

CHANGING STREETSCAPES

New Architecture and Open Space in Harlem



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Harlem is undergoing a metamorphosis, a Second Renaissance as some have called it.

Whether this is an overstatement or not, universally welcomed or widely feared, the streetscapes of Harlem offer stark testimony to the radical changes taking place. Block by block and neighborhood by neighborhood, one sees restored brownstones, renovated apartment buildings and new construction on land cleared years earlier. Less evident than bricks and mortar are the intricate partnerships formed over the past two decades that brought these changes about. This meeting of the minds between state and local government, community leaders, commercial and nonprofit lenders, philanthropies, community-based and for-profit developers was essential to reversing long periods of neglect and realizing the seemingly sudden transformation of recent years.

Of course, change in Harlem is not new. Growing from Dutch "Nieuw Haarlem" of 1658, the early 1800s saw Harlem as a magnet for affluent New Yorkers who built large estates. With the construction of reliable rail service in the 1880's, middle-class families settled here, seeking relief from crowded conditions downtown. A speculative boom at the turn of the century led to overbuilding and an ensuing bust, encouraging blacks from Manhattan's Tenderloin and San Juan Hill sections to move uptown in large numbers--lured by landlords anxious to fill their buildings. Whites protested and many fled. Beginning in 1916, Harlem saw an influx of migrants from the South that created the largest urban community of African Americans in the US. This concentration yielded the cultural flowering of Harlem's famed "Renaissance" in the 1920s, but soon felt full the blow of the Great Depression.

Riots in the 1930s, 40s, and 60s, while reflecting a community's desire for recognition and equal rights, exacerbated Harlem's economic problems. After WWII, "redlining" and other forms of institutionalized racism in new suburban housing encouraged whites and the middle class to leave, while trapping the poor and minorities in urban neighborhoods with limited financial resources. As a new migration from the South, Puerto Rico and elsewhere in the Caribbean brought low-skilled workers to New York just as its manufacturing base was declining, urban renewal tore vast swaths from the fabric of the community. These conditions left Harlem ill-equipped for the energy shortages and financial collapse that hit the city in the 1970s, accelerating housing abandonment and destruction to a crisis point in the 1980s.

Echoes of earlier struggles and resilience are found in Harlem's street names. "After the civil rights movement of the 1960s, the names of many of Harlem's streets were changed to honor prominent African Americans. Eighth Avenue became Frederick Douglass Boulevard; Seventh Avenue was renamed Adam Clayton Powell, Jr., Boulevard; and Sixth Avenue, originally named Lenox Avenue, became Malcolm X Boulevard, while 125th Street was renamed after Martin Luther King, Jr." (*The Big Onion Guide to New York City*, NYU Press, 2002). For consistency, this exhibit employs the usage of names that surfaced most regularly in our research: Frederick Douglass Boulevard; Adam Clayton Powell, Jr. Boulevard; Lenox Avenue; 125th Street. Incidentally, St. Nicholas Avenue was named for the patron saint of New Amsterdam.

The current revival in Harlem represents merely another stage in its evolution. This exhibit highlights some of the most visible changes through a selection of projects and developments in five areas: neighborhood planning; housing; landscape and open space; commercial development; and institutions serving educational, cultural and social service missions.

The projects selected, though not exhaustive, are representative of the following themes and trends in each of these areas:

- *A spirit of cooperation among city agencies--City Planning, Transportation, Economic Development--and recent administrations in partnering with Harlem's civic leaders and residents to establish priorities based on environmental justice, community participation and equity in planning for the community's stabilization and revitalization.*
- *An ongoing, dramatic push from city government in response to the community to provide housing across a broad spectrum of income levels, starting with those most in need and reaching middle- and upper-income residents who now see Harlem as a viable option; reflecting this trend, new apartments and townhouses and substantially rehabilitated buildings dot the landscape--on some blocks looking alien, while others appear spruced-up but familiar.*
- *A demand for greater access to usable parks and recreation, as well as a higher quality of design and detail in the creation and maintenance of public space in general; this translates into cleaning-up and restoring Harlem's varied and historic landscapes, whether within the bounds of its naturalistic parks, along its boulevards or on its waterfronts.*
- *The expansion of retail services and commercial office space, answering a demand for recognition of the community's buying power and offering employment opportunities--though perhaps fewer than might be desired; development is bringing name-brand stores and attracting shoppers from outside Harlem, while keeping more of the community's purchasing power locally.*
- *The maturing of existing cultural, educational, and social service institutions within Harlem, requiring space to expand for the future, while new institutions and others from outside the community seek to establish a foothold here.*

Further changes are on the horizon. Welcoming the future while retaining Harlem's unique identity will require a delicate balance, as community leaders, government officials, nonprofits and residents work together and debate the path that Harlem will follow. The City College Library and City College Architectural Center present this exhibit as both an overview and a sampling of changes taking place. We will continue to monitor this evolution and augment the information as part of the library's Archives, accessible to students and others who cherish the legacy and future of Harlem.



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A Two-Year Progress Report on *The Ten-Year Plan*, New York City Department of Housing Preservation and Development, 1989

In the 1980s the Federal Government drastically cut spending on programs for low and moderate income housing. At the same time the City of New York inherited approximately 60% of the property in Harlem because of landlord abandonment and tax delinquency. Disinvestment in Harlem and other neighborhoods left the housing stock deteriorated and many areas were wastelands of empty lots and vacant buildings.

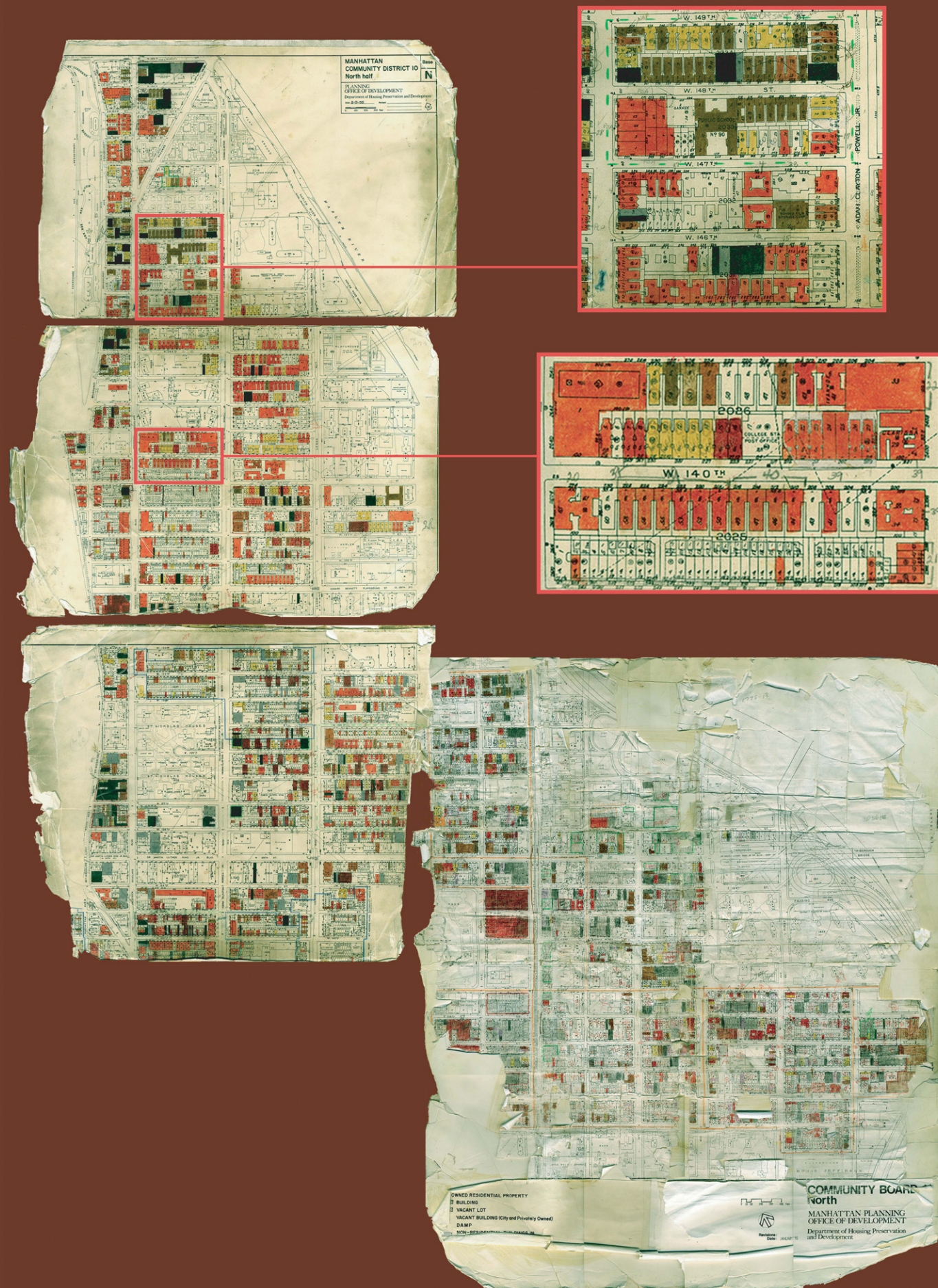
Faced with solving this problem without federal funds, the city needed a plan. The administration of Mayor Ed Koch evolved an innovative and aggressive approach to restoring and developing affordable housing for low, moderate and middle-income families. The plan was a \$5.1 billion dollar commitment of city funds called the Ten Year Plan.

In 1986 New York City's Department of Housing Preservation and Development assumed the task of administering the plan. HPD set out to improve the availability, affordability and quality of housing by using a variety of preservation and enforcement strategies. As the nation's largest municipal housing agency, HPD worked with private, public and community-based organizations to strengthen neighborhoods, restore buildings and create affordable homeownership.

Ibo Balton, Director of Project Planning for Manhattan, and his staff utilized a number of strategies to address the blighted conditions. The Sanborn map above was an early planning tool used to identify HPD ownership and investments. It now serves as a snapshot in time of the extent of disinvestment and redevelopment by the mid 90s.

The various colors on the map tell the condition and ownership of the property. Red signifies that the property is either completed or still under construction. Rust brown represents privately owned vacant buildings in disrepair. Chocolate brown signifies city-owned vacant buildings, while Yellow represents city-owned occupied buildings and black signifies city-owned vacant land. Gray represents private vacant land, and no color means the property required no immediate intervention.

Today, due in large part to the shared vision and efforts of HPD and community based organizations, vacant and boarded-up buildings that were once eyesores have been transformed into affordable homes for stable and healthy communities.

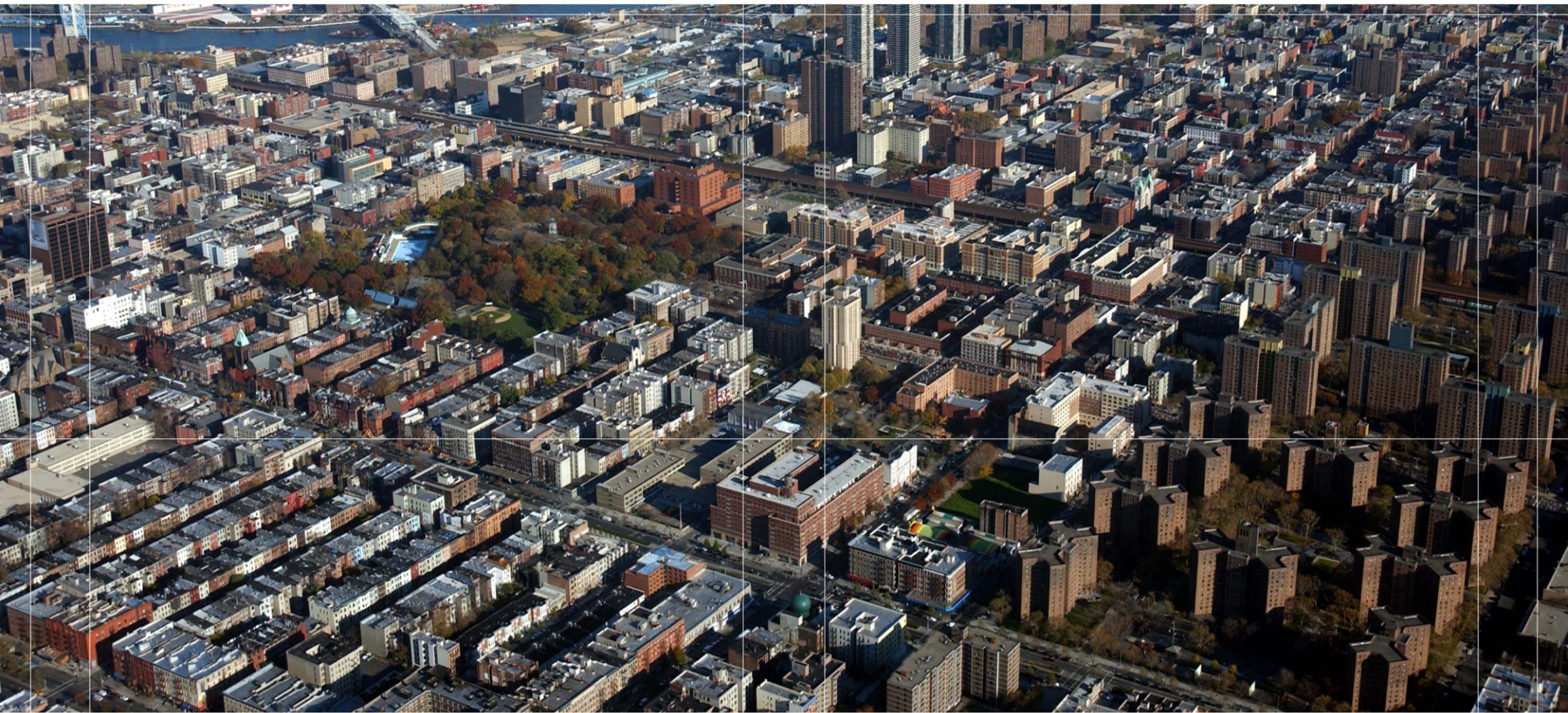


The blocks between Frederick Douglass and Adam Clayton Powell, Jr. Boulevards, shown near left, illustrate the magnitude of deterioration and rehab involved in building-out the Bradhurst Urban Renewal Plan. Red properties along 145th Street and Frederick Douglass Boulevard were completed under Bradhurst Phase 1 (1994-7). Most of the "brown" and "black" properties on 148th Street were completed by HPD in partnership with HCCI and private developers by 2003.

The detail at left of West 140th Street between Frederick Douglass and Adam Clayton Powell, Jr. Boulevards depicts the extent to which properties that had fallen into city ownership were being renovated by HPD and community developer Harlem Congregations for Community Improvement (HCCI).

At left is composite photo of hand-colored Sanborn Maps used by HPD to track abandonment and rehab projects in Harlem starting in 1995. The fifth section covering Morningside Heights and southern Central Harlem was lost.

Colors representing physical condition and ownership status are as follows: red denotes projects completed or under construction; rust brown is for privately owned buildings in disrepair; chocolate brown is for city-owned vacant buildings and yellow city-owned buildings in disrepair; black is for city-owned vacant land and gray privately owned vacant land.



Neighborhood Planning

The success and volume of recent development in Harlem reflects a change in thinking about neighborhood planning that has evolved over the past 20 years. During the 1940s through 60s under Urban Renewal, Harlem saw extensive top-down redevelopment that radically altered the landscape, often displacing residents from their homes and communities with little knowledge of or voice in this process.

The rethinking in government came in part from the insistence by Harlem's citizens groups and elected officials on residents having a say in planning and land use decisions that affect their communities. The Bradhurst Urban Renewal Plan was an example of this change and, as such, its adoption by the city is a watershed event in the history of New York city planning. The plan of operation adopted by city agencies grew out of the community's vision to restore vacant buildings and blocks to an improved image of the neighborhood as it once had been--rather than as a wholesale clearance and rebuilding. The 1992 study that formed the basis for the city's plan was undertaken jointly by City College Architectural Center and Columbia University's Urban Technical Assistance Program (UTAP) at the request of the community-based organization Consortium for Central Harlem Development.

