

Subcommittee on Planning, Dispositions, and Concessions
Testimony on 126th Street African Burial Ground Memorial and Mixed-Use Project
Diane Collier, Chair, Manhattan Community Board 11
August 21, 2017

Good Afternoon, Madam Speaker, Mr. /Ms. Chair Committee members.

My name is Diane Collier and I am the Chair of Community Board 11 Manhattan. As I am unable to attend this afternoon, I am submitting this written statement to support the 126th Bus depot.

The 126th Bus project has plenty of goals and just as many uncertainties - no developer, no proposed layout, no plans of zoning uses, no financials with RFP issued after the ULURP completed. CB11 members initially voiced concerns working on the project and giving approval to a “cart before the horse” application.

But as you will hear so eloquently from Harlem African Burial Taskforce, the village of Harlem, often synonymous with Central Harlem, began right here in East Harlem. A fact CB11 and I a black woman from East Harlem are very proud of. In addition, we also learned that a community of color and their stories disturbed and forgotten over 300 years was confirmed at this sacred land which now CB11 will make a recommendation for new uses in 21st century.

Yes, there were voices to preserve as parkland. In a perfect world, the entire site should be sacred. But we don't live in a perfect world. So, the task for CB11 was to work thru the unknowns for a solution memorializing this site of forgotten souls while addressing community concerns of today affordable housing, economic opportunities to close the income gap for our residents. CB11 stepped up to the challenge. Expanded scoping comments stated our intent; board members joined the taskforce, numerous presentations, and agenda item discussion at every committee until final vote.

At a late full board April meeting, CB11 voted yes (27 in favor, 3 opposed/abstain) with conditions based on our and East Harlem Neighborhood Plan core values 100% affordability, local hiring, mixed economic development use. However, we added two essential provisions critical to our decision:

- 1) Ensure the project honors, protects and sustains the sanctity and cultural history of Harlem African Burial Ground at this site
- 2) CB11 remains and has an official and meaningful role throughout the RFP process, final design and implementation thereof.

I ask for your support of this application as recommended by CB11.

Sharon Wilkins
Registered Public Historian
Co-Chair History, Member Executive Committee
Harlem African Burial Ground Task Force (HABGTF)

Testimony in Support of the Harlem African Burial Ground Memorial
and Cultural Education Center
Monday, August 21, 2017

For almost a decade, the Harlem African Burial Ground Task Force, a group of professional volunteers with wide ranging expertise have engaged in a multi-disciplinary, collaborative and strategic process that involves dialogue and partnerships with local residents, Community Board 11, the 126th Street Bus Depot Task Force, New York City Economic Development Corporation, the MTA, NYC DOT, other government entities, archaeologists and other experts, and most recently, Lord Cultural Resources – a professional organization dedicated to promoting visionary culturally-based programming worldwide.

These important and dedicated efforts, centering around information gathering, research and interpretation, scholarship, community engagement and institutional fact-finding are focused on re-discovering and sharing facts and information pertinent to over 350 years of United States history – and, more specifically the history of Harlem and New York City. This rich history, largely unknown, involves the histories of indigenous people (the area's first inhabitants and architects of a fishing village and most probably a trading post) and Black Americans (free and enslaved) whose knowledge, skill and craftsmanship were crucial to building the infrastructure, culture and society of this nation. Without knowledge about and recognition of the contributions of Black America, there can be no authentic record of American history.

Through aesthetically attractive design, on-going research and scholarship and visionary programming, the HABGTF desires to remember and honor free and enslaved Africans (New York's "colony builders") and connect their stories and life experiences to issues affecting modern day 21st century life in Harlem, New York and the nation. Furthermore, the intent of the memorial and cultural Center is to: reverse the neglect and desecration of the sacred space known as the Harlem African Burial Ground; honor the lives and contributions of those interred there; bring diverse audiences together in the hope that they may find resources, information and solutions to continued local, national and global struggles for economic and social justice; offer educational experiences, research, forums, exhibitions, conferences, creative expression and other events and activities that will educate, enlighten, inspire and spiritually uplift all visitors; and, generate increased interest in East Harlem as a rich historical, social and economically viable destination for local residents, national and international visitors. Recognition for this project has been received through a Mack award for archaeology and public engagement, listing and participation in the on-going Dutch Mapping Project (an initiative comprised of historians, genealogists and scholars from the Netherlands and other European countries) and State and National Historic Registers designation is pending.

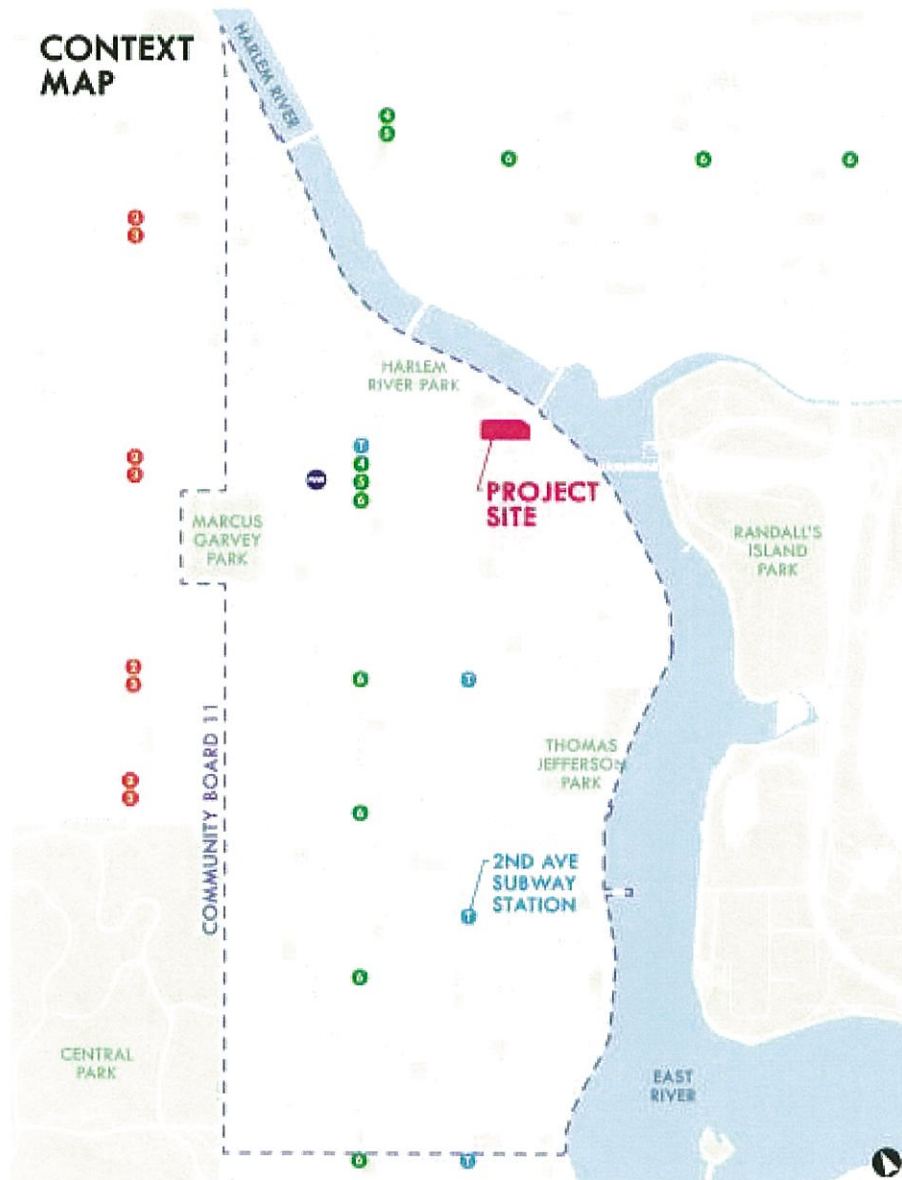
126th Street African Burial Ground Memorial and Mixed-Use Project

August 21, 2017

City Council Planning Subcommittee



Site Facts



- City-owned former MTA bus depot
- 2460 Second Avenue
- Total area: 116,000 SF
- M1-2 zoning district

