

# EAST HARLEM REZONING PROPOSAL



CPC REVIEW SESSION PRESENTATION

APRIL 24, 2017

# Presentation Outline

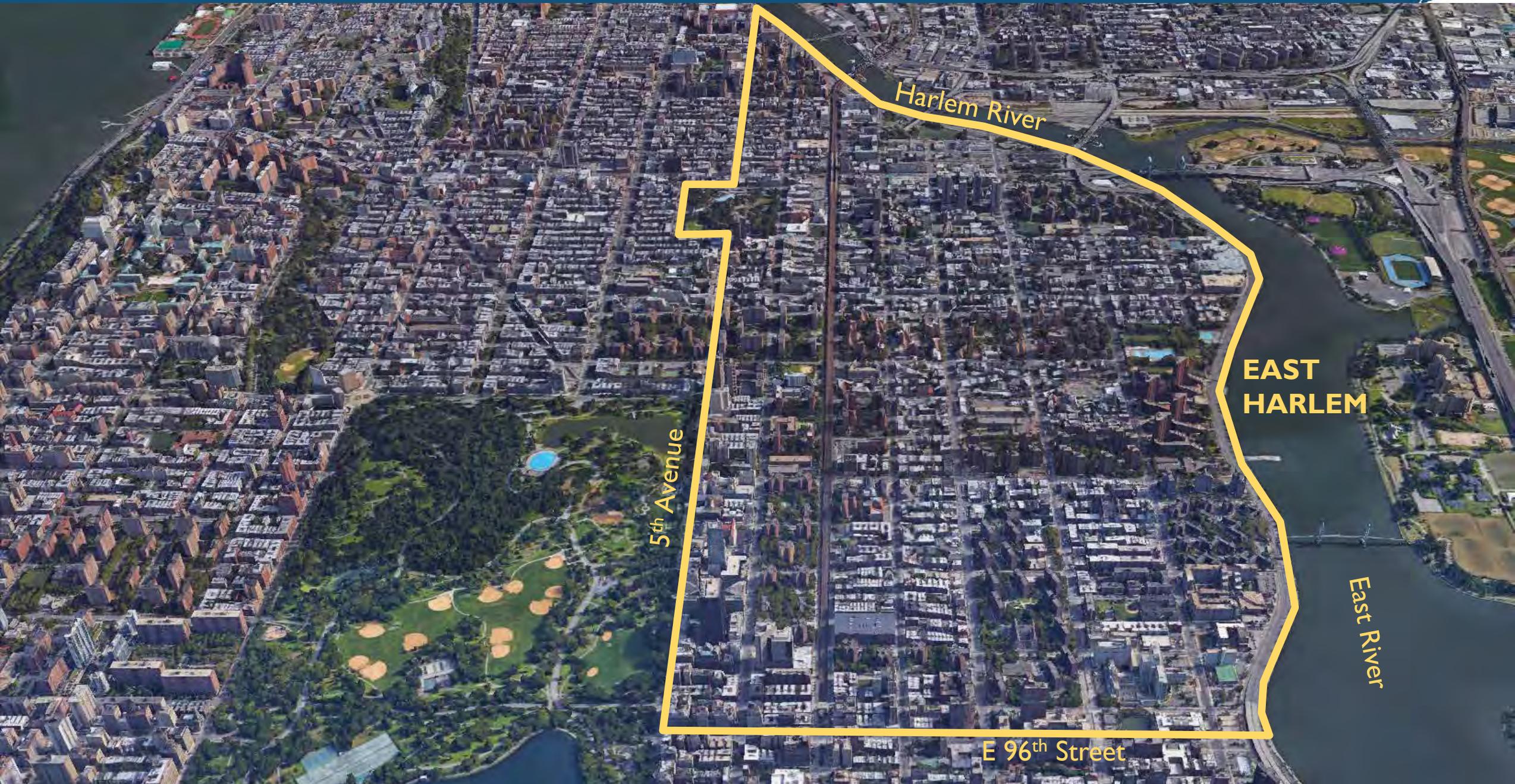
- 1. Neighborhood Context and Background**
- 2. Existing Zoning**
- 3. Existing Conditions**
- 4. Neighborhood Study Approach**
- 5. Housing Strategies**
- 6. Economic Development Strategies**
- 7. Infrastructure Strategies**
- 8. Urban Design Strategies**
- 9. Preservation Strategies**
- 10. Environmental Review**

# Neighborhood Context and Background

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# Geographic Context



Harlem River

**EAST HARLEM**

5th Avenue

East River

E 96th Street

# Neighborhood History

Dutch settlement beginning in 17<sup>th</sup> Century

- Additional settlement by free and enslaved Africans

Development of New York and Harlem Railroad on Park Avenue (1830s)

By late 1800s, East Harlem becomes the largest Italian community in US

- African-American immigrants also begin to arrive during this time

Starting in the early 20<sup>th</sup> Century, immigrants from Puerto Rico, the Dominican Republic and Cuba arrive in large numbers

- By the 1950s, the neighborhood was predominantly African-American and Latino



Image: ItalianHarlem.com



Image: Ephemeral New York

# Demographic profile

Median household income: \$30,973<sup>1</sup>

30% poverty rate<sup>2</sup>

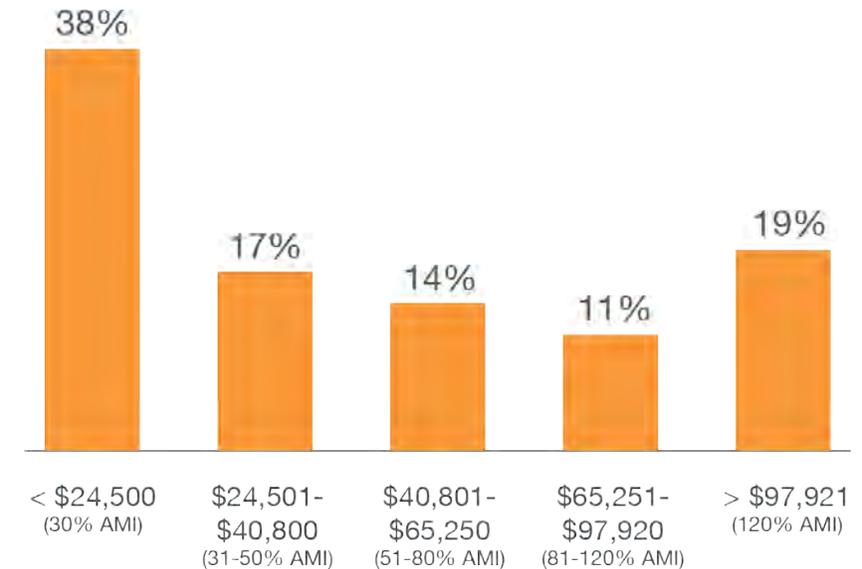
45% of population receiving income support<sup>2</sup>

Average household size: 2.41<sup>2</sup>

Larger percentages of Latino and African-American residents than city as a whole<sup>2</sup>

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

Household Income Distribution (CD11)



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

<sup>1</sup> U.S Census, American Community Survey, 2011-15

<sup>2</sup> U.S Census, American Community Survey, 2010-14

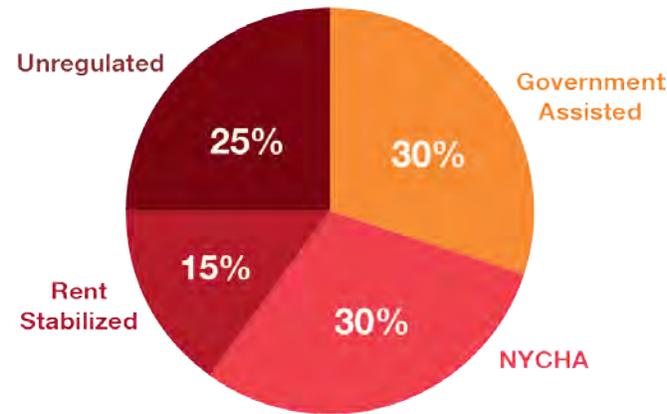
<sup>3</sup> New York Academy of Medicine, Institute for Urban Health. East Harlem Neighborhood Plan Health Impact Assessment. [https://www.nyam.org/media/filer\\_public/de/46/de46ec8b-ae8f-4dca-a6b2-c7ce3bfb9ffe/healthimpasessfinal2016.pdf](https://www.nyam.org/media/filer_public/de/46/de46ec8b-ae8f-4dca-a6b2-c7ce3bfb9ffe/healthimpasessfinal2016.pdf). Published September 2016. Accessed April 2017.

# Neighborhood Development Trends

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

- Large concentration of rent-regulated housing at risk of de-regulation without intervention
- Between 2000 and 2014, median gross rents increased by 40% (compared to 24% citywide)
- Second Avenue Subway Phase II plans being developed by MTA
- New market-rate residential developments coming online
- No affordability required under current zoning

Regulatory Status of Existing Homes (CD11)

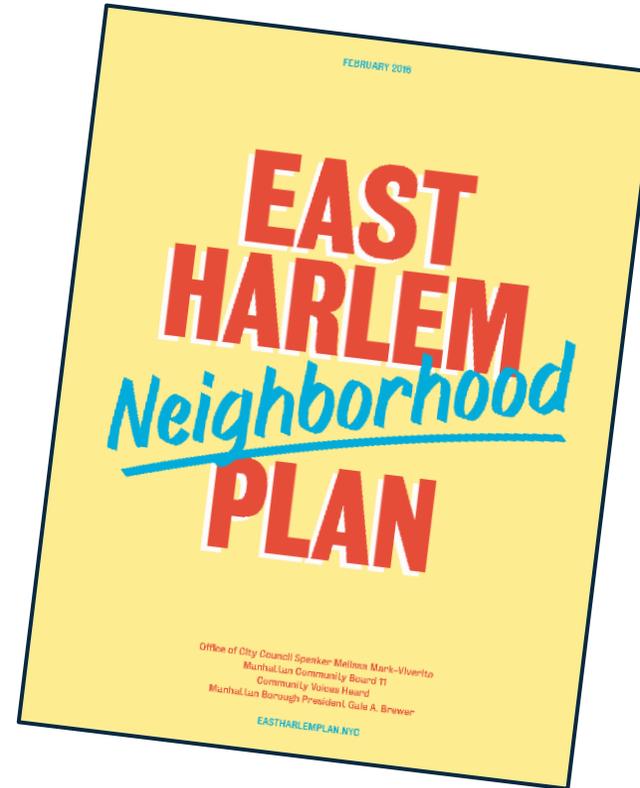


HPD Research and Evaluation, 2016



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

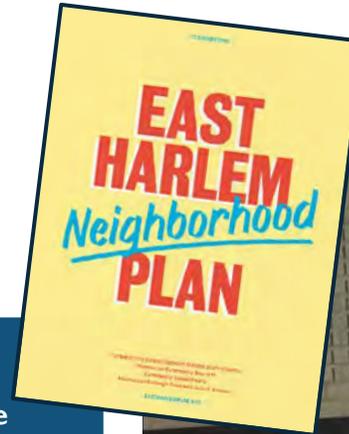
Office of City Council Speaker  
Melissa Mark-Viverito  
Manhattan Community Board 11  
Community Voices Heard  
Manhattan Borough President  
Gale A. Brewer

## 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 <sup>th</sup> , 2016
Pre-K, Daycare & Afterschool + Schools & Education	Harlem RBI Innovation High School	DOE, DYCD, ACS	July 1 <sup>st</sup> , 2016
Housing Preservation + NYCHA	Lott CDC Operation Fightback Johnson Houses TA Pres.	HPD, NYCHA	July 29 <sup>th</sup> , 2016
Small Businesses, Workforce & Economic Development	Union Settlement	SBS, EDC	Sept. 10 <sup>th</sup> , 2016
Zoning & Land Use + Affordable Housing Development	CIVITAS	DCP	October 22 <sup>nd</sup> , 2016
Transportation, Environment & Energy + Safety + Health & Seniors	NYAM, WeAct	DOT, DOHMH, DFTA	November 19 <sup>th</sup> , 2016

## PRIORITY OBJECTIVES

Open Space & Recreation

Small Businesses, Workforce & Economic Development

Arts & Culture

Zoning & Land Use

Schools & Education

Housing Preservation

Safety

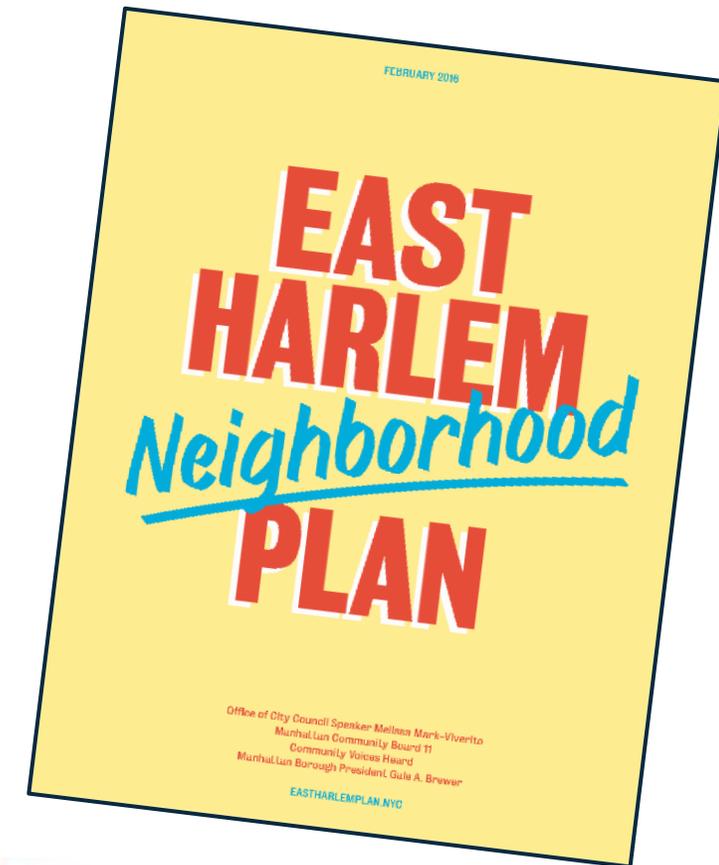
Pre-K, Daycare & Afterschool

NYCHA

Transportation, Environment & Energy

Health & Seniors

Affordable Housing Development



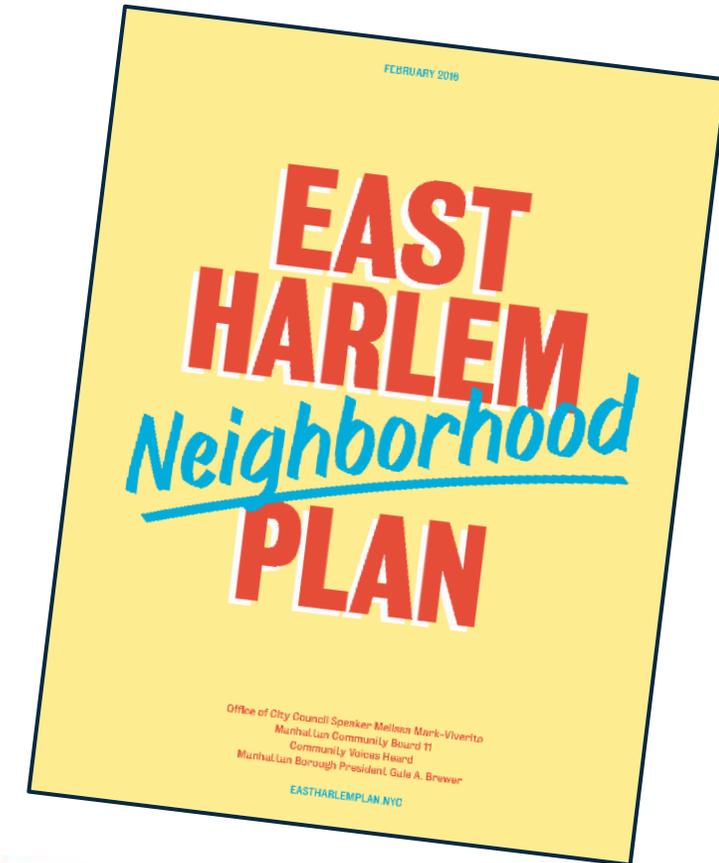
## PRIORITY OBJECTIVES

Open Space & Recreation

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Zoning & Land Use



Schools & Education

Housing Preservation

Safety

NYCHA

Pre-K, Daycare & Afterschool

Transportation, Environment & Energy

Affordable Housing Development

Health & Seniors

# ZONING & LAND USE

## OBJECTIVES & RECOMMENDATIONS

1.

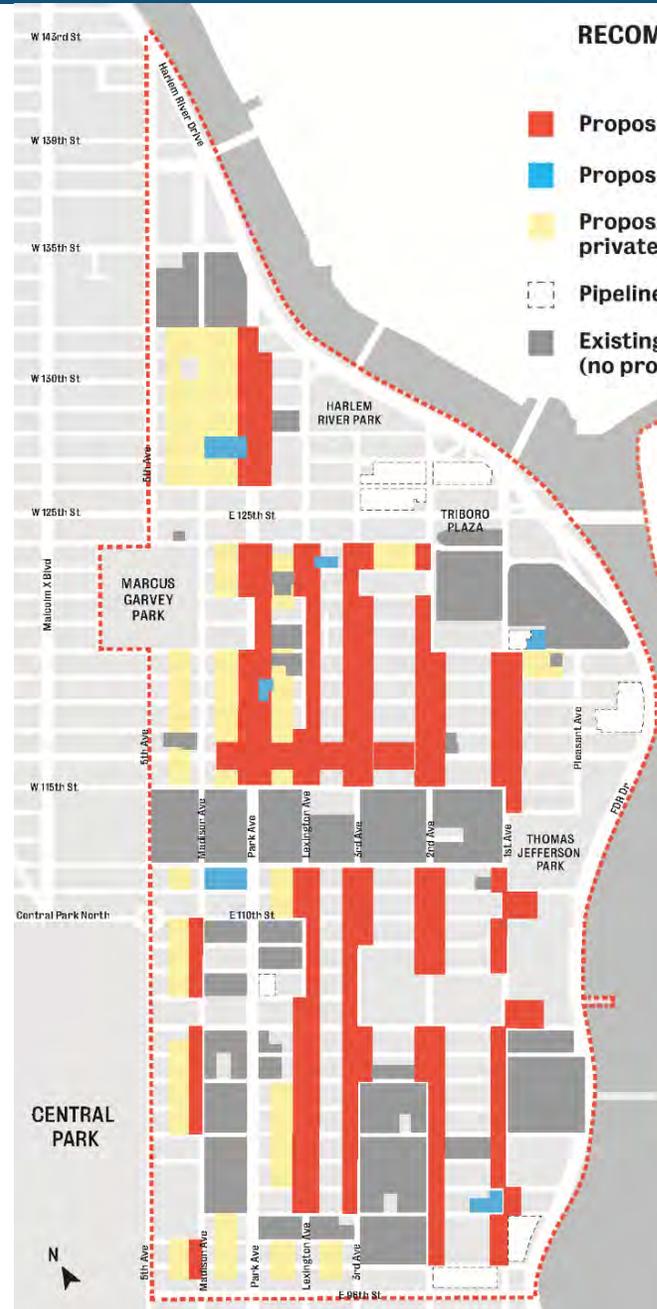
Preserve important East Harlem buildings and reinforce neighborhood character.

2.

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

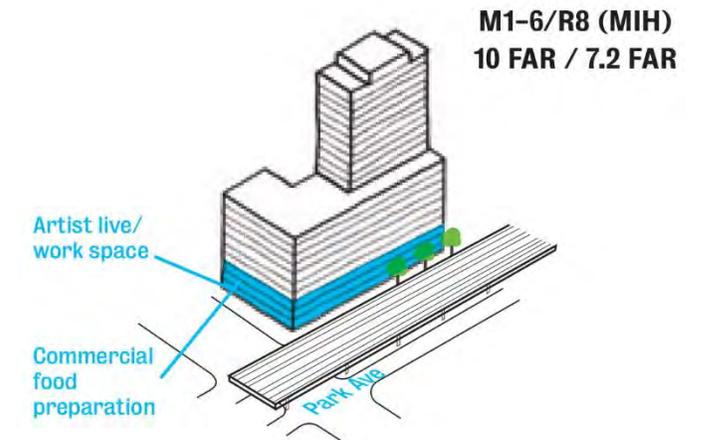
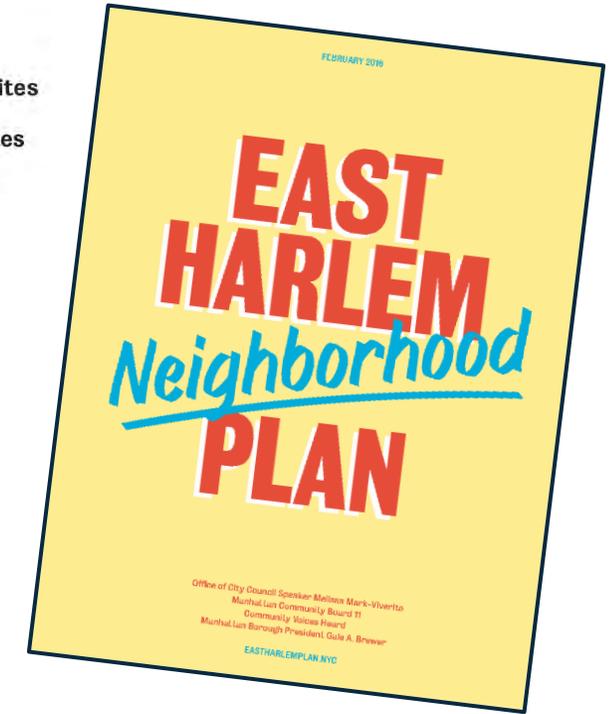
3.

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



### RECOMMENDED REZONING AREAS

- Proposed rezoning: privately-owned sites
- Proposed rezoning: publicly-owned sites
- Proposed rezoning for preservation privately-owned sites
- Pipeline sites: plans underway
- Existing NYCHA Developments (no proposed rezoning)



# Existing Zoning



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# Existing Zoning in East Harlem

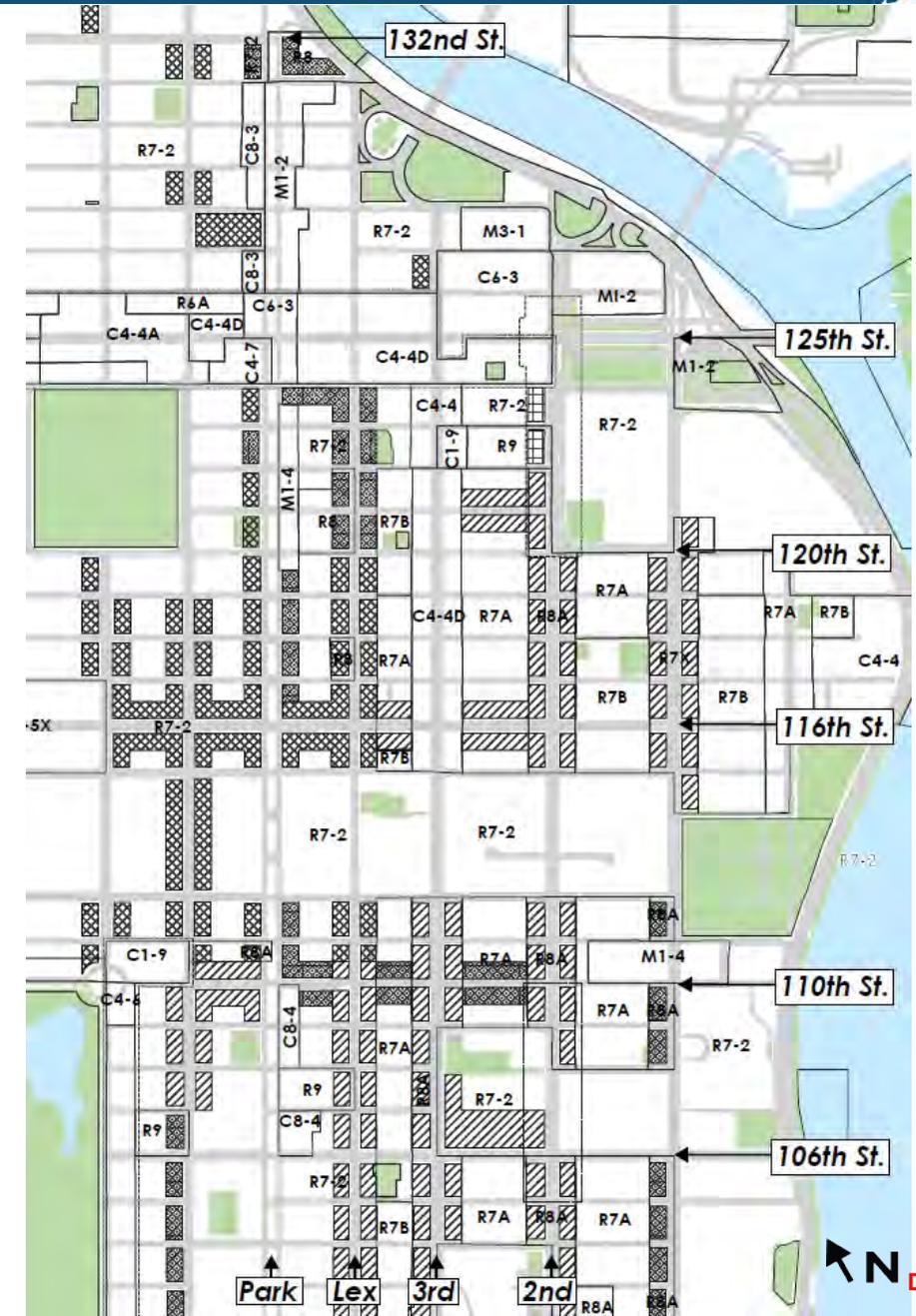
Tower Districts

Auto-Oriented Commercial and Manufacturing Districts

Special Transit Land Use (TA) Districts

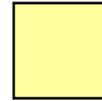
2003 DCP Rezoning

Special 125<sup>th</sup> Street District

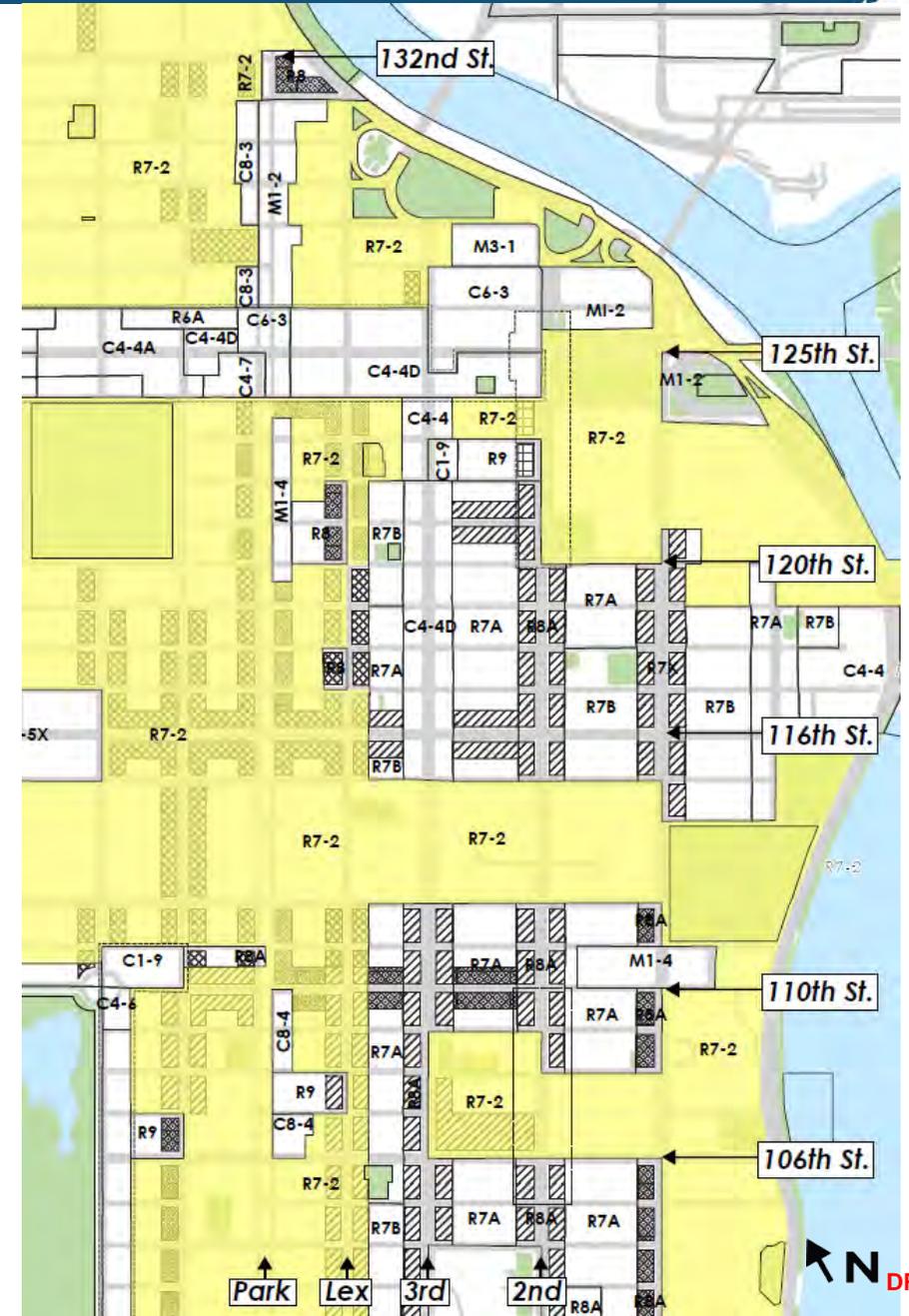


# Existing Zoning – Tower Districts

Most of the neighborhood was zoned with R7-2 “tower” districts in 1961



Many of these districts still exist today, and much of the built form in East Harlem continues to reflect this district



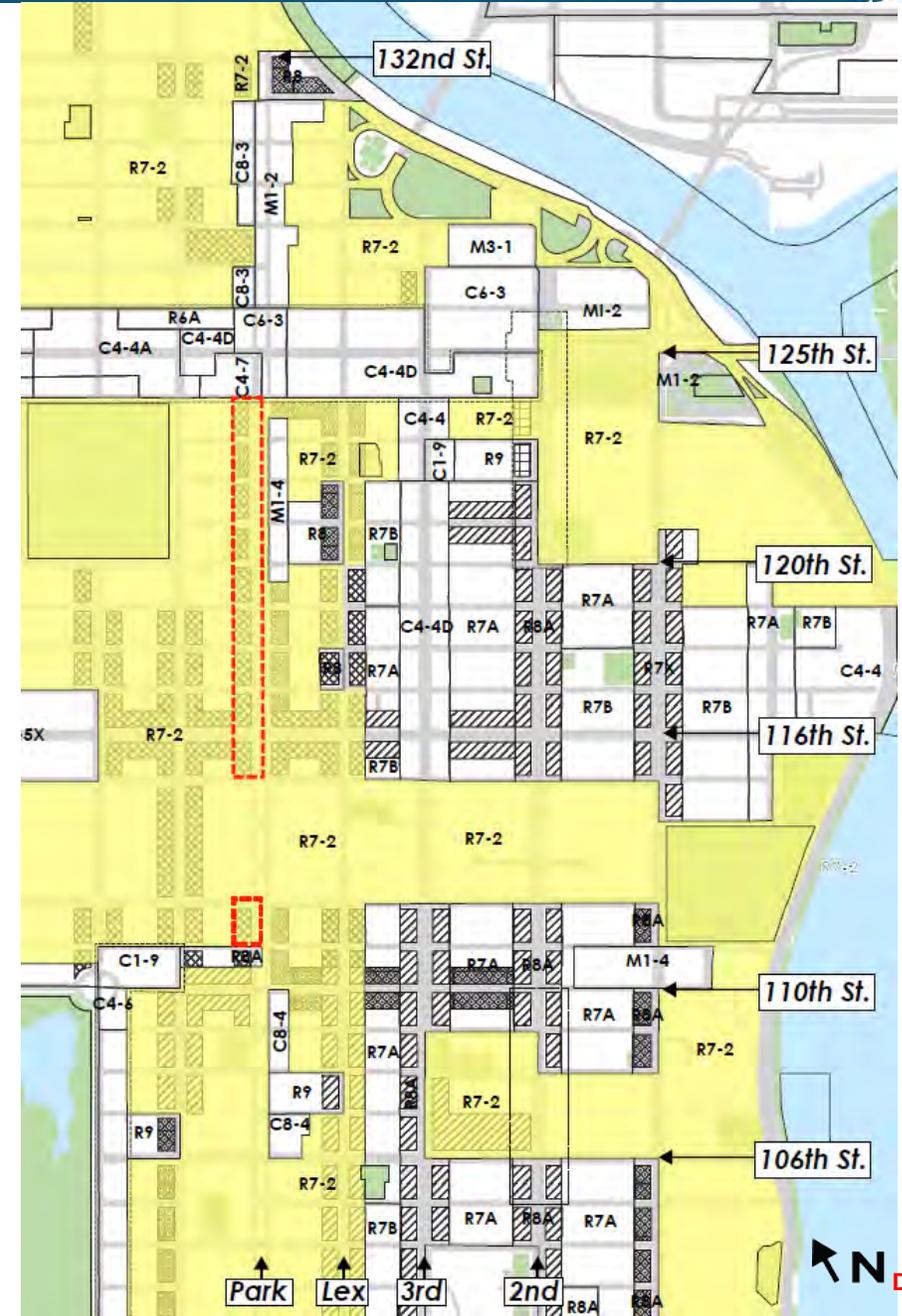
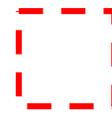
# Existing Zoning – Tower Districts

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In R7-2 Districts adjacent to Park Avenue, the Milbank-Frawley Urban Renewal Plan prohibits residential use within 100 feet of the Metro North viaduct

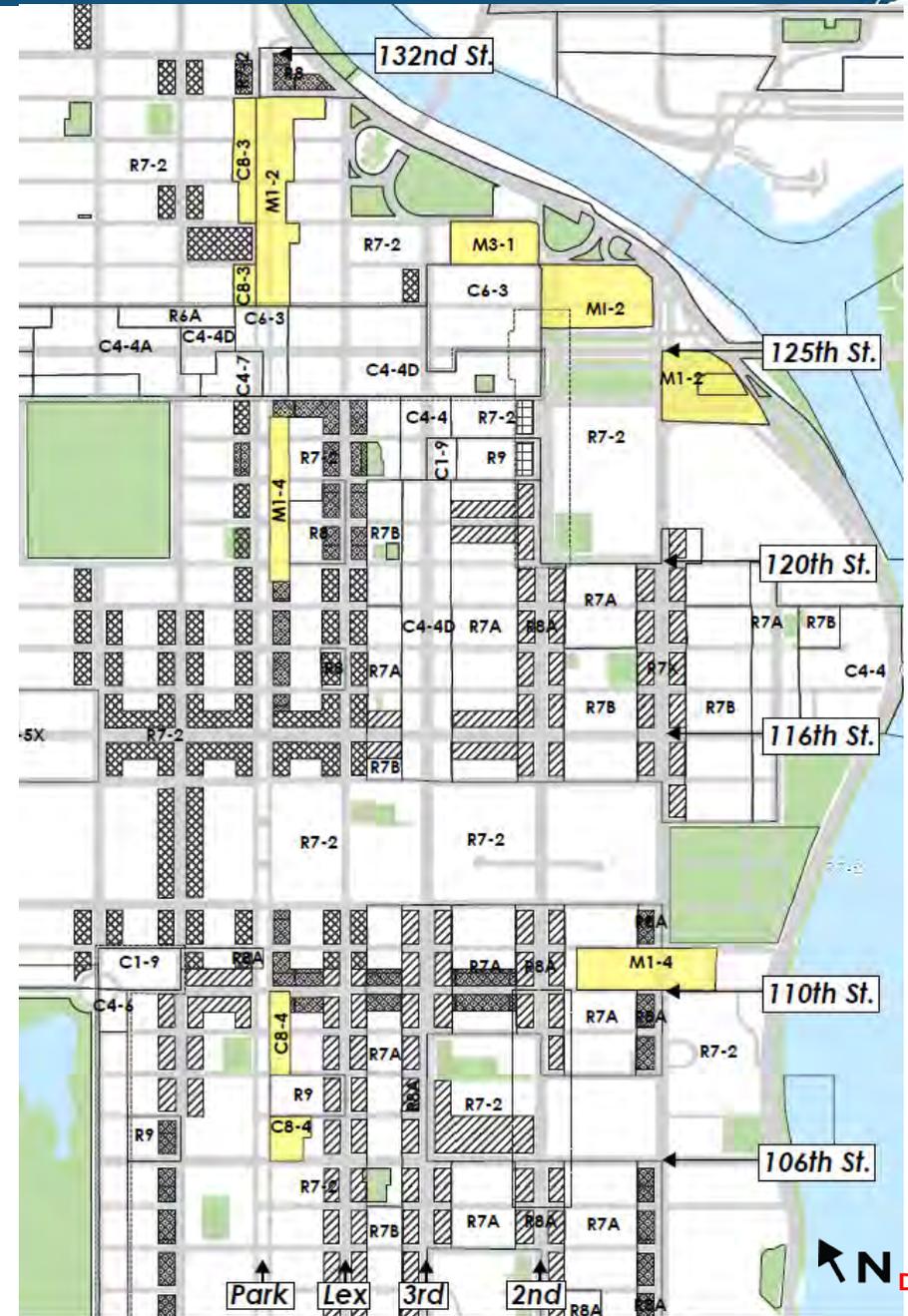


# Existing Zoning – Auto-Oriented Commercial and Manufacturing Districts

In the northern portion of the study area, several auto-oriented commercial districts and manufacturing districts are mapped

Residential uses are not permitted in these districts

Despite being located on major neighborhood corridors, these districts are mapped at relatively low densities

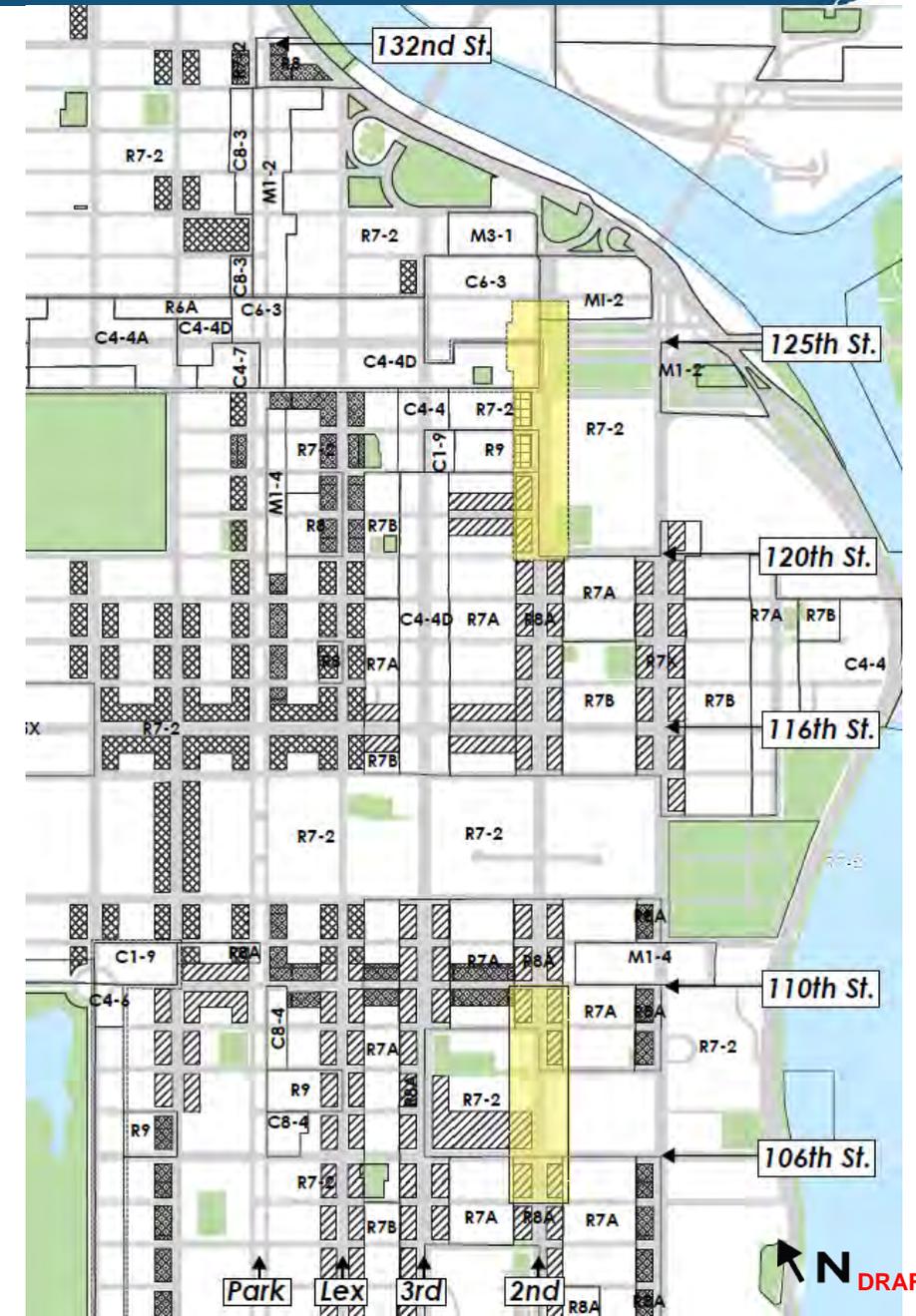


# Existing Zoning – Special Transit Land Use (TA) Districts

In the 1970s, TA Districts were mapped at East 106<sup>th</sup> Street and East 125<sup>th</sup> Street in anticipation of the completion of the Second Avenue Subway.

