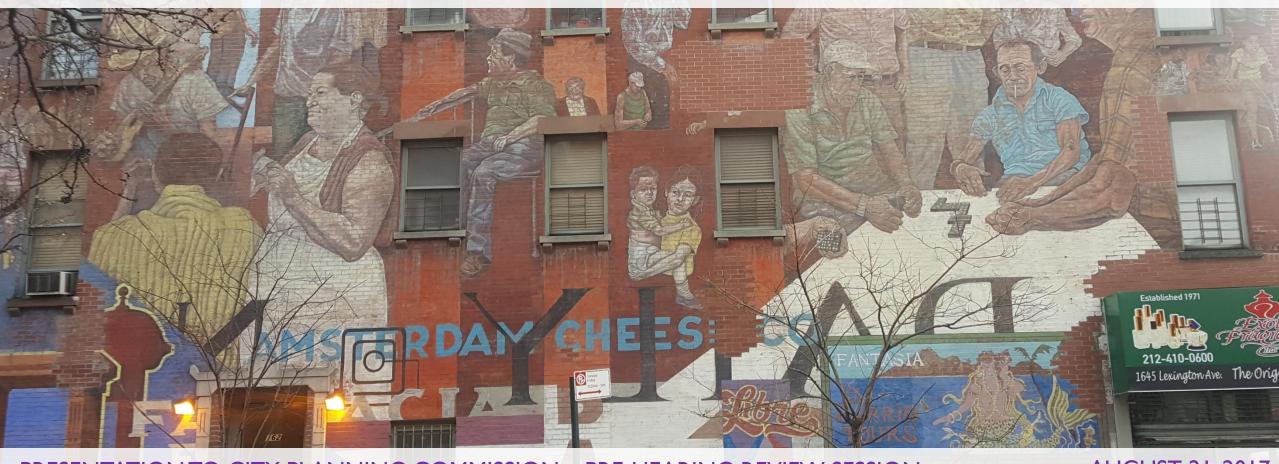
EAST HARLEM REZONING PROPOSAL



PRESENTATION TO CITY PLANNING COMMISSION - PRE-HEARING REVIEW SESSION

AUGUST 21, 2017

Geographic Context EAST HARLE

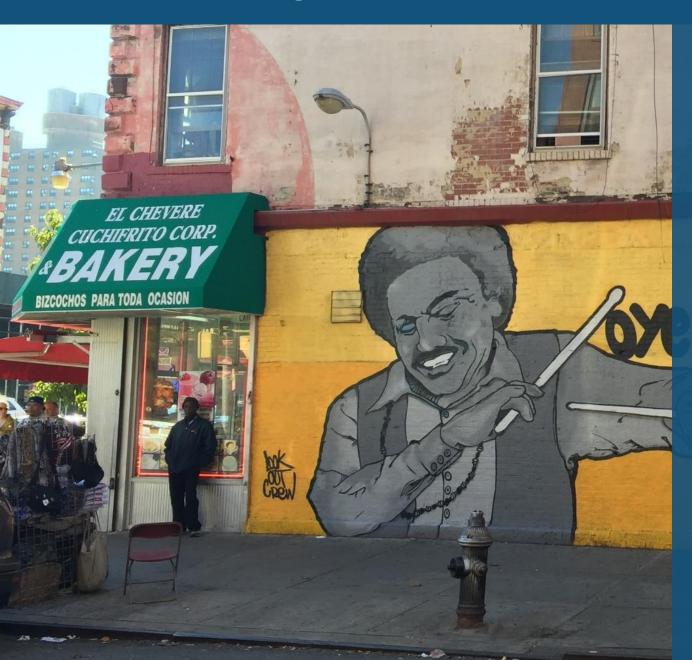




Geographic Context EAST HARLE

DCP East Harlem Rezoning – Objectives Create opportunities for requiring permanently affordable housing Create opportunities for economic development Incorporate relevant capital infrastructure needs Preserve the built neighborhood character Establish urban design controls

East Harlem Neighborhood Plan - Process



- I. East Harlem Neighborhood
 Plan Process
- 2. Neighborhood Study Approach
- 3. DCP Rezoning Proposal
- 4. Public Review
- 5. A-Text Proposal



Demographic Profile and Development Trends

Median household income: \$30,973¹

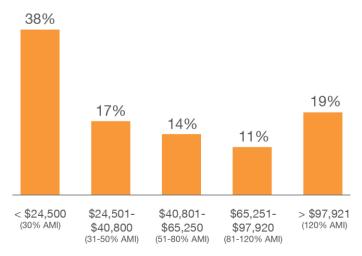
Average household size: 2.41²

In the top 5 neighborhoods for highest rates of asthma, adult obesity and premature mortality ³

East Harlem is currently facing growing real estate pressure, which is subjecting the neighborhood to rapid change

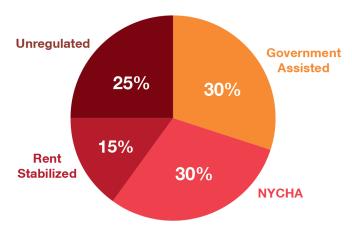
- More than half of all CD11 Households are considered "rent burdened"
- Between 2000 and 2014, median gross rents increased by 40% (compared to 24% citywide)
- No affordability required under current zoning

Household Income Distribution (CD11)



Sample incomes are for a three-person household based on 2016 HUD Income Limits; ACS, 2011-15

Regulatory Status of Existing Homes (CD11)



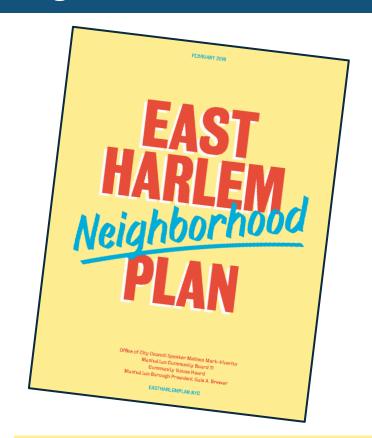
HPD Research and Evaluation, 2016



Steering Committee East Harlem Neighborhood Plan

In 2015, Mayor de Blasio announced East Harlem as one of the neighborhoods that would be studied to identify opportunities for affordable housing and other strategic neighborhood investments.

In response, City Council Speaker
Melissa Mark-Viverito announced the
creation of the East Harlem
Neighborhood Plan (EHNP)
Steering Committee to develop a
plan for the neighborhood's future that
would place community needs front and
center.



PROJECT PARTNERS

Office of City Council Speaker Melissa Mark-Viverito Manhattan Community Board 11 Community Voices Heard Manhattan Borough President Gale A. Brewer

STEERING COMMITTEE

32BJ Service Employees International Union **Artimus Construction CIVITAS Community Voices Heard Construction & General Building** Laborers Local 79 Councilmember Inez Dickens El Barrio's Operation Fightback **Elmendorf Reformed Church** El Museo del Barrio Harlem RBI Johnson Houses Tenant **Association Lott Community Development** Corporation **Manhattan Community Board 11** Manhattan Borough President Gale Brewer New York Academy of Medicine New York Restoration Project Office of City Council Speaker Melissa Mark-Viverito Renaissance Charter High School for Innovation **Union Settlement Association Union Settlement Business Development Center WE ACT for Environmental** Justice



Steering Committee East Harlem Neighborhood Plan - Process



DCP participated in the robust East Harlem Neighborhood Planning process, as organized by the Steering Committee.

Neighborhood Topic	Steering Committee Lead	City Agency	Steering Committee Meeting Date
Open Space & Recreation + Arts & Culture	New York Restoration Project (NYRP) El Museo	Parks and Recreation Cultural Affairs	June 4 th , 2016
Pre-K, Daycare & Afterschool + Schools & Education	Harlem RBI Innovation High School	DOE, DYCD, ACS	July 1 st , 2016
Housing Preservation + NYCHA	Lott CDC Operation Fightback Johnson Houses TA Pres.	HPD, NYCHA	July 29 th , 2016
Small Businesses, Workforce & Economic Development	Union Settlement	SBS, EDC	Sept. 10 th , 2016
Zoning & Land Use + Affordable Housing Development	CIVITAS	DCP	October 22 nd , 2016
Transportation, Environment & Energy + Safety + Health & Seniors	NYAM, WeAct	DOT, DOHMH, DFTA	November 19 th , 2016





Steering Committee East Harlem Neighborhood Plan – Topics and Objectives



PRIORITY OBJECTIVES

Arts & Culture

Open Space & Recreation

Small Businesses, Workforce & Economic Development

Zoning & Land Use

Schools & Education Housing Preservation

Safety

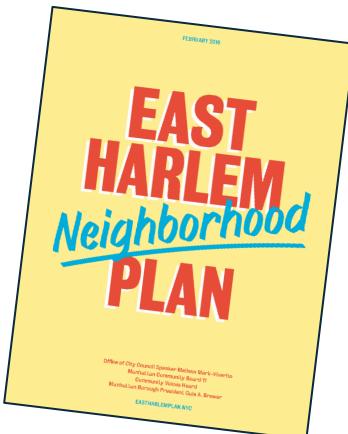
NYCHA

Transportation, Environment & Energy

Pre-K, Daycare & Afterschool

Health & Seniors

Affordable Housing Development





Neighborhood Study Approach



- East Harlem Neighborhood Plan Process
- 2. Neighborhood Study Approach
- 3. DCP Rezoning Proposal
- 4. Public Review
- 5. A-Text Proposal



DCP East Harlem Neighborhood Study – Interagency Coordination

DCP's Rezoning Proposal is just one component of larger neighborhood study as a part of the Mayor's *Housing New York* initiative.

