



WEST HARLEM



New York City
Economic Development
Corporation

W Architecture

Prepared for:

The New York City Economic Development Corporation

Funded by:

**The New York City Industrial Development Agency
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WEST HARLEM





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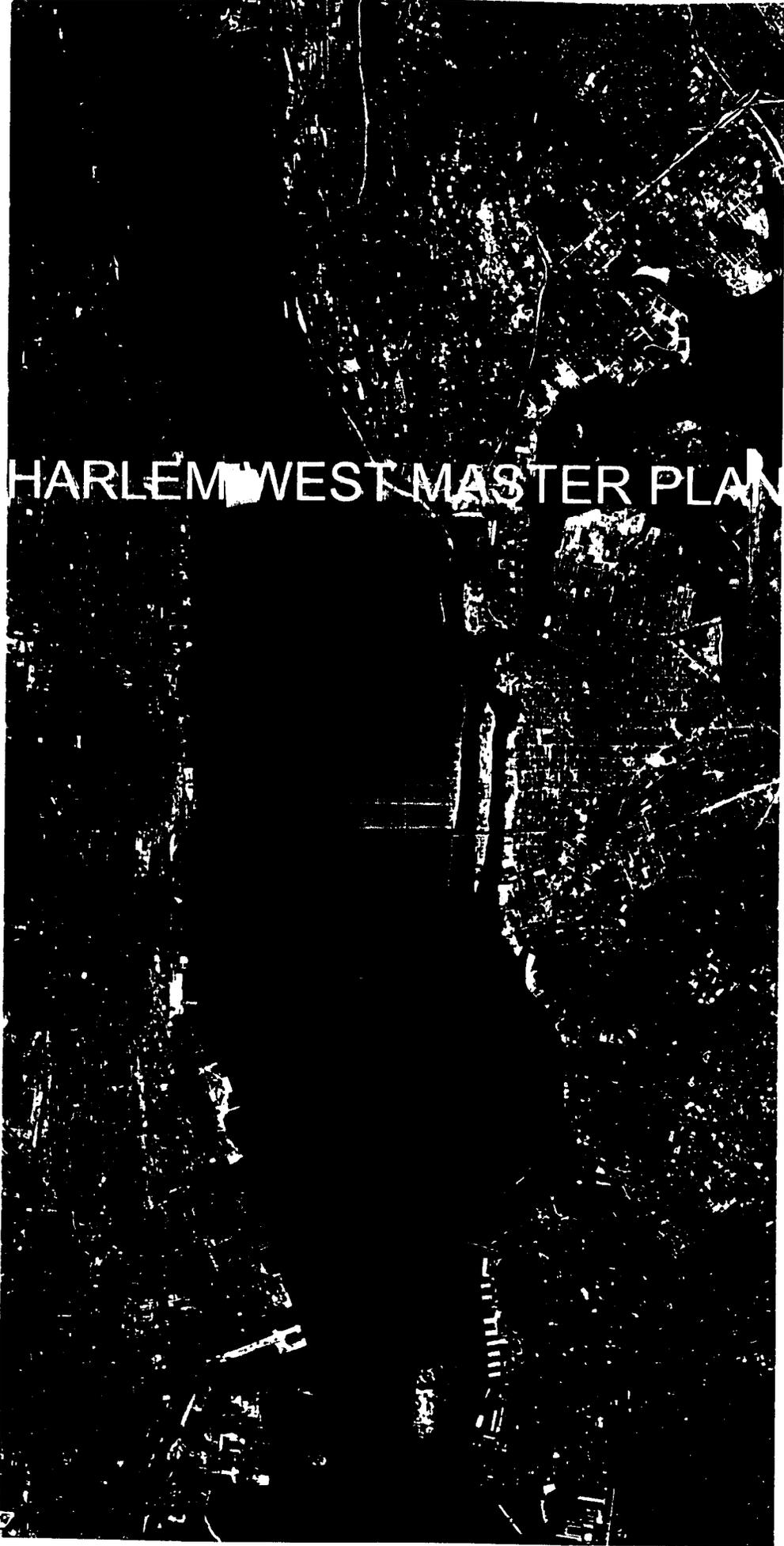
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WEST HARLEM





HARLEM WEST MASTER PLAN

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MANHATTAN AND STUDY
AREA

INTRODUCTION

In February 2001, the NYC Economic Development Corporation engaged a team of experts in urban development, economics and engineering to assist with the redevelopment of West Harlem. Their charge was to assess the present situation of the waterfront, to develop a Master Plan for the area between 125th Street and 135th Street, Broadway and the Hudson River, and to map out a series of public-private steps, beginning with improvements of city-owned land on the waterfront and culminating in the economic development of the entire neighborhood.

