



287 Convent Avenue, New York, New York Community Visioning Session

Thursday, December 11, 2008 — 6 PM

held at Harlem School of the Arts
645 St. Nicholas Avenue (142nd Street)
New York, New York

Facilitated by : Richard E. Wells and
J-P Design, Inc., Zevilla Jackson Preston, R.A., principal



MISSION

The National Park Service preserves unimpaired the natural and cultural resources and values of the national park system for the enjoyment, education, and inspiration of this and future generations.

The Park Service cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world.

To achieve this mission, the National Park Service adheres to the following guiding principles:

Excellent Service: Providing the best possible service to park visitors and partners.

Productive Partnerships: Collaborating with federal, state, tribal, and local governments, private organizations, and businesses to work toward common goals.

Citizen Involvement: Providing opportunities for citizens to participate in the decisions and actions of the National Park Service.

Heritage Education: Educating park visitors and the general public about their history and common heritage.

Outstanding Employees: Empowering a diverse workforce committed to excellence, integrity, and quality work.

Employee Development: Providing developmental opportunities and training so employees have the "tools to do the job" safely and efficiently.

Wise Decisions: Integrating social, economic, environmental, and ethical considerations into the decision-making process.

Effective Management: Instilling a performance management philosophy that fosters creativity, focuses on results, and requires accountability at all levels.

Research and Technology: Incorporating research findings and new technologies to improve work practices, products, and services.

Shared Capabilities: Sharing technical information and expertise with public and private land managers.

About the National Parks of New York Harbor

The National Parks of New York Harbor consists of 10 national parks, and one affiliated site, in the New York-New Jersey metropolitan area. With 23 unique destinations, these National Parks include nearly 27,000 acres and welcome more than 12 million visitors each year. Six of the 10 national parks are located in Manhattan: African Burial Ground National Monument, General Grant National Memorial, Hamilton Grange National Memorial, Theodore Roosevelt Birthplace National Historic Site, Castle Clinton National Monument, Federal Hall National Memorial, and the Lower East Side Tenement Museum, an affiliated site. St. Paul's Church National Historic Site is in Westchester County, NY. The other parks are the Gateway National Recreation Area, located in the boroughs of Brooklyn, Queens and Sandy Hook, NJ, the Statue of Liberty National Monument and Ellis Island and Governors Island National Monument. For more information, visit www.nps.gov/npnh



AGENDA

I Introduction/Welcome

- Hamilton Grange

II Site History

- 1993—1995 Hamilton Grange EIS
- 1993—1995 Development proposal for 287 Convent Avenue
- Original deed and site restrictions

III Where Are We?

- Current ongoing NPS plans for site
- Overview of site
- Site constraints
- Regulatory compliance and oversight

IV Envisioning the Possibilities

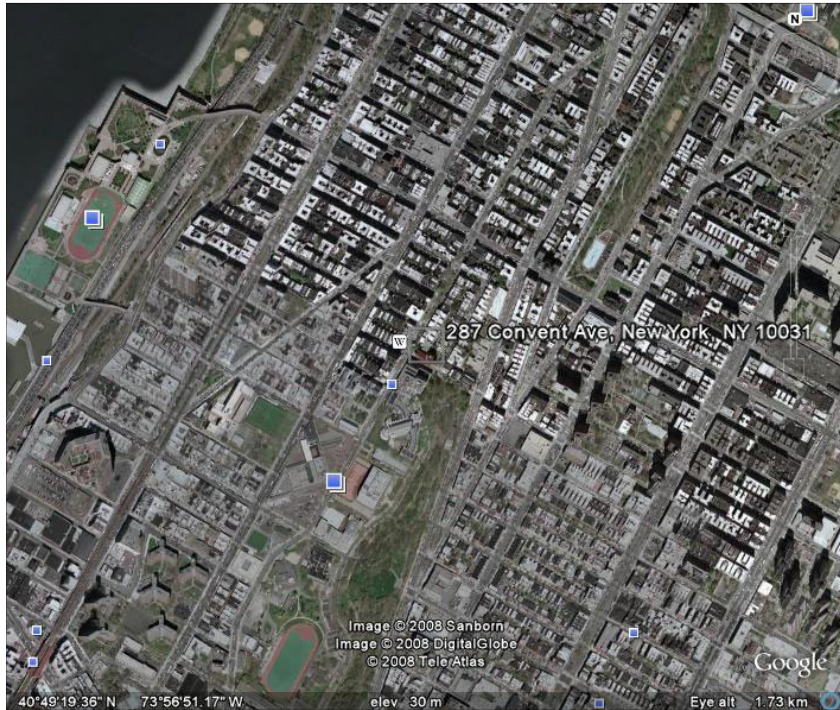
- Active discussion to hear community development preferences