The study also includes coordination with other agencies, community stakeholders and the East Harlem Neighborhood Plan Steering Committee to prioritize and target neighborhood investments

DCP's Urban Design Division is also working to document and catalog potential public realm improvements





















Services











Steering Committee East Harlem Neighborhood Plan – Housing Preservation Recommendations



HOUSING PRESERVATION

OBJECTIVES & RECOMMENDATIONS

1.

Ensure appropriate enforcement of tenant rights to prevent harassment.

2.

Preserve affordability of current rent stabilized units and prevent unit destabilization.

3.

Better prepare East Harlem residents for affordable housing lotteries.

4.

Improve Agency information-sharing to identify tenant harassment.

5.

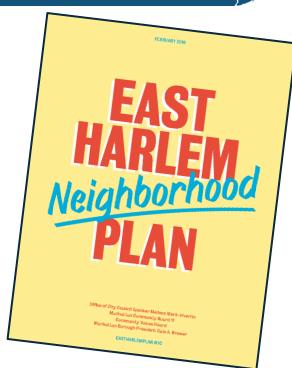
Preserve the use of vacant, underutilized, and distressed land/properties for affordable housing.

6.

Ensure housing is in a good state of repair and better enforce the requirements of the warrant of habitability.

7.

Maintain affordability of neighborhood amenities.



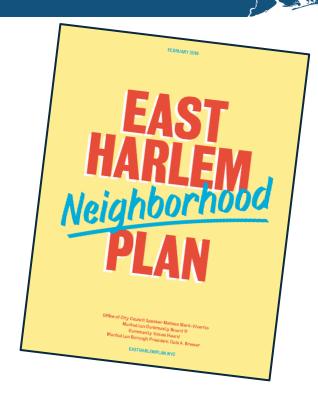


OBJECTIVES & RECOMMENDATIONS

Increase the amount of affordable housing with deep and varied levels of affordability in any new development.

Expand affordable housing tools and resources to increase affordable housing in new development.

Implement tools to address displacement of residents and business owners.



Interagency Efforts – Housing Preservation & Affordable Housing Development



Achievements to date:

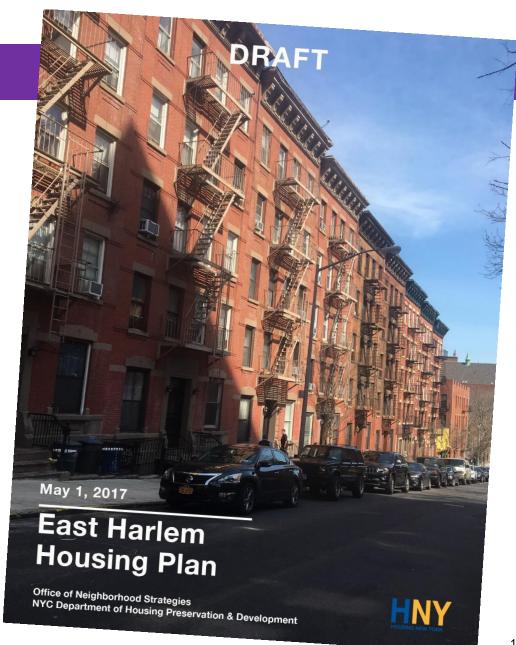
East Harlem Housing Plan



Draft issued: May 1, 2017

Goals:

- I. Preserve existing affordable housing
 - Finance and safeguard affordability
 - Promote safe and healthy housing
 - Protect tenants
- 2. Develop new affordable housing
- 3. Increase access to affordable housing
- 4. Promote economic opportunity





Interagency Efforts - Housing Preservation & Affordable Housing Development

Achievements to date:

- Launch Landlord Ambassadors Pilot to provide technical assistance to property owners to preserve affordability
- Conduct "Block Sweeps" to survey distressed East Harlem properties and better coordinate with tenant organizers
- Provide \$4.6 million (annually through FY2021) for free tenant legal services, while strengthening tenant education efforts
- NEW! Award \$500,000 for the development of the East Harlem/ El Barrio Community Land Trust
- NEW! Study feasibility of a **Certificate of No Harassment** program in target areas







Interagency Efforts - Housing Preservation & Affordable Housing Development

Achievements to date:

- Prioritize the development of **2,400 affordable homes** and community amenities on publicly-owned land;
 - Commitment that 20% of units will be made available at
 30% of AMI at three sites
- Train Housing Ambassadors to provide support to applicants of affordable housing
- Implement HireNYC and MWBE Build Up program, creating career pathways and MWBE opportunities in affordable housing
- NEW! Implement **new term sheets** that reach deeper levels of affordability, and **new RFP policies** that make it easier for community development organizations to compete.







Steering Committee East Harlem Neighborhood Plan – Health & Seniors Recommendations



HEALTH & SENIORS

OBJECTIVES & RECOMMENDATIONS

1.

Create a local food system in East Harlem to improve access to healthy, affordable and quality food.



Improve health service coordination and access.



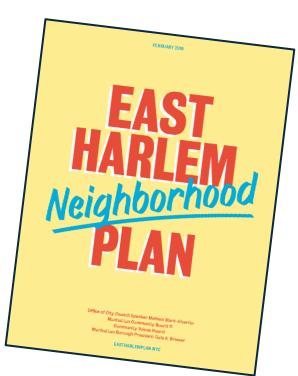
Create a neighborhood environment that allows for seniors to age in place comfortably.



Enhance the built environment to promote health.



Foster safe and healthy living environments.



Interagency Efforts – Health & Seniors

Achievements to date:

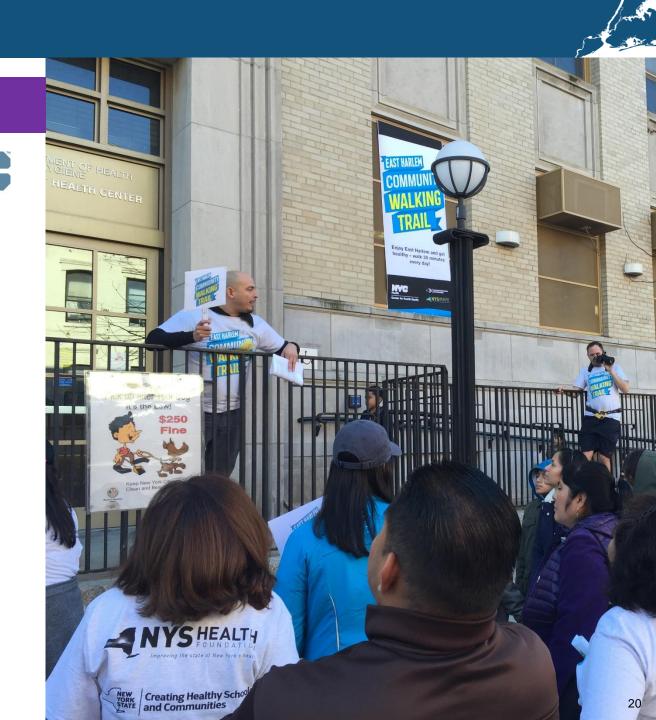
New Dept. of Health and Mental
Hygiene (DOHMH) East Harlem
Neighborhood Health Action Center

- Provides co-located health and social services, including a Family Wellness suite and nutrition classes
- Will also include a Federally Qualified Health Center and a community kitchen

\$275,000 provided to 11 local organizations to implement health recommendations in the EHNP

 Small grants and support provided by DOHMH, the New York Academy of Medicine and Mt. Sinai





Steering Committee East Harlem Neighborhood Plan – Schools & Education Recommendations



OBJECTIVES & RECOMMENDATIONS

1.

Align specialized programs and services with the needs of East Harlem schools, and increase funding to support them.

2.

Create more diverse pathways to careers and college.

3.

Develop external partnerships and pull partnerships into schools.

4.

Address significant capital and capacity needs facing East Harlem schools.



Expand professional development opportunities for educators in East Harlem.



Improve existing pre-K, daycare and afterschool facilities, and ensure that quality spaces are created within new buildings.



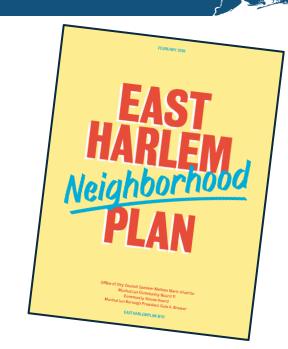
Create more center-based programs for 0-3 year olds.



Ensure that programming is high quality, consistent, and well-funded.



Create greater awareness of existing programming.



Interagency Efforts – Schools & Education

Achievements to date:

As part of the 2018 Fiscal Year Executive Budget, the administration has committed to ensuring every classroom in East Harlem has air conditioning by FY 2022.



Three new Community Schools will be coming to East Harlem for the 2017-2018 school year, in addition to the 5 existing ones:

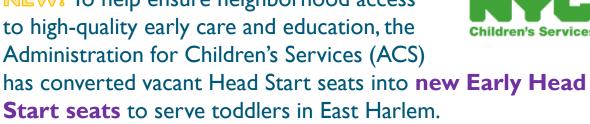


- PS 83 Luis Muñoz Rivera (City Year)
- PS 108 Assemblyman Angelo Del Toro Educational Complex (The Leadership Program)
- Esperanza Preparatory Academy School (Union Settlement)

NEW! To help ensure neighborhood access to high-quality early care and education, the



Start seats to serve toddlers in East Harlem.







Steering Committee East Harlem Neighborhood Plan – Open Space & Recreation Recommendations



OPEN SPACE & RECREATION

OBJECTIVES & RECOMMENDATIONS



Ensure public open space meets the needs of existing residents and keeps pace with an increasing population.

