

3.0 LAND USE AND ZONING

Zoning

The city is divided into three basic zoning districts: residential (R), commercial (C), and manufacturing (M). The three basic categories are further subdivided into lower, medium, and higher density residential, commercial and manufacturing districts. Development within these districts is regulated by use, building size, and parking regulations.

Here is a brief description of the three basic zoning districts according to the Zoning Handbook:

Residential District (R)

In New York City, there are ten standard residential districts, R1 through R10. The numbers refer to the permitted density (R1 having the lowest density and R10 the highest) and other controls such as required parking. A second letter or number signifies additional controls are required in certain districts. R1 and R2 districts allow only detached single-family residences and certain community facilities. The R3-2 through R10 districts accept all types of dwelling units and community facilities and are distinguished by differing bulk and density, height and setback, parking, and lot coverage or open space requirements.

Commercial District (C)

The commercial districts reflect the full range of commercial activity in the city from local retail and service establishments to high density, shopping, entertainment and office uses. There are eight basic commercial districts where two (C1 and C2 districts) are designed to serve local needs, one district (C4) is for shopping centers outside the central business district, two (C5 and C6 districts) are for the central business districts which embrace the office, retail, and commercial functions that serve the city and region, and three (C3, C7, and C8 districts) are designed for special purposes (waterfront activity, large commercial amusement parks and heavy repair services).

Variations in bulk, parking and loading requirements also exist in these commercial districts.

Manufacturing District (M)

Manufacturing activities are grouped into three districts: M1, M2, and M3. These districts include performance standards which establish limits on the amount and type of industrial nuisances which may be created. The more noxious uses are restricted to M3 districts but they may be permitted in districts M1 and M2 if they comply with performance standards of those districts. Retail and commercial uses are permitted in manufacturing districts with some exceptions while residential and community facility uses are excluded from most manufacturing districts.

3.1 Residential Zoning Districts

The Harlem/Morningside study area is predominantly zoned for residential use with districts ranging from R7 to R9. Exhibit 3-1: “Harlem/Morningside Zoning Map” shows the zoning within the study area.

R7-2 residential zoning districts occupy large portions of the study area. They are located north of 126th Street between Frederick D. Boulevard and Park Avenue and south of 124th Street between Morningside and Lexington Avenues. There is a R7-2 district west of St. Nicholas Park from St. Nicholas Terrace to Broadway that begins at 123rd Street and ends at 135th Street. This district extends south to 123rd Street between Morningside Avenue and Broadway (except for a few blocks south of 130th Street, west of Convent Avenue, north of 125th Street and east of Amsterdam Avenue which are zoned manufacturing).

There are two other areas zoned R7-2. They are located near the waterfront area of East Harlem. One area is bordered generally by 126th Street to the south, Park Avenue to the west and 128th Street to the north. The other area is bordered by 120th Street to the south, Second Avenue to the west, 126th Street to the north and the FDR Drive to the east.

An R7 district is a medium density apartment house district. In terms of the R7-2 district, parking is required for 50 percent of the new dwelling units.

R7A and R7B zoning districts provide greater lot coverage and lower height and setback regulations than R7 districts. Typically the buildings are six-to-eight story apartment houses that are compatible with existing buildings found in older neighborhoods.

In East Harlem a strip of blocks has been rezoned to R7A districts between Lexington and Third Avenues from 116th to 119th Streets. North of this strip is a R7B zoning district located between 119th and 122nd Streets. Other blocks on the east side are also rezoned to R7A districts. They are located between Third and Second Avenues from 116th to 122nd Streets, between Second and First Avenues from 118th to 120th Streets, and along Pleasant Avenue from 116th to 120th Streets. Three areas of East Harlem located in between the R7-A residential districts are rezoned to R7B. They are south of 120th Street between Second and First Avenue from 116th to 118th Streets, between First and Pleasant Avenues from 116th to 120th Streets, and east of Pleasant Avenue from 118th to 119th Streets.