More recent planning initiatives described in this exhibit reflect a similar path, in which the impetus for change in zoning and land-use policy comes from within the community. Where members of the community have organized and led, the city has followed. A current planning initiative in which the city is boldly leading is the 125th Street River to River Study. Here, the city's Department of City Planning and Economic Development Corporation are working closely together in coordinating a process that involves numerous city agencies and seeks broad community input in developing the best possible planning framework for the future of Harlem's main commercial corridor, "river to river."

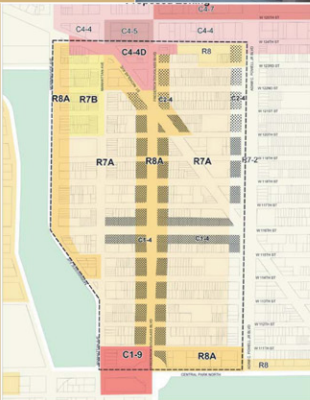
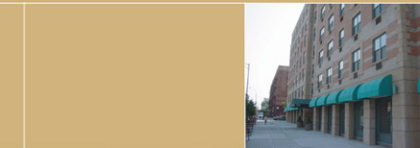
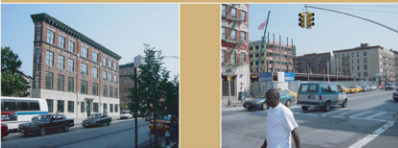
Photo credits: Philip J. Carvalho, Aero-Industrial Communications (near left, top panel); TEN Arquitectos (near left bottom panel, rendering); CCAC (second from right); HPD (all others)



East Harlem Rezoning

The East Harlem rezoning plan reflects the Department of City Planning's adoption of the community's recommendations that were developed under the technical advisement and leadership of CVITAS and Community Board 11. In this plan, the city developed the model for "contextual zoning" in older residential neighborhoods, capping building heights while setting minimum streetwall heights. One objective of the community was to prevent any additional towers-in-the-park-style development. Note that the gerrymandered shape of the two rezoning areas is the result of East Harlem's massive clearance and rebuilding with public housing super-blocks under Urban Renewal.

Location: Between Lexington Avenue and First Avenue from East 99th Street to East 122nd Street and East 115th Street to East 122nd
Date: Adopted 2003
Sponsor: New York City Department of City Planning, Community Board 11 and CVITAS
Design: NYC Department of City Planning with CVITAS
Credits: Courtesy of Marcha Johnson and Emmanuel Thugue



Fredrick Douglass Boulevard Rezoning

The rezoning of the residential blocks centering on Frederick Douglass Boulevard and the area from 110th Street and 124th Street between Adam Clayton Powell, Jr. Boulevard and Morningside Park followed a planning study sponsored by Manhattan Borough President C. Virginia Fields. The plan was developed by Columbia University's Urban Technical Assistance Program (UTAP) in two phases. The first inventoried opportunity sites for development of new infill and renovated housing to be sponsored by HPD. The second phase elaborated on what should be built and informed HPD's request for proposal process on the various sites by recommending urban design guidelines for new development.

Along with the East Harlem Rezoning, City Planning's adoption here of changes from existing residential zoning designations R7-2 and R-8 (see map above left) to R7A and R8A (above right) established the precedent for "contextual zoning" in residential neighborhoods with a low- or mid-rise historic fabric. These new categories set minimum and maximum streetwall heights and control overall building height in order to discourage "towers in the park" development.

Location: Frederick Douglass Blvd., Morningside and Manhattan Avenues, and Adam Clayton Powell, Jr. Blvd., West 110th Street to West 124th Street
Date: Approved 2003
Sponsor: New York City Department of City Planning with Manhattan Borough President C. Virginia Fields
Design: New York City Department of City Planning based on recommendations by Columbia University Urban Technical Assistance Program (UTAP)
Credits: NYC Department of City Planning; photos by City College Architectural Center

Community Board 9 197a Plan

CB9 completed its 197a Plan in 2004--authorized under a provision in the City Charter enabling Community Boards and other entities to submit community-based plans for consideration by the NYC Department of City Planning and, ultimately, by the City Council. As a planning tool, 197a plans primarily address land use and zoning--or those issues that fall under the purview of City Planning. After several attempts over the past decade, CB9 was successful in completing its plan last year, working with financial and technical support from Harlem Community Development Corp. (HCDC) and consultants from the Pratt Institute Center for Community and Environmental Development (PICCED). PICCED has successfully advised other communities on their plans. The catalyst for CB9 this time was Columbia University's petition to have the Manhattanville area rezoned from manufacturing to other uses.

CB9's plan offers recommendations on issues from land use to preservation to the environment. The zoning scheme recommends "contextual zoning" for most existing residential areas and a more finely grained approach for Manhattanville to be achieved through designation of a special purpose district.

Location: Community District 9 comprising Morningside Heights, Manhattanville and Hamilton Heights between West 110th and 155th Streets,
Date: Issued fall 2004
Sponsor: Community Board 9, Manhattan
Design: Pratt Institute Center for Community & Environmental Development (PICCED)
Credits: PICCED (maps); photos by City College Architectural Center

Housing

Housing

Housing abandonment and disinvestment swept across Harlem in the 1960s and 1970s, displacing residents and leaving thousands of housing units, countless vacant lots, and entire blocks in city hands.

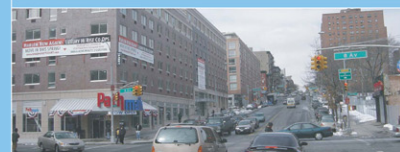
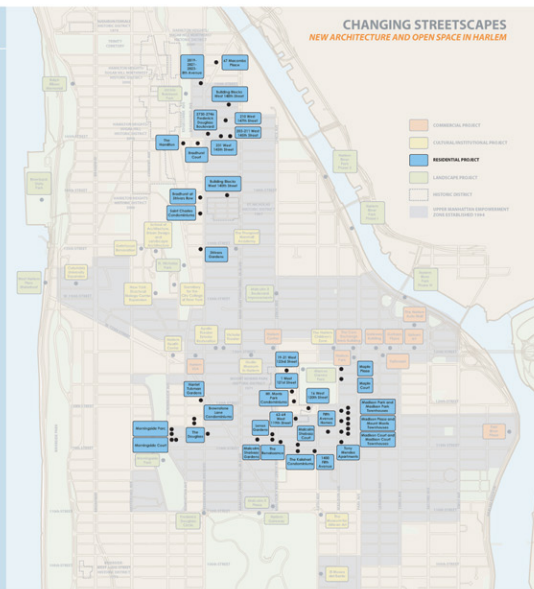
By the 1980s the New York City Department of Housing Preservation and Development (HPD) was the de facto owner of 60% of Harlem's residential real estate due to tax delinquency and abandonment by owners.

Beginning in 1986 with Mayor Ed Koch announcing the city's "Ten Year Plan," HPD began developing innovative partnerships to return deteriorated and vacant properties to active life and private hands, while meeting the community's demand for decent affordable housing. Harlem's impassioned churches and other civic organizations created community development corporations charged with developing and managing housing produced through myriad public and private funding programs. Harlem Congregations for Community Improvement (HCCI) formed in 1986 out of a coalition of religious organizations from across Harlem. Abyssinian Baptist Church in Central Harlem established Abyssinian Development Corporation in 1989 to sponsor much needed housing and commercial ventures.

Together with HPD, private developers, banks and national intermediaries like Local Initiative Support Corporation (LISC) and the Enterprise Foundation, community-based organizations have transformed neighborhoods through the creation of decent housing for low- and moderate-income residents. Adding to the city's help, New York State's Harlem Community Development Corporation (HCDC)—a successor organization to the Harlem Urban Development Corporation—is collaborating with local nonprofits and for-profit developers to produce opportunities for moderate and middle-income home ownership. In sum, these developments have spurred a reaction in the private real estate market, which raises a new set of concerns about gentrification and affordability for long-time Harlem residents.

HPD notes that since 1987 approximately 40,000 units of affordable housing have been created in Harlem. Six thousand of these offer some form of home ownership as condominiums, coops or fee-simple townhouses—many with rental-income units. (NYC Department of Housing Preservation and Development, *Harlem Neighborhood Tour*, Spring 2004) Many new apartment buildings also provide ground-floor retail, reestablishing an active street life in Harlem and responding to the community's insistence on including neighborhood commercial services in new developments.

In 2003, Mayor Michael Bloomberg issued a renewed public commitment, pledging to spend more than \$3 billion citywide by 2007 "to preserve and create 65,000 units of housing for low, moderate and middle income New Yorkers, including providing City-owned land for new construction of over 7,000 units of housing." (NYC Department of Housing Preservation and Development, *The New Housing MARKETPLACE*, 2002) Harlem will continue to benefit from this initiative.



Changing streetscapes—views up West 145th Street from Central Harlem around Frederick Douglass Boulevard (Eighth Avenue) toward "Sugar Hill" taken in the early 1900s (top left), the early 1990's (top center) and today. New apartment buildings opening in the last year on the south side of the street are Bradhurst Court in the foreground at Frederick Douglass Boulevard and the Hamilton between Bradhurst and Edgecombe Avenues.



HPD reports that the city chose to focus its efforts in Harlem in locations where new and renovated housing would create a critical mass of visible, positive change within some of the hardest hit neighborhoods. The map at left above indicates in blue all the individual projects featured in this exhibit. The display that follows organizes these projects according to the clusters or "corridors" as HPD had envisioned them.

The five corridors or sub-areas featured in the exhibit are the Bradhurst Area north of 140th Street between Frederick Douglass and Adam Clayton Powell, Jr. Boulevards; the historic brownstone neighborhood of Mt. Morris Park; the Lenox Avenue Corridor south of 125th Street, extending east and west toward Adam Clayton Powell, Jr. Boulevard and Fifth Avenue; the Madison Avenue corridor between 116th and 125th Streets, reaching east toward Park Avenue; the Frederick Douglass Boulevard corridor, ostensibly extending from 110th Street to 140th Street and west to Morningside Avenue.



Housing Mount Morris Park



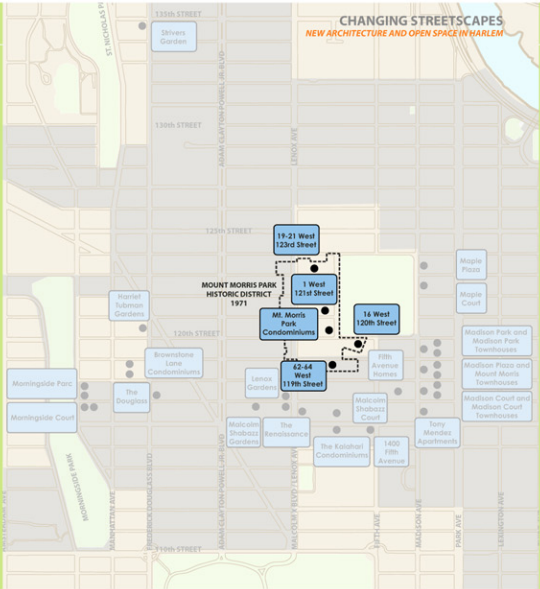
16 West 120th Street 62 and 64 West 119th Street

The vacant brownstone at 16 West 120th Street facing Marcus Garvey (pictured top left in 1996) was renovated in 2001. The pair of identical rowhouses at 62-64 West 119th Street (pictured bottom left in 1996) were completed in 2002. All were converted to three-family homes. The apartments feature granite countertops and brand-name appliances, rear decks, hardwood floors and tile baths.

These buildings were renovated through HPD's Homeworks program, an initiative to rehabilitate smaller, vacant, city-owned buildings into one- to four-family houses for sale to individual homebuyers at below market prices. Under this program, the city sells buildings to experienced developers through a competitive process. The developer acquires the property for a nominal fee, as low as \$1, in exchange for a commitment to completely renovate the building and offer it for sale to eligible homebuyers who are selected by lottery. To insure that units are affordable, the city provides subsidies to developers and makes arrangements with banks allowing them to accept down payments from 5% to 10% of the purchase price. Buyers receive subsidies and partial tax abatement from the city and may include projected income from rental apartments in qualifying for mortgages. In exchange, owners must maintain buildings as their primary residences for at least six years.

Location: 16 West 120th Street
Date: Completed 2001
Developer: JFF Commercial Builders
Architect: Victor Body Lawson Architects

Location: 62 & 64 West 119th Street
Date: Completed 2002
Architect: Catbonge & Tooman Architects, P.C.
Cost: \$100,000 to \$150,000 per floor, typical
Program: Homeworks
Credits: Courtesy of HPD



Mount Morris Park

The Mount Morris Park Historic District, stretching from West 119th to West 124th Streets between Lenox Avenue and Mt. Morris Park West, has some of the finest examples of 19th century residential architecture in the city—as well as some of Harlem's grandest religious buildings. Through a period of gradual disinvestment and neglect, many of these houses fell into disrepair, ending up in city ownership through foreclosure. The most prominent symbol was "The Ruins," a row of nine buildings facing Marcus Garvey Park (formerly Mt. Morris Park) that stood vacant for decades until completely restored as the Mount Morris Park Condominiums.

Today, throughout the district, many of the once-abandoned brownstones have been renovated, first with public investment spearheaded by HPD and in recent years through the interest of private buyers. The Mount Morris Park Community Improvement Association, a grass-roots organization of neighborhood residents known for their activism, preservation and promotion efforts, has been instrumental in garnering needed resources and investment for the historic district and the park.



Mt. Morris Park Condominiums A.K.A The Ruins

The nine Victorian brownstones at 1-9 Mount Morris Park West sat vacant for years revealing exposed steel girders and empty shells. These houses were eyesores known throughout the community as "The Ruins." They had been abandoned by their owners and then seized by the state in the 1960s to build a mental health center. Area residents, in particular the Mount Morris Park Community Improvement Association, stopped the project, but not before three of the buildings' facades had been removed. The nine ghostly brownstones remained empty for seventeen years until plans were made to return them to their landmark status as the Mount Morris Park Condominiums, a 36-unit development. Prices start at \$200,000 for a two-bedroom apartment. Each comes with marble bath, hardwood floors and washer/dryer connections. Homebuyers were selected through a lottery. The Harlem Community Development Corporation, a New York State agency, administered the lottery and ensured that 50% of the homes went to Harlem residents.

Location: 1-9 Mount Morris Park West at 120th Street
Date: Completed 2003
Developer: Community Preservation Corporation and Bechthold Management, Inc.
Sponsor: Harlem Community Development Corporation
Architect: Danos Architects
Cost: \$6 million
Program: State Sponsored Special Project
Credits: Courtesy of HPD



1 West 121st Street

A formerly vacant 19th century brownstone at 1 West 121st Street (pictured top in 1991) was renovated into a four-family home in 2003. The house features granite kitchen countertops and brand-name appliances, a rear deck, hardwood floors, and tile baths. This distinctive, bay-front townhouse was renovated through HPD's Homeworks program, an initiative to rehabilitate small, vacant city-owned buildings to create one- to four-family houses for sale to individual homebuyers at below market prices.

Location: 1 West 121st Street
Date: Completed 2003
Developer: AFF Commercial Builders
Architect: Victor Body Lawson Architects
Cost: \$100,000 to \$150,000 per floor, typical
Program: Homeworks
Credits: Courtesy of HPD



19, 21 West 123rd Street

The two formerly vacant brownstones on West 123rd Street (pictured top row in 1993) were renovated into three-family homes in 2003. Each house features solid wood interior details, granite kitchen countertops and brand-name appliances, a rear deck, hardwood floors, and tile baths. The homes were renovated through HPD's Homeworks program, an initiative to rehabilitate small, vacant city-owned buildings to create one- to four-family houses for sale to individual homebuyers at below market prices.

