



THE CITY OF NEW YORK
COMMUNITY BOARD 9
MANHATTAN

Morningside Heights
Manhattanville
Hamilton Heights
Sugar Hill

3291/3295 Broadway
New York, NY 10027
Phone: (212)864-6200 Email:
info@cb9m.org

February 20, 2025

Michael Parella
Assistant Vice President, Strategic Investments Group
New York City Economic Development Corporation
One Liberty Plaza
New York, NY 10006

Re: Urban Resource Institute Build NYC Application

Dear Mr. Parella:

At its regularly scheduled General Board Meeting held in hybrid on Thursday, March 20th, 2025, Manhattan Community Board No. 9 passed the following Letter of Support Re: URI Proposed Transitional Housing and Permanent Affordable Housing Projects located on W. 129th & W. 130th Sts. by vote of unanimous consent with 29 members present.

Manhattan Community Board 9 writes in support of Urban Resource Institute's (URI) 130th Street Purpose-Built Transitional Housing for Families with Children. The project will provide transitional and supportive housing to survivors of domestic violence as well as much-needed permanent, deeply affordable housing.. We look forward to continuing to work with the URI Development and Programs team as the project moves forward.

The project details are as follows:

Purpose Built Transitional Housing for Families with Children: 91 total apartments of Transitional Housing for Families with Children.

Unit Mix

- 77 Studio apartments
- 14 One Bedroom apartments
- The building will have a total of 14 Accessible apartments, 5 ADA apartments and 9 Vision and Hearing-impaired apartments.
- 3500 Square feet of Social Service Provider Space.
- 943 square foot Multi- Purpose/ Community room on Street Level. To Be Open for Scheduled Community Use.
- 9 Floors, Cellar and Sub-cellar.

- 761 Square feet for Laundry room and Bicycle storage.
- 3,053 Square feet of outdoor Green Space

Permanent Affordable and Supportive Housing: 102 total apartments of Permanent Affordable Housing with Supportive Housing Services for Domestic Violence Survivors and Their Pets

Unit Mix

- Affordable Housing
 - 7 Two Bedrooms
 - 28 One Bedroom
 - 6 Studios
- Supportive Affordable Housing for Survivors of Domestic Violence and Their Pets
 - 61 Studios
 - 1,773 Square feet of Social Service Provider Space.
 - 943 Square foot Multi- Purpose/ Community room
 - 11 floors and a cellar
 - 1,300 Square feet for Laundry room and Bicycle storage.
 - 3,053 Square feet of outdoor Green Space

The permanently affordable units will all be affordable at levels of 60% or less of New York City's AMI. These deeply affordable units are desperately needed in our neighborhood.

Both of these projects are designed to meet the highest standards of accessibility and community inclusion. They will provide much-needed resources for families and individuals transitioning to stability, while also contributing to the vitality of the neighborhood. URI envisions these developments becoming a cornerstone of supportive and affordable housing in the community.

Furthermore we urge URI and its partners to seek an upzoning of the site and additional capital to enable the creation of more permanently affordable housing units at deep levels of affordability in its Permanent Affordable Housing project.

Please contact our District Manager Eutha Prince at (212) 864-6200 for any questions or further information. Thank you.

Sincerely,



Victor Edwards
Chair
Manhattan Community Board 9

cc:

Hon. Eric Adams, Mayor

Hon. Brad Lander, NYC Comptroller

Hon. Mark Levine, Manhattan Borough President

Hon. Cordell Cleare, NYS Senator, 30th Senatorial District

Hon. Micah C. Lasher, NYS Assemblyman, 69th Assembly District

Hon. Jordan J.G. Wright, NYS Assemblyman, 70th Assembly District

Hon. Al Taylor, NYS Assemblyman, 71st Assembly District

Hon. Shaun Abreu, Member of the NYC Council, 7th Council District

Hon. Yusef Salaam, Member NYC Council, 9th Council District

Mr. Zead Ramadan, Exec. Director, West Harlem Development Corp

Ms. Deborah A. Levine, LCSW, Director, Harlem Health Initiative



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February 21, 2025

Hon. Sarah Carroll Commissioner
New York City Landmarks Preservation Commission
David N. Dinkins Municipal Building
1 Centre Street, 9th Floor North
New York, NY 10007

Dear Commissioner Carroll,

At its regularly scheduled General Board Meeting held on Thursday, February 20, 2025, Manhattan Community Board No. 9 passed the following Letter of Support re: **Certificate of Appropriateness Application** (Installation of aluminum cabinets with illuminated neon letter storefront signage). **2878 Broadway, aka 542 West 112th Street, New York, NY 10025** Manhattan Community District 9, (Block 1883, Lot 59) **Morningside Heights - Historic District DOCKET# LPC-25-05250** by unanimous consent with 29 members present.