TA Districts facilitate the incorporation of subway infrastructure into new developments near stations.

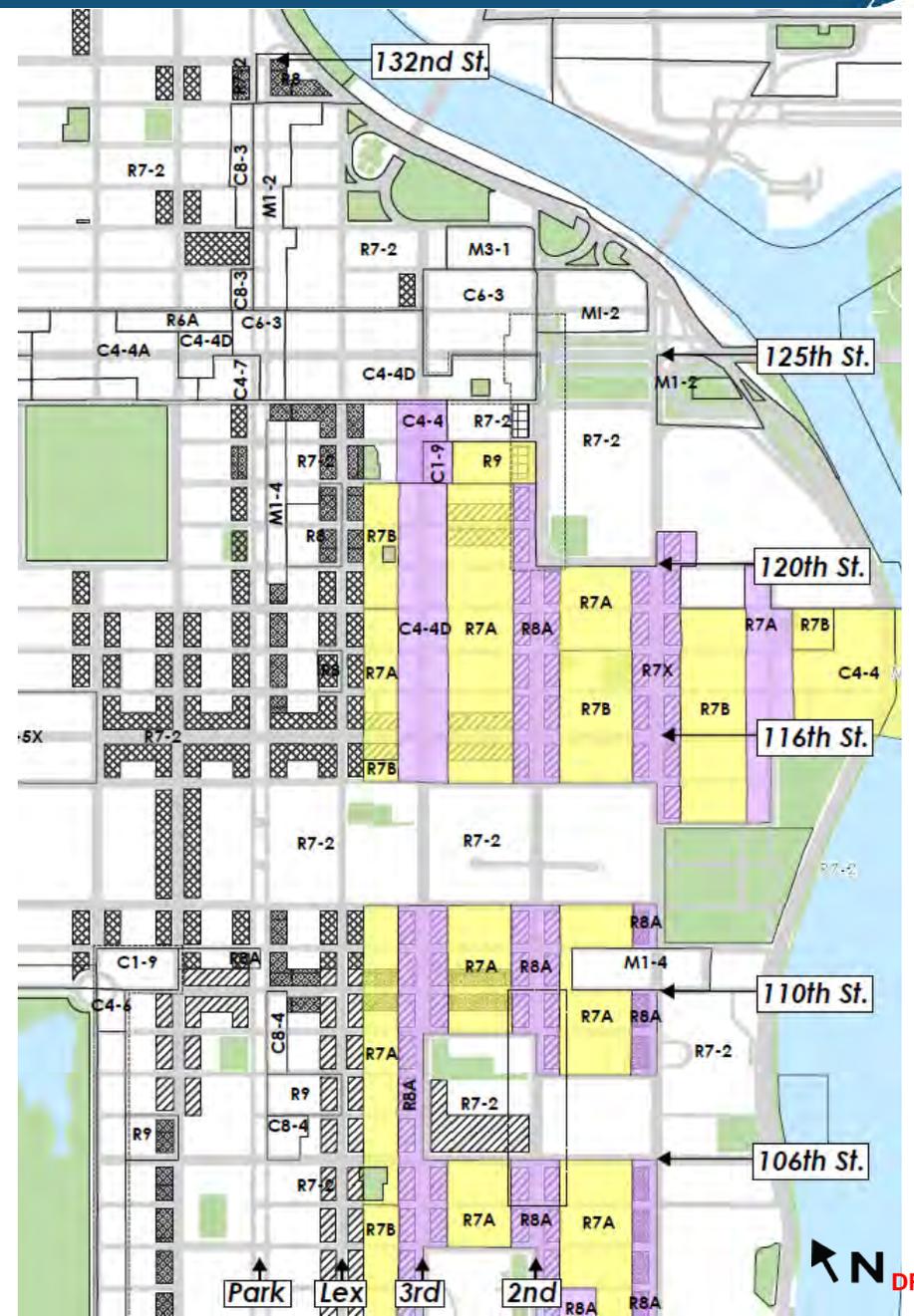
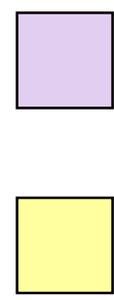
Proposed developments within TA District boundaries are required to receive a certification from the MTA and the CPC that an easement for subway access either *is* or *is not* required.



# Existing Zoning – 2003 Rezoning

In 2003, much of the neighborhood east of Lexington was rezoned in order to create new housing and to preserve the scale of the midblocks

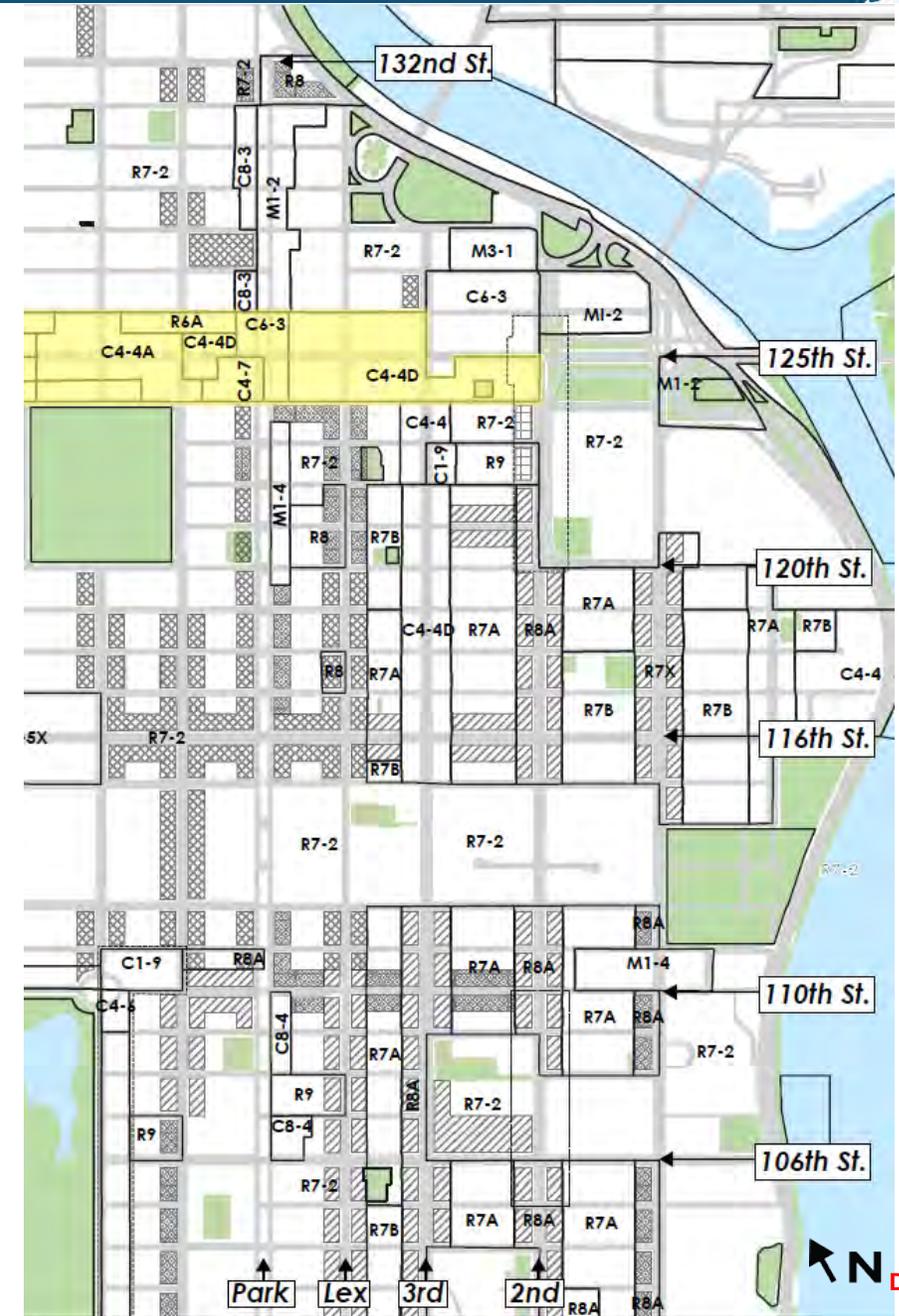
- Density was increased along First, Second and Third Avenues to R8-equivalents
- The rezoning also established R7A and R7B contextual zoning districts on many midblocks



# Existing Zoning – Special 125<sup>th</sup> Street District

In 2008, the Special 125<sup>th</sup> Street (I25) District was created to support and enhance economic revitalization, promote building forms compatible with neighborhood character and foster new opportunities for mixed-use development

- This increased the density and promoted commercial development along 125<sup>th</sup> Street from Morningside Heights to East Harlem
- This also included mapping contextual residential districts in certain areas, with restrictive height limits for all districts
- The Special 125<sup>th</sup> Street District includes the voluntary Inclusionary Housing (IH) program



# Existing Conditions

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# Existing Conditions - Land Use Patterns

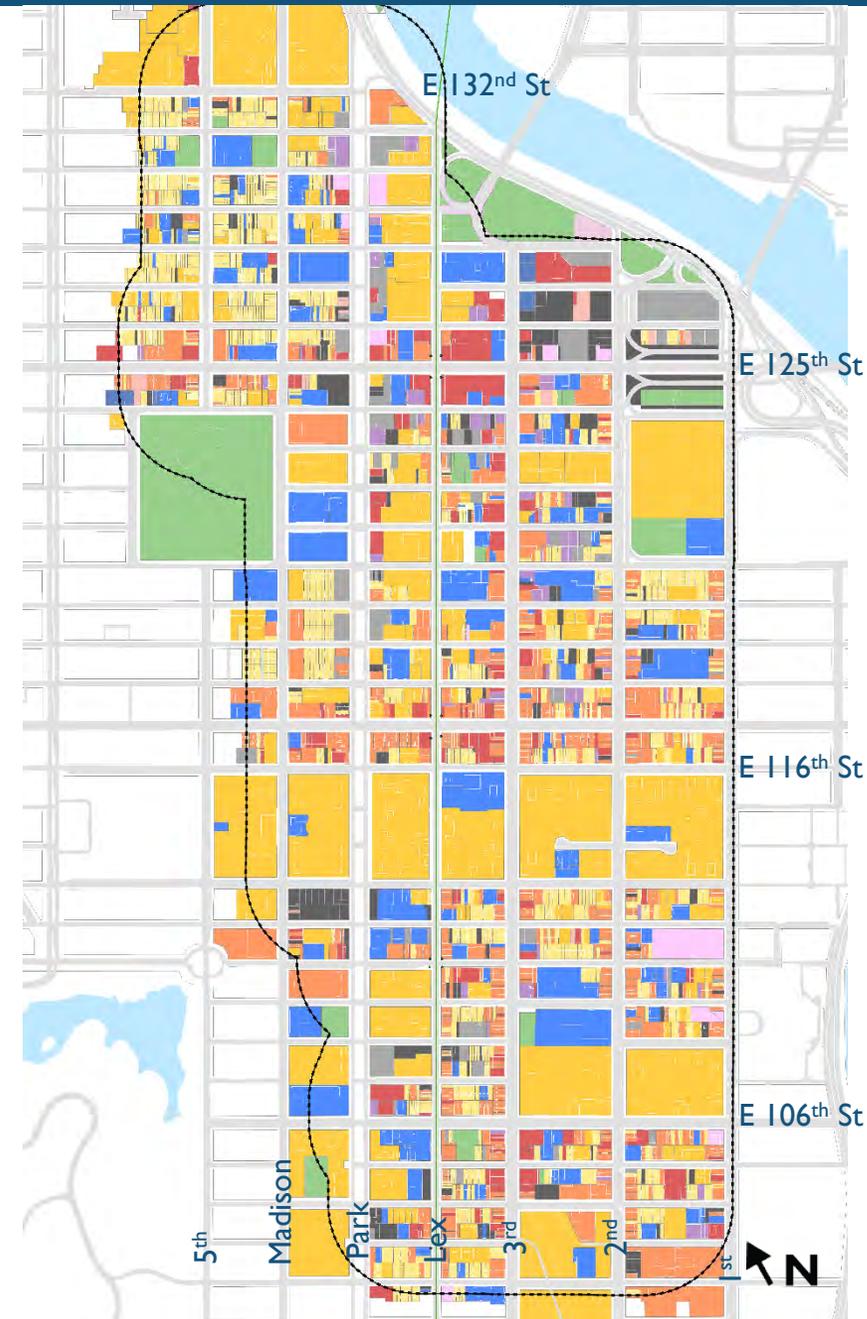
Tenements and brownstones from early 1900s prominent on major corridors

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 124<sup>th</sup> Street and east of Park Avenue

Newer market-rate development on both major avenues and midblocks



# Existing Conditions – Park Avenue



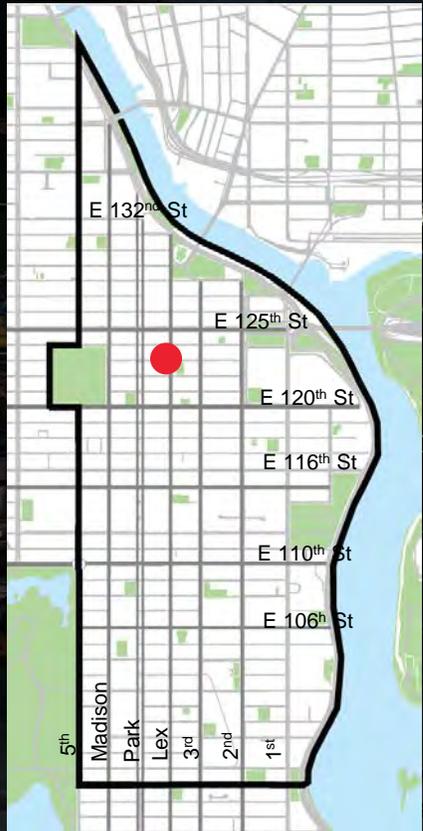
# Existing Conditions – Park Avenue



# Existing Conditions – East 125<sup>th</sup> Street



# Existing Conditions – Lexington Avenue



# Existing Conditions – Midblocks



# Existing Conditions – Midblocks



# Existing Conditions – Third Avenue



# Existing Conditions – Third Avenue



# Existing Conditions – Third Avenue



# Existing Conditions – Second Avenue



# Existing Conditions – East 116<sup>th</sup> Street



# Existing Conditions – East 116<sup>th</sup> Street



# Existing Conditions – NYCHA



# Neighborhood Study Approach

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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

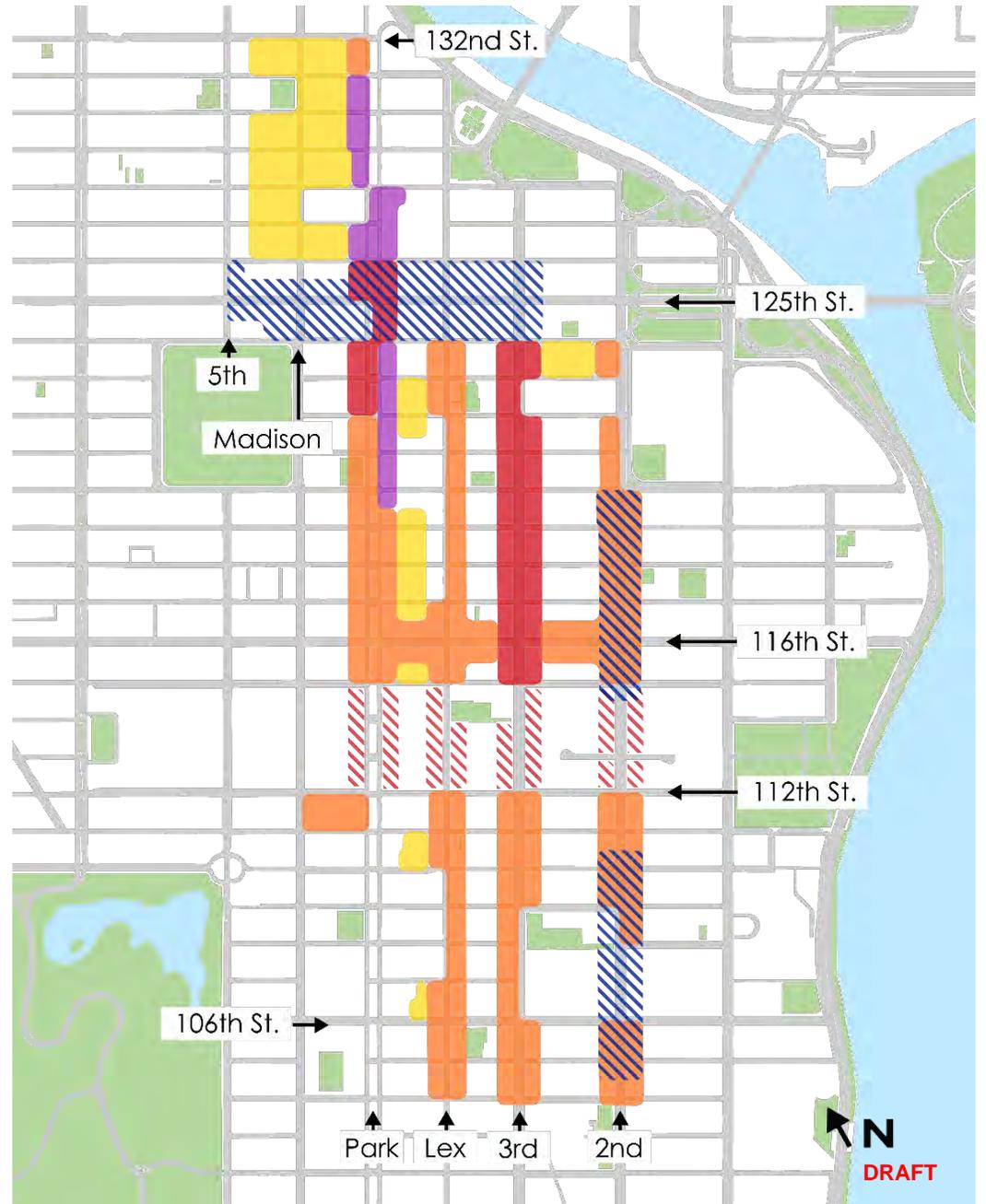


# DCP East Harlem Rezoning – Objectives

- 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

# DCP East Harlem Rezoning – Proposed Zoning Approach

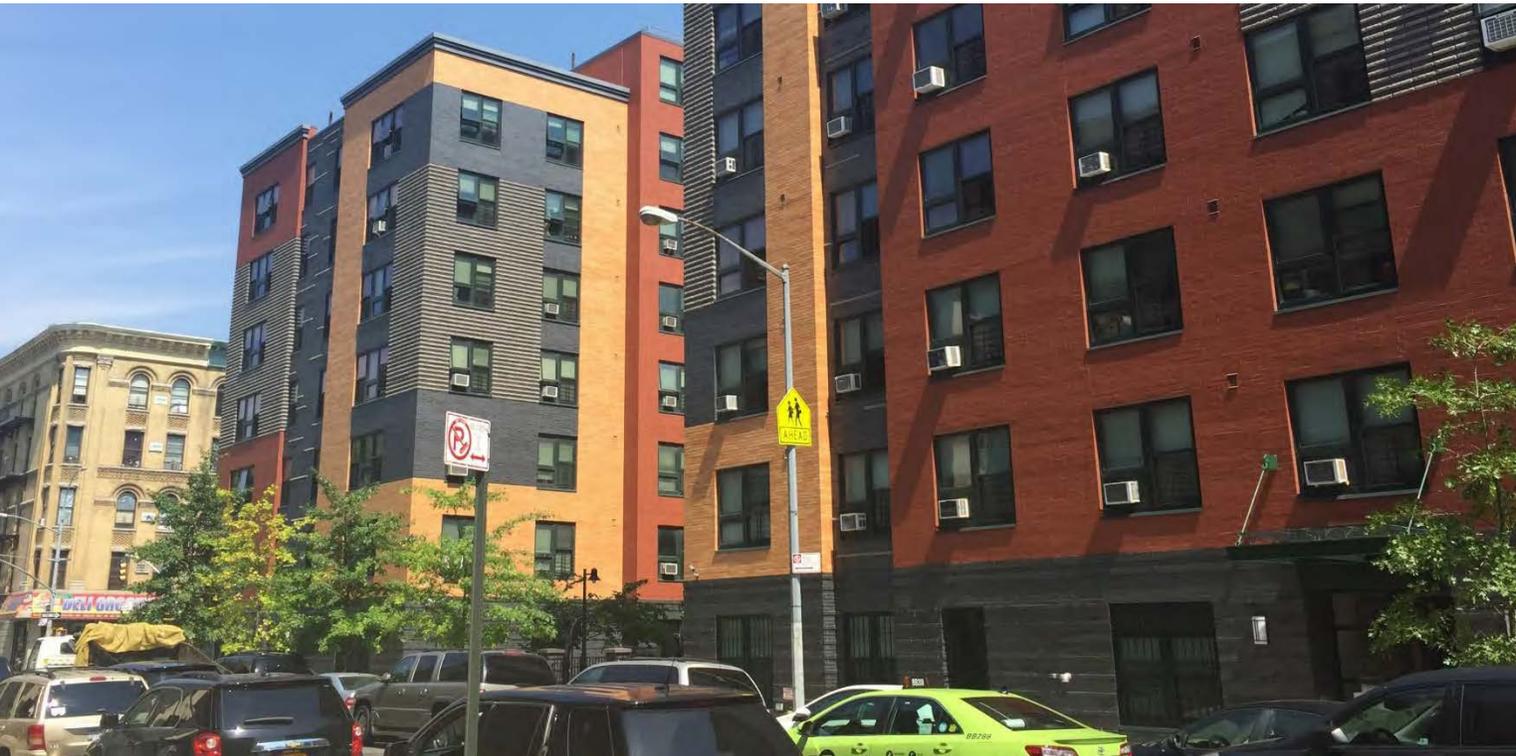
- Residential 
- Commercial 
- Commercial Overlay 
- Mixed Use 
- Special Transit Land Use District 
- Preservation Area 



# DCP East Harlem Rezoning – Proposed Zoning Approach

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

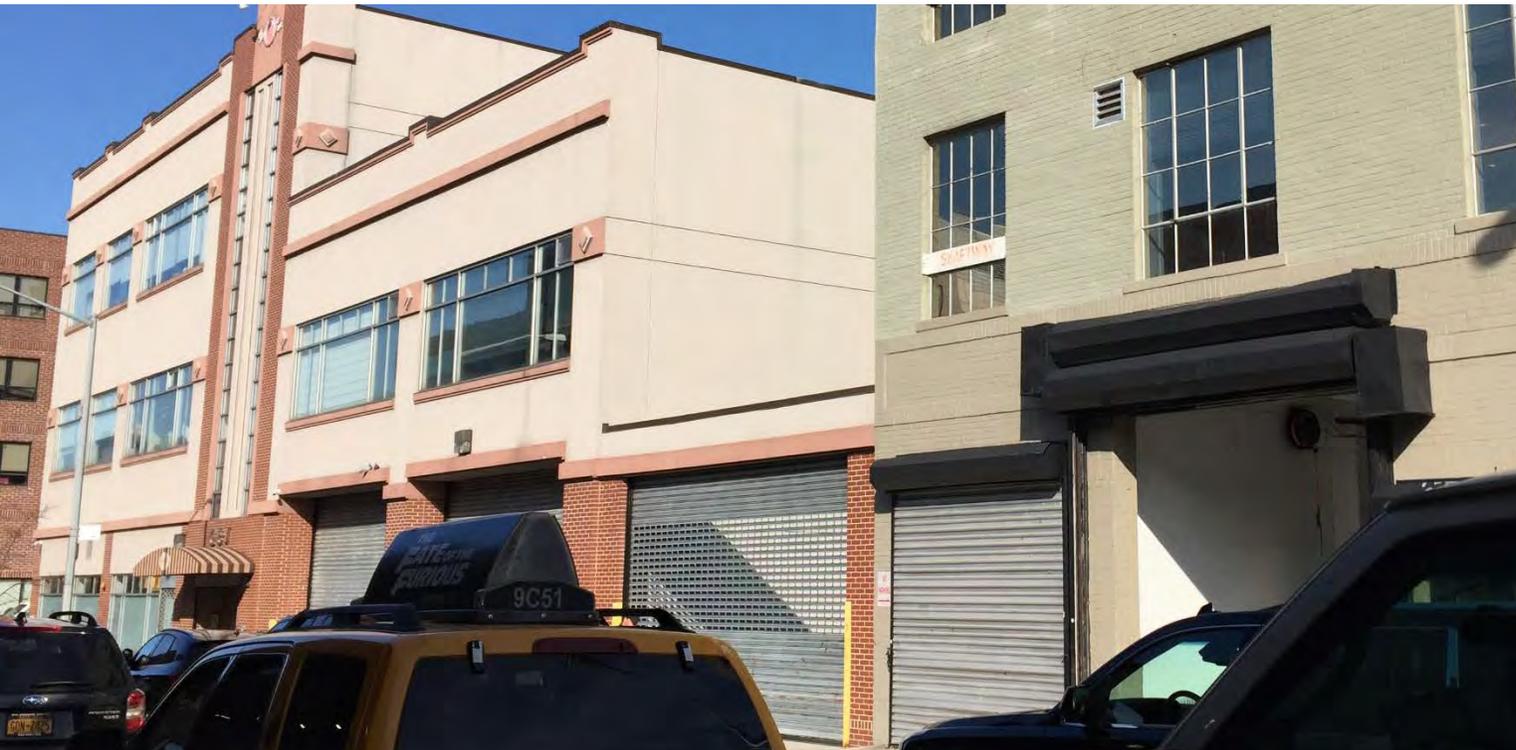
Residential 



# DCP East Harlem Rezoning – Proposed Zoning Approach

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

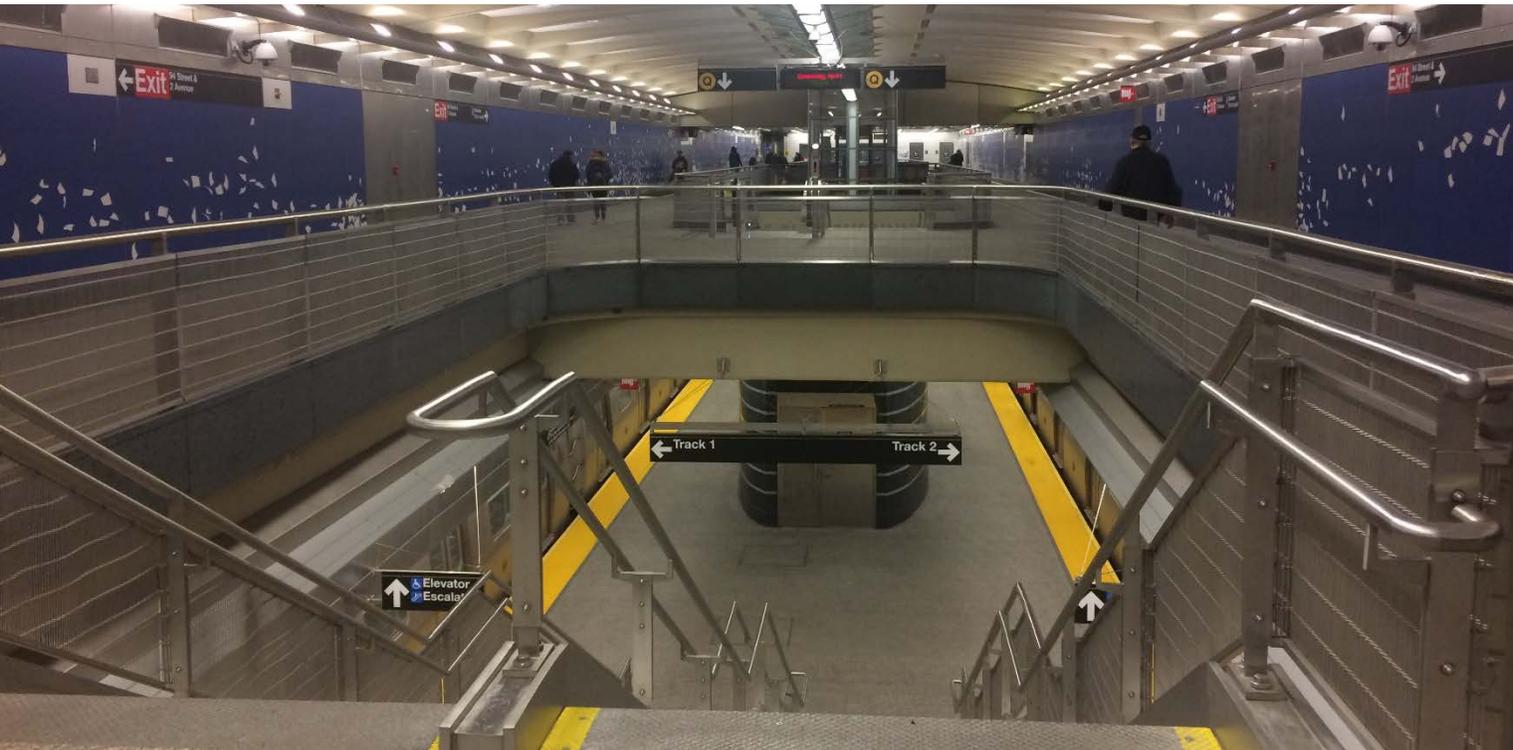
- Commercial 
- Commercial Overlay 
- Mixed Use 



# DCP East Harlem Rezoning – Proposed Zoning Approach

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

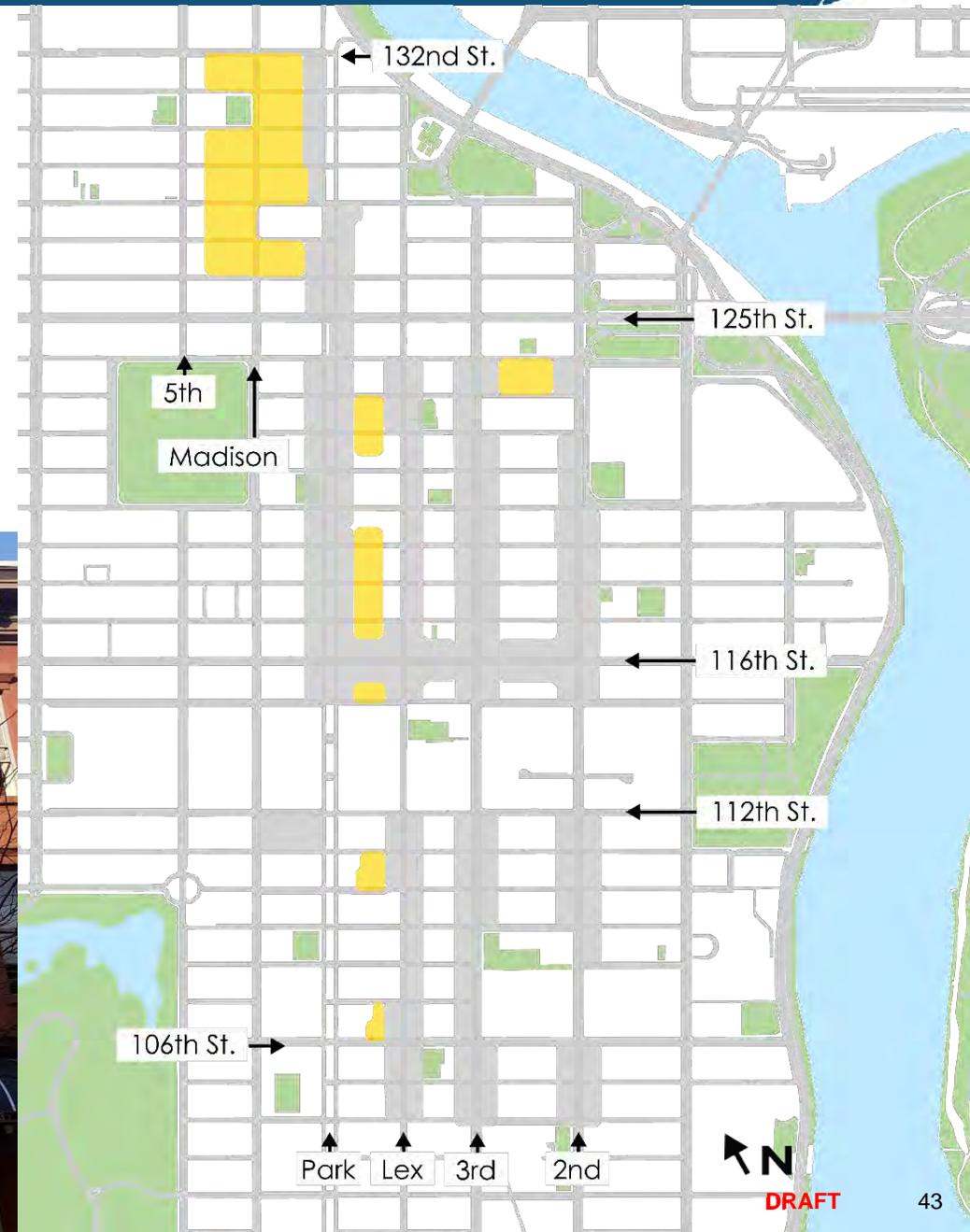
Special Transit Land Use (TA) District 



# DCP East Harlem Rezoning – Proposed Zoning Approach

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

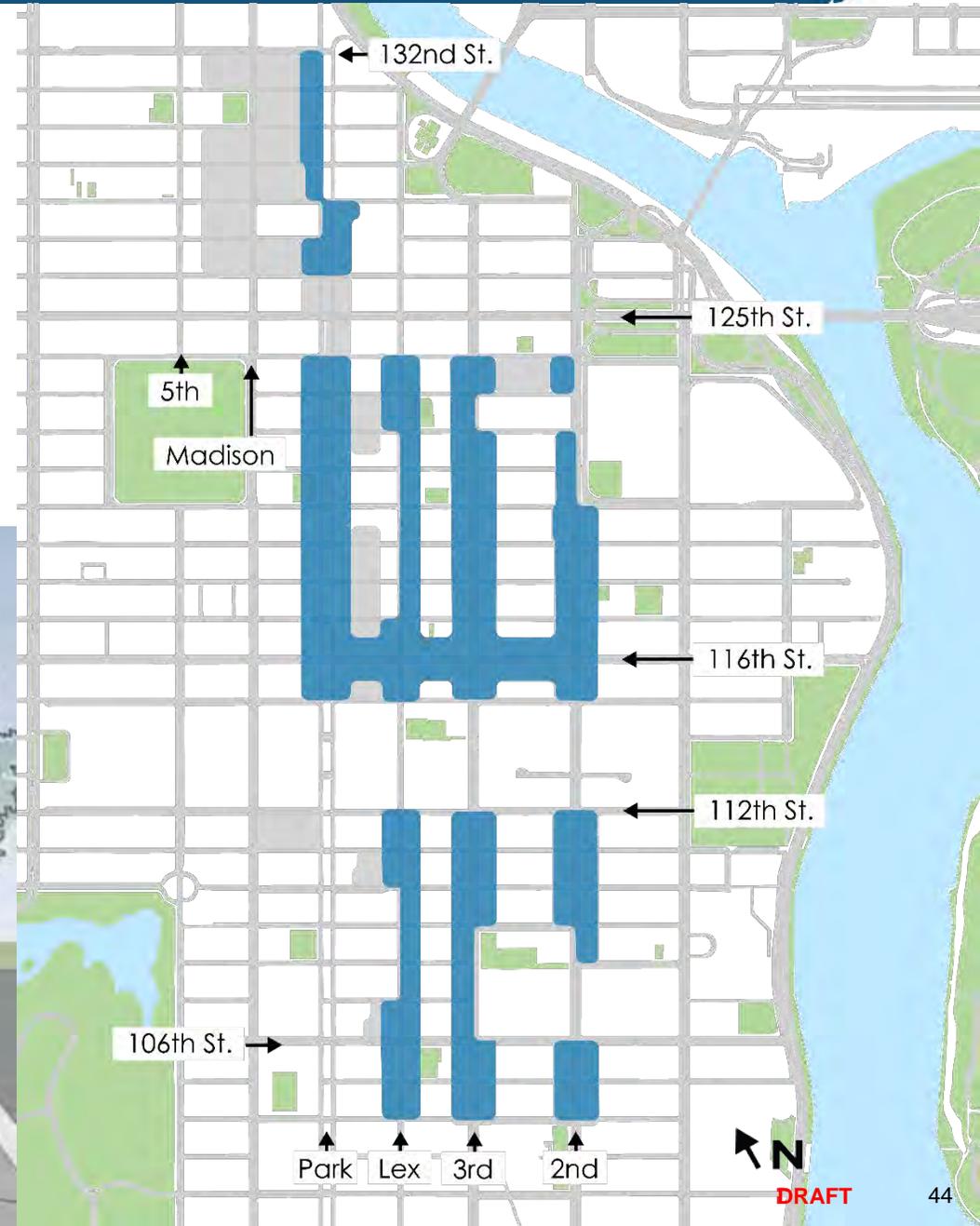
Preservation Area



# DCP East Harlem Rezoning – Proposed Zoning Approach

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



# DCP East Harlem Rezoning – Proposed Zoning Approach

Create **new affordable housing**

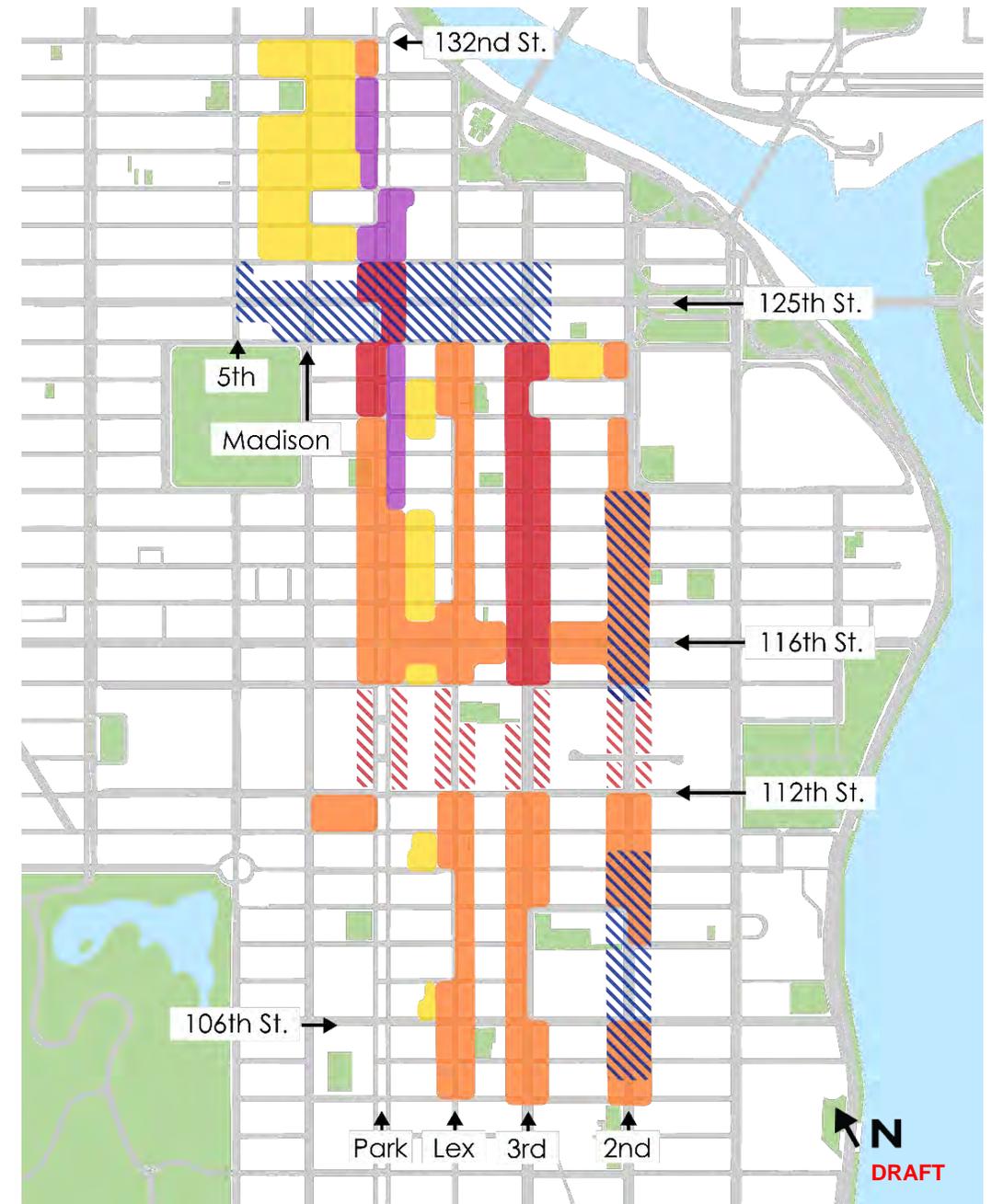
Create opportunities for **economic development**