Location: 19 & 21 West 123rd Street
Date: Completed 2003
Developer: AFF Commercial Builders
Architect: Victor Body Lawson Architects
Cost: \$100,000 to \$150,000 per floor, typical
Program: Homeworks
Credits: Courtesy of HPD





203-211 West 145th Street

- 203-211 West 145th Street before renovations in 1992 (top row) and after in 1997 (bottom row)

The gut rehab of these twin apartment buildings framing a shared entry courtyard completed Phase 1 of the Bradhurst Redevelopment Plan along the entire north side of 145th Street between Frederick Douglass Boulevard and Adam Clayton Powell, Jr. Boulevard. New storefronts at ground level and a secured entry to the raised courtyard have helped restore the original architectural arrangement, bringing interest and activity back to the life of the street.

Location: 203-211 West 145th Street
Date: Renovated 1997
Developer: Consortium for Central Harlem Development
Architect: Reuben Gross Associates
Program: Bradhurst Redevelopment Plan
Credits: Courtesy of HPD

The Hamilton

- The south side of 145th Street at Bradhurst Avenue, pictured in 1992 with vacant and abandoned buildings (top left)
- The Hamilton, recently completed, filling the same block between Bradhurst and Edgecombe Avenues (bottom right)

The Hamilton is a 77-unit cooperative of two- and three-bedroom apartments ranging in size from 600 to 1,400 square feet. Amenities include a fitness center, a terraced garden, 24-hour attended lobby, and underground parking. Harlem Congregations for Community Improvement (HCCI) conducted outreach to ensure that Harlem residents received 50% of the units. The Hamilton was developed through HPD's Cornerstone Program, a multi-family new construction initiative to produce affordable housing on city-owned land, financed principally through private sources.

Location: 330 West 145th Street between Bradhurst and Edgecombe Avenues
Date: Completed 2004
Developer: The Richman Group Development Corporation and Gotham Organization, Inc.
Architect: Greenberg Farrow Architects
Cost: \$25 million
Program: Cornerstone
Credits: Courtesy of HPD



67 Macombs Place

67 Macombs Place (pictured above in 1992) is a formerly vacant apartment building that was renovated into 34 one-, two-, and three-bedroom apartments for moderate-income families. The ground-floor commercial space provides neighborhood services and activity at street level. The building was renovated through HPD's Participation Loan Program (PLP), an initiative that provides low-interest loans to private owners for the rehabilitation of multiple dwellings with more than twenty units.

Location: 67 Macombs Place at 152nd Street
Date: Renovated 2001
Developer: Consortium for Central Harlem Development
Architect: Leslie Feder Architects
Program: Participation Loan Program (PLP)
Credits: Courtesy of HPD

Bradhurst Court

- Buildings along Frederick Douglass Boulevard mostly vacant in 1992 (top left)
- The Bradhurst Court development nearing completion in 2004 (bottom right)

Bradhurst Court is a 126-unit cooperative of one-, two-, three-bedroom apartments that sell between \$170,000 and \$339,000. The development includes a 45,000 s.f. Pathmark supermarket, a bank branch, parking garage, 24-hour attended lobby and an additional 7,000 s.f. of retail space. Bradhurst Court was developed through HPD's ANCHOR program, which creates opportunities for new commercial and residential development on vacant city-owned land.

Location: 300-316 West 145th Street between Frederick Douglass Boulevard and Bradhurst Avenue
Date: Opens 2005
Developer: Salama Development and Consulting LLC
Owner: Harlem Congregations for Community Improvement (HCCI)
Architect: Meltzer/Mandel Architects, P.C.
Cost: \$50 million
Program: Alliance for Neighborhood Commerce, Homeownership and Revitalization (ANCHOR)
Credits: Courtesy of HPD



Housing

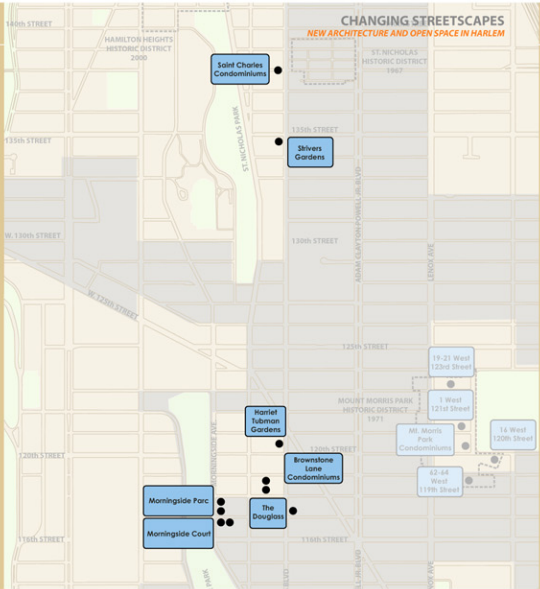
Frederick Douglass Boulevard Corridor



St. Charles Condominiums

St. Charles Condominiums is a newly constructed development consisting of four complexes of 116 two- and three- bedroom duplex apartments. The subsidized prices range from \$108,000 to \$125,000. Some 700 families with incomes from \$35,000 to \$60,000 applied. All were sold before the project was finished. Amenities include individual heating systems, washer and dryer hook-ups, 1 1/2 baths and some units with gardens. The New York City Housing Partnership combined city and state subsidies of \$38,034 per unit to help bring down the cost for buyers. Qualified homebuyers were required to provide a five percent down payment.

Location: Frederick Douglass Boulevard between West 136th and West 138th Streets
Date: Completed 1993
Developer: Seavey Organization and John L. Edmonds
Sponsor: Church of St. Charles Baroque in Harlem
Architect: The Stephen B. Jacobs Group
Cost: \$10.8 million
Program: New York City Housing Partnership
Credits: Courtesy of HPD



Frederick Douglass Boulevard Corridor

The Frederick Douglass Boulevard Corridor features new construction and renovation projects between West 110th and West 139th Streets. The developments provide new rentals, cooperatives and condominiums for moderate and middle-income residents. The Douglass, a rental apartment project on West 116th Street, opened in 2004. Harriet Tubman Gardens, once the site of Harlem Little League, now offers cooperative apartments. The St. Charles Condominiums on West 139th Street and Morningside Parc and Court provide residents with home ownership opportunities. The soon-to-open Strivers Gardens and Brownstone Lane will offer affordable home ownership opportunities to more people in the community.



Morningside Court and Morningside Parc Condominiums

Morningside Parc is comprised of six adjoining buildings that have been renovated and combined into one complex of 49 one- to three-bedroom condominium apartments. Morningside Court consists of one renovated building with 49 one- to three-bedroom condominiums. The apartments range in size from 732 to 1,568 s.f. Subsidized sale prices average \$68,000 for a one-bedroom apartment, \$145,000 for a two-bedroom duplex and \$137,000 for a three-bedroom. Eligible families have annual incomes between \$32,000 and \$70,950.

The condominiums were developed through the Partnership New Homes Program, a public/private initiative of HPD and the New York City Housing Partnership. The Community Preservation Corporation (CPC) and the Metropolitan Life Insurance Company provided construction financing of \$2 million each. The New York State Affordable Housing Corporation (AHC) provided \$890,000 in subsidies for Morningside Parc. New York City, through HPD, contributed the buildings and an additional \$490,000 in subsidies. Morningside Parc and Morningside Court are emblematic of the new relationships forming between public, private and local community organizations to enact positive change.

Location: Morningside Parc: 371 West 117th Street & 370 West 118th Street
Morningside Court: 364 West 117th Street & 368 West 117th Street
Date: Completed 2000
Developer: Galaxy General Contracting Corporation
Sponsor: Harlem Community Development Corp. (HCDC)
Architect: Roger C. Lewis & Associates
Cost: \$10 million
Program: Partnership New Homes Program
Credits: Courtesy of HCDC



Harriet Tubman Gardens

Once the baseball field for Harlem Little League, Harriet Tubman Gardens is a 74-unit cooperative of two- and three-bedroom apartments targeting middle-income families earning no more than 250% of the area median. The subsidized cooperatives sold by lottery for prices ranging from \$129,439 for the two-bedroom units to \$167,300 for the three-bedroom units. In addition, nine three-family townhouses were constructed on the site. Amenities include a parking garage, community room, and a backyard patio area. There is also 8,400 s.f. of commercial and retail space. Construction financing, totaling over \$18 million, was provided through the New York City Housing Development Corporation and the JP Morgan Chase Community Development Group. Harriet Tubman Gardens represents one of the first efforts to provide financing for a traditional cooperative. Purchasers were required to obtain loans from banks, a departure from the earlier limited-equity cooperative structure where HDC provided the end loan in the form of an underlying mortgage. The project was developed through HPD's Cornerstone Program, a multi-family new construction initiative to produce affordable housing on city-owned land, financed principally through private sources.

Location: 2235 Frederick Douglass Boulevard between W 120th & W 121st Streets
Date: Completed 2003
Developer: The Bluestone Organization
Architect: John Ellis & Associates Architects
Cost: \$18 million
Program: Cornerstone
Credits: Courtesy of HPD



The Douglass

Formerly a vacant lot (pictured above in 1993), The Douglass represents new construction of 138 rental apartments completed just last year. Forty-two units are reserved for low-income tenants, with initial rents ranging from \$380 for a studio to \$879 for a three-bedroom apartment. The remaining units are available to middle-income tenants, with initial rents ranging from \$975 for a studio up to \$1,975 for a three-bedroom. Amenities include galley kitchens with modern appliances, designer baths with pedestal sinks, a landscaped garden area and patio, fitness room and 11,000 s.f. of retail space. The New York City Housing Development Corporation's affordable housing finance programs provided long-term lending and Citibank's Community Development Group provided \$18 million in construction financing. The Douglass was developed through HPD's Cornerstone Program, a multi-family new construction initiative to produce affordable housing on city-owned land, financed principally through private sources.

Location: 279 West 117th Street and Frederick Douglass Boulevard
Date: Completed 2004
Developer: Strategic Development and Construction Group
Architect: Scarsone & Associates Architects
Cost: \$18 million
Program: Cornerstone
Credits: Courtesy of HPD (top row); Harlem Community Development Corp. (bottom row)



Brownstone Lane Condominiums

Brownstone Lane represents new construction of 48 two- and three-bedroom townhouse condominiums. The units are for sale by lottery with prices ranging from \$220,000 to \$785,000. In the event the buyer seeks financing, the minimum annual household income is anticipated to be \$50,000. There are no maximum income or asset limits. The minimum cash required for a down payment will be approximately \$11,000, assuming a down payment of no less than 5%. Amenities include underground parking, 24-hour concierge, a courtyard garden, laundry facilities, on-duty porters, and a fitness center with children's play area.

Location: 305-321 West 118th Street & 304-320 West 119th Street, between Frederick Douglass Boulevard & Manhattan Avenue
Date: Opens 2005
Developer: Manhattan Townhouse Equities, L.L.C.
Architect: GFSS Architects
Credits: Courtesy of HPD (top left and bottom left); Harlem Community Development Corp. (top right); Judy Connorton (bottom right)



Strivers Gardens

Strivers Gardens is a new 170-unit condominium development of one- to three-bedroom apartments (75% of which are subsidized to remain affordable for middle-income residents). The lot (pictured top left in 1993) had remained mostly clear of buildings for more than 10 years. The new apartments are for sale by lottery, ranging in price from \$143,000 for a 673 s.f. one-bedroom apartment, to \$529,000 for a 1,182 s.f. three-bedroom penthouse with rooftop terrace. The development includes 37,000 s.f. of retail space, underground parking for 180 cars, 24-hour concierge, two laundry facilities, a tree-lined courtyard, and state-of-the-art fitness center. Strivers Gardens is being developed through HPD's ANCHOR program, a neighborhood revitalization program that creates commercial and residential construction on vacant city-owned land.

Location: West 134th to West 135th Streets and Frederick Douglass Boulevard
Date: Opens 2005
Developer: Robert and Bernard Freedman Strivers Gardens Realty, L.L.C.
Sponsor: Greater Harlem Chamber of Commerce
Architect: Davis Brody Bond
Cost: \$67 million
Program: Alliance for Neighborhood Commerce, Homeownership and Revitalization (ANCHOR)
Credits: Courtesy of HPD (top left); Kinetic Media (top row center left and right); Davis Brody Bond (top row right and bottom row)



Housing Building Blocks: West 140th Street West 148th Street



West 140th Street

- Buildings at 211-215 West 140th Street before renovation began in 1995 (top row)
- The same buildings after renovation in 1997 (bottom row)

The New York Urban League identified West 140th Street between Frederick Douglass Boulevard and Adam Clayton Powell, Jr. Boulevard as the worst block in Harlem (Source: *New York Times*, June 6, 1994). Having acquired the entire row of buildings during the 1980s, New York City had ended up the defacto owner of all but a handful of buildings on the block through condemnation and the *in rem* process. HPD, private developers and non-profit housing groups re-established West 140th Street as a decent place to live, creating 238 units of newly renovated rental housing. The buildings were renovated under the Neighborhood Entrepreneurs Program and the Neighborhood Redevelopment Program, initiatives that transfer buildings to selected community-based organizations and private owners for rehabilitation and continued operation.

Location: West 140th Street between Frederick Douglass Boulevard and Adam Clayton Powell, Jr. Boulevard
Date: Completed 1997
Developer: LHM Realty, F&S Real Estate Development Corporation, Maxwell Real Estate Development Corporation, Progressive Associates, and Harlem Congregation for Community Improvement (HCCI)
Architect: Barbara Skarborski of HPD
Cost: \$45 million
Program: Neighborhood Entrepreneurs Program, Neighborhood Redevelopment Program
Credits: Courtesy of HPD



Building Blocks: West 140th Street West 148th Street

The rebuilding of West 140th and West 148th Streets between Frederick Douglass Boulevard and Adam Clayton Powell, Jr. Boulevard illustrates the incremental yet dramatic change Harlem has seen over the past 15 years. Vacant and dilapidated buildings have been transformed into desirable places to live. Once abandoned by private owners and thought of as the worst blocks in Harlem, today they see new residents and life on the street. To date, 425 rental and 103 cooperative apartments have been developed on these two blocks. These projects illustrate how in neighborhoods throughout the city local government, community-based organizations, and private developers have come together to revitalize, renovate and restore pride one block at a time.



West 148th Street

- 211 West 148th Street - Interior hallway before renovations in 1994 and after in 2003 (top left and center)
- 203 West 148th Street - Facade before renovations in 1997 and after renovation in 2003 (bottom right)

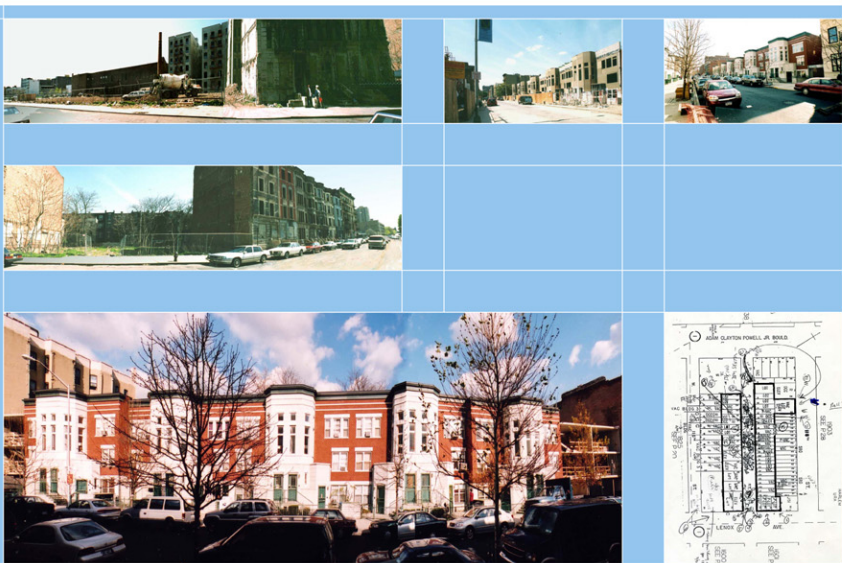
The North side of West 148th Street between Frederick Douglass Boulevard and Adam Clayton Powell, Jr. Boulevard represented an entire block of vacant buildings. HPD acquired 17 of the 19 residential properties on the block through the Vacant Buildings 2000 Program. L&M Equity, BFC Partners and Harlem Congregation for Community Improvements (HCCI) submitted winning bids to renovate the buildings, creating 187 rental and 103 cooperative apartments. Two remaining buildings and a vacant lot were bought by BFC and L&M, insuring full rehabilitation and stabilization of the entire block.

