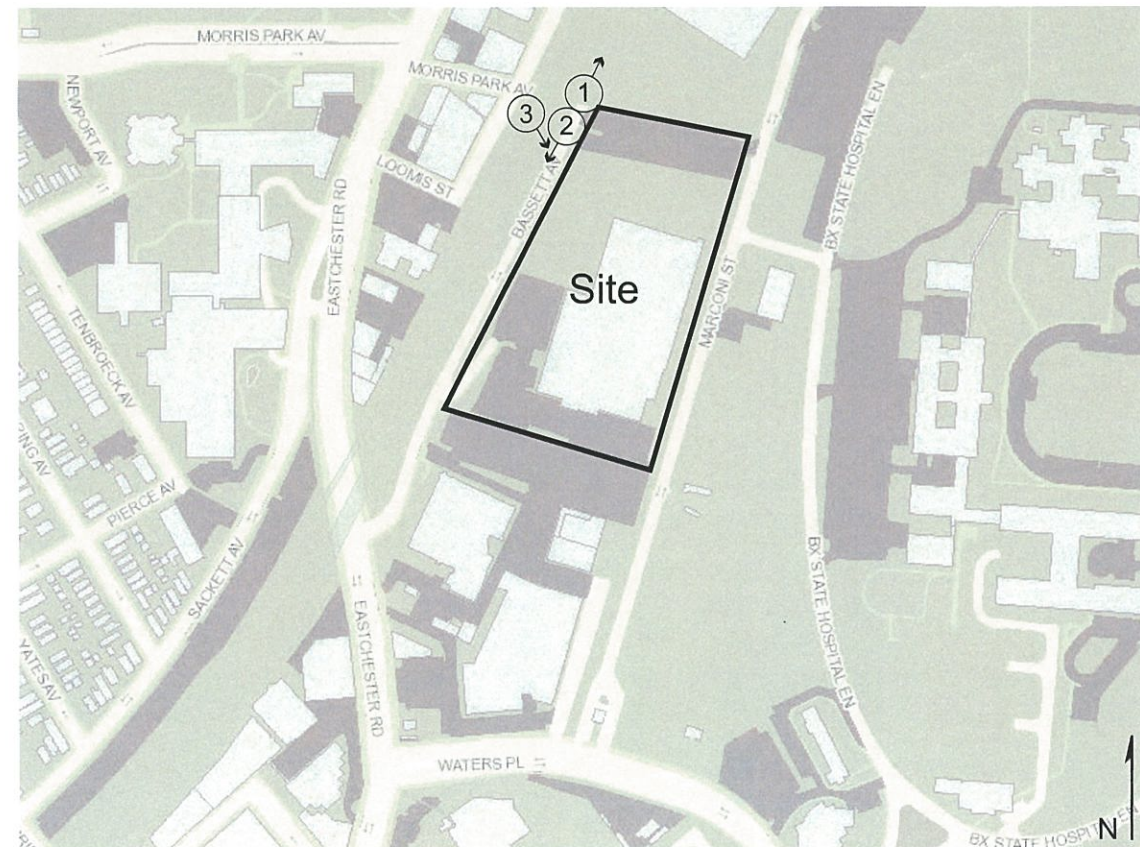
1. View of Bassett Avenue facing northeast from the Site.