Plan for **infrastructure needs**

Preserve **neighborhood character**

Establish **urban design** controls

-  Residential
-  Commercial
-  Commercial Overlay
-  Mixed Use
-  Special Transit Land Use District
-  Preservation Area



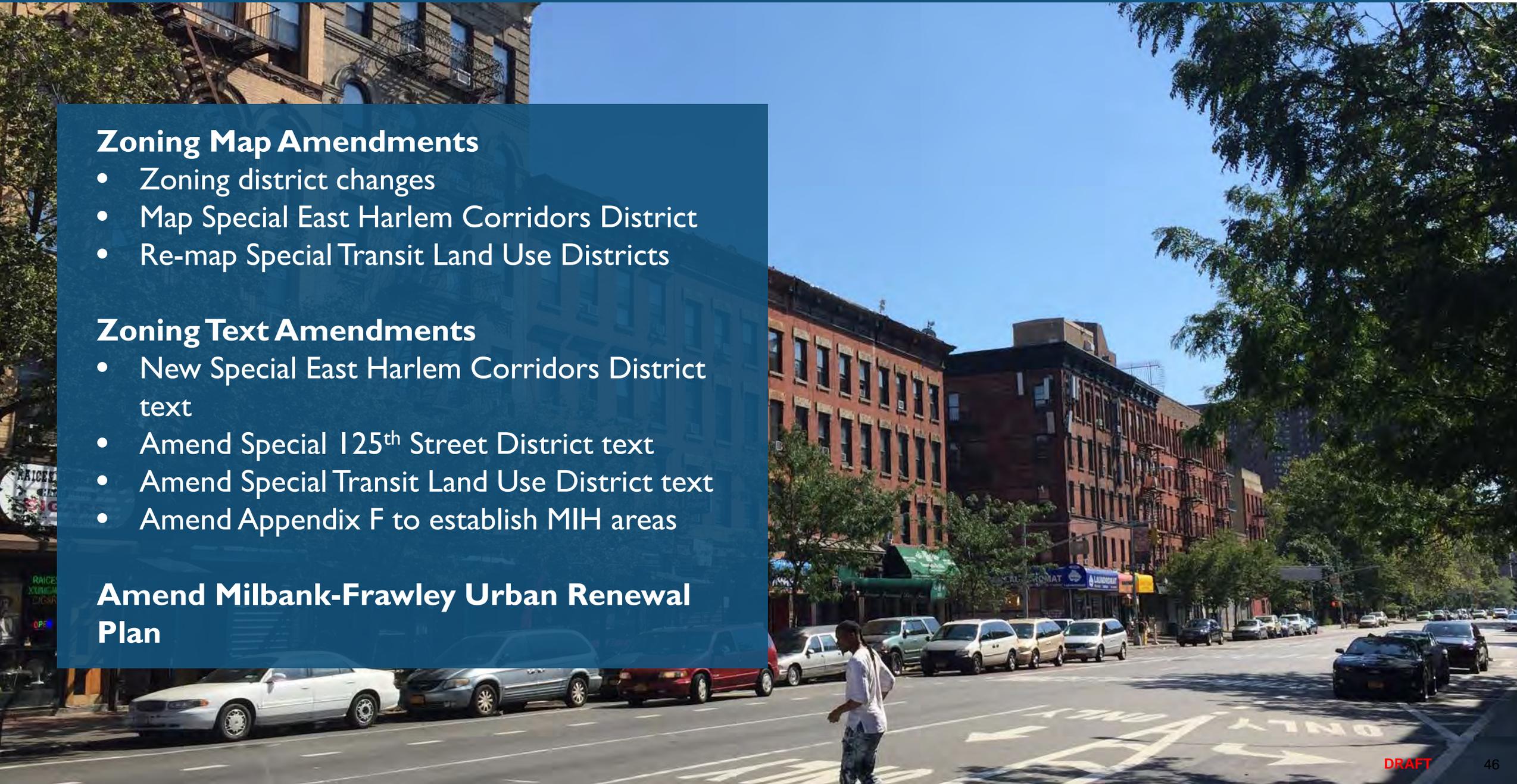
## Zoning Map Amendments

- Zoning district changes
- Map Special East Harlem Corridors District
- Re-map Special Transit Land Use Districts

## Zoning Text Amendments

- New Special East Harlem Corridors District text
- Amend Special 125<sup>th</sup> Street District text
- Amend Special Transit Land Use District text
- Amend Appendix F to establish MIH areas

## Amend Milbank-Frawley Urban Renewal Plan

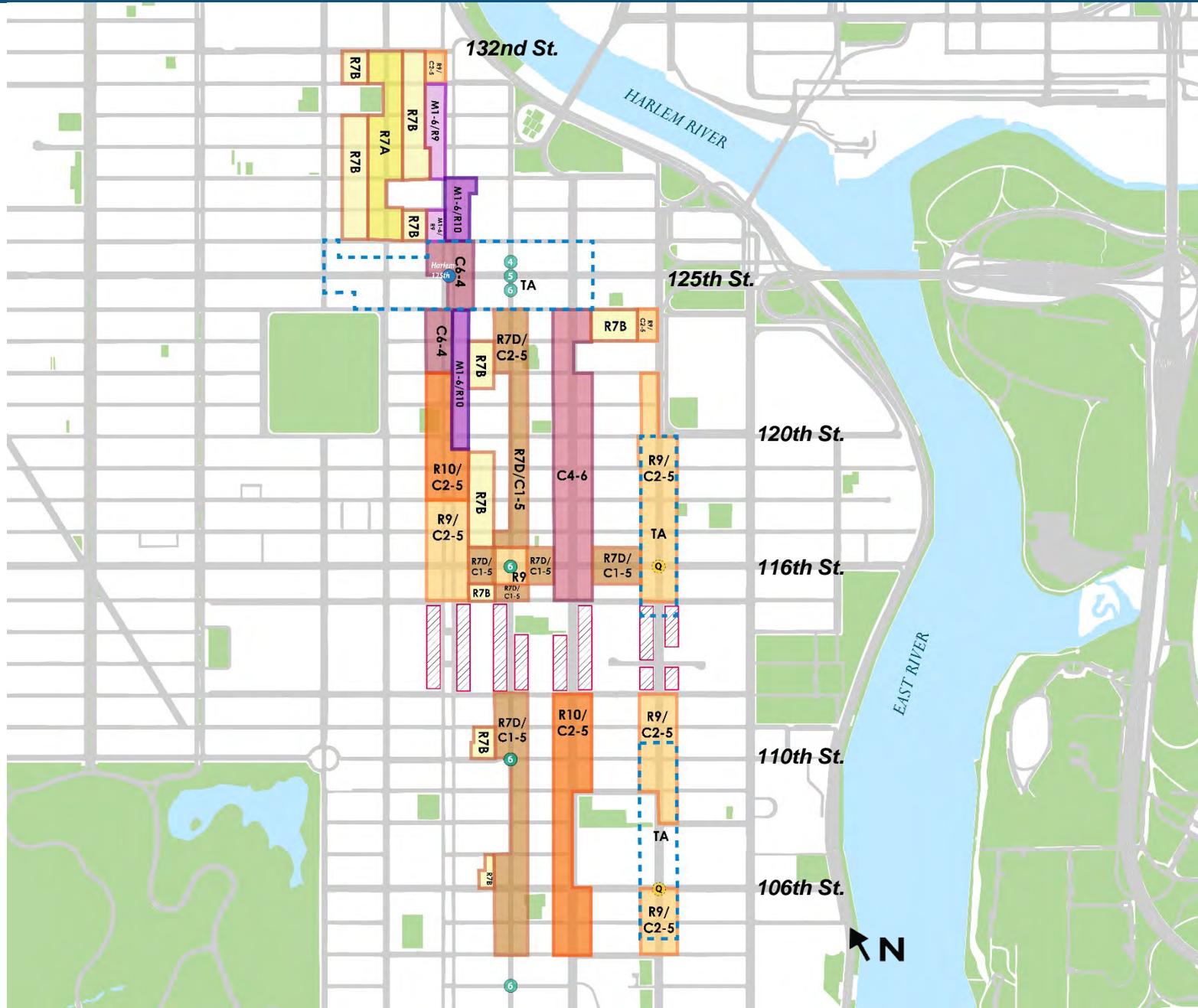


# Housing Strategies



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# DCP East Harlem Rezoning Proposal



# Housing Strategies

New housing in areas where it can be accommodated, with a major emphasis on permanent affordability

- Opportunities for new housing on privately-owned sites
- Require a percentage as affordable through the Mandatory Inclusionary Housing (MIH) program
  - Option 1 – 25% of units at 60% of AMI
  - Option 2 – 30% of units at 80% of AMI
- Additional affordable housing opportunities are possible at public sites throughout East Harlem

R7D District



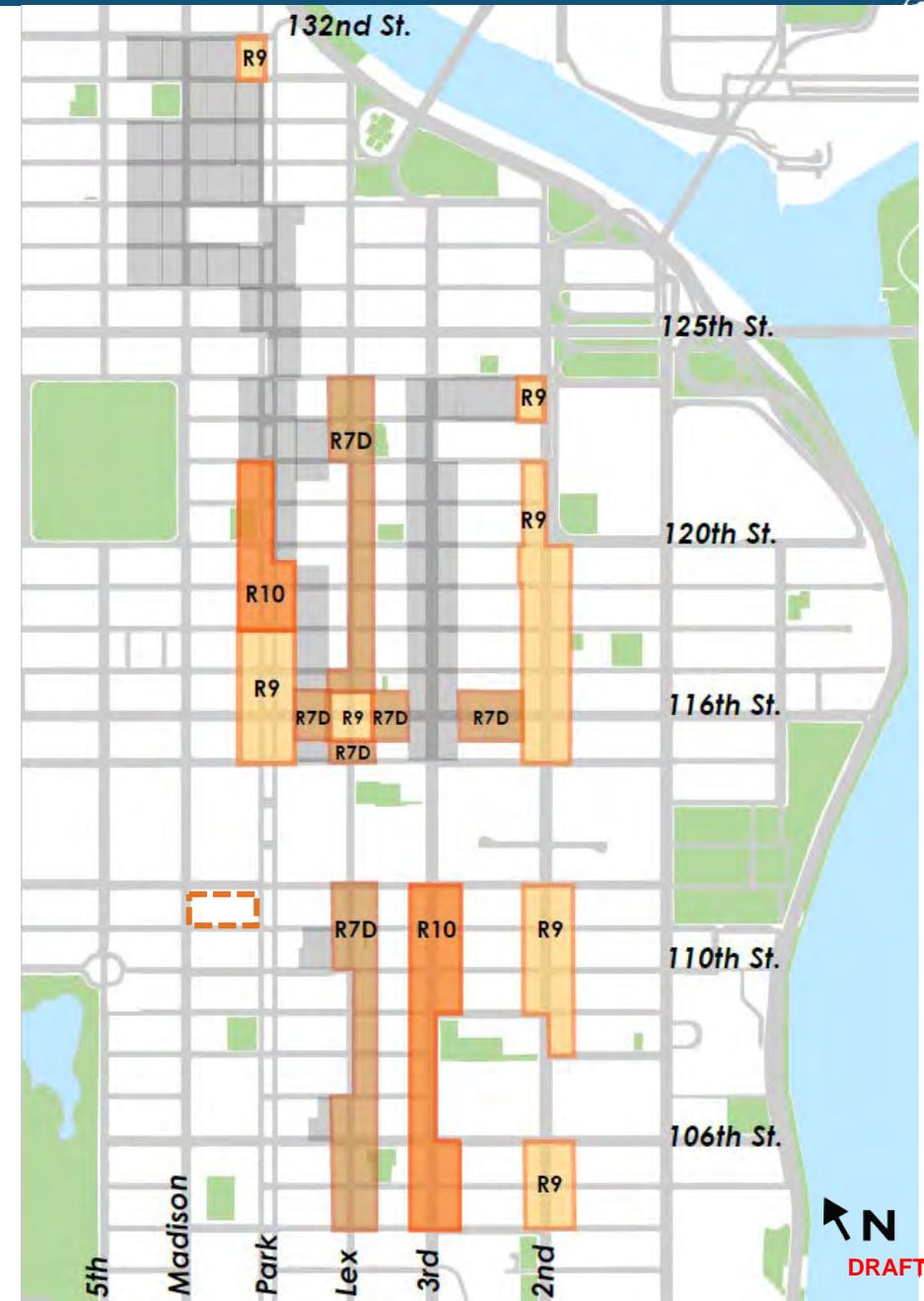
R9 District



R10 District



HPD Sendero Verde site

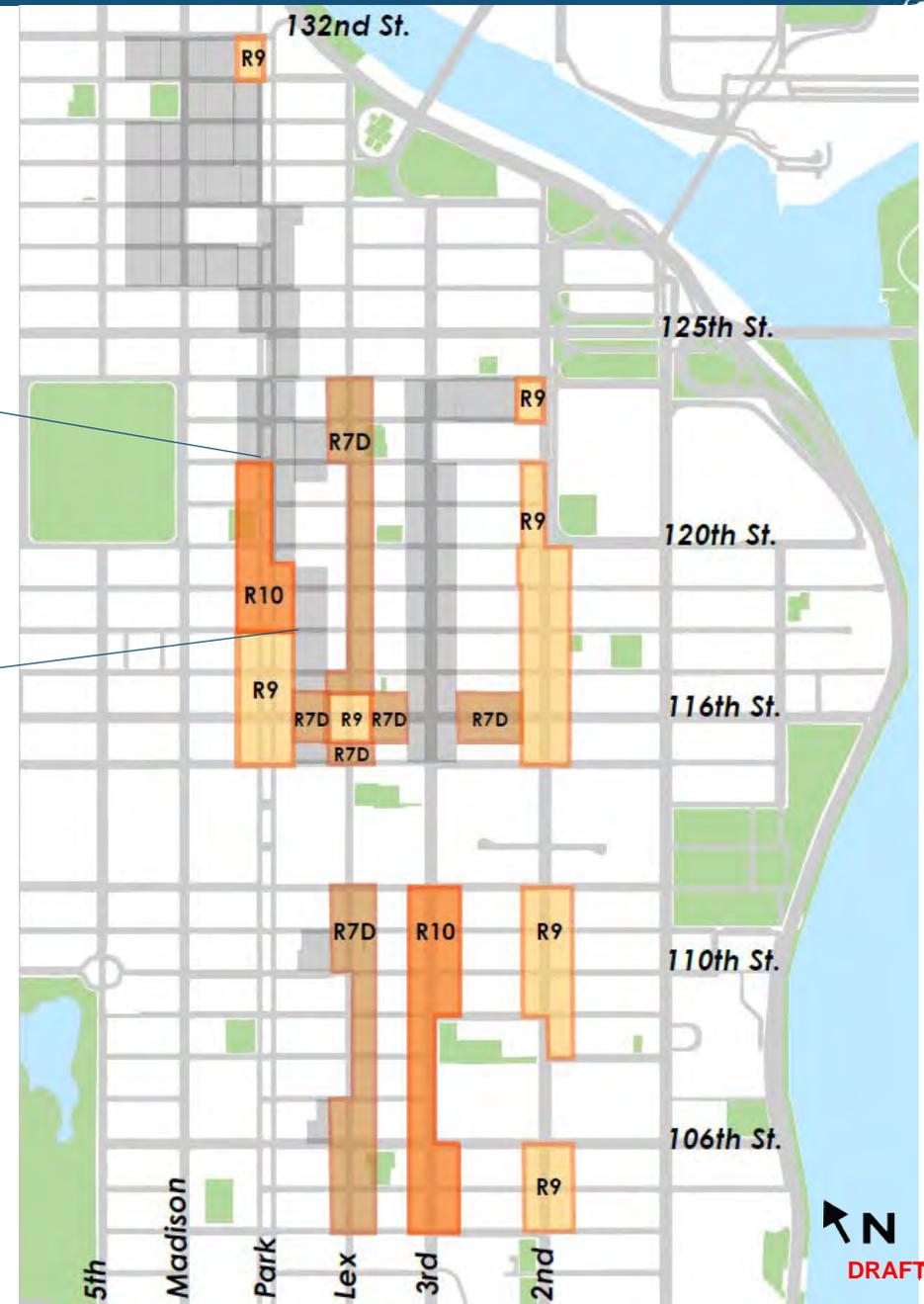
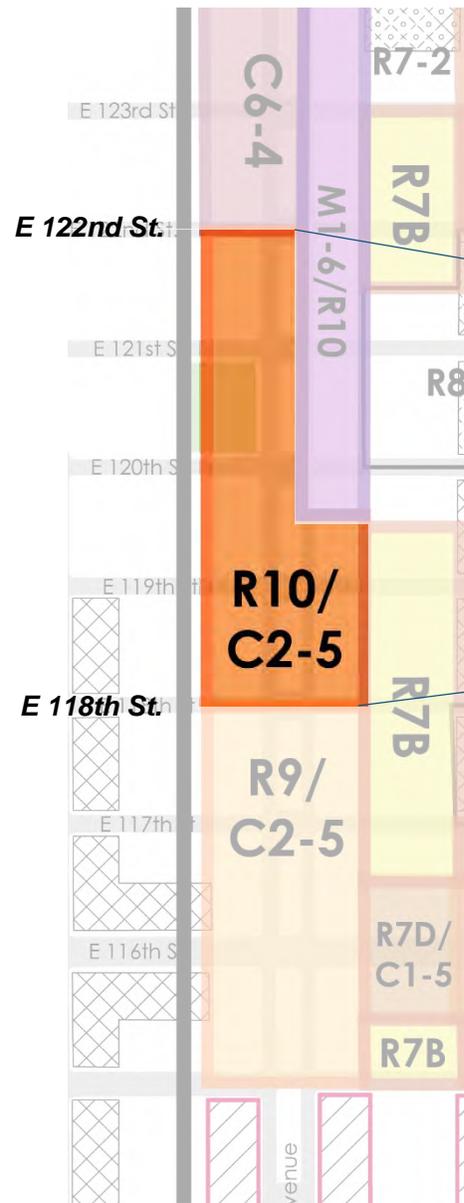


For many districts, developments can utilize one of two available zoning envelopes:

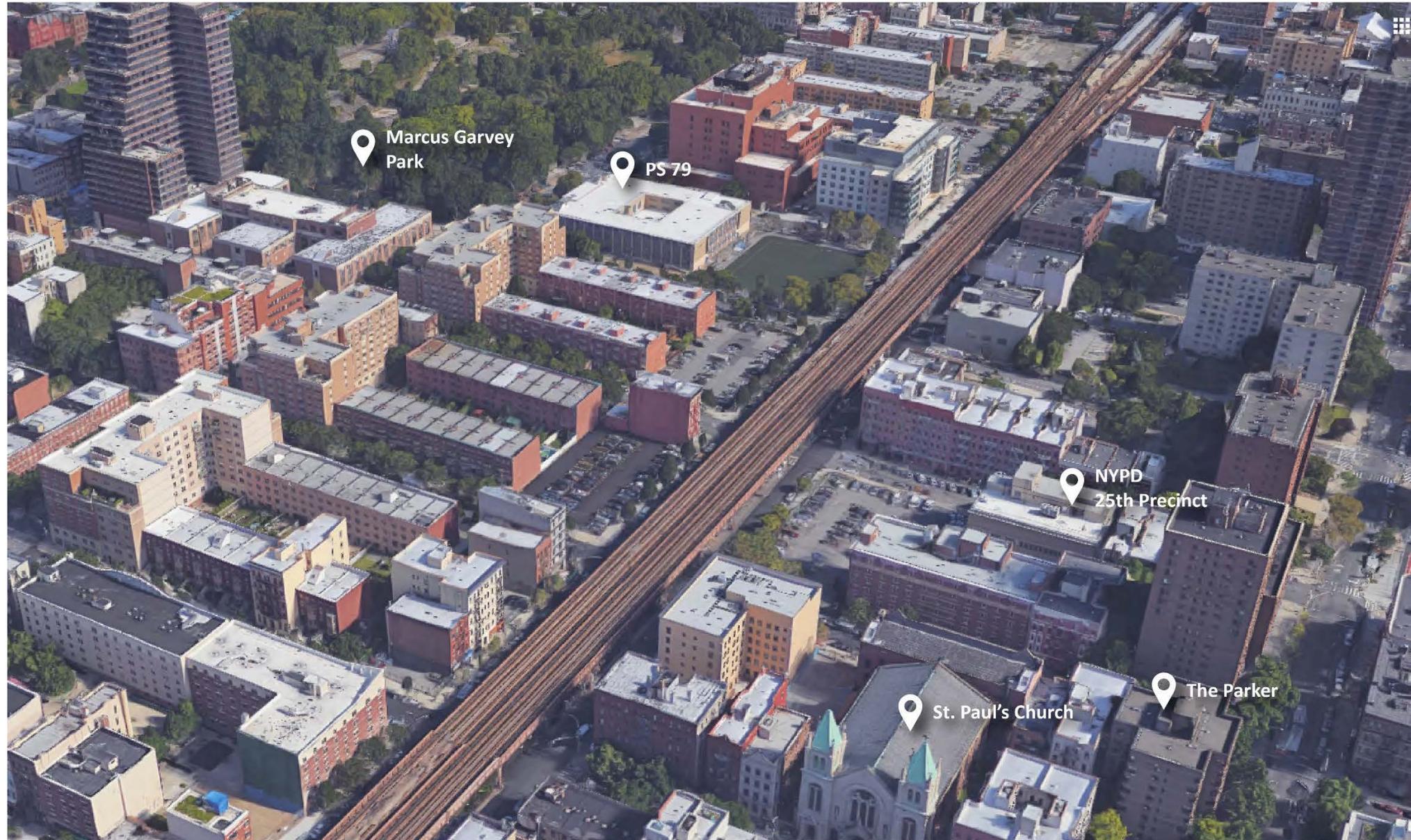
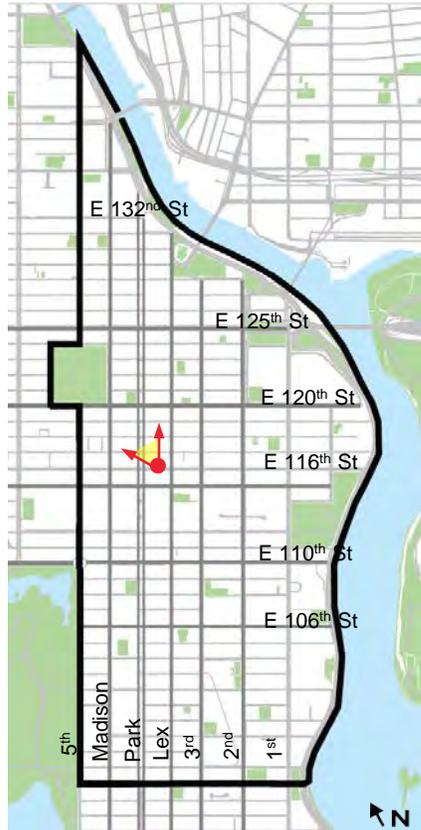
- **“Contextual Quality Housing”**
  - This is based on a standard contextual envelope, including minimum and maximum base heights and a maximum height limit
- **“Quality Housing Tower”**
  - This is more akin to the “Tower-on-a-Base” envelope, as modified with special streetwall and base height provisions enacted through the Special EHC District
  - This envelope includes minimum and maximum base heights, with heights limited by available FAR

The two envelopes provide flexibility for differing building forms that will need to serve differing needs, depending upon the context

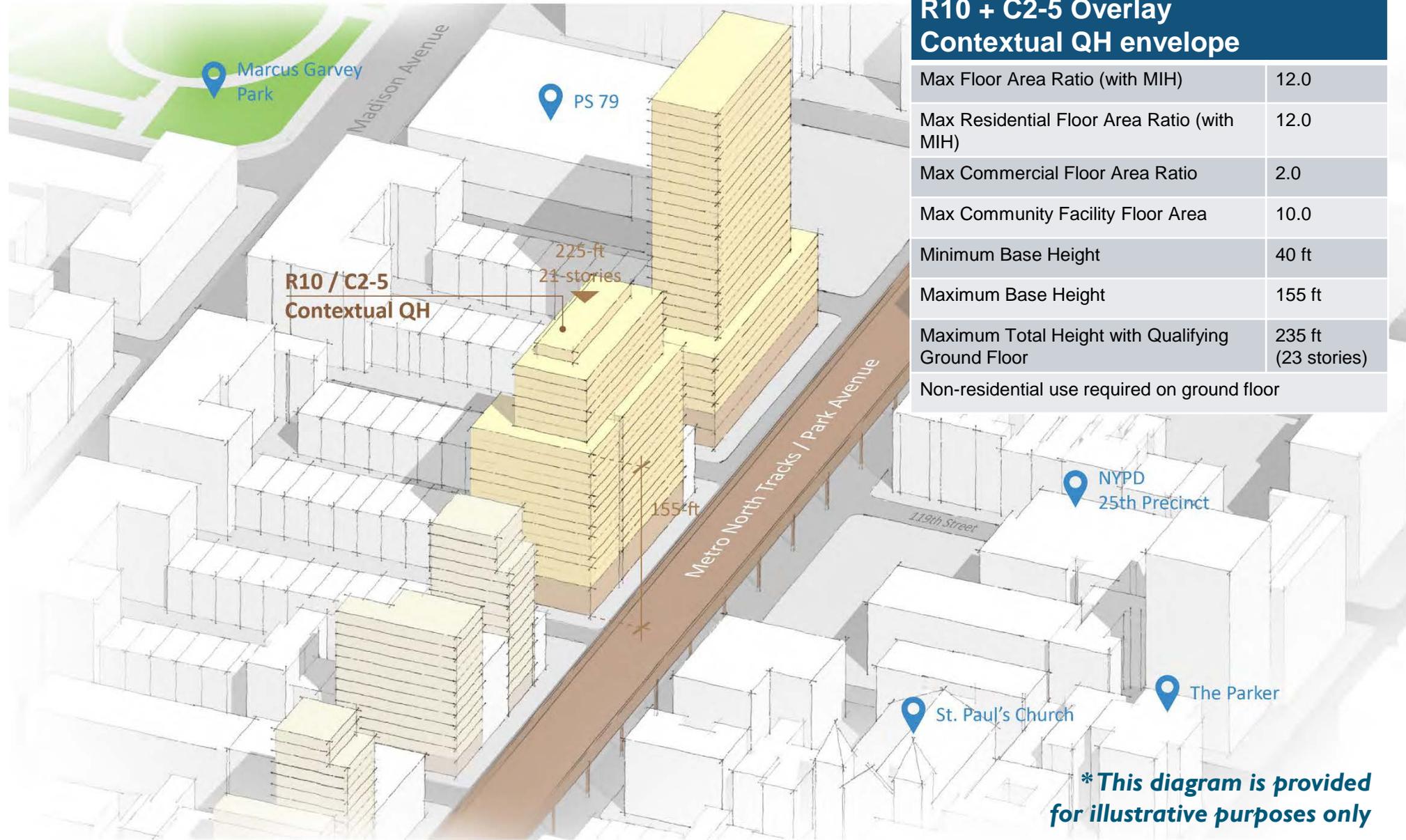
# Housing Strategies: R10 on Park Avenue



# Housing Strategies: R10 on Park Avenue



# Housing Strategies: R10 Contextual QH on Park Avenue

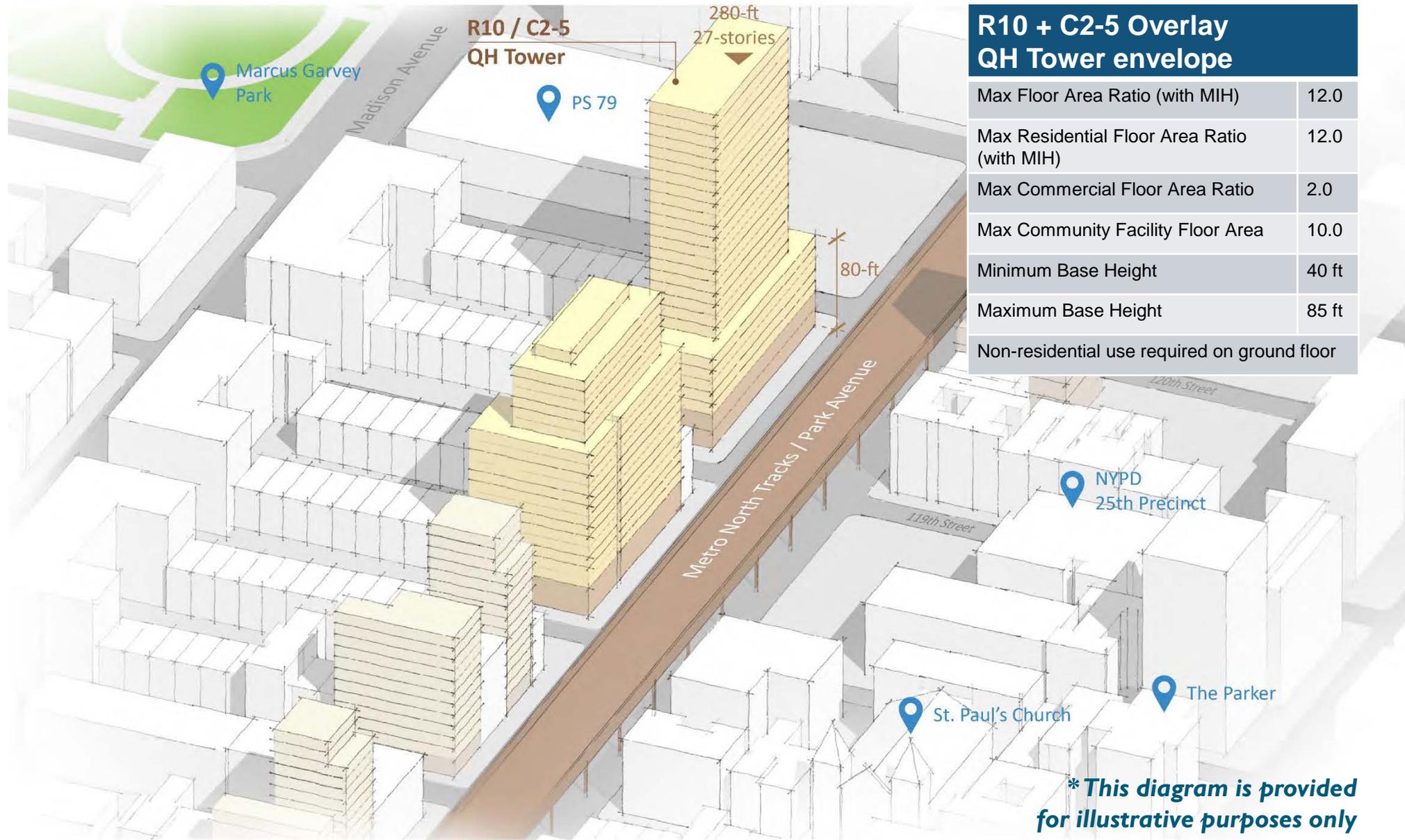


## R10 + C2-5 Overlay Contextual QH envelope

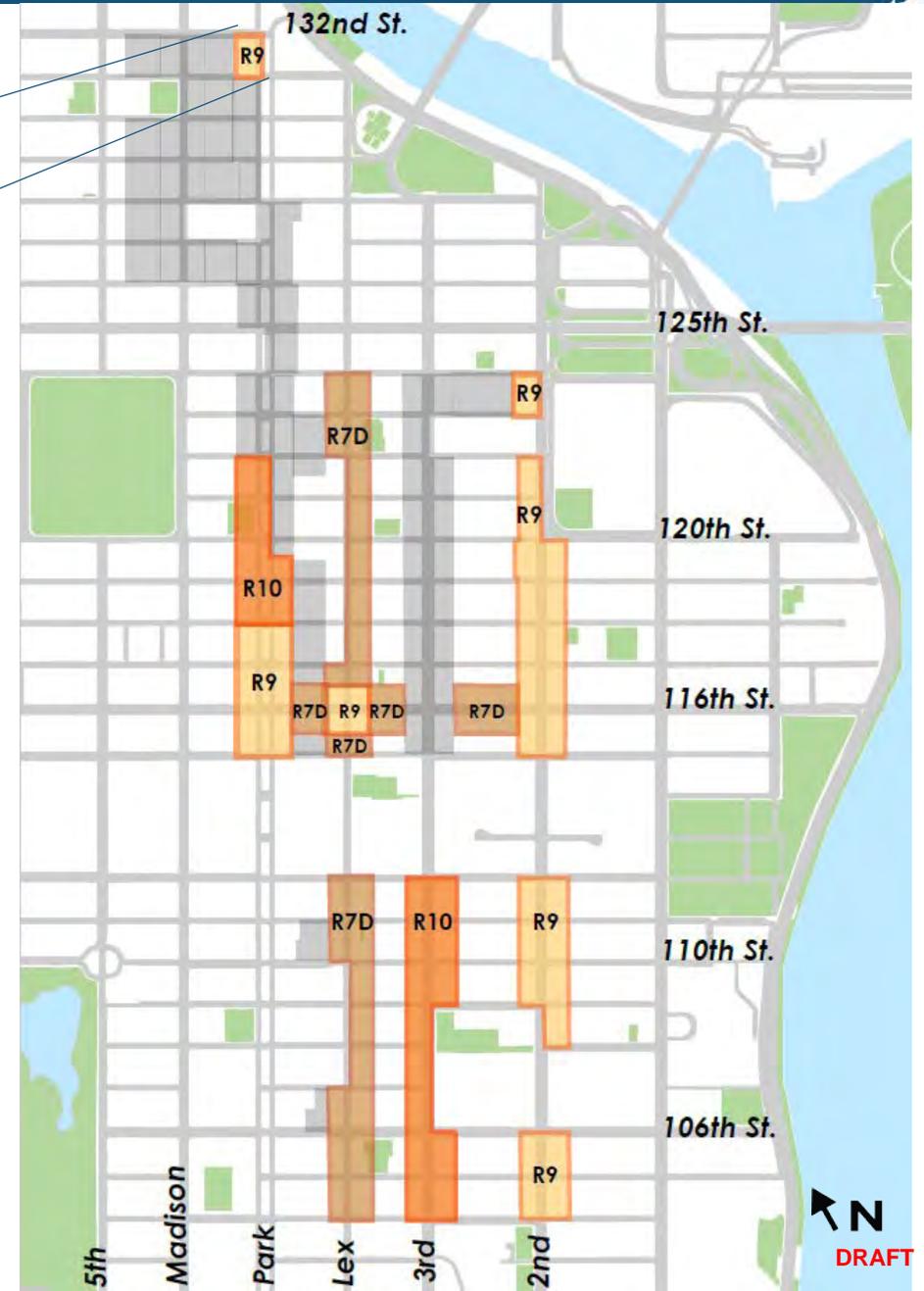
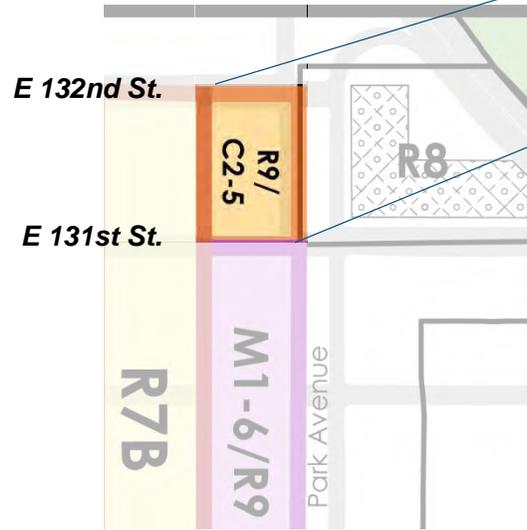
Max Floor Area Ratio (with MIH)	12.0
Max Residential Floor Area Ratio (with MIH)	12.0
Max Commercial Floor Area Ratio	2.0
Max Community Facility Floor Area	10.0
Minimum Base Height	40 ft
Maximum Base Height	155 ft
Maximum Total Height with Qualifying Ground Floor	235 ft (23 stories)
Non-residential use required on ground floor	

*\*This diagram is provided for illustrative purposes only*

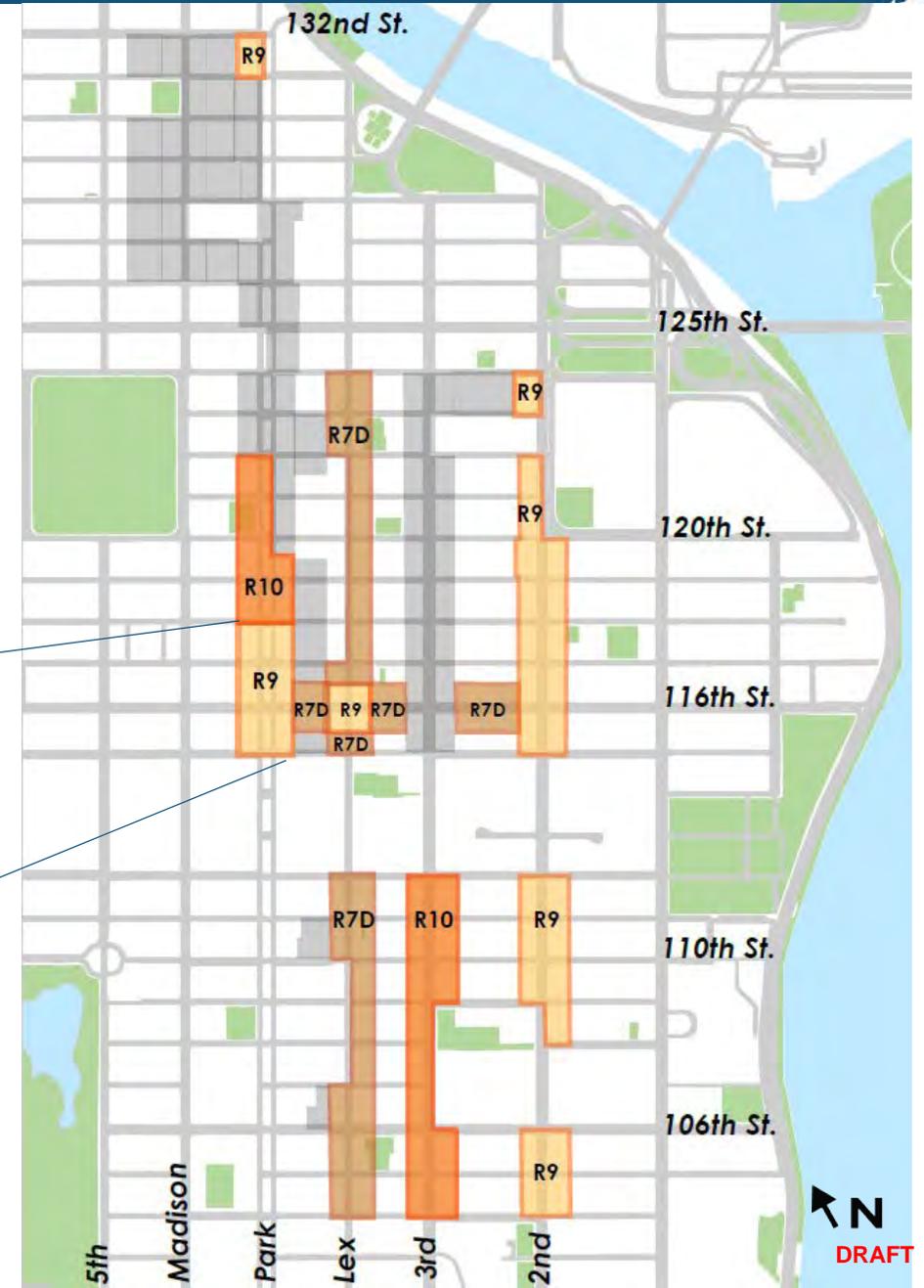
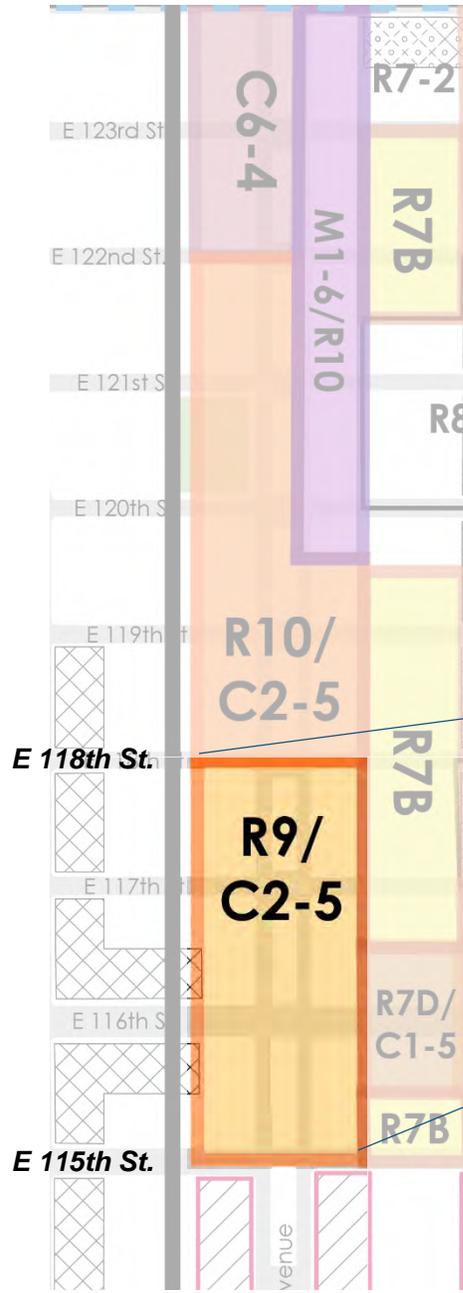
# Housing Strategies: R10 Quality Housing Tower on Park Avenue



