

GROWTH STRATEGIES

CityWide Growth: Upper Manhattan

By Flores Forbes

January 2002

A land use survey of Upper Manhattan, which is defined as Community Boards 7, 9, 10, 11 and 12, provides several opportunities for expansion in four distinct areas: Potential and existing commercial space; residential expansion; community facility space; and, vacant City-owned land. A survey of commercial development sites that are in pre-development, under construction and that have existing space is listed in Exhibit 1. At this writing approximately 3.3 million square feet of commercial space has been identified in Upper Manhattan. Several of the projects are in pre-development phase and could be redesigned to relocate companies from Lower Manhattan.

A second survey of residential development under construction, in the development pipeline and pending public approval is displayed in Exhibit 2. All of the sites used for development, except those defined as private projects were developed on City-owned property.

A third survey of community facility space identifies approximately 7.2 million square feet of potential space. (See Exhibit 3) More research is needed to assess the Columbia University air rights and how they would fit into a future expansion plan for the City.

The final survey identifies vacant City-owned land. (See Exhibit 4) This is only a partial list of City-owned property in Upper Manhattan that was recently offered in a pending ULURP application. More research is needed to identify other vacant City-owned property that may be suitable for future development as commercial, residential and community facility space in Upper Manhattan.

References

1. Frederick Douglass Blvd. Corridor Study (UTAP)
FDBC Study pdf.
Appendices pdf.
Abridged FDBC Study pdf.
2. Frederick Douglass Blvd. First Action Plan: Harriet Tubman Square (UTAP)
First Action Report Word Doc.
Maps, report images PowerPoint
3. Sherman Creek Redevelopment Project (PA of NY & NJ)
4. 197-a plans for Community Boards 9, 10 and 11
5. Harlem Community Development Corp's Assessment Report on Economic Conditions for the Greater Harlem and Washington Heights Inwood Communities (Tri-Area)
6. Upper Manhattan Tourism Market Study (ARA)

7. West Harlem Master Plan Toward a New Waterfront-125th Street to 137th, Broadway to the Hudson River (EDC)

Exhibit 1

Commercial space in Upper Manhattan that is built and available, under construction, in the development pipeline or pending public approval.

Project	Square footage
Harlem Center	330,000
Senesta Hotels	300,000
East River Plaza	470,000
Mart 125	34,000
Bargain World/Hotel	43,000
Gotham Center	200,000
Rheedland Center	78,000
Harlem USA	50,000
EDC/RFP 125th St. Project	500,000
HPD Cornerstone RFP	198,000
HPD Anchor Program	233,000
Edison Schools	80,000
Various RE Brokers UM	64,200
UMEZ Space Bank	633,600
Harlem Piers Master Plan	34,000
Sherman Creek	40,000
Total	3,287,800

Exhibit 2

Residential projects that are built and available, under construction, in the development pipeline or pending public approval.

Project	Number of units
HPD Cornerstone Program	2,208
HPD Anchor Program	937
HPD New Homes/NBP	556
NYCH Partnership	2,501
Other Private Projects	375 est.
Total	6,577

Exhibit 3

Community Facility space in Upper Manhattan that is being developed or has potential development rights.

Project	Square Footage	
Columbia University	7,000,000	(Transfer Development Rights)
Cornerstone Program	24,500	
Harlem Dowling	58,000	
Arker Companies	40,000	
UMCSSC	65,000	

Total	7,187,500
--------------	------------------

Exhibit 4

Vacant land that is City-owned and via the ULURP process is available for residential/mixed use development.

Location	Square footage	Zoning
34 W. 131 St.	3,267	R7-2
128 W. 127 St.	1,485	R7-2
116 W. 127 St.	1,584	R7-2
109 W. 126 St.	1,683	R7-2
123 W. 129 St.	1,188	R7-2
112 W. 130 St.	1,584	R7-2
104 W. 132 St.	1,584	R7-2/C2-4
130 W. 134 St.	2,970	R7-2
267-69, 265 & 263 W.126 St.	8,415	R7-2
317 W. 126 St.	1,584	R7-2
330 St. Nicholas Ave.	1,530	R8
302,304 & 306 W. 127 St.	6,665	R7-2/C1-4
362 & 364 St. Nicholas	3,500	R8
2405 8th Avenue	1,875	R7-2/C1-4
203W. 135 St.	2,673	R7-2/C1-4
119 Edgecombe Ave.	2,125	R7-2
311 W. 141 St.	2,475	R7-2
2803 8th Avenue	2,000	R7-2
303 W. 151 St.	1,881	R7-2/C1-4
Total	50,068	