

CITY PLANNING COMMISSION

May 26, 1993 Calendar No. 29

N930400BDM

IN THE MATTER of an application submitted by the Department of Business Services on behalf of the 125th Street District Management Association, pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the establishment of the 125th Street Business Improvement District, Borough of Manhattan, Community Districts 9, 10 and 11.

On September 17, 1987, the Board of Estimate adopted a resolution (Calendar No. 98) authorizing preparation of a district plan for the 125th Street Business Improvement District (BID). On March 30, 1993 on behalf of the 125th Street Management Association, the Department of Business Services (DBS) submitted the proposed district plan for the 125th Street District BID located in Community Districts 9, 10 and 11 in the Borough of Manhattan.

Background

The proposed 125th Street District Business Improvement District (BID) constitutes a five block area on 125th Street between Morningside and Fifth avenues. The 125th Street Local Development Corporation (LDC) sponsored the development of the 125 Street BID. The LDC has recently received a grant to study the feasibility of eventually extending the proposed BID east of 5th Avenue and west of Morningside Avenue.

125th Street is a high-traffic shopping area offering a wide variety of services and retail businesses. In addition to five financial institutions, there are small to medium sized stores which offer apparel, household items, electronic merchandise,

grocery items and fast food restaurants. Most buildings in the district have ground floor retail and commercial establishments. Upper floors include a mix of residential units and professional offices. Other buildings over five stories such as the former Theresa Hotel, the Charles A. Vinson Building, and the Adam Clayton Powell Jr. Harlem State Office Building provide office space for businesses and city and state agencies.

Few residential units in the district are located between Lenox and Fifth avenues and St. Nicholas and Morningside avenues. They are generally five story walk-up buildings with apartments situated above ground floor commercial space. There are no wholly residential buildings within the district.

Environmental Review

The district plan was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York State Code of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is #92-2-001. The lead agency is the Department of Business Services.

After study of the potential environmental impact of the proposed action, a negative declaration was issued on March 4, 1993.

Referral of the Proposal

On March 30, 1993 the Department of Business Services submitted the 125th Street Business Improvement District proposal to the City Planning Commission. The plan was then transmitted for review to the Office of the Mayor, the Office of the Speaker of the City Council, Office of the Manhattan Borough President, and Manhattan Community District Nos. 9, 10 and 11.

Community Board Public Hearing

Community Boards 9, 10 and 11 held public hearings on this application on April 15, 1993, April 7, 1993 and April 20, 1993 respectively. All three Community Boards adopted favorable resolutions without conditions. Community Boards 9 and 11 voted unanimously in favor of the proposed BID and Community Board 10 by a vote of 24 to 0 with one abstention voted in favor of the BID.

City Planning Commission Public Hearing

On April 28, 1993 (Calendar No. 12), the Commission scheduled May 12, 1993 for a public hearing on the district plan. On May 12, 1993 (Calendar No. 19), the hearing was duly held. Four speakers spoke in favor of the proposed district and no one spoke in opposition. Among those speaking in favor of the district was a representative of the Manhattan Borough President, the Director for the 125th Street BID, the Vice-President of the

125th Street Local Development Corporation and a local merchant. These speakers stated that a BID for the 125th Street District would help maintain the street improvements (including new sidewalks, signs and trees) recently completed by the Department of Transportation and the 125th Street LDC, increase marketing of the area and improve security. The new BID would continue the work that had been started by the LDC on a trial basis.

The hearing was closed.

Consideration

The Commission supports this Business Improvement District as an important economic development tool for upper Manhattan. The Commission believes that the proposed 125th Street BID will promote development and further economic growth in the area by improving the physical appearance of the area and by increased marketing efforts.

The Commission supports the efforts of the 125th Street BID and the property owners within the new district. Additionally, the Commission believes that the Community Boards' participation in this and several other BIDs should be incorporated in to all BIDs throughout the city.