In the central area of Harlem are two R7-A zoning districts and one R7-B district. The R7-A districts are generally located in between Morningside Avenue and Adam C. Powell Boulevard south of 124th Street. The R7-B district is bordered by 124th Street, Manhattan Avenue, 120th Street, and Morningside Avenue.

The only area in East Harlem rezoned to an R7-X district is located along First Avenue from 116th to 120th Streets and is characterized by more restrictive bulk regulations than the R7-2 zoning districts.

R8 zoning districts produce taller buildings than the R7 district with low lot coverage which are setback from the street. In West Harlem there is a large area zoned R8 located generally between Morningside and Riverside Drives from 116th and 123rd Streets and continues to extend north up to 125th Street, west of Broadway. Further north there is another area zoned R8 which lies generally between Broadway and Riverside Drive from 133rd to 135th Streets. There are four other small areas within the study area zoned R8: The first one is situated east of St. Nicholas Park between St. Nicholas Avenue and Frederick Douglass Boulevard from 125th to 135th Streets, the second area is a strip of blocks east of Morningside Park from 116th to 124th Streets, the third area is bordered by 124th Street, Adam C. Powell Boulevard, 123rd Street and Frederick Douglass Boulevard, and the last area covers a few lots located between Park and Lexington Avenues from 117th to 118th Streets and from 120th to 122nd Streets.

R8A zoning districts are along Frederick Douglass Boulevard and along Morningside Avenue between 116th And 124th Streets. Along these north-south corridors the built form is generally typified by high lot coverage residential buildings that range up to 6.0 FAR. A new R8-A residential zoning district now exists along Second Avenue within the study area between 116th and 122nd Streets.

An R9 zoning district exists only in the eastern part of Harlem between Third and Second Avenues from 122nd to 123rd Streets. The R9 zoning district typically produces 18-21 story buildings with low lot coverage that are set back from the street.

Table 3-1 below shows the floor area ratio (FAR) for each residential zoning district located within the Harlem/Morningside study area. (A building can contain floor area equal to the lot area multiplied by the floor area ratio of the district in which the lot is located.)

Table 3-1: Residential Zoning Districts Located within the Study Area

Zoning District	Maximum Residential FAR	Maximum Commercial FAR*	Maximum Community FAR
R7-2	3.44	2.00	6.50
R7A	4.00	2.00	4.00
R7B	3.00	-	3.00
R7X	5.00	2.00	5.00
R8	6.02	2.00	6.50
R8A	6.02	2.00	6.50
R9	7.52	2.00	6.50

* Represents maximum FAR for commercial overlay district which permits a wide range of local retail and personal service establishments needed in a residential neighborhood. Typical uses include grocery stores, small dry cleaning establishments, restaurants and barber shops.

3.2 Commercial Zoning Districts

Commercial zoning is located in the center of Harlem/Morningside study area along 125th Street and consists mainly of C4 zoning districts. These permit major commercial centers located outside the central business districts. They include department stores, theaters and other commercial uses that serve a larger area. There are several subsidiaries of C4 which are

usually differentiated by FAR and parking requirements. C4-5 – C4-7 districts are usually exempt from parking requirements for commercial uses.

In the study area there are several C4-4 commercial districts. The first district is bordered north and south by 126th and 125th Streets and lies between Convent Avenue and Frederick Douglass Boulevard. This district extends south generally west of St Nicholas Avenue to 124th Street.

From 126th to 125th Streets between Frederick Douglass Boulevard and Adam C. Powell Boulevard, a C4-4 district is located and occupies the north western section of the block.