Bus Depot Site Today



2nd Ave & 126th St, looking northeast



2nd Ave & 127th St, looking southeast

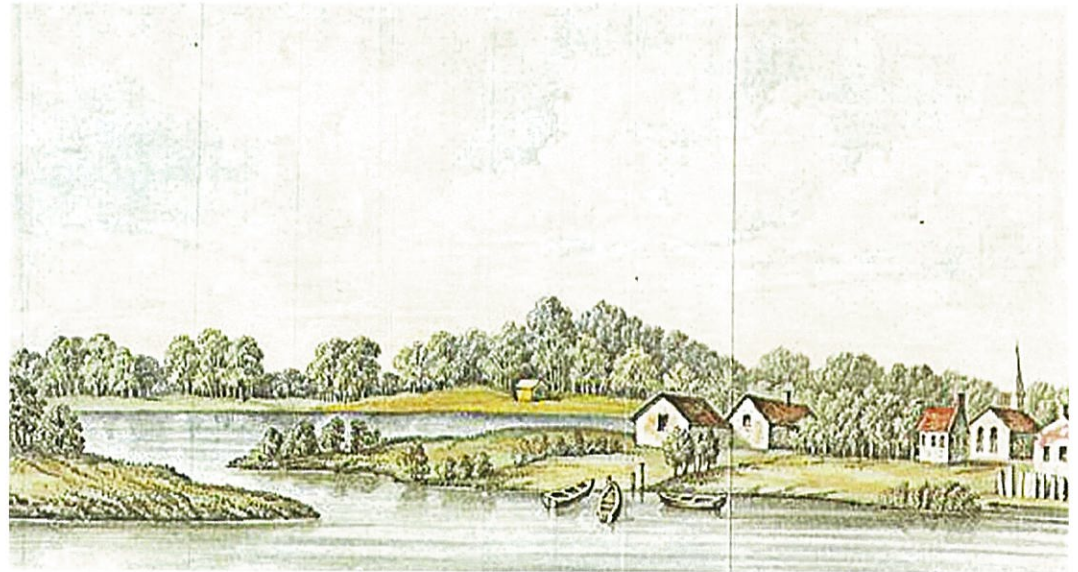
Harlem African Burial Ground Task Force

Founded in 2009, the Task Force's core mission is to promote, protect, and reclaim the history of the Harlem African Burial Ground.

2011: CB 11 designates HABGTF as organization representing the interest of the historic cemetery

Co-Chairs

- Reverend Dr. Patricia Singletary, Pastor, Elmendorf Reformed Church
- City Council Speaker Melissa Mark-Viverito



Harlem African Burial Ground Task Force Vision

HABGTF vision for a *living* memorial:

1. Be iconic and timeless
2. Evoke historical significance and impact through education and empowerment
3. Foster a sacred sense of place

Archaeological Work: 2011 - Present

- HABGTF has been involved in all archeological and preservation work
- Will continue to oversee further evaluation of the site under City and State protocols

Public Education: Ongoing

- HABGTF is educating community on the cultural and historic significance of site
- Project team recognized with award for community engagement



Task Force members (left to right): Manhattan Deputy Borough Historian Sharon Wilkins, Reverend Dr. Patricia A. Singletery, and Speaker Melissa Mark-Viverito

Community Planning Process

2015: 126th Street Bus Depot Task Force formed to develop project goals:

1. Establish ***permanent outdoor memorial and cultural education center*** to honor and commemorate Burial Ground
2. Develop mix of uses, including ***mixed-income affordable housing and job-creating commercial uses***
3. Enhance ***streetscape and pedestrian connections*** to surrounding neighborhood
4. Advance ***financially feasible project*** that supports cost of constructing and operating memorial and cultural center



Development Program

These components will achieve key project goals:

Harlem African Burial Ground Memorial

- **18,000 SF** set aside as permanent outdoor memorial
- **Indoor cultural education center** providing programs and events

Affordable Housing

- Objective: Maximize affordability while providing revenue to support memorial
- Approx. **730 units of housing**
- **20% affordable to families earning 30% or less of AMI**
- **50% affordable at up to 80% of AMI**, 50% of units above 80% AMI
- At least 25% of units **permanently affordable** through MIH

Commercial Uses / Jobs

- Approx. **100,000 SF** of retail and community facility space
- Approx. **200,000 SF** of office space

Pedestrian Environment

- **Design guidelines** to improve connections to surrounding blocks, parks, and waterfront

Proposed Land Use Actions

- **Zoning Map Amendment – Rezoning from M1-2 to C6-3**
 - Change zoning from existing M1-2 light manufacturing district to C6-3 General Central Commercial District

- **Zoning Text Amendment – Mandatory Inclusionary Housing (MIH)**
 - Map the project site as MIH Designated Area subject to affordability requirements of Options 1 or 2 of MIH program

- **City Map Amendment – Second Avenue**
 - Change to City Map to narrow portion of Second Ave from 174 feet to no less than 125 feet (area currently used for bus parking)

- **Disposition of City-owned property**
 - Disposition of Project Site (City-owned Block 1803, Lot 1 and the adjacent demapping area) by City of New York for future development

Memorial Feasibility Study

On behalf of HABGTF, EDC has engaged Lord Cultural Resources as consultants to develop memorial programming, governance, and space program



Top left: Studio Museum of Harlem; Bottom left: Lumpkins Jail Site, Richmond, VA; Right: Smithsonian MAAHC, Washington, DC

SMJ Development
150 Myrtle Avenue Suite 2
Brooklyn, NY 11201

August 21, 2017

The Honorable Robert E. Cornegy Jr.
New York City Council District 36
1360 Fulton Street, Suite 500
Brooklyn, NY 11216

RE: **ULURP C 170304 HAK**
Brooklyn Block 1699/Lots 35, 39, 43

Dear Councilmember Cornegy:

I'm writing this letter to you to affirm SMJ's commitment to provide affordable and sustainable commercial leasing opportunities to local and/or minority/women owned businesses at the referenced location. I am pledging to working with your office, Community Board 3, and the Bed-Stuy Gateway BID to ensure that local businesses and other neighborhood entrepreneurs are apprised of the offering and the landlord's willingness to structure lease that will allow the tenant to grow and thrive. Specifically, SMJ commits to creating four small retail spaces at approximately 1,000 sqf each. SMJ commits to a strong preference for small local businesses when considering tenants for these spaces.

The mixed-use project is providing affordable housing. However I feel that the ground floor retail should also reflect the communities' needs and afford opportunity to those desirous of it. I look forward to the development of this project and continued partnership with your office.

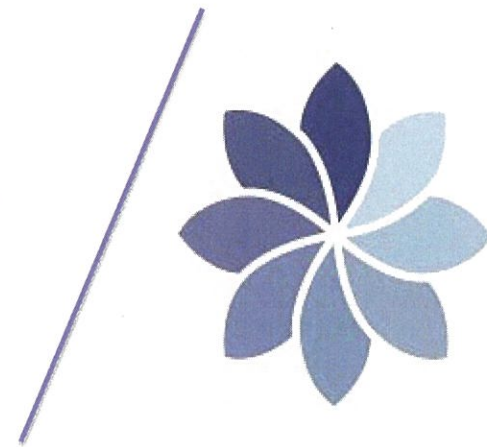
Respectfully,

Juan Barahona



1618 FULTON STREET

SMJ DEVELOPMENT



BFC PARTNERS

Area Map

1618 Fulton Street Area Map
 Brooklyn Block 1699
 Lots 33, 34, 35, 36, 137, 38, 39, and 43

-  Project Area
-  Development Site
-  Inclusionary Housing Designated Area
-  600-Foot Radius

Zoning

-  Zoning District
-  Inclusionary Housing Designated Area
-  C1-1
-  C1-2
-  C1-3
-  C1-4
-  C1-5
-  C2-1
-  C2-2
-  C2-3
-  C2-4
-  C2-5

