



# EAST HARLEM NEIGHBORHOOD STUDY

Draft Planning Framework

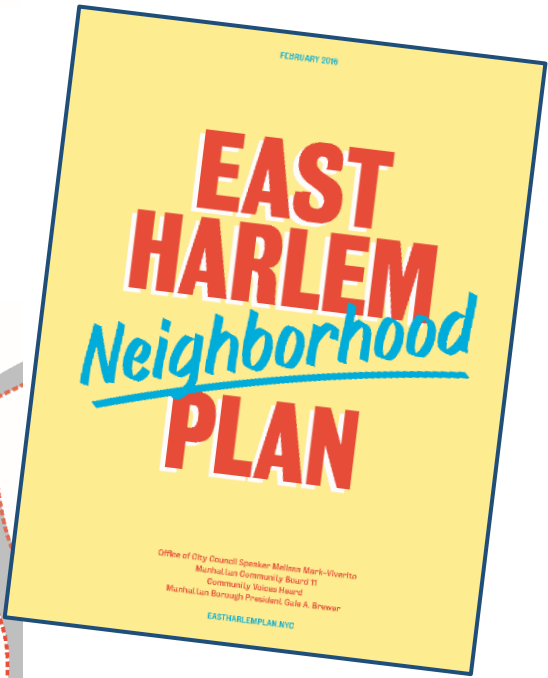
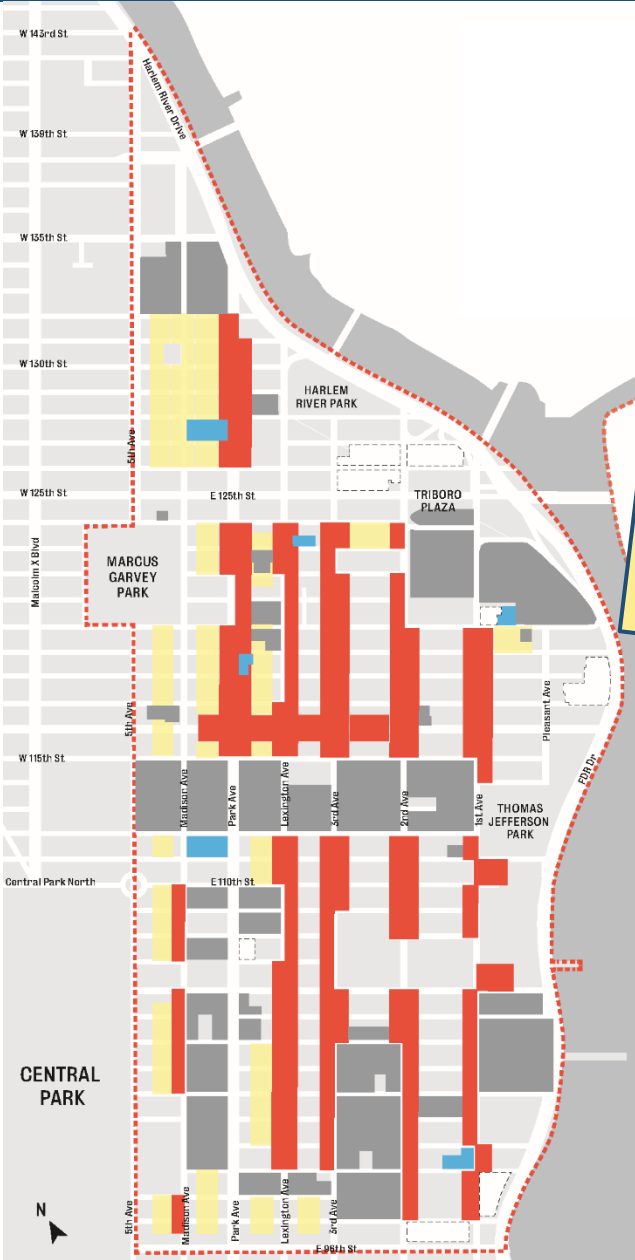
DCP Manhattan Office

October 18, 2016

# East Harlem Neighborhood Plan Recommendations

## Recommendations include:

- *Protect rent stabilized units*
- *Protect and enhance the viability of East Harlem's small businesses*
- *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*
- *Preserve important East Harlem buildings and reinforce neighborhood character*
- *Allow for increased density in select places to create more affordable housing and spaces for jobs*

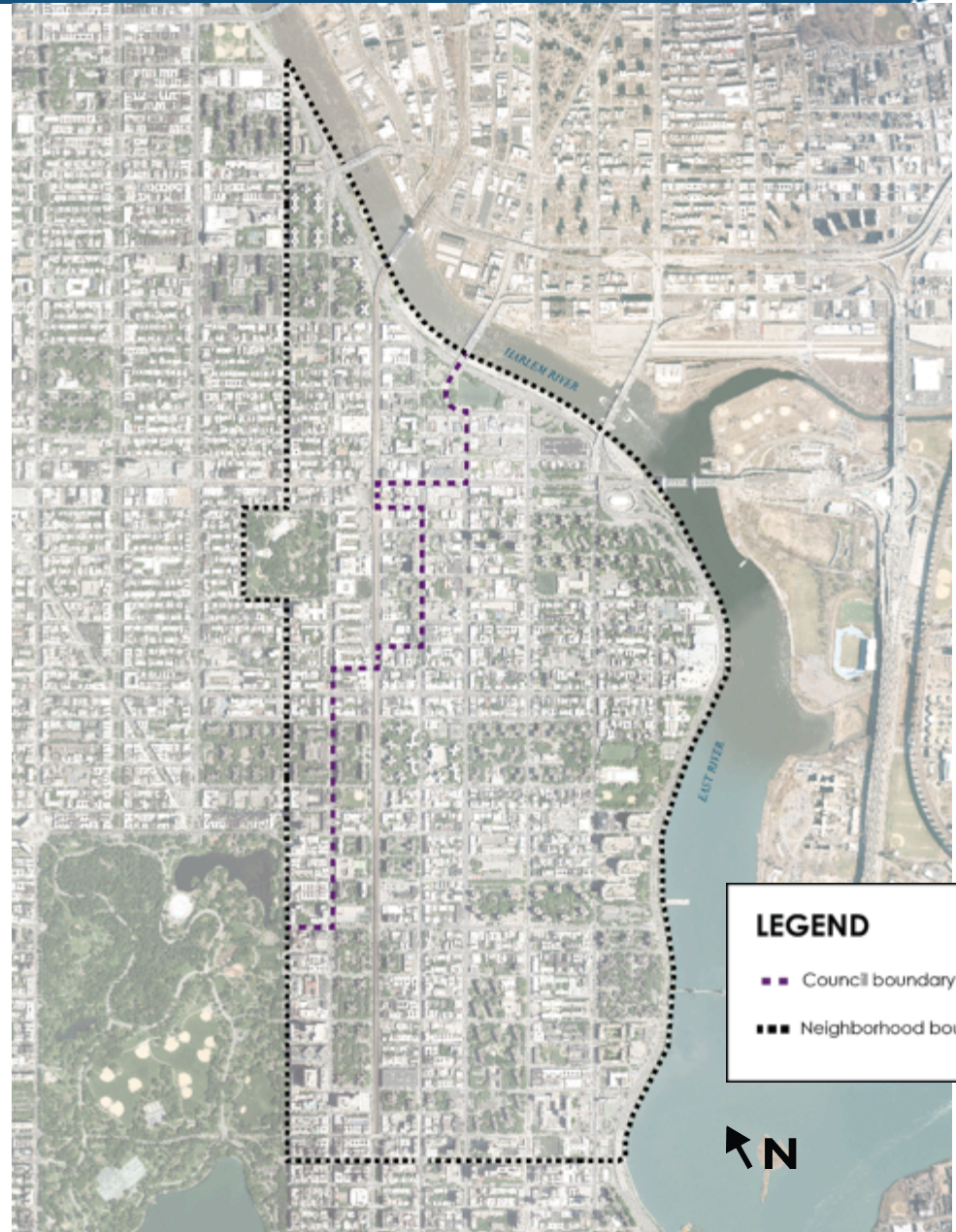


**RECOMMENDED REZONING AREAS**

- 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)

# DCP East Harlem Neighborhood Study Goals

- Preserve the existing affordable housing stock.
- Create additional housing opportunities.
- Incorporate capital infrastructure needs.
- Promote and preserve commercial vitality.
- Improve the pedestrian experience.



## LEGEND

■ Council boundary

■ Neighborhood boundary



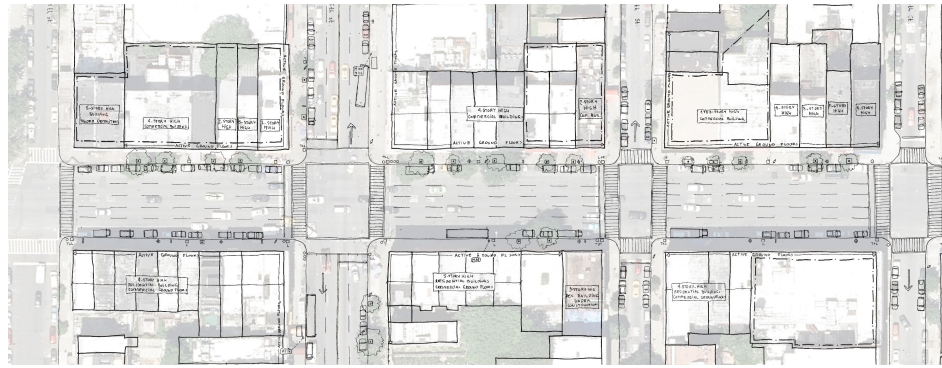
- **Coordinated Agency Efforts**





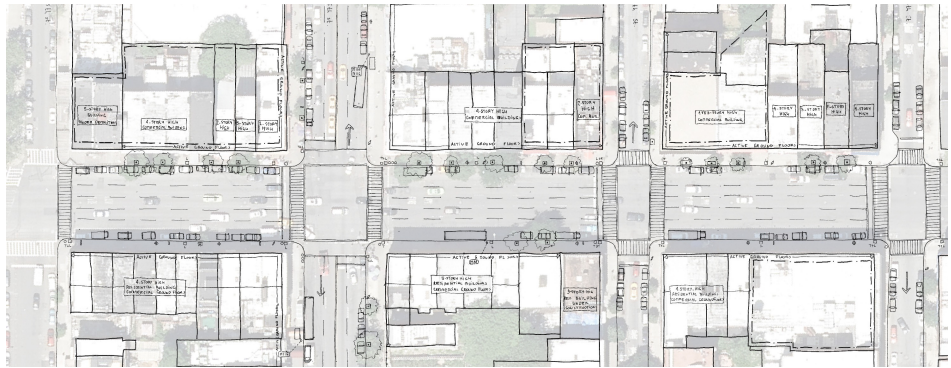
# DCP East Harlem Neighborhood Study Components

- Coordinated Agency Efforts
- Public Realm Improvements



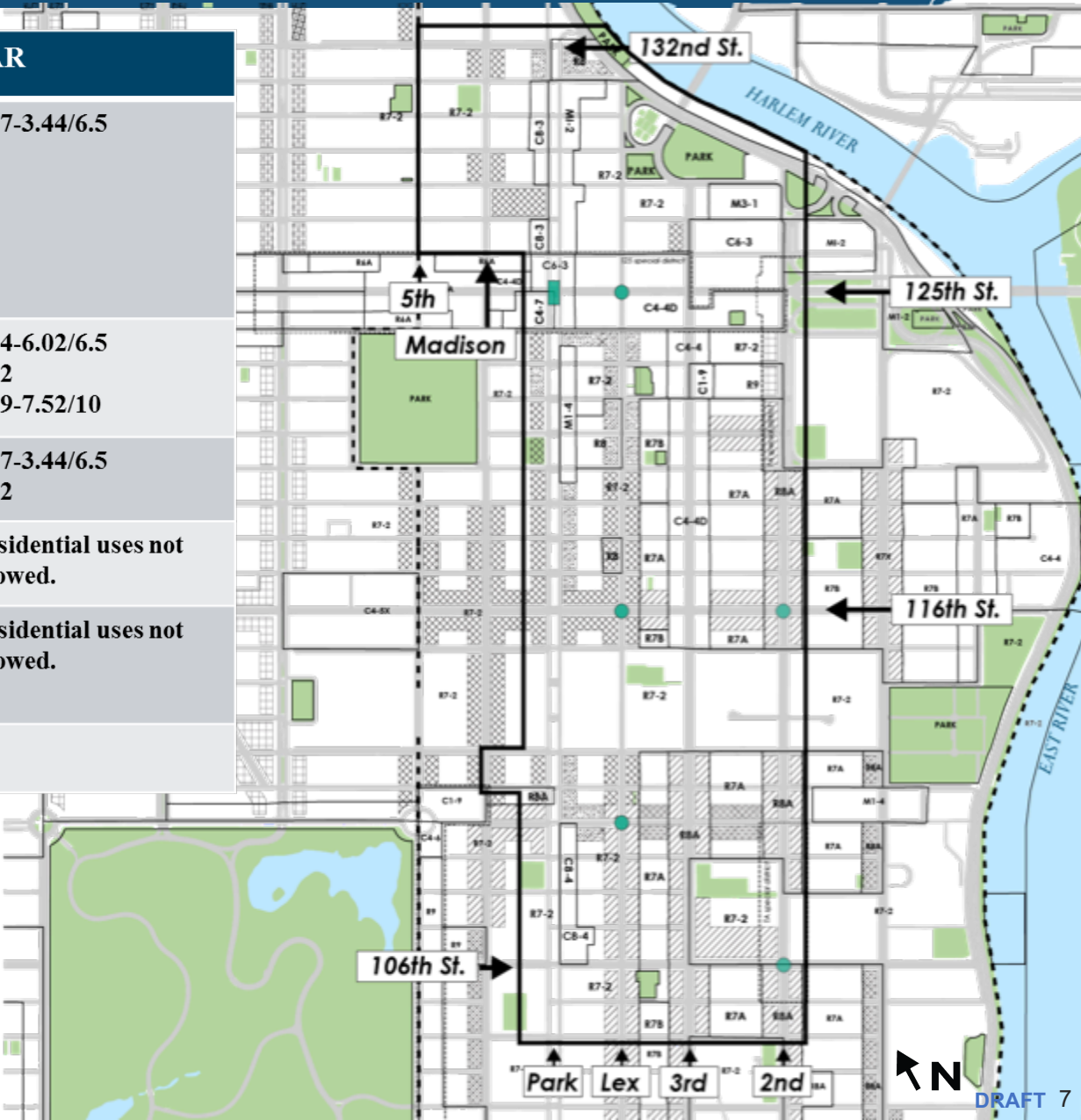
# DCP East Harlem Neighborhood Study Components