The second C4-4 commercial district is located generally between 125th and 124th Streets, from Frederick Douglass Boulevard to Lenox Avenue. It then fully encompasses the northern half of the block that is bordered by 124th and 123rd Streets from Adam C. Powell Boulevard to Lenox Avenue. Another C4-4 district extends generally from Lenox to Second Avenues between 126th and 124th Streets. Finally two small C4-4 zoning districts exist in East Harlem. One small C4-4 district includes properties facing Third Avenue from 124th to 122nd Streets. The other C4-4 zoning district is bounded generally by 119th Street on the north, FDR Drive on the east, 116th Street on the south and Pleasant Avenue on the west.

The C4-4A zoning district has a commercial FAR of 4.0 which is a higher than the regular C4-4 zoning district. It is located in eastern Harlem where its boundaries are 126th Street on the north, Park Avenue on the west, 125th Street on the south and Lexington Avenue on the east.

A new zoning district, the C4-4D replaces the C4-4 district along Third Avenue between 115th and 122nd Street. Another new commercial zoning district C4-4D replaces the C4-4 district along Frederick Douglass Boulevard, St. Nicholas Avenue, 122nd and 124th Streets. The C4-4D districts increase permitted residential densities, while retaining the same range of commercial uses currently allowed in a C4-4 district.

The study area includes a C4-5 zoning district bounded on the west by St. Nicholas Avenue, on the east by Frederick Douglass Boulevard, on the north by 125th Street and on the south by 124th Street which allows a residential FAR from 0.87 to 3.44.

The C4-5X zoning district has a commercial FAR of 4.0. This district has the following borders: on the north it is bounded by 117th Street, but at midblock the border becomes 116th Street, on the west by Lenox Avenue and on the south by 116th Street. Its western border ends at midblock on Fifth Avenue.

C4-6 zoning has a commercial FAR of 3.4 and a residential FAR of 10.0. This district in the study area is bounded on the north by 135th Street, on the south by 134th Street, on the west by St Nicholas Avenue and on the east by Frederick Douglass Boulevard.

A C4-7 district has no commercial parking requirements and has a 10.0 commercial FAR. It is generally bordered by 126th Street to the north, 125th Street to the south and Frederick Douglass Boulevard to the west. It extends to the east to the middle of the block after Lenox Avenue.

There is also a C1 zoning district that accommodates retail and personal service shops needed for residential neighborhoods. In a C1-9 zoning district parking is not required because shops in these districts attract and generate little automobile traffic. This district is located in eastern Harlem and is bounded on the north by 123rd Street, on the south by 122nd Street and on the west by Third Avenue. From Third Avenue it extends east for about ¼ of the block.

Automotive and other heavy commercial services are provided for in C8-3 zoning districts. Typical uses are automobile showrooms, automotive service facilities and warehouses. Such a district is located in the study area on a narrow strip which encompasses several blocks. It stretches from 132nd Street to 126th Street west of Park Avenue.

Table 3-2 below shows the floor area ratio (FAR) for each commercial zoning district located within the Harlem/Morningside study area. (A building can contain floor area equal to the lot area multiplied by the floor area ratio of the district in which the lot is located).

Table 3-2: Commercial Zoning Districts Located within the Study Area

Zoning District	Maximum Residential FAR	Maximum Commercial FAR	Maximum Community FAR
C4-4	3.44	3.4	6.5
C4-4A	4	4	4
C4-4D	6.02	3.4	6.5
C4-5	3.44	3.4	6.5
C4-5X	5	4	5
C4-6	10	3.4	10
C4-7	10	10	10
C1-9	10	2	10
C8-3	-	2	6.5
C1-4 overlay district	*	2	-
C1-5 overlay district	*	2	-
C2-4 overlay district	*	2	-

*Maximum residential FAR in these commercial districts is governed by the regulations of the surrounding residential district.

Commercial Overlay Districts

Commercial overlay districts exist in the Harlem/Morningside study area. They are the C1-4, C1-5 and C2-4 commercial districts. These commercial districts are mapped as overlays, generally along major avenues in residential districts. When these overlay districts are mapped in R1 to R5 and R6-B districts, the maximum commercial FAR is 1.0. When they are mapped as overlays in R6 to R10 districts, the maximum commercial FAR is 2.0 as such is the case in this study area.