Upside Pizza and its designer, Noble Signs presented to the Manhattan Community Board 9 (MCB9) Landmarks Preservation and Parks Committee (LPP) a design application to obtain a Certificate of Appropriateness for the installation of ground floor storefront illuminated neon signage. The mixed use commercial property is owned by Columbia University and provides residential apartment housing for students above the proposed new storefront at 2878 Broadway and West 112th Street.

This French Renaissance Revival property contributes to the Morningside Heights Historic District according to its February 21, 2017 Designation Report and was designed in 1907 by architects, Neville & Bagge. The corner storefront has experienced previous alterations throughout the years, including signage. We find that the proposed signage in terms of scale, placement, color, and detail is complimentary to the property's existing red brick, stone, and terra cotta materials. Furthermore, it does not appear to damage, obscure or distract from the architectural masonry or features of the building, adjacent buildings or streetscape.

The illuminated neon signage design is authentic, timeless, and reflects an art form with historical and cultural expression emanating strong branding capabilities essential to advertising Upside Pizza's goods and services. Its close proximity to the famous Tom's Restaurant on the northwest corner with similar illuminated signage, is appropriate and hearkens back to a time when this type of signage was commonplace. Crafted by local neon artisans, it enhances the neighborhood's visual appeal while celebrating its rich history. This careful balance of past and present strengthens the community's identity, adds lasting value, and ensures Upside Pizza reflects a bold and striking presence.



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During a night site visit to the Upside Pizza location, it was apparent that this southwest corner is quite dark. There is limited street lights and no significant exterior building lighting on the subject corner. The nearest street light is across the street on the northwest corner. Illuminated signage is a light source and may improve the perception of safety on this dark and busy corner in close proximity to the Cathedral Parkway - 110th Street subway station as students and pedestrians travel home late in the evening.

One area of concern is for the applicant to determine the appropriate intensity level of the illuminated signage if the windows directly above the ground floor storefront are sleeping areas. Any change in lighting could impose quality of life issues for existing residents and others nearby.

Moreover, the MCB9 Landmark Preservation and Parks Committee supports the installation of neon letter illuminated signage for Upside Pizza, a new business, as a way of enhancing the energy of the Morningside Heights streetscape while respecting its character.

Finally, MCB9 requests notification of any changes to the permit type, materials, and modifications to submitted work. If you have any questions or need further information, please do not hesitate to contact me or Eutha Prince, District Manager, by telephone number at (212) 864-6200.

Sincerely,

Victor Edwards
Chair

cc: Honorable Eric Adams, Mayor
Honorable Brad Lander, NYC Comptroller
Honorable Mark Levine, Manhattan Borough President
Honorable Cordell Cleare, NYS Senator, 30th Senatorial District
Honorable Micah Lasher, NYS Assemblyman, 69th Assembly District
Honorable Jordan J.G. Wright, NYS Assembly Member, 70th Assembly District
Honorable Al Taylor, NYS Assemblyman, 71st Assembly District
Honorable Shaun Abreu, Member of the NYC Council, 7th Council District
Honorable Yusef Salaam, Member NYC Council, 9th Council District
Honorable Heather Jason, Co-Chair, LPP-MCB9
Mr. Zead Ramadan, Executive Director, West Harlem Development Corporation



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February 26, 2025

Hon. Sarah Carroll
Commissioner
New York City Landmarks Preservation Commission
1 Centre Street, 9th Floor North
New York, NY 10007

Dear Commissioner Carroll,

At its regularly scheduled General Board Meeting held on Thursday, February 20th, 2025. Manhattan Community Board No. 9 passed the following Letter of Response re: **West Harlem Historic Districts Council** by unanimous consent with 29 members present.

It has been sixteen months since members of Manhattan Community Board 9 met with your office and the West Harlem Community Preservation Organization about the proposed West Harlem Historic District. This area within our district is now listed on the National Register of Historic Places as a Historic District and the designation has broad support within our community.