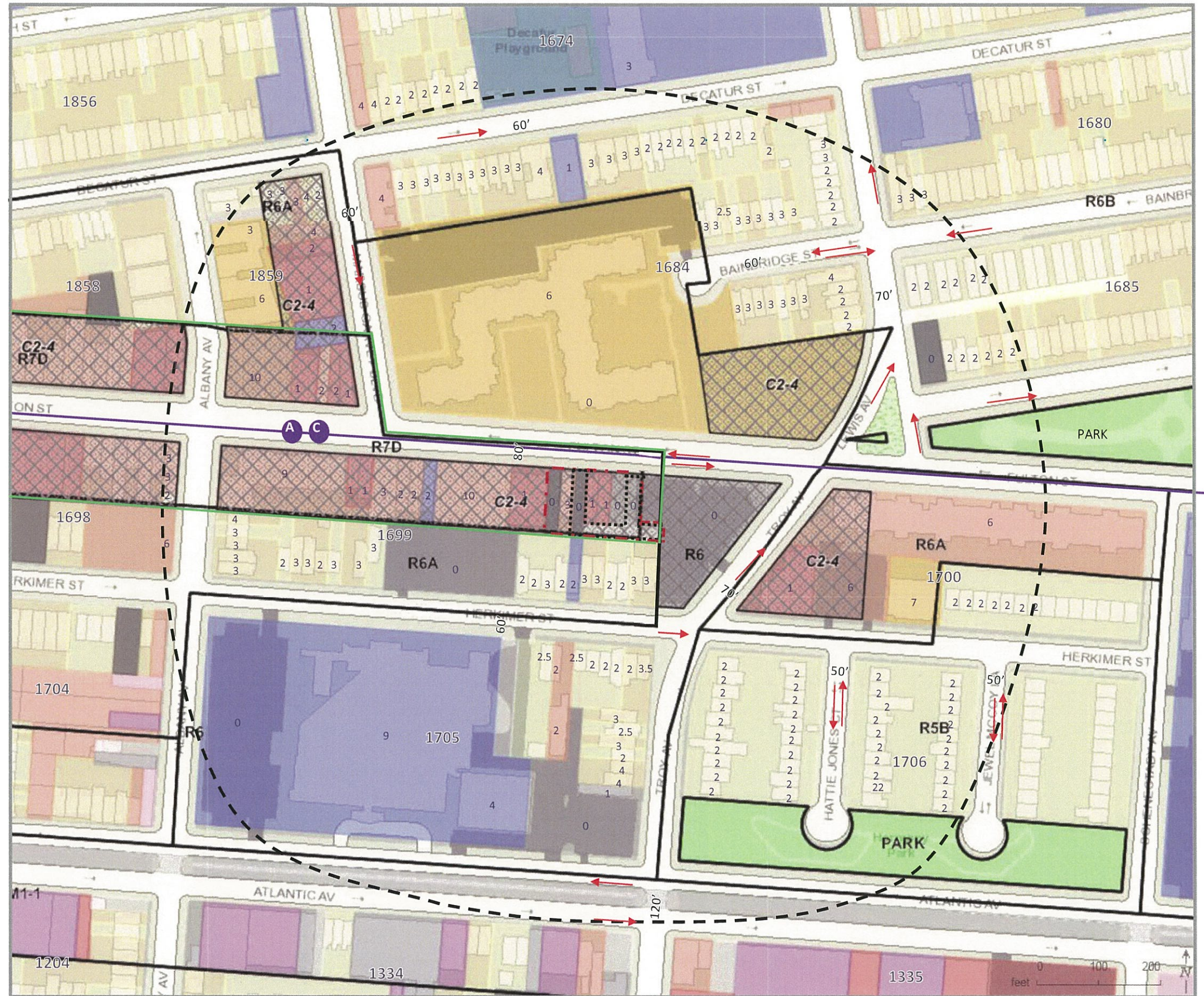
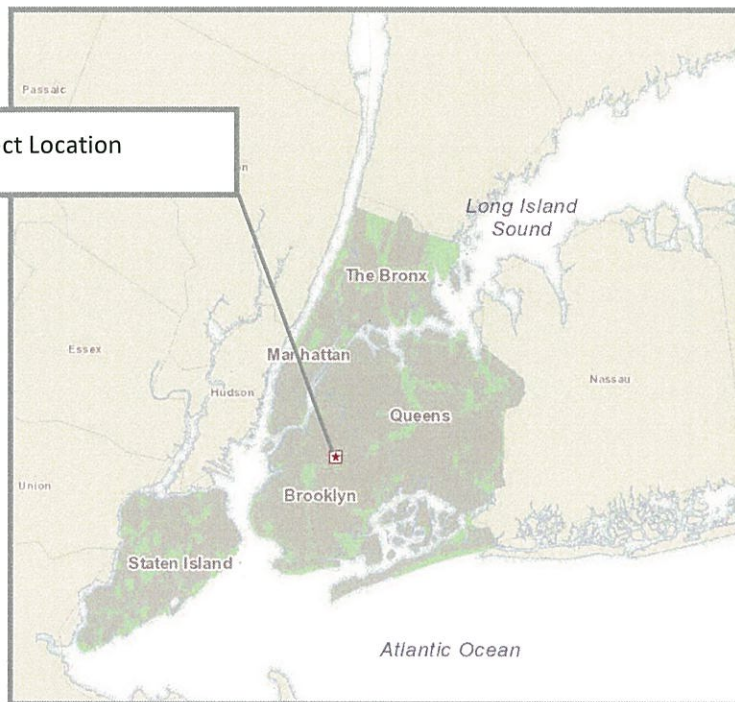
Land Use

-  One & Two Family Residence
-  Multi-Family Residence (Walkup)
-  Multi-Family Residence (Elevator)
-  Mixed Residential & Commercial
-  Commercial Use
-  Industrial / Manufacturing
-  Transportation / Utility
-  Public Facilities and Institutions
-  Open Space & Recreation
-  Parking
-  Vacant Land

  Subway Line

 Street Direction

Project Location





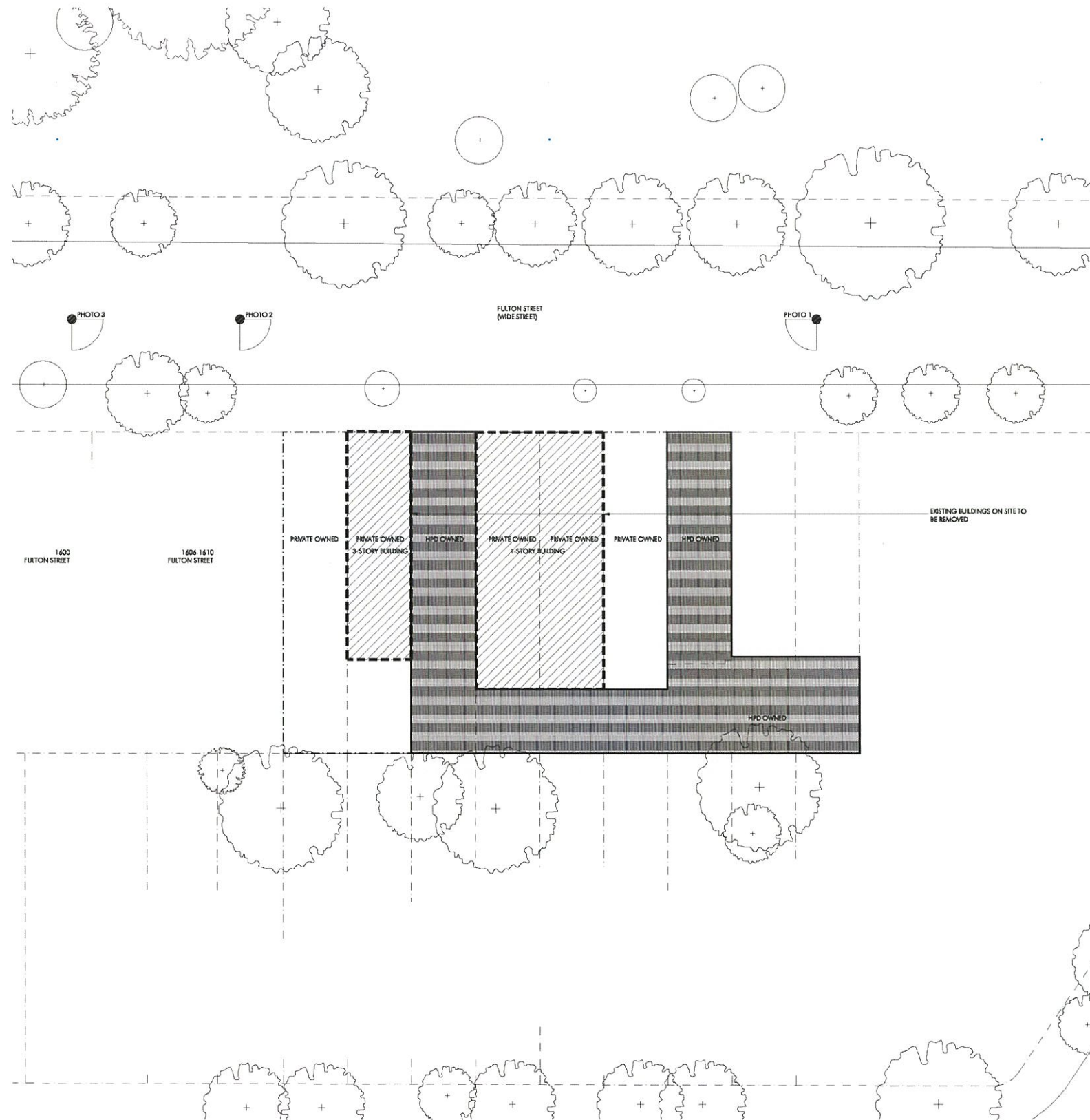
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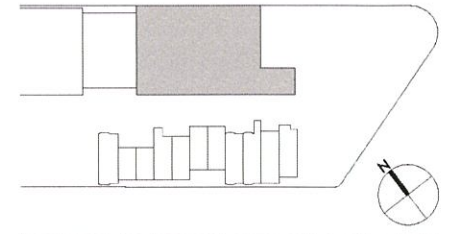
03 PHOTO 2
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02 PHOTO 1
SCALE: NTS



01 DEMOLITION PLAN
SCALE: 1/2\"/>



1618 FULTON STREET
1612-1624 FULTON STREET
Brooklyn, NY 11213
Block(s) 1699
Lot(s) 33,34,35,36,137,38,39,43

Architects:
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S,g,v:a.