The rental developments were financed by the New York City Housing Development Corporation (HDC), Empire State Development Corporation and JP Morgan Chase. Monthly rents range from \$425 for a one-bedroom apartment to \$1,455 for a three-bedroom unit. HDC and Roslyn Savings Bank financed the coops which sell for \$81,000 to \$125,650.

Location: West 148th Street between Frederick Douglass Boulevard and Adam Clayton Powell, Jr. Boulevard
Date: Completed 2003
Developer: L & M Equity, BFC Partners and HCCI
Architect: HCCI
Cost: \$42.7 million
Program: Vacant Buildings 2000
Credits: Courtesy of HPD



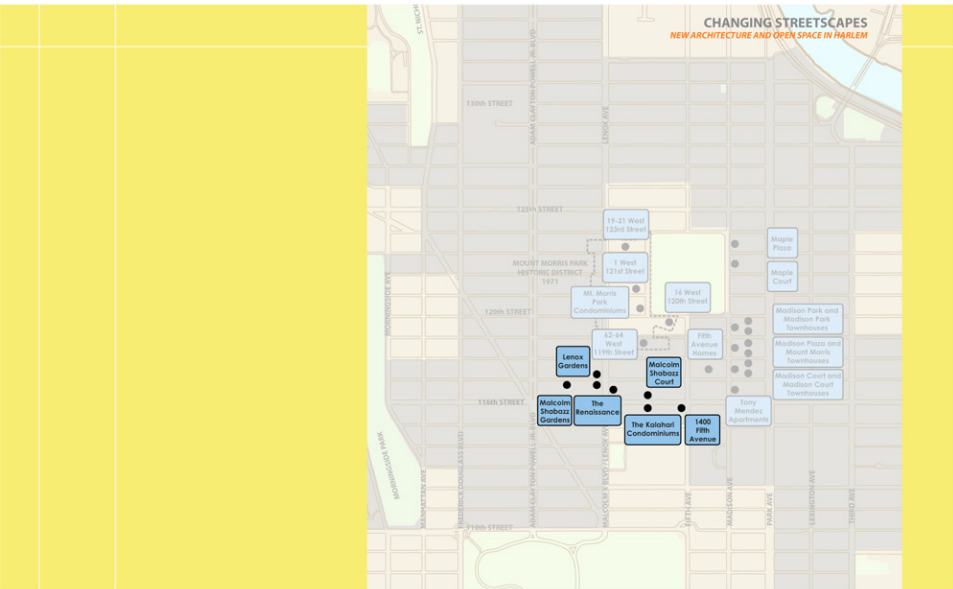
Housing Lenox Avenue Corridor



Malcolm Shabazz Gardens

Malcolm Shabazz Gardens represents new construction of 52 townhouses each consisting of an owner's unit (a three-bedroom duplex with two baths, finished cellar and landscaped rear yard) a one-bedroom rental unit and a two-bedroom rental unit. The houses measure approximately 3,840 s.f. and were sold for an average price of \$257,000 to middle-income families. JP Morgan Chase and Carver Bancorp financed the development. The site was developed under the Partnership New Homes Program, a joint effort between HPD, New York State and the New York City Housing Partnership to provide home ownership opportunities to families earning between \$32,000 and \$75,000 a year.

Location:	West 117th Street between Lenox Avenue and Adam Clayton Powell, Jr. Boulevard, West 118th Street between Lenox Avenue and Fifth Avenue
Date:	Completed 2000
Developer:	The Bluestone Organization
Sponsor:	Malcolm Shabazz Mosque Development Corporation
Architect:	Denshi Architects P.C.
Cost:	\$16.5 million
Program:	Partnership New Homes Program
Credits:	Courtesy of HPD



Lenox Avenue Corridor

New construction in the Lenox Avenue Corridor is changing the streetscape of Harlem. Malcolm Shabazz Gardens, located on 117th and 118th Streets, was developed as affordable single-family homes for moderate-income families. Renaissance Plaza opened in 2001 as the largest residential/commercial development built in Harlem in the last 20 years. "1400 on 5th" offers luxury condominiums for middle-income buyers in an environmentally sustainable and technologically smart building, employing geothermal heating and cooling and delivering filtered fresh air to every apartment. Still under construction, Malcolm Shabazz Court and Lenox Gardens Condominiums are evidence that more affordable home ownership opportunities are to come.



Renaissance Plaza

At its opening, Renaissance Plaza was the largest residential/commercial development built in Harlem in 20 years. The project consists of 241 one- to three-bedroom limited-equity coop apartments, ranging in size from 750 to 1,420 s.f. and priced from \$4,534 to \$15,394. Monthly maintenance charges are between \$794 and \$2,696. Amenities include 24-hour doorman, a landscaped interior courtyard, and a 200-car parking garage. Approximately 60,000 s.f. is retail space. Commercial tenants include CVS, Petland Discounts, Ashley Stewart, Carver Savings Bank, and Pioneer Supermarket. Renaissance Plaza was developed through HPD's ANCHOR program, a neighborhood revitalization program that creates commercial and residential space on vacant city-owned land.

Location:	130 West 116th Street and Lenox Avenue
Date:	Completed 2001
Developer:	Suna Levine Industries, Inc.
Sponsor:	Malcolm Shabazz Mosque Development Corporation
Architect:	Greenberg Farrow Architecture
Cost:	\$63 million
Program:	Alliance for Neighborhood Commerce, Homeownership and Revitalization (ANCHOR)
Credits:	Courtesy of HPD



1400 on 5th

"1400 on 5th" is an eight-story, 129-unit condominium of two- and three-bedroom apartments developed on a full-block site between 115th and 116th Streets (pictured above vacant in 2000). It is the first "green, clean and smart" building in Harlem and the first urban, affordable, multi-family mid-rise project to meet NYS requirements for a Green Building Tax Credit. Amenities include concierge and valet, conference and communications center, health club, 24-hour attended lobby, private parking facilities, enclosed courtyard with sculpture garden, children's play area, and bamboo flooring in every unit. Total size is 225,000 s.f. of which 25,000 s.f. is retail. 1400 on 5th was developed as part of the ANCHOR Mixed Use Program developed by the Housing Partnership and HPD to spur economic development via retail opportunities and housing in distressed areas.

Location: 1400 Fifth Avenue
Date: Completed 2004
Developer: HRI Construction and Full Spectrum Building and Development
Sponsor: Malcolm Shabazz Mosque Development Corporation
Architect: Roberta Washington Architects, PC
Cost: \$40 million
Program: Alliance for Neighborhood Commerce, Homeownership and Revitalization (ANCHOR)
Credits: Courtesy of HPD



Lenox Gardens

Lenox Gardens consists of two six-story buildings with a total of 49 condominium apartments, 8,000 s.f. of commercial space and underground parking. The development provides affordable home ownership opportunities to middle-income families. Amenities include a 24-hour doorman, fitness center, and community room. The site is being developed through HPD's ANCHOR program, a neighborhood revitalization program that creates commercial and residential space on vacant city-owned land.

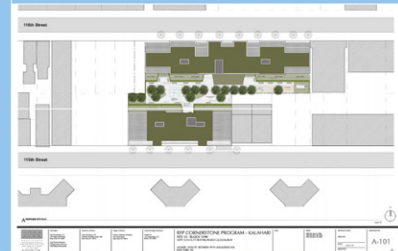
Location: 101 and 106 West 117th Street and Lenox Avenue
Date: Opens 2006
Developer: The Bluestone Organization
Sponsor: Malcolm Shabazz Mosque Development Corporation
Architect: Danos Architects PC
Cost: \$17 million
Program: Alliance for Neighborhood Commerce, Homeownership and Revitalization (ANCHOR)
Credits: Courtesy of HPD



Malcolm Shabazz Court

Occupying a site that was once a vacant lot filled with abandoned cars, Malcolm Shabazz Court is an eight-story building now under construction. It will contain 38 rental apartments and 1500 s.f. of commercial space. Apartments start at \$1,045 for a studio, \$1,395 for a one-bedroom, and \$1,810 for a two-bedroom unit. The project is being developed through HPD's Cornerstone Program, a multi-family new construction initiative to produce affordable housing on city-owned land, financed through private sources.

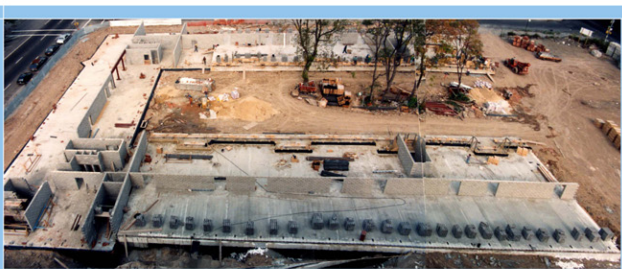
Location: West 116th Street between Fifth and Lenox Avenues
Date: Opens 2006
Developer: Leaven Development
Sponsor: Malcolm Shabazz Mosque Development Corporation
Architect: Melzer/Mandi Architects
Cost: \$8.2 million
Program: Cornerstone
Credits: Courtesy of HPD



The Kalahari Condominiums

Planned for the site of a former baseball field, the Kalahari is a two-tower, twelve-story 250-unit condominium development that will meet the NYS requirements for a Green Building Tax Credit. The building will offer 60,000 s.f. of retail space. The design recognizes African-American contributions to the disciplines of urban planning, architecture, and interior design through the use of African decorative elements on the public street facades and in the private courtyard. The Kalahari is being developed through HPD's Cornerstone Program, a multi-family new construction initiative to produce affordable housing on city-owned land, financed principally through private sources.

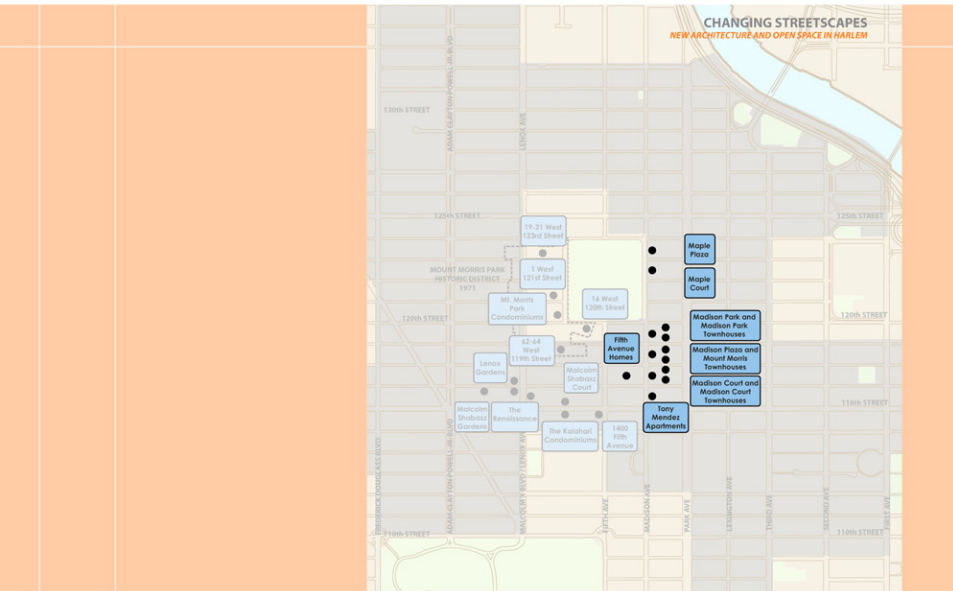
Location: West 116th Street between Fifth and Lenox Avenues
Date: In development
Developer: Full Spectrum Building and Development and L&M Equity Partners
Sponsor: To be determined
Architect: GFS Architects, Schwartz Architects, Studio JTA
Cost: \$90+ million
Program: Cornerstone
Credits: Courtesy of HPD (top row); GFS Architects (bottom row)



Maple Court

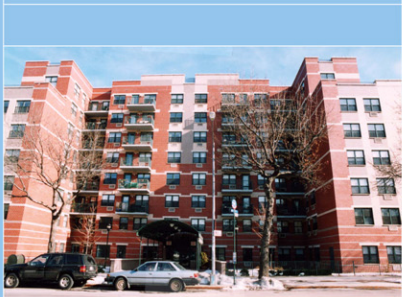
Maple Court is a 135-unit cooperative apartment building surrounding a landscaped courtyard. Developed as a publicly assisted limited-equity cooperative, it contains 7,000 s.f. of medical office space and on-site parking for 83 cars. The project is the area's first for-sale, middle-income residential construction in many years; it is targeted for people with annual incomes between \$27,000 and \$60,000. The limited-equity cooperative structure allows affordable prices and requires little money from the shareholder up front. The New York City Housing Development Corporation financed the project through tax-exempt bonds.

Location: 1901 Madison Avenue between East 122nd and East 123rd
 Date: Completed 1995
 Developer: North General/Sparrow Construction
 Sponsor: North General Hospital
 Cost: \$14 million
 Credits: Courtesy of HPD



Madison Avenue Corridor

The Madison Avenue Corridor consists of newly constructed rental apartments, townhouses, cooperatives, and condominiums from East 116th to 124th Streets between Madison and Park Avenues. Tony Mendez Apartments are low-income rentals. Maple Court, Maple Plaza, Madison Court, Madison Plaza, and Madison Park are cooperatives and condominiums. Townhouses providing owners with rental apartments are offered by Fifth Avenue Homes, Madison Court Townhouses, Mount Morris Townhouses, and Madison Park Townhouses.



Maple Plaza

A vacant lot (pictured top left in 1996) is now an eight-story, 155-unit cooperative apartment building that fills an entire block bounded by Park Avenue, Madison Avenue, East 123rd Street and East 124th Street. The apartments are targeted for middle-income families with annual incomes between \$27,000 and \$60,000. The New York City Housing Development Corporation financed the project through tax-exempt bonds.

Location: 1919 Madison Avenue between East 123rd and East 124th Streets
 Date: Completed 1998
 Developer: North General/Sparrow Construction
 Sponsor: North General Hospital
 Cost: \$16 million
 Credits: Courtesy of HPD



Tony Mendez Apartments

A vacant lot (pictured top left in 1995) is now the site of the newly-constructed Tony Mendez Apartments, a low-income, 130-unit apartment building with 5,800 s.f. of retail space. The project was financed through the New York State Housing Trust Fund, an initiative to renovate city-owned residential buildings or purchase vacant city-owned land and construct new residential buildings.

Location: 75 East 116th Street at Madison Avenue
Date: Completed 2001
Developer: East Harlem Building for the Community
Architect: Carlos A. Mendez Architects
Cost: \$21 million
Program: New York State Housing Trust Fund
Credits: Courtesy of HPD



Fifth Avenue Homes

Fifth Avenue Homes consist of 40 townhouses. Each includes a 3,600 s.f. three-bedroom owner's unit, as well as two two-bedroom rental units. Funds from the City, the New York State Affordable Housing Corporation (AHC) and the U.S. Department of Housing and Urban Development (HUD) helped reduce the average purchase price for a townhouse to \$302,000. The project was developed through the New Homes Program, jointly sponsored by HPD and the New York City Housing Partnership. The program brings affordable home ownership to low- and moderate-income buyers, leveraging public and private investment in New York City neighborhoods.

Location: 1784-1802 Madison Avenue, 1441-1455 Fifth Avenue, 2-20 East 118th Street, and 1-19 East 117th Street
Date: Completed 2001
Developer: The Briarwood Organization
Architect: Hope Community, Inc.
Cost: \$16.6 million
Program: New Homes Program
Credits: Courtesy of HPD



Madison Court

A vacant lot, pictured above in the 1990s, is now a 98-unit, nine-story condominium apartment building with 18,000 s.f. of retail space. The condominiums consist of one- to three-bedroom apartments for middle-income families. Amenities include a 24-hour doorman, fitness center, and community room. Retail spaces include a wine shop, cleaners, pharmacy, medical offices and a coffee shop. Madison Court was developed through HPD's Cornerstone Program, a multi-family new construction initiative to produce affordable housing on city-owned land financed principally through private sources.