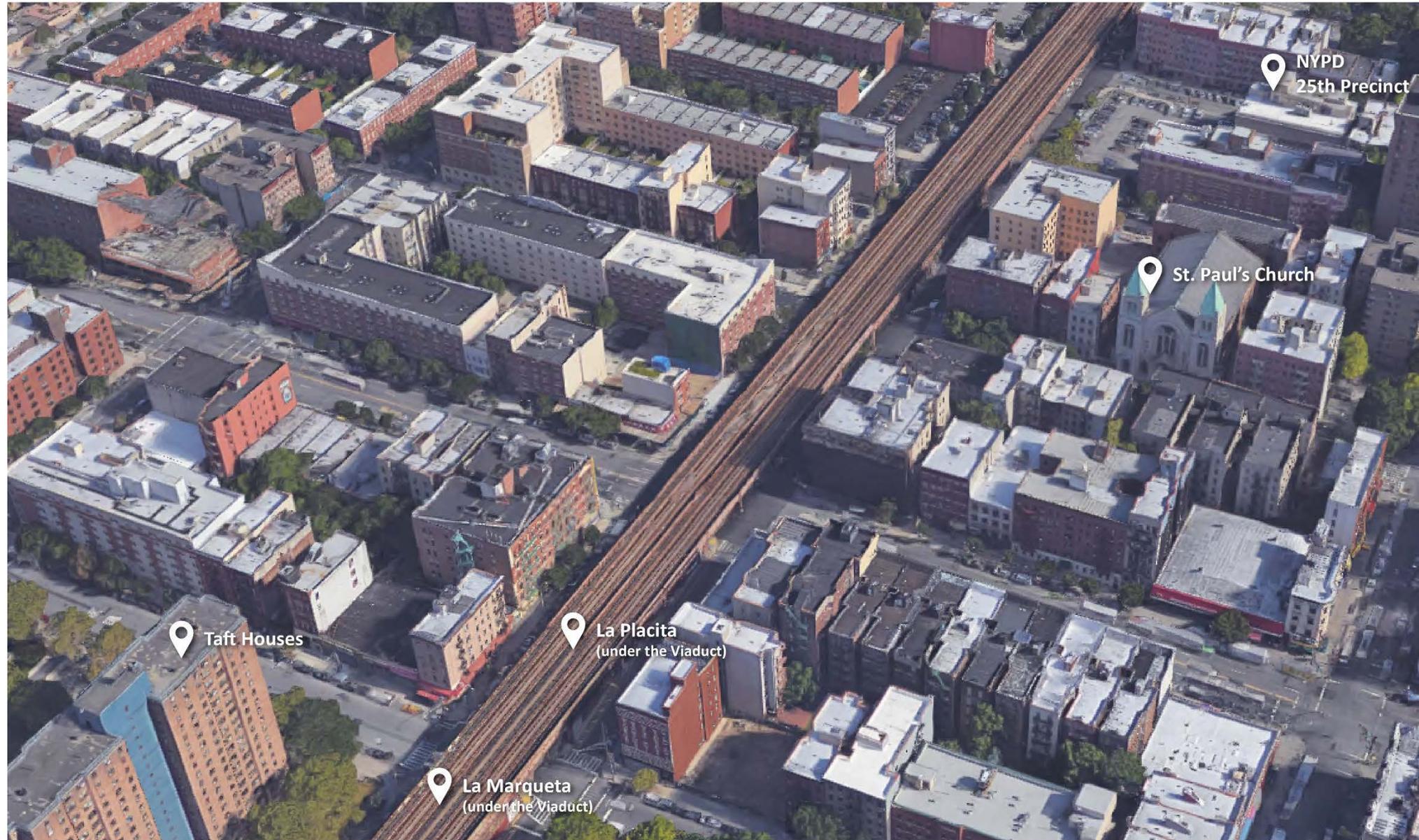
# Housing Strategies: R9 on Park Avenue



# Housing Strategies : R9 on Park Avenue

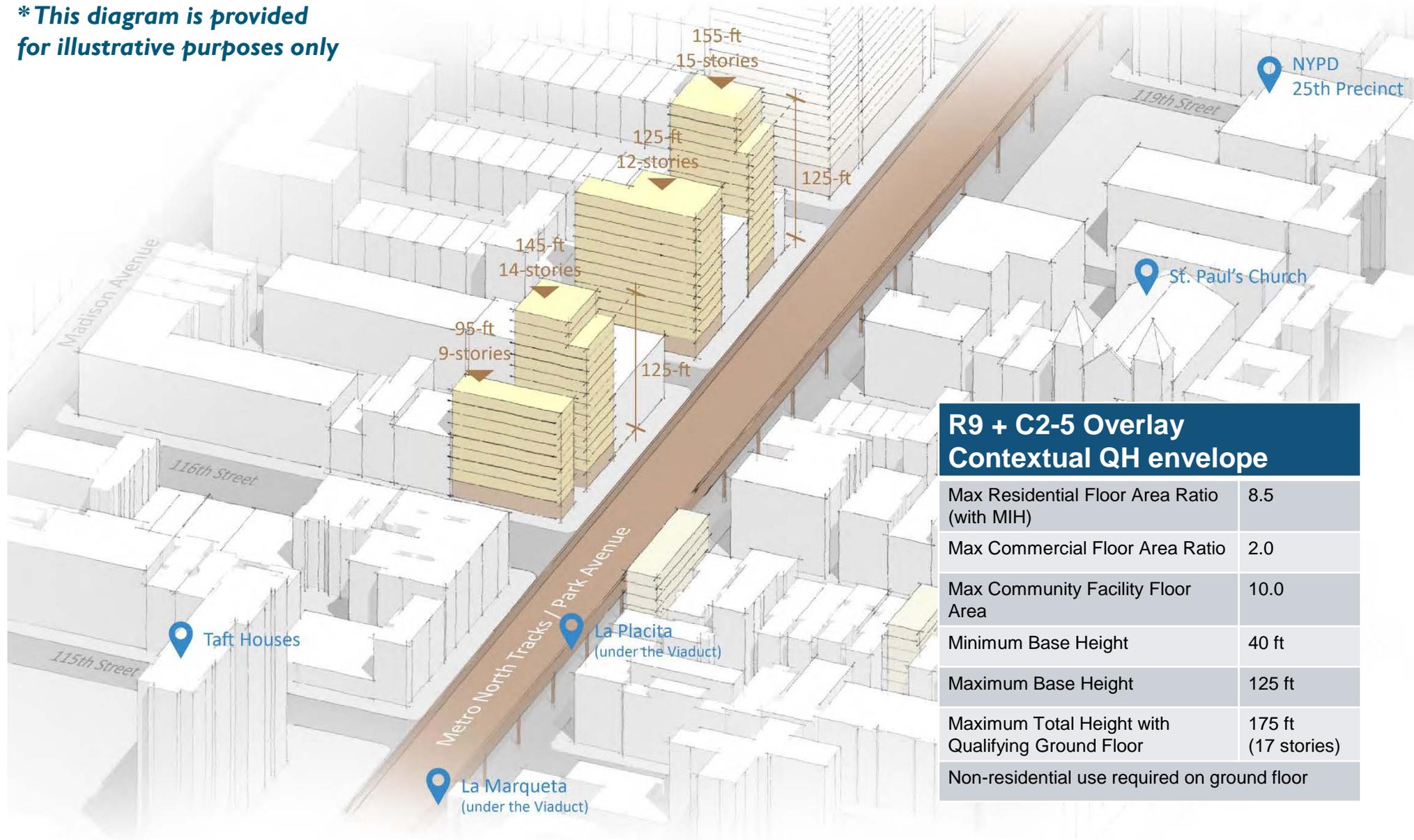


# Housing Strategies : R9 on Park Avenue



# Housing Strategies : R9 Contextual Quality Housing on Park Avenue

*\* This diagram is provided for illustrative purposes only*

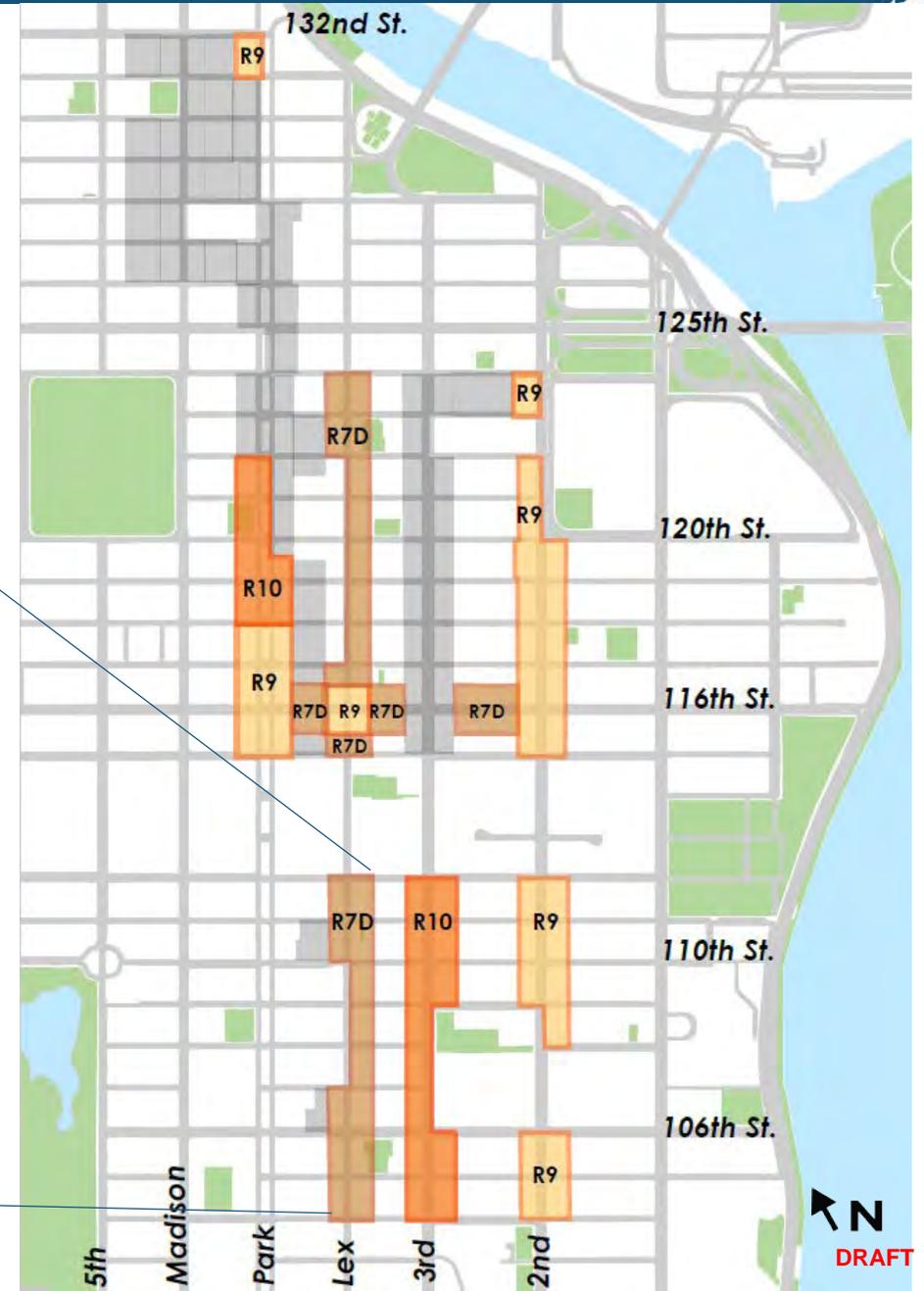
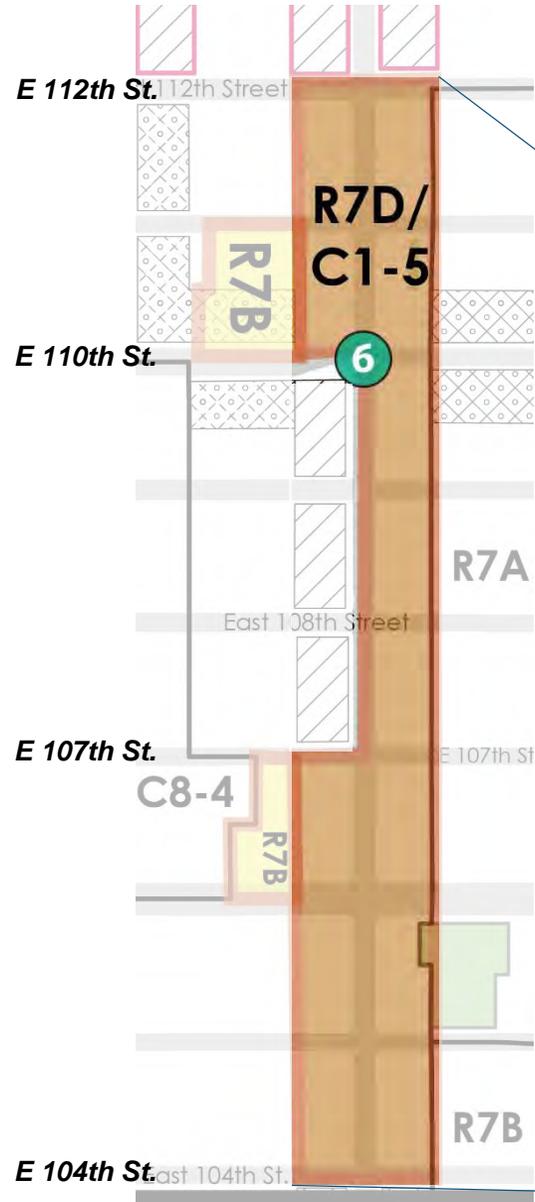


## R9 + C2-5 Overlay Contextual QH envelope

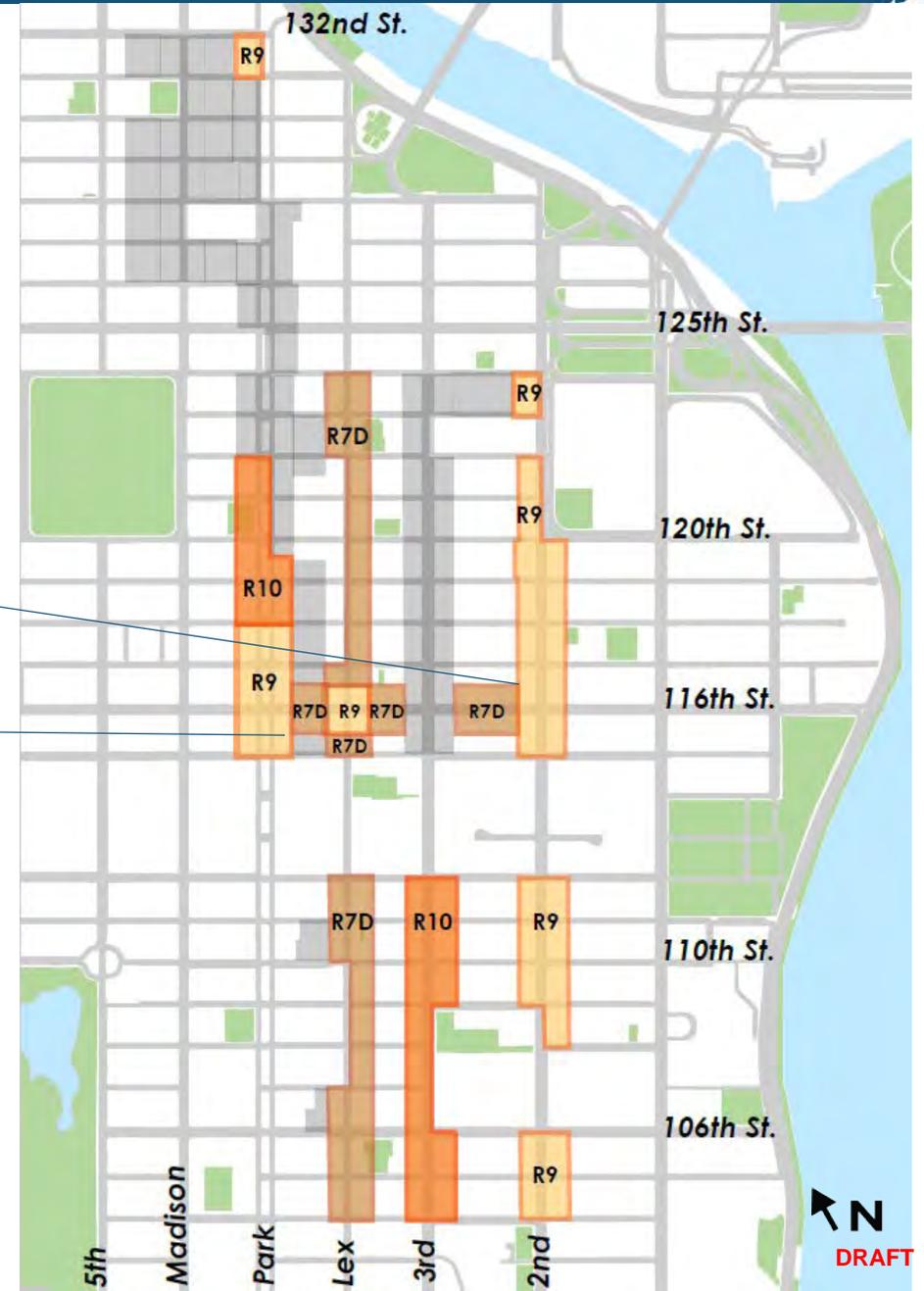
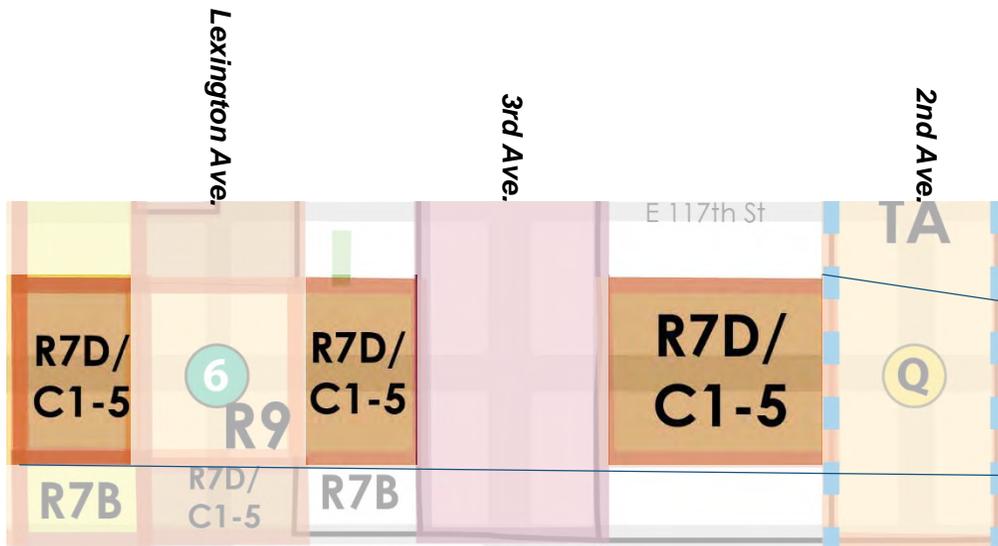
Max Residential Floor Area Ratio (with MIH)	8.5
Max Commercial Floor Area Ratio	2.0
Max Community Facility Floor Area	10.0
Minimum Base Height	40 ft
Maximum Base Height	125 ft
Maximum Total Height with Qualifying Ground Floor	175 ft (17 stories)
Non-residential use required on ground floor	



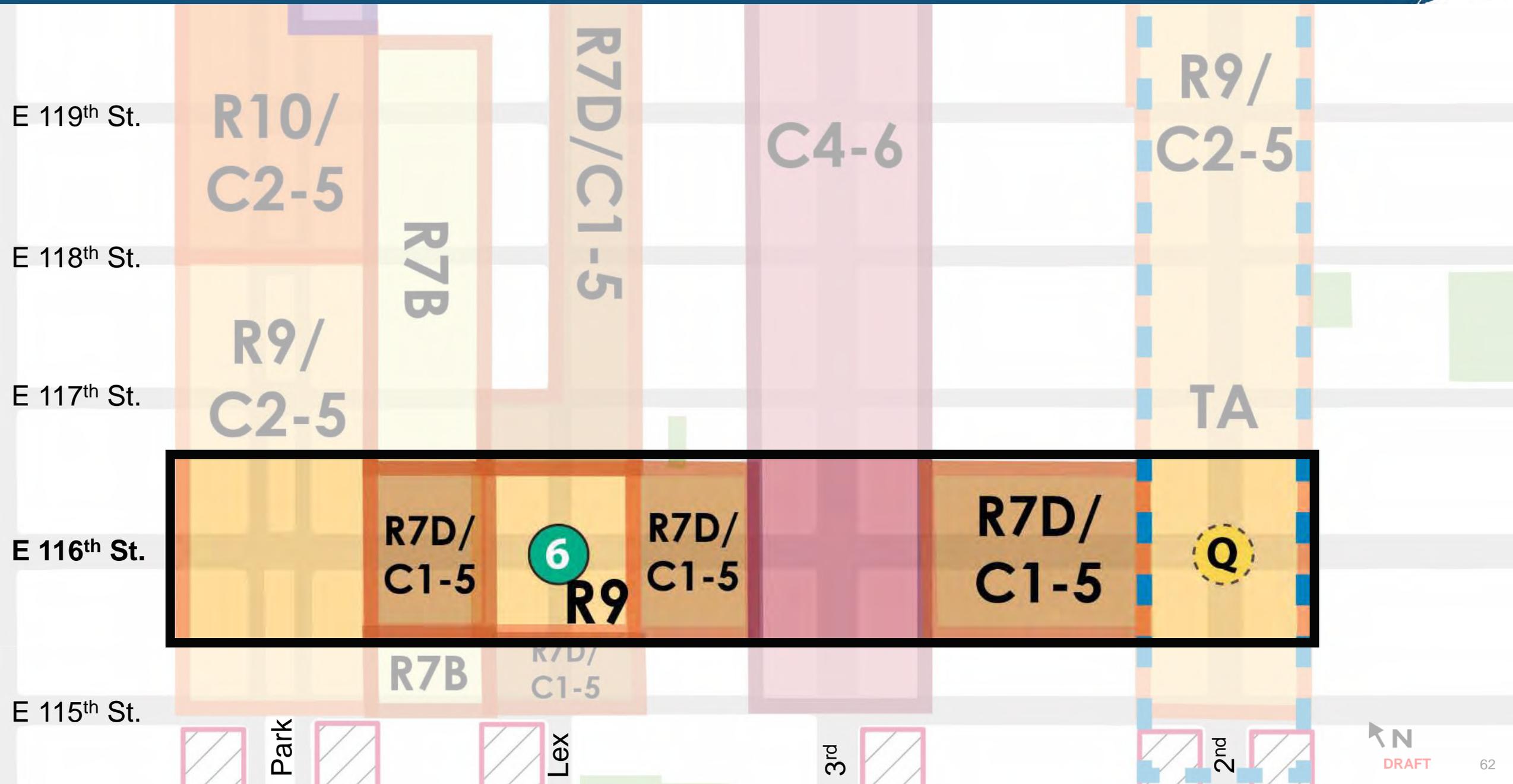
# Housing Strategies : Lexington Avenue



# Housing Strategies: East 116<sup>th</sup> Street



# Housing Strategies: East 116<sup>th</sup> Street



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# Housing Strategies: R7D on Lexington Avenue



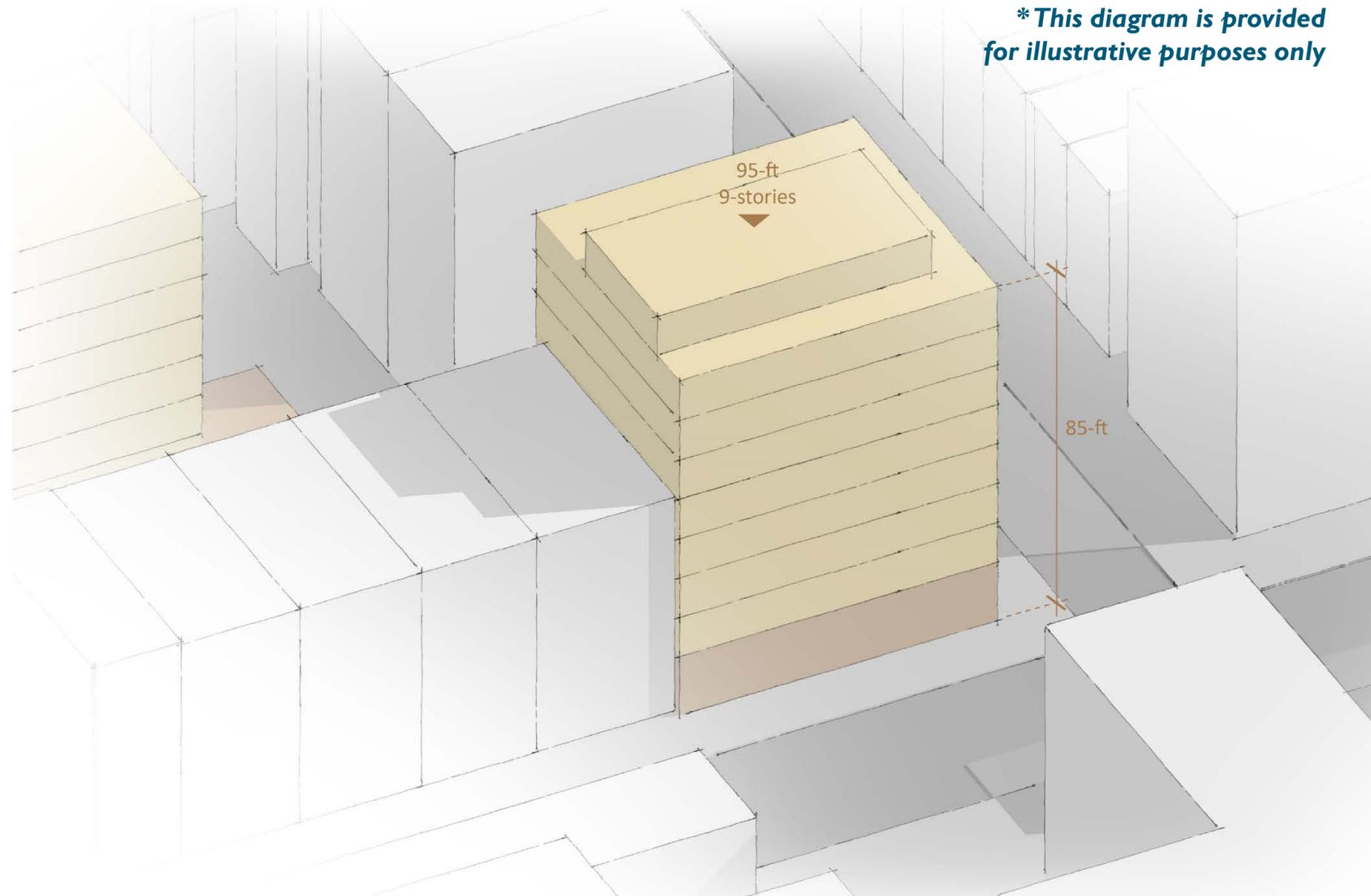
# Growth Strategies – Housing: R7D on East 116<sup>th</sup> Street



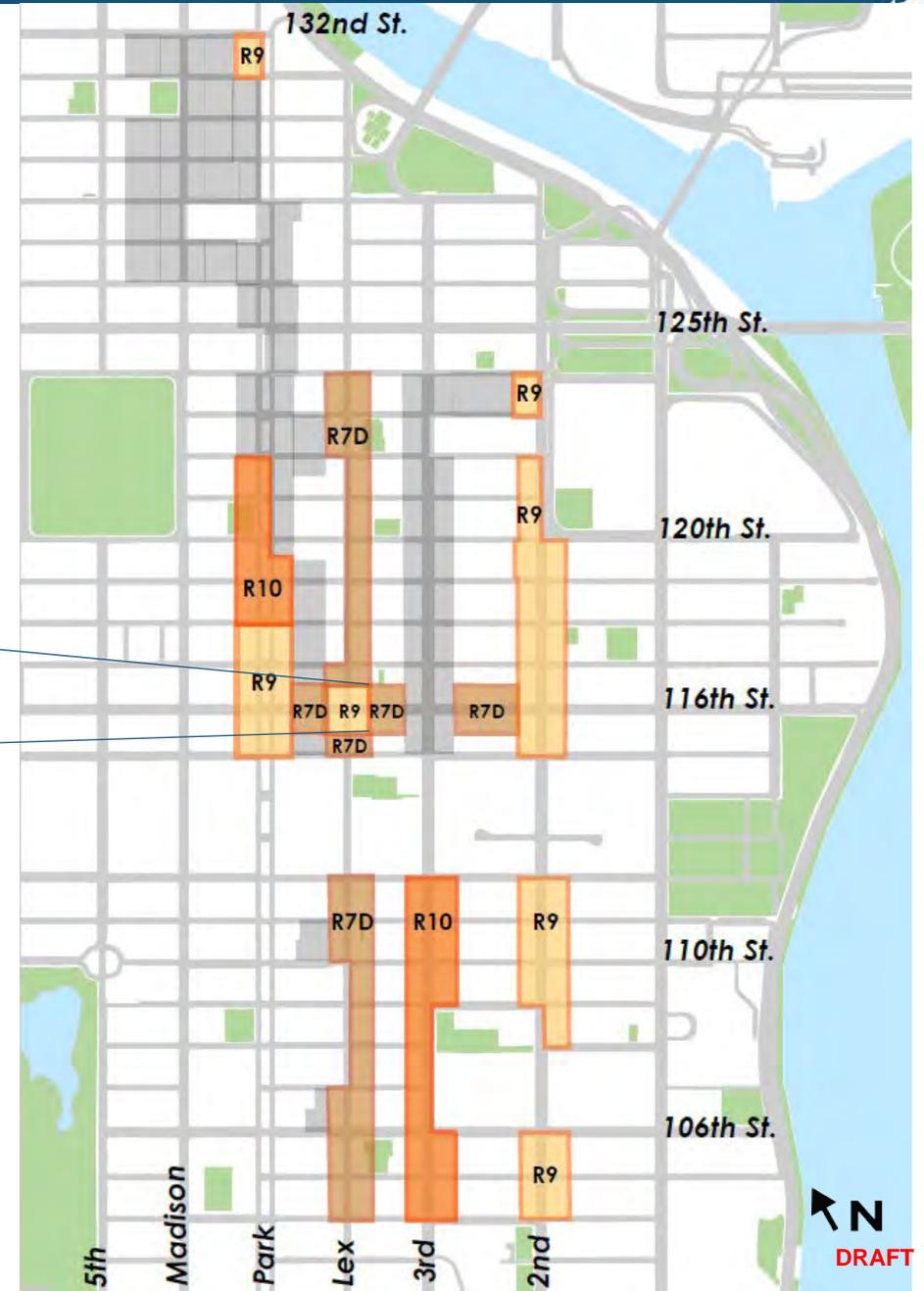
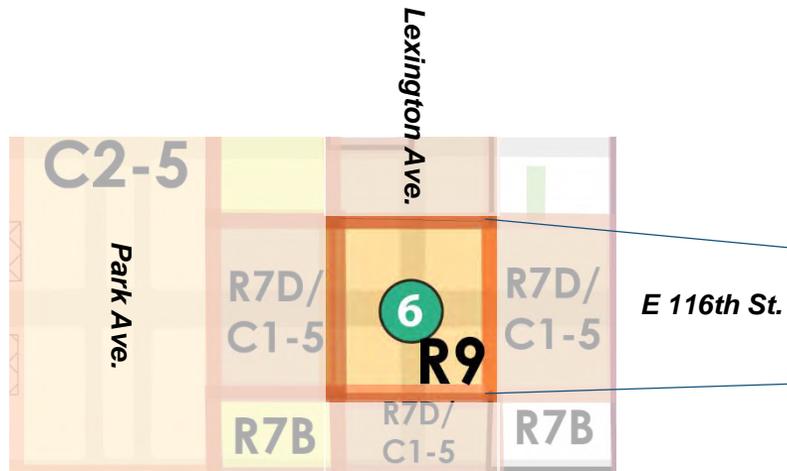
# Housing Strategies: R7D on Lexington Avenue or East 116<sup>th</sup> Street

## R7D + C1-5 or C2-5 Overlay Contextual QH envelope

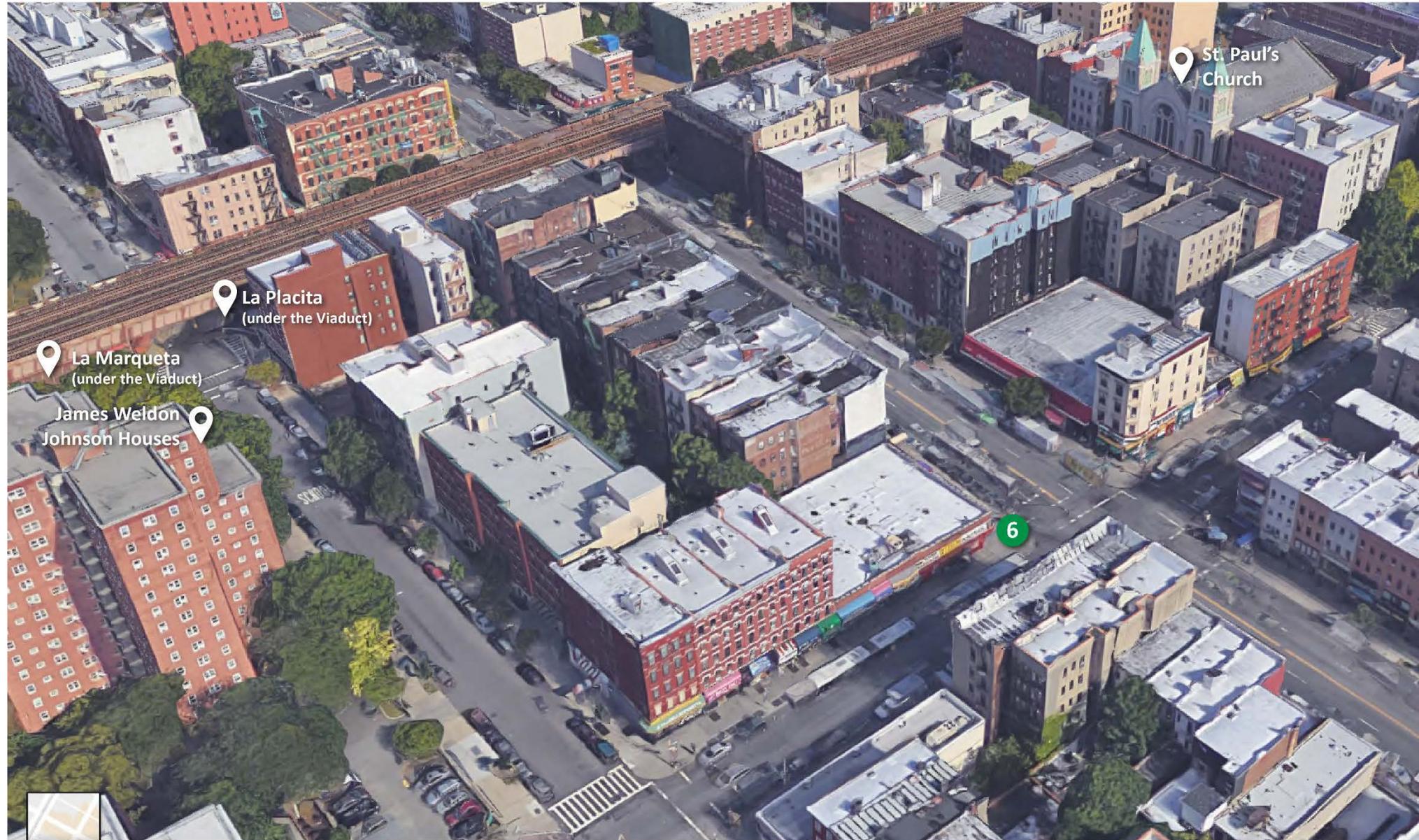
Max Floor Area Ratio (with MIH)	5.6
Max Residential Floor Area Ratio (with MIH)	5.6
Max Commercial Floor Area Ratio	2.0
Max Community Facility Floor Area	4.2
Minimum Base Height	60 ft
Maximum Base Height	95 ft
Maximum Total Height with Qualifying Ground Floor	115 ft (11 stories)
Non-residential use required on ground floor	