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COMMUNITY BOARD PRESENTATION

PROJECT:
1618 FULTON STREET
Brooklyn, New York



DRAWING TITLE:
DEMOLITION PLAN

SEAL & SIGNATURE

DATE: 12 APRIL 2017
PROJECT No.: 1601
DRAWING BY: HC
CHK BY: AS
DWG No.:

DM-100.00

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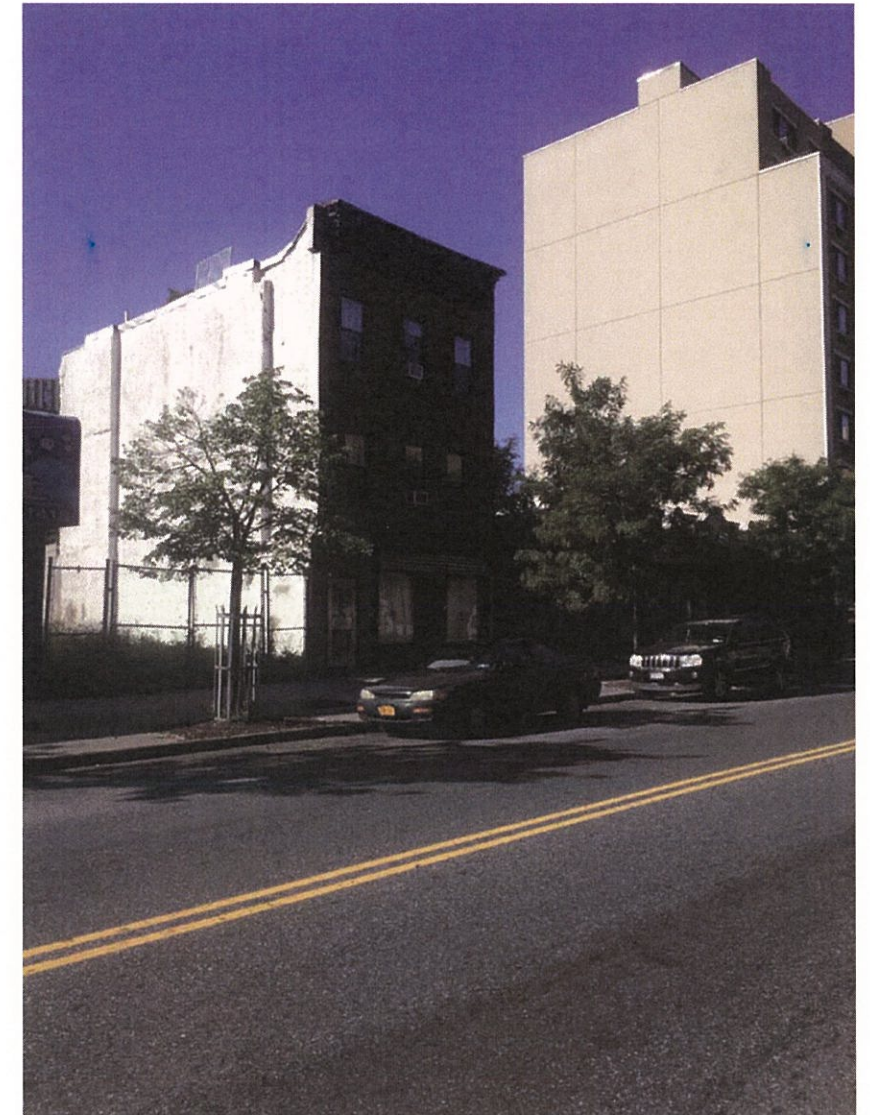
- UDAAP/Disposition



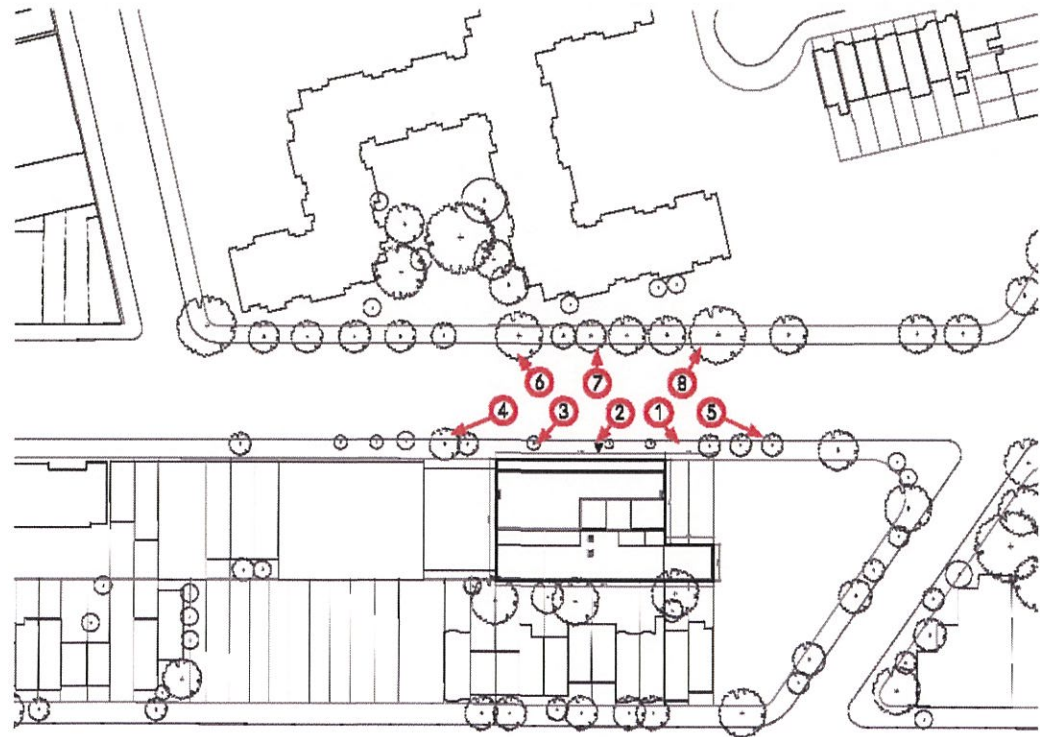
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2. VIEW OF SITE FACING SOUTH FROM ACROSS FULTON