- Coordinated Agency Efforts
- Public Realm Improvements
- Zoning Proposal



# Existing Zoning in East Harlem

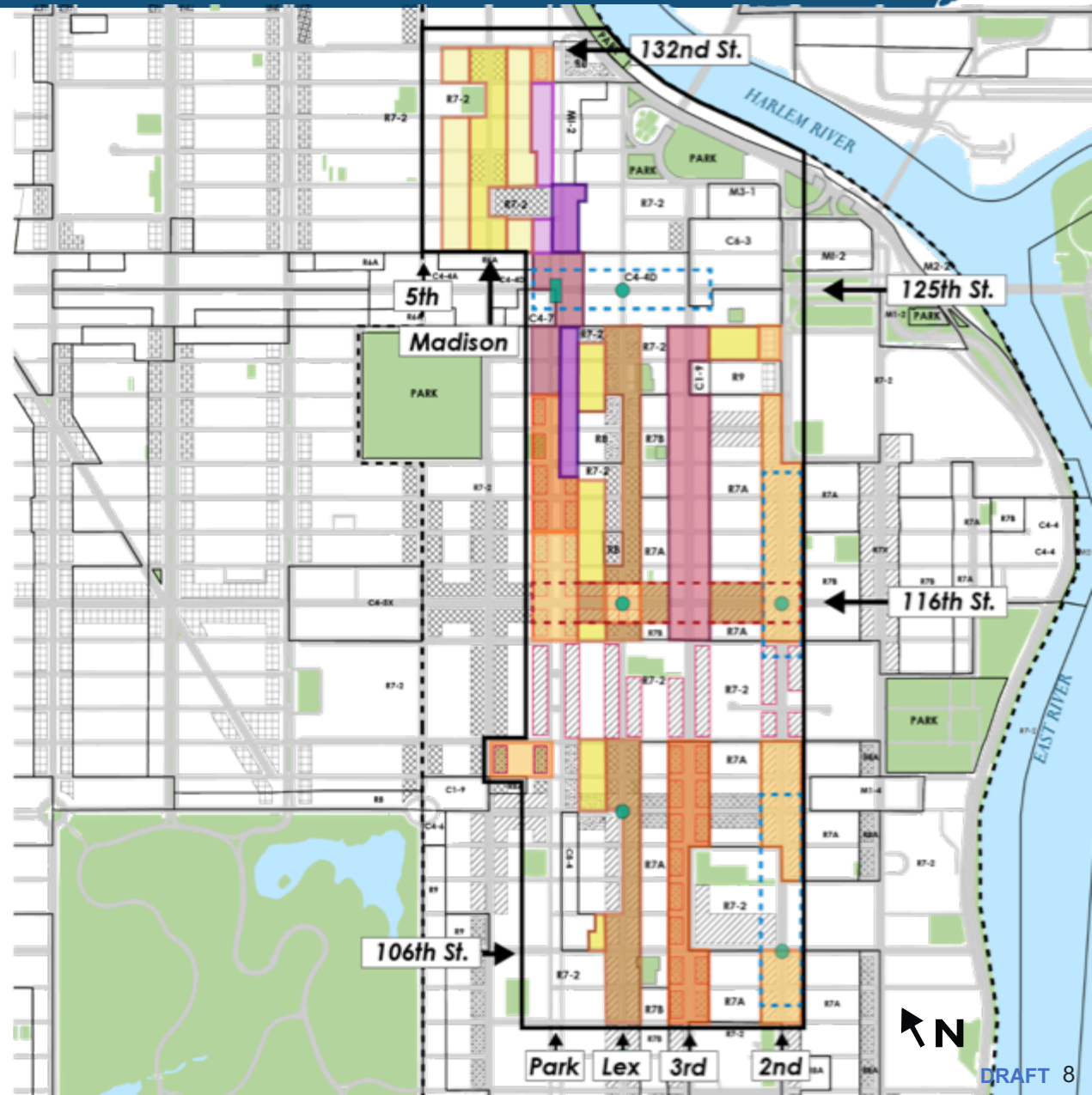
Zoning	Uses	FAR
R7-2	Medium-density Residential/Community facility uses.	0.87-3.44/6.5
R7A	Contextual Districts	4.0
R7B		3.0
R7X		5.0
R8	High-density Residential/Community facility	0.94-6.02/6.5
R8A		6.02
R9		0.99-7.52/10
C4-4	General Commercial	0.87-3.44/6.5
C4-4D		6.02
C8	Automotive and heavy commercial uses	Residential uses not allowed.
M1	Residential uses not allowed.	Residential uses not allowed.
M3		



- Special 125<sup>th</sup> Street District
- 2003 Rezoning
- TA Districts

# DCP East Harlem Neighborhood Study Proposed Zoning Framework

- Focus on corridors and transit-oriented development
- Balance of growth and preservation
- Creation of affordable housing opportunities
- Zoning requirements to produce spaces for jobs
- Improvements to the public realm





# Existing Zoning – North of East 125<sup>th</sup> Street

**MI-2** – 2.0 FAR

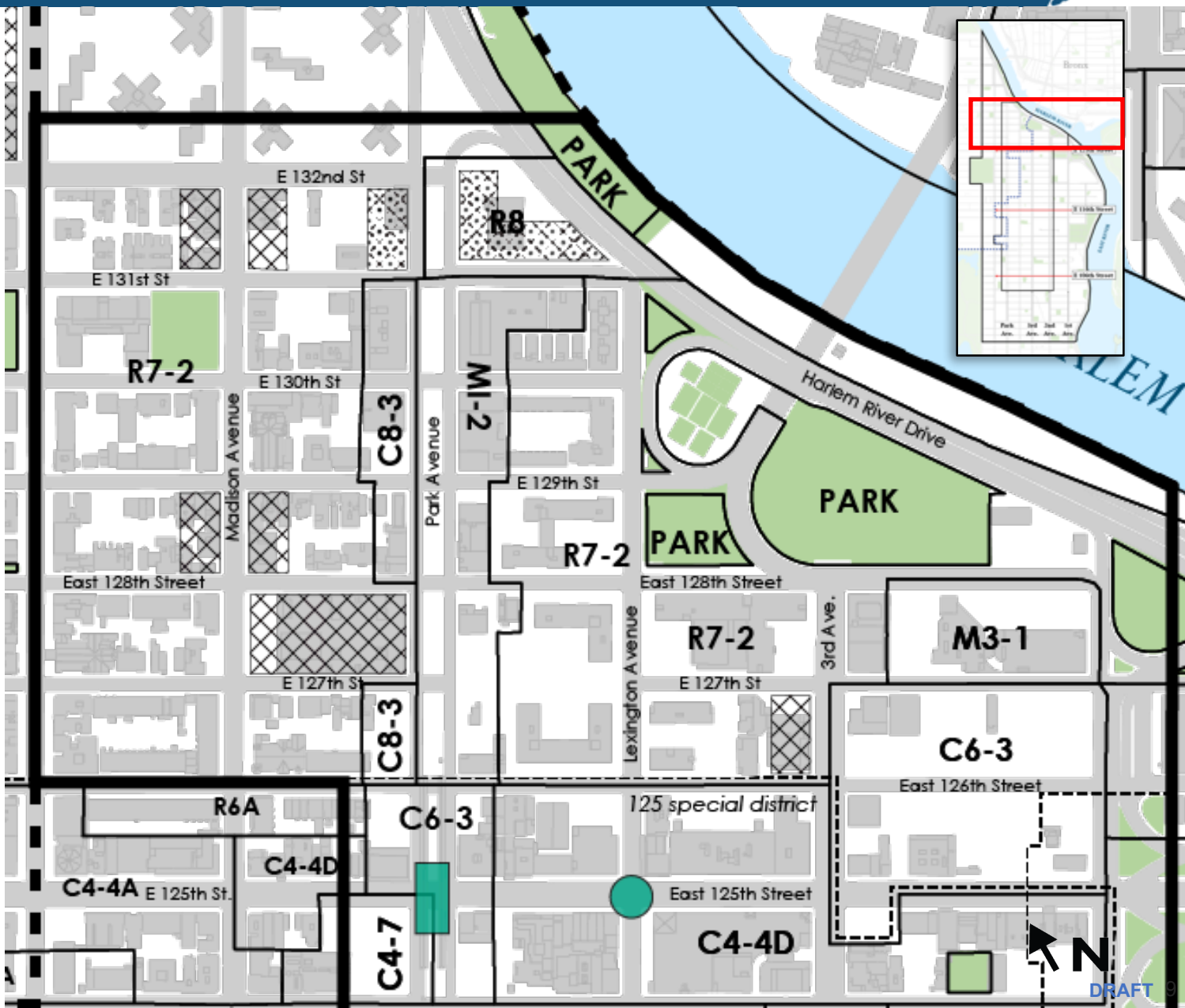
**C8-3** – 2.0 FAR

**R7-2** – 3.44 FAR,  
4.0 FAR on wide  
streets w/ QH  
envelope

**C6-3** – 6.0 FAR  
commercial, 7.52  
FAR residential

**C4-4D** – 3.4  
FAR com, 6.02  
FAR res

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



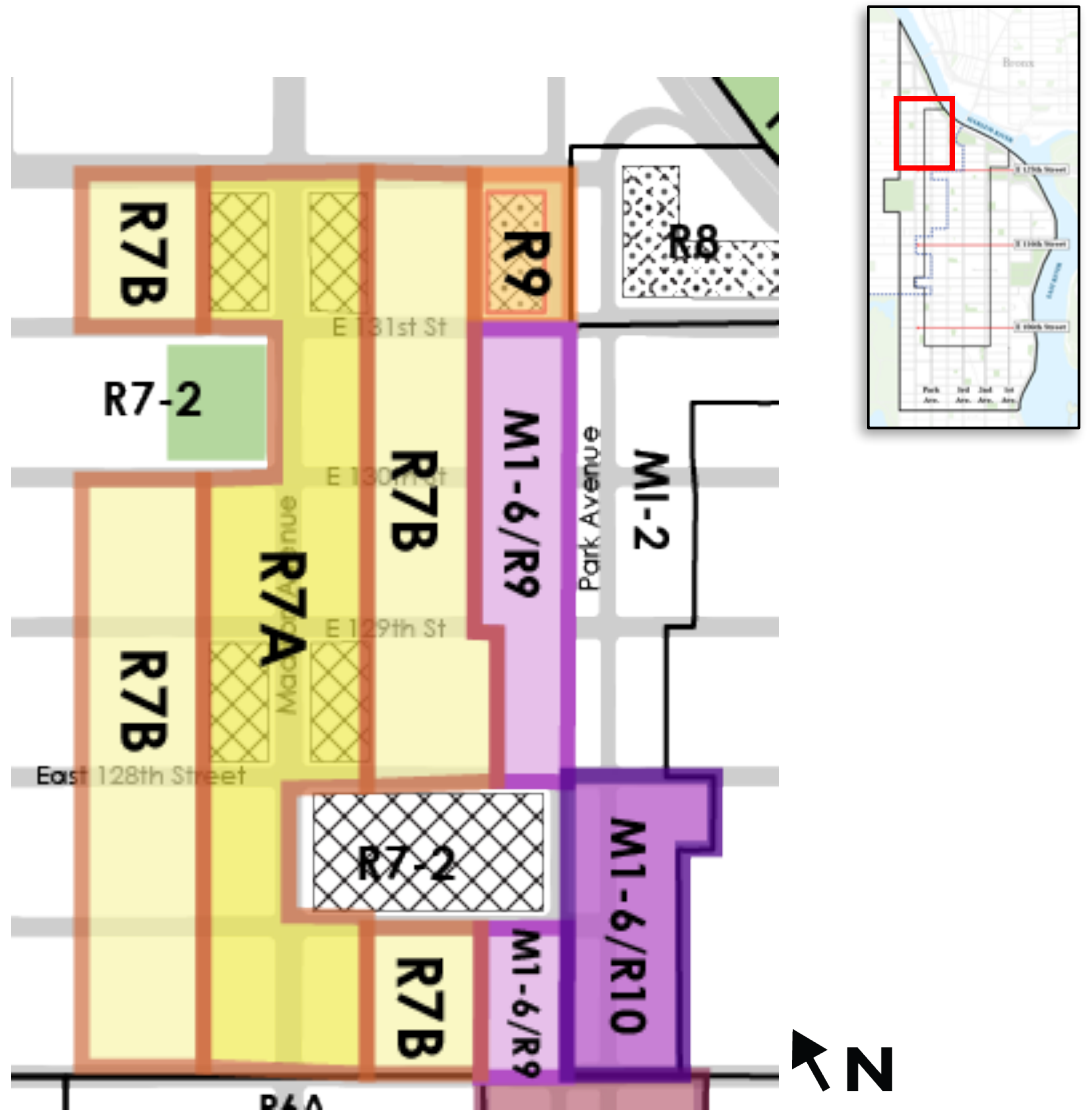
# Proposed Zoning Framework – Madison Contextual