A major objective of this study is to develop a critical path for the economic development of West Harlem that enhances the character of the neighborhood and fulfills the visions of the community. The Master Plan is to serve as a guide that will shape the redevelopment, while remaining flexible as the plan evolves from its conception.

Led by W Architecture and Landscape Architecture, LLC, the team has developed a three-stage approach to fulfill these goals:

- STAGE 1 Waterfront Amenity:
Improving the Water's Edge
- STAGE 2 Transportation Improvements:
Creating and Improving the Means to Get There
- STAGE 3 Economic and Institutional Development:
Supporting the Community and Creating Jobs

Each of these stages builds on the previous stages. They are conceived as being in character with the neighborhood, and they amplify its physical advantages of access, view and landscape. The stages are detailed in the Recommendations Section of this report.

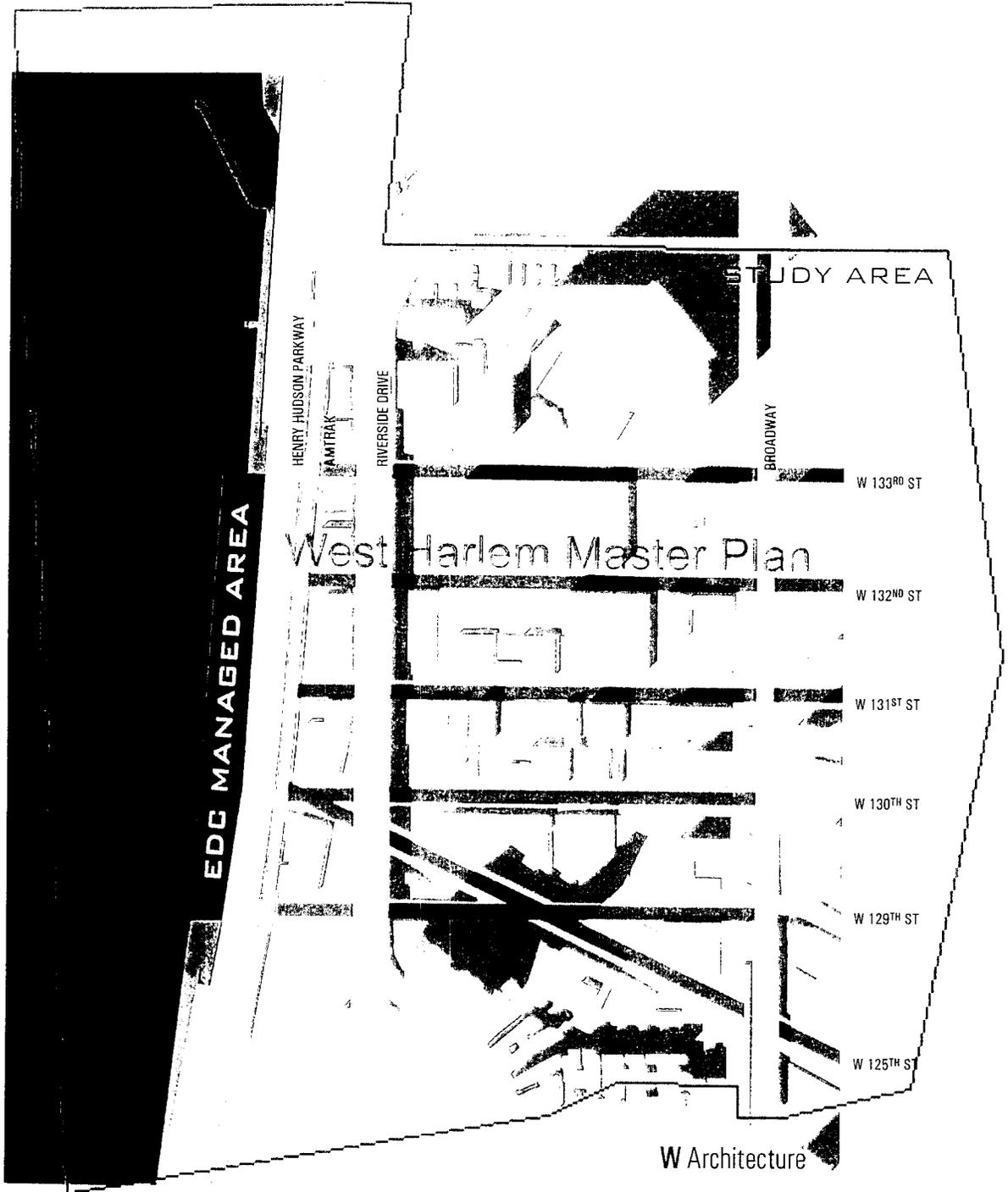
Economically, each stage requires a mix of public and private investments; each stage increases the neighborhood's capacity to generate jobs and activity. The Master Plan takes advantage of existing business successes and the extraordinarily diverse set of institutions along the neighborhood's edges to develop an environment where thousands of jobs can be created in a vital 24/7 neighborhood.