The C1-4 commercial overlay districts are mapped generally in the residential districts along the following avenues:

- Broadway (between Tiemann and LaSalle Streets)
- Amsterdam Avenue (north of 129th Street and south of LaSalle Street)
- Frederick Douglass Boulevard (north of 126th Street and south of 122nd Street)
- Adam C. Powell Boulevard (north of 126th Street and south of 120th Street)
- Lenox Avenue (north of 132nd Street and south of 123rd Street)
- Fifth Avenue (mainly between 116th and 120th Streets; between 132nd and 135th Streets)

- Madison Avenue (between 132nd and 131st Streets; 127th and 129th Streets; south of 119th Street)
- Park Avenue (mainly between 116th and 129th Streets)
- Lexington Avenue (mainly between 116th and 120th Streets)
- Third Avenue (between 126th and 127th Streets)
- Second Avenue (between 122nd and 124th Streets)

A few C1-5 commercial overlay districts are located in the eastern part of the study area along Second Avenue from 116th Street to 122nd Street and along First Avenue from 116th to 120th Streets.

The C2-4 commercial overlay districts are mapped in general along the avenues through out the study area:

- Frederick Douglass Boulevard between 121st and 124th Streets
- Adam C. Powell Boulevard from 120th to 124th Streets
- Lenox Avenue from 126th to 135th Streets
- Park Avenue (between 116th and 120th Streets; between 122nd and 123rd Streets)
- Lexington Avenue from 120th to 124th Streets
- First Avenue (between 117th and 120th Streets).

There are also two blocks along 125th Street with C2-4 commercial overlay districts from Broadway to Morningside Avenue.

3.3 Manufacturing Zoning Districts

Manufacturing zoning districts exist in the study area and are mainly concentrated in the western and eastern sections of the study area. They consist of M1 zoning districts which are light manufacturing-high performance zoning districts and M2 districts which have medium manufacturing of medium performance. Parking and loading requirements vary with the district and use.

A M1-1 district is located between 133rd and 136th Streets, from Marginal Street to 12th Avenue. The allowable FAR is 1.0. Another M1-1 manufacturing zoning district in the study

area is generally bounded by 130th Street to the north, by 125th Street to the south, by Amsterdam Avenue to the west and Convent Avenue to the east.

There are four light manufacturing-high performance districts in the northern section of Harlem that are zoned M1-2. The first is between 125th and 126th Streets between Third and Second Avenues. Another is between 125th and 127th Streets and stretches from First to Second Avenues to the middle of the block of Second and Third Avenue. The third M1-2 district is located on the west side generally between St Clair Place and 133rd Street from Broadway to 12th Avenue. This M1-2 district stretches into a narrow strip from 131st to 135th Streets along the western edge of the block between Broadway and Amsterdam Avenue. The final M1-2 manufacturing district is a strip that extends on the western side of the blocks from 125th to 131st Streets between Park and Lexington Avenues.

There is also a M1-4 manufacturing district located from 120th to 123rd Streets along a strip on the western section of the blocks between Park and Lexington Avenues.

There is a M2-2 zoning district in East Harlem. This waterfront manufacturing area is located in the northern section of East Harlem. The M2-2 zoning district is bordered by 127th Street, 125th Street and the FDR Drive.

The only M2-3 manufacturing zoning district in the study area is located on the west side and has an FAR of 2.0. This zoning district is generally bounded on the north by 133rd Street, on the south by 130th Street, on the east by 12th Avenue and on the west by the Hudson River.

There is also an M3-1 heavy manufacturing-low performance zoning district generally bounded on the north by 128th Street, on the south by 127th Street, on the west by Third Avenue and on the east by Second Avenue. Another M3-1 manufacturing district is in the western section of the block bordered by 133rd Street, Broadway, 132nd Street and 12th Avenue.