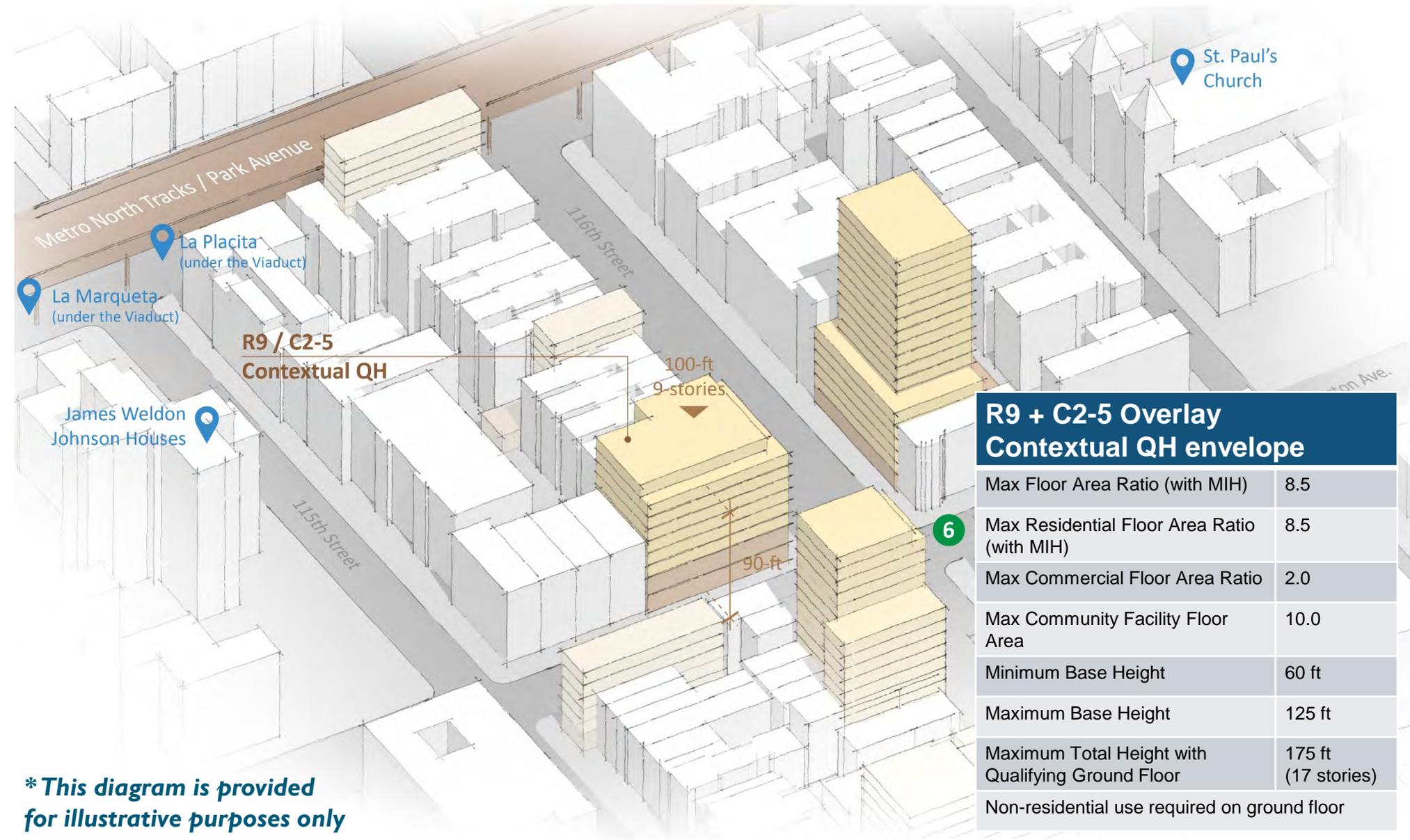
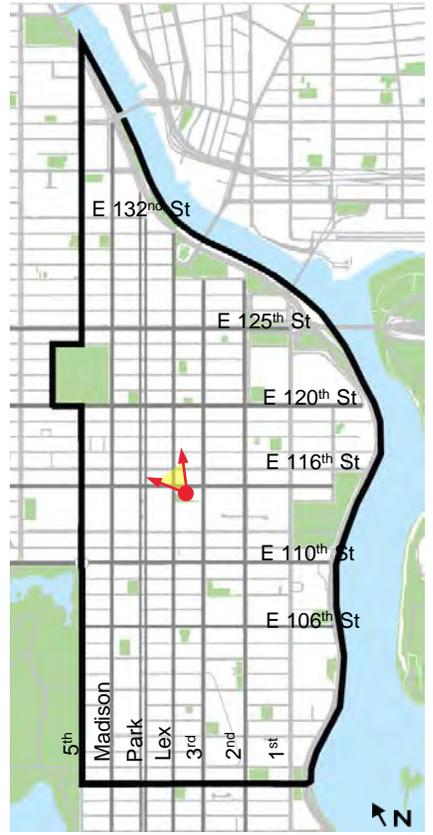
# Housing Strategies: Lexington Avenue and East 116<sup>th</sup> Street



# Housing Strategies: R9 at Lexington Avenue and East 116<sup>th</sup> Street



# Housing Strategies: R9 Contextual QH at Lexington Avenue and East 116<sup>th</sup> Street

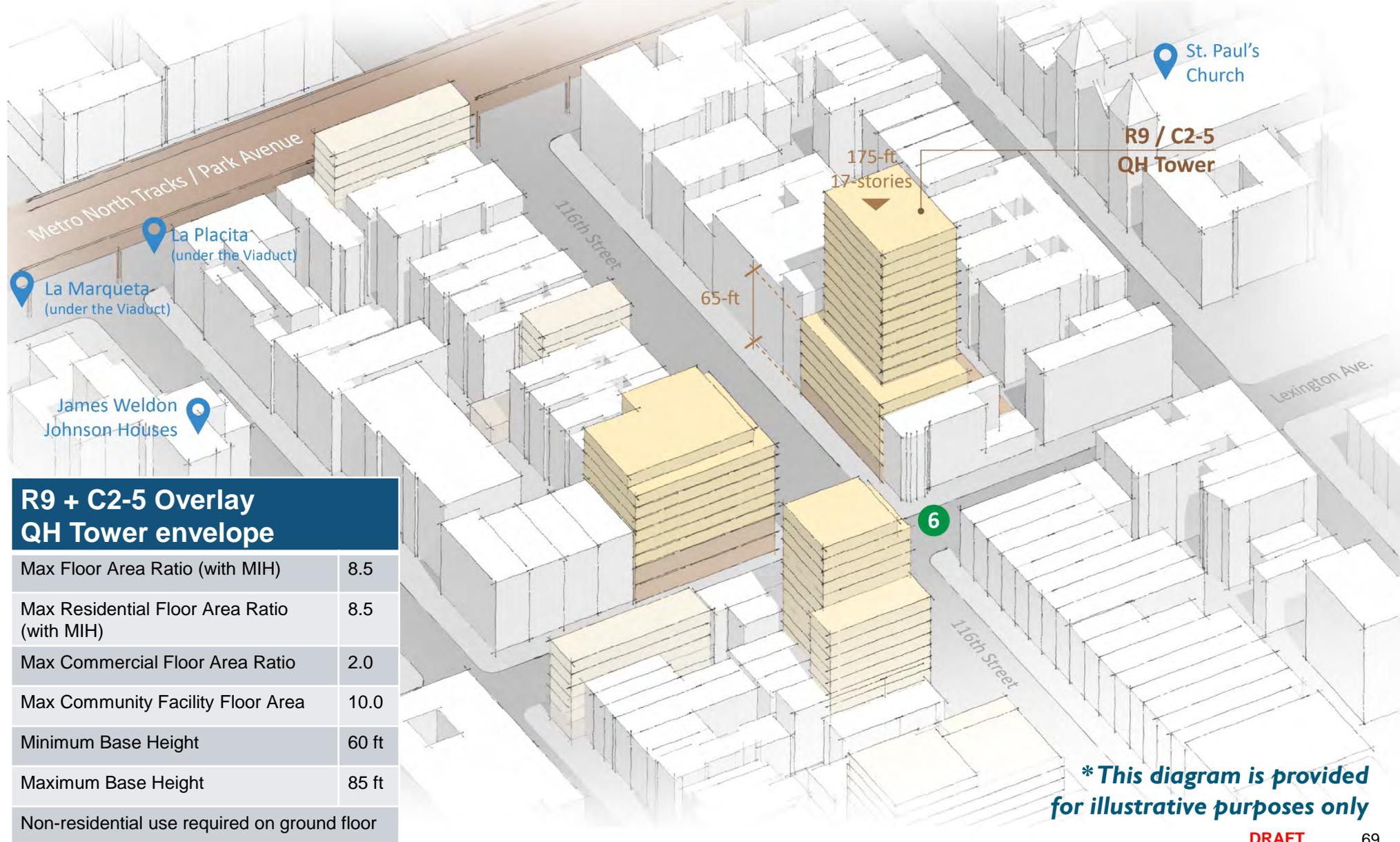


## R9 + C2-5 Overlay Contextual QH envelope

Max Floor Area Ratio (with MIH)	8.5
Max Residential Floor Area Ratio (with MIH)	8.5
Max Commercial Floor Area Ratio	2.0
Max Community Facility Floor Area	10.0
Minimum Base Height	60 ft
Maximum Base Height	125 ft
Maximum Total Height with Qualifying Ground Floor	175 ft (17 stories)
Non-residential use required on ground floor	

*\* This diagram is provided for illustrative purposes only*

# Housing Strategies: R9 QH Tower at Lexington Avenue and East 116<sup>th</sup> Street

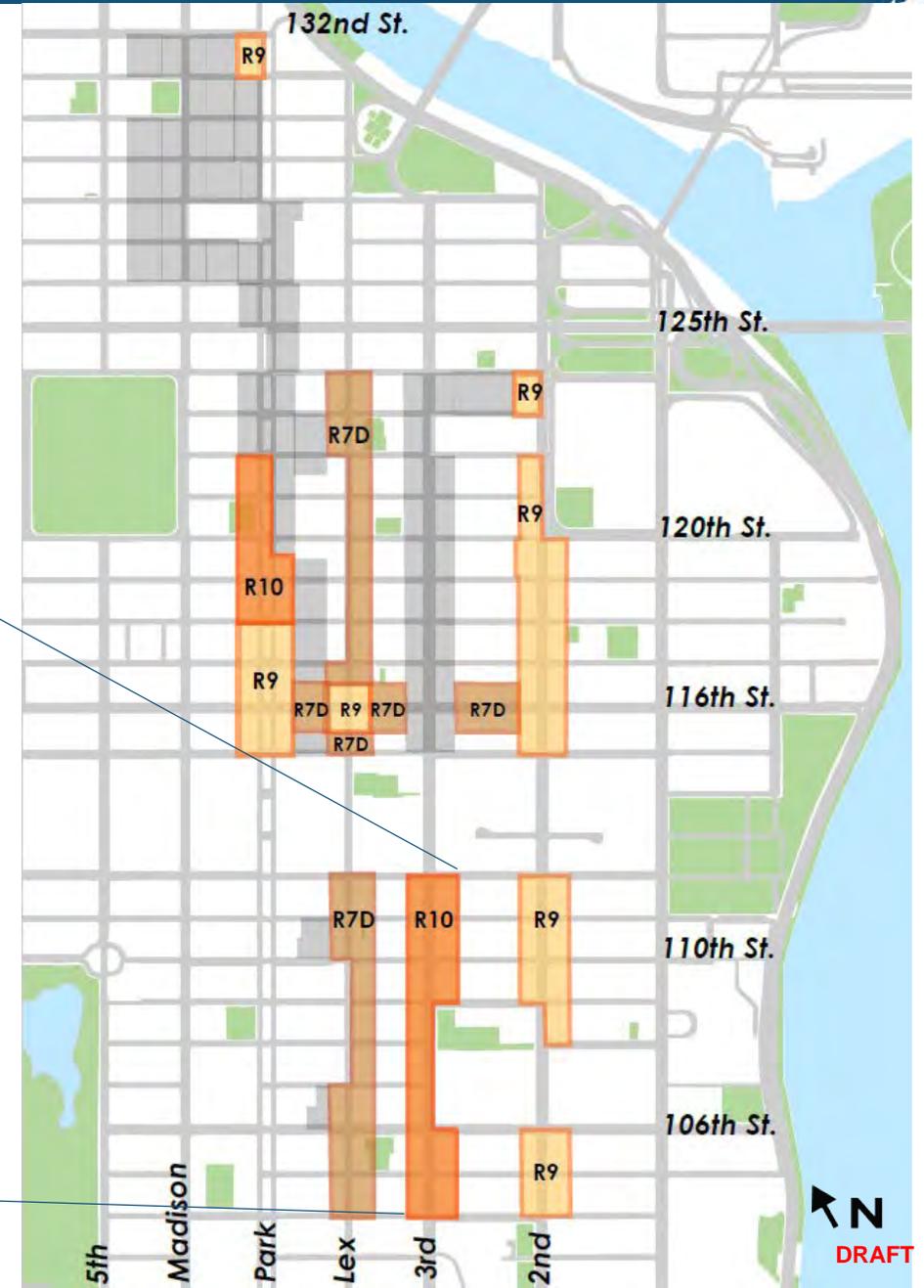
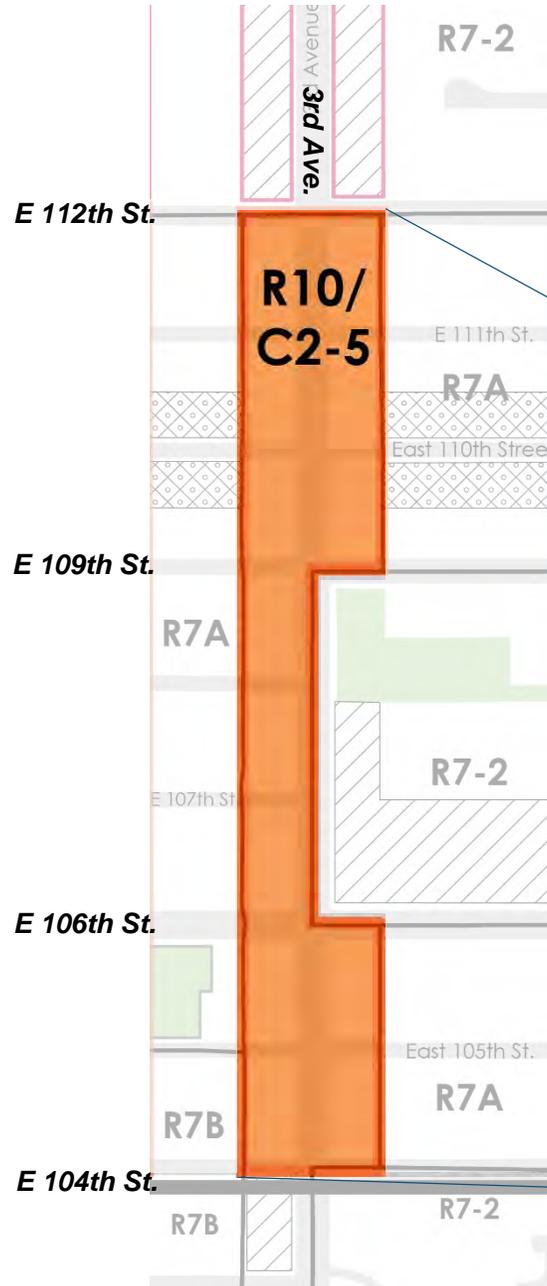


## R9 + C2-5 Overlay QH Tower envelope

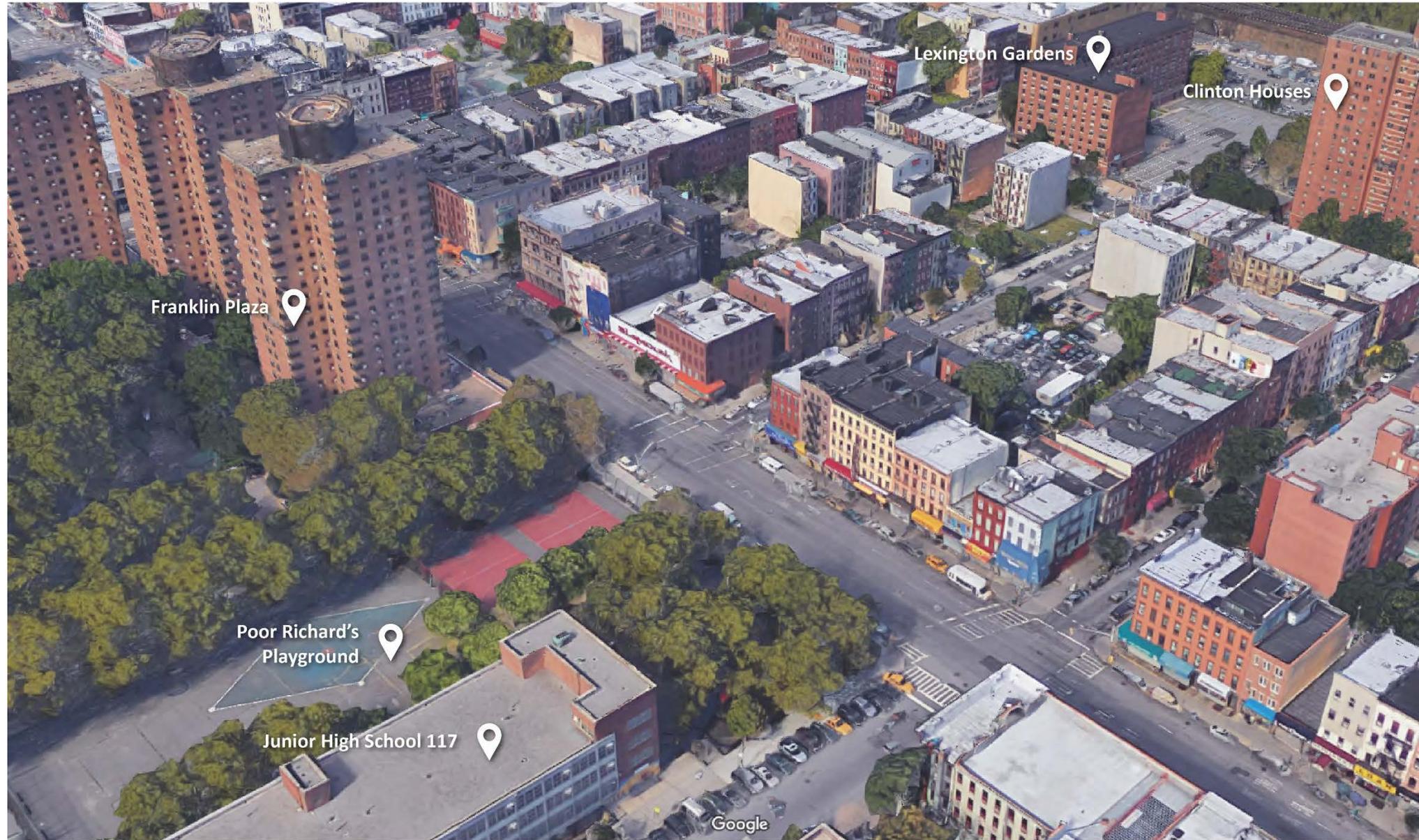
Max Floor Area Ratio (with MIH)	8.5
Max Residential Floor Area Ratio (with MIH)	8.5
Max Commercial Floor Area Ratio	2.0
Max Community Facility Floor Area	10.0
Minimum Base Height	60 ft
Maximum Base Height	85 ft
Non-residential use required on ground floor	

*\*This diagram is provided for illustrative purposes only*

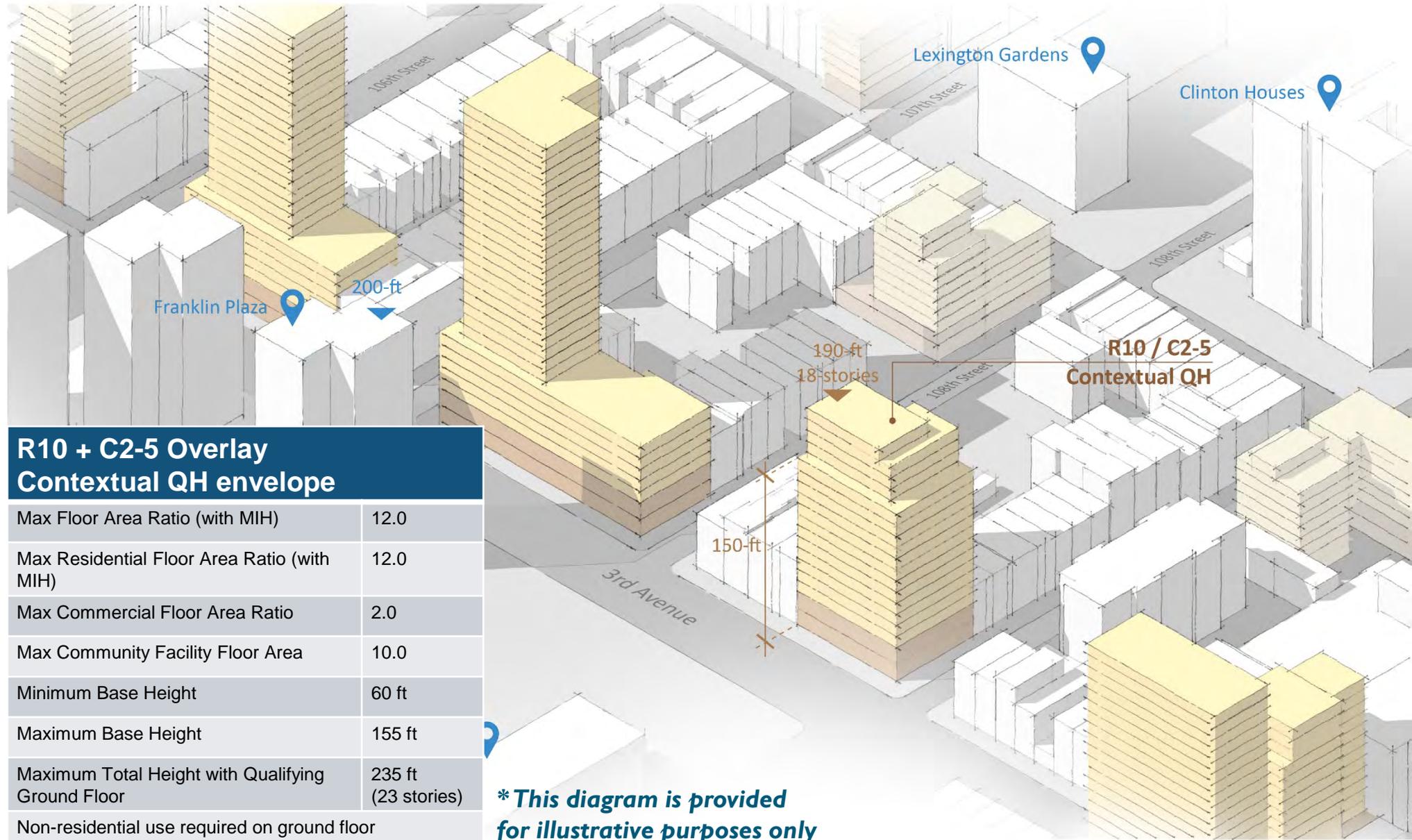
# Housing Strategies: Third Avenue



# Housing Strategies: R10 on Third Avenue



# Housing Strategies: R10 Contextual Quality Housing on Third Avenue

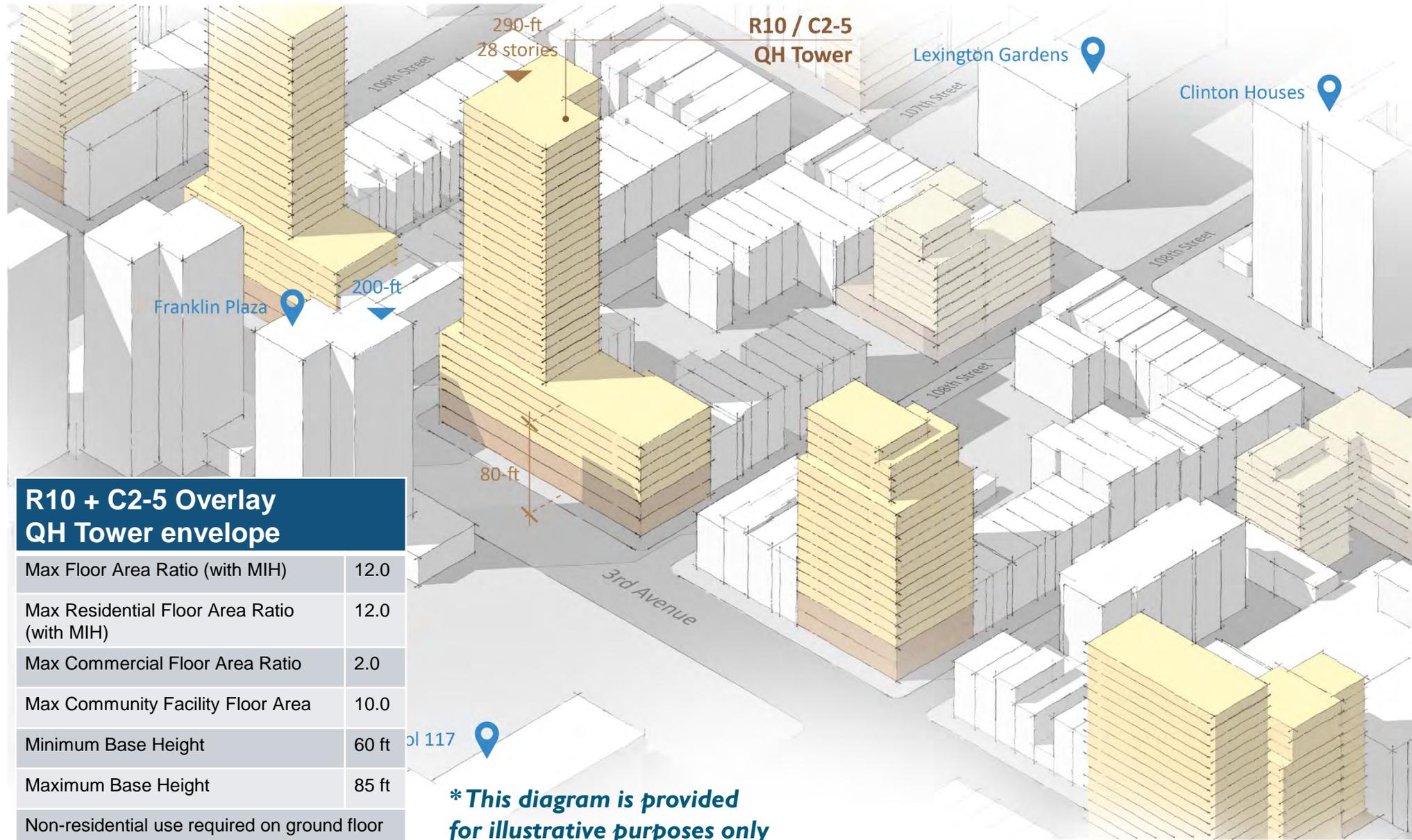


## R10 + C2-5 Overlay Contextual QH envelope

Max Floor Area Ratio (with MIH)	12.0
Max Residential Floor Area Ratio (with MIH)	12.0
Max Commercial Floor Area Ratio	2.0
Max Community Facility Floor Area	10.0
Minimum Base Height	60 ft
Maximum Base Height	155 ft
Maximum Total Height with Qualifying Ground Floor	235 ft (23 stories)
Non-residential use required on ground floor	

*\* This diagram is provided for illustrative purposes only*

# Housing Strategies: R10 Quality Housing Tower on Third Avenue

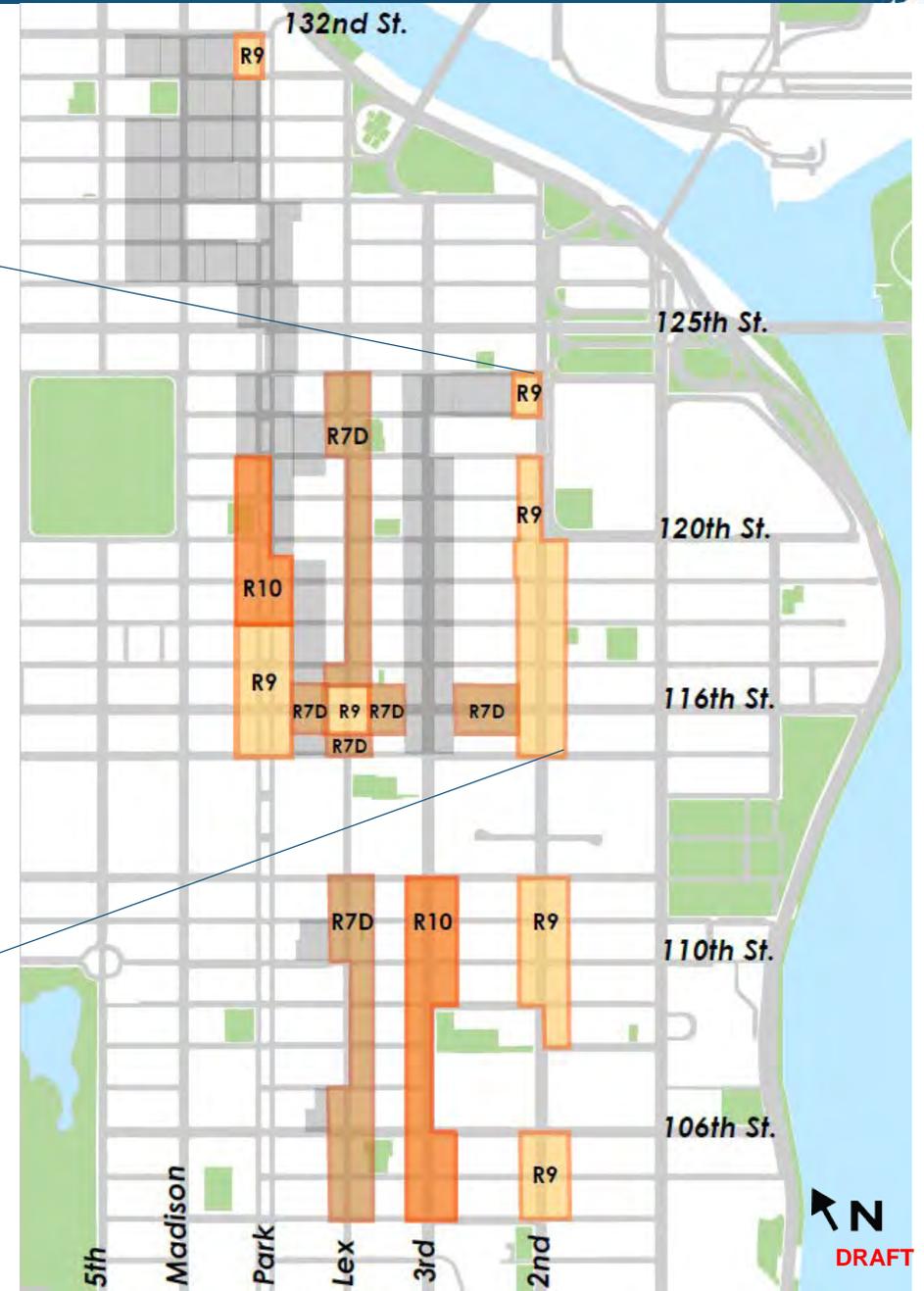
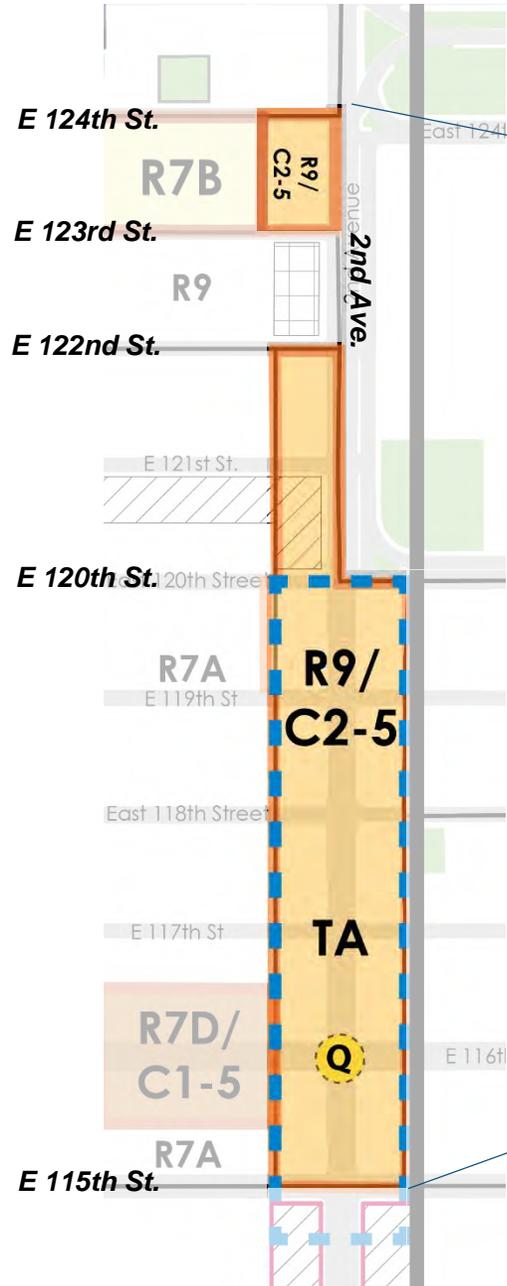


## R10 + C2-5 Overlay QH Tower envelope

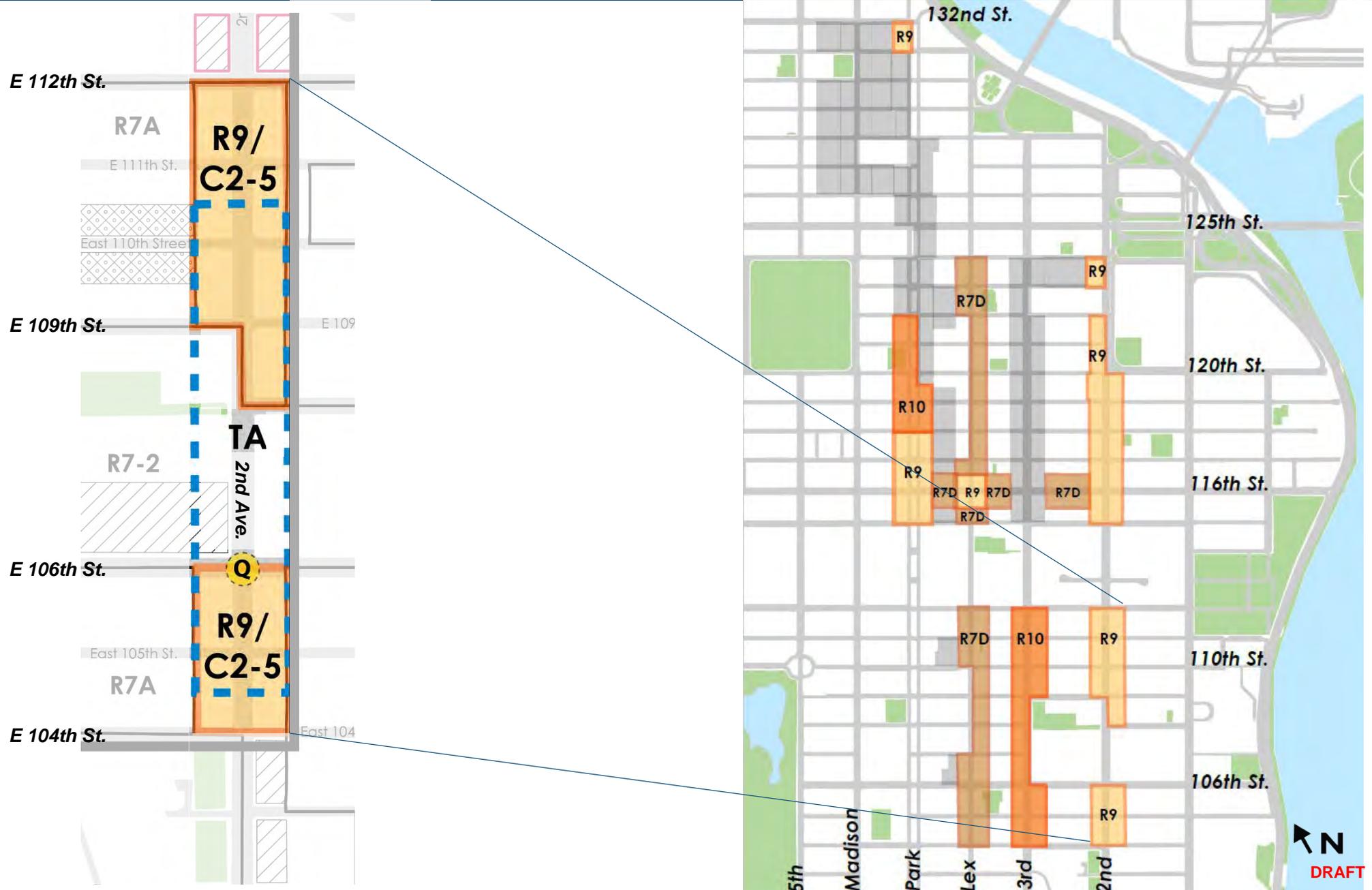
Max Floor Area Ratio (with MIH)	12.0
Max Residential Floor Area Ratio (with MIH)	12.0
Max Commercial Floor Area Ratio	2.0
Max Community Facility Floor Area	10.0
Minimum Base Height	60 ft
Maximum Base Height	85 ft
Non-residential use required on ground floor	

*\* This diagram is provided for illustrative purposes only*

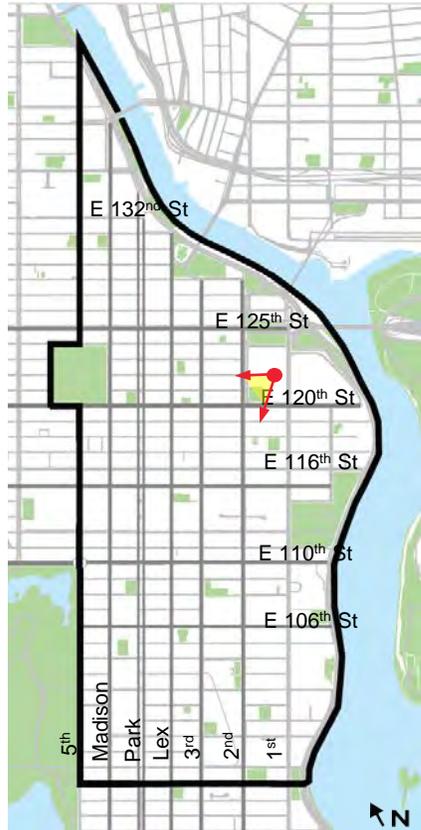
# Housing Strategies: Second Avenue



# Housing Strategies: Second Avenue

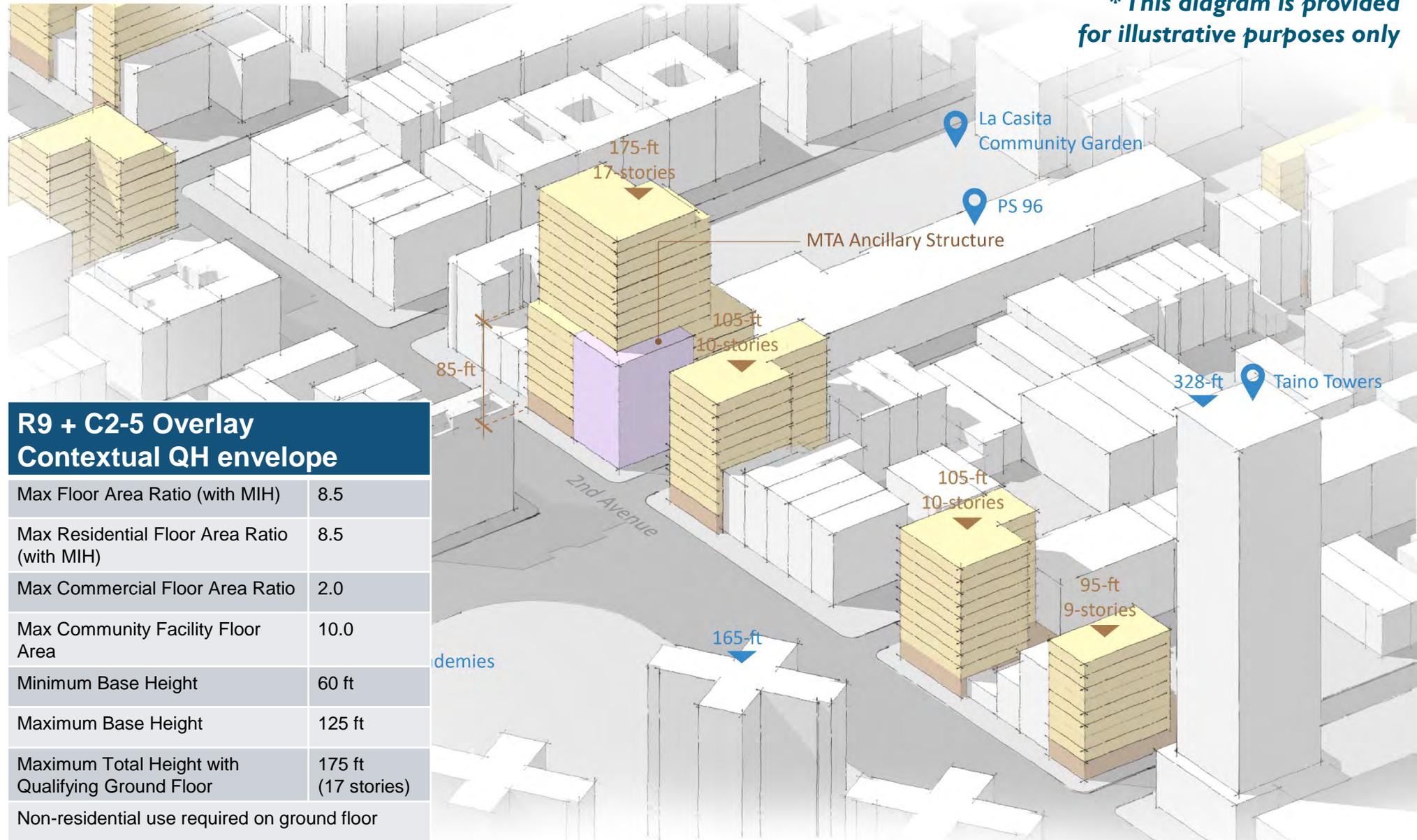


# Housing Strategies: R9 Contextual Quality Housing on Second Avenue



# Housing Strategies: R9 Contextual Quality Housing on Second Avenue

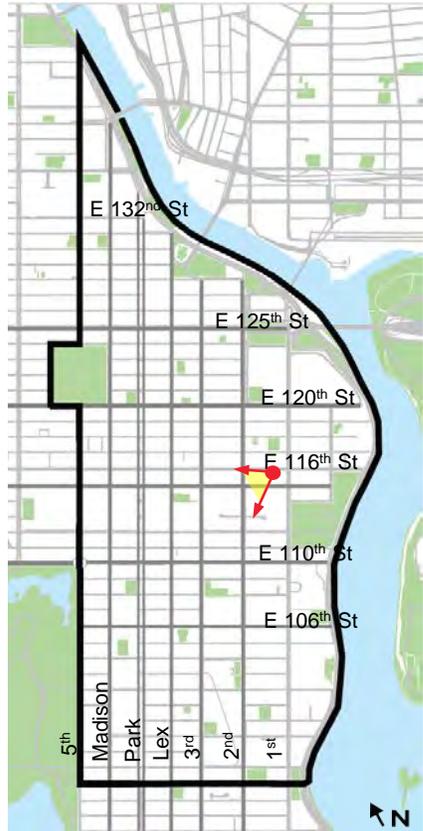
*\* This diagram is provided for illustrative purposes only*