The Master Plan is based on extensive analysis of existing conditions, community input and observable economic trends. The numerous technical studies completed in the Master Plan are detailed in the Existing Conditions section of the report. The first phase of the redevelopment has been advanced to the schematic design level in preparation for a possible implementation phase.

Successful implementation of the Master Plan will require many years and cooperation among government, institutions, the community and the private sector. But everything proposed is achievable, and the plan takes an incremental approach that begins with the doable, today.

WEST HARLEM





THIS PAGE:
 WEST HARLEM MASTER
 PLAN STUDY AREA

NEXT PAGE:
 VIEW OF EXISTING WATER-
 FRONT SITE AND MARGIN-
 AL STREET FACING NORTH



STUDY AREA

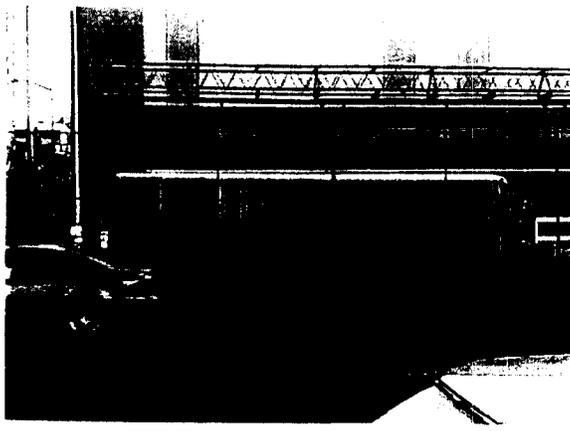
The study area includes both a neighborhood-wide study area and a specific waterfront study area, which is a waterfront site that is owned by New York City and managed by the New York City Economic Development Corporation.

The waterfront study area is located between 133rd Street to the North, Marginal Street to the East, St. Clair Place to the South and the US Pierhead line in the Hudson River to the West.

The overall study area is located between 135th Street to the North, Broadway/Old Broadway to the East, St Clair Place and 125th Street to the South and the US Pierhead line in the Hudson River to the West.

WEST HARLEM





THIS PAGE UPPER LEFT:
VIEW OF MTA BUS DEPOT

THIS PAGE LOWER LEFT:
VIEW OF 131ST ST LOOKING
EAST

THIS PAGE RIGHT:
VIEW OF FAIRWAY BUILDING

NEXT PAGE LEFT:
WORKING COMMUNITY
MEETING TABLE DISCUS-
SION

NEXT PAGE RIGHT:
WORKING COMMITTEE
MEMBERS REVIEWING
WATERFRONT USES.