Location: 1787 Madison Avenue between East 117th and 118th Streets
Date: Completed 2004
Developer: BFC Partners & L&M Equity Participants
Architect: GFSS Architects
Cost: \$24.8 million
Program: Cornerstone Program
Credits: Courtesy of HPD



Madison Court Townhouses

Madison Court Townhouses were developed on a formerly vacant lot, pictured above in 1999. In 2004, the project opened with 18 townhouses and 36 rental apartments. Each townhouse includes an owner's unit, as well as two rental units. The townhouses provide affordable home ownership opportunities and rental income for middle-income families. They were developed through the New York City Housing Partnership, an initiative to create new homes for families earning between \$32,000 and \$75,000 a year.

Location: 49-59 East 117th and 52-70 East 118th Streets
Date: Completed 2004
Developer: L & M Equity Participants and Spenco Development
Architect: Hope Equity
Cost: \$16.6 million
Program: New York City Housing Partnership
Credits: Courtesy of HPD



Madison Plaza

Madison Plaza is an 86-unit cooperative apartment building with 5,000 s.f. of commercial space. The apartments consist of one and two-bedroom units targeting families with incomes up to \$100,000. Amenities include a 24-hour doorman, a fitness center, and a community room. Madison Plaza was developed through HPD's Cornerstone Program, a multi-family new construction initiative to produce affordable housing on city-owned land, financed principally through private sources.

Location: 1825 Madison Avenue between East 118th & East 119th Streets
Date: Completed 2004
Developer: BFC Partners & L&M Equity Participants
Architect: Leslie Feder Architects
Cost: \$22.2 million
Program: Cornerstone
Credits: Courtesy of HPD



Mt. Morris Townhouses

The Mount Morris Townhouses filled a once-vacant lot between 118th & 119th Streets (pictured top row in 1993) with 20 townhouses, each contains an owner's unit and two rental apartments. The townhouses provide affordable home ownership opportunities for middle-income families as well as rental income that helps cover the owners' carrying costs. The project was developed through the New York City Housing Partnership, an initiative to create new homes for families earning between \$32,000 and \$75,000 a year.

Location: 56-74 East 119th and 55-73 East 118th Streets
Date: Completed 2004
Developer: A & F Builders
Sponsor: East Harlem Council for Human Services
Architect: Butt Okuda O'Connor Architects
Program: New York City Housing Partnership
Credits: Courtesy of HPD



Madison Park

Replacing a vacant lot once filled with garbage and weeds, Madison Park is a nine-story, 150,000 s.f. cooperative apartment building. The 129 units, priced at \$97,000 for one-bedroom and \$270,000 for two bedrooms, target families with incomes up to \$115,000. Amenities include a 24-hour doorman, fitness center and a garden room for parties. Partnering with local developers, JP Morgan Chase provided \$18 million of a total \$27 million construction cost to build Madison Park. The building was developed through HPD's Cornerstone Program, a multi-family new construction initiative to produce affordable housing on city-owned land, financed principally through private sources.

Location: 1831 Madison Avenue between East 119th and East 120th Streets
Date: Completed 2002
Developer: BFC Partners & L&M Equity
Architect: Leslie Feder Architects
Cost: \$27 million
Program: Cornerstone
Credits: Courtesy of HPD



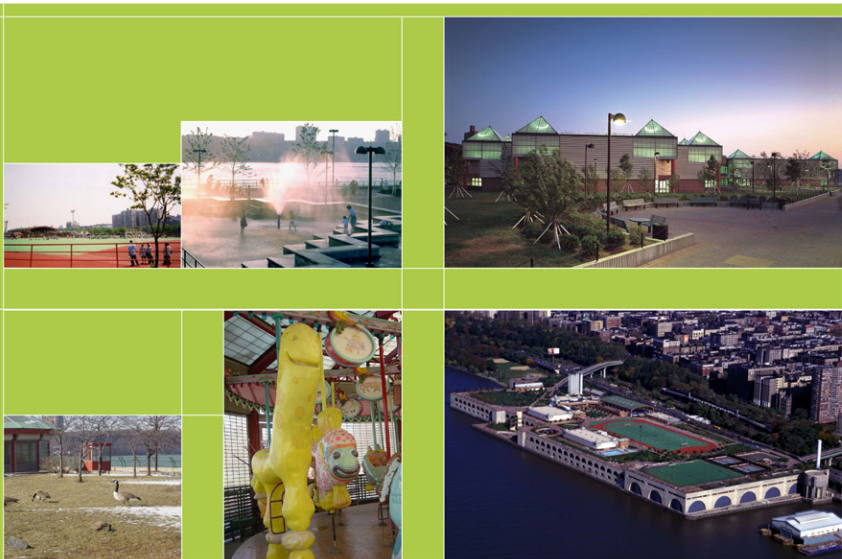
Madison Park Townhouses

The site of the Madison Park Townhouses was one of several vacant lots between Madison and Park Avenues (pictured above in 1993). In 2004, the development opened with 20 new townhouses offered for sale. Each townhouse includes an owner's unit and two rental apartments, providing home ownership opportunities with rental income for middle-income families. The townhouses were developed through the New York City Housing Partnership, an initiative to create new homes for families earning between \$32,000 and \$75,000 a year.

Location: 52-70 East 120th and 59-77 East 119th Streets
Date: Completed 2004
Developer: Velox Organization
Sponsor: El Barrio's Operation Fight Back
Architect: Danos Architects P.C.
Program: New York City Housing Partnership
Credits: Courtesy of HPD



Landscape & Open Space



Riverbank State Park

An urban rooftop 69 feet above the Hudson River, the award-winning Riverbank State Park sits atop the North River Sewage Treatment Plant, built between 1985-7. The only state park in Manhattan, Riverbank offers a wide variety of recreational facilities including an Olympic-size pool, a lap pool, skating rink, tennis and basketball courts, and full-size playing fields.

The park's opening in 1993 was bittersweet as it represented a give-back to the community for hosting the unwanted treatment plant. A 1989 investigation revealed operational flaws, supporting claims that emissions from the facility were causing increased respiratory illnesses among area residents. A lawsuit brought by West Harlem Environmental Action (WE ACT) and others yielded a \$55 million overhaul to the plant and a \$1.1 million fund for environmental health and quality of life programs. Today the park is heavily used by the community, attracting four million visitors yearly. A unique feature is the *Totally Kid Carousel* from 1998, designed by artist Milo Mottola with 36 local elementary school students and commissioned under the NYC Department of Cultural Affairs Percent for Art Program.

Location: West 137th to 145th Streets along the Hudson River
Date: Opened 1993
Sponsor: New York State Office of Parks, Recreation and Historic Preservation
Architect: Richard Dattner with Joseph Coppola and Bill Stein of Richard Dattner & Partners Architects; Abel Balmainson Butz, LLP Landscape Architecture
Cost: \$130 million
Size: 28 acres
Credits: City College Architectural Center (top and bottom left); Richard Dattner & Partners Architects (top right); Aero-Industrial Communications (bottom right)

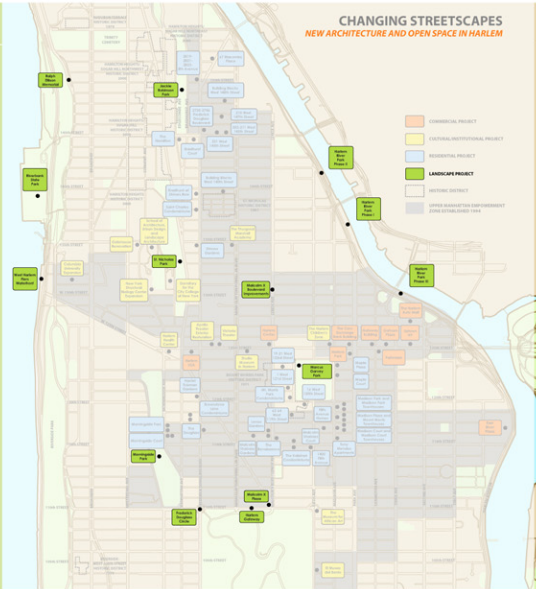
Landscape & Open Space

Providing a setting for the building boom, civic groups, residents and elected officials have shown leadership and ingenuity in improving Harlem's open space network. These efforts extend from Harlem's historic landscape parks revealing Upper Manhattan's rugged terrain, to the infrastructure of its streets and boulevards, to its abundant shoreline.

Neighborhood coalitions and "Friends" groups have been instrumental in adopting parks to assist with safety, clean-up and seeking outside funds to supplement over-stretched Parks Department budgets. The Historic Harlem Parks initiative is one of four "catalyst programs" of Partnerships for Parks, a public-private venture that provides capacity building support and community organizing around programming and targeted improvements in Jackie Robinson Park, Marcus Garvey Park, St. Nicholas Park and Morningside Park (pictured above, clockwise from top). "Take Me to the River," an initiative sponsored by Borough President C. Virginia Fields, the Riverside Park Fund, the West Harlem Art Fund and a coalition of community groups has engaged in planning to improve access to the Hudson River in Riverside Park north of 145th Street.

On the waterfront, community groups have begun to see victory in recent years as the city's approach has evolved from top-down and developer-driven to one that is asset-based and rooted in a community's vision. This change has allowed for the conversion of disused, former industrial stretches of shoreline to be rebuilt for the community's enjoyment.

Within neighborhoods, too, many of Harlem's streets are experiencing a makeover. Complementing historic preservation of the building fabric and a contextual approach to infill construction, the streetscape itself is being rebuilt with sensitivity to Harlem's scale, architecture and history. The projects of the Harlem Gateway initiative along 110th Street set a rigorous standard in streetscape design that should inspire quality and attention to detail as other corridors are rebuilt. These projects also demonstrate how a sense of Harlem's cultural and historical heritage can be expressed in its open space through public art that is both contemporary and relevant to its context.



Malcolm X Plaza and Malcolm X Boulevard Improvements

Malcolm X Plaza is a relatively new open space at the former triangle where St. Nicholas Avenue met Lenox Avenue and Central Park North. With the closure of one short block, the extra space allowed for this lively urban garden framing views in several directions. The view up St. Nicholas Avenue is toward Harriet Tubman Square at Frederick Douglass and 121st Street. This space is to be rebuilt with a monument to the abolitionist (Manhattan Borough President C. Virginia Fields is sponsoring the project).

The opportunity for Malcolm X Plaza came about through Cityscape Institute's leadership in seeking federal transportation funds to supplement the final phase of the rebuilding of Lenox Avenue/Malcolm X Boulevard from 110th to 145th Street. The reconstruction occurred in phases over several years. The supplemental funding allowed for upgrading the plantings of the medians and street trees, as well as new historic roadway and sidewalk lighting between 110th and 118th Streets.

Location: Malcolm X Plaza bounded by Central Park North (West 110th Street), Lenox Ave. and West 111th Street, Malcolm X Boulevard (Lenox Ave.) between 110th Street and 145th Streets;
Date: Plaza completed 2000 as part of final phase of Lenox Avenue reconstruction (beginning mid-1990s)
Sponsor: Council Member Bill Perkins (capital funding for plaza)
Architect: NYC Department of Design & Construction; Ken Smith Landscape Architect; J-P Design Group; Cityscape Institute
Cost: \$850,000 (plaza)
Credits: Courtesy of Ken Smith Landscape Architecture (right top and bottom)



Harlem Gateway / Frederick Douglass Circle

The goals of the Harlem Gateway are twofold—to evoke the historic landscape of Central Park and to celebrate entry to Harlem by commemorating important figures from its history. Phase 1 consists of streetscape and lighting enhancements for Central Park North/110th Street from Fifth Avenue to Frederick Douglass Boulevard. Designs for tree planting, street furniture and paving unite both sides of the street with vistas into the park, while specially designed light standards will incorporate interpretive signage. Phase 2 consists of the reconstruction of Frederick Douglass Circle where 110th Street and Cathedral Parkway meet Central Park West and Frederick Douglass Boulevard. The design creates a traffic rotary and a central plaza honoring Douglass. The design mixes abstract symbology and text with a figurative sculpture of the 19th century abolitionist and writer.

Although it preceded this project by a few years, the creation of a landscaped plaza and sculptural monument to jazz legend Duke Ellington at Fifth Avenue and Central Park North lent inspiration to the Harlem Gateway concept.

Location	Central Park North / West 110th Street between Fifth Avenue and Frederick Douglass Boulevard / Central Park West
Date	Phase 1—Harlem Gateway Corridor / 110th Street completed 2002; Phase 2—Frederick Douglass Cir. completion scheduled December, 2005
Sponsor	New York City Department of Transportation U.S. Department of Transportation TEA-21 Program; Congressman Charles Rangel, Manhattan Borough President C. Virginia Fields, Council Member Bill Perkins and Council Member Phil Reed
Design	New York Department of Design and Construction with Ken Smith Landscape Architect, J-P Design Group, Hardy Holzman Pfeiffer Associates and Cityscape Institute (Phase 1); URS Corporation, Quennell Rothschild & Partners, J-P Design Group and Central Park Conservancy—Cityscape Program (Phase 2); Gabriel Koren, Sculptor, and Algernon Miller, Site Artist (Phase 2)
Cost	Harlem Gateway Corridor / West 110th Street (Phase 1)—\$4.5 million; Frederick Douglass Circle (Phase 2)—\$10.2 million
Credits	Courtesy of Quennell Rothschild; Central Park Conservancy—Cityscape Program



Ralph Ellison Memorial

A memorial sculpture honoring writer Ralph Ellison stands on a landscaped island alongside Riverside Drive between West 149th and 153rd streets. The sculpture by the distinguished African American artist Elizabeth Catlett occupies a paved plaza facing the Beaumont Apartments where Ellison lived with his wife Fanny for much of his adult life. The artwork depicts the silhouette of an "invisible man" removed from the mass of a monolithic bronze tablet 15 feet high by 10 feet wide. The island had its plantings, fencing and walkways refurbished as part of the project.

This intimately scaled but significant open space is truly of its place and is a gift from the author's neighbors. Ellison frequented the island, which offers an overlook onto Riverside Park and the Palisades. He was a member of the American Academy of Arts and Letters located nearby on 156th Street and is buried in Trinity Cemetery. The Ralph Ellison Memorial Committee worked with the Riverside Park Fund, the Parks Department and a broad-based coalition of community residents on selecting overseeing the design of the plaza and landscaping.

Location	Ralph Ellison Island—Riverside Drive between 149th and 153rd Street
Date	2002
Sponsor	Ralph Ellison Memorial Committee and the Riverside Park Fund with New York City Department of Parks and Recreation
Design	Elizabeth Catlett, Artist, and Ken Smith Landscape Architect with NYC Department of Parks and Recreation
Cost	\$1 million
Credits	Courtesy of John Reddick, Central Park Conservancy—Cityscape Program

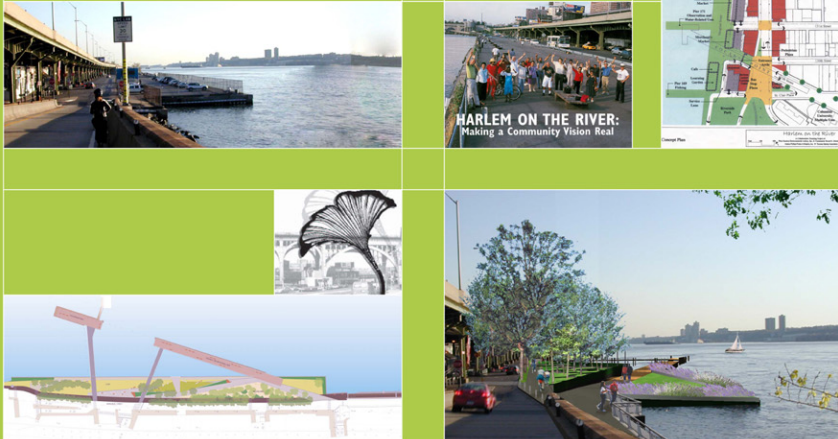


Harlem River Park

This park represents the reclamation of a strip of land between the Harlem River Drive and the waterfront formerly controlled by the Department of Ports and Trade. The goal is to create continuous waterfront access with a dedicated bikeway, seating and landscaping between 125th and 145th Streets—connecting the East River and Harlem River Esplanades. The Harlem River Park Task Force has broad representation from Community Boards 10 and 11 and elected officials at all levels; NYS Harlem Community Development Corp. and East Harlem community and economic development organizations; tenants associations of nearby housing complexes and citywide parks and waterfront advocacy groups.