2. View of Bassett Avenue facing southwest (Site at left).



3. View of the Site facing southeast from Bassett Avenue.

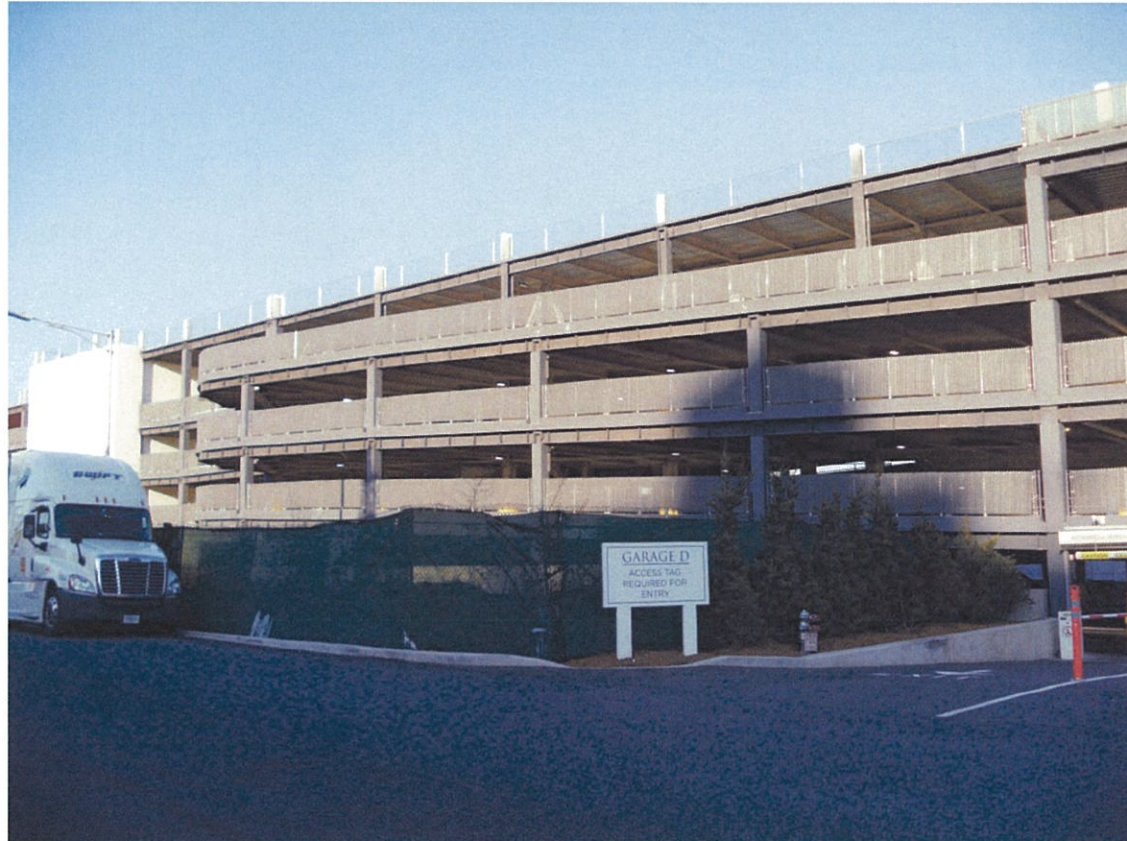




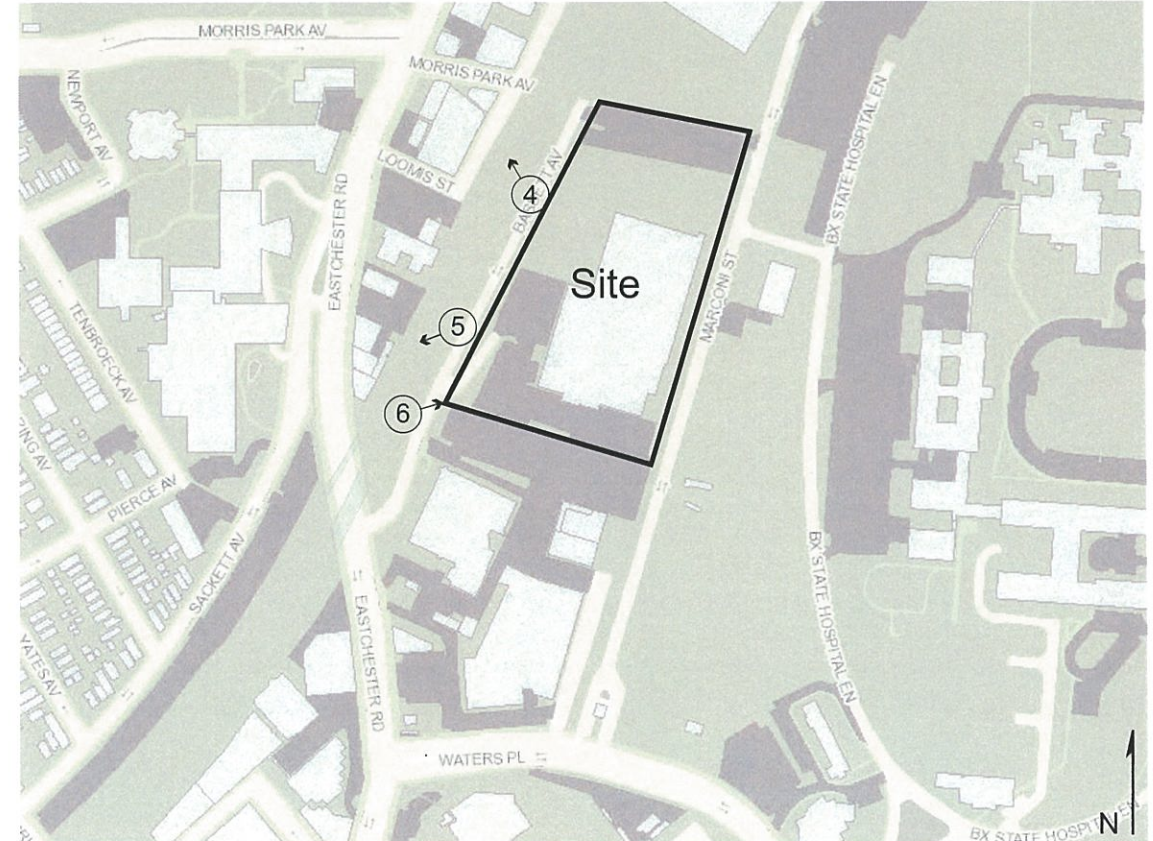
4. View of the side of Bassett Avenue facing northwest from the Site.



5. View of the side of Bassett Avenue facing southwest from the Site.



6. View of the Site facing northeast from Bassett Avenue.





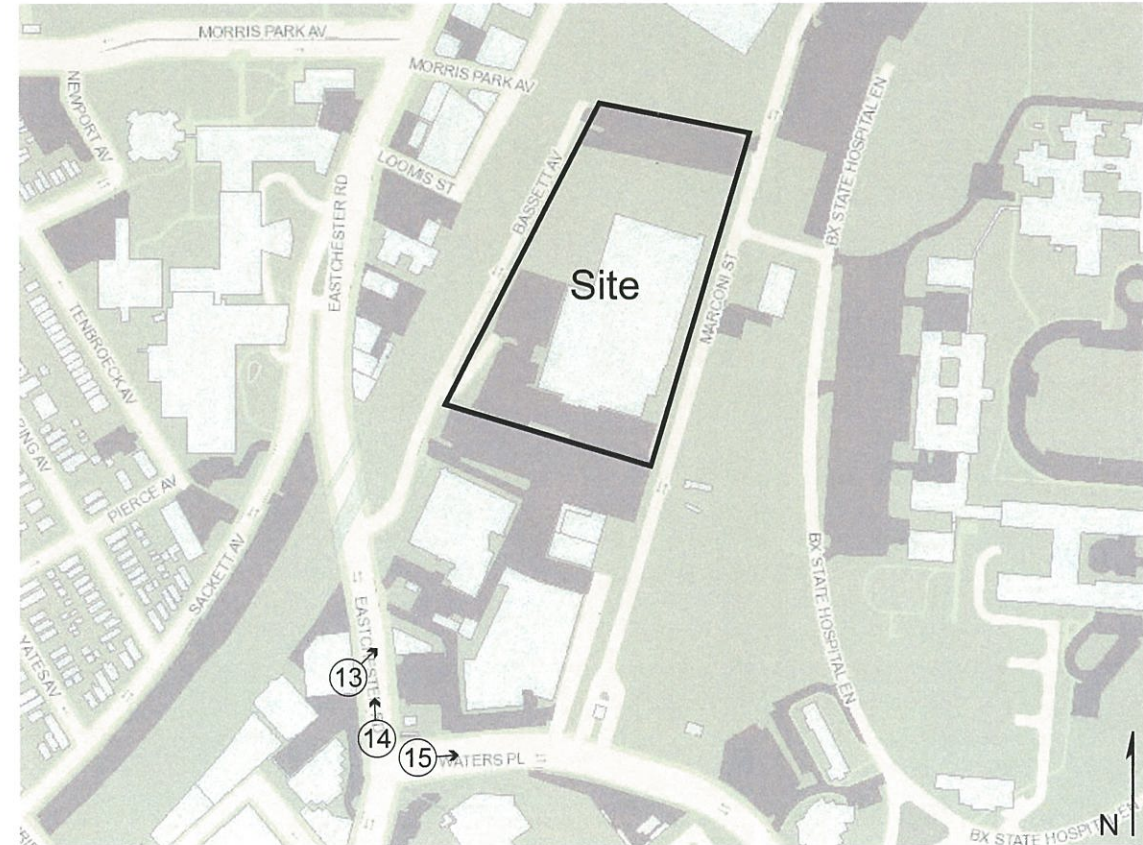
13. View of the side of Eastchester Road facing northeast between Bassett Avenue and Waters Place.