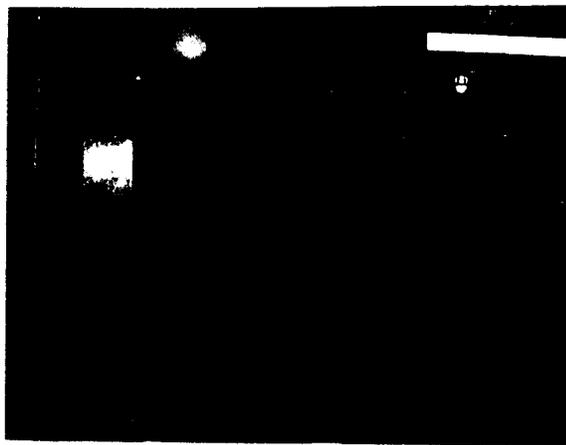
PROCESS

Building on the past work of the community and in communication with Manhattan Community Board 9, this Master Plan was developed in a year-long process focused around regular meetings of an inclusive Working Committee. The Working Committee met four times: at the commencement of the Master Plan; to review existing conditions; to discuss plan concepts; and to discuss the proposed Master Plan. Numerous evening meetings were held with Community Board 9, and its Harlem Piers Committee, where progress was discussed in smaller group settings. A formal presentation of the Master Plan was made to Community Board 9 in December 2001.

During the production of the Master Plan, extensive data was collected by the team's technical consultants, including:

- Ernst & Young LLP for economic analysis
- DMJM + Harris for engineering analysis
- The Sam Schwartz Company for traffic analysis
- Hanscomb for preliminary cost estimating analysis
- Enterprise Real Estate Services, Inc. for economic strategies

The data is presented in the Existing Conditions section of this Master Plan report and catalogued fully in appendix reports.



WORKING COMMITTEE

The Working Committee was comprised of local organizations, stakeholders, elected officials, government agencies and surrounding institutions including:

144th Street Landmark Block Association
 Alianza Dominicana
 Antioch Baptist Church
 City College: CUNY
 Columbia University
 Community Board 9, Chair
 Community Board 9, Chair, Harlem Piers Committee
 General Grant Residents Association
 Greater Harlem Chamber of Commerce
 Hamilton Heights - West Harlem CPO
 Hamilton Heights West Harlem Community Preservation Organization
 Hamilton Terrace Block Association
 Harlem Community Development Corp.
 Harlem Visitors and Convention Center
 Local Merchants, including Fairway
 Manhattanville Resident Association
 Montefiore Park & Neighborhood Association
 Morningside Heights Historic District Committee
 Morningside Heights/West Harlem Sanitation Coalition
 Metropolitan Transportation Authority
 MTA NYC Transit Authority
 North River Community Environmental Review Board
 NYC Department of City Planning
 NYC Department of Parks & Recreation
 NYC Department of Transportation

NYS Department of Environmental Conservation
 NYS Department of Transportation
 NYS Office of Parks, Recreation and Historic Preservation
 Office of Manhattan Borough President C. Virginia Fields
 Office of NYC Council Member Robert Jackson
 Office of NYC Council Member Stanley Michels
 Office of NYS Assembly Member Edward Sullivan
 Office of NYS Assembly Member Keith L. Wright
 Office of NYS Assembly Member Herman D. Farrell Jr.
 Office of NYS Senator Eric T. Schneiderman
 Office of NYS Senator David A. Paterson
 Office of US Congressman Charles B. Rangel
 Resident Association of Grant Houses
 Tiemann Place Effort
 Tri Poli Community Coalition
 Upper Manhattan Empowerment Zone
 Urban Kayak
 WEACTION (West Harlem Environmental Action)
 West Harlem Coalition
 Westside Heights Citizen League

WEST HARLEM





PRIOR PLANNING EFFORTS

In 1998, Manhattan Community Board 9 and West Harlem Environmental Action, Inc. sponsored a community visioning plan, *Harlem on the River*, (the "vision plan") for the West Harlem waterfront area.

The Vision Plan showed a waterfront park and recreation area with reconstructed piers, merchant markets, a café, an aquatic learning center, a learning garden, and small boat dock. To create more land for waterfront access and recreation, the Vision Plan recommends the rerouting of Marginal Way to 12th Avenue and the reconstruction of three piers of the approximate size and in the general location of the historic piers. For the overall study area, the Vision Plan suggests a mixed-use district with cultural corridors, gateway intersections, waterfront park space and a new transportation hub. The Vision Plan also included condemnation of adjacent private property. The Vision Plan evolved from extensive community input and thus served as a very valuable tool.