2

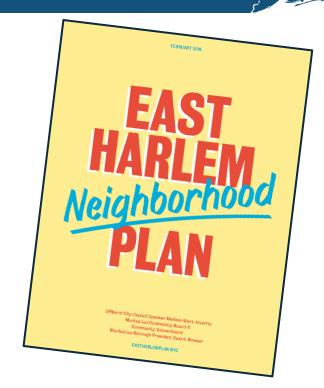
Leverage City-owned sites and public affordable housing development resources to create enough park space to accommodate existing and future East Harlem residents.



Integrate stormwater management strategies through open space design to better prepare East Harlem for threats from climate change.

4.

Remove cultural and psychological barriers to using parks.



5.

Remove physical barriers to parks and open space throughout East Harlem.

Interagency Efforts – Open Space & Recreation

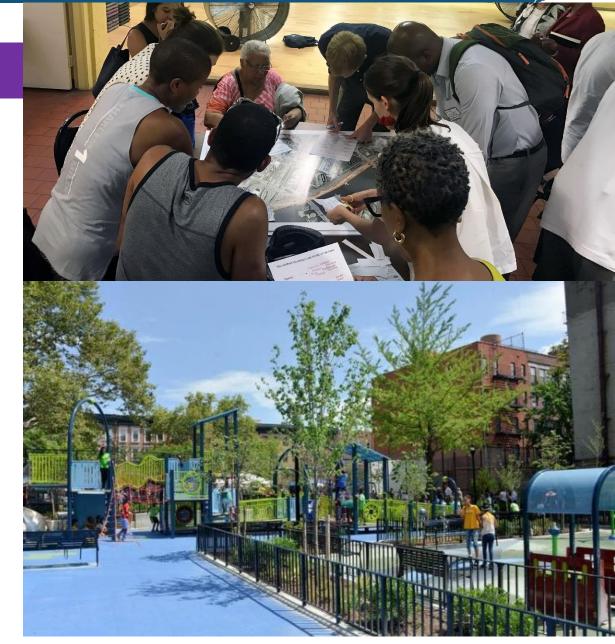
Achievements to date:

NYC Parks, with funding from the NYS Dept. of State Local Waterfront Revitalization Program, has begun a design process for the **Harlem River Park Greenway Link** site, located between East 125th and East 132nd Streets.



- Hosted first public meeting in July
- Will present alternative concept designs to the community in September

Through their Community Parks Initiative, NYC Parks is focusing on the East Harlem neighborhood and has **four capital projects** that are either completed or under way.





Interagency Efforts – Open Space & Recreation

Achievements to date:

NYC Parks will kick off the **East Harlem Resiliency Study** to develop a plan for coastal and social resiliency, underpinned by design and engineering, in order to reduce the risk of coastal flooding, improve upland drainage, and improve publicly-accessible open space.

 Study area includes the waterfront, from East 92nd to East 154th Streets, as well as upland areas within the floodplain

The Randall's Island Park Alliance (RIPA) continues to support EHNP efforts through engagement with local stakeholders and the development of a strategic plan for redevelopment, stewardship and programming of the Esplanade.





Steering Committee East Harlem Neighborhood Plan – Transportation Recommendations



TRANSPORTATION, ENVIRONMENT & ENERGY

OBJECTIVES & RECOMMENDATIONS

Capitalize on the planned implementation of the Second Avenue Subway and improve the ability of East Harlem public transit users to access jobs, services, cultural facilities and educational opportunities.

2.

Improve the mobility of seniors and the visually impaired with increased and dedicated public transit options and streetscape infrastructure.



Increase overall pedestrian safety within CB11.



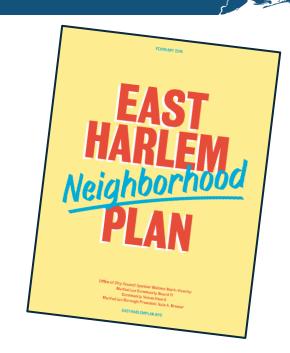
Improve air quality in East Harlem by reducing congestion and mitigating vehicular emissions.



Improve the energy
resiliency and
independence
of East Harlem residents
by increasing access
to non-fossil fuel based
renewable energy.



Reduce waste generated in East Harlem and improve the effectiveness of sanitation operations in commercial corridors in East Harlem.



Interagency Efforts – Transportation & Safety

Achievements to date:

A new East 125th Street Plaza will be constructed under the Park Avenue viaduct, between East 124th and 126th Streets.

The project will include:

- A newly-constructed plaza area
- Expanded sidewalks surrounding the Metro-North Harlem-125th St Station
- Improved crosswalks and new street lighting to enhance pedestrian safety
- Traffic signal timing changes













Interagency Efforts – Transportation & Safety

Achievements to date:

The NYC Dept. of Transportation (DOT) implemented Vision Zero **pedestrian safety improvements** along the Park Avenue viaduct, most recently at East 110th Street



 These changes enhance the visibility and sight lines for pedestrians and motorists while creating shorter, safer and more accessible pedestrian crossings to and from the stone section of the viaduct.

The NYC Dept. of Design and Construction (DDC), in cooperation with DOT, will begin constructing **two new bus bulbs** for Select Bus Service

 These will also include bus pads and a new bus shelter.







Steering Committee East Harlem Neighborhood Plan – Economic Development Recommendations



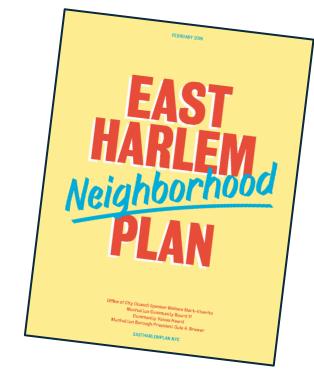
SMALL BUSINESSES, WORKFORCE & **ECONOMIC** DEVELOPMENT

RECOMMENDATIONS

OBJECTIVES &

Increase quality employment opportunities for East Harlem residents.

Increase overall economic activity in East Harlem.



Enhance the skills of East Harlem residents, which will allow them to succeed in the workforce.

Attract more tourists and other visitors to East Harlem.

Protect and enhance the viability East Harlem's small businesses.

Interagency Efforts – Small Business, Workforce & Economic Development

Achievements to date:

\$1.49 million in Neighborhood 360° grants will be provided to local nonprofit partners over the next 3 years to staff, plan and implement customized commercial revitalization programs for major East Harlem commercial corridors

- These programs will be informed by the recently-completed
 Commercial Needs Assessment for East Harlem
- Responds to EHNP recommendations to protect and enhance the viability of East Harlem's small businesses

NEW! As part of the East Harlem rezoning, the NYC Dept. of Small Business Services (SBS) has committed to opening a new satellite **Workforce I Center** in the neighborhood

 Responds to recommendations from the EHNP Small Business,
 Workforce & Economic Development subgroup to enhance the skills of East Harlem residents





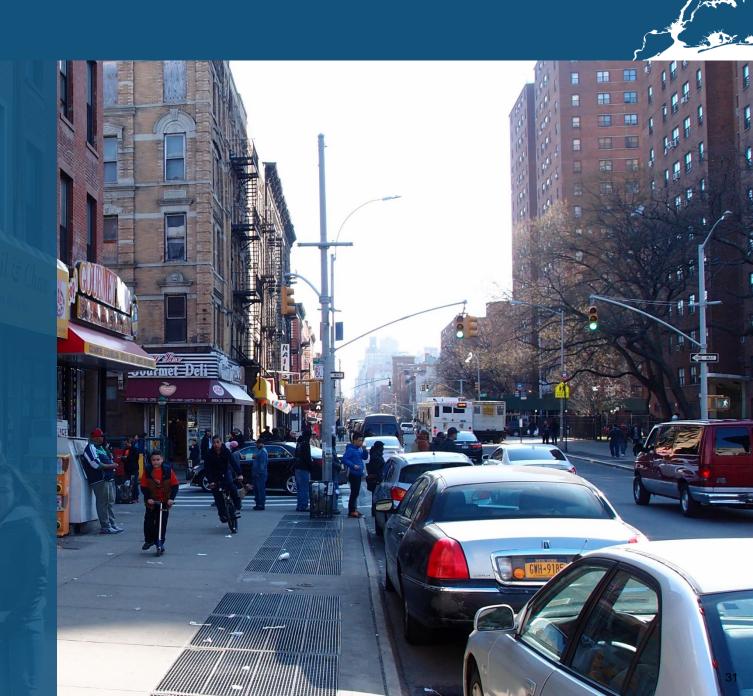




DCP Rezoning Proposal



- East Harlem Neighborhood Plan –
 Process
- 2. Neighborhood Study Approach
- 3. DCP Rezoning Proposal
- 4. Public Review
- 5. A-Text Proposal



Steering Committee East Harlem Neighborhood Plan – Topics and Objectives



PRIORITY OBJECTIVES

Arts & Culture

Open Space & Recreation

Small Businesses, Workforce & Economic Development



Schools & Education

Housing Preservation

Safety

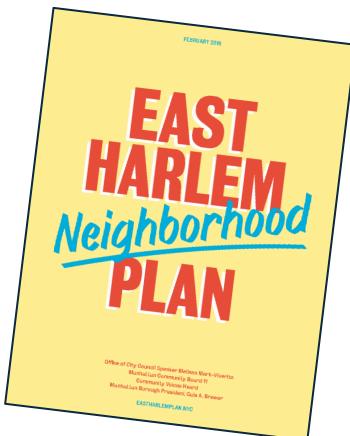
NYCHA

Transportation, Environment & Energy

Pre-K, Daycare & Afterschool

Health & Seniors

Affordable Housing Development





Steering Committee East Harlem Neighborhood Plan – Zoning & Land Use Recommendations

ZONING & LAND USE

OBJECTIVES & RECOMMENDATIONS

1.