V Next Steps

- Discussion of how each alternative will be assessed for environmental impact
- Feedback Document

VI Nature of Final Decision

287 Convent Avenue : The site today



Aerial photo of northwest Harlem.



287 Convent Avenue, New York, New York



View approaching 287 Convent Avenue, New York, New York from corner of 141st Street.



View approaching 287 Convent Avenue, New York, New York from 143rd Street.



Rear of 287 Convent Avenue, New York, New York viewed from Hamilton Terrace.

Permitted Uses per NYC Zoning Resolution : Map 6a

Use Group 1

- Single Family detached Housing

Use Group 2

- Residences of all kinds, including apartment hotels and non-profit residences for the elderly.

Use Group 3

Community facilities such as :

- Colleges or universities, including professional schools, but excluding business colleges or trade schools.
- College or school student dormitories and fraternity or sorority student houses.
- Libraries, museums or non-commercial art

galleries.

- Monasteries, convents or novitiates, without restrictions as to use for living purposes.
Nursing homes and health-related facilities.
Sanitariums and philanthropic or non-profit institutions with sleeping accommodations.
Schools

Use Group 4

Community facilities such as :

- Ambulatory diagnostic or treatment health care facilities.
Health and mental health care facilities in buildings containing residences, such facilities shall be limited to locations below the level of the first story ceiling, except that

such facilities may be located on a second story provided there is separate access from the outside or directly from a portion of such facility located on the ground floor.

- Clubs
- Community centers or settlement houses.
- Houses of worship, rectories or parish houses
- Monasteries, convents or novitiates used only for living purposes.
- Non-commercial recreation centers.
- Philanthropic or non-profit institutions without sleeping accommodations.
- Proprietary hospitals and related facilities, except animal hospitals.
- Seminaries