Phase 1, complete from 135th-139th Streets, is a linear park with lawns, plantings, seating and generous bikeway adjacent to a restored edge at the bulkhead. Funding obtained for Phase 2 will extend the park north to 142nd Street. Phase 3 will feature a naturalized edge of stones and native plantings south to 125th Street. Although this last phase awaits repairs on the roadway and Harlem River bridges, the HRP Task Force calls for a temporary path alongside DOT construction sites between 125th and 135th Streets.

Location	Harlem River Drive between East 135th and 139th Streets (Phase 1); 139th to 142nd Streets (Phase 2); 125th to 135th Streets (Phase 3)
Date	Opened 2002 (Phase 1)
Sponsor	Harlem River Park Task Force
Design	NYC Department of Parks and Recreation, Emmanuel Thingau, Parks Designer (Phase 1); Marcha Johnson and Ricardo Henke (Phase 2)
Cost	\$3.9 million to date (Phase 1) with additional improvements sought; \$4 million est. for Phase 2 (committed); \$9 million est. for Phase 3 (\$5 million committed)
Credits	Courtesy of Thomas G. Lunke, Harlem Community Development Corp. (HCDC)

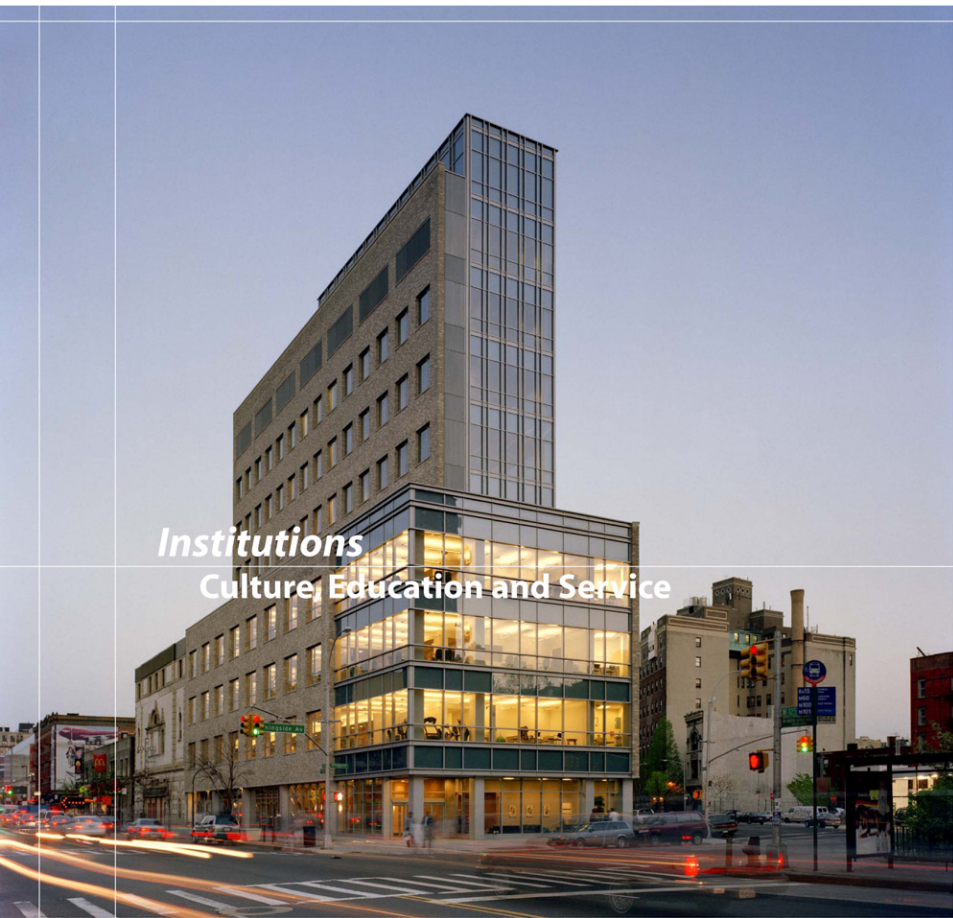


West Harlem Piers Master Plan & Waterfront Park

Construction of a park and piers along the Hudson River waterfront in West Harlem represents the partial realization of a long-term community-planning process. WE ACT for Environmental Justice and Community Board 9 kicked off the Harlem-on-the-River initiative in 1998, resulting in a community-based planning framework for waterfront access and usable open space, as well as economic development, transportation, education and culture, urban design, environmental restoration and historic preservation. These ideas formed the basis for NYC Economic Development Corporation's West Harlem Master Plan.

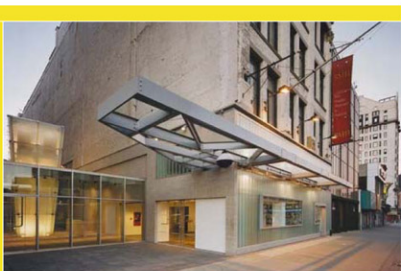
The park itself, designed by W-Architecture and Landscape Architecture, who also led the Master Plan team, will offer open green space and new piers for fishing and excursions along the water, a bike path making a crucial "missing link" in Manhattan's Waterfront Greenway, kayak facilities, and likely a small, multi-use structure for commercial and/or community use. Streetscape improvements on West 125th Street from Broadway to the park are also envisioned. The city and state are both providing funds for construction, and the Upper Manhattan Empowerment Zone (UMEZ) has pledged \$5 million to the project.

Location	Hudson River Piers between St. Clair Place and West 133rd Street
Date	Construction to begin 2005
Sponsor	NYC Economic Development Corp. (EDC) with the West Harlem Working Committee / Community Board 9 and WE ACT for Environmental Justice
Design	W-Architecture and Landscape Architecture
Cost	Waterfront park improvements estimated at \$16 million
Credits	WE ACT for Environmental Action (top center and right); W-Architecture and Landscape Architecture, courtesy of EDC (all other images)



Institutions

Culture, Education and Service



Studio Museum in Harlem

The Studio Museum is a prominent contemporary art museum that features artists of African descent and work inspired by African-American culture. The current phase of expansion and renovation by Rogers Marvel Architects complements the original interior renovation of a 19th century loft building by J. Max Bond, lending the museum a more visible public face on 125th Street. Recent changes have produced new galleries, a luminous facade/entryway, an expanded lobby, a cafe, an auditorium, and a sculpture garden. The Upper Manhattan Empowerment Zone (UMEZ) provided funding of \$150,000 for development of the museum's gift shop.

Location: 144 West 125th Street between Lenox Avenue and Adam Clayton Powell, Jr. Boulevard

Date: 1996-2005

Developer: Studio Museum in Harlem

Architect: Rogers Marvel Architects

Credits: Courtesy of Albert Vecerka of Esto (left, top right, bottom center), and Rogers Marvel Architects (bottom right)

Institutions:

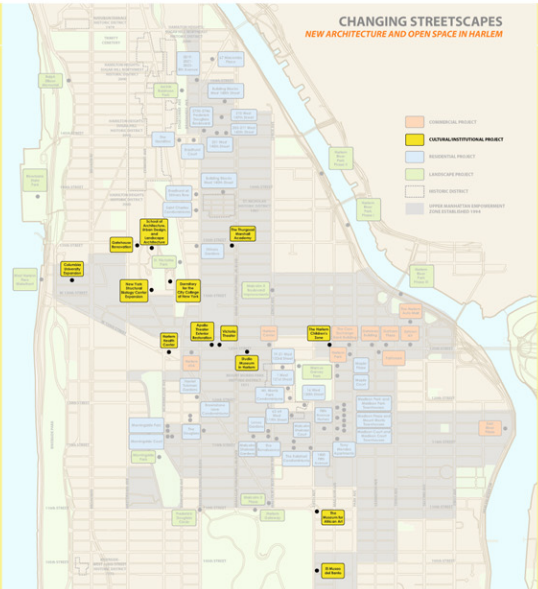
Culture, Education and Service

Accompanying the development in residential and commercial areas are noticeable changes in the institutional landscape. The first newly constructed public high school in Harlem in 50 years opened its doors in February 2004. The Thurgood Marshall Academy now stands where Small's Paradise once welcomed jazz lovers at West 135th Street and Adam Clayton Powell, Jr. Boulevard.

Nonprofit groups are responsible for some of the most striking new architecture. Harlem Children's Zone is a comprehensive social service organization that has built its new headquarters, which will include a charter school, at Madison Avenue and East 125th Street. The 10-story building offering a glassy facade to Hancock Place at 125th Street and Morningside Avenue is devoted to health care for hotel and restaurant workers, provided by their unions.

Higher education is also expanding in Harlem. The City College of New York is home to four major projects, both new construction and adaptive reuse. "CCNY" will build its first dormitory in over 50 years, as well as a new, permanent home for its School of Architecture. Aaron Davis Hall is creating experimental performance and rehearsal space in the Old Croton Aqueduct gatehouse, and a consortium of scientific research institutions has sponsored a cutting-edge facility that continues to grow. Columbia University proposes a new performing arts center, part of its proposed planned expansion in Manhattanville in West Harlem.

Many cultural projects are planned as existing institutions grow and others seek a base in Harlem. A new home is planned for the Museum for African Art, temporarily housed in Long Island City. The Studio Museum in Harlem will complete its 10-year master plan of renovation and expansion, while El Museo del Barrio will undergo a facelift on Museum Mile. Work continues on restoration of the famed Apollo Theater. Just steps away on 125th Street developers are focused on the shuttered Victoria Theater, a long-time fixture in the cultural life of Harlem residents.



Apollo Theater Exterior Restoration

Phase 1b of the renovation of the Apollo south facade recently commenced with the dismantling and removal of the landmark Apollo blade sign and the historic Apollo marquee. Future restoration phases will include among other things, renovation and restoration of the front facade of the theater; the installation of a new marquee and signage; the completion of a new gift shop; the installation of new seating; a new HVAC system and complete restoration of the auditorium and lobby area.

—Apollo Theater Foundation Web site, accessed December 2004

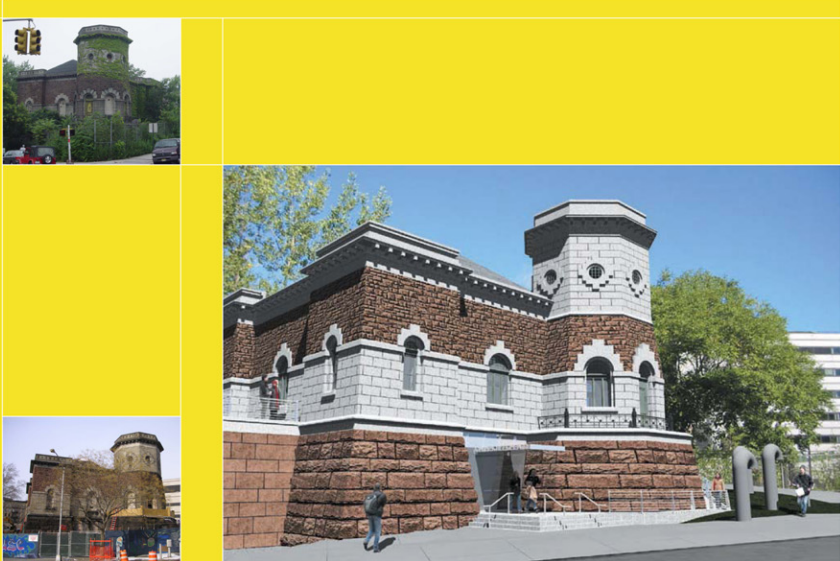
The Upper Manhattan Empowerment Zone (UMEZ), New York City Economic Development Corporation (EDC) and Bank of America are assisting with financing.

Location: 253 West 125th Street between Adam Clayton Powell, Jr. Boulevard and Frederick Douglass Boulevard

Date: 2004-2005

Developer: Apollo Theater Foundation, Inc.

Credits: Courtesy of Skidmore, Owings & Merrill (left); Judy Connorton (top right)



135th Street Gatehouse

Aaron Davis Hall, known as Harlem's Center for the Performing Arts, is responsible for converting the Croton Aqueduct Gatehouse at West 135th Street and Convent Avenue into a 200-seat experimental theater. A national landmark, the Gatehouse began life in the 1880s, marking the end of the aqueduct system and regulating the supply of water to a growing city.

Aaron Davis Hall, Inc. (ADH), an independent nonprofit organization that manages the original 25-year-old theater complex with the cooperation of The City College of New York, will oversee the Gatehouse's program of performance, rehearsal and support space. The group has raised private funds for the project, in addition to securing financial assistance from the Upper Manhattan Empowerment Zone (UMEZ) and city funds through the Bloomberg Administration, Manhattan Borough President C. Virginia Fields and the City Council. Construction on this creative, adaptive reuse of a historic structure is currently underway

Location: West 135th Street and Convent Avenue
Date: 2004-2005
Developer: Aaron Davis Hall Inc. (ADH)
Architect: Rolfe Orlausen Dubois Architects
Cost: \$13 million
Credits: Courtesy of City College Architectural Center (top left, taken 2002); Judy Connorton (bottom left); Orlausen Dubois Architects, PLLC (bottom right)



El Museo del Barrio

Founded in 1969, El Museo del Barrio focuses on the art and culture of Latin America and the Caribbean. It is located on Museum Mile in the former Hecksher Building, which was constructed in 1923 as an orphanage and which also houses offices for the New York City Parks Department and the Central Park Conservancy.

A five-year, building-wide renovation plan is underway for the museum. Designs include insertion of a sleek, modern "wrap" encircling the Fifth Avenue forecourt; a transparent glass entry wall; and a new cafe space facing onto the courtyard and overlooking Central Park. Work on the entry court and repairs to the facade are scheduled to begin this summer. The Upper Manhattan Empowerment Zone (UMEZ) is assisting with financing.

Location: 1230 Fifth Avenue at East 104th Street
Date: Construction to begin 2005-03-09
Sponsor: El Museo del Barrio
Architect: Jordan Gruzen, William Singer, and Michael Patraulea of Gruzen Samton LLP
Cost: \$5.5 million
Credits: Jordan Gruzen, William Singer and Michael Patraulea of Gruzen Samton LLP

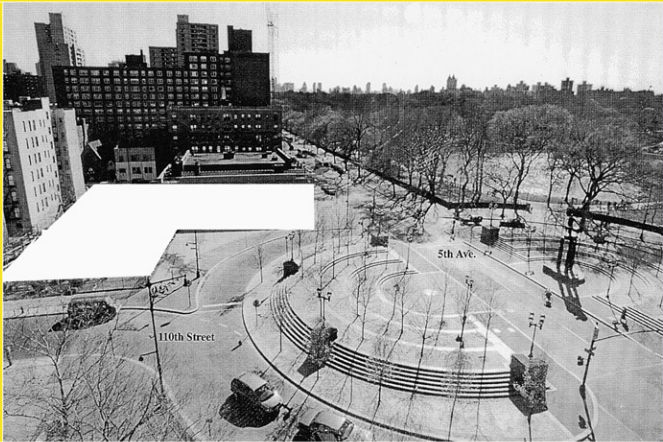


Victoria Theater

The now vacant Victoria Theater, designed by noted architect Thomas W. Lamb, opened in 1917 as a vaudeville and movie house. After falling into disrepair by 1987, the auditorium was divided into a multi-screen movie theater that closed after just a few years. New York State acquired the property and currently manages it through the Harlem Community Development Corp. (HCDC).