Unlike other BIDs that have recently come before the Commission, the 125th Street BID will utilize a form of mixed assessment for properties within the district. Half of the budget will be raised by the use of an assessment based on front footage

while the other half of the budget will be raised by a formula using the building's assessed value. Commercial property will be assessed at 50% of the frontage rate and 50% of the assessed valuation rate; not-for-profit and government property will be exempt from the assessment. In the first year the annual assessment is anticipated to be no greater than \$0.002963 per dollar of assessed value and \$25.01364 per front footage. A comparison of BIDs with a similar sized budget shows that the Columbus/Amsterdam BID charges a front footage assessment of 18% higher than the 125th Street BID and the Lower East Side BID charges an assessment of 17% higher per dollar of assessment.

These charges would produce a budget of about \$275,000 the first budget year. The first year's budget will be divided between maintenance/sanitation (\$110,600), promotion and holiday lights (\$52,900), administration (\$98,000) and a contingency fund (\$13,500). Other similar BIDs with a similar size budget include the Columbus/Amsterdam Avenues BID (\$168,000) and the Lower East Side BID (\$200,000). The 125th BID's assessment formula will result in a similar additional cost for businesses in the district as with the other similar sized BIDs already noted.

Capital improvements are not anticipated in the plan.

The sanitation program is anticipated to result in a sanitation crew cleaning seven days a week to remove litter, clean trash receptacles and remove graffiti. The program will focus on all common areas accessible to the public that are now

not well maintained.

The maintenance program will include the maintenance of those capital improvements made through the 125th Street LDC commercial revitalization program which may include the maintenance of the "Z" block pavers and street furniture, removal of illegal posters and other maintenance, repairs and painting as needed.

The BID would be managed by an independent corporation, the 125th Street Business Improvement District. The BID's board would be composed of property owners, merchants, a residential tenant and representatives of the Mayor, Comptroller, Borough President and City Council. There will be a non-voting class of membership on the Board which will include Community Boards 9, 10 and 11 representatives.

Resolution

The Commission supports the proposed plan and has adopted the following resolution:

RESOLVED, that the City Planning Commission certifies its unqualified approval for the 125th Street BID.