In addition, Community Board 9 completed a Draft 197a plan, a local planning effort (known as the "Community Plan"). For the Harlem Piers area, the Community Plan recommends economic growth balanced with community development, improved public waterfront access, the encouragement of water-enhancing uses, increased community participation in the planning process, increased parking opportunities, improved public safety, and the encouragement of various forms of transportation. Specific to waterfront access, the Community Plan's recommendations include implementation of an esplanade along the water's edge, examination of the feasibility of

closing Marginal Street, prohibition of parking on the waterfront, and redevelopment that recognizes the importance of the Harlem Piers as a major destination.

Columbia University and the Harlem Community Development Corporation have also been involved in planning in areas that overlap the study area.

EDC'S ROLE

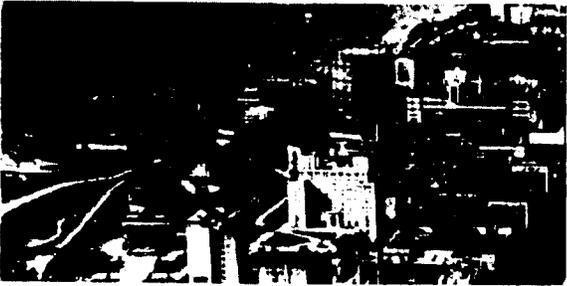
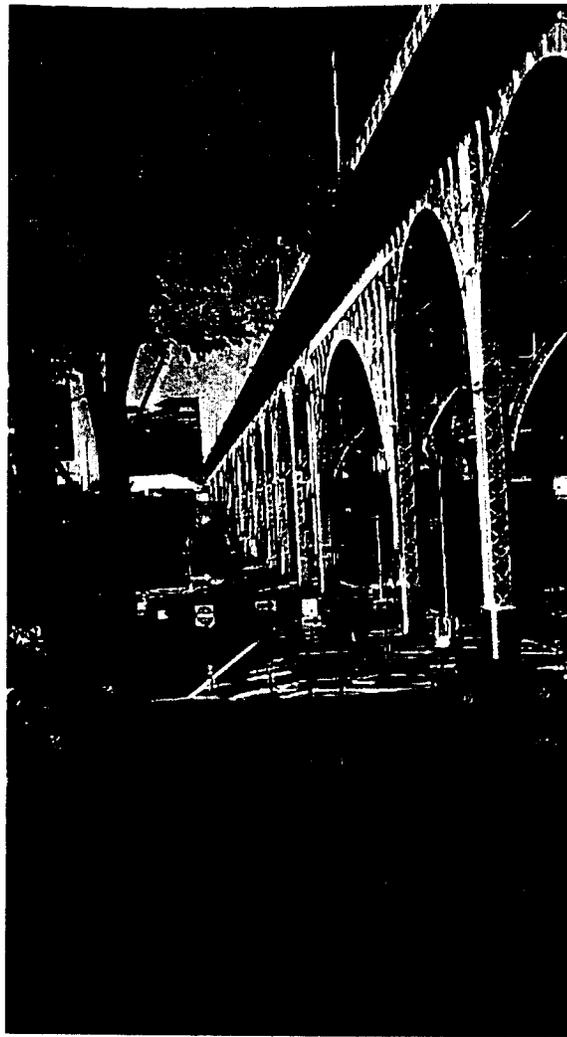
In recognition of the long history of past development proposals for the West Harlem waterfront, and building on the recent community plans, EDC decided it was important to consider the redevelopment of the waterfront in the context of the upland neighborhood. By taking this more comprehensive view, it allowed the City to work with a broad spectrum of local partners and stakeholders in articulating what is hoped to be a blueprint for the revitalization of a long-forsaken waterfront.

THIS PAGE :
COMMUNITY BOARD 9
MEETING

NEXT PAGE UPPER LEFT:
HISTORIC VIEW OF 12TH
AVENUE VIADUCT LOOKING
NORTH.

NEXT PAGE LOWER LEFT:
HISTORIC VIEW OF HARLEM
PIERS
LOOKING NORTH

NEXT PAGE RIGHT:
EXISTING VIEW
LOOKING NORTH UP 12TH
AVE.