In December 2004, development teams, each required to include an arts organization, responded to a request for proposals, or RFP, issued for redevelopment of the site. Proposals included a range of uses from high-rise hotels and condominiums, to performance venues and a home for the Jazz Museum in Harlem. While the Victoria is not a designated landmark, preservationists and others in the community are watching closely to assure that as much of the original structure is maintained as possible. HCDC is expected to announce its selection in March 2005.

Location: 235-237 West 125th Street between Adam Clayton Powell, Jr. Boulevard and Frederick Douglass Boulevard
Date: In development
Sponsor: Harlem Community Development Corp. (HCDC)
Credits: Courtesy of Judy Connorton (top left); The New York Times (bottom right)



Museum for African Art

This vibrant museum, originally in Soho and now housed in temporary quarters in Long Island City, had planned to be part of a development on Duke Ellington Circle at the southeast corner of Fifth Avenue and East 110th Street. The complex would have included a laboratory school and the headquarters of the for-profit Edison Schools Corporation.

In 2002, Edison withdrew from the project, leaving the fate of the museum up in the air. However, the museum is now moving forward as the site's developer, having been approved by the New York City Economic Development Corp. (EDC). Situated at the northernmost point of Museum Mile and facing Central Park, the project will include a residential tower with the art museum in its base. The Upper Manhattan Empowerment Zone (UMEZ) has committed a grant of financial support to the project.

Location: Duke Ellington Circle, East 110th Street and Fifth Avenue
Date: In development
Developer: The Museum for African Art
Architect: To be announced
Size: 80,000 s.f.
Credits: Courtesy of the Museum for African Art



New York Structural Biology Center

The New York Structural Biology Center (NSBC) was formed in 1999 by a consortium of nine of New York's preeminent biomedical research institutions: Albert Einstein College of Medicine, Columbia University, The City University of New York, Memorial Sloan-Kettering Cancer Center, Mount Sinai School of Medicine, New York University, Rockefeller University, the Wadsworth Center in Albany and Weill Medical College of Cornell University. The State University of New York later joined the consortium.

NYSBC, a world leader in structural biology, initially focused on magnetic resonance spectroscopy. The facility opened in late 2002, with six high-field magnetic resonance spectrometers (NMRs) installed in the renovated Park Gymnasium on The City College of New York's south campus (Phase 1). Subsequent grant awards afforded the purchase of two more NMRs at 900 MHz and the expansion of the original 22,000 s.f. facility with a new 12,000 s.f. wing (Phase 2).

NYSBC continues to add new programs, thanks to public and private grants. A recent commitment of funding has enabled the center to purchase three new microscopes at 200 and 300 kV and to build an additional 12,000 s.f. of space to house them.

Location: The City College of New York South Campus
Date: 2005
Architect: Davis Brody Bond
Credits: Courtesy of Jasper Shahn of New York Structural Biology Center



Image: CC_Model04

For information to view these images, contact
City College Archives 212.650.7609
or Rafael Viñoly Architects 212.924.5060

Image: CC_Section01

Image: CC_Model05

School of Architecture, Urban Design and Landscape Architecture

The City College of New York School of Architecture, Urban Design and Landscape Architecture will have a new, permanent home in the former Cohen Library building. "CCNY" has the only public, professional architecture school in New York City. Located on 135th Street between Convent Avenue and St. Nicholas Terrace, the new building will complete a cluster of cultural and educational facilities leading to St. Nicholas Park, comprised of Aaron Davis Hall, its new Gatehouse experimental theater facility and the neo-Gothic A. Philip Randolph Senior High School.

The completely revamped building will house classrooms, studios, computer labs and offices for the school's undergraduate and masters degree programs. Design features include a new, louvered glass facade; three-story interior atrium; rooftop meeting space and an expanded library. Construction is scheduled to begin in 2005 with occupancy expected in 2007.

Location: The City College of New York South Campus, Convent Ave. and W. 135th St.
Date: Opens 2007
Developer: The City College of New York, the City University of New York, and the Dormitory Authority of the State of New York (DASNY)
Architect: Rafael Viñoly Architects
Cost: \$40 million
Size: 115,000 s.f.
Credits: Courtesy of the City College Archives (top left); Rodolfo Leyton (top right); Rafael Viñoly Architects (bottom row)

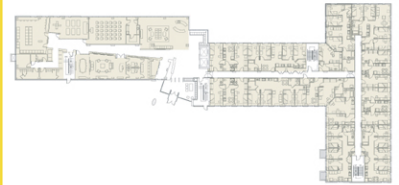


Columbia University Master Plan

Columbia University has undertaken a master planning process for a campus expansion in the area of Manhattanville in West Harlem—north of 125th Street (photo above, top) and west of Broadway. The university has acquired a significant amount of property within a nine-block area and has petitioned the NYC Department of City Planning to consider rezoning the district from its current manufacturing use. The centerpiece of the first phase is to be a new School for the Arts in what is envisioned to be a 30-year plan for institutional growth.

While many of Harlem's economic development leaders welcome the investment and job creation plan projects, opposition is strong among West Harlem residents and advocacy groups. Many elements of the plan, from the heights of buildings to the removal of local businesses and historic fabric, to fears of "secondary displacement" of low-income residents in surrounding neighborhoods, are cause for concern among groups like the umbrella organization Coalition to Preserve Community, Community Board 9 and others, such as West Harlem Environmental Action (WeAct), have stated the need for a "community benefits agreement" prior to approval of any city zoning change.

Location: West 125th to 133rd Streets between Broadway and Twelfth Avenue
Date: 2004-2005
Developer: Columbia University
Architect: Skidmore, Owings & Merrill and Renzo Piano Building Workshop
Cost: \$4.6 billion projected construction costs
Size: 17 acres
Credits: Courtesy of Rodolfo Leyton (top row); Columbia University (bottom row)



The City College of New York Dormitory

Construction is to begin this year for the first dormitory to house City College students since Army Hall was demolished in the 1950's. It will offer 600 rooms to students and residential advisors with a small number reserved for visiting faculty. Room rents will range from \$800 to \$1,200 per room. Located at the corner of the South Campus near West 130th Street and St. Nicholas Terrace, the design offers a two-story glass lobby with entrances facing both the interior quadrangle and St. Nicholas Terrace. The ground floor features a seminar room, fitness center and laundry. Each upper level offers a lounge and study area in addition to suites of rooms.

This will be only the second dormitory in The City University of New York system. Hunter College currently operates a residence hall at East 25th Street near First Avenue. The New York State Dormitory Authority (DASNY) is leasing the City College site to a private company, Education Housing Services, who in turn has contracted with Capstone Development Corporation to build and manage the facility. DASNY will issue bonds for construction. Room rents will repay the bonds, with any surplus directed towards subsidizing rents for qualified students.

Location: The City College of New York South Campus
Date: 2005
Developer: Capstone Development Corporation
Architect: Design Collective and Goshlow Architects
Cost: \$40 million
Credits: Courtesy of Rodolfo Leyton (top left); Design Collective (all other images)



Harlem Health Center

Nicknamed "the Flatiron of 125th Street," the Harlem Health Center casts a luminous nighttime presence on the triangle formed by West 125th Street, Morningside Avenue and Hancock Place. The 1930s tax photo above, top left, shows this site in an earlier era.

Unions for hotel and restaurant workers developed this building to provide health care for members, their families and retirees. The facility offers dental, OB/GYN, pediatrics and general medicine, currently using 65% of the building for these activities. The remaining space is rented to retail and commercial office tenants on a short-term basis, until the time when health services expand to occupy the entire building.

Location: 253 West 125th Street at Morningside Avenue and Hancock Place
Date: Completed 2004
Developer: The New York City Hotel Trades Council and Hotel Association of New York City
Architect: Perkins Eastman
Cost: \$30 million
Size: 103,000 s.f.
Credits: Courtesy of NYC Municipal Archives (top left); Woodruff/Brown, courtesy of Perkins Eastman (bottom row); Bernstein Associates, courtesy of Perkins Eastman (top right)

Harlem Children's Zone

This dynamic architectural composition anchors the formerly vacant, northeast corner of Madison Avenue and East 125th Street. The tax photo from the 1930s above, top left, depicts a building that once stood on the site. The new building, which is nearing completion, will house headquarters of the Harlem Children's Zone, the nonprofit, community-based organization led by Geoffrey Canada working to enhance the quality of life for children and their families in Harlem's neighborhoods. It will also be home to the Promise Academy, a charter school for middle and high school students.

Location: 35 East 125th Street at Madison Avenue
Date: Completed 2005
Developer: The Harlem Children's Zone
Architect: David Brody Bond with Garrison McNeil & Associates, Associate Architect
Cost: \$31 million
Credits: Courtesy of NYC Municipal Archives (top left); Harlem Children's Zone (top right and bottom left); Judy Connorton (bottom right)



Thurgood Marshall Academy

Thurgood Marshall Academy for Learning and Social Change serves middle and high school students in grades 7-12. The Academy is the first, new public high school to be built in Harlem in over 50 years. It features wireless classrooms, a multi-media library, a greenhouse, and ground-floor commercial space (occupied by the International House of Pancakes). The new building incorporates the three-story facade of the 1924 building that housed Small's Paradise, the landmark jazz club made famous during the Harlem Renaissance of the 1920s and 30s. Architects created a six-story structure that sits within the shell of the older building, preserving its two street facades on West 135th Street and Adam Clayton Powell, Jr. Boulevard. Situated at this corner, the new school takes its place among pivotal Harlem institutions nearby like the Harlem "Y" and the Schomburg Center for Research in Black Culture.

Location: 200-214 West 135th Street at Adam Clayton Powell, Jr. Boulevard
Date: Completed 2004
Developer: Abyssinian Development Corporation in partnership with New Visions for Public Schools and the NYC Board of Education
Architect: Gruzen Samton LLP
Cost: \$37.5 million
Size: 78,000 s.f.
Credits: Courtesy of HPD (top row, bottom left); Judy Connorton and Rodolfo Leyton (bottom center and right)





Commercial Development



Pathmark

This development brought the first full-service, major chain supermarket to Harlem, situated at Lexington Avenue and East 125th Street by the 4/5/6 subway station. The site also offers a JPMorgan Chase bank branch and a discount retailer on the avenue. In developing this project, Abyssinian Development Corp. saw the need to bring neighborhood retail services and jobs to Harlem. Of the permanent jobs created, nearly 250 went to Harlem residents. This location is one of the most profitable in the Pathmark chain, and the company has just recently opened a second store in Harlem. Local Initiatives Support Corp. (LISC) and other partners helped secure federal, state and city funding for the project, as well as private bank financing from Chase.

Location: East 125th Street at Lexington Avenue
Date: Opened 1999
Developer: Abyssinian Development Corporation (ADC) in partnership with the Community Association of the East Harlem Triangle
Size: 63,000 sq. ft.
Credits: Courtesy of Abyssinian Development Corp./ADC (top row); Francisco Guzman, Harlem Community Development Corp./HCDC (bottom)

Commercial Development

The upsurge in commercial activity is most evident on 125th Street. "Superstores" are anchoring new developments, as national retailers are eager to tap under-served, urban markets like Harlem. Local entrepreneurs, national chains and franchises are also changing the look of Harlem's avenues and major cross streets like 116th, 135th and 145th Streets. However, change is not always welcome, as some residents raise concerns about the continuing viability of smaller, long-time merchants.

One can trace the most prominent commercial developments to the creation of the federally designated Upper Manhattan Empowerment Zone (UMEZ) in 1994. Providing tax incentives and direct investment, the zone's creation helped leverage federal funds to garner additional resources from New York City and State--totaling more than \$240 million from all three sources, available for economic development and targeted social service and cultural initiatives. UMEZ covers areas of Central, West and East Harlem, Washington Heights and Inwood. It is part of the larger New York City Empowerment Zone that takes in sections of the South Bronx as well. Congressman Charles Rangel wrote the legislation creating empowerment zones as vehicles for revitalizing low-income communities across the country

Partnering with UMEZ, community-based organizations like Abyssinian Development Corporation (ADC) have also been a leading force in developments that bring needed retail services and economic opportunities to Harlem. New York State contributes targeted resources through its Harlem Community Development Corporation (HCDC) and with incentives offered by the Empire State Development Corporation. To counteract the adverse impact of new development on small businesses, UMEZ formed the Business Resource and Investment Service Center (BRISC), offering technical assistance and loans for small business. Since 1990, ADC has operated the Central Harlem Local Development Corporation to foster a stronger commercial climate through loans and grants to existing small businesses and to prospective low-income entrepreneurs. Groups like the Harlem Business Alliance, East Harlem Business Capital Corporation and the 125th Street Business Improvement District (BID) support commercial activity through loan programs, promotions and streetscape enhancements.



Harlem USA

A shopping mall in the heart of Harlem, this complex currently houses Magic Theaters (the chain started by Magic Johnson), an Old Navy store, Modell's, Rainbow, the independent Hue-Man bookstore, a JPMorgan Chase bank branch, a New York Sports Club, and many other retailers. The Upper Manhattan Empowerment Zone (UMEZ), New York State's Empire State Development Corp. and JPMorgan Chase helped finance the project.

Harlem USA, the area's first development of its kind, helped spark a resurgence in commercial activity on Harlem's "Main Street." Community leaders had worked for years to attract national retailers to an area that had long been ignored, and many welcomed this new presence on 125th Street as a sign of growing recognition of the community's buying power.

Location: 300 West 125th Street at Frederick Douglass Boulevard
Date: Opened 2000
Developer: Grid Properties and the Gotham Organization with the local non-profit Commonwealth Local Development Corporation, an affiliate of the Harlem Commonwealth Council
Architect: Skidmore, Owings & Merrill--Candice Simmons, Project Architect; Dayo B. Babalola of DBB Architecture, P.C., Associate Architect
Cost: \$66 million
Size: 285,000 sq. ft.
Credits: Courtesy of Real Estate Section, with permission, The New York Times (left); Grid Properties (top row center and right, bottom right)





Gateway Building

This three-story, mixed-use building houses office space and two floors of retail at the corner of Lexington Avenue and East 125th Street. The final project resulted from a design-build competition conducted by the New York City Economic Development Corporation (EDC) for this site. Current retail tenants include Seaman's Furniture and Duane Reade. The Upper Manhattan Empowerment Zone (UMEZ), plus New York City and State assisted with financing for the building, which opened in 2001—diagonally across from Pathmark.

The tax photo above, left, shows this corner in the 1930s occupied by a grand, five-story building from the late 1800s.

Location: Lexington Avenue at East 125th Street
Date: Opened 2001
Developer: 125th Street Gateway Ventures, LLC; G.E. Grace & Company, Inc.;
Architect: Nina Demartini Day of DDM Development
Cost: Warren, Gien of Gran Associates
Size: \$11 million
39,000 s.f.
Credits: Courtesy of NYC Municipal Archives (left); Gran Associates (right)



Gotham Plaza

Another low-rise, mixed-use project, Gotham Plaza combines two floors of office space with ground-level retail. Current retail tenants include The Children's Place and Petland Discounts. Office tenants include the Department of Motor Vehicles and the nonprofit organization Lifespire. The Upper Manhattan Empowerment Zone (UMEZ), New York City and State, and Fleet Bank provided financing.

The 1930s tax photo above, top left, depicts the look of the block in an earlier era. The six-story building on the northeast corner of Lexington Avenue and East 125th Street is still standing today.

Location: East 125th Street between Lexington and Third Avenues
Date: Opened 2002
Developer: Blumenfeld Development Group, Ltd.
Architect: Greenberg Farrow Architects
Cost: \$23 million
Size: 90,000 s.f.
Credits: Courtesy of NYC Municipal Archives (top left); Blumenfeld Development Group, Ltd. (top right and bottom left); Judy Connorton (bottom right)



Harlem Center

This project completes the renewal site that was left only partially redeveloped by the Adam Clayton Powell, Jr. State Office Building complex. The base of the new building, with two levels of chain-store shopping, connects to an existing row of street-level retail and structured parking. A two-story building for the European discount clothing chain H&M fills a mid-block site adjacent to the open plaza of the State Office Building. Atop the two-story base at Lenox Avenue, a new seven-story office building was constructed (in a second phase), helping to balance the scale of the older tower and bringing more daytime workers to 125th Street.