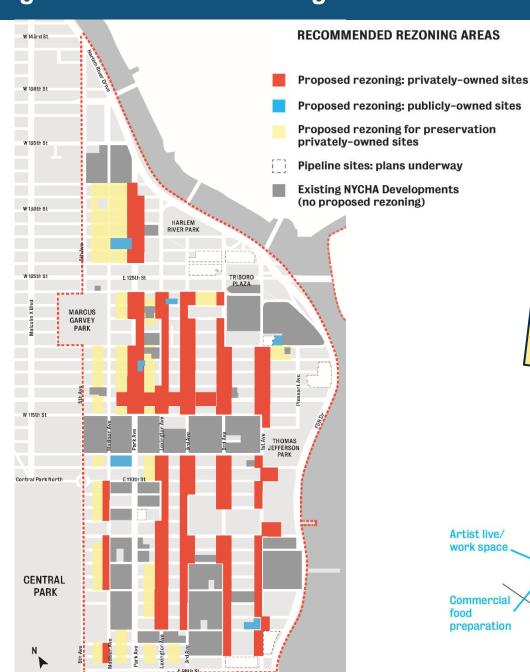
Preserve important East Harlem buildings and reinforce neighborhood character.

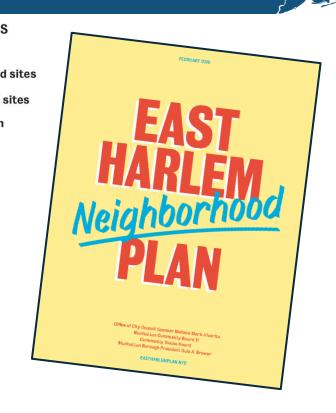
2.

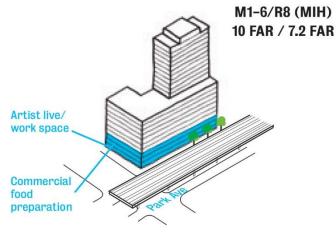
Allow for increased density in select places to create more affordable housing and spaces for jobs.

3.

Improve and create more services and amenities for the East Harlem community through any new development on private and public sites.

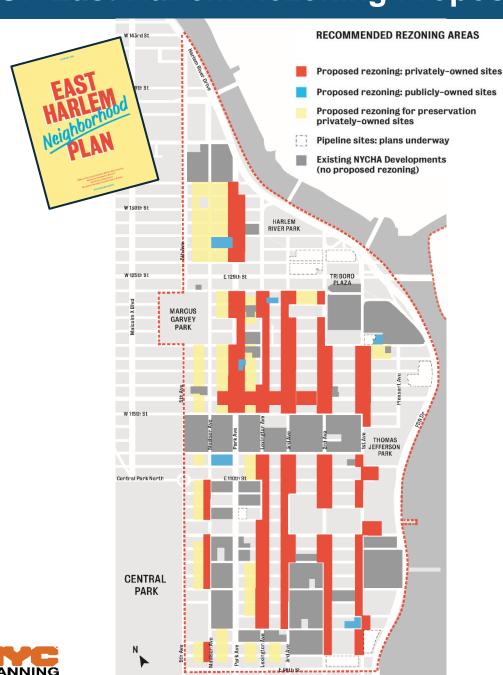


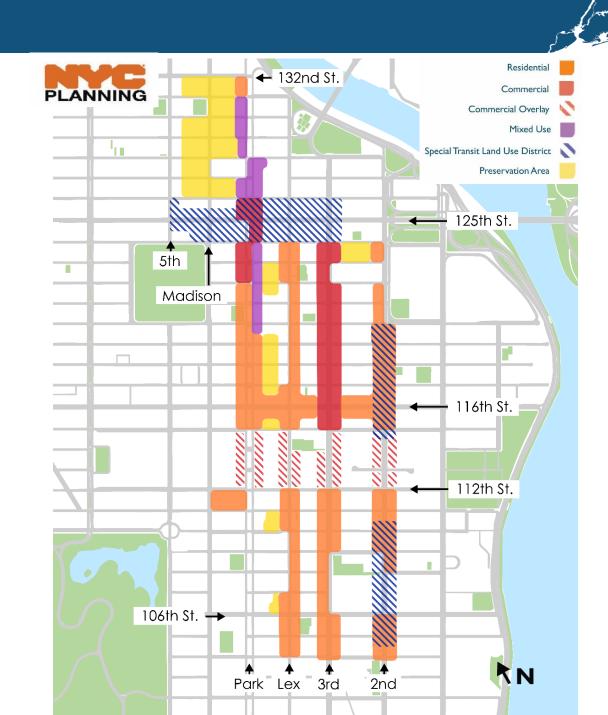




DCP East Harlem Rezoning - Objectives Require and incentivize affordable housing Create opportunities for economic development Incorporate relevant capital infrastructure needs Preserve the built neighborhood character Establish urban design controls

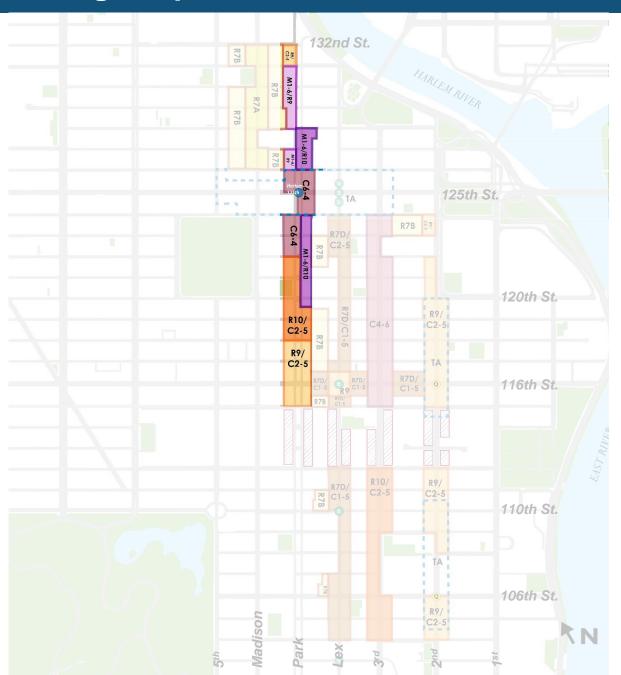
DCP East Harlem Rezoning Proposal







DCP East Harlem Rezoning Proposal – Park Avenue Corridor





132nd St.

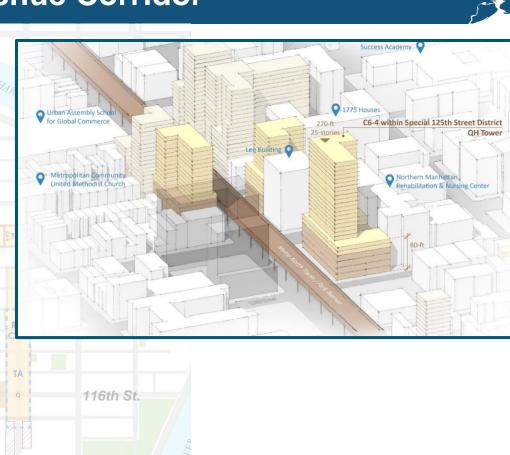


Minimum non-residential floor area requirements to promote economic development

Mandatory inclusionary housing (MIH)

Specialized building envelopes respond to the Park Avenue viaduct condition

Permit residential development along the west side of Park Avenue



110th St.

106th St.



132nd St.

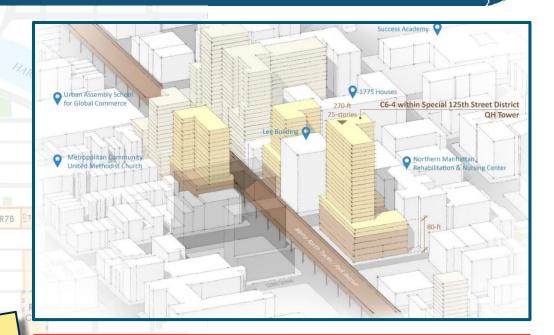
Transit-oriented approach establishes higher densities in appropriate locations near the 125th Street transit node

Minimum non-residential floor area requirements to promote economic development

Mandatory inclusionary housing (MIH)

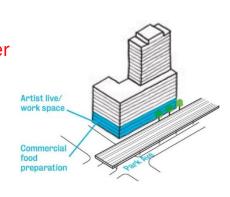
Specialized building envelopes respond to the Park Avenue viaduct condition

Permit residential development along the west side of Park Avenue

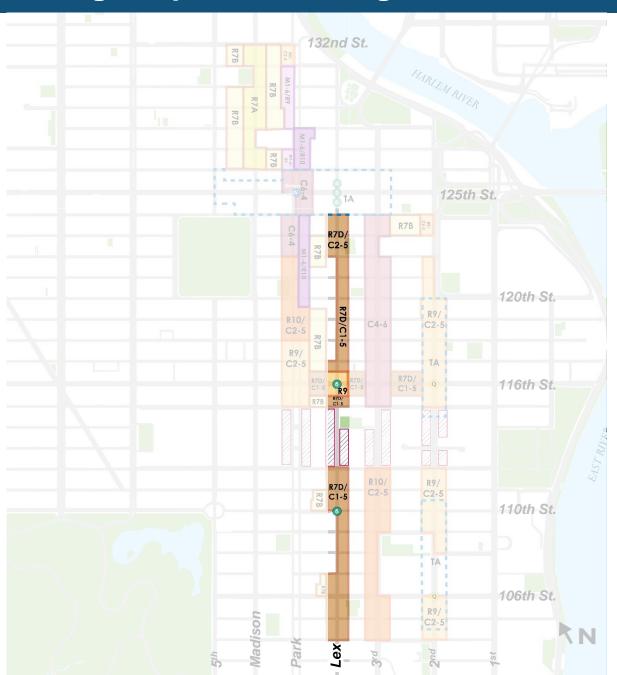


Park Avenue:

- Light industrial and commercial uses on lower stories next to viaduct
- Mandatory Inclusionary
 Housing (MIH) on
 residential stories above
- High density and mixed uses closer to the 125th Street transit node









R7D contextual envelope proposed to reinforce existing neighborhood character

MIH area mapped throughout

Required commercial or community facility uses on the ground floor of newly-constructed buildings

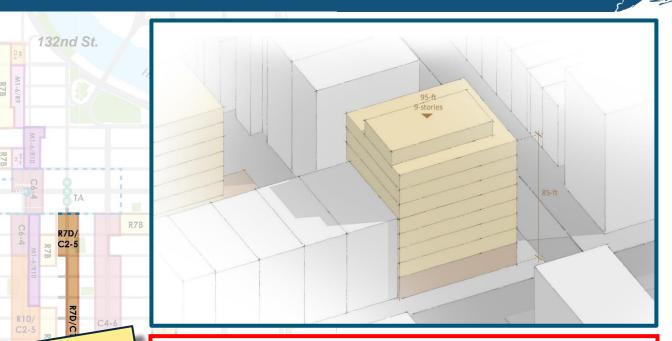




R7D contextual envelope proposed to reinforce existing neighborhood character

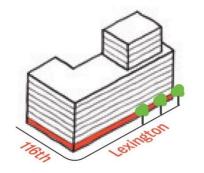
MIH area mapped throughout

Required commercial or community facility uses on the ground floor of newly-constructed buildings



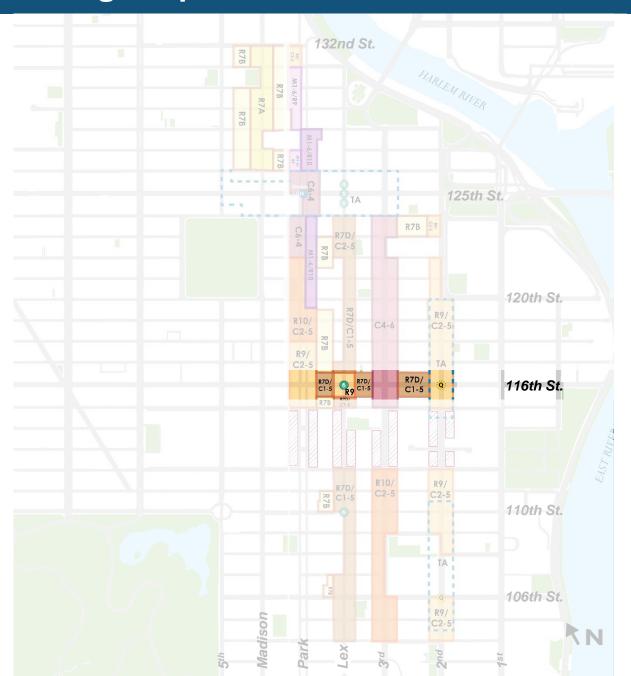
Lexington Avenue:

- R7D or R8A contextual districts
- **Trigger Mandatory Inclusionary Housing** (MIH) requirements
- Require ground-floor commercial use





DCP East Harlem Rezoning Proposal – East 116th Street Corridor





DCP East Harlem Rezoning Proposal – East 116th Street Corridor



R9 proposed at the intersection of Lexington and East 116th Street to promote development adjacent to existing transit

Required active ground-floor uses to promote a more vibrant streetscape

Apply MIH





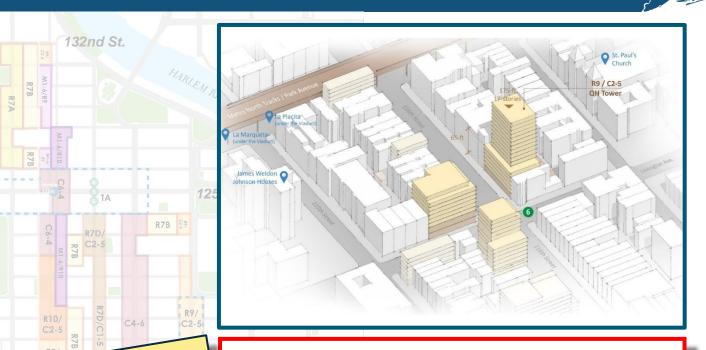
DCP East Harlem Rezoning Proposal – East 116th Street Corridor

R7D contextual envelope proposed along the mid-blocks, with higher densities at the Avenue intersections

R9 proposed at the intersection of Lexington and East 116th Street to promote development adjacent to existing transit

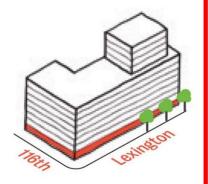
Required active ground-floor uses to promote a more vibrant streetscape

Apply MIH

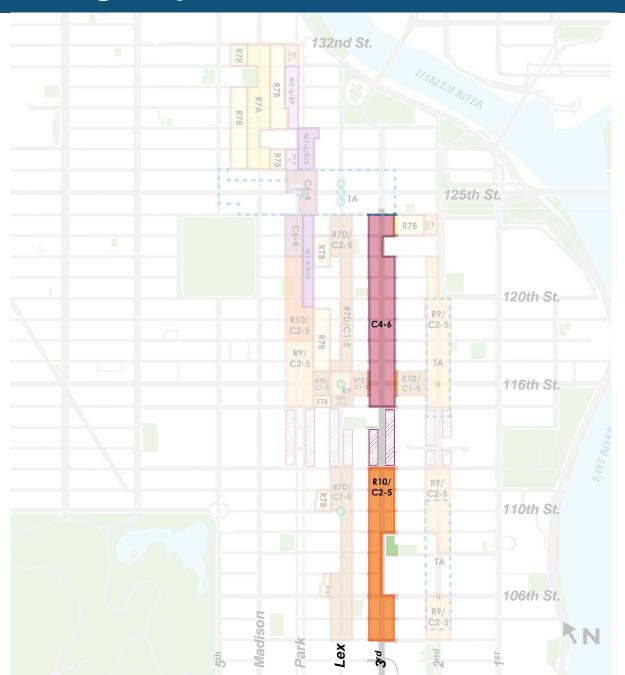


East 116th Street:

- R7D or R8A contextual districts
- Trigger Mandatory
 Inclusionary Housing
 (MIH) requirements
- Require ground-floor commercial use









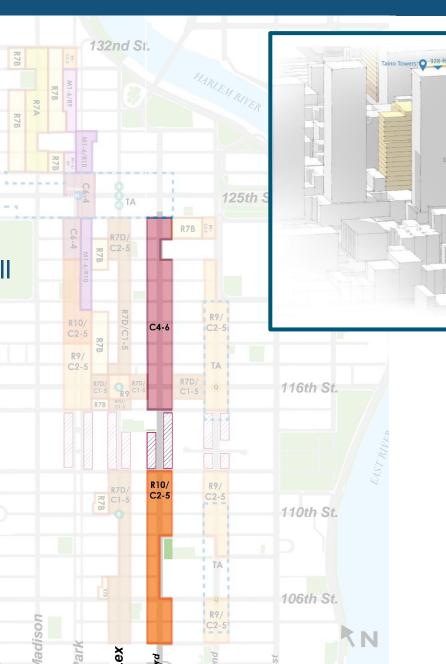
Existing avenue width and transit access make this a rational location for added density

A set percentage of future residential development will be made **permanently-affordable** through the MIH program

The proposed R10-equivalent C4-6 district will maintain existing commercial density to promote strong existing commercial uses

Enhanced commercial regulations to ensure transparent, inviting storefronts and improve the pedestrian experience

Flexible building envelopes to allow new development to relate to existing context





Existing avenue width and transit access make this a rational location for added density

A set percentage of future residential development will be made **permanently-affordable** through the MIH program

The proposed R10-equivalent C4-6 district will maintain existing commercial density to promote strong existing commercial uses

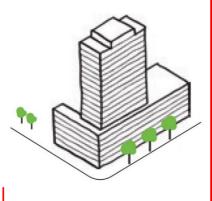
Enhanced commercial regulations to ensure transparent, inviting storefronts and improve the pedestrian experience

Flexible building envelopes to allow new development to relate to existing context

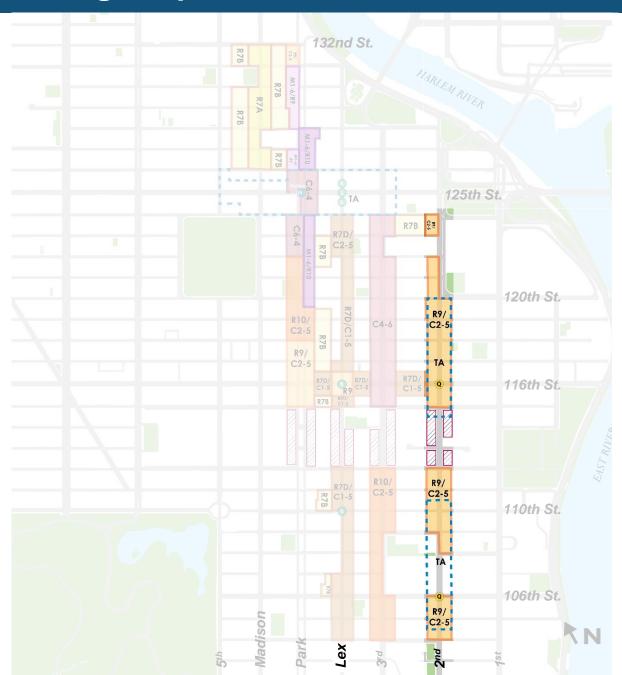


Third Avenue:

- R9 or R9A districts
- C6-3 or C6-4 districts closer to 125th Street
- Trigger Mandatory
 Inclusionary Housing
 (MIH) requirements
- Enhanced commercial regulations









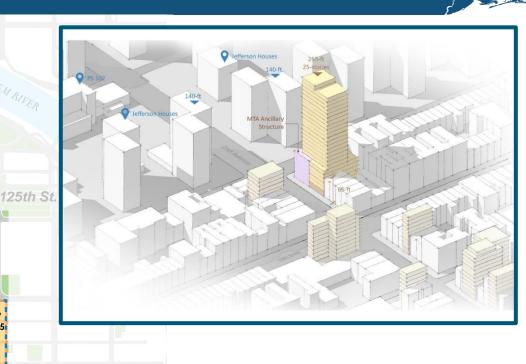
132nd St.