14. View of Eastchester Road facing north from Waters Place.



15. View of Waters Place facing east from Eastchester Road.





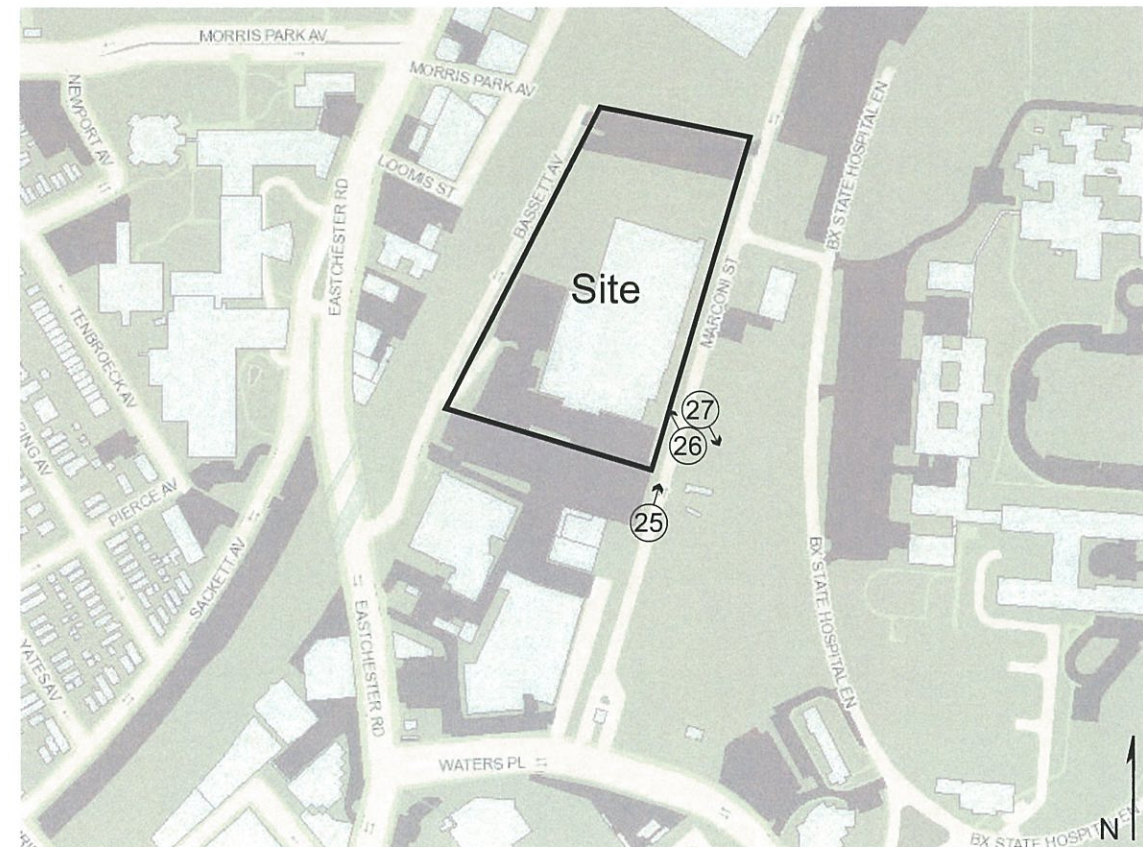
25. View of Marconi Street facing north (Site at left).

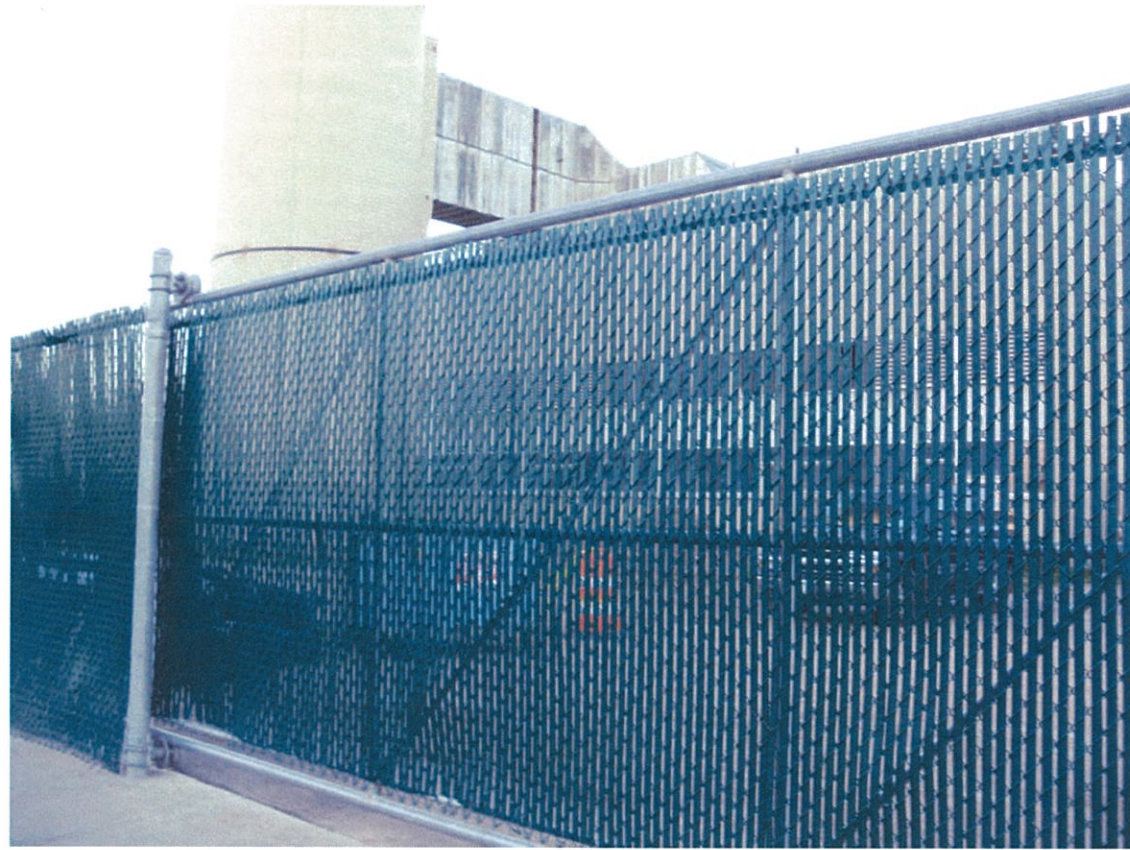


26. View of the Site facing northwest from Marconi Street.



27. View of the side of Marconi Street facing southeast from the Site.





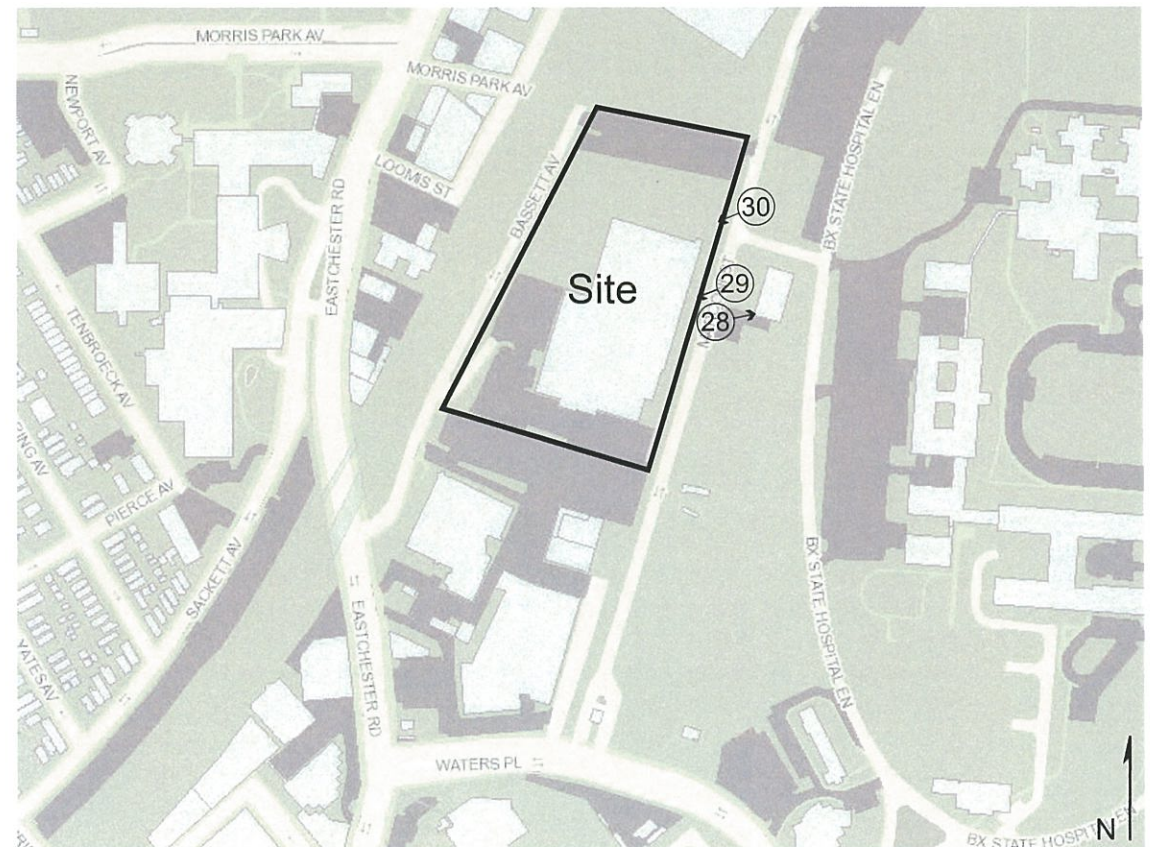
28. View of the side of Marconi Street facing northeast from the Site.