- Welfare centers

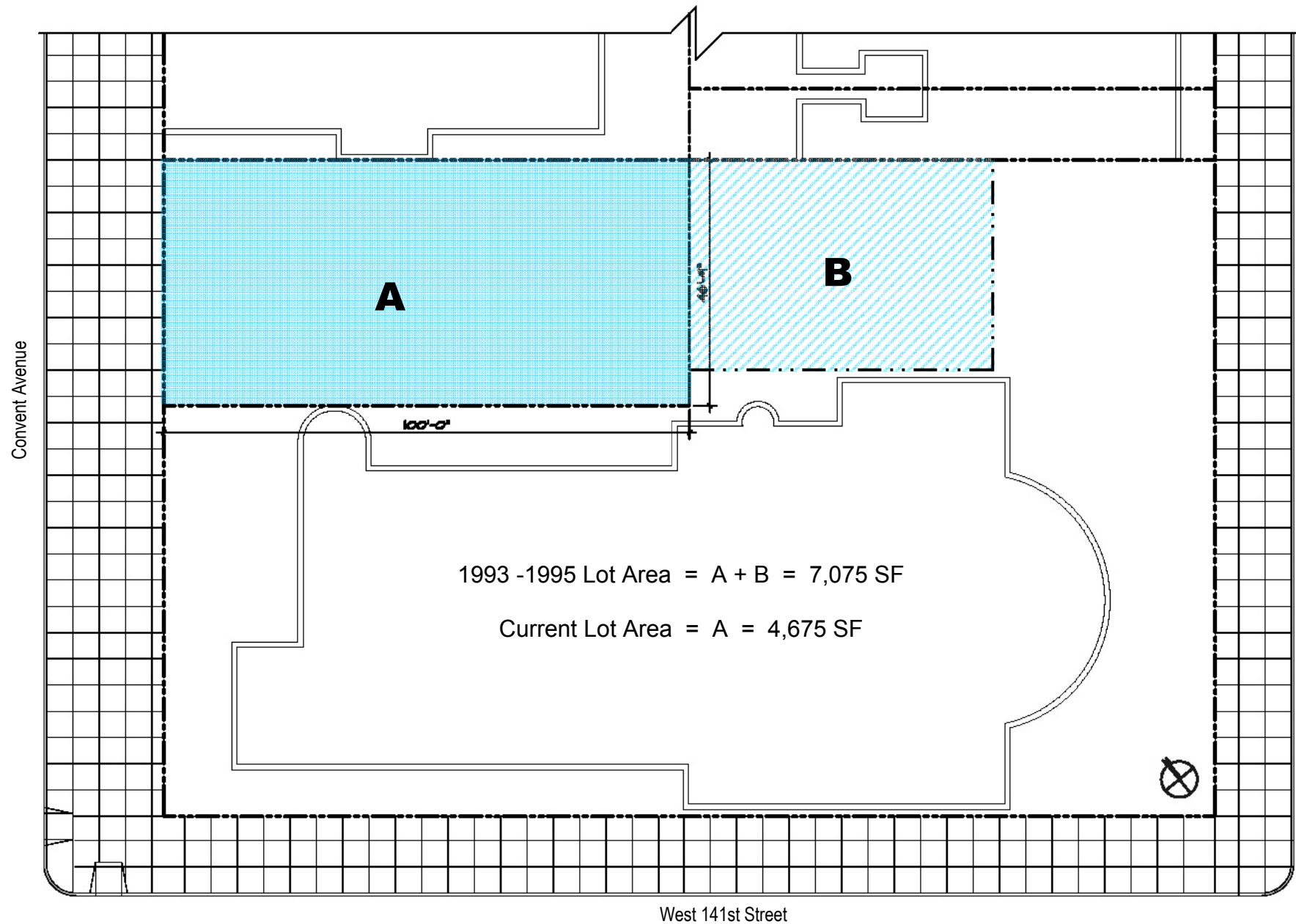
Open Uses

- Agricultural uses, including greenhouses, nurseries, or truck gardens, provided that no offensive odors or dust are created, and that there is no sale of products not produced on the same zoning lot.
- Cemeteries
- Golf courses
- Outdoor tennis courts or ice skating rinks, provided that all lighting shall be directed away from nearby residential zoning lots.
- Public parks or playgrounds or private parks.