## R9 + C2-5 Overlay Contextual QH envelope

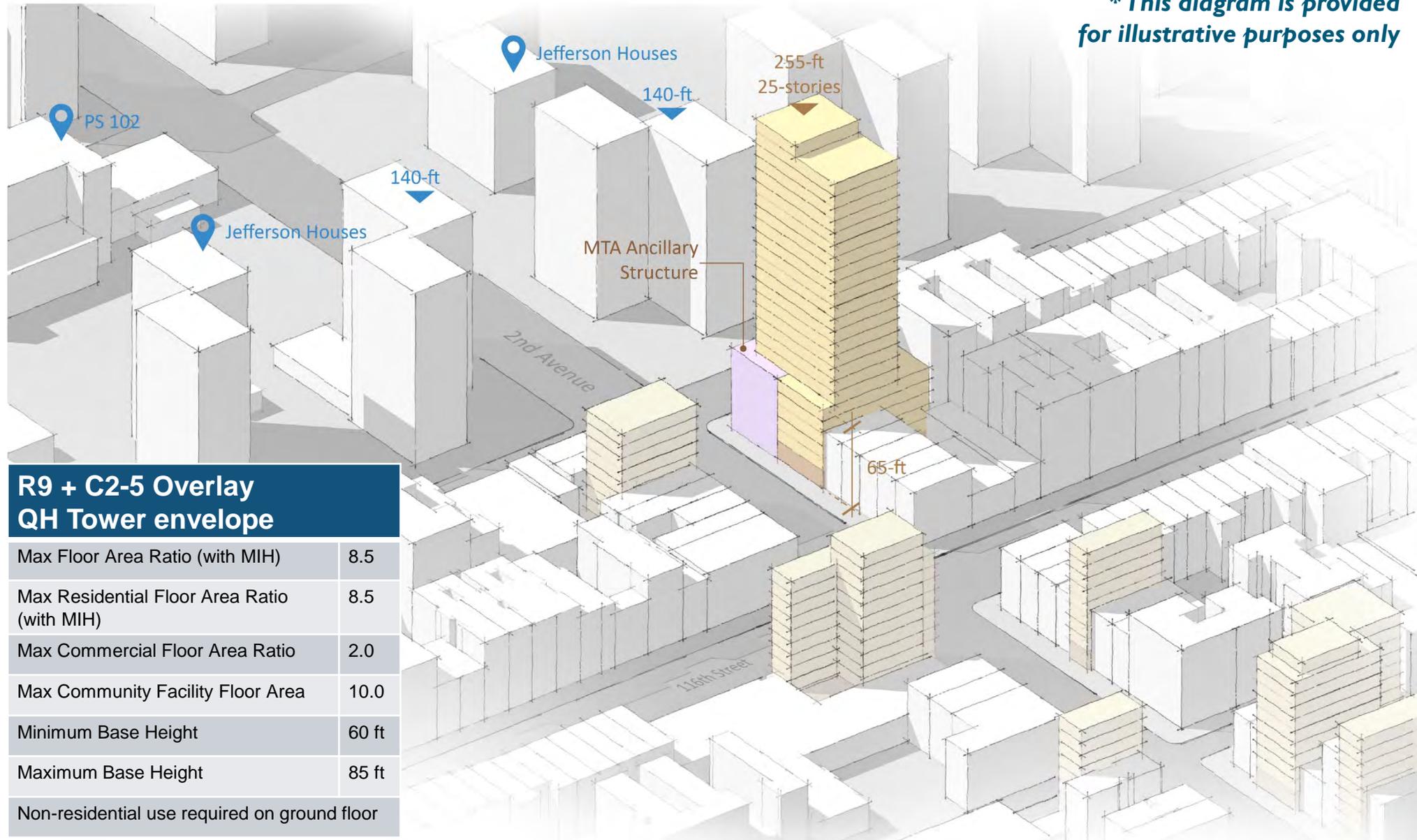
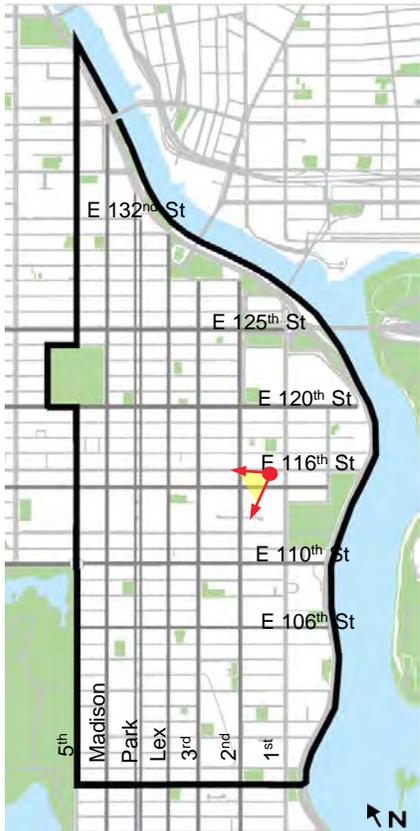
Max Floor Area Ratio (with MIH)	8.5
Max Residential Floor Area Ratio (with MIH)	8.5
Max Commercial Floor Area Ratio	2.0
Max Community Facility Floor Area	10.0
Minimum Base Height	60 ft
Maximum Base Height	125 ft
Maximum Total Height with Qualifying Ground Floor	175 ft (17 stories)
Non-residential use required on ground floor	

# Housing Strategies: R9 Quality Housing Tower on Second Avenue



# Housing Strategies: R9 Quality Housing Tower on Second Avenue

*\* This diagram is provided for illustrative purposes only*



## R9 + C2-5 Overlay QH Tower envelope

Max Floor Area Ratio (with MIH)	8.5
Max Residential Floor Area Ratio (with MIH)	8.5
Max Commercial Floor Area Ratio	2.0
Max Community Facility Floor Area	10.0
Minimum Base Height	60 ft
Maximum Base Height	85 ft
Non-residential use required on ground floor	

# Economic Development Strategies



1. *Neighborhood Context and Background*
2. *Existing Zoning*
3. *Existing Conditions*
4. *Neighborhood Study Approach*
5. *Housing Strategies*
6. **Economic Development Strategies**
7. *Infrastructure Strategies*
8. *Urban Design Strategies*
9. *Preservation Strategies*
10. *Environmental Review*

# Economic Development Strategies

Preserve and enhance the vitality of existing commercial corridors and create spaces for jobs in appropriate areas accessible to transit

- Minimum non-residential floor area requirement
- Mixed-use districts along Park Avenue
- Commercial districts on select areas of major corridors
- Commercial overlays for retail continuity

Commercial District



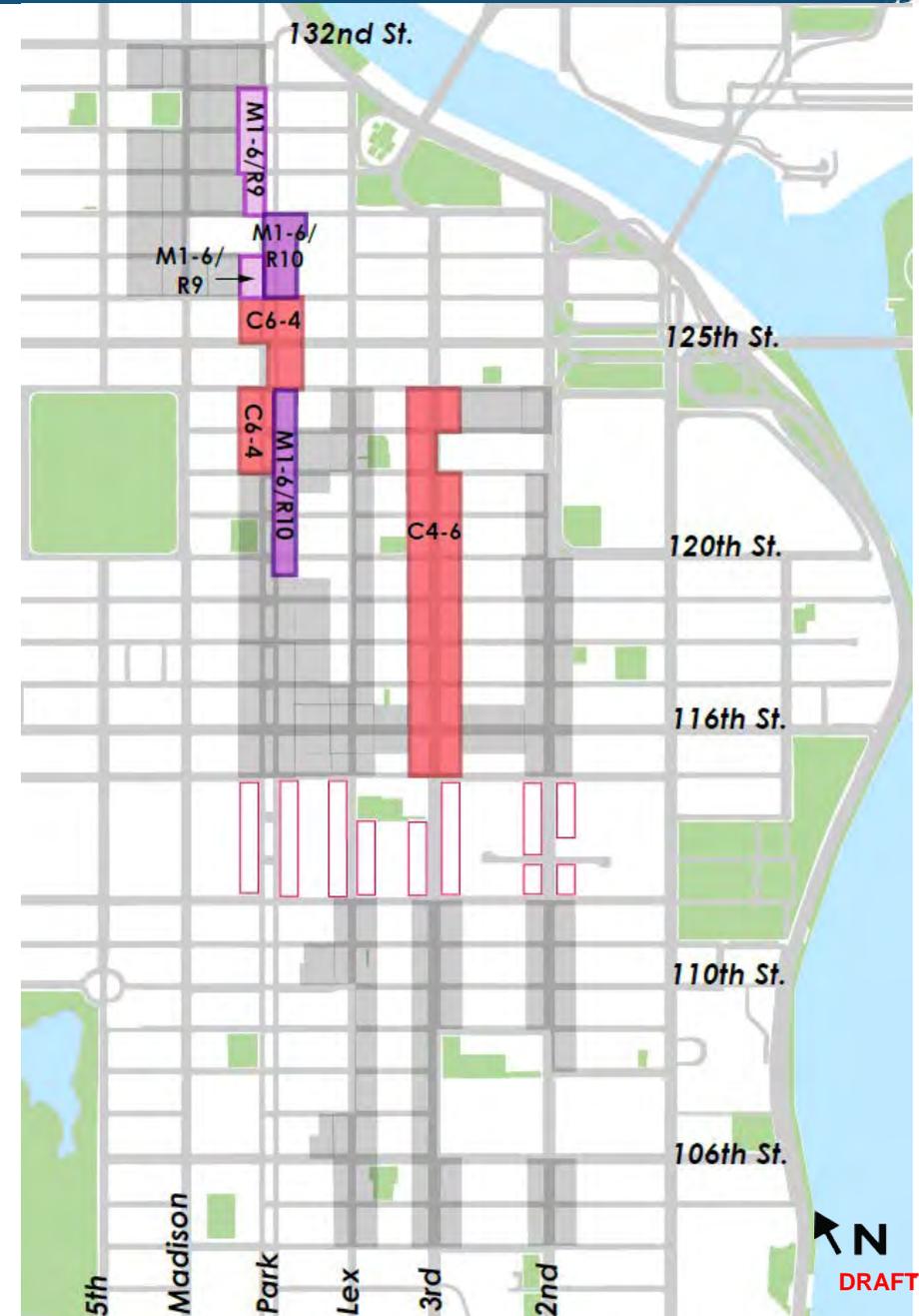
CI-5 Commercial Overlay



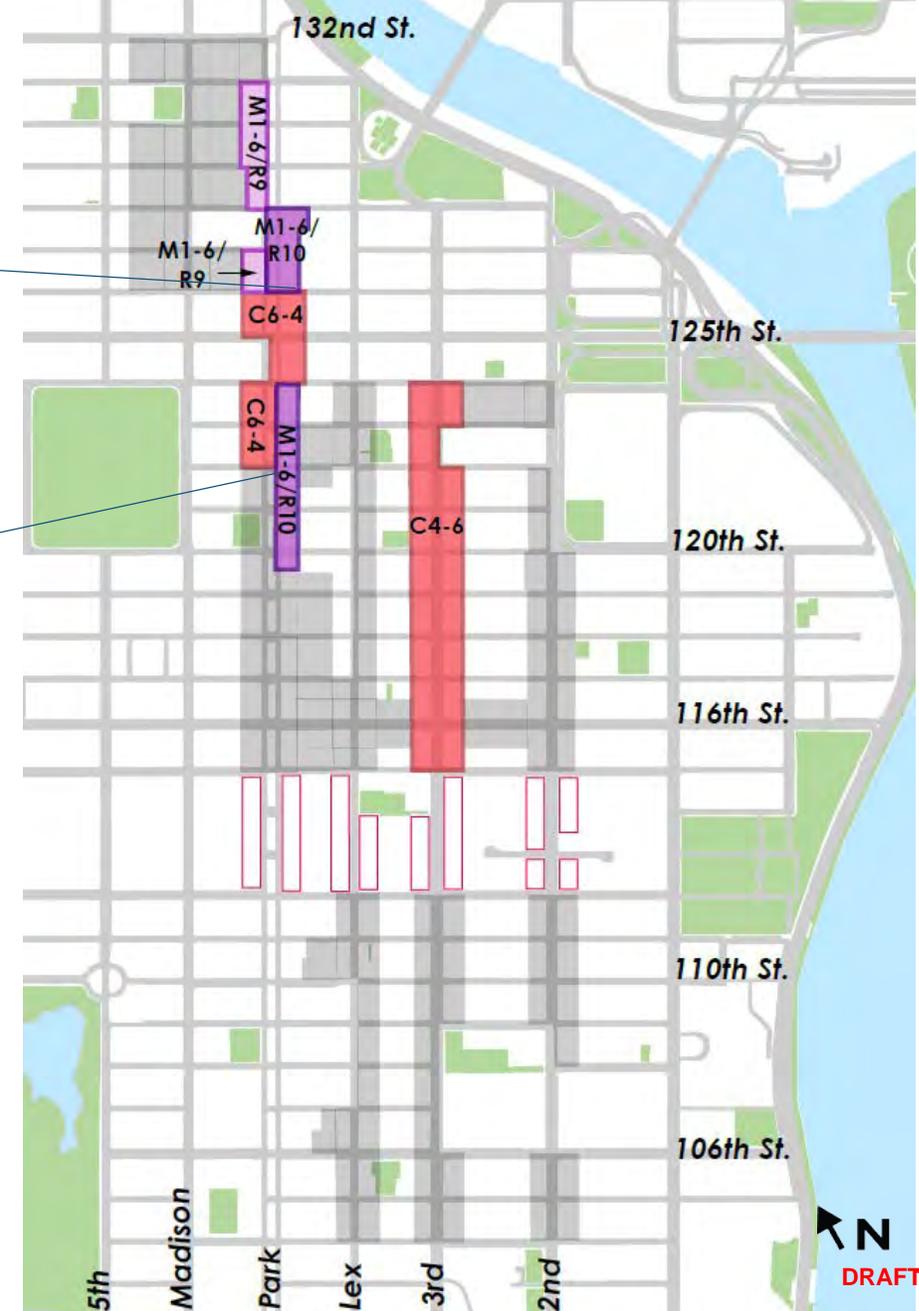
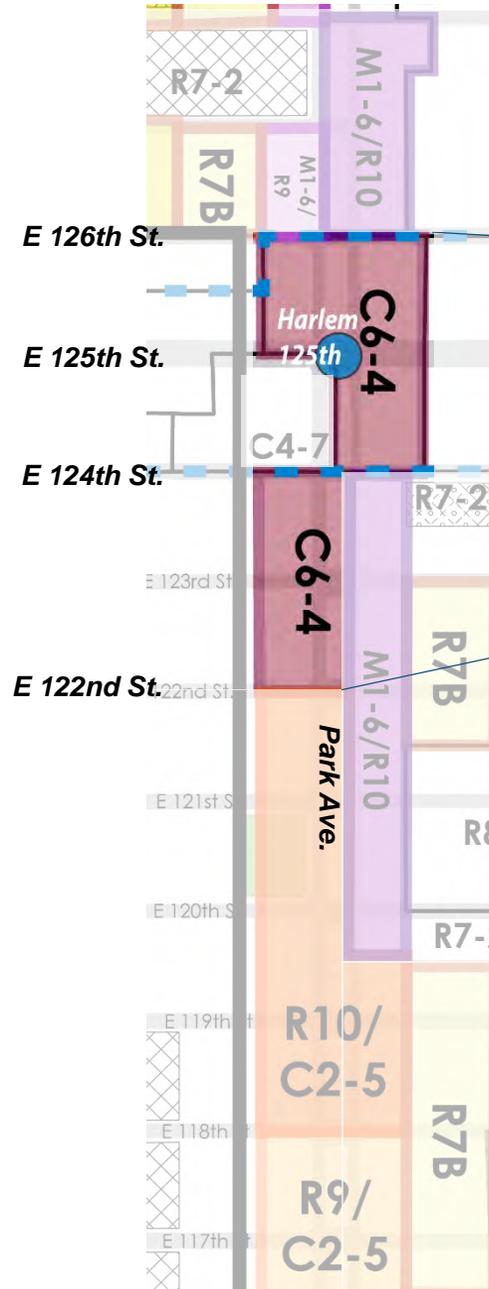
MI-6 / R10 District



MI-6 / R9 District



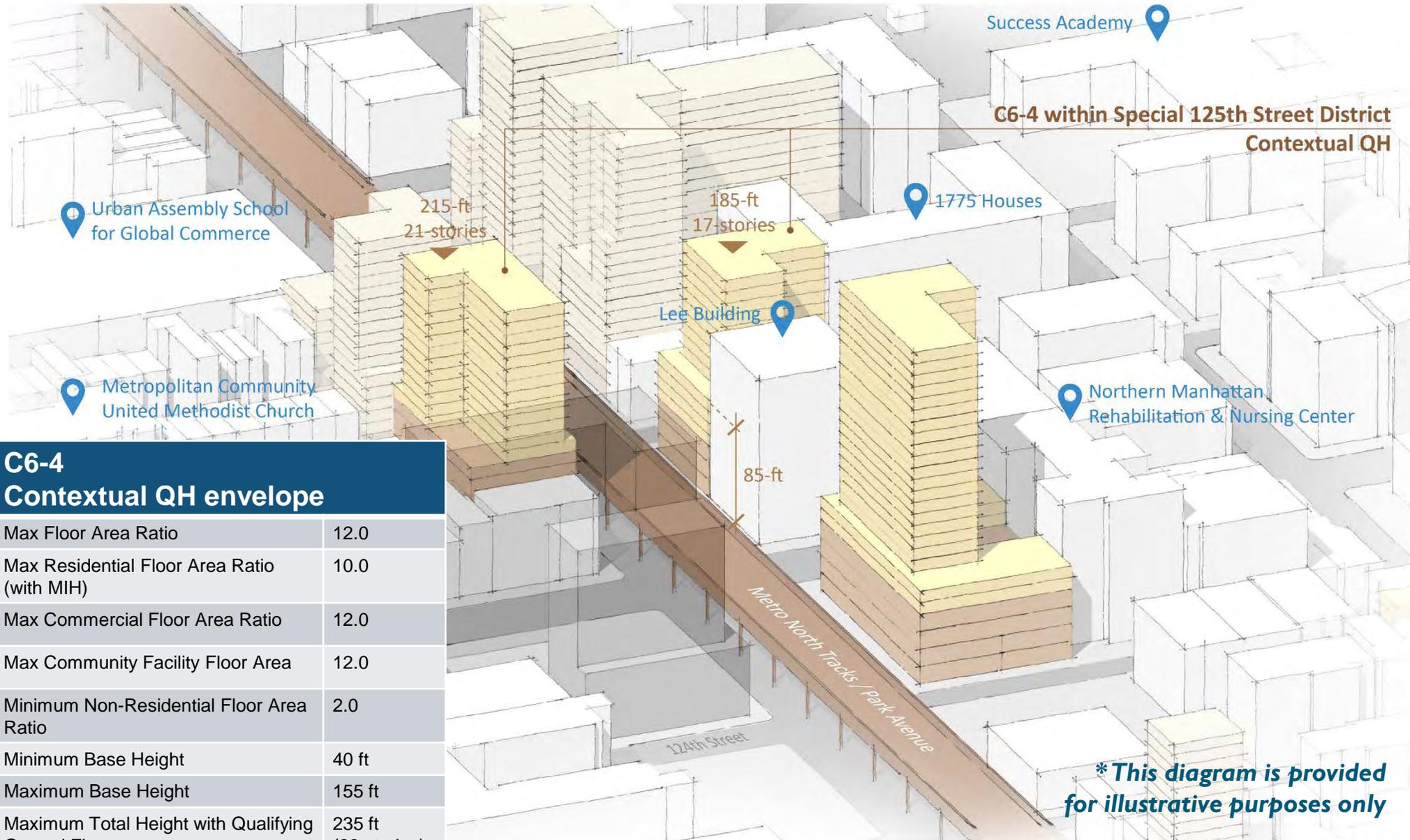
# Economic Development Strategies: Park Avenue and East 125<sup>th</sup> Street



# Economic Development Strategies: C6-4 on Park Avenue and East 125<sup>th</sup> St



# Economic Development Strategies: C6-4 Contextual QH on Park Avenue and East 125<sup>th</sup> St

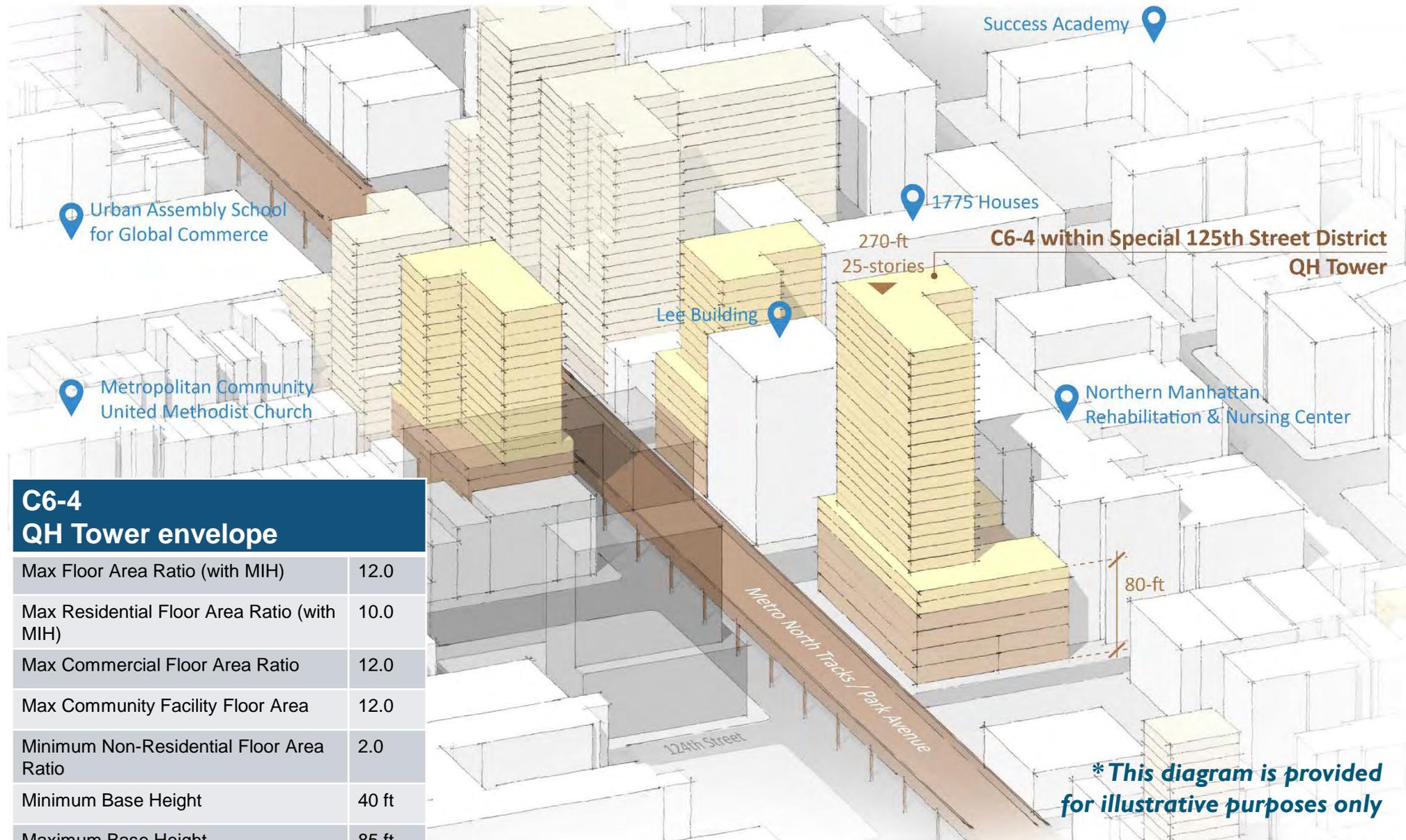


## C6-4 Contextual QH envelope

Max Floor Area Ratio	12.0
Max Residential Floor Area Ratio (with MIH)	10.0
Max Commercial Floor Area Ratio	12.0
Max Community Facility Floor Area	12.0
Minimum Non-Residential Floor Area Ratio	2.0
Minimum Base Height	40 ft
Maximum Base Height	155 ft
Maximum Total Height with Qualifying Ground Floor	235 ft (23 stories)

*\* This diagram is provided for illustrative purposes only*

# Economic Development Strategies: C6-4 QH Tower on Park Avenue and East 125<sup>th</sup> Street

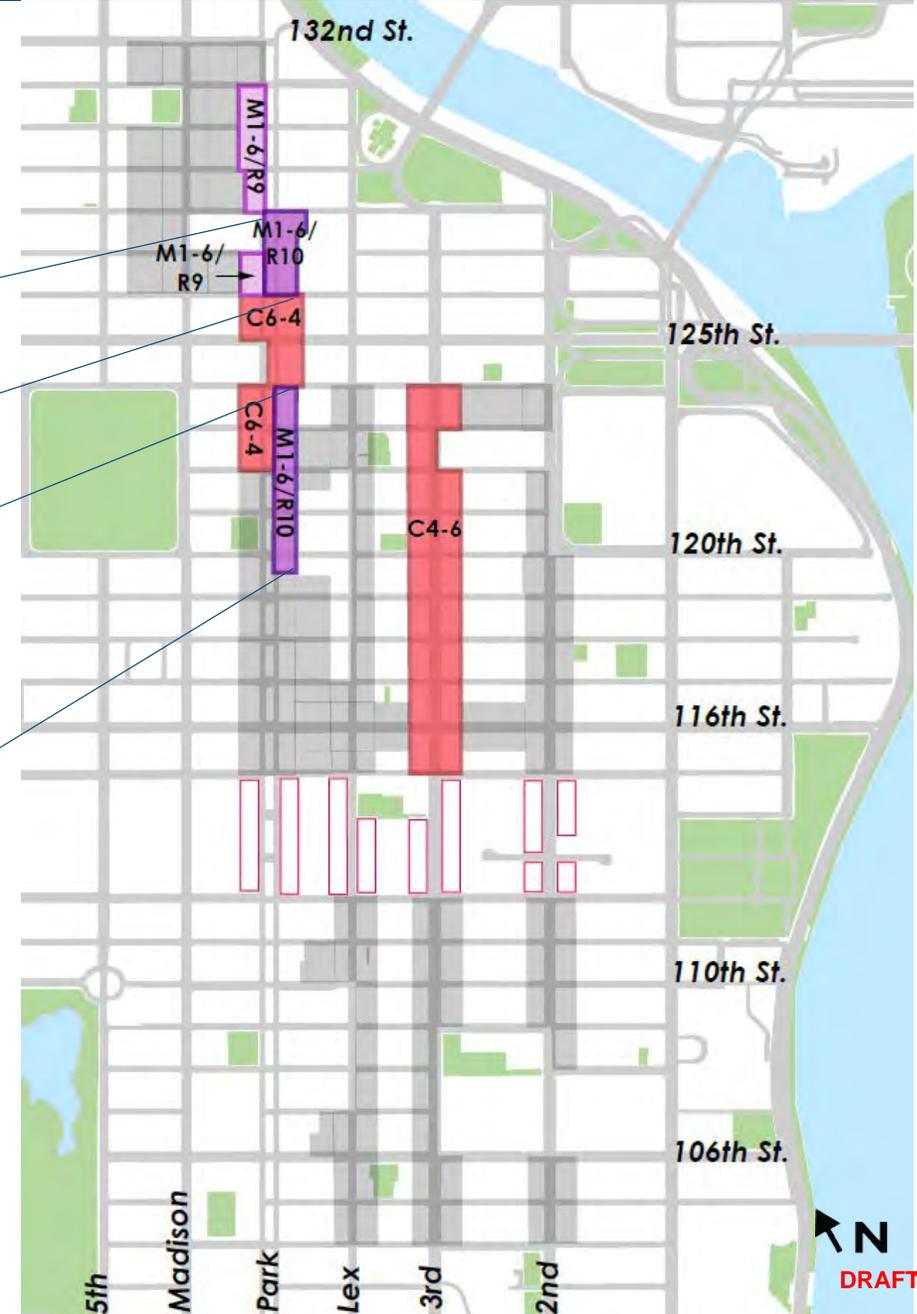
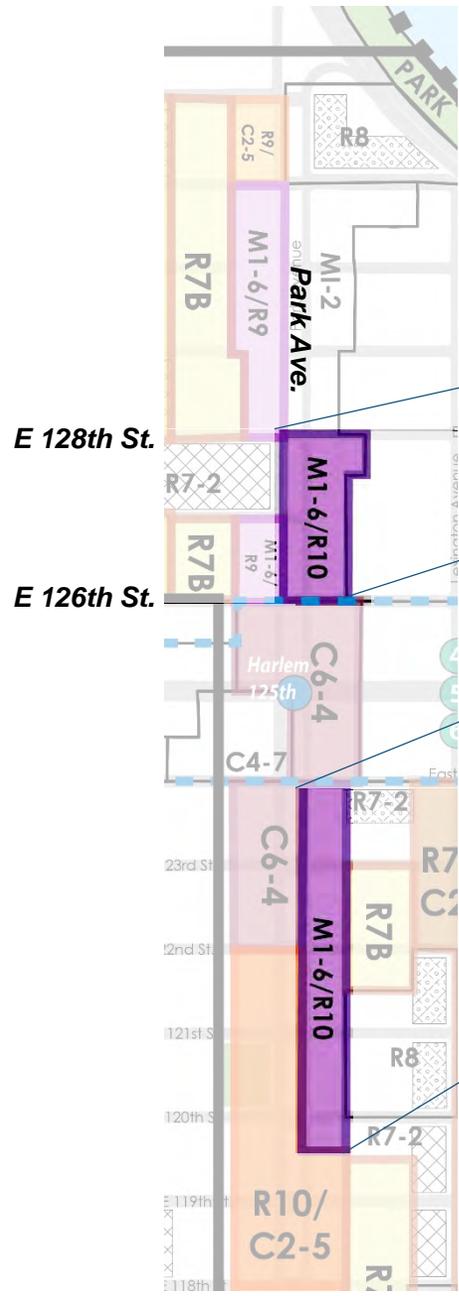


## C6-4 QH Tower envelope

Max Floor Area Ratio (with MIH)	12.0
Max Residential Floor Area Ratio (with MIH)	10.0
Max Commercial Floor Area Ratio	12.0
Max Community Facility Floor Area	12.0
Minimum Non-Residential Floor Area Ratio	2.0
Minimum Base Height	40 ft
Maximum Base Height	85 ft

*\* This diagram is provided for illustrative purposes only*

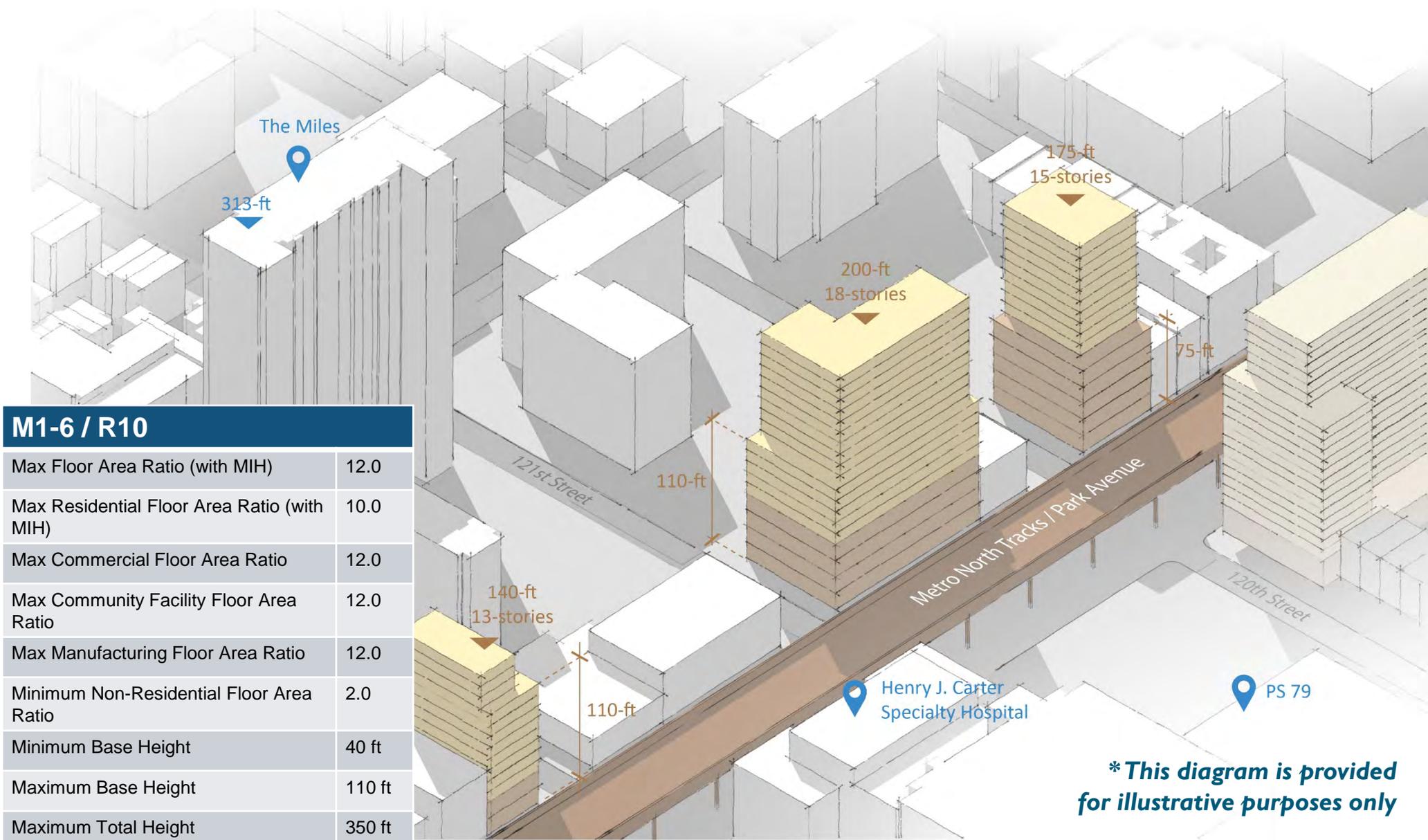
# Economic Development Strategies: M1-6/R10 on Park Avenue



# Economic Development Strategies: M1-6/R10 on Park Avenue



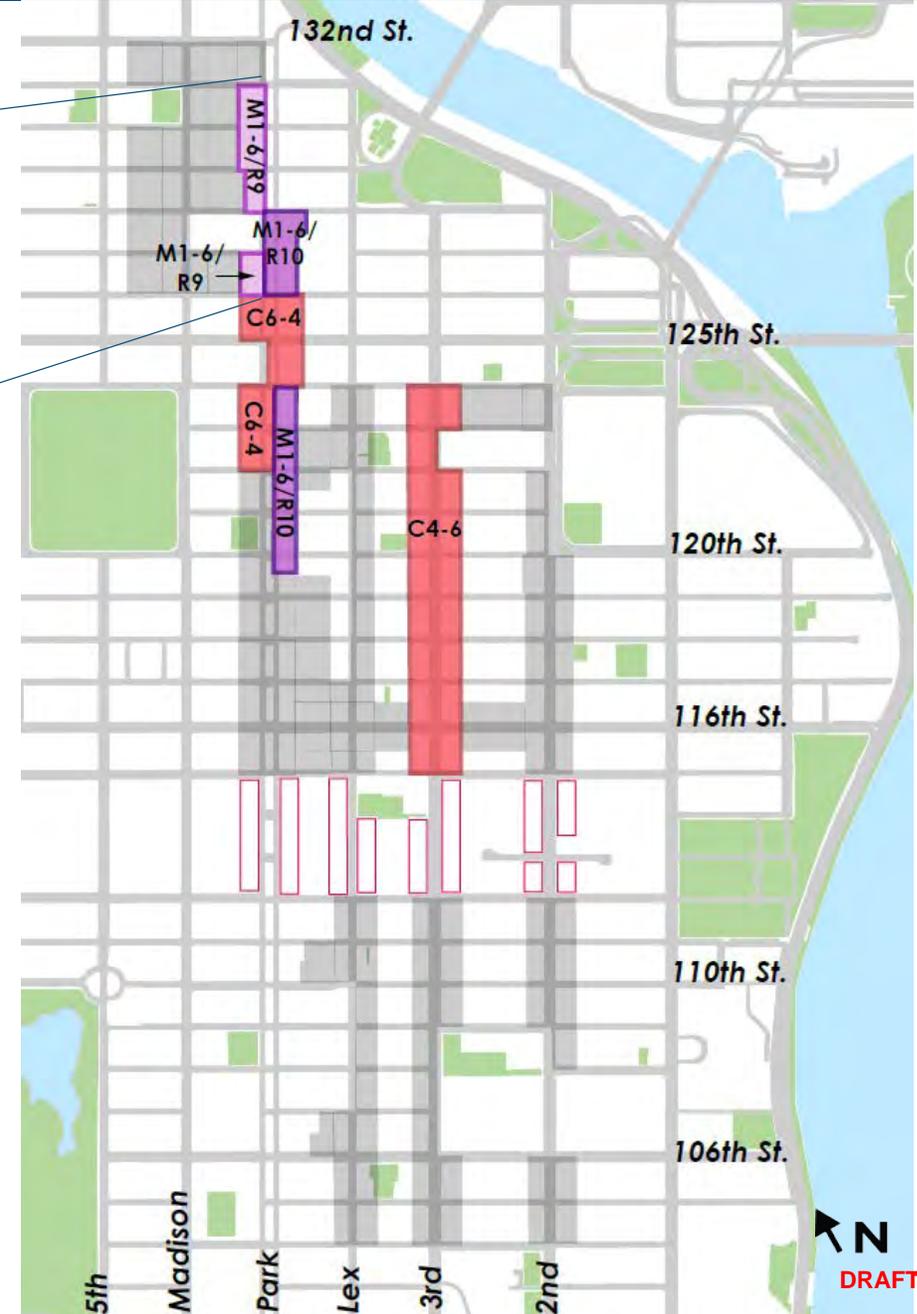
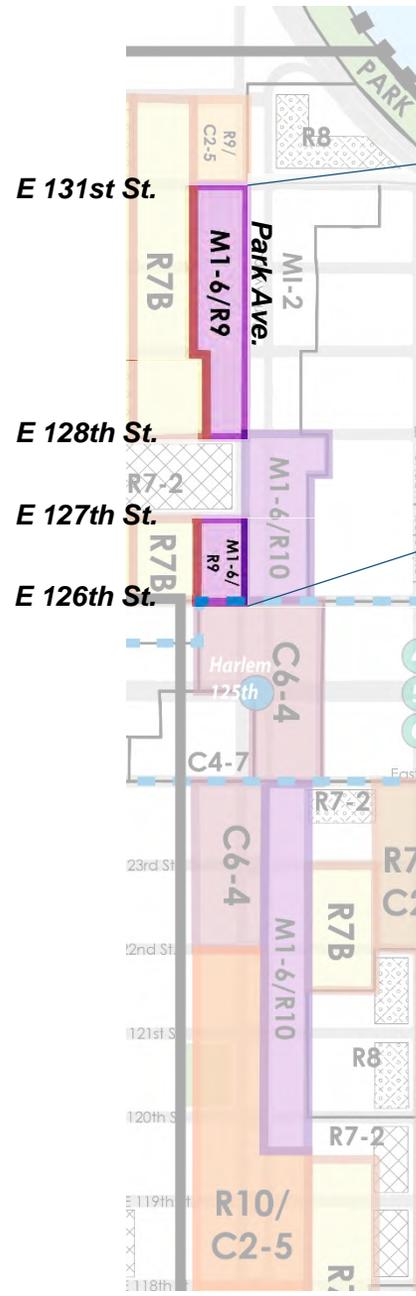
# Economic Development Strategies: M1-6/R10 on Park Avenue



