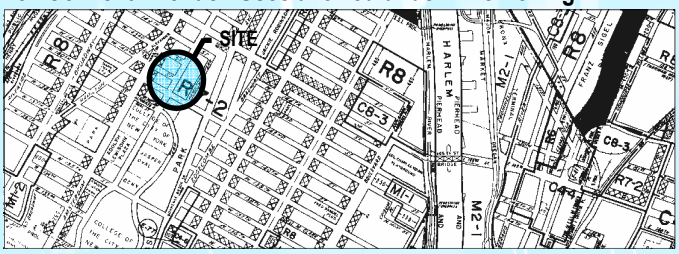
Envisioning the possibilities...

287 Convent Avenue : Uses allowed under NYC Zoning



Permitted Uses per NYC Zoning Resolution : Map 6a

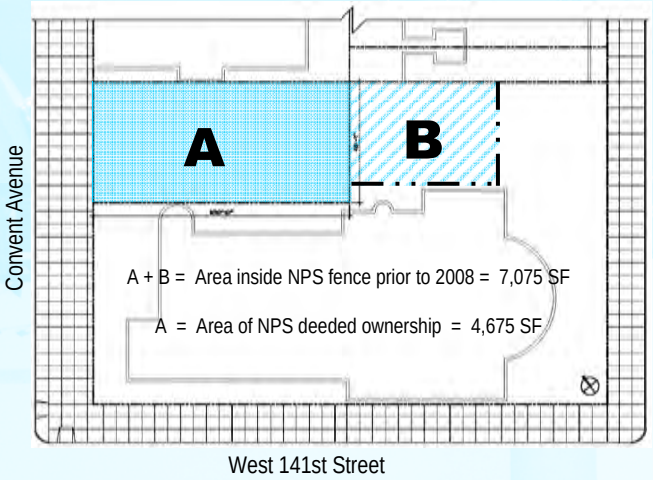
Use Group 1
Single Family detached Housing

Use Group 2
Residences of all kinds.

Use Group 3 and 4
Various types of Community facilities (see website for more details).

Additionally
A series of open uses are permitted (see website for more details).

287 Convent Avenue : Property Lines



Next Steps

The NPS will produce a General Management Plan Amendment and Environmental Assessment to evaluate a range of alternatives for future use and development of the site. The NPS will continue to work with community stakeholders and other agencies to develop alternatives which best address community needs and desires and comply with law and NPS policies. The draft Plan Amendment will be widely distributed for public review and comment during the summer of 2009.

In 1995 NPS issued a General Management Plan for Hamilton Grange National Memorial. The plan called for relocation and restoration of the Grange and a new facility at 287 Convent Avenue for interpretation, NPS housing and community use. Hamilton Grange has been moved to its new site in Saint Nicholas Park. Restoration is now underway.

Several factors have prevented the plan for the Convent Avenue site to proceed. Congressional appropriations for the Grange were insufficient to develop the old site; a deed restriction limits use of the site to a residence of no more than three stories; NPS policy no longer allows construction of employee housing.

NPS is revising the plan for 287 Convent Avenue and conducted a public scoping/visioning session on Thursday, December 11, 2008 at Harlem School of the Arts. This document summarizes community thoughts, concerns and visions for the site. It should be noted that the NPS is currently working to develop a short-term vision for the site in the form of a **"First Bloom Project"**, a community garden designed by children. ***Visit the NPS website, www.nps.gov/hagr for a complete list of public comments.***

- **Initiate and foster dialog with community stakeholders and potential partners.**
- **Create a dynamic "Green" space with diverse uses that attracts people.**
- **Recognize and celebrate Harlem's cultural heritage, important people and cultural icons.**
- **Work with partners to expand space and on-site programs interpreting Hamilton's accomplishments.**
- **Create a multi-use facility that is covered, secure and leaves breathing room for Saint Luke's Church.**
- **Consider immediate, short and long term plans for the site.**
- **Establish development costs and identify funding sources.**

287 Convent Avenue, New York, New York
Community Visioning Session
Held at Harlem School of the Arts
Thursday, December 11, 2008
645 St. Nicholas Avenue (142nd Street),
New York, New York

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