R9 districts proposed throughout the corridor

MIH to be mapped along the corridor

Re-mapped Special Transit Land Use (TA)
District boundaries to support Phase II of the
Second Avenue Subway

Allow subway access and support systems to locate within mixed-use buildings to achieve a more pedestrian-friendly streetscape



116th St.

110th St.

106th St.

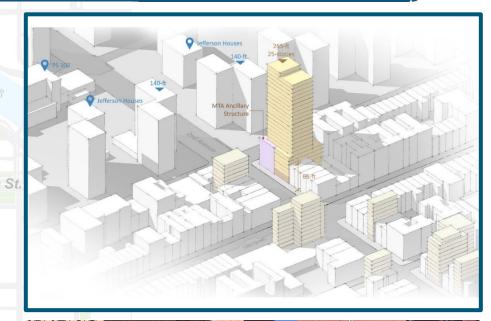


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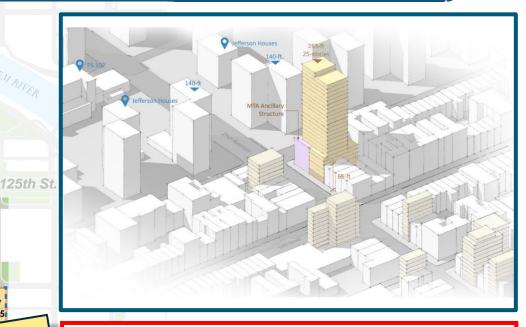
132nd St.

R9 districts proposed throughout the corridor

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District boundaries to support Phase II of the
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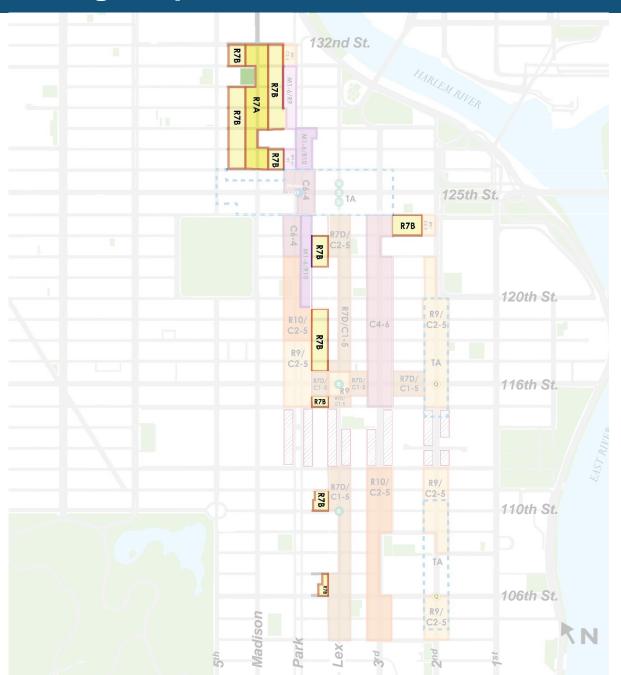
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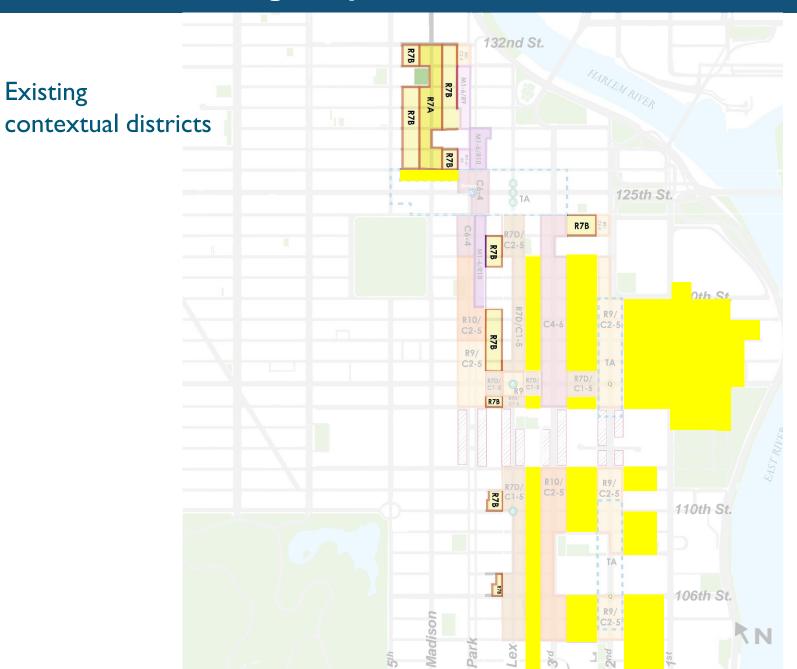
Second Avenue:

- R9 or R9A districts, with higher densities closer to 125th Street
- Trigger Mandatory Inclusionary Housing (MIH) requirements
- Directly connect new buildings to new subway stations











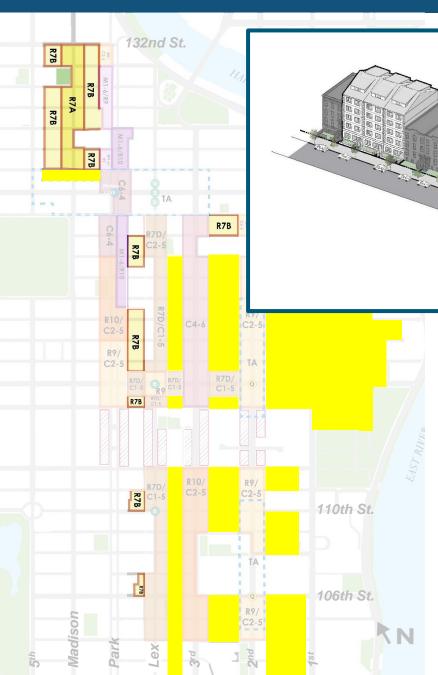
Existing

Contextual zoning envelopes
proposed to preserve neighborhood
character and prevent out-of-scale
development

R7A district proposed for wide streets (85 ft. max height)

R7B districts proposed for narrow streets (75 ft. max height)

The proposed preservation districts contribute to a balanced rezoning approach that recognizes the unique local character of these areas





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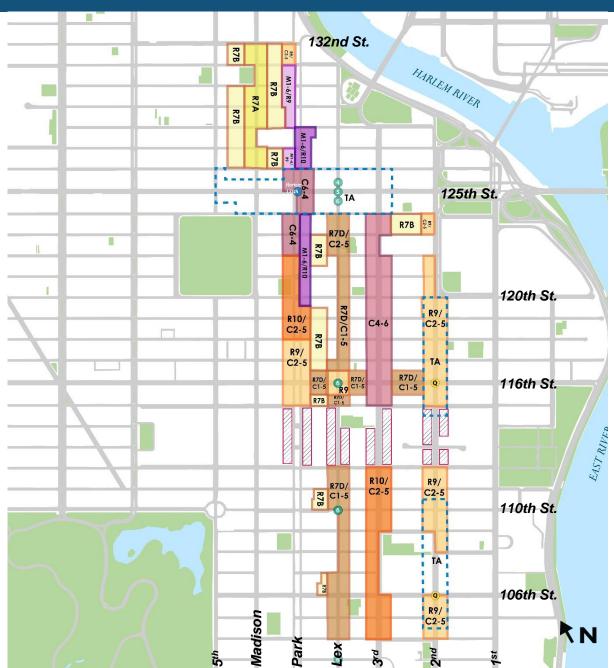


Preservation zoning districts:

- Contextual zoning envelopes
- R7A districts or lower
- Preserve areas with unique local character

