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M E M O R A N D U M

November 4, 1968

TO: MR. AL VANN

FROM: MR. CHARLES S. WRIGHT
PLANNING CONSULTANT

At your request, and based on my professional knowledge, I submit herein a preliminary site selection report for the proposed Community College No. 7. The sites indicated below were selected with respect to the criteria you provided; i.e., a minimum relocation responsibility and a maximum site to house 5,000 full-time students, and located within the Bedford-Stuyvesant area. In addition, consideration should be given to the approach of developing a temporary college site with a permanent site being developed at another location.

Based on the above requirements, I submit the following sites for your deliberation and discussion as to feasibility.

(A) Site No. 1 - Tax Block 1789 bounded by Lafayette Avenue on the north, Marcy on the east, Clifton Place on the south and Nostrand Avenue on the west.

This site is presently the home of the Long Island University College of Pharmacy. It is currently being used as an educational facility with a relatively small student body; however, a cursory examination of the structure appears that it would be suitable for interim development uses for proposed Community College No. 7. There appears to be an

opportunity to expand the site by acquiring a limited number of adjacent residential units on the western boundary of the parcel. This would be contemplated only after a determination as to a permanent site location for the college was deemed applicable.

(B) Site No. 2 - Tax Block 1133 bounded by Pacific Street on the north, Classon Avenue on the east, Dean Street on the south and Grand Avenue on the west.

This site represents an entire city block, comprising approximately three and a half acres. One half of the site is vacant land, the remainder is occupied with two-story industrial buildings (predominately warehouses), and small wooden framed three-story residential structures. In my judgment, the ability to acquire these residential structures would not meet with any substantial community resistance or objection as the buildings are wood framed and are beyond any economically feasible point of rehabilitation. The industrial buildings represent no difficulty in acquiring either through negotiated purchasing or eminent domain procedures. Further, the area immediately adjacent to this block both to the north and to the south would lend itself to expansion opportunities for the college. Consequently, a contiguous campus parcel of approximately eight to ten acres could be assembled at this particular site location with a minimum of negative community consequences. In deed, it is my judgment that this is one of the "softest areas" whereby a proposed college could be introduced into the community. Transportation and other facilities are available to lend support to the development of this educational facility.

(C) Site No. 3 - in the area bounded by Schenectady Avenue on the west, Pacific Street on the north, Rochester Avenue on the east and Bergen Street on the south.

This site represents a potential location for the proposed college. This area, however, is in mixed use; i.e., residential and industrial and in general in poor condition. There are some negative situations regarding this site; however, with limited information presently available, it is presented for consideration.

It is peripteral to the Fulton Park Urban Renewal Project area which proposes the replacement of a Boys High School immediately to the north. Because of continued industrial use along Atlantic Avenue, the college, if located here, would be surrounded with industrial uses; adjacent on the north is located a municipal garage where Department of Sanitation trucks are stored and repaired. Needless to say, this high traffic generating facility and accompanying obnoxious odors would not create a desirable companion for an educational institutional facility.

(D) Site No. 4 - Broadway Extension

I have recently conversated with Mr. Zeitlin of the Linear City Development Program who suggested that he would be highly interested in making the community college a major development program at the northern terminus of the Cross-Brooklyn Expressway Project - Linear City. He indicated that he would attempt to make various grants, land acquisition and possible air-rights platform available to the college at an absolute minimum cost. I suggested to him that the Broadway Extension area was outside of the Bedford-Stuyvesant community, and that the Coalition on Educational Needs and Services was committed to a tight educational and construction time table, which may rule out future consideration of this area; however, I would take it upon myself to introduce the proposal to the body.

RECOMMENDATIONS

In working on this project, it has come to my attention that the Board of Higher Education should have its own criteria and design objectives for all of the facilities under its jurisdiction; consequently, I deem it necessary that you make contact with the Architectural and Planning section of the Board of Higher Education in order that we might begin to discuss the college, as they see it, with the needs of the community. Therefore, this report is preliminary and a tentative one, and I request that it be used in this manner. However, it does make us aware of the fact that

there are limited vacant spaces available to develop this college in the community at the present moment.

Some additional questions I would like to address to you for clarification are: (1) Would land acquisition be effected under eminent domain procedures? (2) What budget limitations would the Board of Higher Education establish with respect to interim facilities?

Respectfully submitted,

CHARLES S. WRIGHT