M1-6 / R10	
Max Floor Area Ratio (with MIH)	12.0
Max Residential Floor Area Ratio (with MIH)	10.0
Max Commercial Floor Area Ratio	12.0
Max Community Facility Floor Area Ratio	12.0
Max Manufacturing Floor Area Ratio	12.0
Minimum Non-Residential Floor Area Ratio	2.0
Minimum Base Height	40 ft
Maximum Base Height	110 ft
Maximum Total Height	350 ft

*\* This diagram is provided for illustrative purposes only*

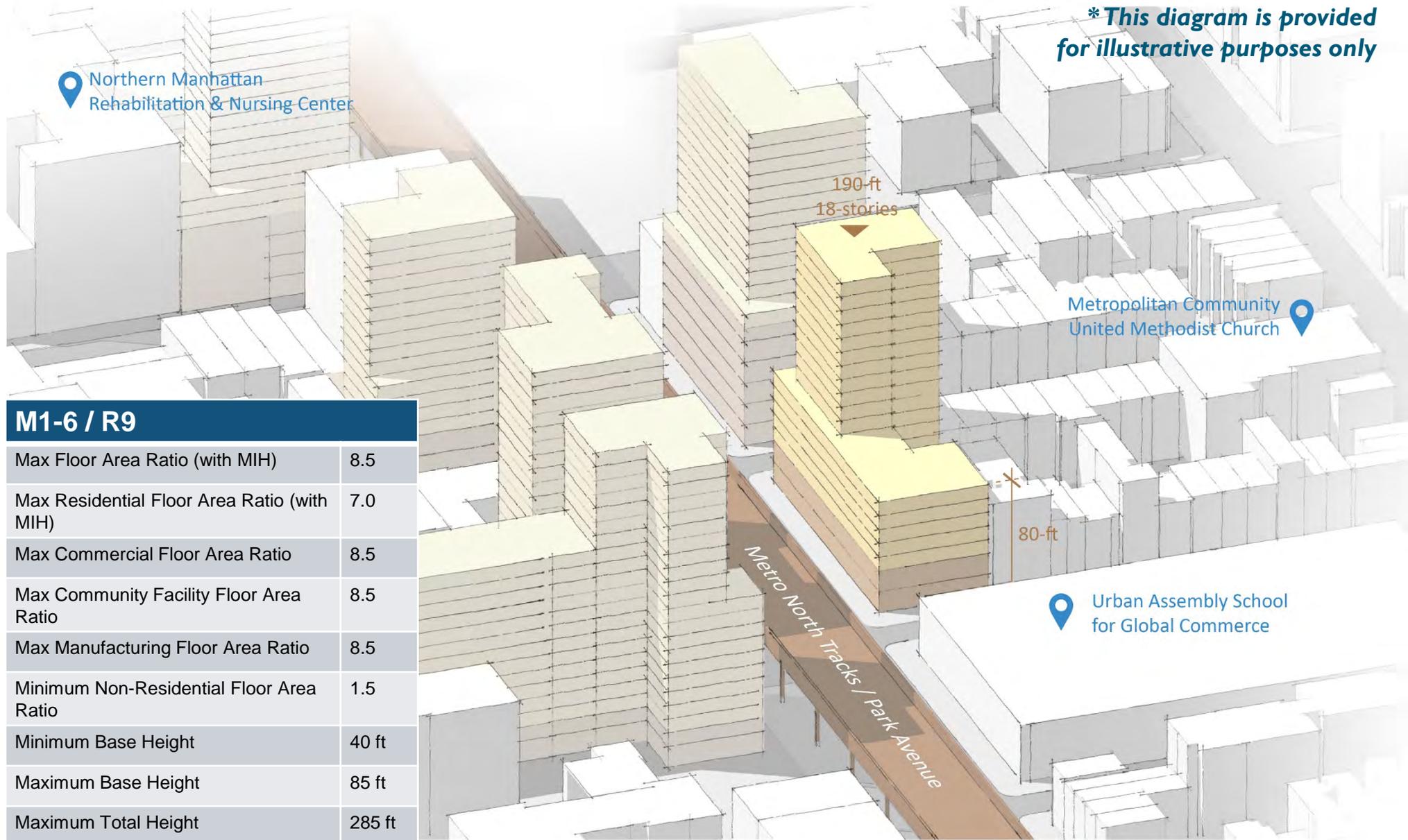
# Economic Development Strategies: M1-6/R9 on Park Avenue



# Economic Development Strategies: M1-6/R9 on Park Avenue



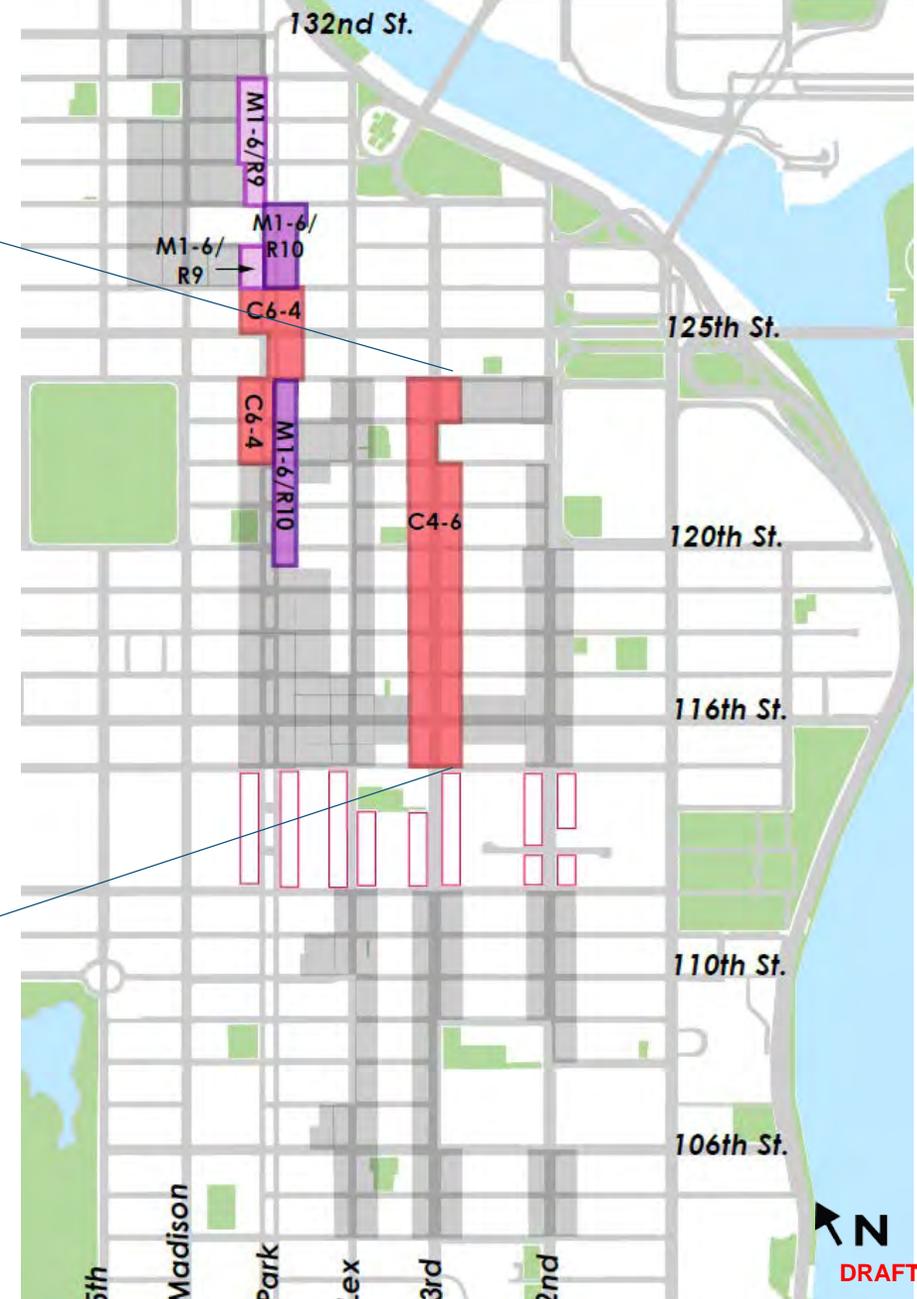
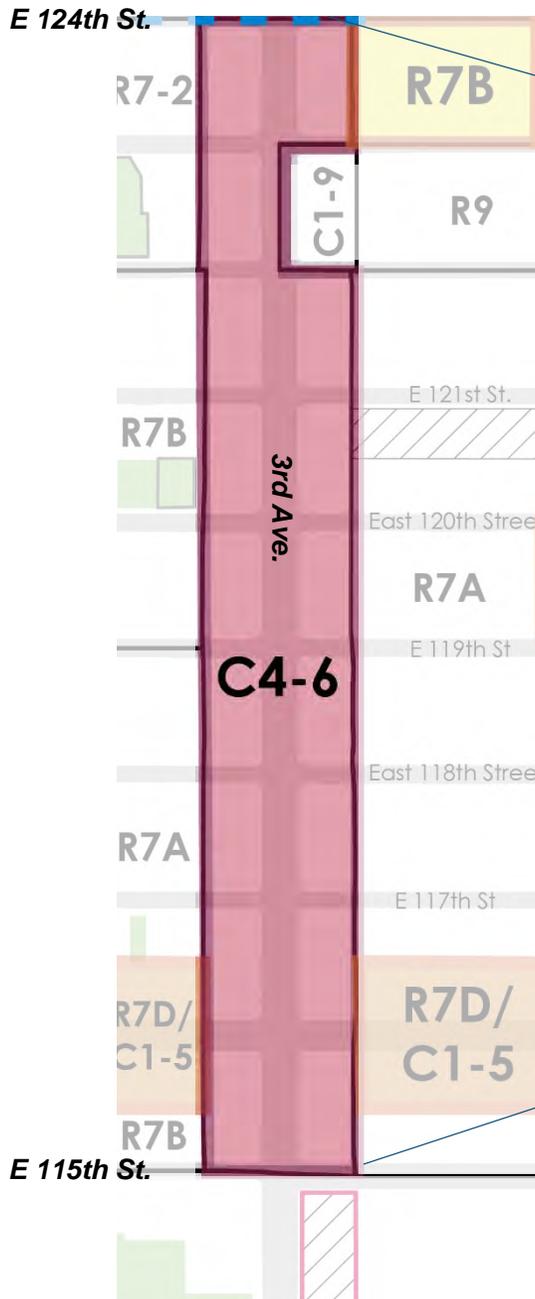
# Economic Development Strategies: M1-6/R9 on Park Avenue



## M1-6 / R9

Max Floor Area Ratio (with MIH)	8.5
Max Residential Floor Area Ratio (with MIH)	7.0
Max Commercial Floor Area Ratio	8.5
Max Community Facility Floor Area Ratio	8.5
Max Manufacturing Floor Area Ratio	8.5
Minimum Non-Residential Floor Area Ratio	1.5
Minimum Base Height	40 ft
Maximum Base Height	85 ft
Maximum Total Height	285 ft

# Economic Development Strategies : Third Avenue

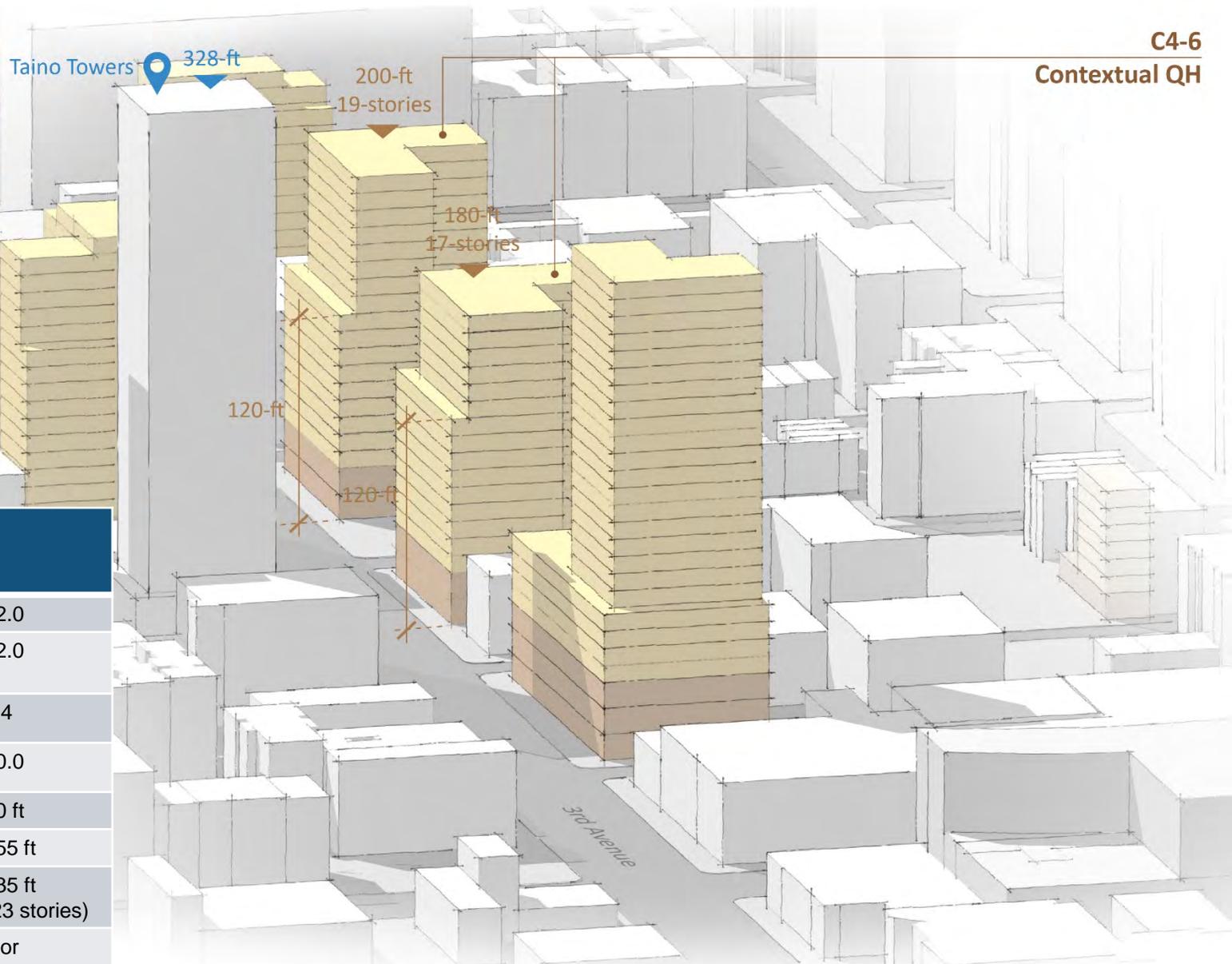


# Economic Development Strategies : C4-6 on Third Avenue





*\* This diagram is provided for illustrative purposes only*



**C4-6**  
**Contextual QH**

<b>C4-6 Contextual QH envelope</b>	
Max Floor Area Ratio (with MIH)	12.0
Max Residential Floor Area Ratio (with MIH)	12.0
Max Commercial Floor Area Ratio	3.4
Max Community Facility Floor Area	10.0
Minimum Base Height	60 ft
Maximum Base Height	155 ft
Maximum Total Height with Qualifying Ground Floor	235 ft (23 stories)
Non-residential use required on ground floor	

# Economic Development Strategies: C4-6 Quality Housing Tower on Third Avenue



*\* This diagram is provided for illustrative purposes only*

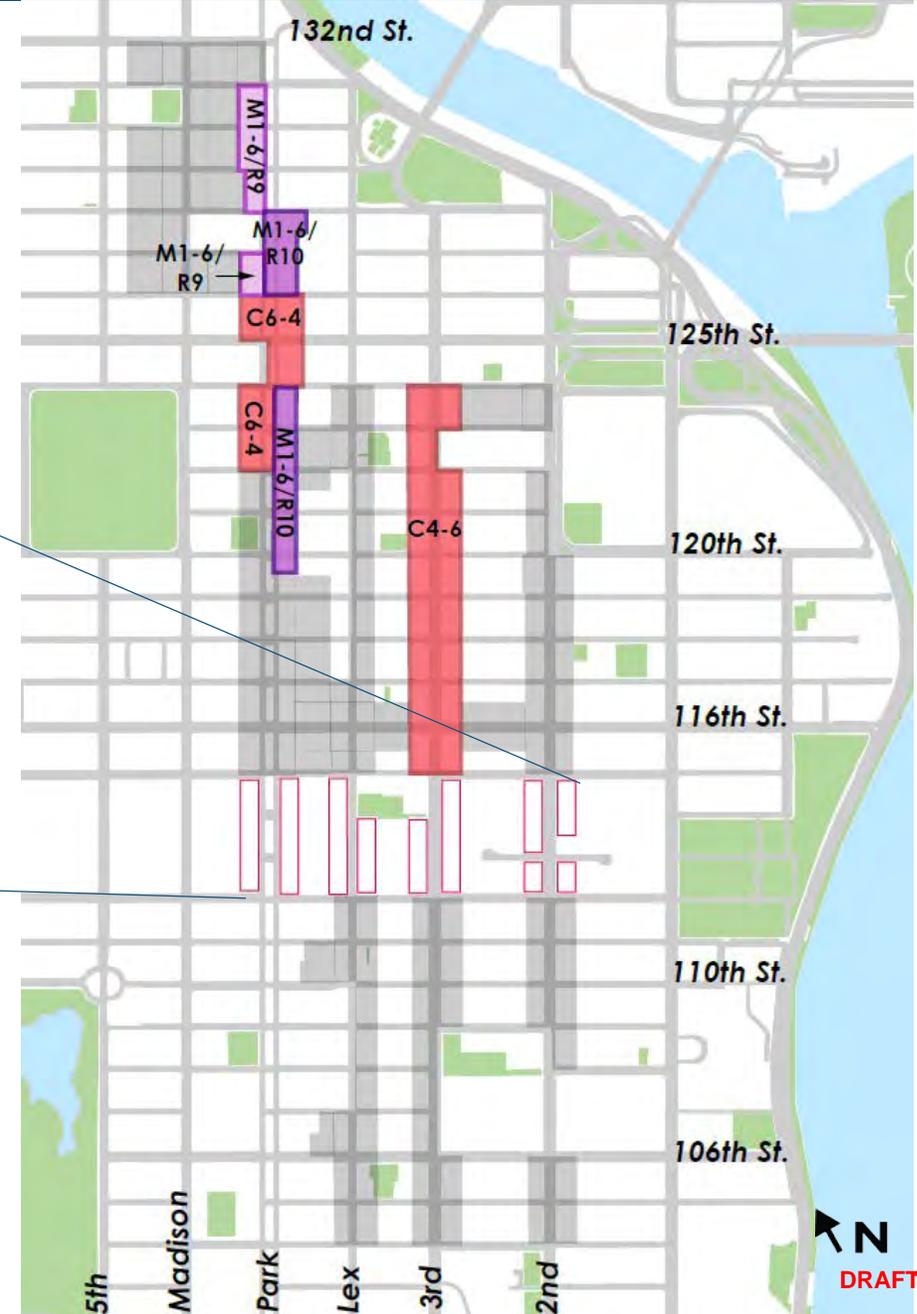
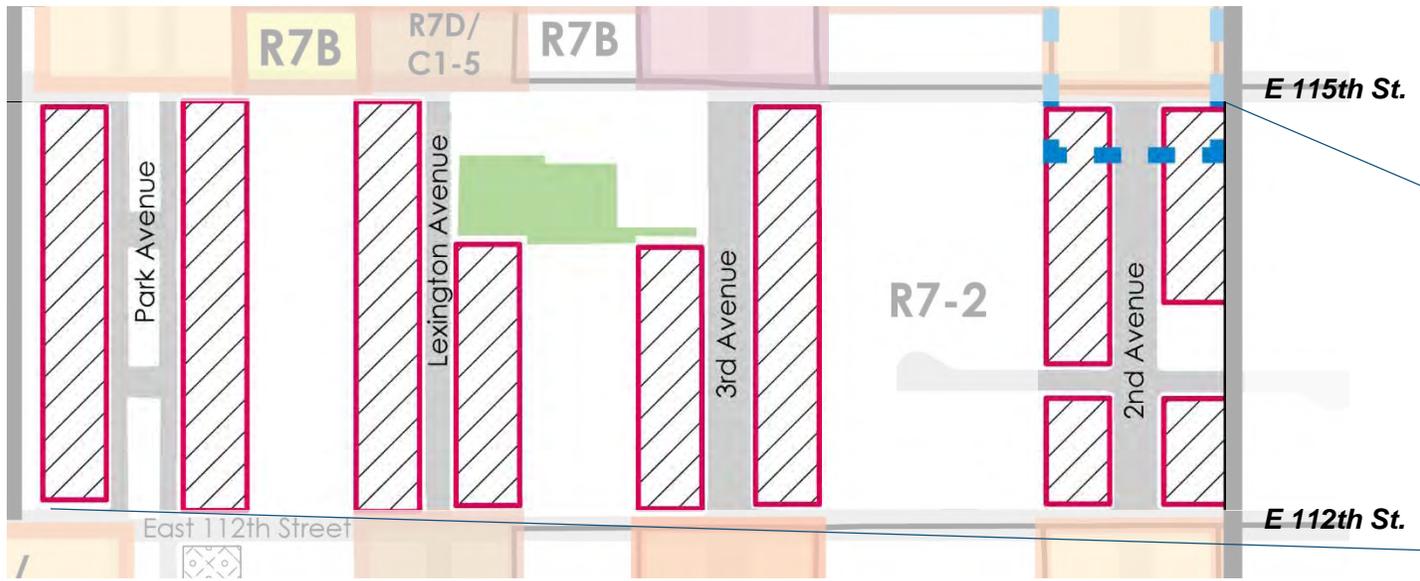


## C4-6 QH Tower envelope

Max Floor Area Ratio (with MIH)	12.0
Max Residential Floor Area Ratio (with MIH)	12.0
Max Commercial Floor Area Ratio	3.4
Max Community Facility Floor Area	10.0
Minimum Base Height	60 ft
Maximum Base Height	85 ft
Non-residential use required on ground floor	

C4-6  
QH Tower

# Commercial Overlays between East 112<sup>th</sup> and East 115<sup>th</sup> Street



# C1-5 Commercial Overlays between East 112<sup>th</sup> and 115<sup>th</sup> Street



## C1-5 Commercial Overlay

Max Commercial Floor Area Ratio	2.0
---------------------------------	-----

# Infrastructure Strategies



1. *Neighborhood Context and Background*
2. *Existing Zoning*
3. *Existing Conditions*
4. *Neighborhood Study Approach*
5. *Housing Strategies*
6. *Economic Development Strategies*
- 7. *Infrastructure Strategies***
8. *Urban Design Strategies*
9. *Preservation Strategies*
10. *Environmental Review*

# Integrated Infrastructure Strategies

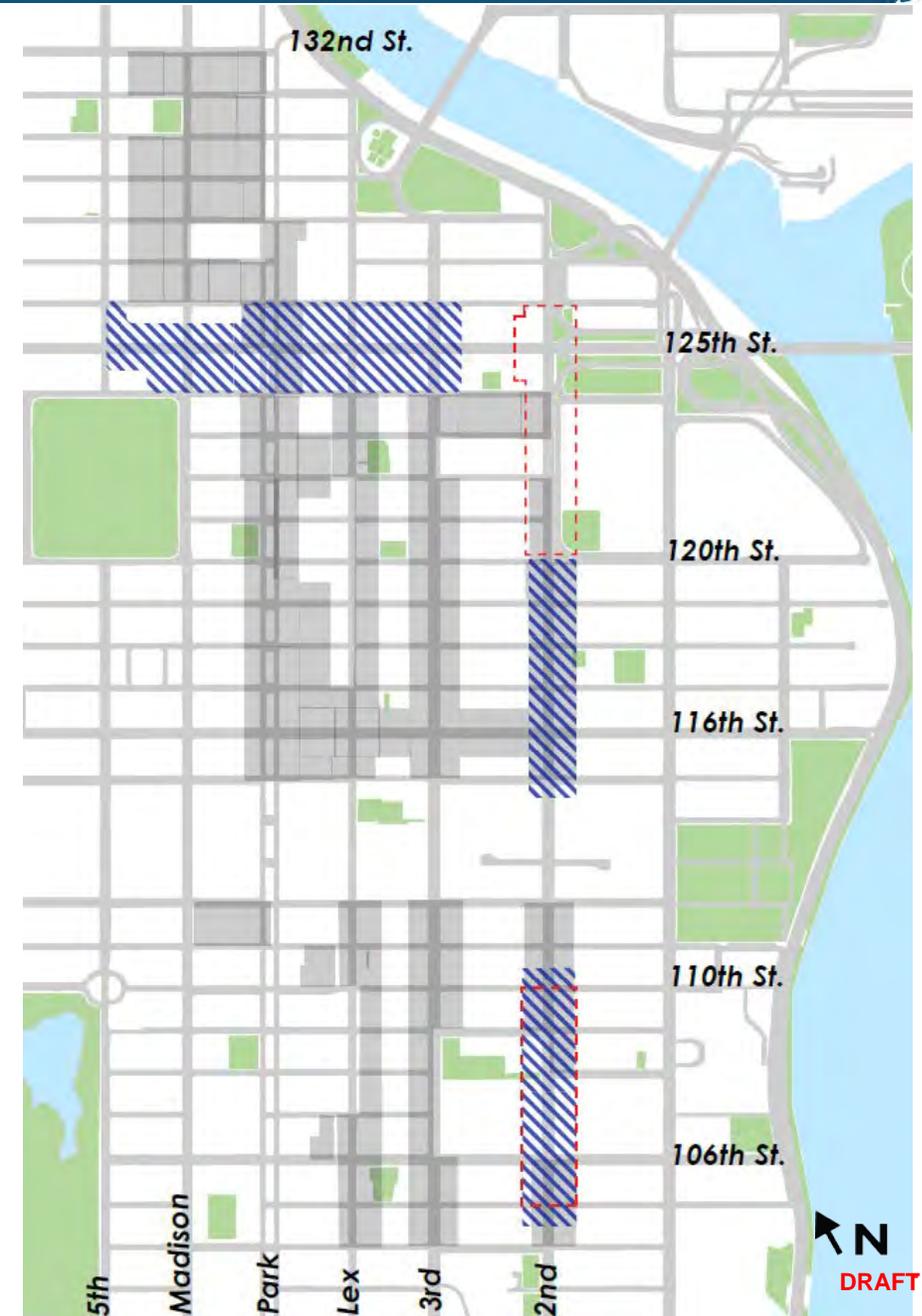
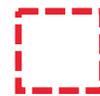
Establish a planning framework that is inclusive of relevant capital infrastructure needs and services to support current demand and future growth

Modify boundaries to correspond to current Second Avenue Subway plans

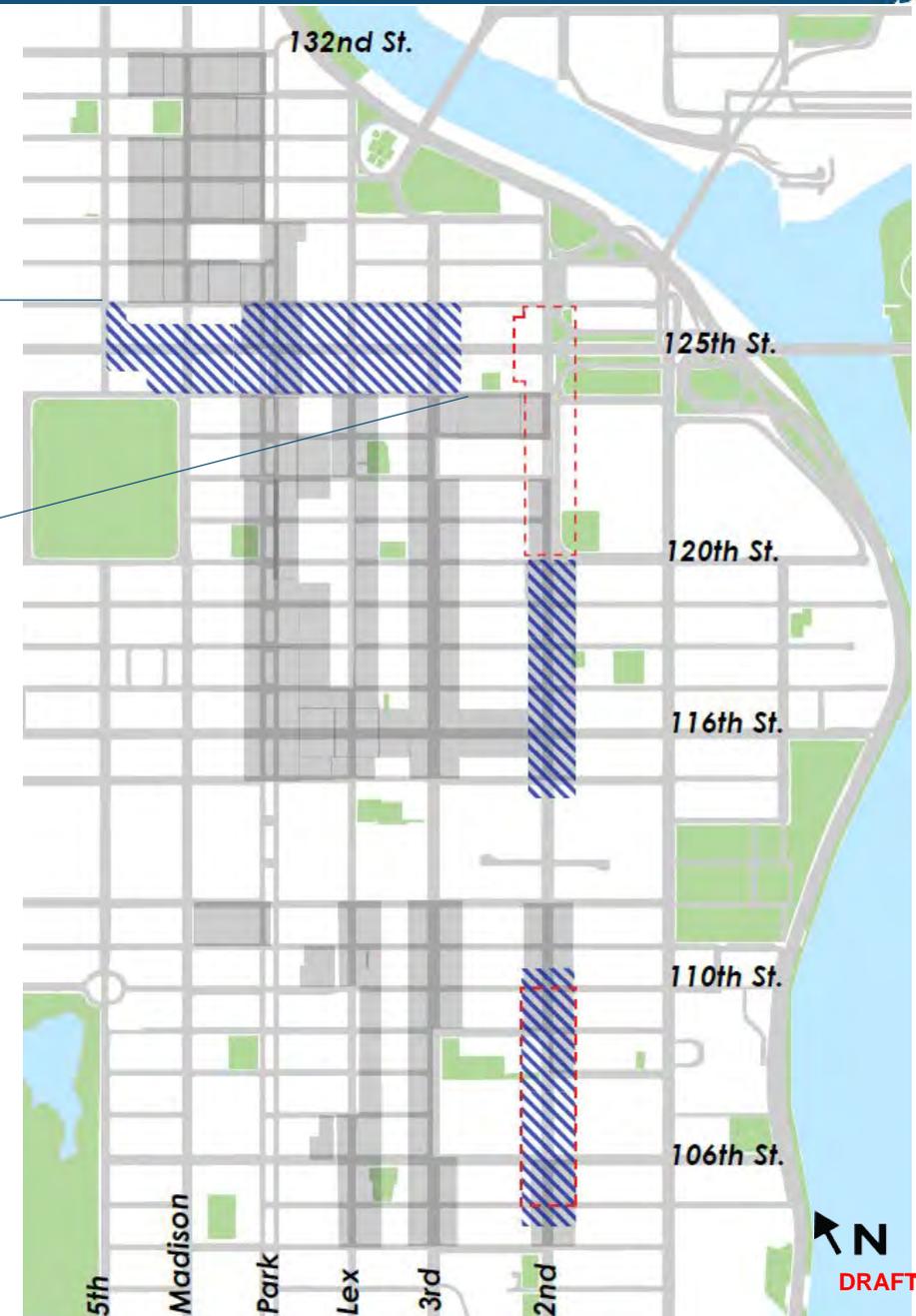
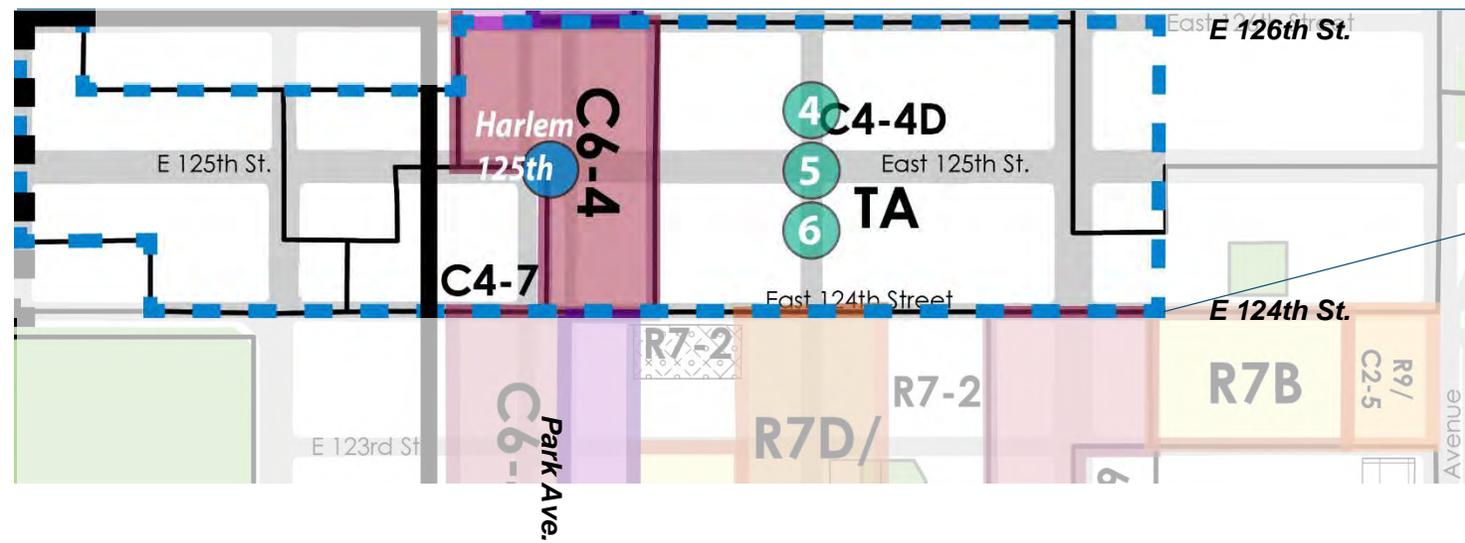
Exempt elevators and ancillary stations from floor area calculations

Proposed Special Transit Land Use (TA) District

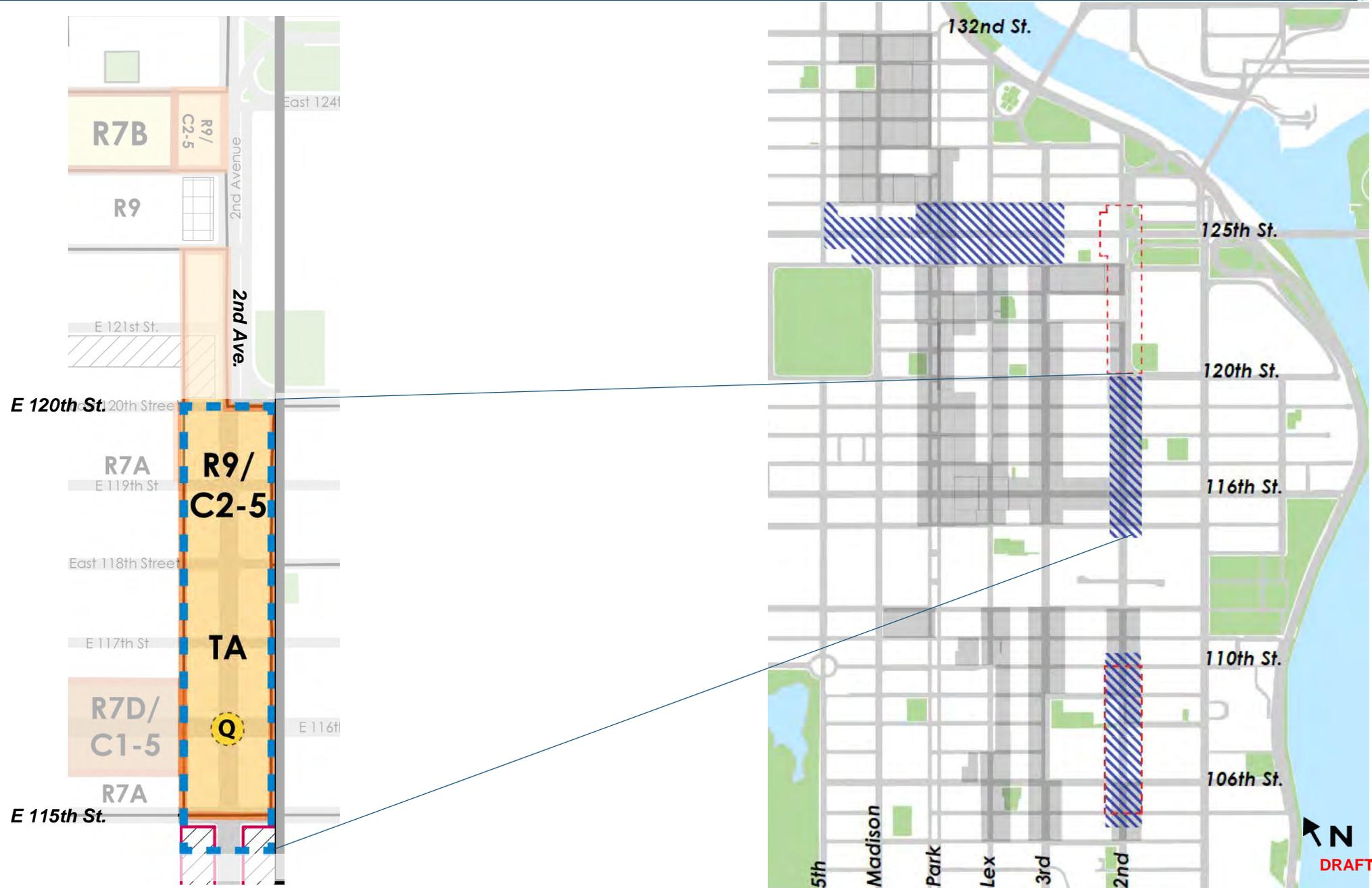
Existing Special Transit Land Use (TA) District



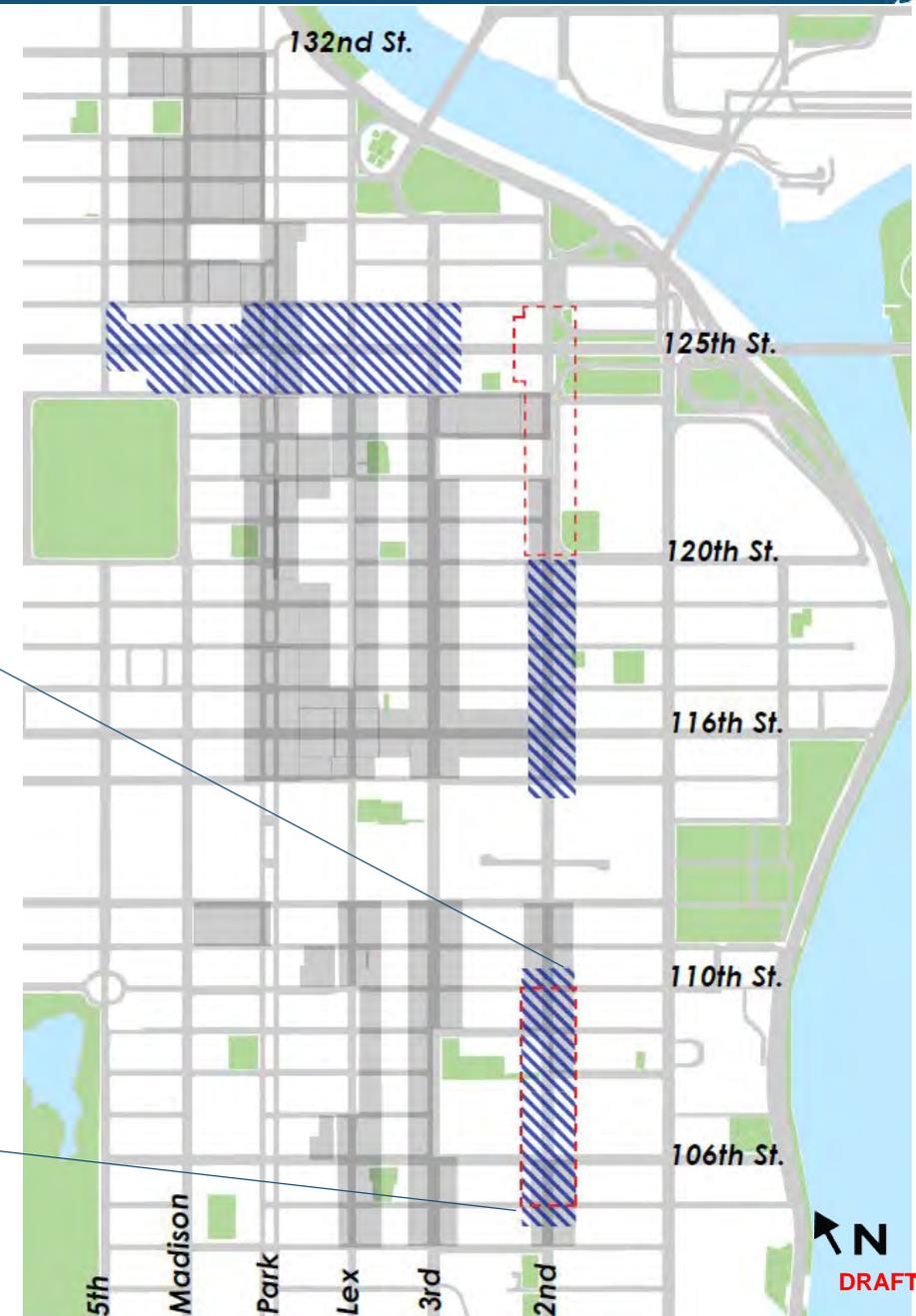
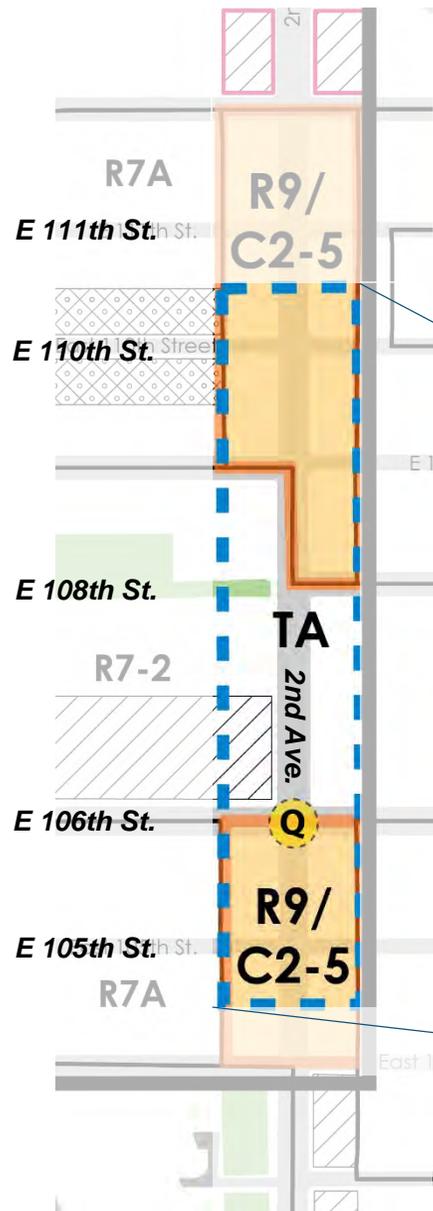
# Infrastructure Strategies: East 125<sup>th</sup> Street