SPECIFIC GOALS

The New York City Economic Development Corporation's (EDC's) goal was to redevelop the waterfront in a manner that:

- Complements the community visions and plans.
- Provides a continuation of the waterfront linear path system.
- Explores a creative maintenance mechanism.
- Connects to the upland and encourages economic development in West Harlem.

These goals ultimately led to the three central recommendations of this report:

- Creation of a waterfront amenity.
- Implementation of substantial transportation improvements.
- Development of a vibrant commercial and cultural district.

REPORT ORGANIZATION

The Master Plan report is organized into three sections: Introduction, Recommendations, and Existing Conditions.

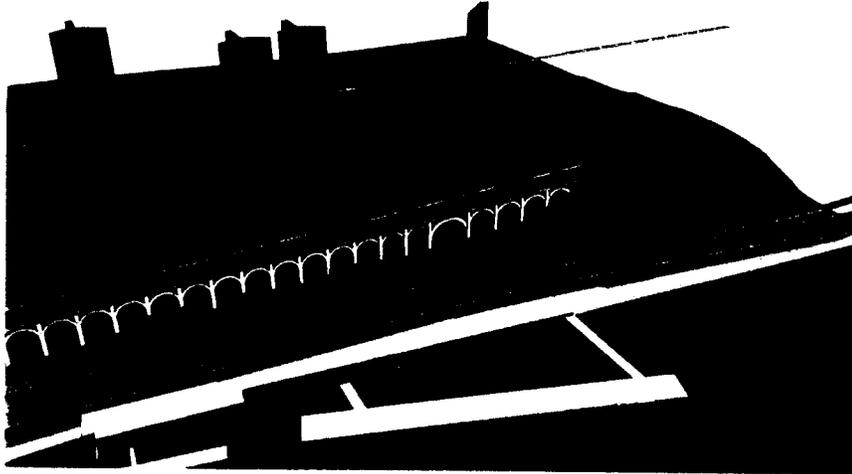
The Introduction section presents the people and the process responsible for developing the Master Plan. The Recommendations section presents a 3-stage plan for achieving the goals of the Master Plan. The Existing Conditions section describes in detail the physical condition of the study area, along with economic, transportation and engineering analysis.

Other products of the study, such as Schematic Designs, Streetscape Documents, and the full text of all sub-consultant reports are on file with the New York City Economic Development Corporation.

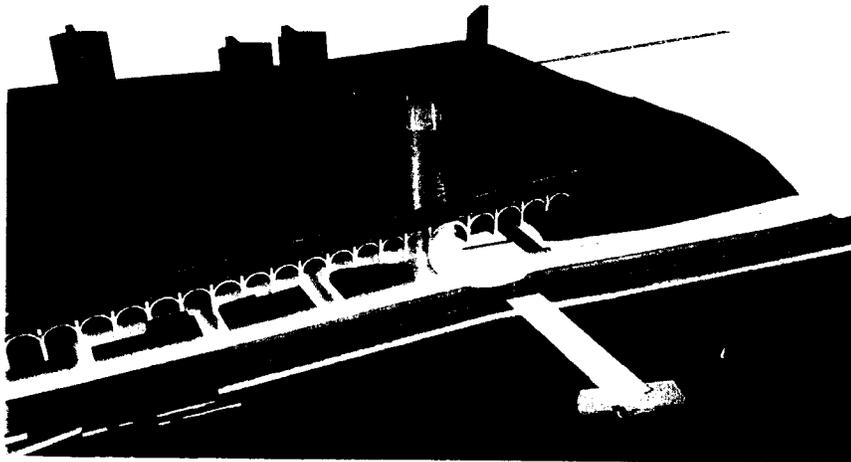
WEST HARLEM



- 1 WATERFRONT AMENITY
- 2 TRANSPORTATION IMPROVEMENTS
- 3 ECONOMIC AND INSTITUTIONAL DEVELOPMENT



- 1 WATERFRONT AMENITY
- 2 TRANSPORTATION IMPROVEMENTS
- 3 ECONOMIC AND INSTITUTIONAL DEVELOPMENT



- 1 WATERFRONT AMENITY
- 2 TRANSPORTATION IMPROVEMENTS
- 3 ECONOMIC AND INSTITUTIONAL DEVELOPMENT



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PLANS FOR STAGES
1, 2, AND 3 OF THE
MASTER PLAN