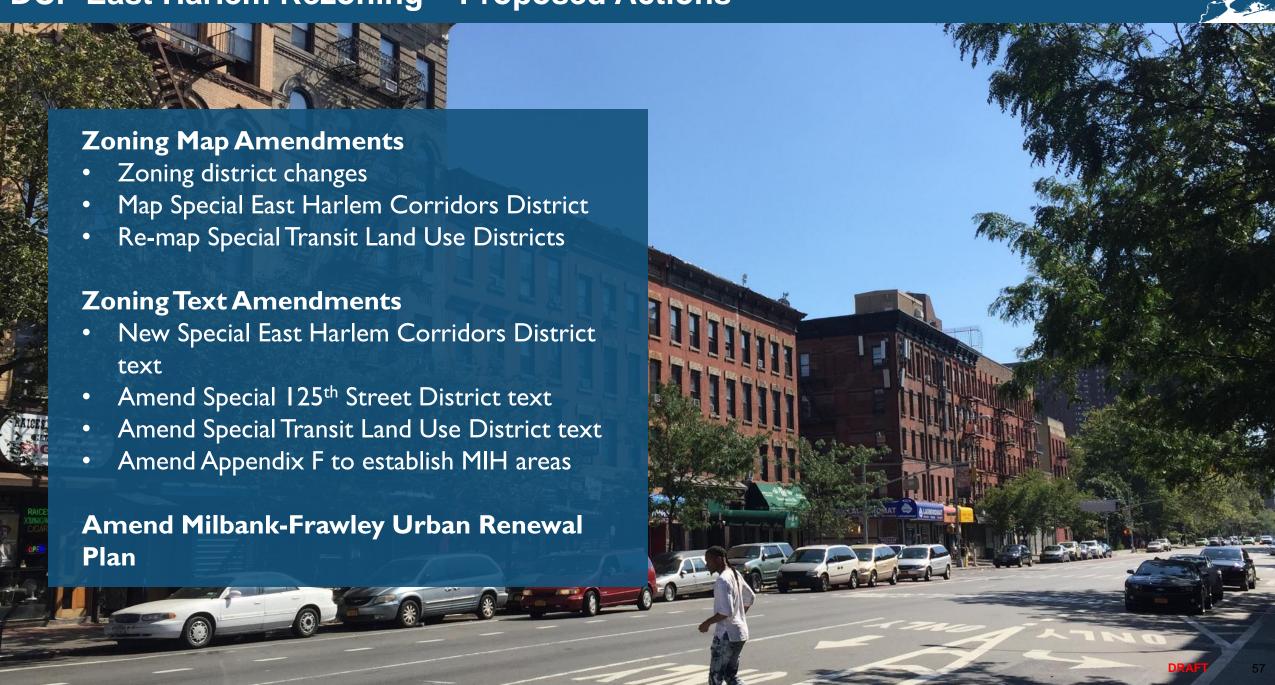


DCP East Harlem Rezoning Proposal





DCP East Harlem Rezoning – Proposed Actions



Public Review



- East Harlem Neighborhood Plan –
 Process
- 2. Neighborhood Study Approach
- 3. DCP Rezoning Proposal
- 4. Public Review
- 5. A-Text Proposal

DCP East Harlem Rezoning: Public Review

Manhattan Community Board 11

- Public Hearings held on May 16, 2017 and June 20, 2017
- Recommendation: disapproval with conditions

Manhattan Borough President

- Public Hearing held on July 16, 2017
- Recommendation: disapproval
- Numerous concerns were outlined in the submitted resolution



DCP East Harlem Rezoning: Public Review – Recommendations

Zoning & Land Use Recommendations:

- Limit the upzoning to a maximum R9 and R9-equivalent district; except for an R10 equivalent district along the modified 125th Street Special district;
- Require a special permit application process for commercial parking garages;
- Apply an Enhanced Commercial Corridor special district on East 116th Street to limit width of storefronts;
- Carve out Eugene McCabe playground and Henry J. Carter Specialty Hospital;
- Include East 127th Street btw Park and Lexington Avenue in the rezoning;
- Include currently carved out portions of north Park Avenue;
- Include subway-related uses into building envelopes, if East 116th Street and Lex is rezoned;



DCP East Harlem Rezoning: Public Review – Recommendations

Housing Recommendations:

- Renew anti-displacement legal service contracts;
- Increase HPD inspectors and enforcement efforts;
- Increase HPD outreach efforts to identify housing maintenance issues;
- Establish a city-wide Certification of No Harassment program;
- Develop a 50/30/20 MIH Model (50 market; 30 moderate; 20 low-income);
- Give priority to local non-profit developers in all RFPs for the development of public land;
- Increase subsidies for housing preservation and deeper levels of affordability;
- Target of 20 percent of the new development affordable to East Harlem residents earning below 30% of the AMI;
- An upfront preservation plan to stem the loss of existing affordable housing units.



DCP East Harlem Rezoning: Public Review – Recommendations



Small Business and Economic Development Recommendations:

- Workforce
- Utilizing local community-based organizations
- Increase the funding for certification and apprenticeship programs
- Require local hiring
- Create incentive programs that would increase the opportunities and growth for local MWBE and small businesses;
- Construction work Reporting and Tracking

Infrastructure Recommendations:

 Improve the MII sanitation garage with a fully enclosed facility and relocate MIO's garage



A-Text Proposal



- I. East Harlem Neighborhood Plan Process
- 2. Neighborhood Study Approach
- 3. DCP Rezoning Proposal
- 4. Public Review
- 5. A-Text Proposal



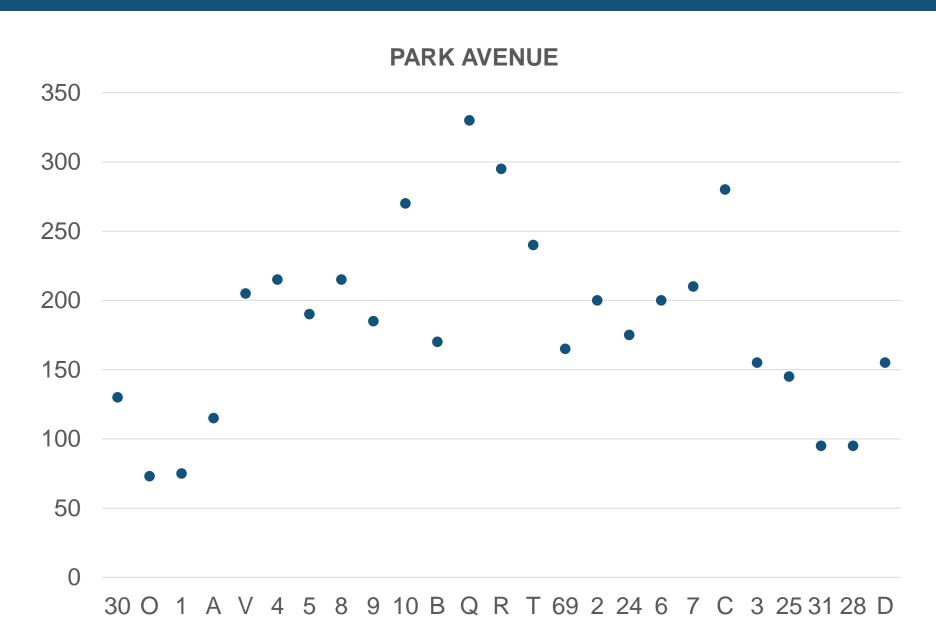
DCP East Harlem Rezoning – Amended (A) Text Proposal Height limits of 175' and 215' in scope: Park Avenue corridor Third Avenue between East 122nd and 124th Street Second Avenue between East 123rd and 124th Street Lexington and East 116th Street node

Questions? 212-410-0600 1645 Lexington Ave. The Orig

APPENDIX



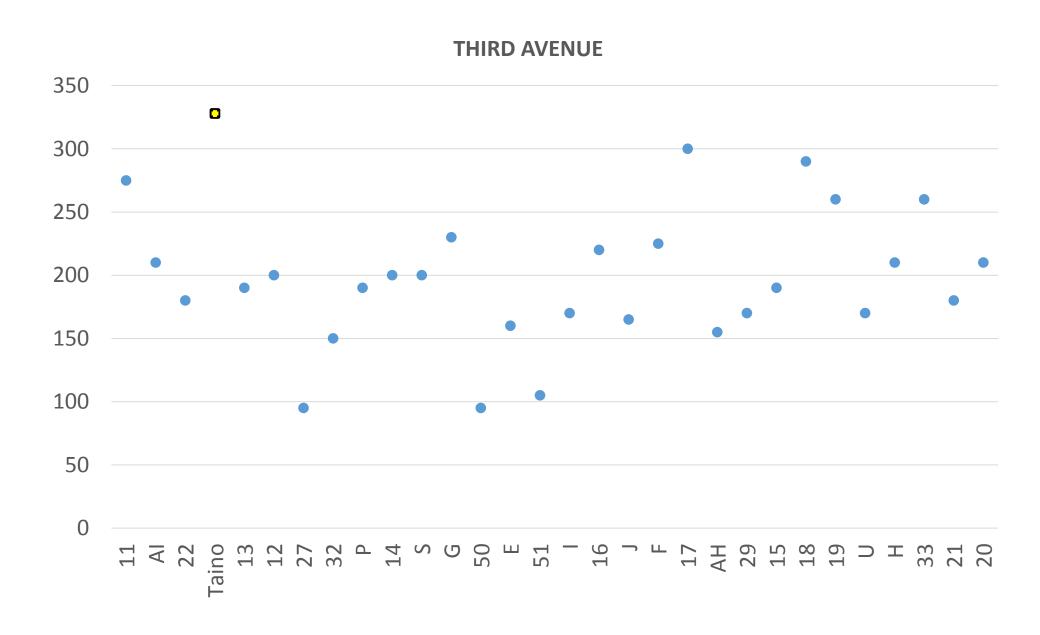
East Harlem Rezoning Proposal – Park Avenue Building Heights





East Harlem Rezoning Proposal – Third Avenue Building Heights







East Harlem Rezoning Proposal

Private Employment in select East Harlem M and C8 districts on Park Avenue, 2015

	M & C8 Districts		M Districts		C8 Districts	
Industry Sector	Firms E	Employees	Firms	Employees	Firms	Employees
Accommodation and Food Services	4	149	4	149	n/a	n/a
Construction	8	44	n/a	n/a	n/a	n/a
Educational Services	n/a	n/a	n/a	n/a	n/a	n/a
Health Care and Social Assistance	9	581	6	299	3	282
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
Other Services (except Public Administration)	9	31	n/a	n/a	n/a	n/a
Professional, Scientific, and Technical Services	n/a	n/a	n/a	n/a	n/a	n/a
Real Estate and Rental and Leasing	n/a	n/a	n/a	n/a	n/a	n/a
Retail Trade	n/a	n/a	n/a	n/a	n/a	n/a
Transportation and Warehousing	n/a	n/a	n/a	n/a	n/a	n/a
Unclassified	n/a	n/a	n/a	n/a	n/a	n/a
Wholesale Trade	n/a	n/a	n/a	n/a	n/a	n/a
Total	52	1,049	29	695	23	354