29. View of the Site facing southwest from Marconi Street.



30. View of the Site facing southwest from Marconi Street.





STAFF HOUSING
MARCONI ST. BRONX, NY



NATIONAL BLACK THEATRE REDEVELOPMENT

2033 FIFTH AVENUE (125TH STREET)
HARLEM, NEW YORK

CITY COUNCIL
LAND USE SUBCOMMITTEE
ON ZONING AND FRANCHISES

NOVEMBER 14, 2017



NATIONAL BLACK THEATRE



Nearly 50 years of cultural impact in the Harlem community.

- **Founded in 1968 by Dr. Barbara Ann Teer.**
- One of the oldest Black theaters and longest owned and operated by a Black woman in the United States.
- Produced over 300 original theatre works that have toured the USA, the Caribbean, Central America, Africa, and Asia.
- Provides invaluable training to future theatre professionals.



NBT VISION AND DEVELOPMENT GOALS



- Secure **permanent home** for NBT, preserve a Harlem cultural institution
- Create new mixed-use building to financially **support a state-of-the-art theatre**
- Ensure NBT retains **local ownership** in development
- Provide **community space** for meetings and events for Harlem
- Expand **cultural activity** on 125th Street through rezoning and advancing **local community development goals** of the *East Harlem Neighborhood Plan*



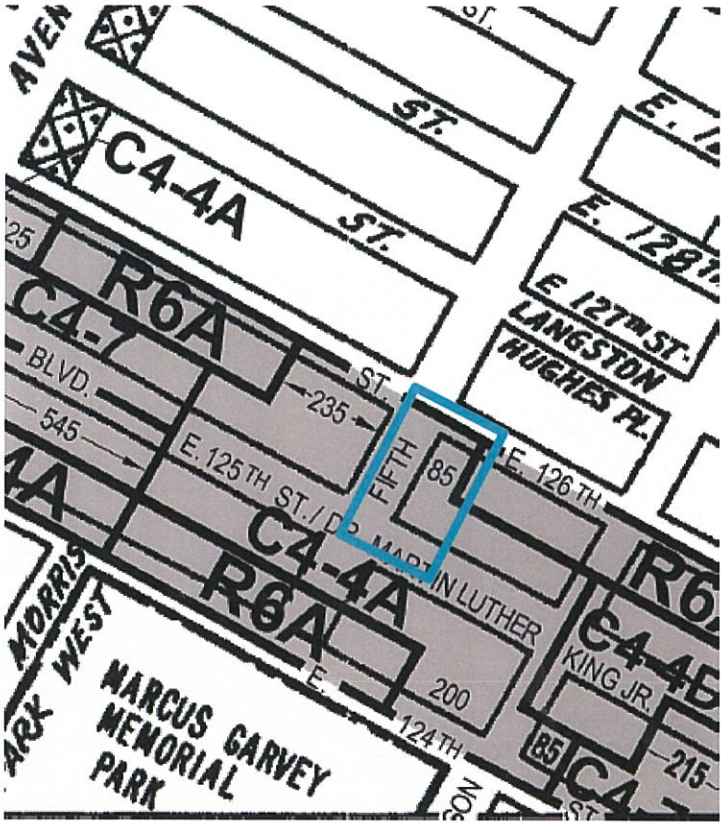
REQUESTED AND FUTURE ACTIONS

1. Requested Action: Zoning Change
2. Requested Action: Zoning Text Amendment
3. Requested Action: Special Permit
4. Future Action: Visual and Performing Arts Zoning Bonus