# Infrastructure Strategies: Second Avenue and East 116<sup>th</sup> St



# Infrastructure Strategies: Second Avenue and East 106<sup>th</sup> St



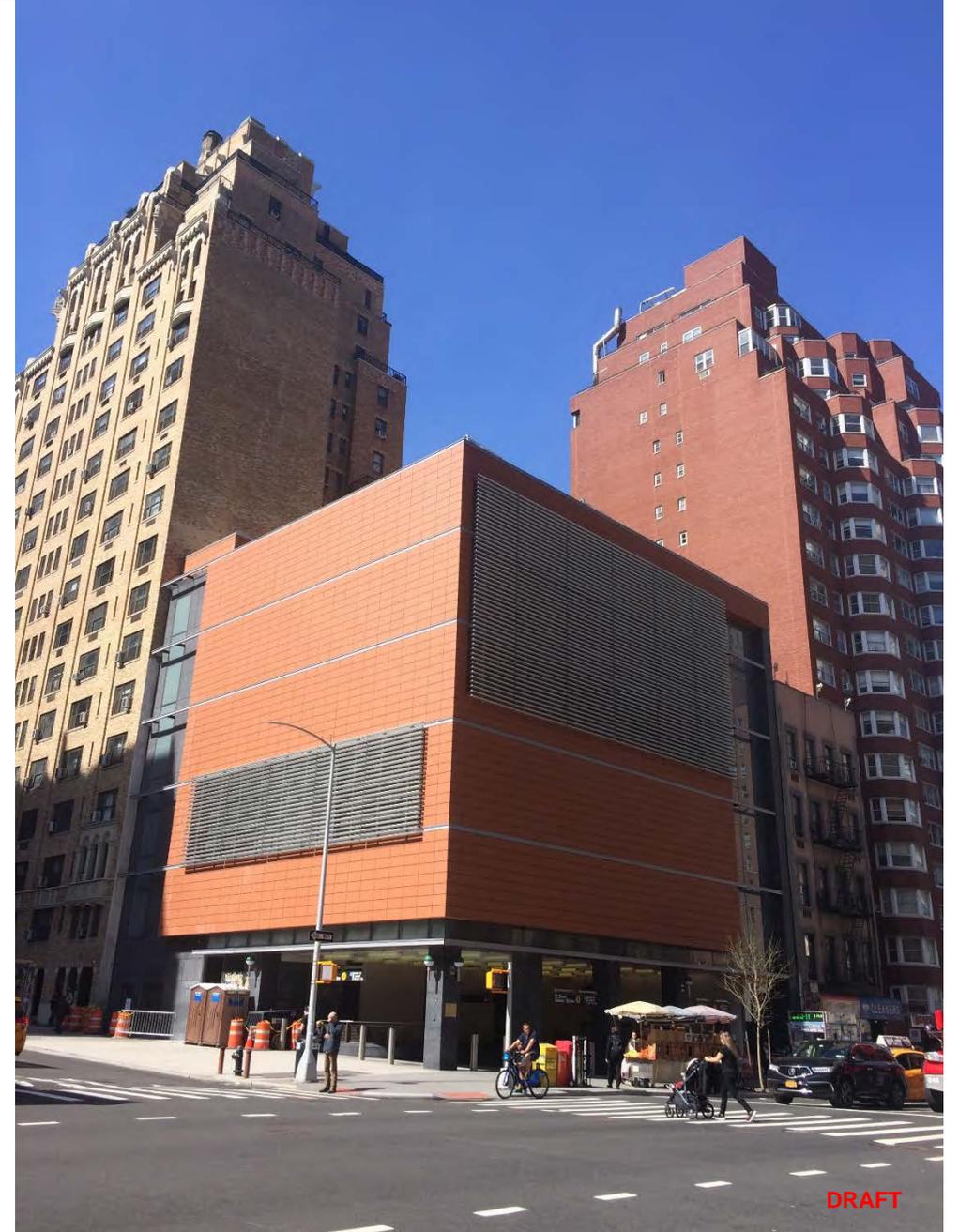
# Infrastructure Strategies: Discretionary Approval

Properties within TA District boundaries will be subject to a **joint certification process** through the City Planning Commission and the MTA

The certification will indicate that an easement for subway infrastructure either **is** or **is not** needed on the site

Transit easements would only be required if CPC finds that:

- The easement is needed for public subway access
- The easement is located on vacant land
- The easement would not reduce the development potential of the site
- The MTA and the owner agree that construction within the easement is integrated within the total development



# Urban Design Strategies

1. *Neighborhood Context and Background*
2. *Existing Zoning*
3. *Existing Conditions*
4. *Neighborhood Study Approach*
5. *Housing Strategies*
6. *Economic Development Strategies*
7. *Infrastructure Strategies*
8. ***Urban Design Strategies***
9. *Preservation Strategies*
10. *Environmental Review*



# DCP East Harlem Rezoning - Special East Harlem Corridors District

In order to establish urban design controls that balance new development in response to neighborhood context and scale and improve the pedestrian experience, the new Special East Harlem Corridors (EHC) District is proposed.

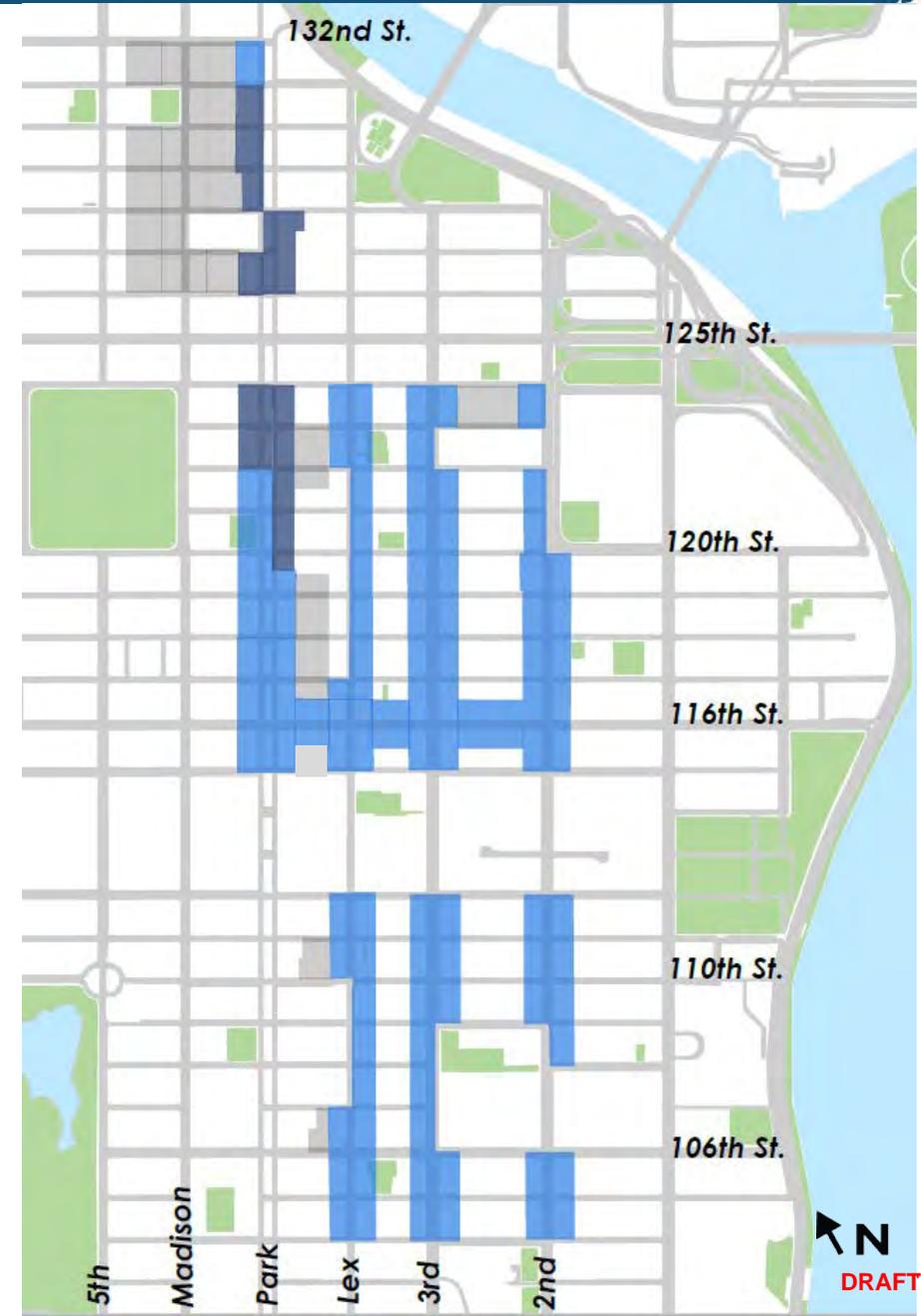
The Special EHC District includes:

- Special Use Regulations
- Special Bulk Regulations
- Pedestrian Enhancements

Special East Harlem Corridors (EHC) District



Park Avenue Subdistrict



# Special East Harlem Corridors District – Special Use Regulations

**Non-residential uses required on ground-floor** throughout entire Special District

**No parking requirement** tied to residential use  
Public parking garages of up to 100 or 150 spaces permitted

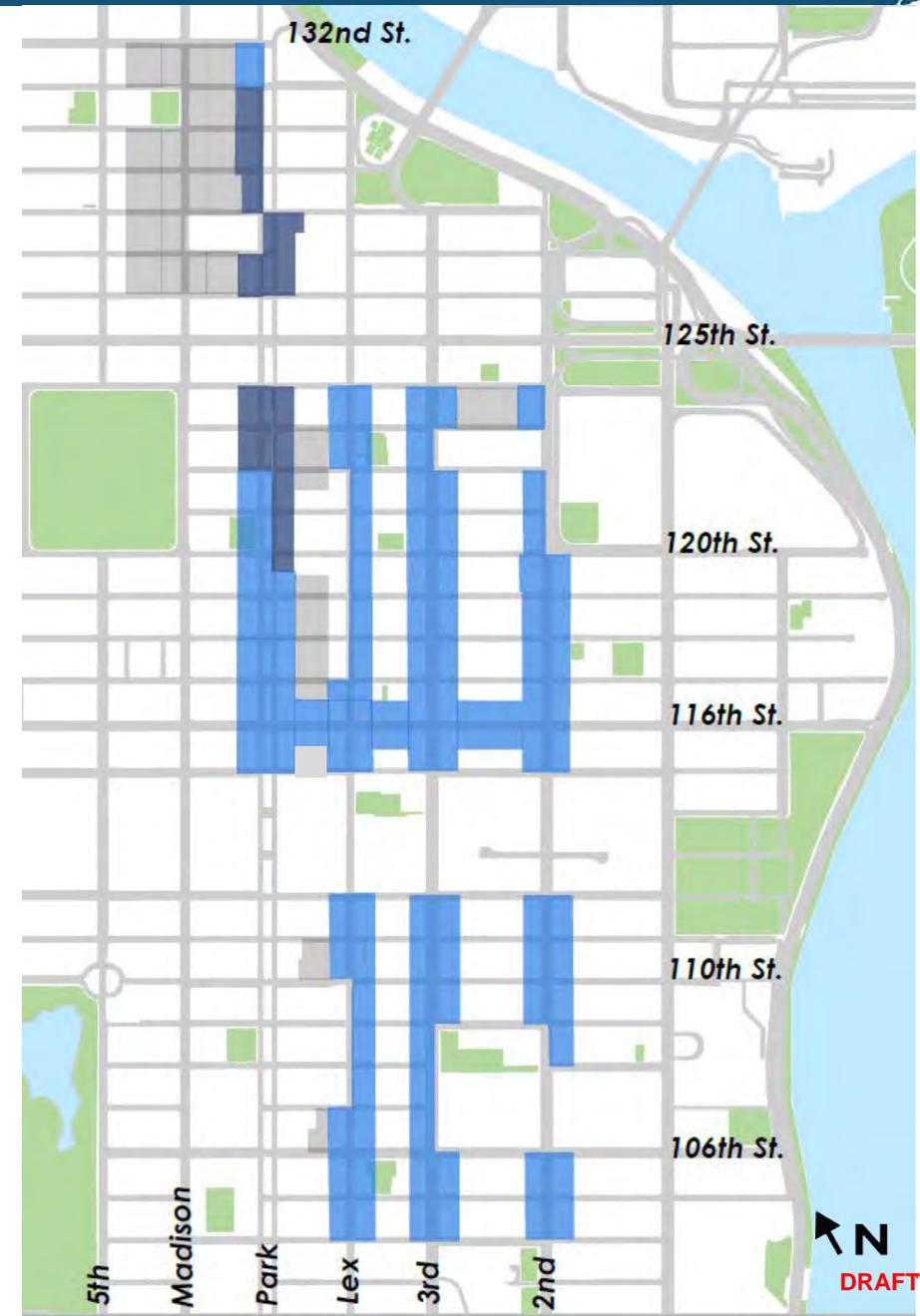
Special permit required for hotel use

Additional special use requirements

 Special East Harlem Corridors (EHC) District

**Minimum non-residential FAR requirement** in Park Avenue Hub Subdistrict

 Park Avenue Subdistrict



## Streetwall provisions:

70% of streetwall must locate within 8 feet of street line on Park Avenue, 100% elsewhere

Upper-story setbacks on Park Avenue designed to incentivize setbacks on the ground-floor

## Quality Housing Tower – modified Tower-on-a-Base envelope:

Plaza bonus does not apply

Tower / height factor envelopes not permitted

Minimum base heights lowered to 40 feet along Park, lowered to 60 feet elsewhere in the EHC

# Special East Harlem Corridors District – Streetscape Enhancements

Ground-floor transparency requirement

Limitation on width of residential lobbies to 25% of frontage

Curb cuts not allowed on wide streets

**Provisions to mitigate blank wall conditions in the Flood Zone** for buildings with elevated ground floors

Modified transparency requirement for ground-floor manufacturing uses



planters+ plants  
must be at least 3'  
high, no height limit

25' of planter

# Preservation Strategies



1. *Neighborhood Context and Background*
2. *Existing Zoning*
3. *Existing Conditions*
4. *Neighborhood Study Approach*
5. *Housing Strategies*
6. *Economic Development Strategies*
7. *Infrastructure Strategies*
8. *Urban Design Strategies*
9. ***Preservation Strategies***
10. *Environmental Review*

# DCP East Harlem Rezoning: Preservation Strategies

In select areas, ensure that new buildings are appropriate for the built context of the surrounding area

Discourage the demolition of existing buildings

Map preservation-oriented contextual residential districts:

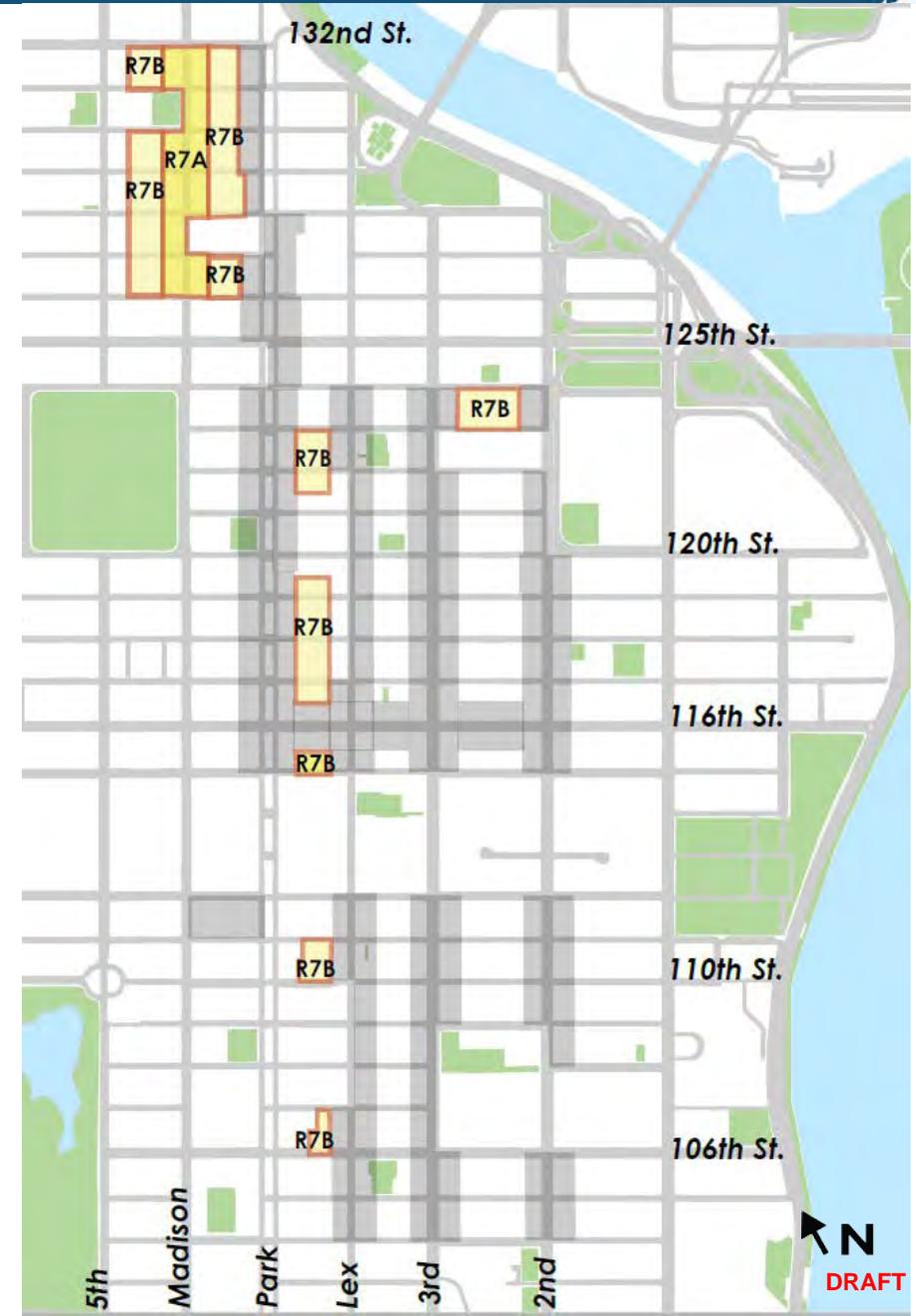
Establish maximum FAR based on existing conditions

Limit building heights through zoning

R7A District



R7B District



# DCP East Harlem Rezoning: Preservation Strategies

In select areas, ensure that new buildings are appropriate for the built context of the surrounding area

Discourage the demolition of existing buildings

Map preservation-oriented contextual residential districts:

- Establish maximum FAR based on existing conditions

- Limit building heights through zoning

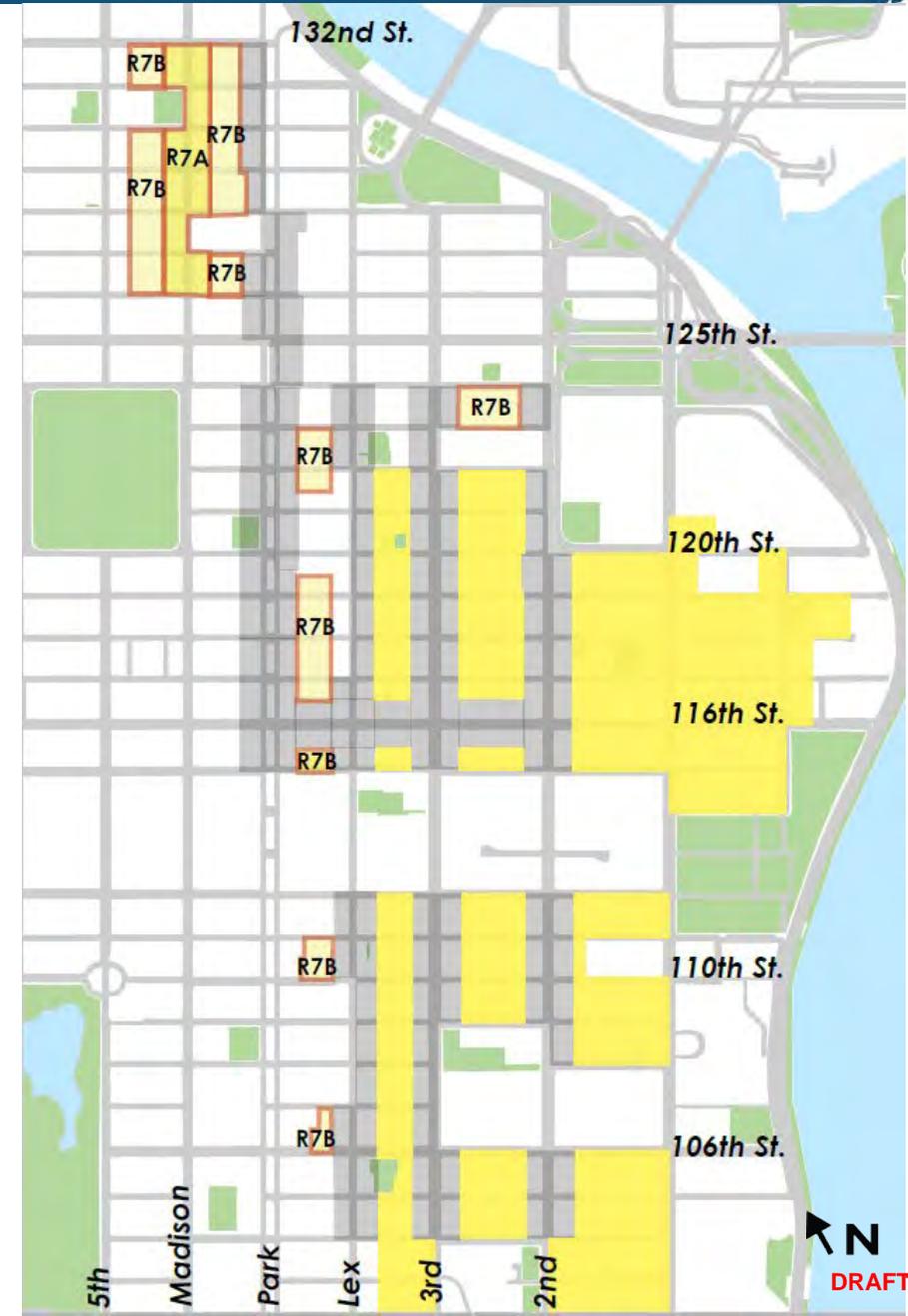
**This strategy will supplement existing contextual districts east of Lexington Avenue**



R7A District

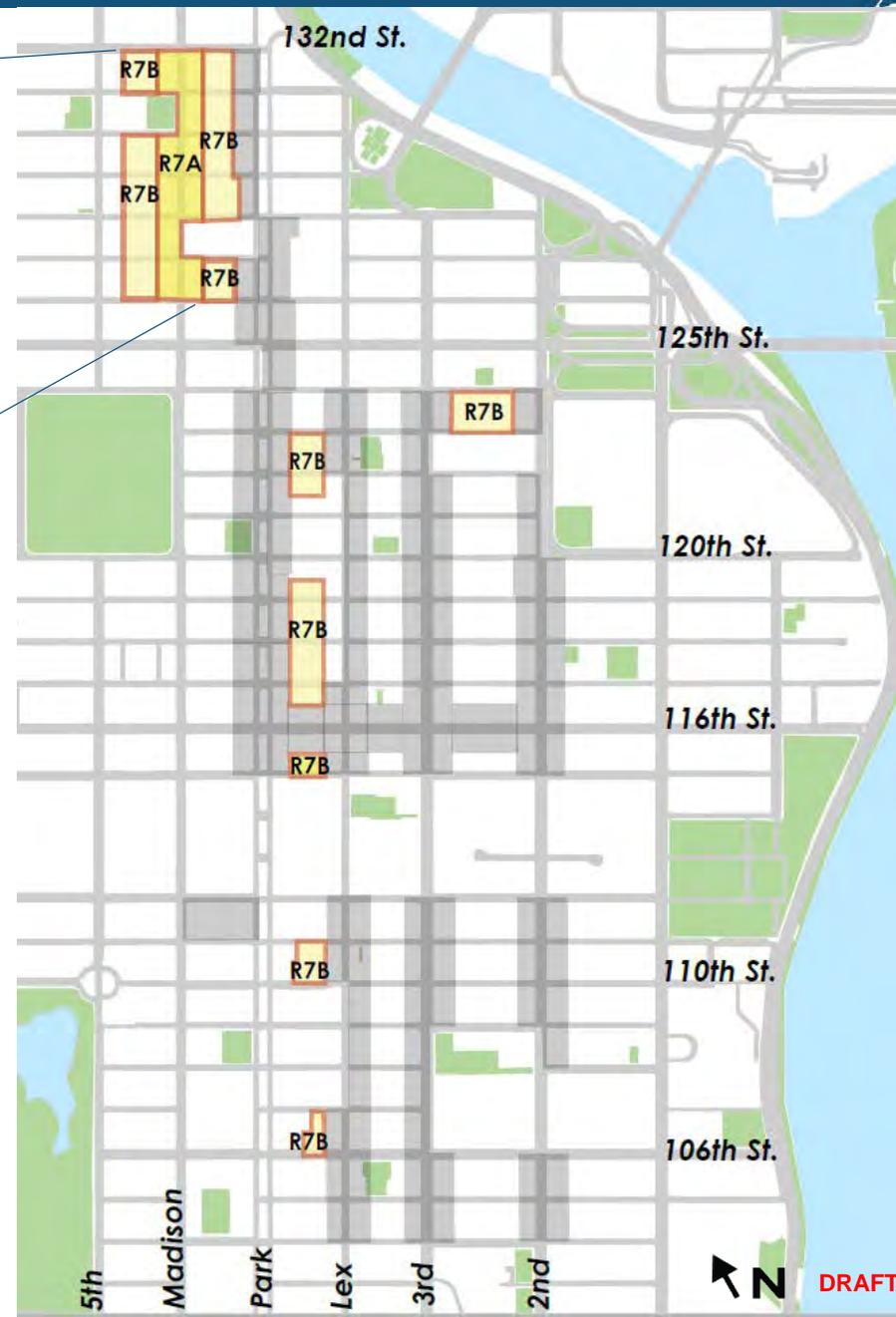
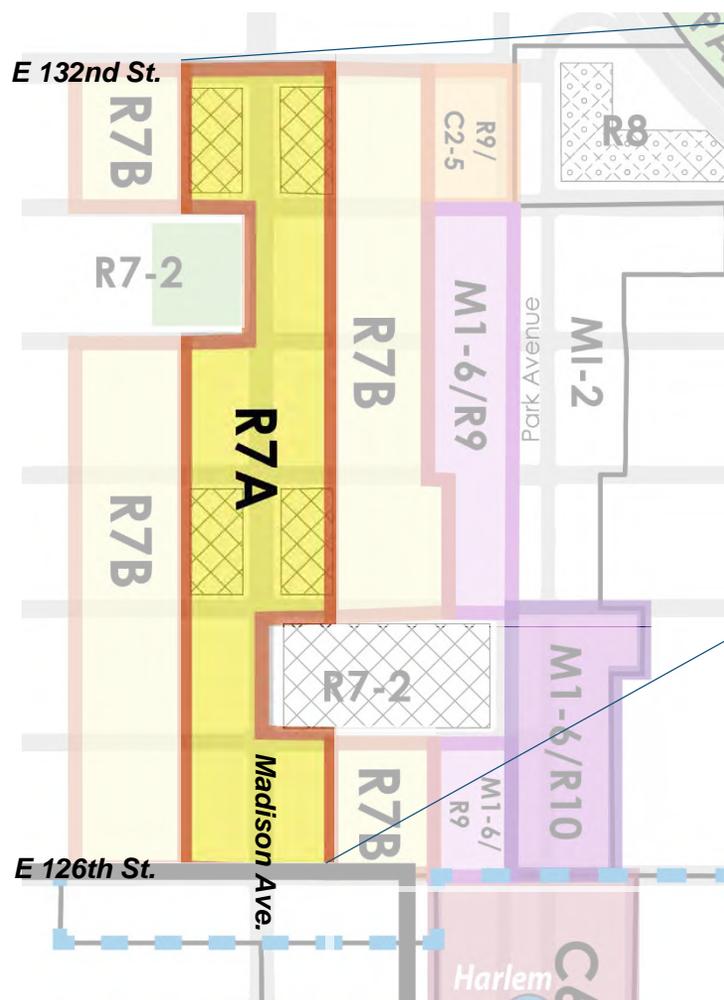


R7B District



DRAFT

# Preservation Strategies: Madison Avenue

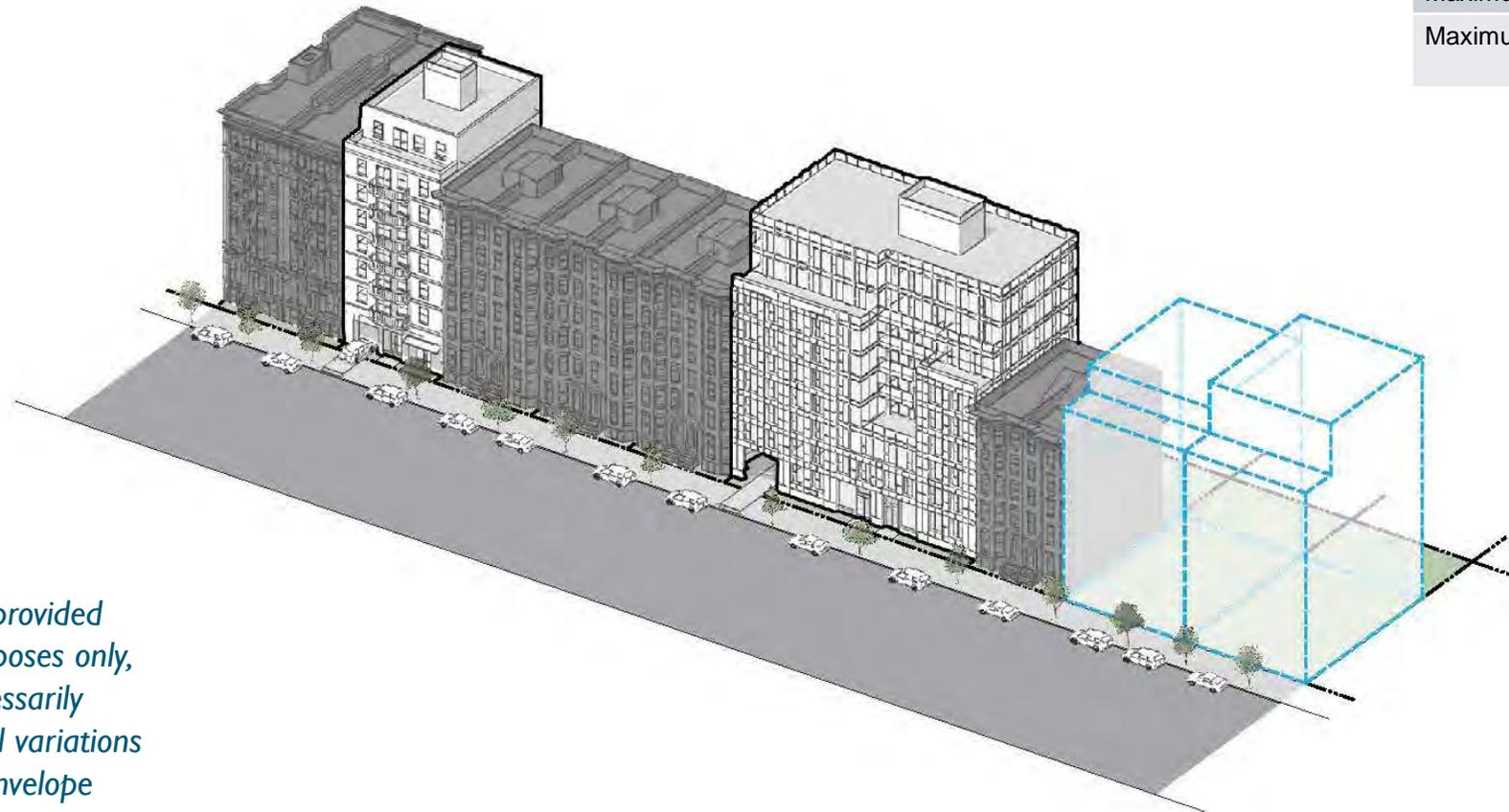


# Preservation Strategies: R7A on Madison Avenue



# Preservation Strategies: R7A

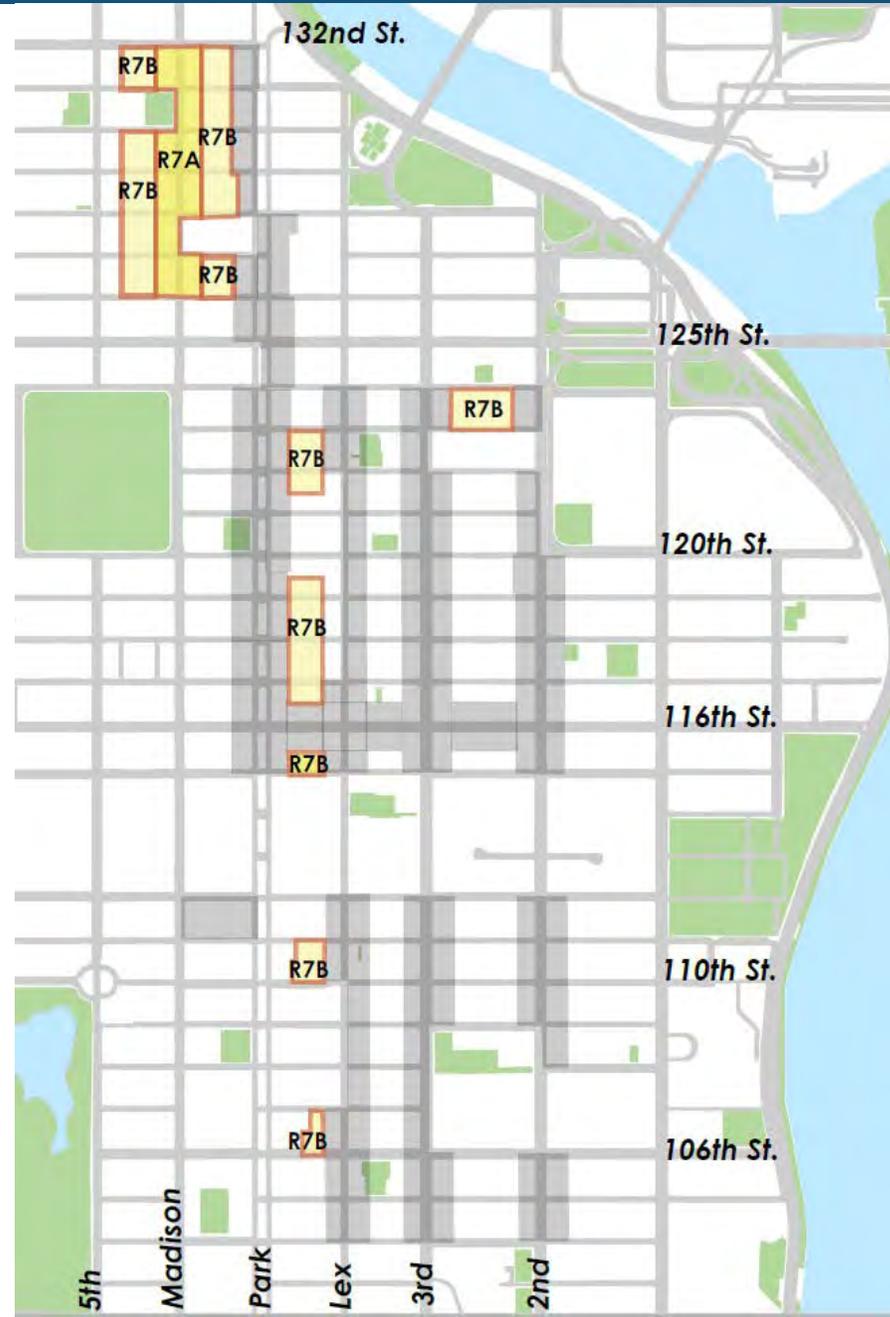
**Base height range: 40 to 75 ft**  
**Max total height: 80 ft**  
**Max total height w/QGF: 85 ft**



*\*This diagram is provided for illustrative purposes only, and does not necessarily reflect all potential variations of the proposed envelope*

R7A	
Max Residential Floor Area Ratio	4.0
Minimum Base Height	40 ft
Maximum Base Height	65 ft
Maximum Base Height with Qualifying Ground Floor (QGF)	75 ft
Maximum Total Height	80 ft
Maximum Total Height with QGF	85 ft (8 stories)

# Preservation Strategies: R7B Midblocks



# Preservation Strategies: R7B Midblocks



**Base height range: 40 to 65 ft**  
**Max total height: 75 ft**



## R7B

Max Residential Floor Area Ratio	3.0
Minimum Base Height	40 ft
Maximum Base Height	65 ft
Maximum Total Height	75 ft

*\*This diagram is provided for illustrative purposes only, and does not necessarily reflect all potential variations of the proposed envelope*



# Environmental Review

1. *Neighborhood Context and Background*
2. *Existing Zoning*
3. *Existing Conditions*
4. *Neighborhood Study Approach*
5. *Housing Strategies*
6. *Economic Development Strategies*
7. *Infrastructure Strategies*
8. *Urban Design Strategies*
9. *Preservation Strategies*
- 10. Environmental Review**



## DEIS chapters with **no impacts**:

- Land Use, Zoning and Public Policy
- Socioeconomic Conditions
- Community Facilities and Services
- Open Space
- Urban Design and Visual Resources
- Natural Resources
- Hazardous Materials
- Water and Sewer Infrastructure
- Solid Waste and Sanitation Services
- Energy
- Air Quality
- Greenhouse Gas Emissions
- Public Health
- Neighborhood Character

## DEIS chapters with **impacts**:

- Shadows
- Historic and Cultural Resources
- Transportation
- Construction Noise

# Questions?