3. VIEW OF SITE FACING SOUTHWEST FROM ACROSS FULTON STREET



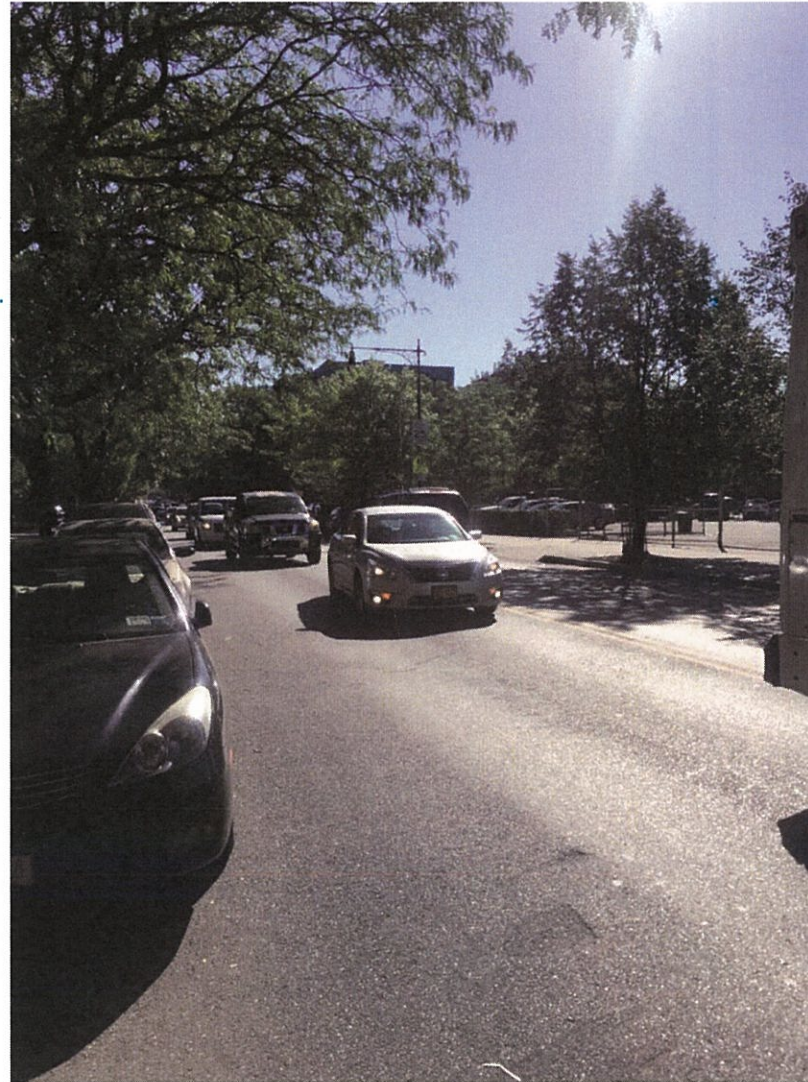
1618 FULTON STREET BROOKLYN, NY 11213

1618 FULTON STREET

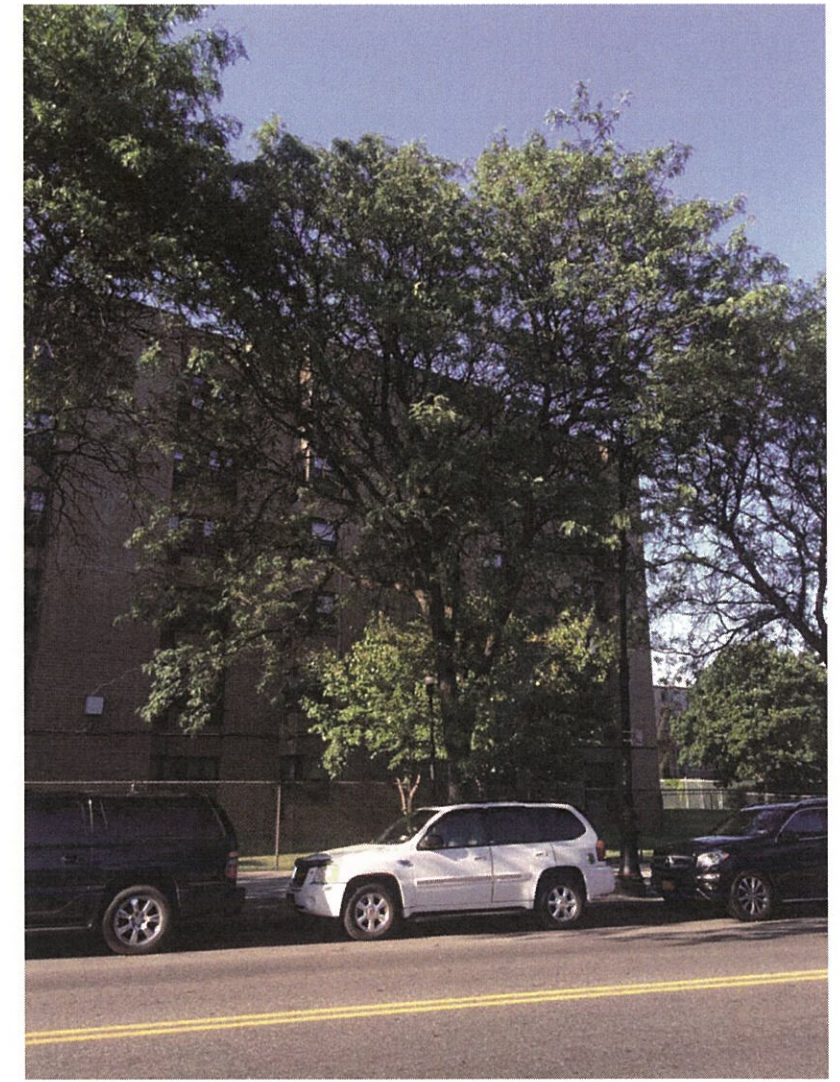
PROJECT AREA PHOTOGRAPHS
PHOTOGRAPHS TAKEN SEPTEMBER 20TH, 2016



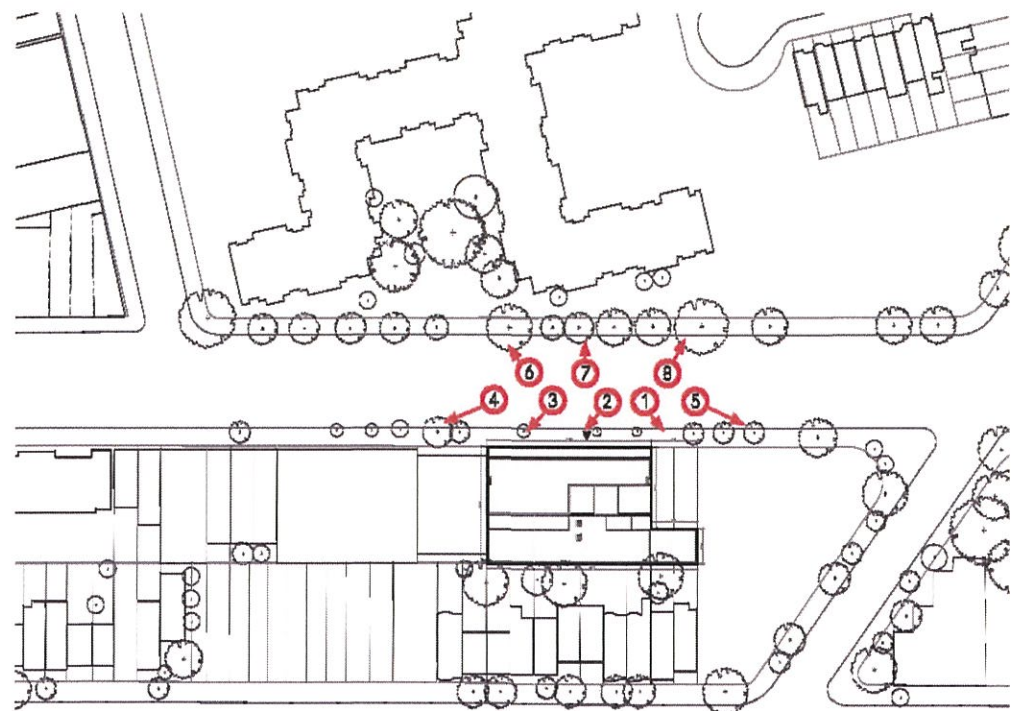
4. VIEW OF WESTERN EDGE OF SITE FACING WEST DOWN FULTON STREET



5. VIEW OF EASTERN EDGE OF SITE FACING EAST DOWN FULTON STREET



6. VIEW OPPOSITE SITE FACING NORTHWEST



1618 FULTON STREET

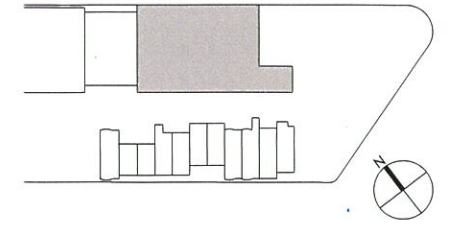
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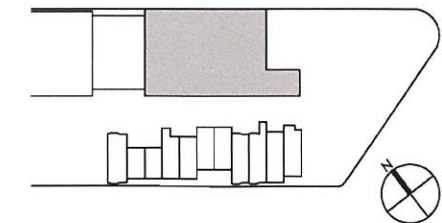
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1618 FULTON STREET
 Brooklyn, New York