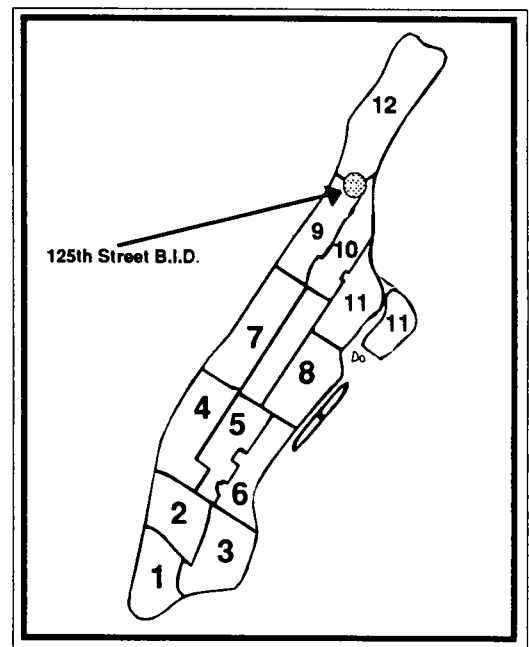
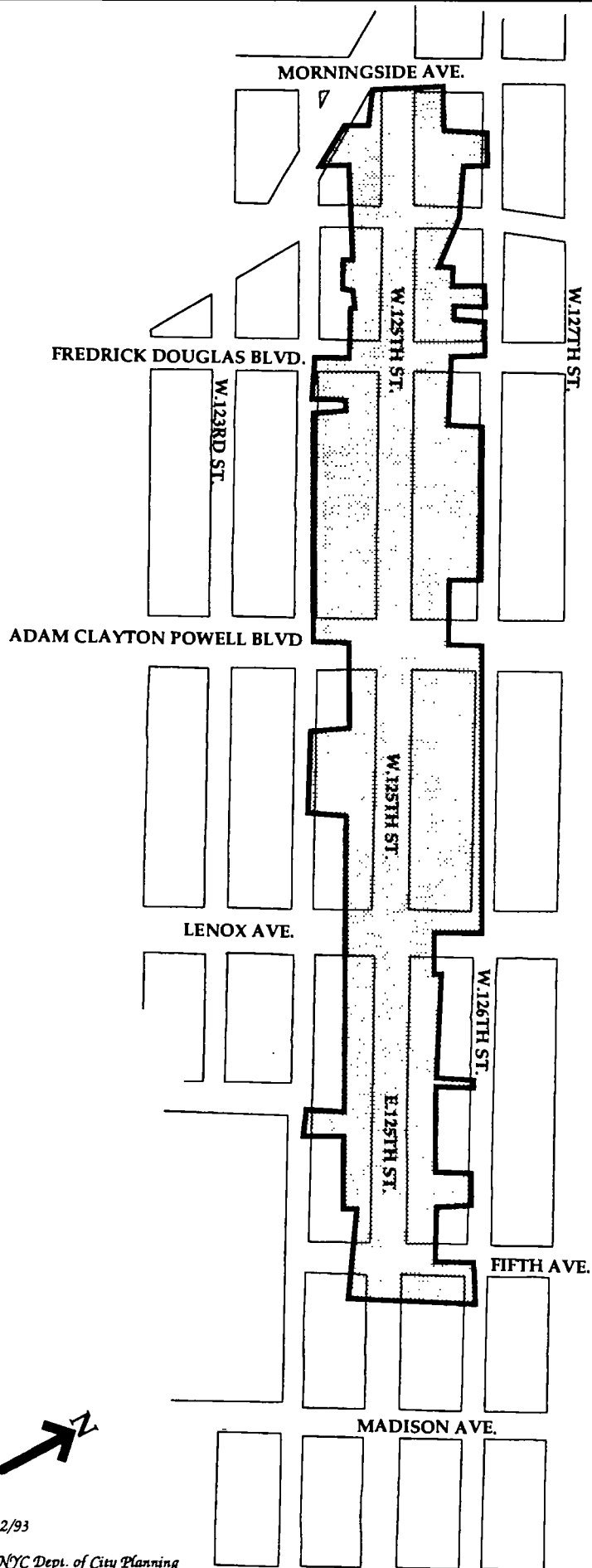
The above resolution duly adopted by the City Planning Commission on May 26, 1993 (Calendar No.29) is filed with the City Council and the City Clerk pursuant to Section 25-405 of the Administrative Code of the City of New York.

Richard L. Schaffer, Chairman

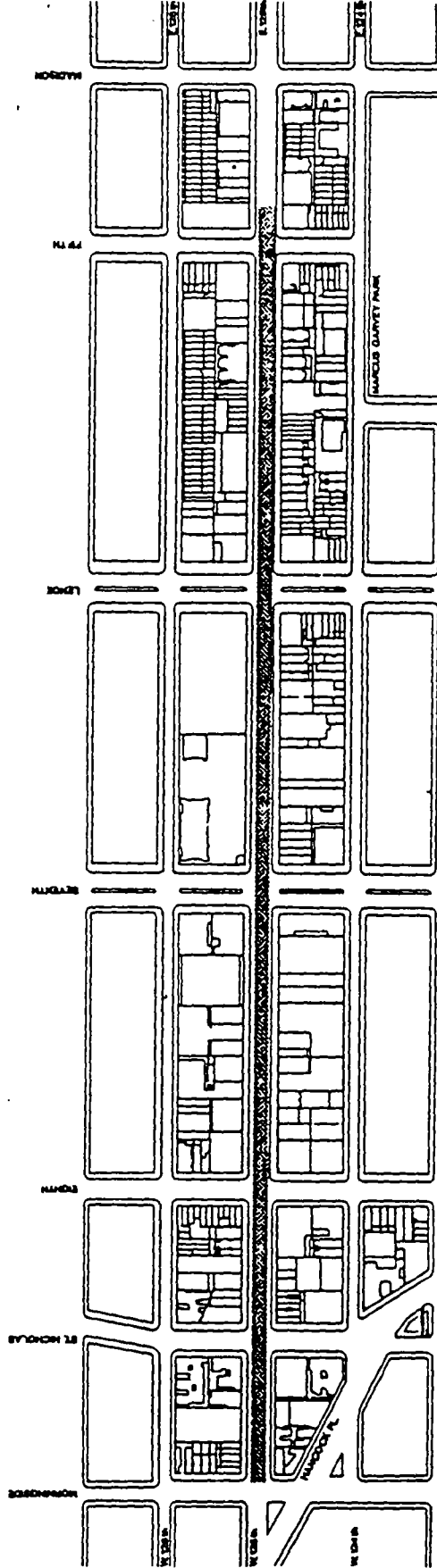
Victor G. Alicea, Vice-Chairman, Eugenie L. Birch A.I.C.P.,
Amanda M. Burden A.I.C.P., Anthony Giacobbe, Esq., Maxine
Griffith, Brenda Levin, Joel A. Miele, Sr., P.E., Edward T.
Rogowsky, Ronald Shiffman, A.I.C.P., Jacob B. Ward, Esq.,
Commissioners