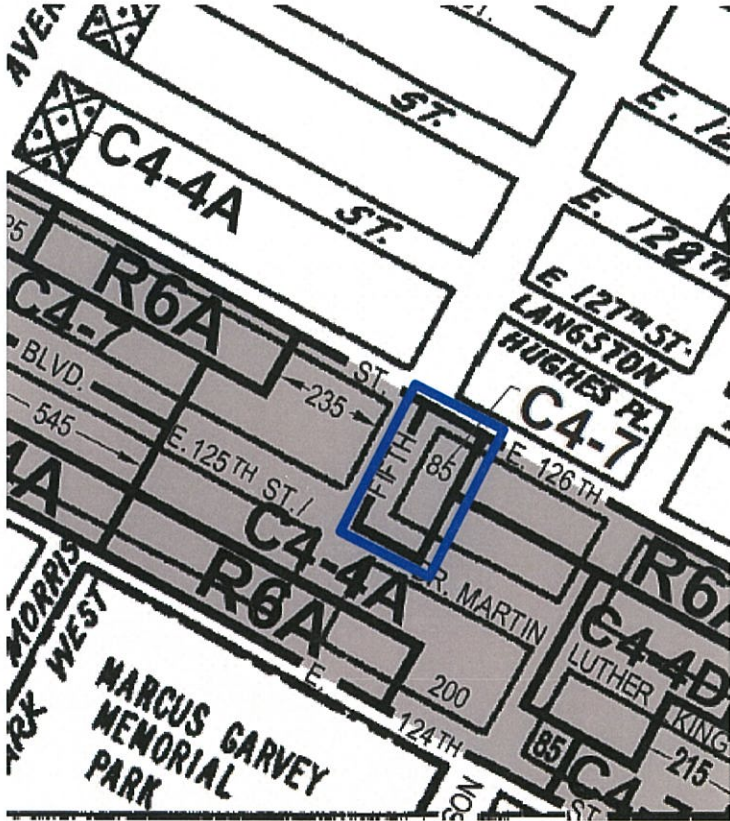


1. REQUESTED ACTION: ZONING CHANGE

Current Zoning:
C4-4A district



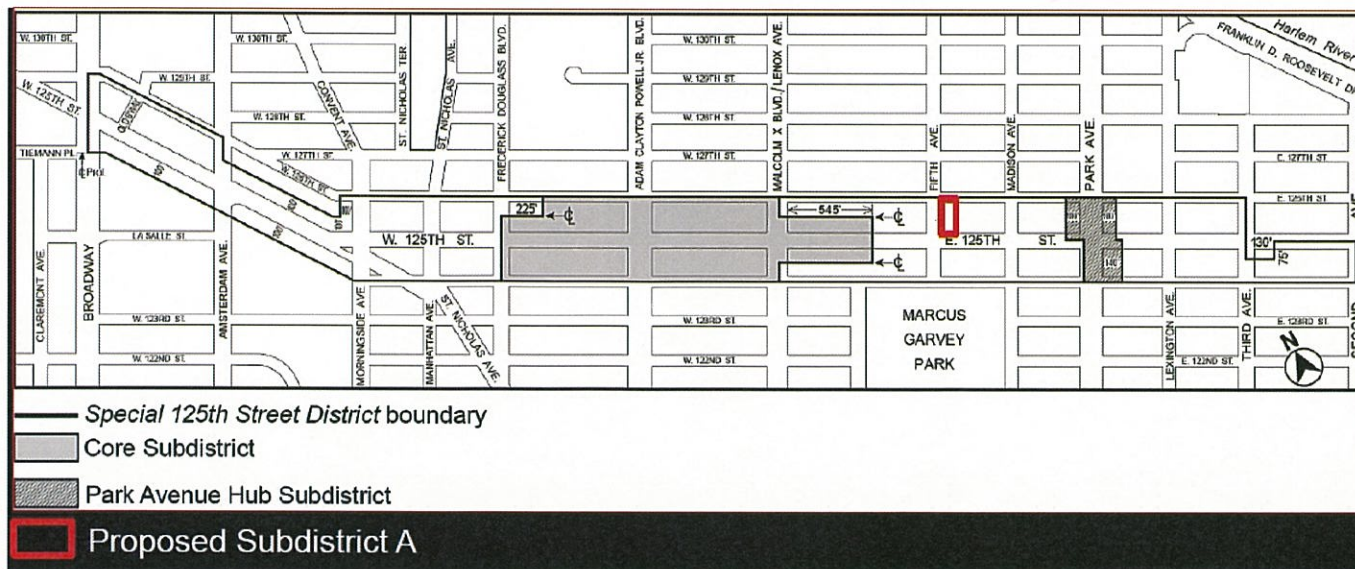
Proposed Zoning:
C4-7 district



2. REQUESTED ACTION: ZONING TEXT AMENDMENT

Amendments to the Special 125th Street District

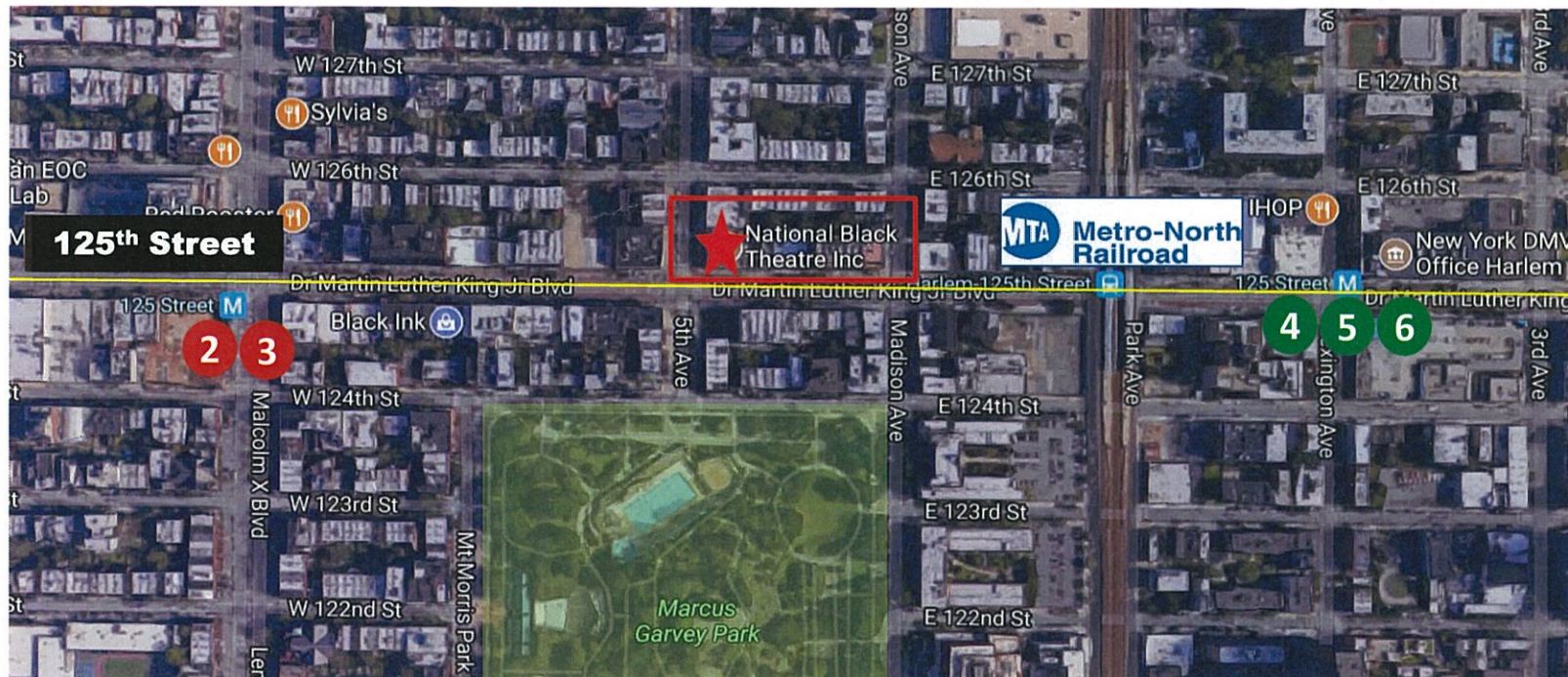
- Allow the entrance to the performance venue to be placed on Fifth Avenue at a point 100 feet north of 125th Street
- Create a new Subdistrict A to allow the proposed building to rise to a maximum height of 245 feet
- Modify glazing and transparency requirements for Fifth Avenue frontage



3. REQUESTED ACTION: SPECIAL PERMIT

Special Permit to waive 77 parking spaces for market units in a Transit Zone development with affordable units.

Allows for additional resources to be allocated for the theatre.



4. FUTURE ACTION: VPA CERTIFICATION

Chairperson's Certification of Visual and Performing Arts Bonus

- Inaugural Visual and Performing Arts (VPA) certification that will jumpstart additional cultural uses in the Special 125th Street District
- Non-profit operator
- Recommendation from Local Arts Advisory Council regarding community engagement plan
- Certification by Department of Cultural Affairs regarding design, program, and operations
- Bonus of 4:1 up to maximum building FAR of 12.0





THANK YOU!