## R7A along Madison Avenue

- Density appropriate for neighborhood context
- Height limit of 8 stories
- No towers

## R7B on mid-blocks

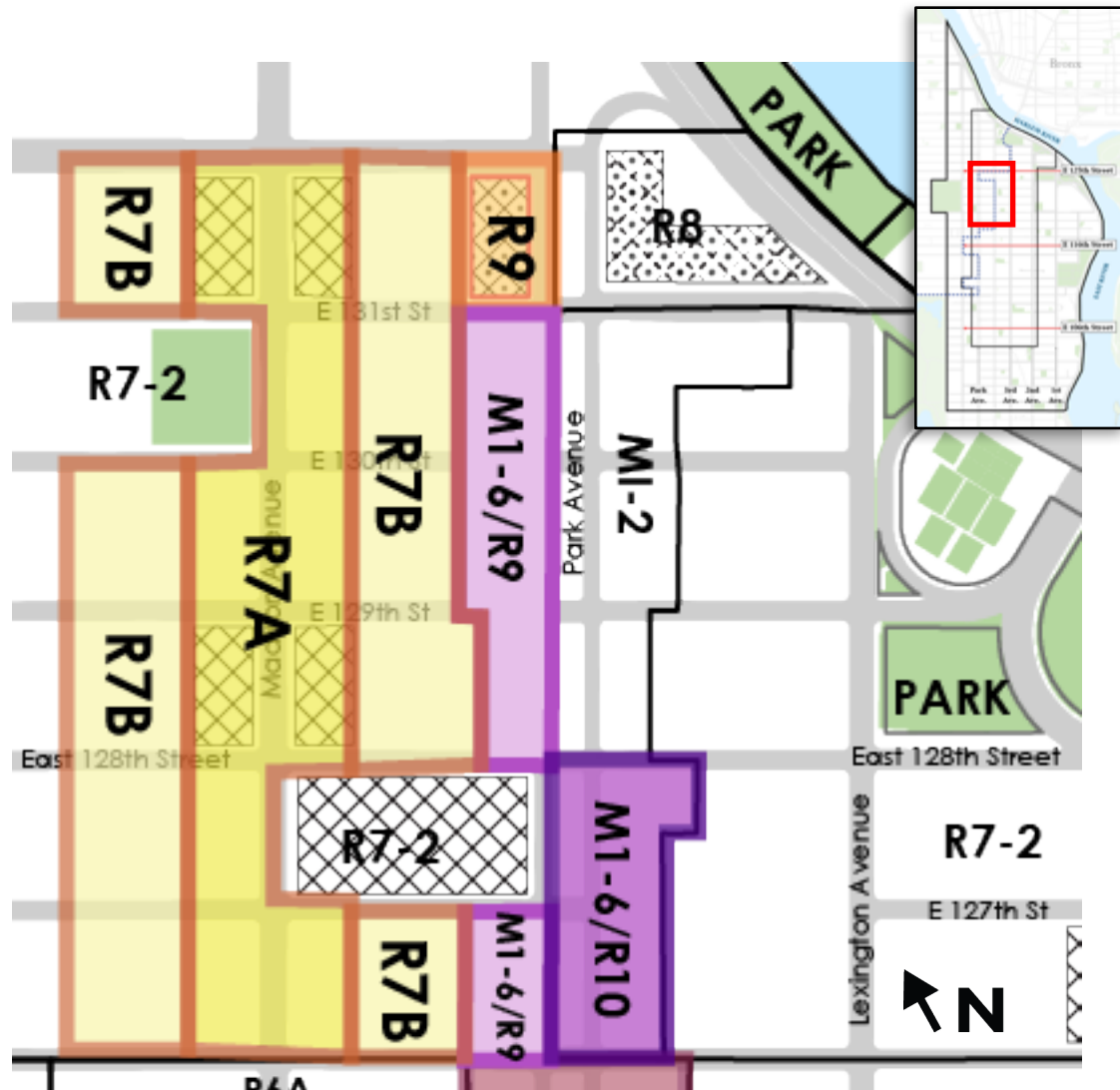
- Lower density than on the Avenue
- Height limit of 7 stories
- No towers



# Proposed Zoning Framework – Park North of East 125<sup>th</sup> Street

## Special East Harlem Corridors (EHC) District in rezoned areas along Park Avenue

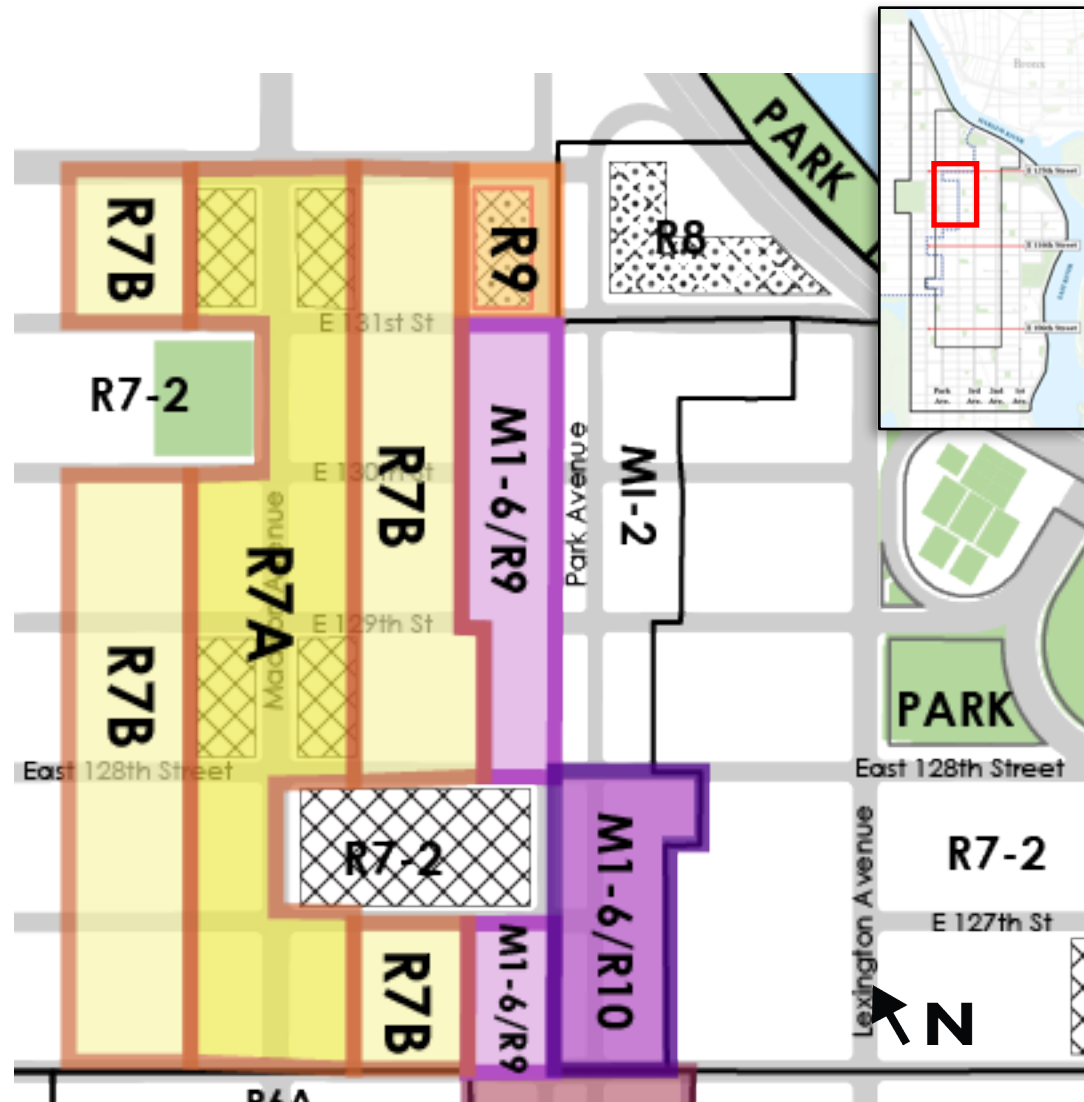
- Requirements for job spaces on lower stories
- Parking no longer required
- Increased flexibility for buildings to respond to the viaduct on Park
- Improvements to the pedestrian environment:
  - Bring active uses out to the street line
  - Ground floor windows
  - Minimize conflicts between vehicles and pedestrians



# Proposed Zoning Framework – Park North of East 125<sup>th</sup> Street

## MI-6 / R10 District

- High-density **mixed-use district**
- **Job spaces required** on lower stories
- Affordable housing through the **Mandatory Inclusionary Housing** program
- Added flexibility for buildings to respond to viaduct conditions
- Anticipated 17 to 30-story building heights
- Pedestrian enhancements through zoning