Location: Lenox Avenue between West 125th Street & 126th Street
Date: Opened 2002
Developer: Abyssinian Development Corporation with Forest City Enterprises
Architect: Hardy Holzman Pfeiffer Associates with the Ives Group, Associate Architect (Phase 1) and
Cost: HLM International, Associate Architect (Phase 2)
Size: \$78 million
126,000 s.f.
Credits: Courtesy of Francisco Guzman, Harlem Community Development Corp./HCDC (top row); Philip J. Carvalho of Aero-Industrial Communications (bottom left); Judy Connorton (bottom right)

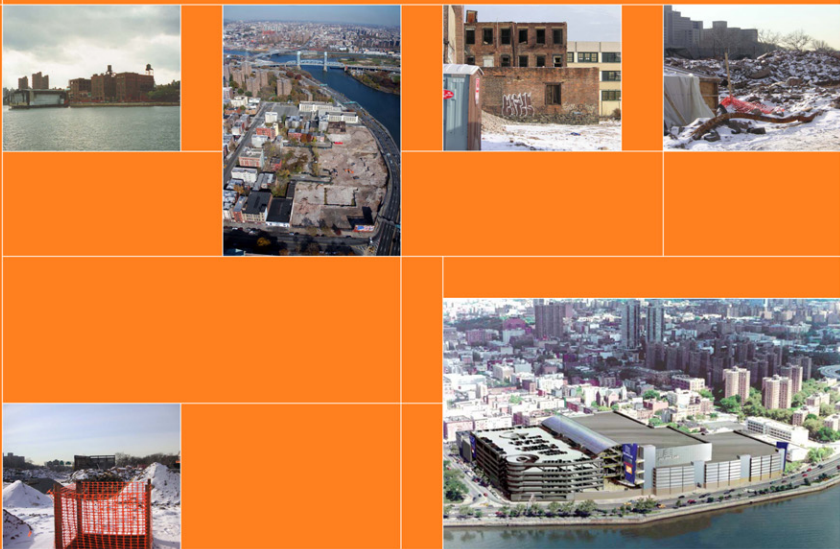


Harlem Auto Mall

The Harlem Auto Mall, currently under construction (see photo above, bottom left), will be the largest auto sales and service center in New York City. An African-American-owned Buick dealership will manage Chevrolet and Saturn operations here through the GM Minority Dealer Development Program, and Potomkin Cadillac/HUMMER of Manhattan, LLC is offering Cadillac and HUMMER franchises through its minority dealership program. The Upper Manhattan Empowerment Zone (UMEZ), New York City Economic Development Corp. (EDC) and the NYC Industrial Development Agency are among those assisting with financing.

The 1930s tax photo above, top left, shows the typical character of tenements and large brownstones that once lined this block of East Harlem.

Location: East 127th Street to 128th Street between Second and Third Avenues
Date: Construction 2005
Developer: General Motors with Potomkin Auto Group of New York
Architect: Jeffrey M. Brown Associates (General Motors)
Cost: \$25.3 million
Size: 280,000 s.f.
Credits: Courtesy of NYC Municipal Archives (top left); Potomkin Development Corp. (right); Judy Connorton (bottom left)



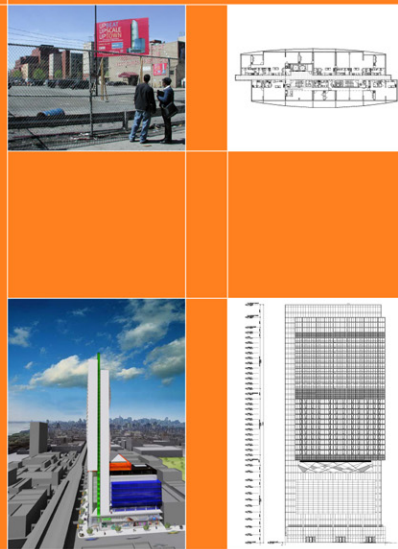
East River Plaza

This complex is planned to house national, "big box" retailers and "megastores" on former industrial land alongside the East River Drive. The Washburn Wire Factory had occupied the site, having ceased operations in 1976 and then reopening briefly under the direction of a community development corporation until the early 1980s.

The New York City Planning Commission and City Council approved Blumenfeld Development Group's proposal for the property in 1999, citing that redevelopment of the long-vacant site would help spur economic growth in East Harlem. City Planning required some traffic-flow changes and also asked that the facade fronting on the drive be clad in masonry rather than metal panels. Previous development proposals for the site included a TV production center and a community college campus for CUNY. Some East Harlem residents have opposed the plan, claiming that public access to the waterfront, affordable housing and smaller-scale retail development would benefit the neighborhood more than what is proposed, which they fear will greatly increase traffic congestion and pollution.

Although several buildings on the site have been demolished in the last year, development has progressed slowly. This is partly because of difficulties in financing a multi-story, on-site parking garage and because of the developer's desire to acquire a few adjoining sites to complete the six-acre plan.

Location: Adjacent to East River Drive between East 116th and 117th Streets
Date: Demolition to be completed early 2005; Construction timetable to be announced
Developer: Blumenfeld Development Group, Ltd.
Architect: Greenberg Farrow Architects
Size: 475,000 s.f.
Credits: Courtesy of NYC Municipal Archives (top row, far left); Philip J. Carvalho of Aero Industrial Communications (top row, left center); Judy Crenerton (top row, right center and far right; bottom left); Greenberg Farrow Architects, courtesy of the Blumenfeld Development Group, Ltd. (bottom right)



Harlem Park

Ground was broken in February for Harlem Park, a development facing the elevated Metro-North Railroad viaduct at Park Avenue and East 125th Street. The project includes a sleek, glass-faced tower that will house a 200-room Marriott Courtyard Hotel along with office space, apartments, shopping and underground parking. Designed by TEN Arquitectos, the Mexico City-based firm of Enrique Norton, Harlem Park will be one of the tallest buildings in Upper Manhattan at over 450 feet. At its base, two levels of retail shopping will wrap the corner and line the frontage along Park Avenue, with the intention of bridging the divide between Central and East Harlem. The slab-like tower is planned to house luxury residential units in its upper floors with the hotel occupying the lower sections. To date, project assistance has been committed by the New York City Industrial Development Agency.

Location: Park Avenue between East 124th and 125th Streets
Date: Construction 2005-2006
Developer: 1800 Park Avenue LLC
Architect: TEN Arquitectos / NDA Design Group International
Cost: \$200 million
Size: 550,000 s.f.
Credits: Courtesy of Francisco Guzman, Harlem Community Development Corp./HCDC (top left); TEN Arquitectos (all other images)

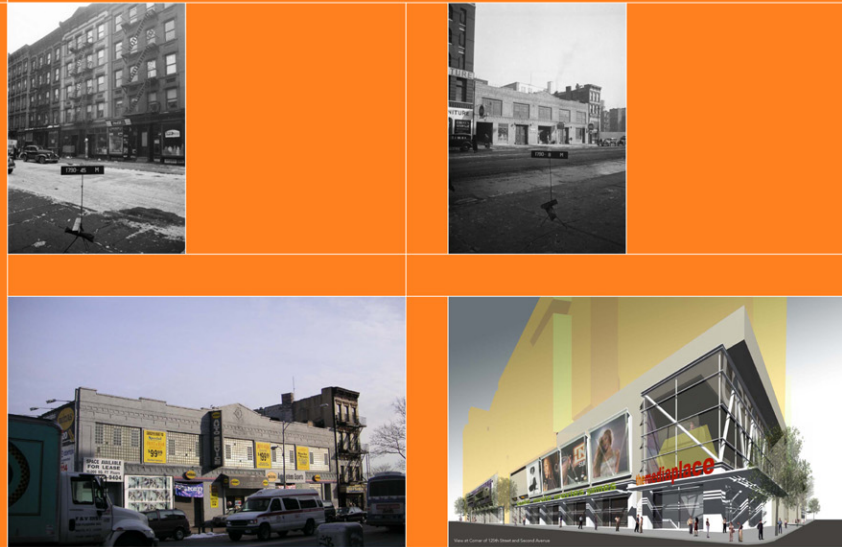


Corn Exchange Bank Building

The former Mount Morris Bank Building (later a branch of the Corn Exchange Bank, and then Chemical Bank) sits empty, roofless and desolate awaiting its rebirth as a mixed-use building contributing to Harlem's new commercial renaissance. The original design of this nineteenth-century building, now missing its top two floors, is reminiscent of a northern European guild hall (see 1930s tax photo above, top left). Its grandness is a testament to the location's historic prominence opposite the 125th Street rail station that currently serves all trains on Metro-North Commuter Railroad's Harlem and New Haven lines.

As part of the redevelopment plans, the aptly named, community-based development partner Resurgence, Inc., intends to incorporate a culinary institute to train Harlem residents as chefs. Private equity and "New Markets" and Historic Preservation Tax Credits will help make up the financing needed for the project.

Location: East 125th Street and Park Avenue
Date: In Development
Developer: Full Spectrum LLC, partnering with Resurgence, Inc.
Architect: Danois Architects
Size: 37,600 s.f.
Cost: \$11 million
Credits: Courtesy of NYC Municipal Archives (top left); Joe Schumacher (bottom left); Danois Architects (right)



Uptown NY

Uptown NY extends the wave of new development east along 125th Street to Second Avenue. The two-block site currently encompasses a range of uses—gas station, bus parking, small businesses, tenements, empty lots, and at least one church. The 1930s tax photos above, top row, show the fabric of housing, garages and warehouses that was common in East Harlem from the turn of the century.

The developers of Uptown NY, who created Harlem USA at the opposite end of the corridor, currently have plans for three levels of pedestrian-oriented shopping featuring discount and outlet stores, "megastores" and restaurants. The proposal would provide 700 spaces of underground parking. This location, which is well-served by public transportation and offers easy access from the Harlem River Drive and Triborough Bridge, merits particular attention for development because of the anticipated Second Avenue Subway. The prospect of a new line adds to the areas attractiveness for more intensive development.

Location: Between East 125th and 127th Streets and Second and Third Avenues
Date: In Development
Developer: Grid Properties and the Gotham Organization as Urban Strategic Partners
Architect: Handel Architects LLP and Bower Lewis Thrower Architects
Size: 2.5 million s.f.
Credits: Courtesy of Municipal Archives (top row, left and right); Rodolfo Leyton (bottom left); Handel architects LLP and Bower Lewis Thrower Architects of Grid Properties (bottom right)

Harlem Streetscape

In addition to major commercial developments, the small entrepreneur has made a mark on Harlem streets. Scattered throughout the area, delightful shops and favorably reviewed restaurants have opened, welcoming Harlemites, tourists and other New Yorkers. Bank branches have sprouted everywhere competing for customers while offering convenience in neighborhoods long under-served by major financial institutions. Here are just some of the newly filled storefronts that have added additional life to Harlem's streets over the past few years.

Banks



Harlem Grill



Les Ambassades



Dinosaur Bar-B-Que



Moca



Native



Settepani



Starbucks



Java's Brewin'



The Brownstone



B. Oyama Homme



Hue-Man



Joinda



ZZAJ Gift Gallery



Grandview



Le Pavillon Garries



Nubian Heritage



Harlem Vintage



Hats by Bunn

CHANGING STREETSCAPES

New Architecture and Open Space in Harlem

Harlem is undergoing a metamorphosis, a Second Renaissance as some have called it.

Whether this is an overstatement or not, universally welcomed or widely feared, the streetscapes of Harlem offer stark testimony to the radical changes taking place. Block by block and neighborhood by neighborhood, one sees restored brownstones, renovated apartment buildings and new construction on land cleared years earlier. Less evident than bricks and mortar are the intricate partnerships formed over the past two decades that brought these changes about. This meeting of the minds between state and local government, community leaders, commercial and nonprofit lenders, philanthropies, community-based and for-profit developers was essential to reversing long periods of neglect and realizing the seemingly sudden transformation of recent years.

Of course, change in Harlem is not new. Growing from Dutch "Nieuw Haarlem" of 1658, the early 1800s saw Harlem as a magnet for affluent New Yorkers who built large estates. With the construction of reliable rail service in the 1880's, middle-class families settled here, seeking relief from crowded conditions downtown. A speculative boom at the turn of the century led to overbuilding and an ensuing bust, encouraging blacks from Manhattan's Tenderloin and San Juan Hill sections to move uptown in large numbers—lured by landlords anxious to fill their buildings. Whites protested and many fled. Beginning in 1916, Harlem saw an influx of migrants from the South that created the largest urban community of African Americans in the US. This concentration yielded the cultural flowering of Harlem's famed "Renaissance" in the 1920s, but soon felt the full blow of the Great Depression.

Riots in the 1930s, 40s, and 60s, while reflecting a community's desire for recognition and equal rights, exacerbated Harlem's economic problems. After WWII, "redlining" and other forms of institutionalized racism in new suburban housing encouraged whites and the middle class to leave, while trapping the poor and minorities in urban neighborhoods with limited financial resources. As a new migration from the South, Puerto Rico and elsewhere in the Caribbean brought low-skilled workers to New York just as its manufacturing base was declining, urban renewal tore vast swaths from the fabric of the community. These conditions left Harlem ill-equipped for the energy shortages and financial collapse that hit the city in the 1970s, accelerating housing abandonment and destruction to a crisis point in the 1980s.

Echoes of earlier struggles and resilience are found in Harlem's street names. "After the civil rights movement of the 1960s, the names of many of Harlem's streets were changed to honor prominent African Americans. Eighth Avenue became Frederick Douglass Boulevard; Seventh Avenue was renamed Adam Clayton Powell, Jr., Boulevard; and Sixth Avenue, originally named Lenox Avenue, became Malcolm X Boulevard, while 125th Street was renamed after Martin Luther King, Jr." (*The Big Onion Guide to New York City*, NYU Press, 2002). For consistency, this exhibit employs the usage of names that surfaced most regularly in our research: Frederick Douglass Boulevard; Adam Clayton Powell, Jr. Boulevard; Lenox Avenue; 125th Street. Incidentally, St. Nicholas Avenue was named for the patron saint of New Amsterdam.

The current revival in Harlem represents merely another stage in its evolution. This exhibit highlights some of the most visible changes through a selection of projects and developments in five areas: neighborhood planning; housing; landscape and open space; commercial development; and institutions serving educational, cultural and social service missions.

The projects selected, though not exhaustive, are representative of the following themes and trends in each of these areas:

- *A spirit of cooperation among city agencies—City Planning, Transportation, Economic Development—and recent administrations in partnering with Harlem's civic leaders and residents to establish priorities based on environmental justice, community participation and equity in planning for the community's stabilization and revitalization.*
- *An ongoing, dramatic push from city government in response to the community to provide housing across a broad spectrum of income levels, starting with those most in need and reaching middle- and upper-income residents who now see Harlem as a viable option; reflecting this trend, new apartments and townhouses and substantially rehabilitated buildings dot the landscape—on some blocks looking alien, while others appear spruced-up but familiar.*
- *A demand for greater access to usable parks and recreation, as well as a higher quality of design and detail in the creation and maintenance of public space in general; this translates into cleaning-up and restoring Harlem's varied and historic landscapes, whether within the bounds of its naturalistic parks, along its boulevards or on its waterfronts.*
- *The expansion of retail services and commercial office space, answering a demand for recognition of the community's buying power and offering employment opportunities—though perhaps fewer than might be desired; development is bringing name-brand stores and attracting shoppers from outside Harlem, while keeping more of the community's purchasing power locally.*
- *The maturing of existing cultural, educational, and social service institutions within Harlem, requiring space to expand for the future, while new institutions and others from outside the community seek to establish a foothold here.*

Further changes are on the horizon. Welcoming the future while retaining Harlem's unique identity will require a delicate balance, as community leaders, government officials, nonprofits and residents work together and debate the path that Harlem will follow. The City College Library and City College Architectural Center present this exhibit as both an overview and a sampling of changes taking place. We will continue to monitor this evolution and augment the information as part of the library's Archives, accessible to students and others who cherish the legacy and future of Harlem.



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