Sade Lythcott | Michael Lythcott | michael@lythcott.com | 917-378-8944





**Testimony of Glenn Hilzen, Business Services Manager of Building Skills NY
NYC Council Committees on Zoning and Franchises
November 14th, 2017**

My name is Glenn Hilzen and I am the Business Services Manager of Building Skills NY. Building Skills NY (BSNY) is a not-for-profit organization that helps unemployed and underemployed New Yorkers find construction jobs throughout New York City. The BSNY Job Bank provides a continuing large pipeline of good-paying jobs, allowing more New Yorkers to readily access job opportunities and viable career paths. BSNY transforms lives and helps residents revitalize communities by growing a skilled construction workforce that represents the diversity of New York City. By linking a network of locally-based workforce agencies (which have access to unemployed or under-employed residents who are ready to work), with our extensive group of participating construction employers, BSNY provides an efficient and convenient process for finding a construction job for many residents who have long been unable to gain access to careers in the construction industry. This makes BSNY uniquely positioned to assist government, the development community and local communities achieve local hiring initiatives and goals.

Building Skills is also focused on job retention and job continuity. We regularly monitor worker on-job performance, and intervening when appropriate with counseling and support. We track each worker to ensure that after a project has ended they are promptly placed in a job on another project providing unprecedented continuity of employment. This is important because assisting workers in acquiring advanced construction skills can lead to broader career pathways and expanded opportunities with higher compensation levels.

All of this makes BSNY uniquely positioned to assist 1965 Lafayette on construction hiring needs. We are here today in support of the project at 1965 Lafayette Avenue in the Bronx. We plan to work with the owners, subcontractors, and community stakeholders at the site to determine their local hiring needs for the project. BSNY will work with community stakeholders, hold recruiting fairs and advertise with fliers for construction openings at 1965 Lafayette.

Thank you for allowing me to provide comments today.

Glenn Hilzen
Business Services Manager
Building Skills NY

BILL PERKINS
COUNCIL MEMBER
9TH DISTRICT, MANHATTAN

DISTRICT OFFICE
ADAM CLAYTON POWELL JR.
STATE OFFICE BUILDING,
163 WEST 125TH STREET, SUITE 729
NEW YORK, NY 10027
TEL: (212) 678-4505
FAX: (212) 864-4379

CITY HALL OFFICE
250 BROADWAY, ROOM 1821
NEW YORK, NY 10007
TEL: (212) 788-7397
FAX: (212) 442-2732



THE COUNCIL
OF
THE CITY OF NEW YORK

COMMITTEES
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RECOVERY AND RESILIENCY
SMALL BUSINESS
STATE AND FEDERAL LEGISLATION

October 24, 2017

Honorable Donovan Richards
Chair, Subcommittee on Zoning and Franchises
New York City Council
250 Broadway
New York, NY 10007

Dear Councilmember Richards:

I am pleased to support the National Black Theatre's application to redevelop their theatre and create a new mixed-use building. The project which is located in my City Council District at 2033 Fifth Avenue at 125th Street in the heart of Harlem, New York will not only help to preserve the unique cultural and artistic history of the community but also bring much-needed economic resources to the area for both residents and small businesses.

I personally knew and admired the late Dr. Barbara Ann Teer, who created the National Black Theatre (NBT) almost 50 years ago. Her pioneer vision was for the theatre to be an anchor in the community with a sustainable long-term future in order to preserve the cultural integrity of Harlem. The community is excited about the possibility of continuing her legacy with this redevelopment proposal by her children Michael and Sade Lythcott, who currently oversee the organization.

The New York City Council's approval of NBT's application will allow them to provide Harlem with a state-of-the-art theatre experience for artists of color, to continue having a safe space to write, produce, act, direct, design, and entertain so they can help educate and enrich audiences on vital and important social issues happening in this day and age.

The proposal for the redevelopment of the theatre will be housed in a newly constructed mixed-use building with vibrant retail, commercial and residential uses in approximately 200,000 square feet. The project will provide more than 200 newly constructed units that will also have an affordable component to help to fill a critical gap for the diverse and growing population in this area. Ultimately, NBT wants artists to have the opportunity to live, work and perform in their own community. I wholeheartedly support their redevelopment proposal to help continue the dream of the great Dr. Barbara Ann Teer.

Sincerely,

A handwritten signature in black ink that reads "Bill Perkins".

Bill Perkins
New York City Council - District 9

Ranking Minority Member
Civil Service and Pensions

THE SENATE
STATE OF NEW YORK



BRIAN A. BENJAMIN
SENATOR, 30TH DISTRICT

□ Albany Office:
Room 517
Legislative Office Building
Albany, New York 12247
(518) 455-2441
Fax (518) 426-6809

□ District Office:
Adam Clayton Powell Jr.
State Office Building
163 West 125th St., Rm. 912
New York, NY 10027
(212) 222-7315
Fax (212) 678-0001

November 9, 2017

Honorable Donovan Richards
Chair, Subcommittee on Zoning and Franchises
New York City Council
250 Broadway
New York, NY 10007

Dear Councilmember Richards,

As a new member of the New York State Senate and the former Chair of Community Board 10, I enthusiastically write this letter of support for the National Black Theatre's application to redevelop their theatre and create a new mixed-use building. The project which is located at 2033 Fifth Avenue at 125th Street in the heart of Harlem, New York will not only help to preserve the unique cultural and artistic history of the community but also bring much-needed economic resources to the area for both residents and small businesses.

The community is excited about the possibility of continuing the legacy of the late Dr. Barbara Ann Teer who started the National Black Theatre (NBT) almost 50 years ago. Her pioneering vision was for the theatre to be an anchor in the community with a sustainable long-term future in order to preserve the cultural integrity of Harlem. This redevelopment proposal by her children Michael and Sade Lythcott, who currently oversee the organization, will help to ensure that her vision is fully realized.

The New York City Council's approval of NBT's application will allow them to provide Harlem with a state-of-the-art theatre experience for artists of color, to continue having a safe space to write, produce, act, direct, design, and to entertain so they can help educate and enrich audiences on vital and important social issues happening in this day and age.

The proposed redevelopment of the theatre will be housed in a newly constructed mixed-use building with vibrant retail, commercial and residential uses in approximately 200,000 square feet. The project will provide more than two hundred newly constructed units that will also have an affordable component to help to fill a critical gap for the diverse and growing population in this area. Ultimately, NBT wants artists to have the opportunity to live, work and perform in their own community.

Since 1968, NBT's commitment to uplifting the community on a social, cultural and economic platform remains the same as it is today and their track-record is unparalleled. I wholeheartedly support their redevelopment proposal to help continue the dream of the great Dr. Barbara Ann Teer.

Sincerely,

A handwritten signature in black ink that reads "Brian A. Benjamin". The signature is written in a cursive style with a large, prominent "B" at the beginning.