We are reaching out requesting an update about the potential historic district designations in West Harlem and your study to date of those properties in our community. We understand the Landmarks Preservation Commission has different standards for historic districts and we hope the time since our October 2023 meeting has allowed your team to complete its research and evaluation so that a New York City Historic District designation may move forward.

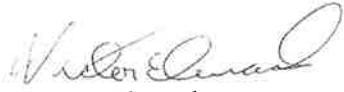
We understand the Landmark Preservation Commission recently stated its concern about the lack of new historic district requests being made throughout the five boroughs. It is a strange statement considering the vast amount of time and resources that went into the request for evaluation for a West Harlem Historic District. We can assure you our community is actively waiting and enthusiastic for the Commission to complete its research on West Harlem and move forward with a newly designated area.

We welcome the opportunity to discuss this further and where your office is at in terms of research and evaluation of a potential West Harlem Historic District.

Hon. Sarah Carroll
February 26, 2025
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If you have any questions and/or further information is needed, please do not hesitate contacting me or District Manager, Eutha Prince, at the board office (212) 864-6200.

Sincerely,



Victor Edwards
Chair

cc: Hon. Eric Adams, Mayor
Hon. Brad Lander, NYC Comptroller
Hon. Mark Levine, Manhattan Borough President
Hon. Cordell Cleare, New York State Senate
Hon. Micah Lasher, Assembly Member
Hon. Jordan J.D. Wright, Assembly Member
Hon. Al Taylor, Assembly Member
Hon. Shaun Abreu, City Council Member
Hon. Yusef Salaam, City Council Member
Mr. Zead Ramadan, Executive Director, West Harlem Development Corporation



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February 26, 2025

National Park Service
Superintendent Shirley McKinney
Federal Hall National Memorial
26 Wall Street
New York, NY 10005

Dear Superintendent McKinney,

At its regularly scheduled General Board Meeting held on Thursday, February 20th, 2025, Manhattan Community Board No. 9 passed the following Letter re: **Reopening Full Access to Hamilton Grange St. Nicholas Park in Harlem** by unanimous consent with 29 members present.

Manhattan Community Board 9 is writing to express our concern regarding the closure of the pedestrian gate at Hamilton Grange National Memorial. This restriction limits access to Saint Nicholas Park, a historically significant public park that serves as a vital resource for Harlem residents and visitors alike.

Saint Nicholas Park is an essential green space for our community, offering recreation and relaxation for its visitors. In 2024, the National Park Service began locking and closing the pedestrian gate outside of Hamilton Grange National Memorial (mid-block on West 141st Street). The pedestrian gate is now locked when Hamilton Grange is closed to the public, every Monday and Tuesday, preventing full access to Saint Nicholas Park and hindering exit.

We understand that the National Park Service may have operational considerations, but we urge you to explore alternative solutions that would allow for full public access throughout the week. This closure is disproportionately affecting our seniors, families, and individuals with mobility challenges who rely on their neighborhood park. Harlem residents deserve consistent and equitable access to their public spaces.

We kindly request that the National Park Service reopen the gate on Mondays and Tuesdays. We thank you in advance for your attention to this matter. We look forward to your response.

National Park Service
Superintendent Shirley McKinney
February 26, 2025
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If you have any questions and/or further information is needed, please do not hesitate contacting me or District Manager, Eutha Prince, at the board office (212) 864-6200.

Sincerely,



Victor Edwards
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Hon. Brad Lander, NYC Comptroller
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Hon. Micah Lasher, Assembly Member
Hon. Jordan J.D. Wright, Assembly Member
Hon. Al Taylor, Assembly Member
Hon. Shaun Abreu, City Council Member
Hon. Yusef Salaam, City Council Member
Hon. Adriano Espaillat, U.S. House of Representatives, District 13
Hon. Kirsten Gillibrand, U.S. Senate, New York
Hon. Charles Schumer, U.S. Senate, New York
Mr. Zead Ramadan, Executive Director, West Harlem Development Corporation
Lorena Harris, Deputy Superintendent, National Park Service
Ramon Mangual, Supervisory Park Ranger, National Park Service
Callie Tominsky, Supervisory Park Ranger, National Park Service
Vincent Boudreau, President, The City College of New York
Sue Donaghue, Commissioner, NYC Parks and Recreation
Tricia Shimimaura, Manhattan Borough Commissioner, NYC Parks & Recreation
Karen Asner, President, Friends of St. Nicholas Park
Hamilton Terrace Block Association