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SEAL & SIGNATURE

DATE: 12 APRIL 2017
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 1618 FULTON STREET
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 FRONT ELEVATION

SEAL & SIGNATURE

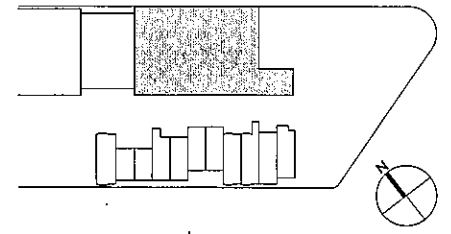
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01 FRONT ELEVATION
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NOTE:
 STREET TREE LOCATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY



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LULUP DRAWINGS

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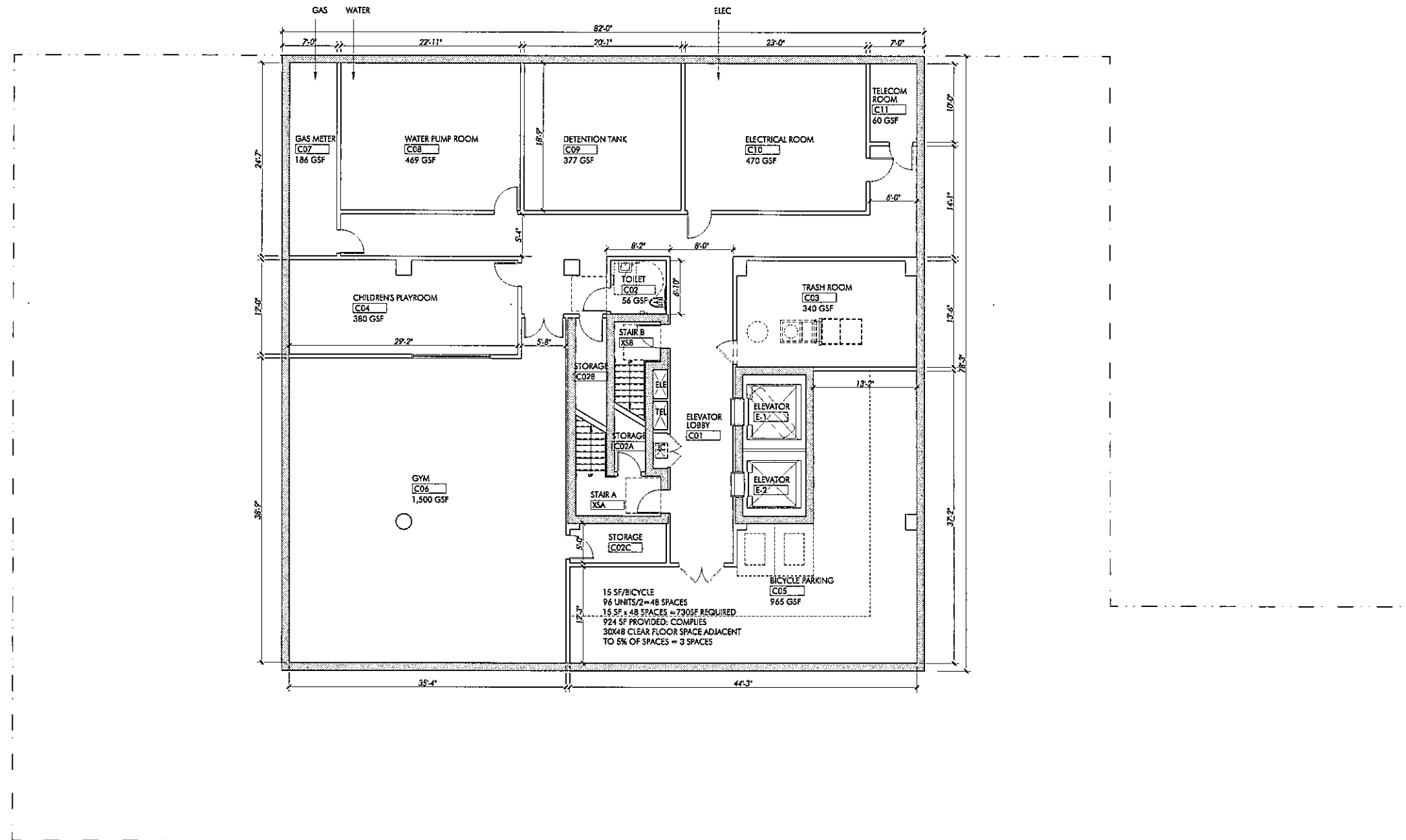
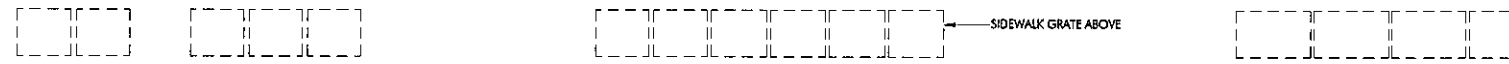
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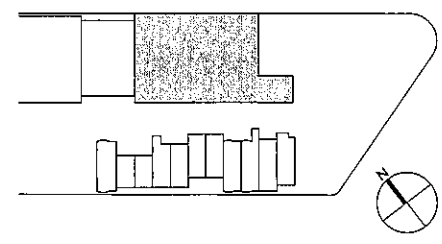
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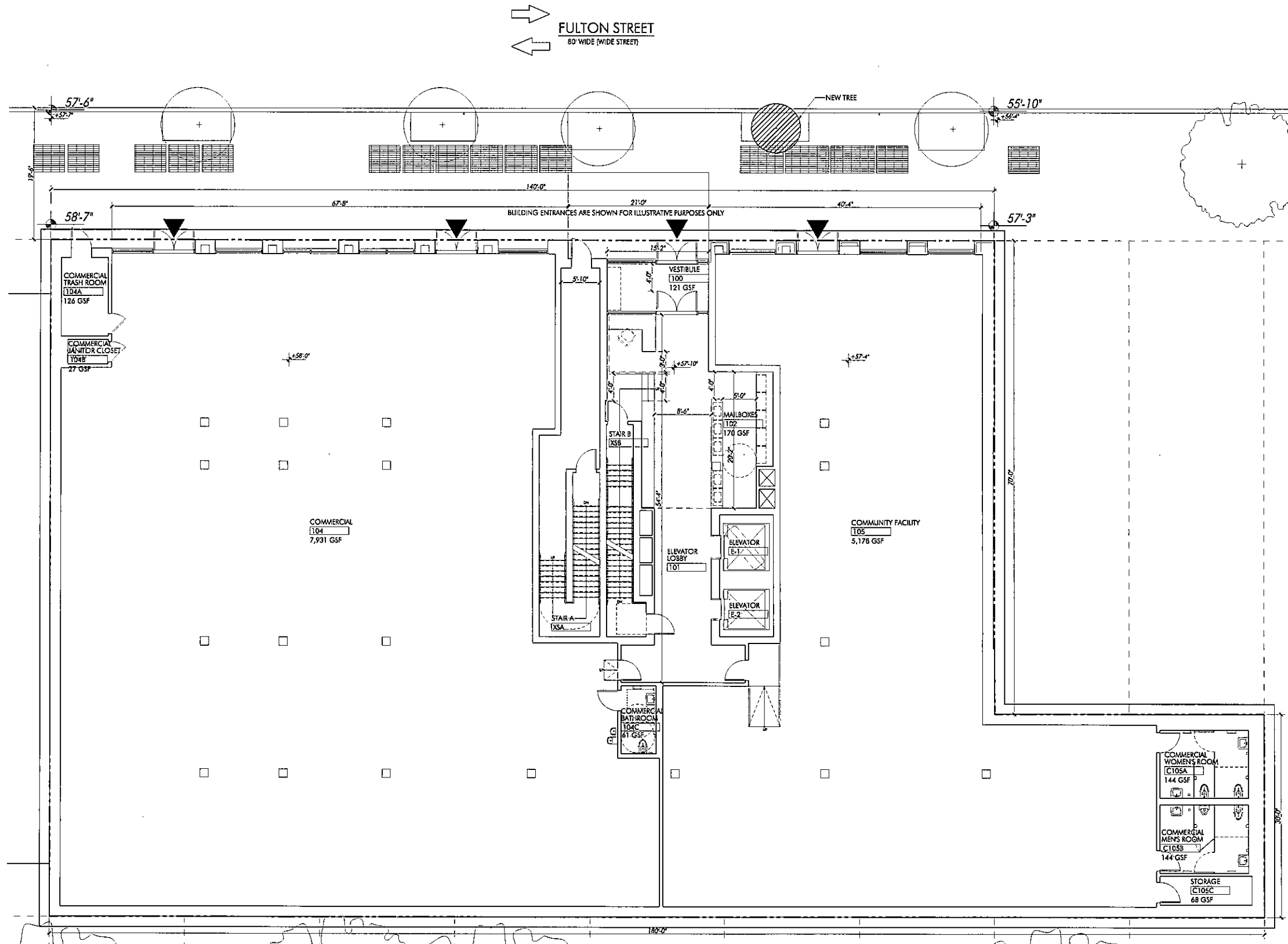
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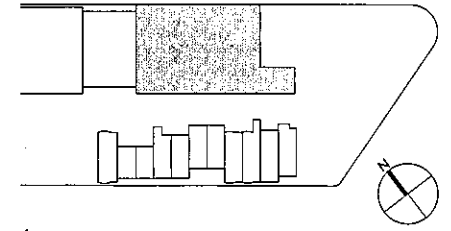
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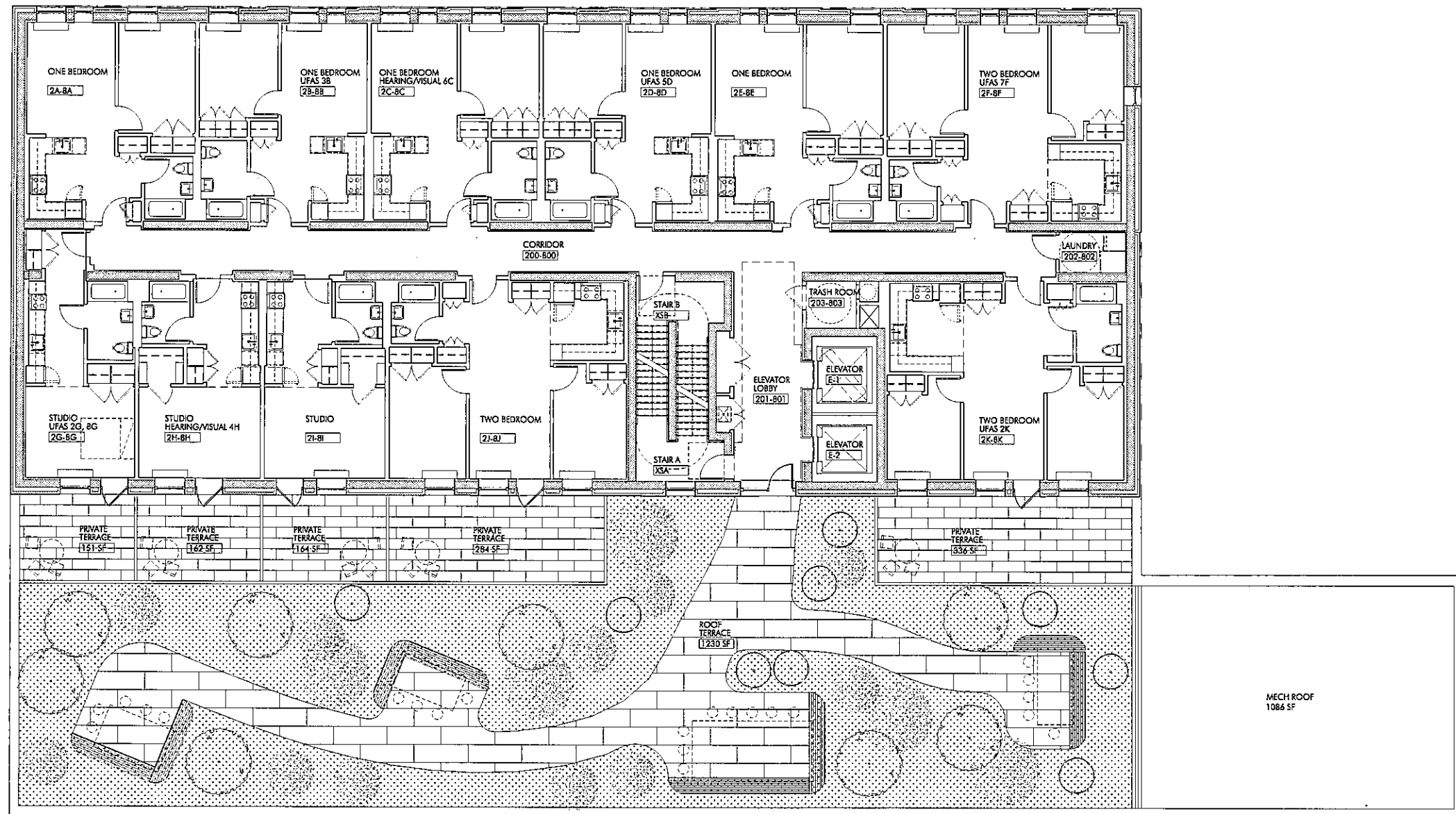
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01 PLAN : FIRST FLOOR
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ULURP DRAWINGS
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 1618 FULTON STREET
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DRAWING TITLE:
 PLAN : FLOORS 2-7