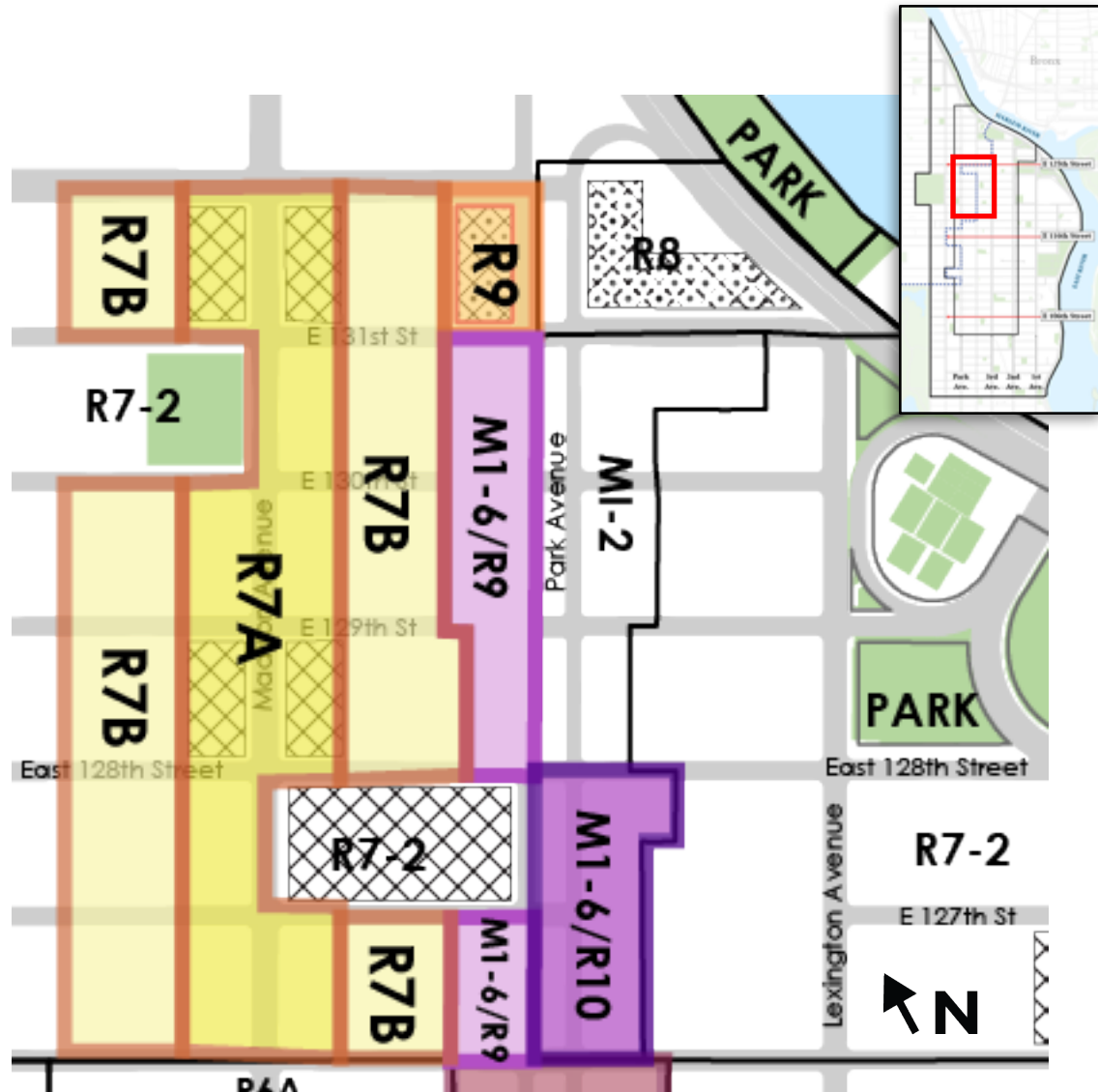




# Proposed Zoning Framework – Park North of East 125<sup>th</sup> Street

## MI-6 / R9 District

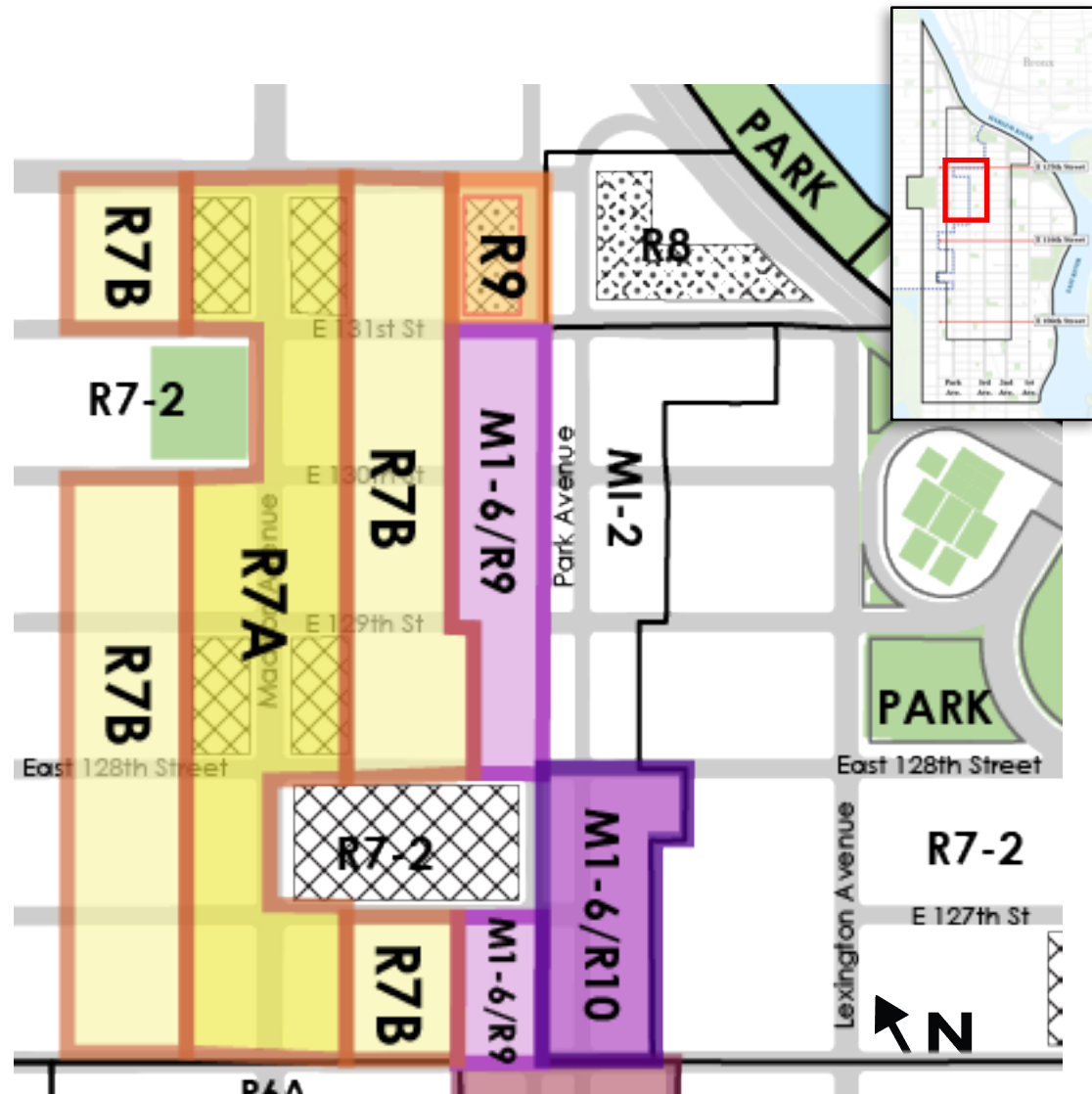
- High-density mixed-use district
- Job spaces required on lower stories
- **Mandatory Inclusionary Housing**
- Flexibility for building envelopes next to the viaduct
- Building heights range from 7- to 19-stories
- Improved sidewalk conditions



# Proposed Zoning Framework – Park North of East 125<sup>th</sup> Street

## R9 District + C2-5 Overlay

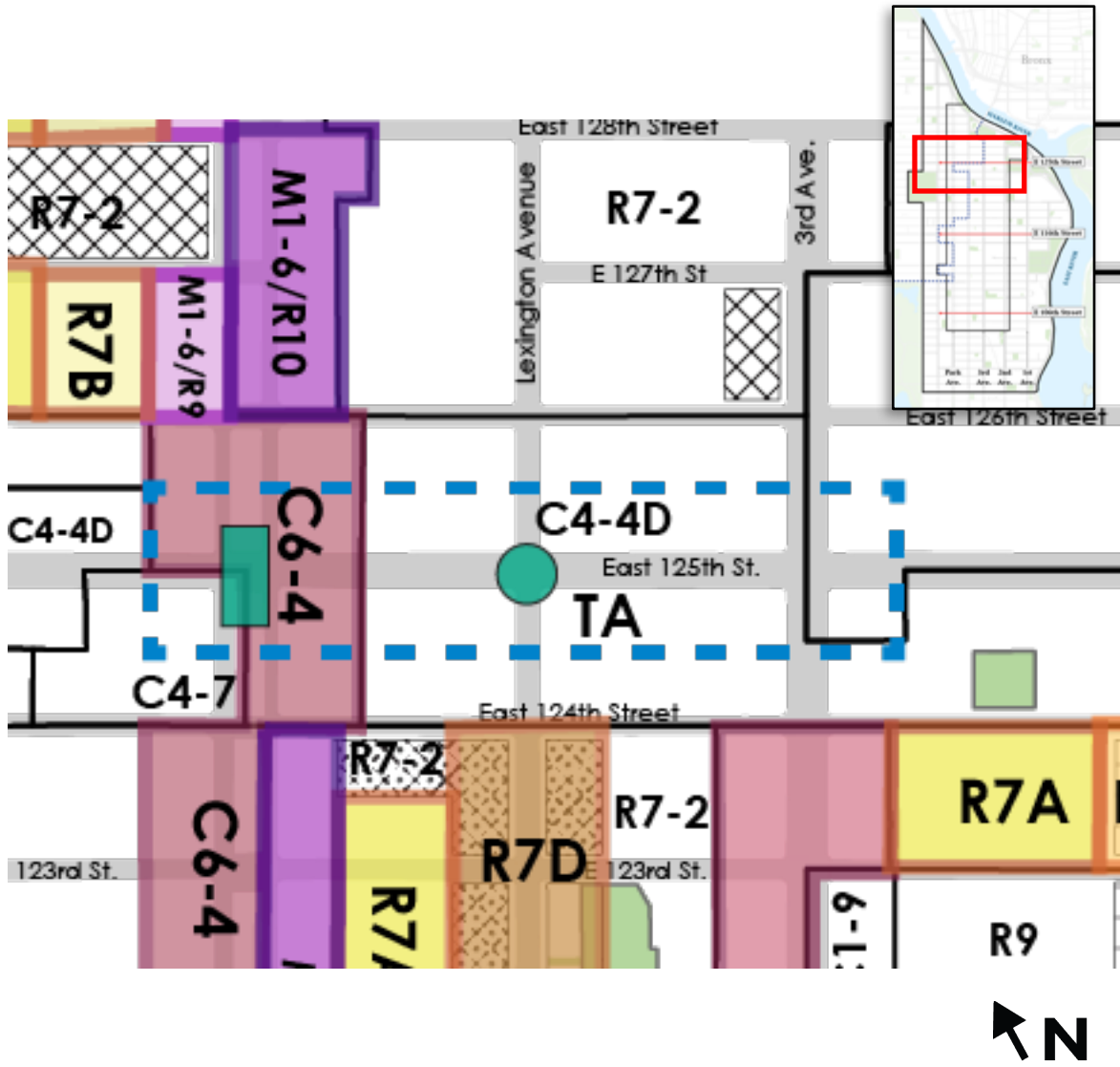
- High-density **residential** district
- Mandatory Inclusionary Housing
- **Retail allowed** on lower stories
- Building heights range from 9 to 25 stories
- Improvements to streetscape:
  - Active retail requirement
  - Requirements for windows
  - Flexibility for building articulation



# Proposed Zoning Framework – East 125<sup>th</sup> Street

## C6-4 District along Park

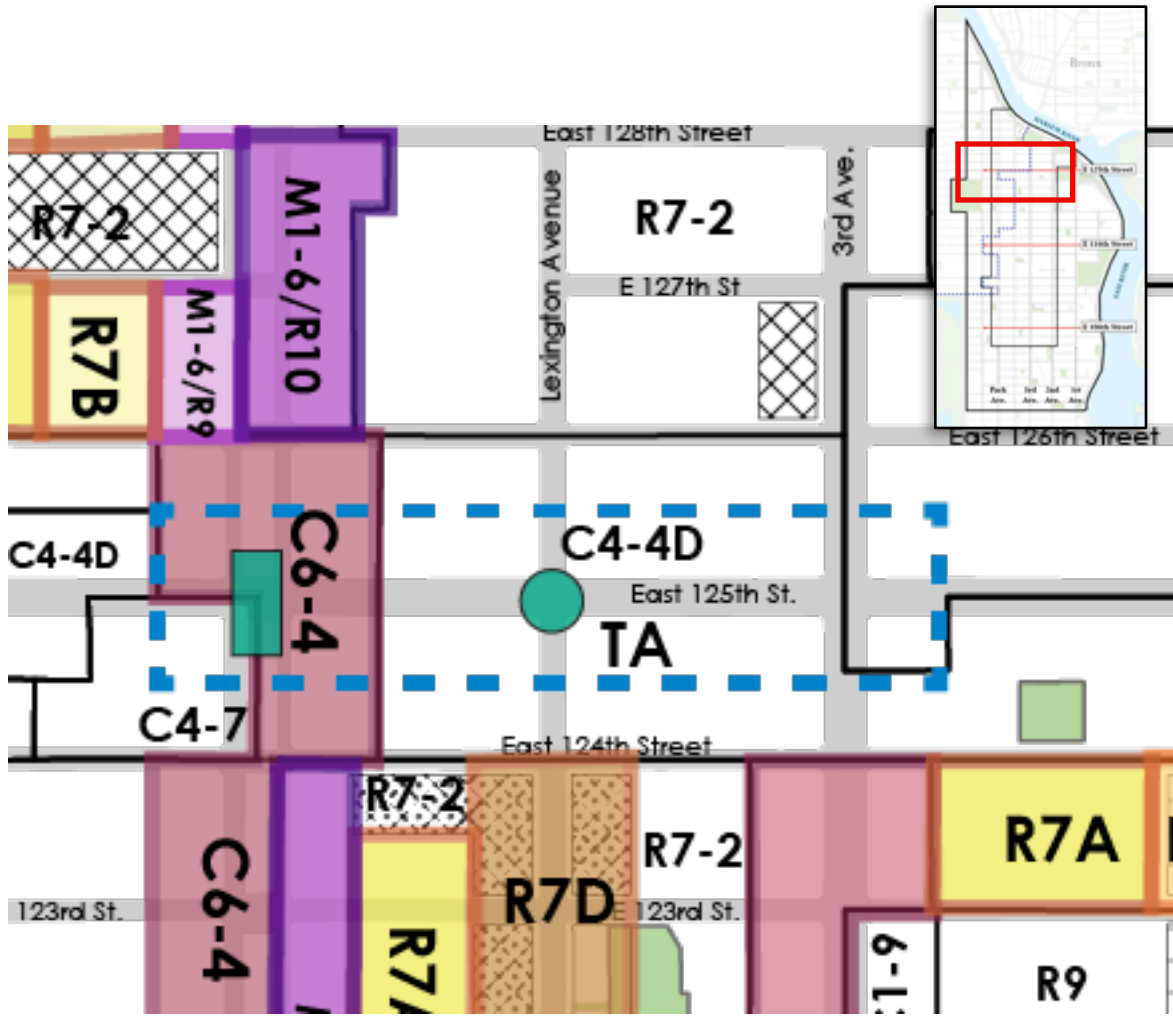
- High-density **commercial** district
- High-density residential allowed (**MIH**)
- **Requirement for job spaces** on lower stories
- Towers not permitted
- Building heights will range from 9 to 30 stories
- Zoning controls to ensure adequate space for pedestrian circulation