Brian A. Benjamin
New York State Senator



ROBERT J. RODRIGUEZ
Assemblymember
68th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

CHAIR
Office of State-Federal Relations

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Ways and Means
Housing
Corporations, Authorities & Commissions
Labor, Banks, Mental Health
Puerto Rican/Hispanic Task Force
Black, Puerto Rican, Hispanic & Asian
Legislative Caucus

October 27, 2017

Honorable Donovan Richards
Chair, Subcommittee on Zoning and Franchises
New York City Council
250 Broadway
New York, NY 10007

Dear Councilmember Richards,

It is with great enthusiasm that I write this letter of support for the National Black Theatre's application to redevelop their theatre and create a new mixed-use building at 2033 Fifth Avenue at 125th Street in Harlem. This project will not only help to preserve the unique cultural and artistic history of the community but also bring much-needed economic resources to the area for both residents and small businesses.

The late Dr. Barbara Ann Teer started the National Black Theatre (NBT) almost 50 years ago with a vision of long-term sustainability to preserve the cultural integrity of Harlem. This redevelopment proposal by her children Michael and Sade Lythcott, who currently oversee the organization, will help to ensure that her vision is fully realized.

The New York City Council's approval of NBT's application will allow them to provide Harlem with a state-of-the art theatre experience for artists of color, to continue having a safe space to write, produce, act, direct, design, and entertain so they can help educate and enrich audiences on vital and important social issues happening in this day and age.

The proposal for the redevelopment of the theatre will be housed in a newly constructed mixed-use building with vibrant retail, commercial and residential uses in approximately 200,000 square feet. The project will provide more than 200 newly constructed units that will also have an affordable component to help to fill a critical gap for the diverse and growing population in this area. Ultimately, NBT wants artists to have the opportunity to live, work and perform in their own community.

Since 1968, the National Black Theatre's commitment to uplifting the community on a social, cultural and economic platform remains the same as it is today and their track-record is unparalleled. I wholeheartedly support their redevelopment proposal. Should you have any questions or concerns I can be reached at (212) 828-3953. Thank you for your consideration.

Sincerely,

Robert Rodriguez
New York State Assembly
68th District



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National Black Theatre

Dr. Patricia Singletary
*Elmendorf Reformed Church
& 126th Street African Burial
Ground Task Force*

Jim Ratti
*1775 Houses Tenants
Association*

Diane Collier
Resident

Stacy Buchanan
Resident

Joyce Storey
Resident

Ny Whitaker
Resident

November 8, 2017

Honorable Donovan Richards
Chair, Subcommittee on Zoning and Franchises
New York City Council
250 Broadway
New York, NY 10007

Dear Councilmember Richards,

Cultivating a thriving, energetic East 125th Street is central to our mission: Since 2013, when we got our start as the New Harlem East Merchants Association (NHEMA), we have worked to brighten hopes for the community via programs that include organizing our small businesses, hiring formerly homeless individuals to clean our streets, beautifying the commercial corridor, and sponsoring street festivals. We also have adopted the space underneath the Metro-North tracks at 125th & Park as a community plaza that features live music, exercise classes, a year-round farmers market and pop-up small business snack shop.

Over the years, we have grown to actively advocate for our neighborhood and bring the community together in an effort to put East Harlem on the map. The National Black Theater (NBT) works closely with us on this effort: Just this past spring, we co-hosted a City Council candidate forum that drew more than 300 residents and packed the house!

We fully support NBT's application to redevelop their theater and create a new mixed-use building. The project, located at 2033 Fifth Avenue at 125th Street, will be home to approximately 200,000 square feet of retail, commercial and residential space, and will address a number of critical needs in our community – i.e., the creation of vibrant storefronts, space for community meetings, affordable housing, and a refurbished theater.

Long before our organization existed, more than 50 years ago, the late Dr. Barbara Ann Teer was working toward all of these goals for our neighborhood, and we are excited to work with her children Michael and Sade Lythcott to further this vision. NBT is the preeminent cultural anchor for our East 125th Street, and its future is key for the development of our entire corridor. The New York City Council's approval of NBT's application will allow NBT to continue its commitment to uplifting the community on a social, cultural and economic platform.

We are in full support!

Sincerely,

Carey King
Director



Jenny Koons

347.306.7309 jennykoons@gmail.com 1914 Linden Street, Flushing, NY 11385

November 12, 2017

To Whom It May Concern,

Many arts institutions talk about their importance in a community. National Black Theatre lives this truth everyday.

I had long admired NBT from a distance, for their innovative programming, long history in Harlem, and institutional commitment to social activism and change. Then in August 2014, in the wake of Ferguson and Mike Brown's murder, a colleague and I reached out to NBT looking for space for a gathering. Artists were angry, confused, and seeking community in a time of turmoil and action. They responded with open arms and deep support, giving Artists 4 Change NYC an opportunity to use their space for our activist gatherings and conversations. Without question, they donated space for artists from across New York City to gather, process the events, and plan for activating local and national change. It was the first experience I had working alongside their staff, who were generous and responsive in ways I had never experienced from an arts institution.

In 2017, I had an opportunity to return to NBT as a director of a one-man show, A Sucker Emcee, the story of Craig 'muMs' Grant and his life story told through poetry and hip-hop. At every step along the way, they supported and encouraged the vision and story we were telling. The community of NBT is electric in its enthusiasm for the work onstage, facilitating nightly talkback discussions and post-show performances that deepened the storytelling and message of the piece.

In my four years as part of the NBT community, I have experienced firsthand the connection between the institution and its vital role in New York City. From their playwriting residencies to their producing fellowships, they are an essential part of the arts ecology of the city, always answering the call of artists in flexible and innovative ways. As Harlem continues to change and transform, they remain an institution grounded in the power of the arts to uplift, strengthen, and heal. I cannot think of a more important and necessary arts institution in New York City.

Sincerely yours,

Jenny Koons

Chisa B. Hutchinson

243 Halsey Street, #2P
Newark, NJ 07102
(484) 716-1136
chisahutchinson@yahoo.com
www.chisahutchinson.com

November 11, 2017

To Whom It May Concern:

I'm writing with the hope that you will do everything in your power to preserve the spirit and, more to the point, the functionality of the National Black Theatre. This place is so much more than a place for plays, and I say this as a playwright who has presented work there with great pride.

When NBT produced my work, *Dead and Breathing*, I would come for rehearsals and encounter young people taking classes there, learning not just how to keep time or execute a pirouette, but also how to comport themselves with confidence and professionalism. I would see folks of all ages coming to take a look at the art of a rising African painter in the gallery outside the theater. Later in the production process, this same space would also house a dramaturgical exhibit that created cultural context for my play, get people primed to experience it. NBT welcomes everyone into its space not just to watch, but learn, absorb and engage with African-American culture as well. Black history permeates the space. This is not hyperbole. The air is different in there; there's a distinct smell that invites and envelops and, at the risk of sounding a little weird, a metaphysical mojo that no other place has.

Beyond producing quality theater from and featuring black artists—which in and of itself is a rare and precious thing—NBT is a nexus, a gathering place for members of a community that has always had (and still has) to fight for space. This is especially significant in Harlem where an increasingly diverse population needs as many opportunities as possible to interact safely and meaningfully with their neighbors. The National Black Theatre, as it is now, provides plenty of those opportunities. I implore you to preserve their capacity to continue to do so.

Thank you so much for your time and consideration.