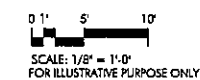
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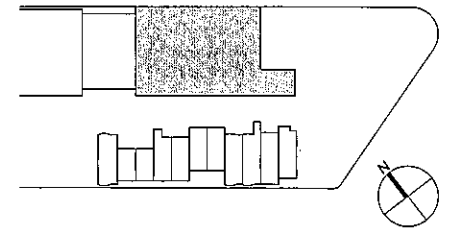
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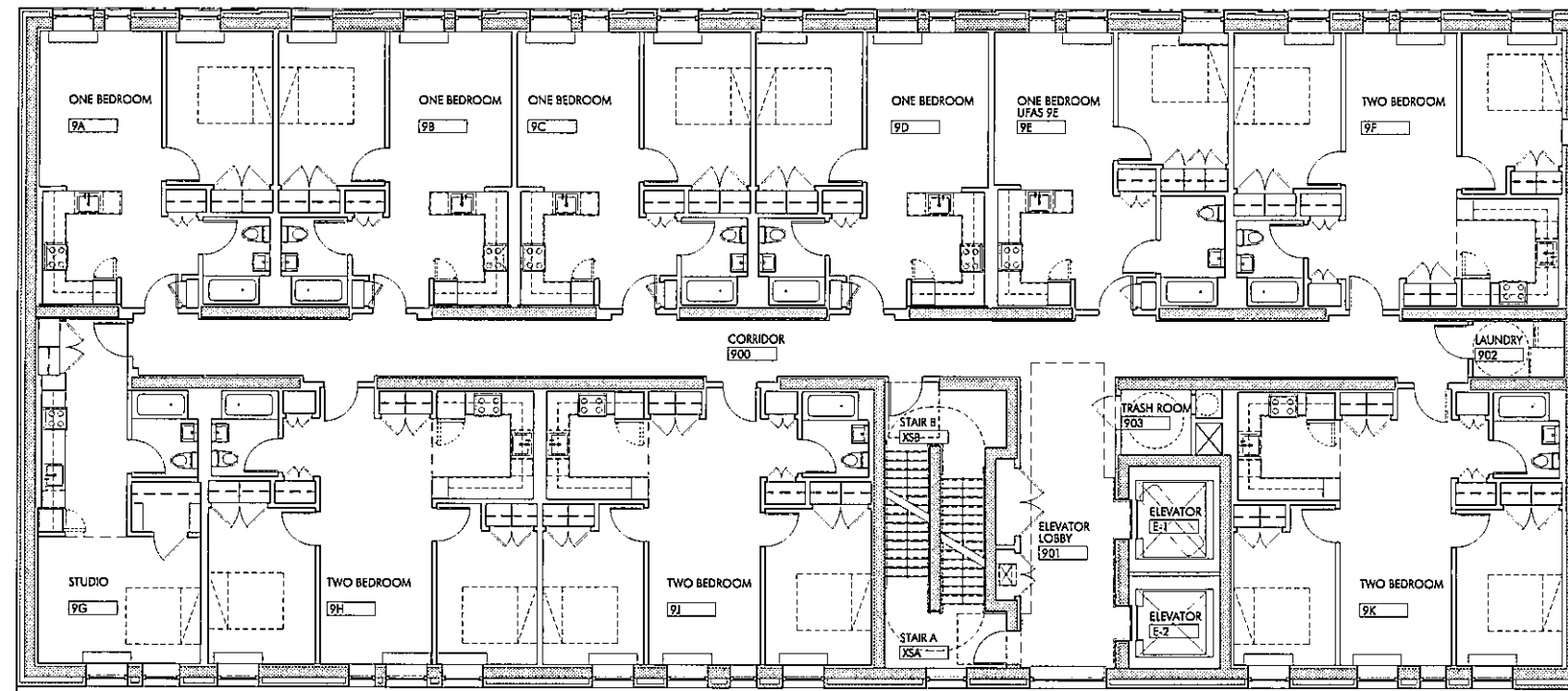
05 OF 13