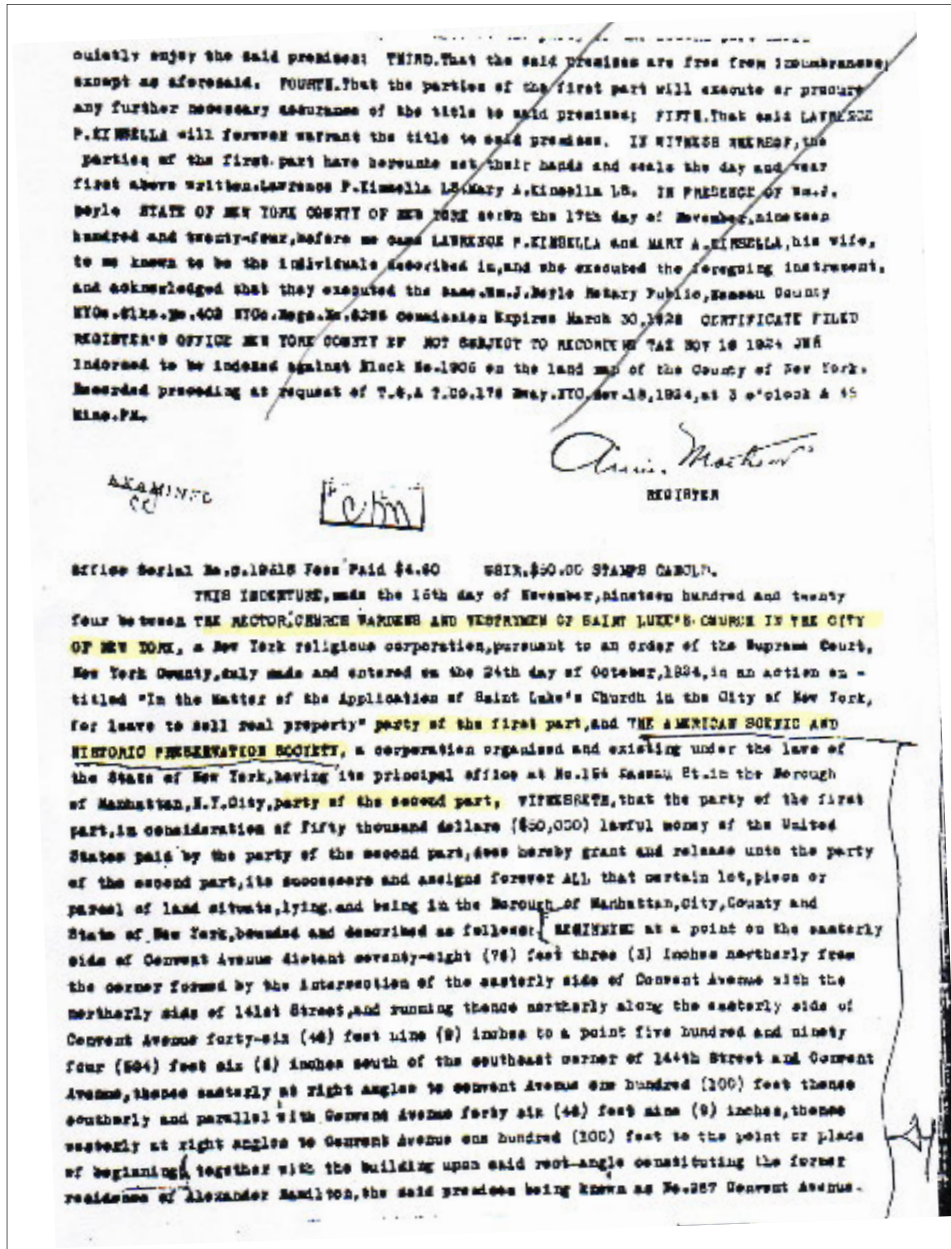
287 Convent Avenue : NYC Zoning Compliance Continued