# Proposed Zoning Framework – East 125<sup>th</sup> Street

## Special Transit Land Use (TA) District

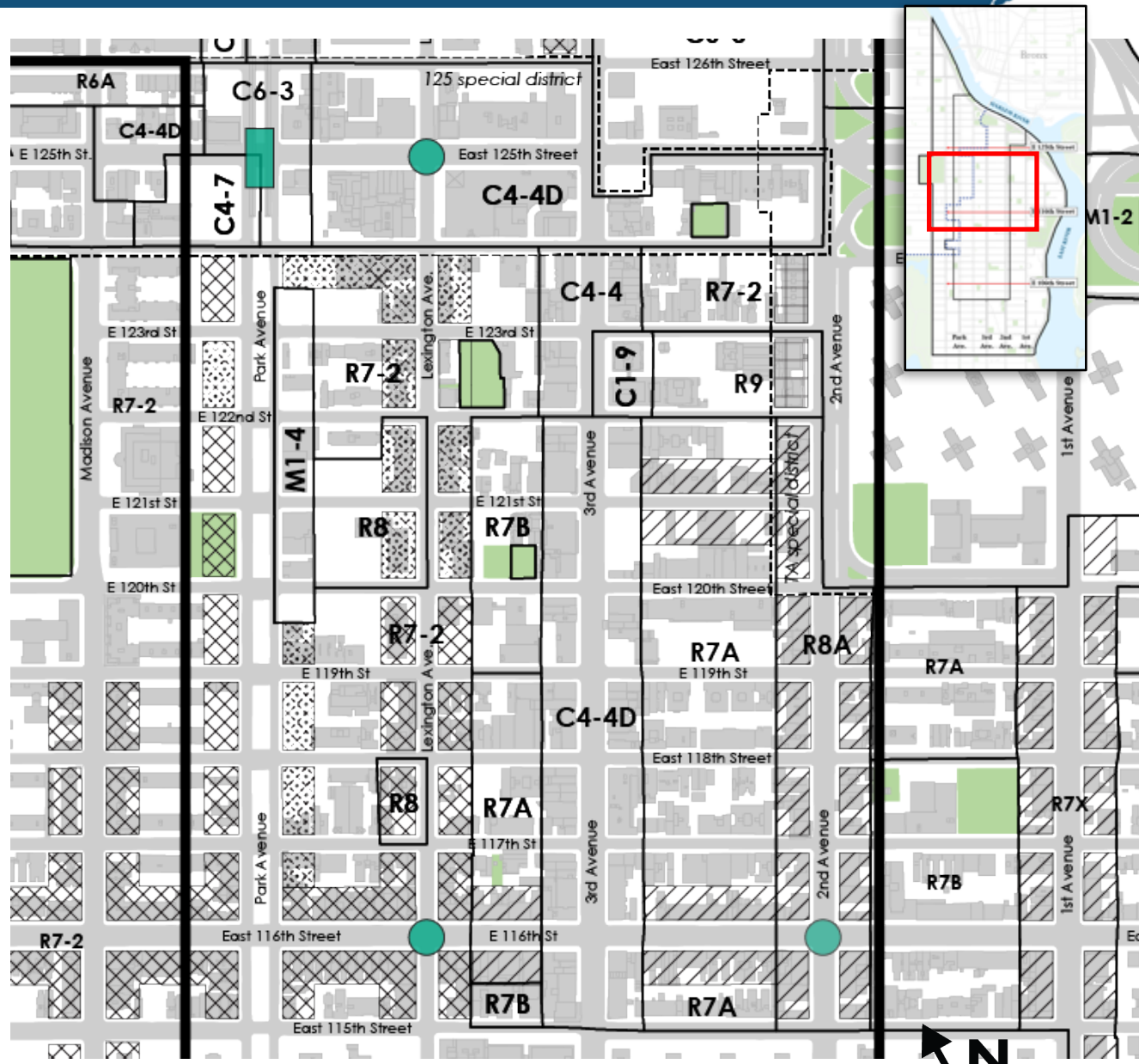
- Relates development to future Second Avenue Subway line
- Requires developments adjacent to subway platforms to reserve space for subway infrastructure
- Change in location to respond to current plans
- Incentives to promote the integration of subway infrastructure in new mixed-use buildings





# Existing Zoning – 115<sup>th</sup> to 124<sup>th</sup> Street

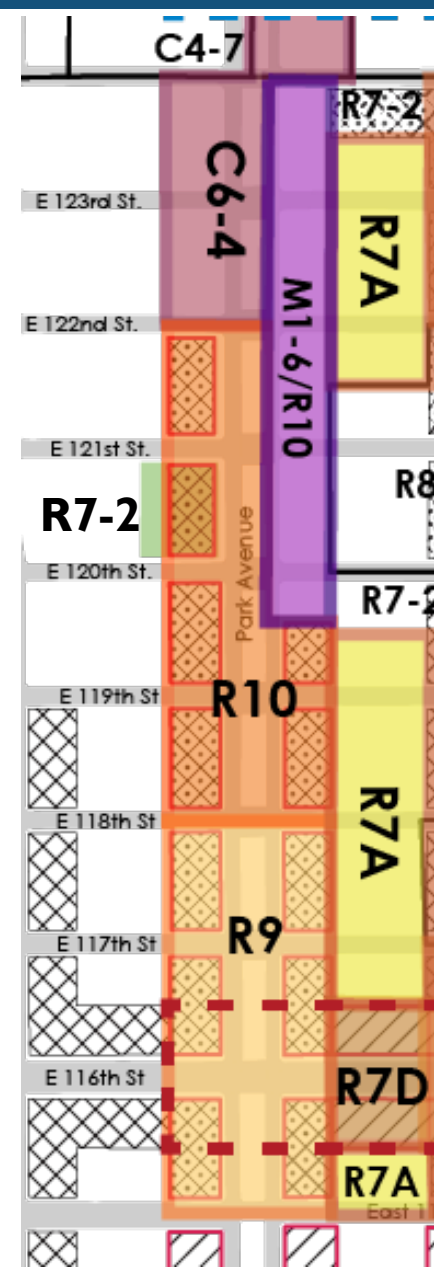
- MI-4 - 2 FAR**
- R7-2 – 3.44 FAR, 4.0 FAR**  
on wide streets with QH envelope
- R7A – 4.0 FAR**
- R7B – 3.0 FAR**
- C4-4 – 3.4 FAR com and res, 4.0 FAR for res**  
on wide streets with QH envelope
- C4-4D – 3.4 FAR com, 6.02 FAR res**
- R8A – 6.02 FAR**



# Proposed Zoning Framework – Park btwn 115<sup>th</sup> and 124<sup>th</sup> Street

## C6-4 District

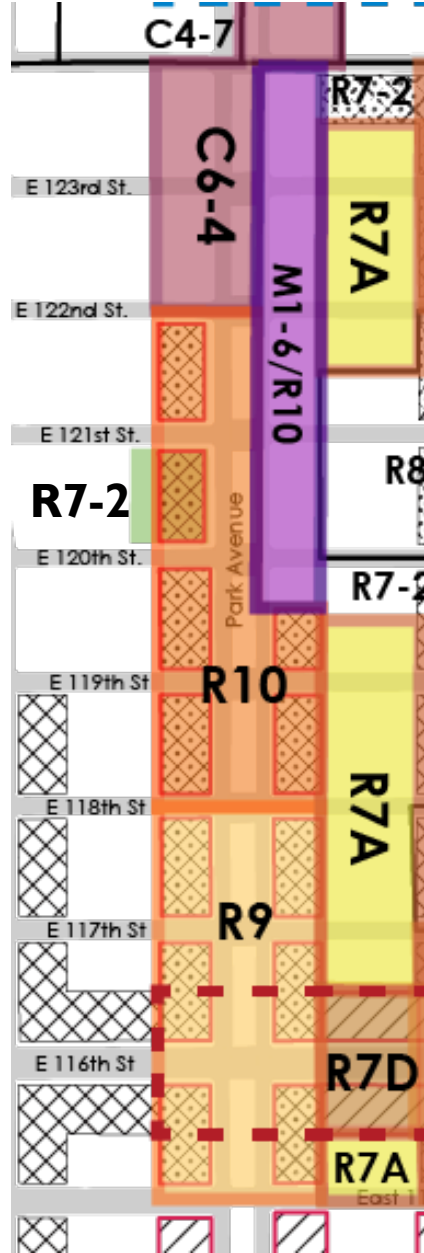
- High-density **commercial** district, with residential permitted (**MIH**)
- Minimum floor area **requirement for job spaces**
- Sheer towers with deep plazas not permitted
- Building heights expected to range from 9 to 30 stories
- Similar ground-floor retail enhancements and pedestrian improvements



# Proposed Zoning Framework – Park btwn 115<sup>th</sup> and 124<sup>th</sup> Street

## MI-6 / R10 District

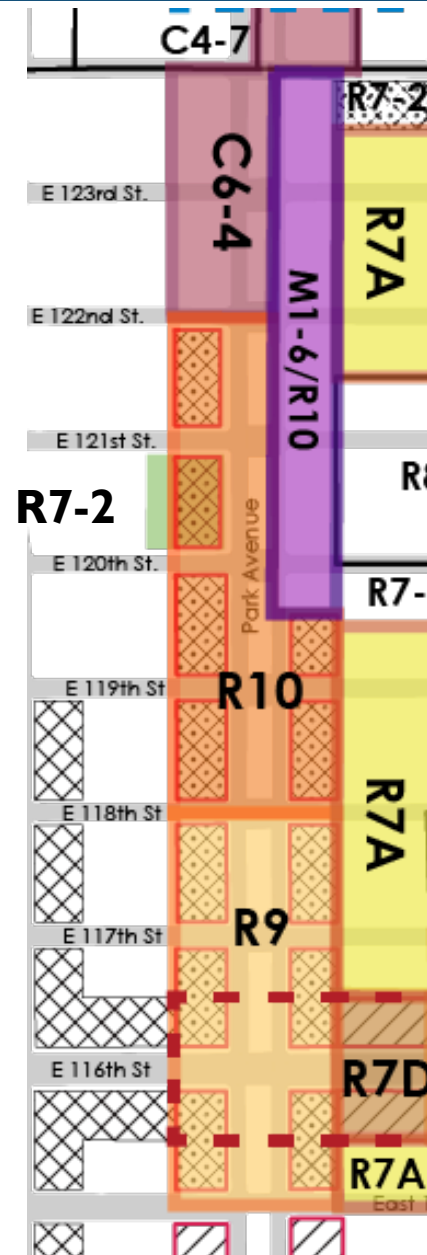
- High-density **mixed-use district**
- **Job spaces required** on lower stories
- Affordable housing through the **Mandatory Inclusionary Housing** program
- Added flexibility for buildings to respond to viaduct conditions
- Anticipated 17 to 30 story building heights
- Pedestrian enhancements through zoning



# Proposed Zoning Framework – Park btwn 115<sup>th</sup> and 124<sup>th</sup> Street

## R10 District with a C2-5 Overlay

- High-density, focus on **residential use**
  - **Mandatory Inclusionary Housing**
- Retail allowed on lower stories
- Anticipated 17 to 35-story building heights
- EHC Special District will promote:
  - Active retail uses on ground floor
  - Transparent building frontages
  - Pedestrian circulation
  - Flexibility to relate development to the viaduct

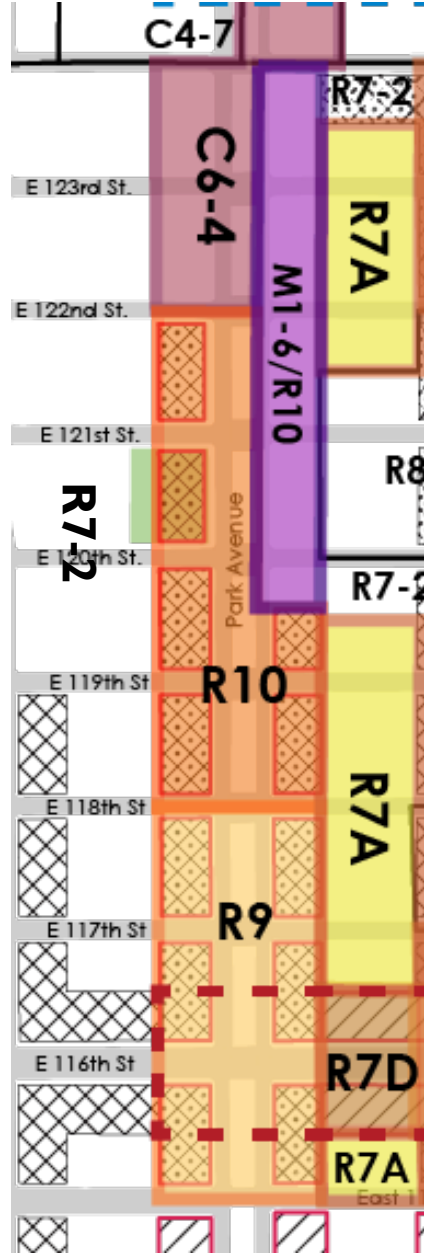




# Proposed Zoning Framework – Park btwn 115<sup>th</sup> and 124<sup>th</sup> Street

## R9 District + C2-5 Overlay

- High-density **residential** district
- Mandatory Inclusionary Housing
- **Commercial allowed** on lower stories
- Building heights expected to range from 9 to 25 stories
- Improvements to streetscape:
  - Active retail requirement
  - Requirements for windows
  - Flexibility for building articulation



# Proposed Zoning Framework – Lexington btwn 115<sup>th</sup> and 124<sup>th</sup> Street

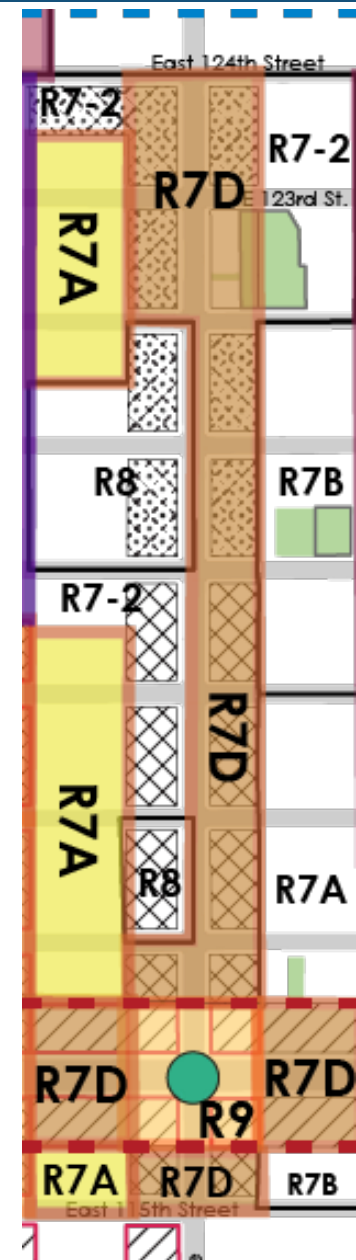


## R7A on some mid-blocks

- **Mid-density residential district** appropriate for existing built context
- Height limit of 8 stories - no towers permitted