Warmth,


Chisa Hutchinson



Phenomenal Women Empowerment Alliance



National Black Theater

2031 Fifth Avenue

New York, NY

www.phenoms2the10thpower.org * phenomenalwoman140@live.com*646-342-9402

November 11, 2017

Honorable Donovan Richards
Chair, Subcommittee on Zoning and Franchises
New York City Council
250 Broadway
New York, NY 10007

Re: The National Black Theater

Dear Councilmember Richards:

Please let me introduce myself, I am the Founder of the Phenomenal Women Empowerment Alliance and The Phenomenal Women Charm & Etiquette School (11 years). www.phenoms2the10thpower.org We have had the good fortune to call the National Black Theater ("NBT") our HOME for over 18 years.

Our MISSION is to empower, edify and encourage women to assume greater ownership, and achieve their maximum potential in every area of life. A woman without a dream is a woman who has lost her life's purpose. **Our VISION** is to establish the largest alliance of successful minority women in our communities who operate in a spirit of perfect harmony for the definite purpose of personal and professional achievement, and financial independence, while making a positive difference in their lives, and the lives of others. I am also an author. My play, derived from my book, graced the stage of NBT in 2015 and 2016. I can go on and on regarding the plethora of phenomenal community based events we've hosted at NBT. Our monthly meetings are filled with life lessons, tools, healing, social awareness, creating, caring and sharing. We host annual Cancer Fundraisers where ALL ticket money goes to ACTUAL CANCER PATIENTS in our Community, on the stage, on that day. Our Annual Expo allows our Women in our community to showcase their many businesses, talents and products to over 500 guests, as we honor Phenomenal Women from our Community Annually, as well as, our children. They grace the stage for an Showcase and receive a "Shining Star" trophy. We empower them to embrace their many talents and gifts, as well as, the importance of public speaking and confidence building.

I am graciously writing this letter on behalf of myself, my women's empowerment organization, and the parents of the many children in our community who enter NBT for empowerment, etiquette training, rites of passage guidance, theatrical training, dance, and the like, to support the National Black Theatre's application to redevelop NBT by creating a new mixed-use building. The project which is located at 2033 Fifth Avenue on 125th Street in Harlem. Cultural and historical awareness in our community must continue to flourish. NBT is doing their part.

Continuing the legacy of an amazing visionary will bring joy to the entire community. The late Dr. Barbara Ann Teer founded the NBT almost 50 years ago. Preserving the cultural integrity of Harlem is a necessity. This redevelopment proposal by her children Michael and Sade Lythcott, the overseers of NBT, will help to ensure that her vision is fully realized.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 805 Res. No. 807

in favor in opposition

Date: 11/14/2017

(PLEASE PRINT)

Name: CAREY KING

Address: 56 EAST 126TH STREET #1, NY NY 10035

I represent: UPTOWN GRAND CENTRAL/MTEMA

Address: 1974 MADISON AVENUE, NY NY 10035

Please complete **THE COUNCIL** Sergeant-at-Arms
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 805 Res. No. 807

in favor in opposition

Date: 11/14/2017

(PLEASE PRINT)

Name: Jessica Fyring

Address: 1485 5th Ave. #165

I represent: TCC

Address: 670 8th Ave. 24th Flr.

Please complete **THE COUNCIL** Sergeant-at-Arms
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 805-807 Res. No. _____

in favor in opposition

Date: 11/14/17

(PLEASE PRINT)

Name: John Ruiz

Address: 420 E 111th St

I represent: E4RT

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

805-807

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 11/14/17

(PLEASE PRINT)

Name: Michael Lythcott

Address: 208 W 137th Street

I represent: National Black Theatre

Address: 2031 Broadway NYC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

805-807

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 11/14/17

(PLEASE PRINT)

Name: Sade Lythcott

Address: 213 W 137 Street

I represent: National Black Theatre

Address: 2031 Fifth Ave NYC, NY 10035

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. 805 807

in favor in opposition

Date: 11/14/2017

(PLEASE PRINT)

Name: JANS ANYANWA

Address: 512 W 131 Street Apt 22 NYC 10031

I represent: Dr. Barbara Amos's National Black Theatre

Address: 2031 5th Avenue NYC

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 805-207 Res. No. _____

in favor in opposition

Date: 11-14-17

(PLEASE PRINT)

Name: _____

Address: _____

I represent: _____

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 400-301 Res. No. _____

in favor in opposition

Date: 11/14/17

(PLEASE PRINT)

Name: David Karpovsky

Address: _____

I represent: Food Bank

Address: 305 E 40th St New York Plaza NY, NY 10011

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 400-211 Res. No. _____

in favor in opposition

Date: 11/17/17

(PLEASE PRINT)

Name: Joshua Joseph

Address: _____

I represent: St. Vincent Development

Address: 70 E. 55th St

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 805-807 Res. No. _____

in favor in opposition

Date: 11.14.17

(PLEASE PRINT)

Name: Hansel Goldman

Address: 475 PAs NY NY 10016

I represent: Applicant (National Black Theater)

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 805-807 Res. No. _____

in favor in opposition

Date: 11-14-2017

(PLEASE PRINT)

Name: John Scutcher

Address: 1960 PARK AV #14 C N.Y. N.Y. 10057

I represent: NATIONAL BLACK THEATER

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 802-804 Res. No. _____

in favor in opposition

Date: 11/14/17

(PLEASE PRINT)

Name: ADAM ROTHKRUG

Address: 55 WATERMILL LA, GREAT NECK, NY

I represent: 1776 ESTATES/RE REALTY

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

802804

I intend to appear and speak on Int. No. 2 Res. No. _____

in favor in opposition

Date: 11/14/17

(PLEASE PRINT)

Name: JOE BELLETER

Address: 1250 W 111th St, Bronx

I represent: Simon Development

Address: _____

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

I intend to appear and speak on Int. No. 800 Res. No. _____

in favor in opposition

Date: 11-14-17

(PLEASE PRINT)

Name: Glenn Hilzen

Address: 724 Harristown Rd Gtten Rock, NY 07412

I represent: Building Skills NY

Address: 570 Lexington Ave NYC 10022

THE COUNCIL
THE CITY OF NEW YORK

Appearance Card

800 - 801

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 11/14/17

(PLEASE PRINT)

Name: AMELIA MAIDORADO

Address: 1965 LAFAYETTE AVE 10413

I represent: TENANTS ASSOCIATION

Address: 1965 LAFAYETTE AVE BK 10413

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 2 Res. No. 802-804

in favor in opposition

Date: 11/14/17

(PLEASE PRINT)

Name: BRIAN NEUMANN AIA

Address: 210 W Rogers Park Rd Spring Hills NJ

I represent: Hudson River Metro Center - Neumann Design

Address: 1200 Wlatons Place

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 1 Res. No. 800

in favor in opposition

Date: 11-14-17

(PLEASE PRINT)

Name: JOHN L. KELLY

Address: 455 W. 46th St

I represent: DEVELOPER

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. LC804-201 Res. No. _____

in favor in opposition

Date: 11/14/17

(PLEASE PRINT)

Name: Vaneta Salazar

Address: _____

I represent: Martefiore

Address: 111 E 210th St Bronx NY

Please complete this card and return to the Sergeant-at-Arms