# THE CLOSER

## Flips and splits of New York's real estate community


METRO RESIDENTIAL
B. Smith          Cathy Hobbs

✳ What has over 3,200 rooms styled by more than 200 interior designers? It's not a hedge fund manager's house in Greenwich, Conn. The only space that could hold this many rooms lives online.

**Designers' Portfolio**, started in 2004, gives decorating tips and points users to interior designers all over the country. Attracting over 30 million page-views per month, the section of **HGTV**.com proves that HGTV is more than just a cable network.

"The idea was to create a magazine-like experience living away from television," says **Kelley Walters**, senior editor of HGTV.com. "Our designers are tops in the field. It has become one of the most popular sections on the site."

Photographs of dining rooms, living rooms and bedrooms fill Designers' Portfolio, which classifies the work by styles such as traditional, modern, eclectic and country. New York designer **Jennifer Ellen Frank** of **Anasa Interiors** has her work on the site (below). So does landscape architect **Alice Krieg** of **Groundworks Inc.** in Brooklyn.

To see the photos, go to http://hgtv.com/designers portfolio. If you're a designer, send your work to DP@hgtv.com for approval.


ANASA INTERIORS

✳ Developer **David Kramer** has been working on Roosevelt Island since 1996, and he still can't understand why every New Yorker hasn't visited the island where apartments cost 30 to 40 percent less than in Manhattan.

Partnering with **Related Companies**, Kramer's **Hudson Companies Inc.** has built six luxury rental and condominium buildings (below) on the island and recently completed a seven-store retail compound that includes everything a New York neighborhood could need—a sushi restaurant, bar and grill, drugstore, **Starbucks**, beauty salon, dry cleaning and pizzeria.

Now his task is to get people there. Working with Related, Kramer created Roosevelt Live a summer music, arts and entertainment festival.

"Most developers focus on marketing the building," says Kramer. "We wanted to go beyond that and spice up the summer with events that show off this island."

This weekend, the **Albert Ayler Festival** celebrates the life of the deceased jazz great with a series of performances tomorrow from 2 to 10 p.m. On July 18 at 3 p.m., Mardi Gras meets Carnaval when New Orleans musicians and Brazilian beat players share the bill.

For more information, go to **Rooseveltlive.com**. As per the buildings, you can score an 885 square-foot one-bedroom, one-and-a-half-bath home with Manhattan views for $575,000. Go to riverwalkcourtnyc.com.


HUDSON/RELATED

✳ **B. Smith** is one of the most important African-American style mavens of all time. Sunday at 11 a.m. on **WPIX /Ch. 11**, go inside Smith's Central Park South's home with host **Cathy Hobbs** on **Metro Residential**, a city real estate show.

Hobbs tours B. Smith's (her first name is Barbara) two-bedroom Central Park South home, showing off objects from around the world.

Also, on this week's program, **Jason Sheftell** of the **Daily News** tours West Chelsea; designer **Gail Maidman** shows off her New York-themed apartment at the **Onyx**, and renovation specialist **Michael Bolla** takes us inside an 1830s Chelsea townhouse he refurbished.