Notes: n/a = data cannot be disclosed or the sector does not exist in the specified district(s)

Source: Quarterly Census of Employment and Wages (QCEW), 2015; NYCDCP HEIP Division (August 2017)



Existing Zoning in East Harlem

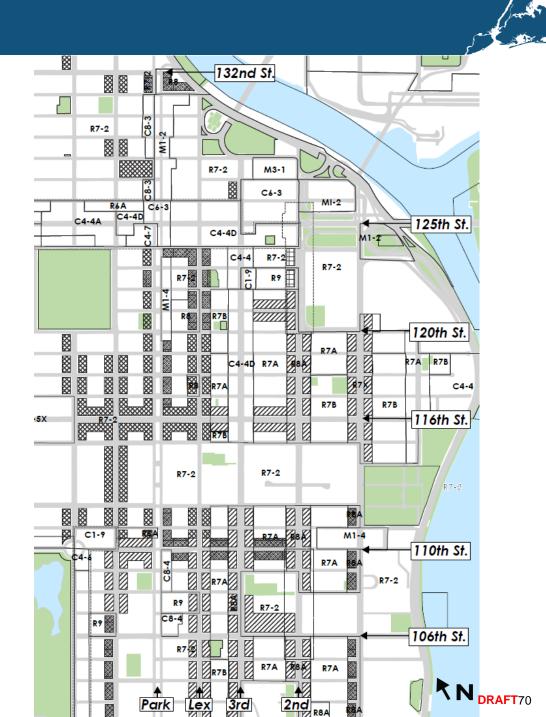
Tower Districts

Auto-Oriented Commercial and Manufacturing Districts

Special Transit Land Use (TA) Districts

2003 DCP Rezoning

Special I25th Street District





Land Use Patterns in East Harlem

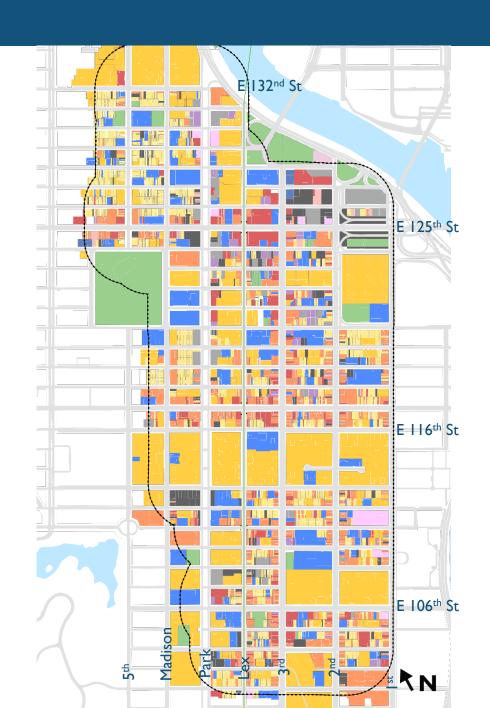
Tenements and brownstones from early 1900s prominent on major corridors

Mid-century tower-in-a-park superblocks

Strong north-south commercial corridors punctuated by NYCHA superblocks

Highly varied uses and building forms north of East 124th Street and east of Park Avenue

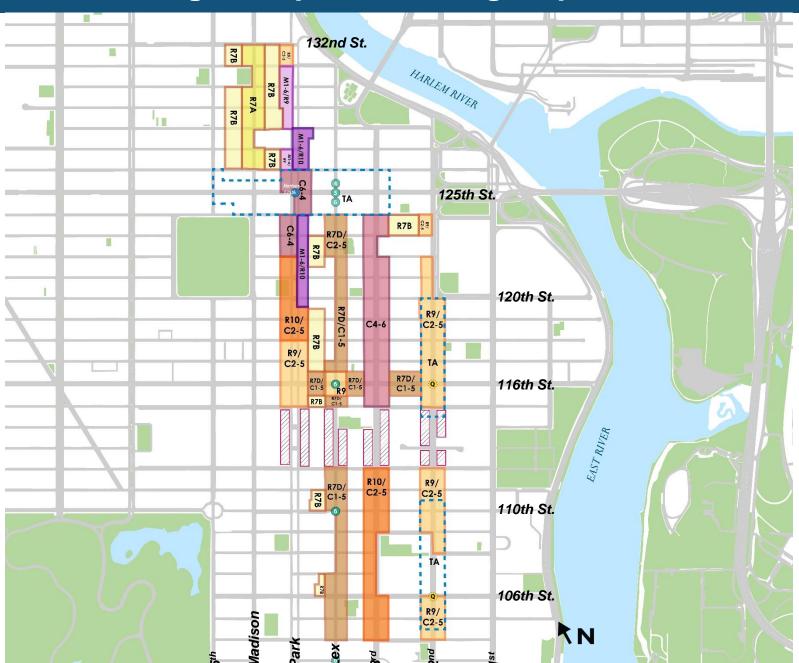
Newer market-rate development on both major avenues and midblocks





71

DCP East Harlem Rezoning – Proposed Zoning Map Amendment



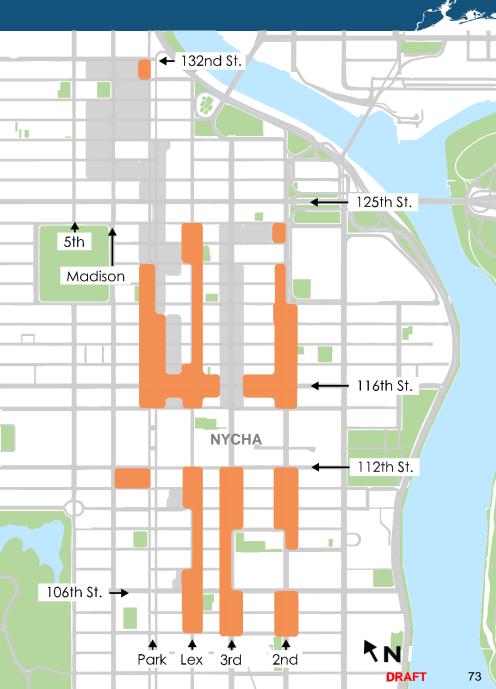


DCP East Harlem Rezoning – Housing

Create opportunities for new housing, including opportunities to require permanently **affordable housing**, to ensure that the neighborhood continues to serve diverse housing needs

Residential





DCP East Harlem Rezoning – Economic Development

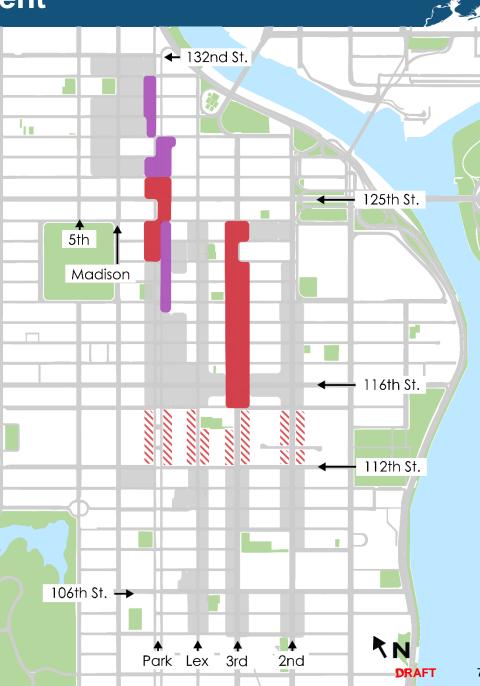
Create opportunities for **economic development** while preserving the vitality of existing commercial and manufacturing uses

Commercial

Commercial Overlay

Mixed Use





DCP East Harlem Rezoning – Infrastructure

Ensure a successful neighborhood plan by establishing a planning framework that is inclusive of the relevant capital infrastructure needs to support current demands and future growth

Special Transit Land Use (TA) District





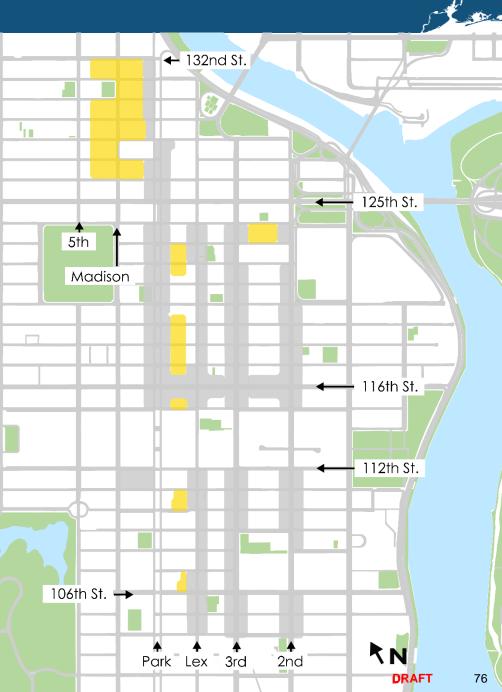


DCP East Harlem Rezoning – Preservation

Modify the existing zoning, where needed, to preserve the built **neighborhood character**

Preservation Area





DCP East Harlem Rezoning – Urban Design

Establish a Special District that establishes **urban design** controls that balance new development in response to existing neighborhood context and scale and improve the pedestrian experience

Special East Harlem Corridors (EHC) District