## R7D with C2-5 Overlays along Lexington

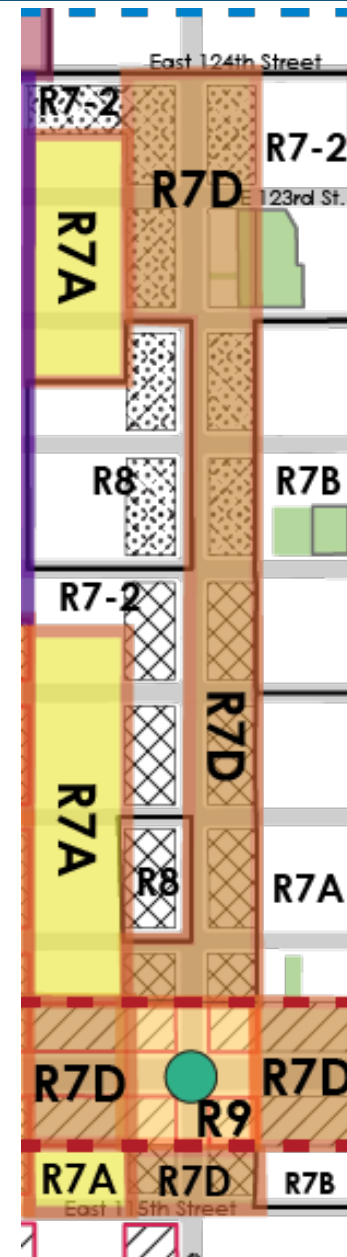
- Mid-density residential district appropriate for wide streets
- Increase in residential density will make **Mandatory Inclusionary Housing** effective
- Ground floor retail allowed
- Height limit of 11 stories to ensure development responds to existing built context
- Special District enhancements to apply on Lexington



# Proposed Zoning Framework – Lexington btwn 115<sup>th</sup> and 124<sup>th</sup> Street

## R9 District + C2-5 Overlay

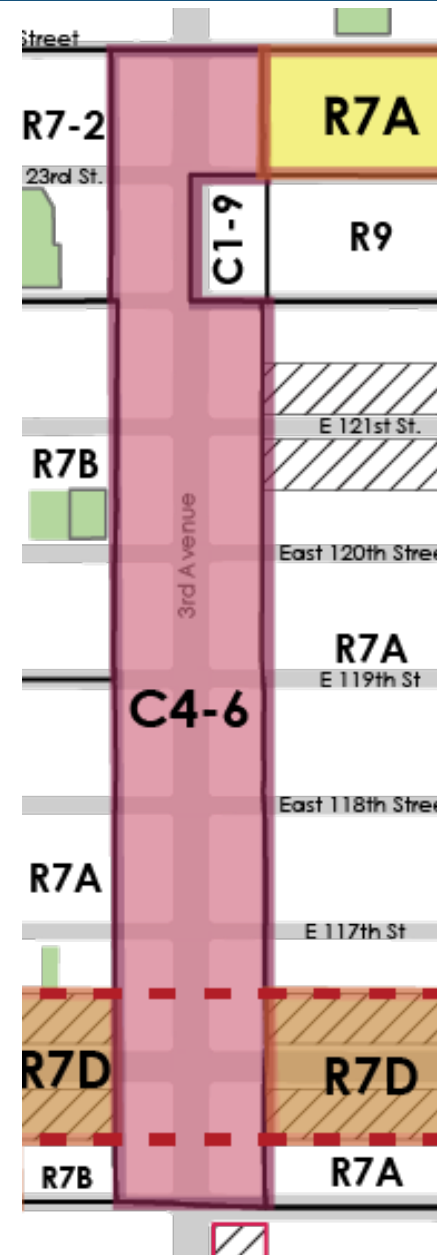
- High-density **residential** district
- Mandatory Inclusionary Housing
- **Retail allowed** on lower stories
- Building heights expected to range from 9 to 25 stories
- Streetscape improvements via East Harlem Corridors Special District



# Proposed Zoning Framework – Third btwn 115<sup>th</sup> and 124<sup>th</sup> Street

## C4-6 District

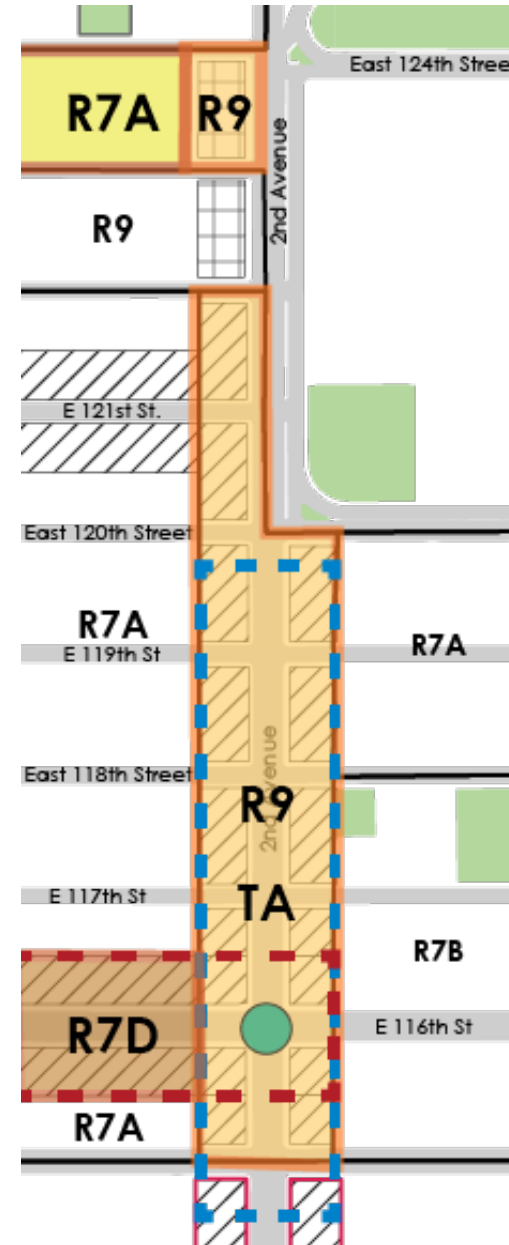
- High-density **commercial** district, with residential permitted
  - No change to permitted uses
  - Same commercial FAR
- Mandatory Inclusionary Housing will be mapped here
- Sheer towers with deep plazas not permitted
- Height limited by proximity to LaGuardia runways, 14 to 35 story building heights expected
- Ground-floor retail enhancements and pedestrian improvements via the Special District



# Proposed Zoning Framework – Second btwn 115<sup>th</sup> and 124<sup>th</sup> Street

## R9 District + C2-5 Overlay

- High-density **residential** district
- Mandatory Inclusionary Housing
- **Retail allowed** on lower stories
- Building heights expected to range from 9 to 25 stories
- Streetscape improvements via East Harlem Corridors Special District

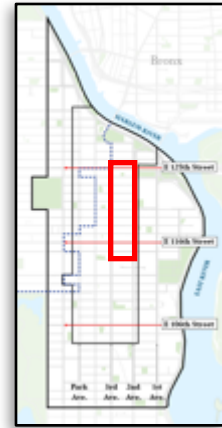
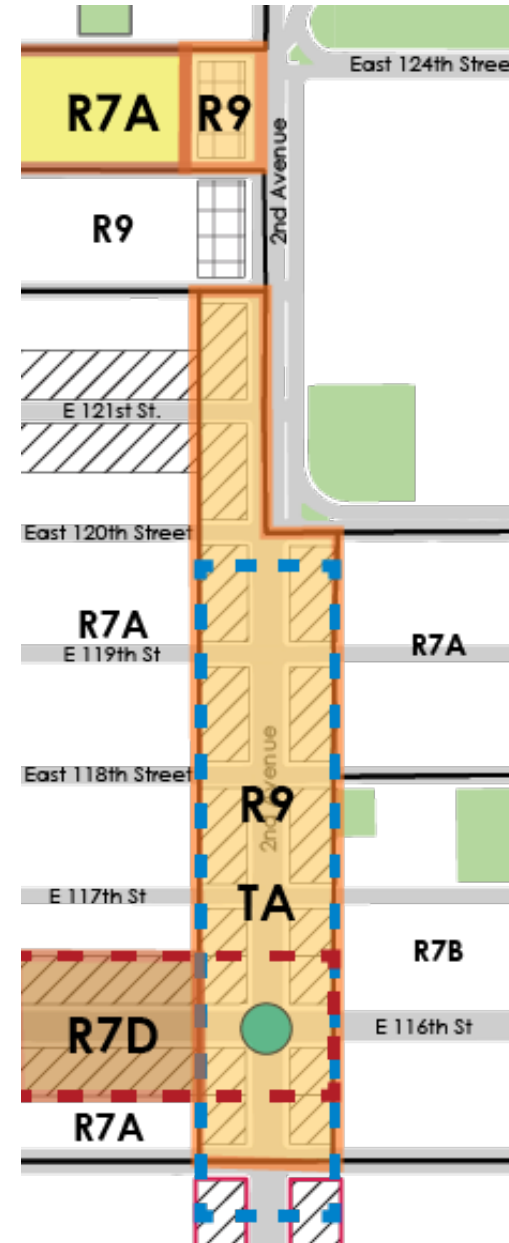




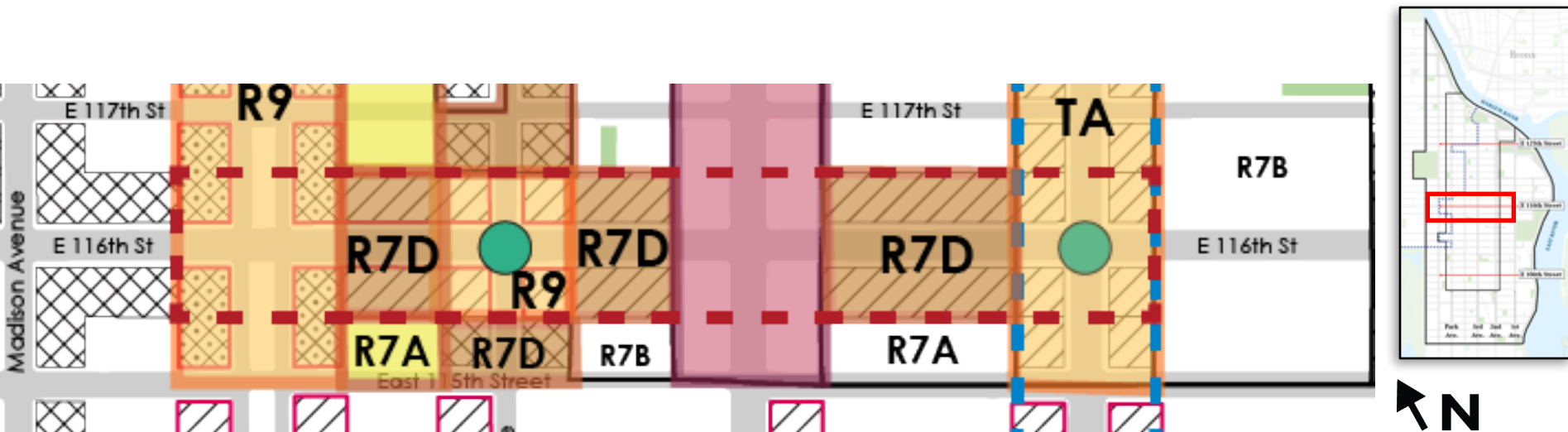
# Proposed Zoning Framework – Second btwn 115<sup>th</sup> and 124<sup>th</sup> Street

## Special Transit Land Use (TA) District

- Relates development to future Second Avenue Subway station at 116<sup>th</sup> Street
- New location to respond to current Second Avenue Subway plans
- Incentives to integrate subway infrastructure into new mixed-use buildings
  - Intended to prevent boxy stand-alone buildings with ventilation equipment



# Proposed Zoning Framework – East 116<sup>th</sup> Street

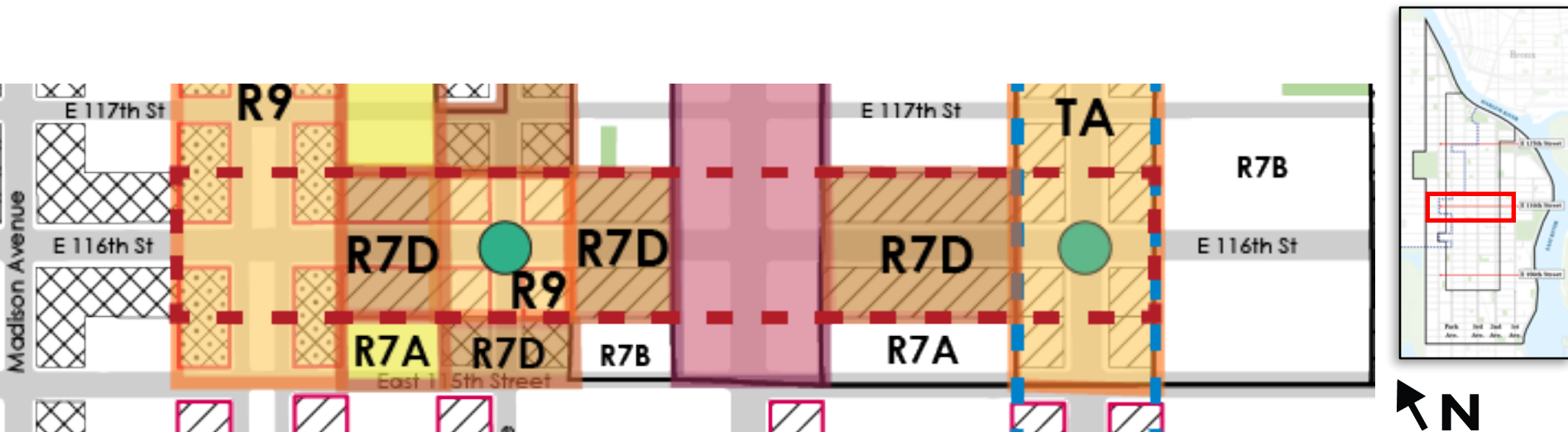


## R7D Districts with C2-5 Overlays along mid-blocks

- Increase in residential density will make **Mandatory Inclusionary Housing** effective
- Commercial ground floors will remain
- Height limit of 11 stories to relate to existing context

Higher densities at the avenue intersections.