125TH STREET, MANHATTAN

Business Improvement
District
(Proposed)



0 250 500
FEET



125TH STREET
BUSINESS IMPROVEMENT DISTRICT



COMMUNITY BOARD NO. 10 - MANHATTAN

215 WEST 125th STREET - SUITE 340

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OFFICE OF THE
CHAIRMAN

1891
MAY 03 1993

RUTH MESSINGER
Borough President

Richard Schaffer, Chair
City Planning Commission
22 Reade Street
New York, New York 10007

TO: <u>Dinero</u> ✓		
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SCHAFER	KOBER	ROGERS
ABRAMSON	LAPP	SOURY
BARBACCIA	LEVINE	VACILETTA
BARTH	LOPEZ	VENGOCHEA
BERNSTEIN	MAMMANO	WEISBERG
BROOKS	MANN	WIST
CLARK	MCDANIEL	WOODS
FERRIS	MICHAELS	YOUNG
FLAHEVE	OTIS	
GOLDSMITH	FARNES	
HORNICK	FATRISI	
KATZ	PHILLIPS	
FROM RICHARD L. SCHAFER PER ANDREA KATZ		
<input checked="" type="checkbox"/> FOR YOUR ACTION	BY	/ / 92
<input type="checkbox"/> COMMENT BY PHONE/MEMO TO	BY	/ / 92
<input type="checkbox"/> HAVE A MEETING WITH	BY	/ / 92
<input type="checkbox"/> FOR YOUR INFORMATION		
<input type="checkbox"/> CIRCULATE - INITIAL AND FORWARD		
<input type="checkbox"/> SEND COPY OF REPLY TO GENEVE DAVIS BY	/	/ 92
<input type="checkbox"/> OTHER		

April
23, 1993

Re: 125th Street BID
#N9030400BDM

Dear Chairman Schaffer:

In the early months of 1991 Community Board No. 10 held a Public Hearing and gave it's support on the proposed 125th Street Business Improvement District (BID).

On April 7, 1993 the Full Board met, reviewed and gave its support to the 125th Street Local Development Corporation to develop a Business Improvement District. The 125th Street Business Improvement District includes a five block commercial area encompassing all properties fronting both the north and south side of 125th Street between Morningside and Fifth Avenues.

The community looks forward to the services that would be provided once the BID is in place, services like; Sanitation, Street maintenance, Security, Promotions and Holiday Decorations and Administration.

The support came in a vote by the full board of: 25 In Favor, 0 Opposed and 1 passing vote due to a conflict of interest.

Please feel free to contact the District Manager, Linda E. Wood, at the above number, if you require any further information.

Very Truly Yours

William E. Sweeting
WILLIAM E. SWEETING
Chairperson

Chairman Schaffer
125BID.WES/lew

cc: Mayor David Dinkins
Congressman Charles B. Rangel
Manhattan Borough President Ruth Messinger
Senator David A. Paterson
Assemblyman Herman Farrell
Assemblywoman Keith Wright
Councilwoman C. Virginia Fields
Councilman Stanley Michels
Commissioner Wallace Ford, Office of Business Services
Daniel Perez, Co-Chair, Economic Development
Kevin Daniels, Co-Chair, Economic Development
Barbara Askins, Executive Director, 125th Street LDC
Linda E. Wood, District Manager