Minimum Allowable Lot Area	Single Family Detached = 3,800 SF / Two Family detached = 3,800 SF / All other Residences = 1,700 SF	N/A
Minimum Allowable Lot Width	Single Family Detached = 40 ft / Two Family detached = 40 ft / All other Residences = 18 ft	N/A
FAR	One Story = .87 / Two Story = 1.52 / Three Story = 2.01 / Quality Housing = 3.44	General = 6.5/ Nursing Homes and other Health related Facilities = 3.44
Open Space Ratio/ Maximum Lot Coverage	One Story = 15.5 / Two Story = 16.0 / Three Story = 16.5 / Quality Housing = 65	65
Maximum Allowable Building Area/Footprint	One Story = 3,950 SF / Two Story = 3,927 SF / Three Story = 3,904 SF / Quality Housing = 3,039 SF	General = 3,039 SF
Maximum Allowable Gross Floor Area	One Story = 4,067 SF / Two Story = 7,106 SF / Three Story = 9,397 SF / Quality Housing = 16,082 SF	General = 30,388 SF/ Nursing Homes and other Health related Facilities = 16,082 sf
Minimum Allowable Open Lot Area	One Story = 725 SF / Two Story = 748 SF / Three Story = 771 SF / Quality Housing = 1,636 SF	General = 1,636 SF
Maximum Allowable Dwelling Units	24	N/A
Front Yard	No front yard required.	No front yard required.
Side Yard	Single Family Detached = Two side yards required totaling 13 feet. Minimum width for any one side yard is 5 feet. Two Family detached = Two side yards required totaling 13 feet. Minimum width for any one side yard is 5 feet. All other Residences = No side yard required. However, if any open area extending along a side lot line is provided at any level, it shall be at least eight feet wide.	No side yard required. However, if any portion of the lot is developed pursuant to Quality Housing and an open area extending along a side lot line is provided at any level, it shall be at least eight feet wide.
Rear Yard	A 30'-0" Rear Yard is required except, that no rear yard is required for buildings sited on corner lots or that are within 100'-0" of two streets that intersect at an angle of 135° or less.	A 30'-0" Rear Yard is required except, that no rear yard is required for buildings sited on corner lots or that are within 100'-0" of two streets that intersect at an angle of 135° or less.
Max. Height of Street Wall	60 feet or 6 stories which ever is less.	60 feet or 6 stories which ever is less.
Required Setbacks	20 feet	20 feet
Sky Exposure Plane	Vertical distance 2.7 and horizontal distance 1.	Vertical distance 2.7 and horizontal distance 1.
Accessory Parking	Accessory parking spaces shall be provided for at least 30% of the dwelling units. However, this requirement can be waived when lot is 10,000 SF or less in area.	In R7-2 districts, parking requirements are waived for zoning lots of 10,000 SF or less.
Permitted Obstructions to the Sky Exposure Plane	The following shall not be considered obstructions to the sky exposure plane in a commercial district: Chimneys, flues, elevator or stair bulkheads, roof water tanks or cooling towers, flagpole, aerals, parapet walls not more than 4 feet high, spires, belfries, unenclosed balconies, and transparent fences.	N/A