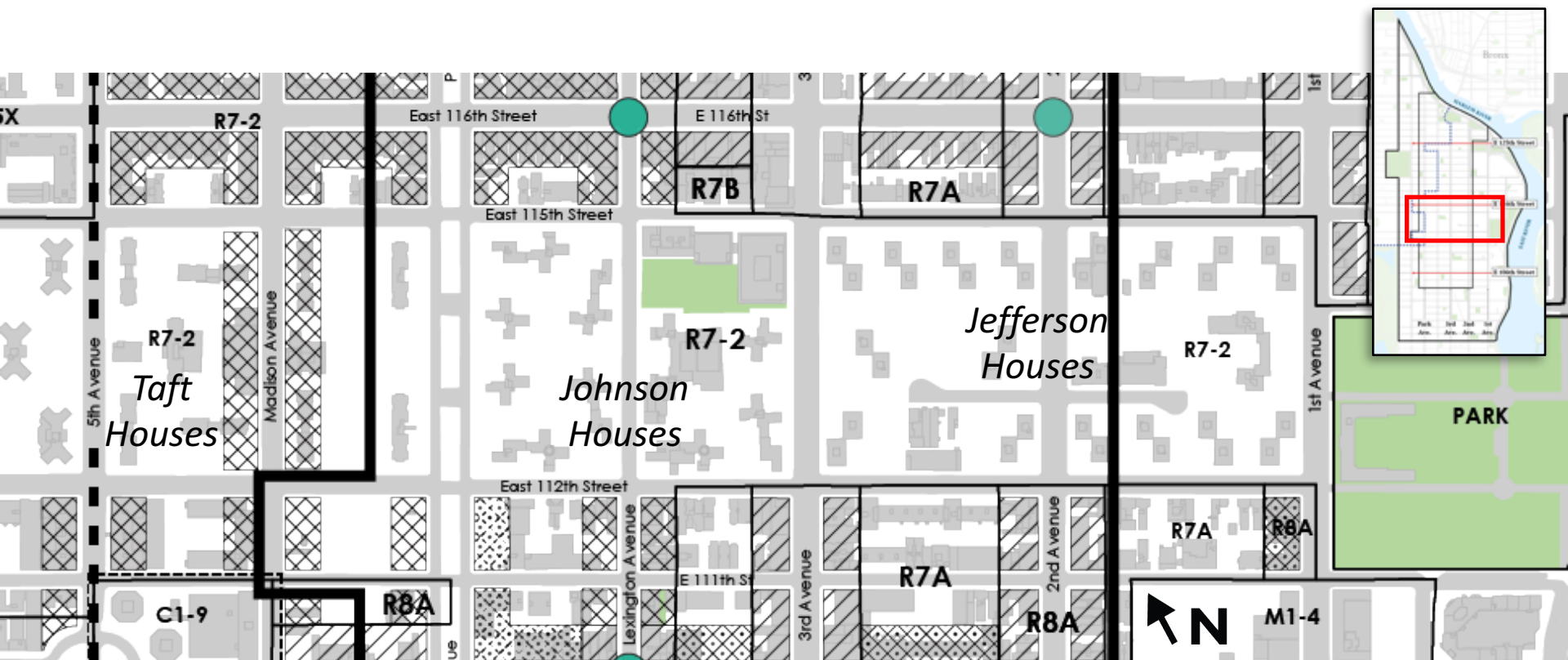
# Proposed Zoning Framework – East 116<sup>th</sup> Street



**Enhanced Commercial District** along 116<sup>th</sup> Street from Park to 2<sup>nd</sup> Avenue.

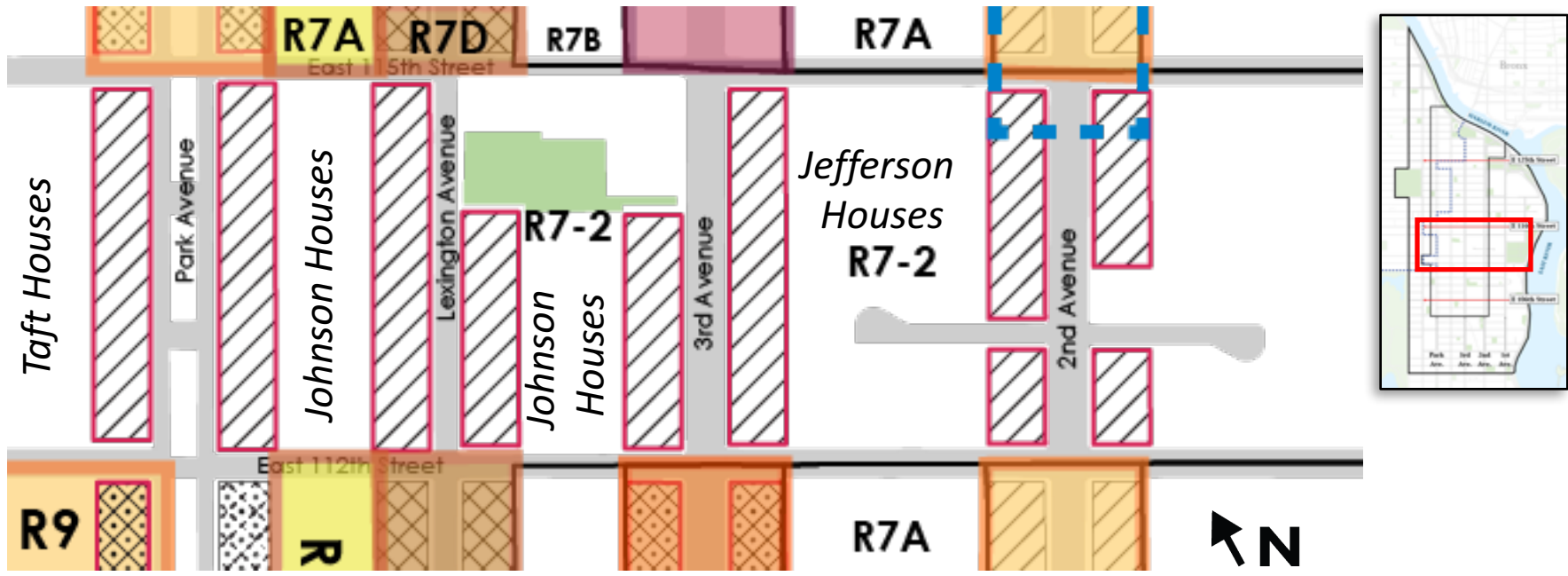
- Ground floor retail required
- Ground floor transparency requirement
- Maximum frontage lengths for residential lobbies
- Maximum sizes for commercial establishments facing 116<sup>th</sup> Street
- No new curb cuts

# Existing Zoning – NYCHA Blocks btwn 112<sup>th</sup> and 115<sup>th</sup>



**Commercial use not permitted** between 112<sup>th</sup> and 115<sup>th</sup> Street along the Avenues, with the exception of Madison Avenue.

# Proposed Zoning Framework – NYCHA Blocks



**CI-5 Overlays** to create a more continuous retail presence on major corridors.

- Increased pedestrian activity, combined with other public realm improvements, will have positive impacts on safety and security as well
- Numerous additional approvals required before limited commercial development occurs
- Similar overlays exist on other NYCHA developments in East Harlem



# Existing Zoning – 104<sup>th</sup> to 112<sup>th</sup> Street

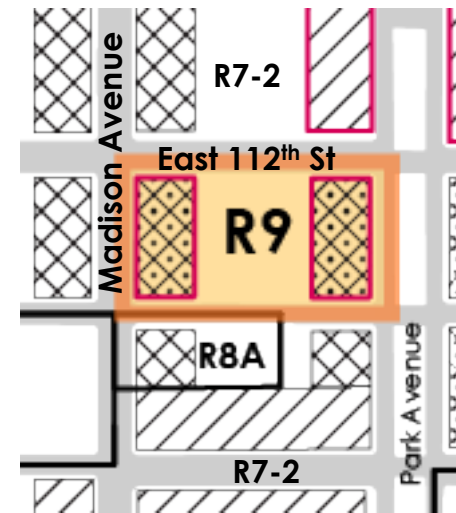
- C8-4** – 5.0 FAR com
- R7-2** – 3.44 FAR, 4.0 FAR on wide streets with QH envelope
- R7A** – 4.0 FAR
- R7B** – 3.0 FAR
- R8A** – 6.02 FAR
- TA Special District**



# Proposed Zoning Framework – East 111<sup>th</sup> Street Site

## R9 District with C2-5 Overlays along Park and Madison Avenues

- Will facilitate future HPD mixed-use development at the site
- High-density residential district, with retail permitted on lower stories.
  - Mandatory Inclusionary Housing will apply, though additional subsidized units are expected
- Eventual development will have a more nuanced, site-specific design.
  - Expected to include gardens, open space and other elements recommended by the community.



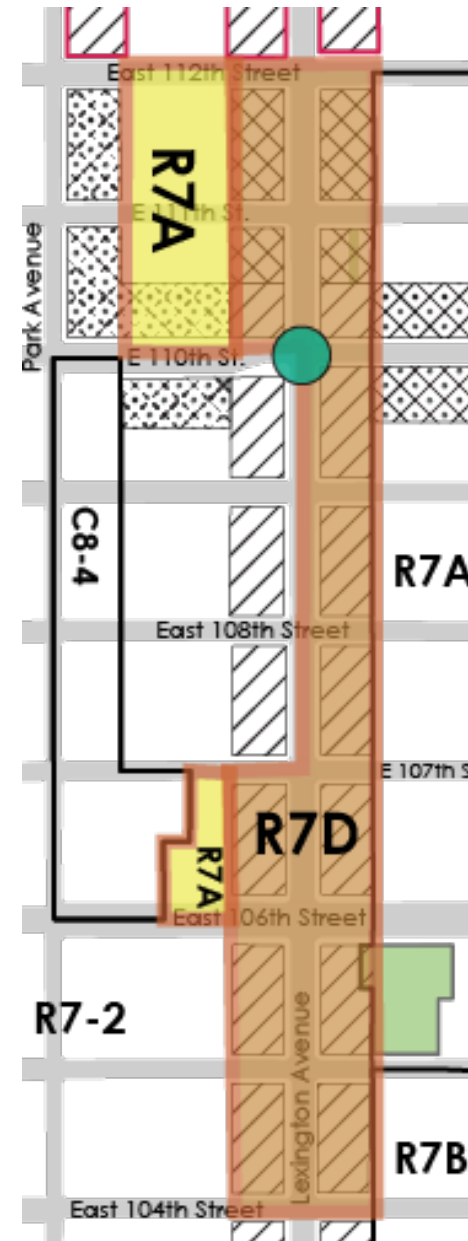
# Proposed Zoning Framework – Lexington btwn 104<sup>th</sup> and 112<sup>th</sup> Street

## R7A on select mid-blocks

- Density appropriate for existing built context
- Height limit, no towers permitted

## R7D with C2-5 Overlays along Lexington

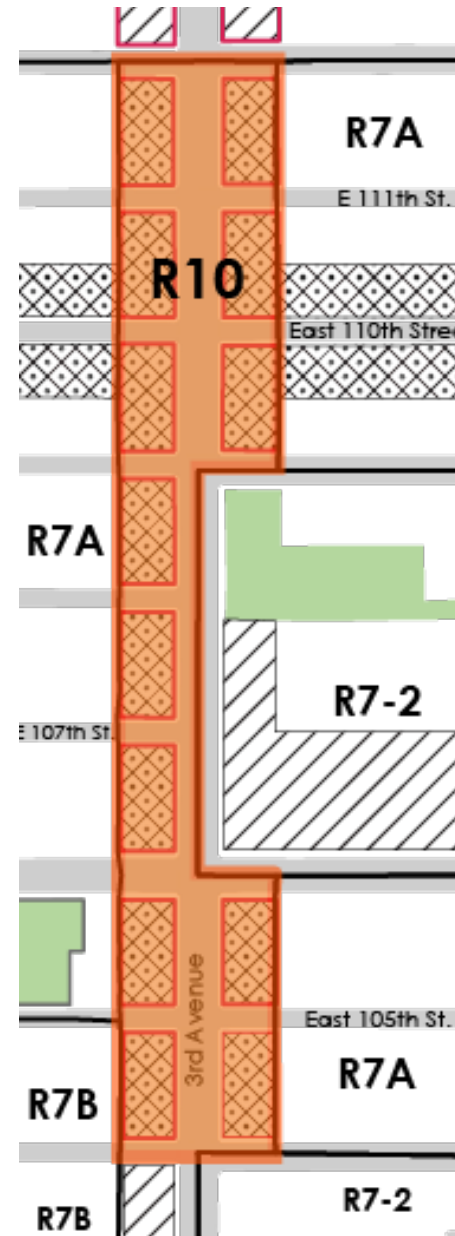
- Increase in residential density will make **Mandatory Inclusionary Housing** effective
- Ground floor retail allowed
- Height limit of 11 stories to ensure development responds to existing built context
- Special District enhancements to apply on Lexington