01 PLAN : FLOORS 2-7
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LULUR DRAWINGS
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 1618 FULTON STREET
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DRAWING TITLE:
 PLAN : FLOORS 8, 9

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DATE: 21 JUNE 2017
 PROJECT No. 1603
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06 OF 13

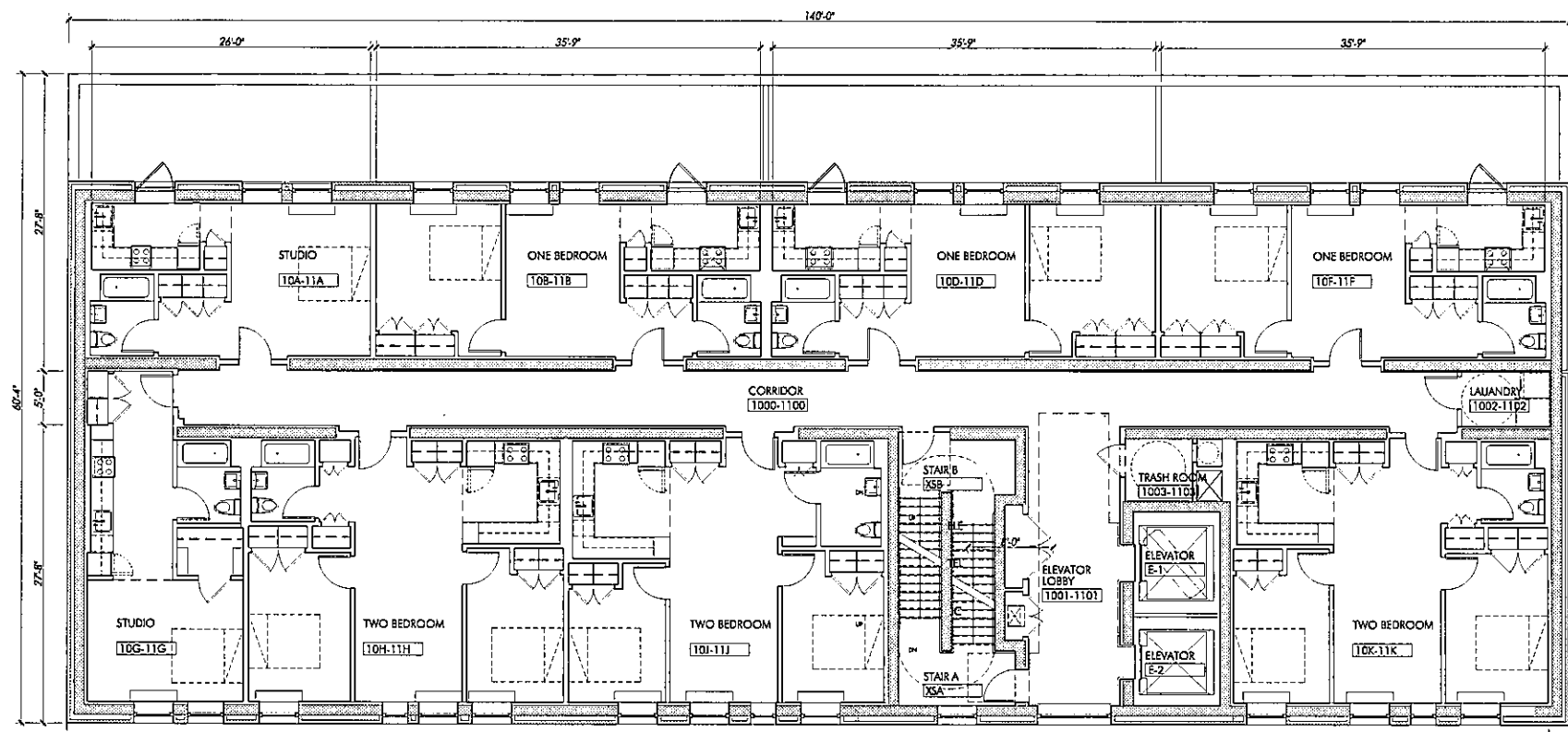
01 PLAN : FLOORS 8, 9
 SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"
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 New York, NY 10001
 212.239.1892

Civil Engineer
AKRF Engineering, PC
 440 Park Avenue South, 7th floor
 New York, NY 10016
 212.696.0670
 646.388.9515

SOE/Geotech
GeoDesign, Inc.
 60 Park Place, Suite 302
 Newark, NJ 07102
 973.803.4515 ext: 101
 347.466.2680

ULURP DRAWINGS
 PROJECT:
 1618 FULTON STREET
 Brooklyn, New York

DRAWING TITLE:
 PLAN : FLOORS 10, 11

SEAL & SIGNATURE

DATE: 21 JUNE 2012
 PROJECT No. 1603
 DRAWING BY: HC
 CHK BY: AS
 DWG No.:

A-204.00

07 OF 13

01 PLAN : FLOORS 10, 11
 SCALE: 1/8" = 1'-0"
 0' 5' 10'
 SCALE: 1/8" = 1'-0"
 FOR ILLUSTRATIVE PURPOSE ONLY

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU 737

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

in favor in opposition

Date: 8/21/17

(PLEASE PRINT)

Name: MARK GORDON

Address: 472 E 16th St. BROOKLYN NY 11220

I represent: SGVA ARCHITECTS / SMP
~~BFC~~ DEV.

Address: 2729 W 17th St. NYC 10011

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU072820/17

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

in favor in opposition

Date: 8/21/17

(PLEASE PRINT)

Name: Scott Alter

Address: 45 E 82nd Street NYC

I represent: Standard Property Company

Address: 126 E 56th Street NYC

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LU0728-29/17

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

in favor in opposition

Date: 8/21/17

(PLEASE PRINT)

Name: Joony Lee

Address: 126 E 56th St

I represent: Standard Property Company

Address: _____

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. _____ Res. No. _____

in favor in opposition

Date: 8/21/17

(PLEASE PRINT)

Name: Joseph Lynch /o Nixon Peabody

Address: 437 Madison Ave NY NY

I represent: Standard Properties

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

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

in favor in opposition

Date: 8/21/17

(PLEASE PRINT)

Name: Sharon Wilkins

Address: 2186 Fifth Ave NY 10027

I represent: Harlem African Burial Ground

Address: East 106th

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

LV 737

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

in favor in opposition

Date: 8/21/2017

(PLEASE PRINT)

Name: Juan Barahona

Address: _____

I represent: SMI Development

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. LVNO 734

in favor in opposition

Date: August 21, 2017

(PLEASE PRINT)

Name: Adam Meagher

Address: _____

I represent: NYCEDC

Address: 110 William St.

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. LVNO 734

in favor in opposition

Date: August 21, 2017

(PLEASE PRINT)

Name: Cecilia Kushner

Address: _____

I represent: NYCEDC

Address: 110 William St

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. LVNO 734

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Erica Bilal

Address: _____

I represent: NYCEDC

Address: 110 William St

THE COUNCIL 126th St. Bus
THE CITY OF NEW YORK Depot

Appearance Card

I intend to appear and speak on Int. No. 733-736 Res. No. _____

in favor in opposition

Date: Aug. 21, 2017

(PLEASE PRINT)

Name: Diane Collier

Address: _____

I represent: Community Board 11

Address: _____

Please complete **THE COUNCIL** *Sergeant-at-Arms*
THE CITY OF NEW YORK 1618 Fulton St

Appearance Card

I intend to appear and speak on Int. No. 737 Res. No. _____

in favor in opposition

Date: 8/21/17

(PLEASE PRINT)

Name: Jordan Press

Address: 100 Gold St

I represent: HPD

Address: _____

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

Appearance Card

I intend to appear and speak on Int. No. 728 Res. No. _____

in favor in opposition

Date: 8/21/17

(PLEASE PRINT)

Name: Jordan Press Exec Director

Address: 100 Gold St

I represent: HPD

Address: _____