287 Convent Avenue : Property Line Interpretations



287 Convent Avenue : National Park Service Constraints

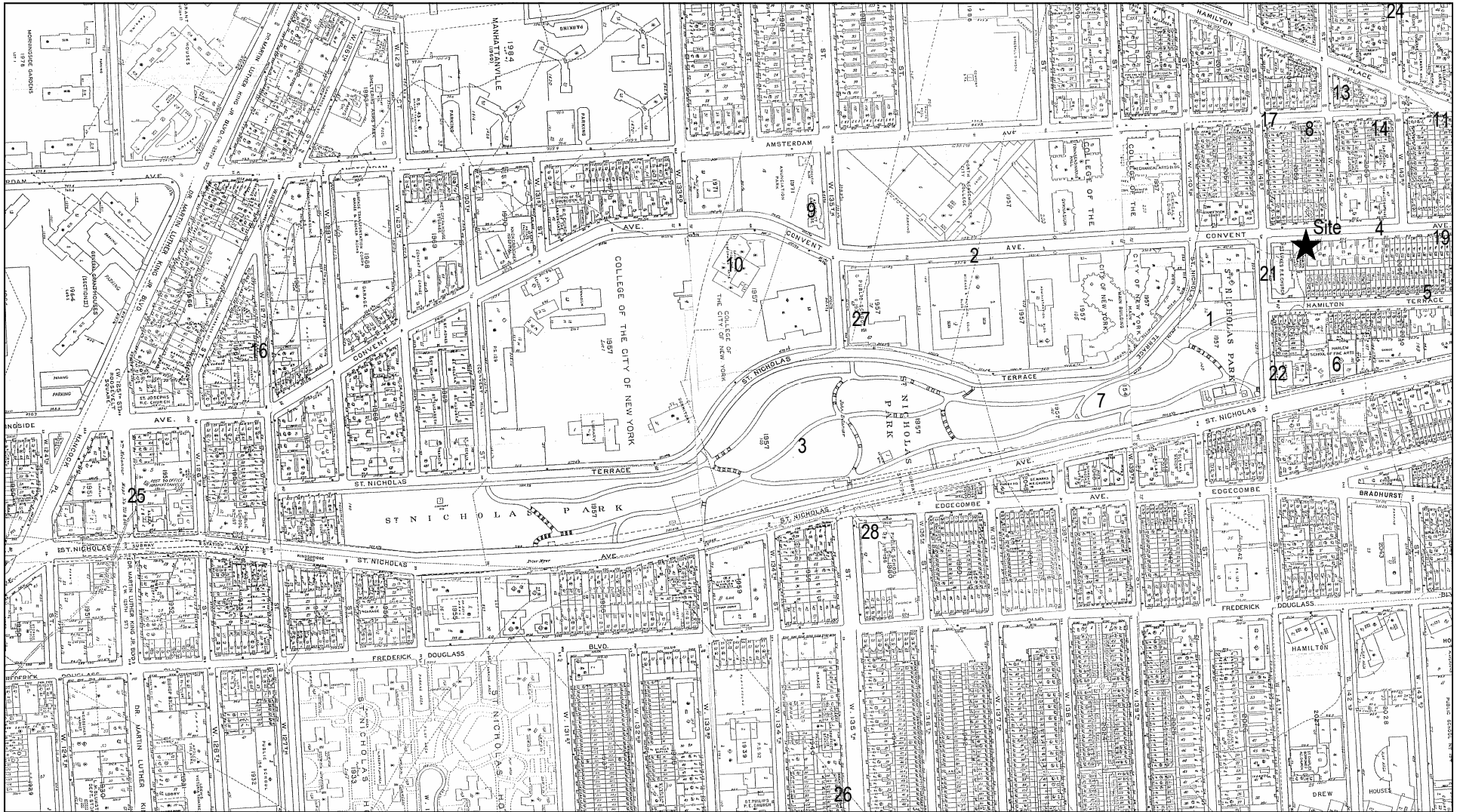


Actual copy of deed indicating restrictions



- NPS does not currently have any funding in place for site development.
- Site is located within a national historic district.
- Site is located within a NYC historic district.
- Site has clear deed restrictions.
- Site development must comply with NYC Zoning Resolution and local building codes.

* NPS is committed to working with all regulatory agencies and stakeholders to honor all constraints while pursuing site development alternatives that meet the needs and the desires of the local community. Clean copy of deed can be downloaded from NPS website at www.nps.gov/nphh.



Local Points of Interest and Potential Development Partners. (List appears in no particular order of preference.)

- | | | | |
|--|---|---|---------------------------------------|
| 1. NPS Hamilton Grange | 9. Harlem Stage | 17. Harlem Village Demonstration Streetscape | 25. Harlem Commonwealth Council, Inc. |
| 2. The City College of New York | 10. Aaron Davis Hall | 18. Friends of St. Nicholas Park | 26. Thurgood Marshall Academy |
| 3. St. Nicholas park | 11. 145th Street Open Plaza | 19. Convent Avenue Baptist Church | 27. A. Phillip Randolph High School |
| 4. Convent Avenue and its historic homes | 12. Board of Education for People of African Ancestry | 20. Community Board 9 | 28. Bread and Roses High School |
| 5. The Children's Art Carnival | 13. Hope Stevens Garden | 21. St. Lukes Church | |
| 6. Harlem School of the arts | 14. Harlem Textile Works | 22. St. James Presbyterian Church | |
| 7. The Harlem Valley | 15. We-Act | 23. Hamilton Heights Home Owner's Association | |
| 8. The Harry Simmons House | 16. Heritage Health and Housing, Inc. | 24. Brotherhood Sister Sol | |

** If you are a part of or know of an organization that should be listed, please provide information at NPS website. See last page.*



Your continued input is important as NPS takes what we have heard this evening and begins to develop a comprehensive alternative for 287 Convent Avenue.

Comments at this meeting will be recorded and written comments are welcome. Letters may be addressed to the Superintendent, Manhattan Sites, 26 Wall Street, New York, NY 10005.

The NPS maintains a website to provide information on planning efforts and to receive public comment. The site address is <http://parkplanning.nps.gov>. Select "Hamilton Grange NM" from the Choose a Park drop down menu and follow the link to "Open for Public Comment"

For further information visit the website or call the park offices at 212-825-6990.

We thank you for coming out this evening to explore the opportunities posed by the development of 287 Convent Avenue, New York, New York and look forward to hearing your thoughts.

Notes :