# Proposed Zoning Framework – Third btwn 104<sup>th</sup> and 112<sup>th</sup> Street

## R10 District with a C2-5 Overlay

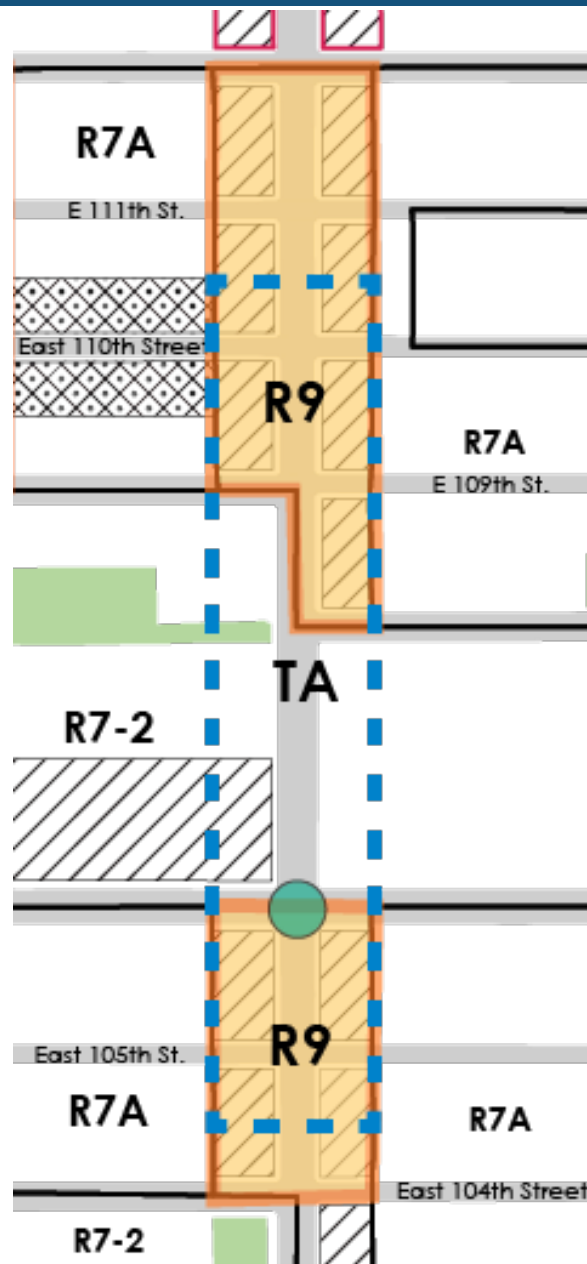
- High-density, with a focus on residential use
  - **Mandatory Inclusionary Housing**
- Retail allowed on lower stories
- Anticipated 17 to 35-story building heights
- EHC Special District will promote:
  - Active retail uses on ground floor
  - Transparent building frontages
  - Pedestrian circulation



# Proposed Zoning Framework – Second btwn 104<sup>th</sup> and 112<sup>th</sup> Street

## R9 District + C2-5 Overlay

- High-density **residential** district
- **Mandatory Inclusionary Housing**
- **Retail allowed** on lower stories
- Building heights expected to range from 9 to 25 stories
- Streetscape improvements via East Harlem Corridors Special District

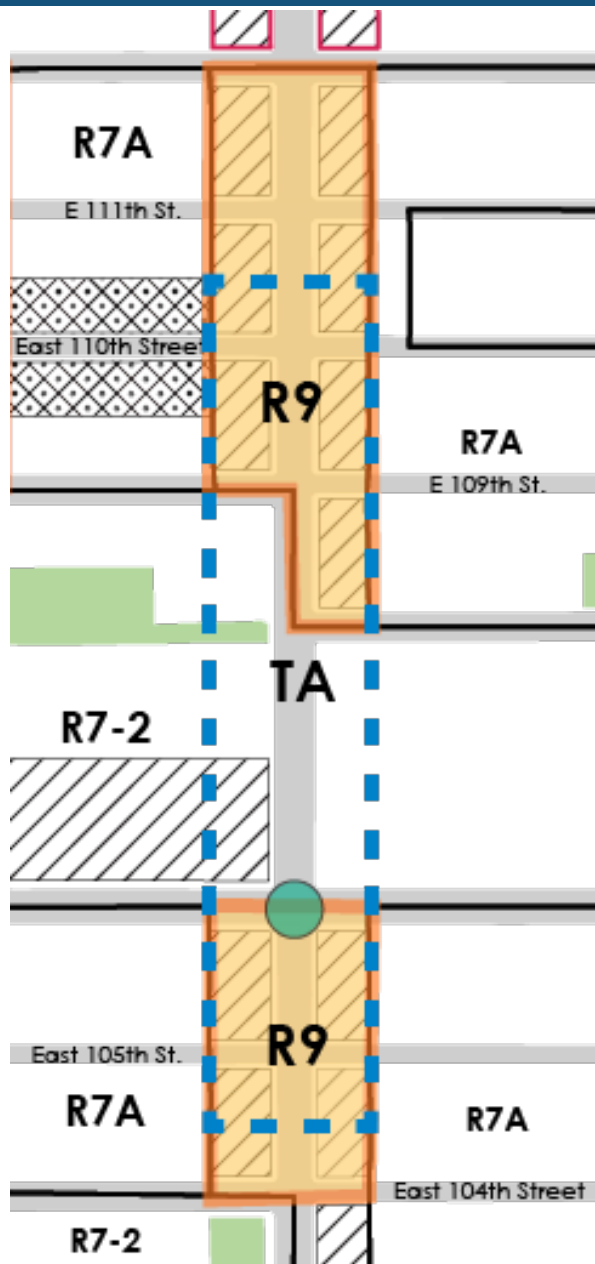




# Proposed Zoning Framework – Second btwn 104<sup>th</sup> and 112<sup>th</sup> Street

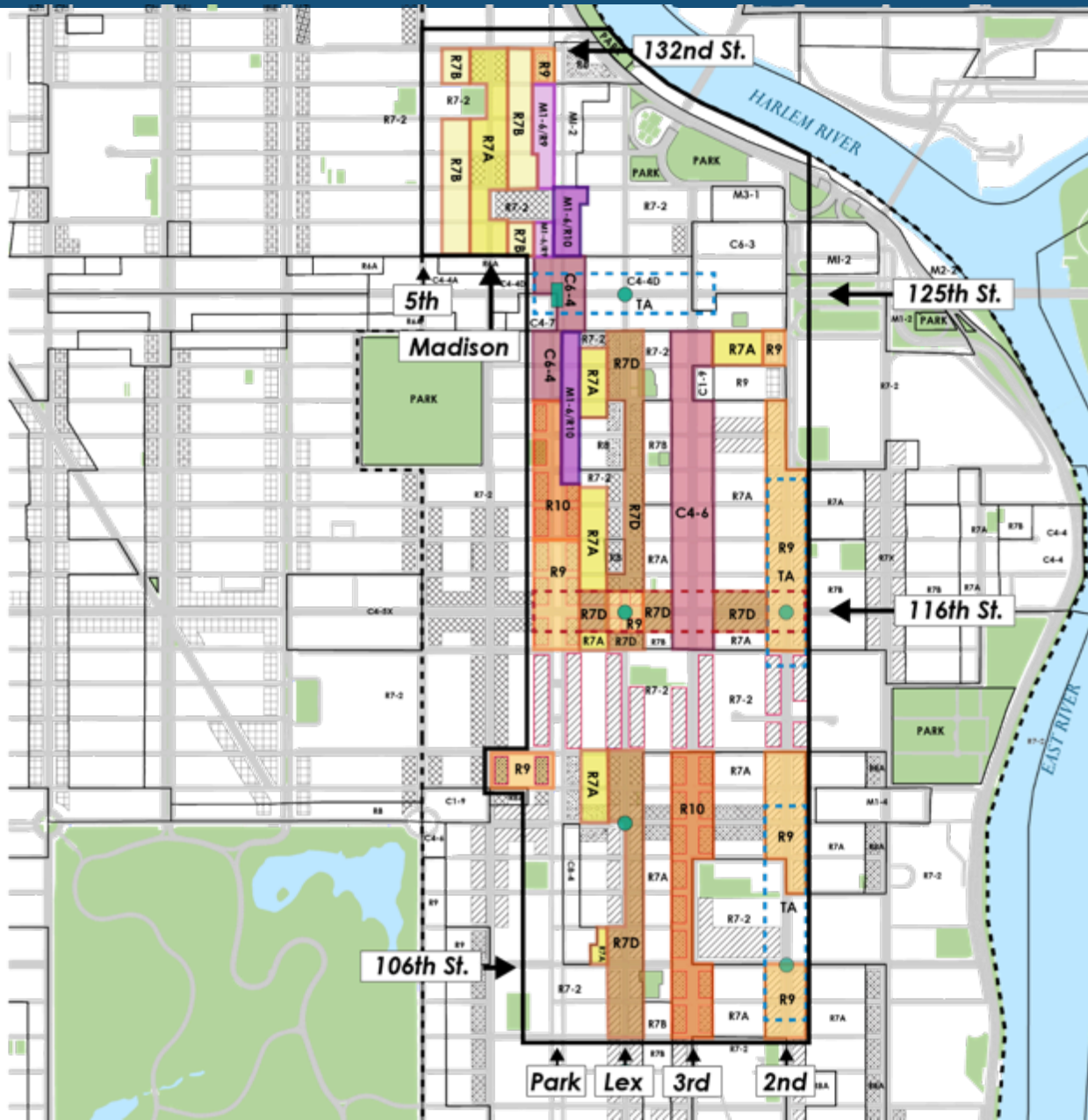
## Special Transit Land Use (TA) District

- Existing Special District relates development to future Second Avenue Subway station at 106<sup>th</sup> Street
- Slight expansion of boundaries to respond to current Second Avenue Subway plans
- Incentives to integrate subway infrastructure into new mixed-use buildings
  - Intended to improve pedestrian conditions adjacent to necessary ventilation equipment



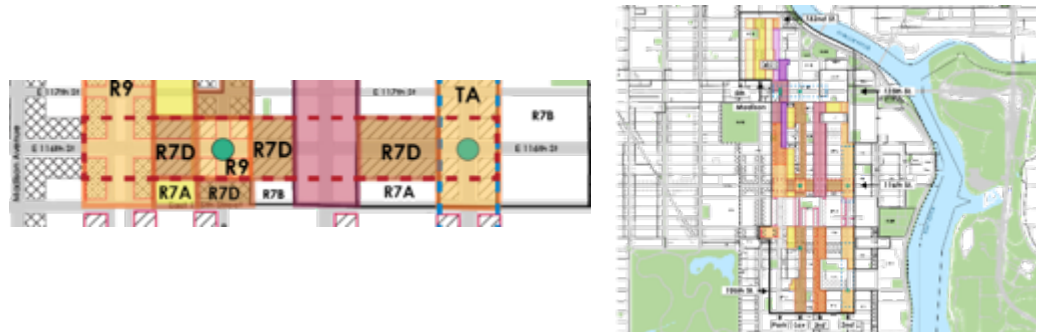
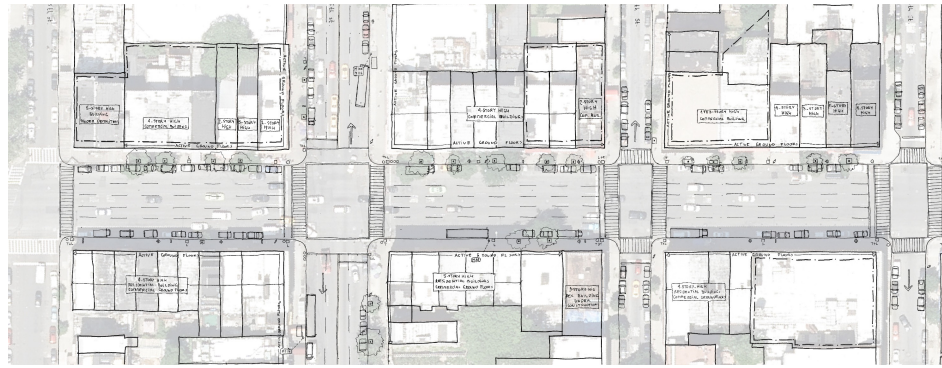
# DCP East Harlem Neighborhood Study

## Proposed Zoning Framework



# DCP East Harlem Neighborhood Study Components

- Coordinated Agency Efforts
- Public Realm Improvements
- Zoning Proposal



# East Harlem Neighborhood Study Work Plan / Schedule



Milestone	Date
<i>Steering Committee Engagement</i>	March 2016 - present
<i>Draft Zoning Proposal</i>	October 2016
<i>Draft Scope of Work</i>	Target: November-December 2016
<i>Public Scoping Meeting</i>	~December 2016
<i>Certification / Beginning of ULURP</i>	Target: April 2017





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DCP Manhattan Office

October 18, 2016