The Table 3-3 below shows the floor area ratio (FAR) for each manufacturing zoning district located within the Harlem/Morningside study area. (A building can contain floor area equal to the lot area multiplied by the floor area ratio of the district in which the lot is located.)

Table 3-3: Manufacturing Zoning Districts Located within the Study Area

Zoning District	Maximum Commercial FAR	Maximum Manufacturing FAR
M1-2	2.00	2.00
M1-4	2.00	2.00
M2-2	5.00	5.00
M2-3	2.00	2.00
M3-1	2.00	2.00

3.4 Areas of Rezoning

East Harlem Rezoning

The East Harlem rezoning plan was adopted by the City Council on June 24, 2003. The approved zoning amendments affect 57 blocks in East Harlem. It is the first comprehensive revision of East Harlem zoning since the last major revision of the Zoning Resolution in 1961. The objectives of the rezoning were to foster new opportunities for residential development, ensure that future developments are consistent with neighborhood character, preserve the scale of midblocks, and encourage ground floor retail and service uses.

The area in East Harlem that has been rezoned is located between East 99th and East 122nd Streets, east of Lexington Avenue. The rezoned area that is part of the Harlem/Morningside Transportation Study lies between 116th and 122nd Streets. Prior to the zoning proposal this area was mainly zoned C4-4 and R7-2.

There was a modification in the East Harlem Rezoning proposal that was adopted by the City Council where the midblock bounded by 119th Street, 120th Street, Pleasant Avenue and First Avenue was removed from the proposal.

Frederick Douglass Boulevard Rezoning

The Frederick Douglass Boulevard rezoning plan was adopted by the City Council on November 6, 2003. The Department of City Planning proposed a zoning map amendment that would affect 44 blocks in south-central Harlem. It is the first comprehensive revision of south-central Harlem zoning since the last major revision of the Zoning Resolution in 1961. The rezoning strategy balances growth and preservation in south-central Harlem's residential

core and its goals are to: foster new opportunities for residential development; promote building forms that are more compatible with the existing urban fabric; expand opportunities for new ground floor commercial uses.

The area that was rezoned is generally bounded by Central Park North, 124th Street, Morningside Avenue and a point 100 feet west of Adam C. Powell Boulevard in Manhattan's Community Districts 9 and 10. The area that falls within the Harlem/Morningside study area is generally bounded by 116th Street, 124th Street, Morningside Avenue and Adam C. Powell Boulevard.

Rezoning of area bordered by 124th Street/Park Avenue/125th Street - Harlem Park Hotel development)

The proposed Harlem Park Hotel site is located on the west side of Park Avenue between East 124th and 125th Street and the proposed project is a mixed residential/commercial office building with hotel and ground floor retail space.

On September 8, 2004, the City Planning Commission approved the developer's request for the following:

- a) A zoning map amendment to rezone the proposed hotel site with adjoining property from C4-4, R7-2 and R7-2/C1-2 zoning districts to a C4-7 district which allows high-density residential, commercial and community facility development up to 10 FAR;
- b) A special permit to modify regulations regarding height, setback, aggregate street wall in C4-7 zoning districts; and
- c) A special permit to allow 369-space public parking garage.

The requested action would facilitate the development of the Harlem Park Hotel.

Rezoning of area bordered by 116th Street/Pleasant Avenue/119th Street/FDR Drive - East River Plaza development

The development of a large-scale retail center is planned on portions of three blocks bounded by East 116th Street, East 119th Street, Pleasant Avenue and the Franklin D. Roosevelt (FDR) Drive in East Harlem. The proposed project, East River Plaza, includes two big-box retail

stores CostCo and Home Depot (475,000 sq. ft.), several smaller stores, a 1,250 parking space facility and office space (33,000 sq. ft.).

The developer requested the following actions:

- a) The approval of a special permit to allow the location of the proposed retail center with modifications to height, setback and yard regulations;
- b) The approval of a zoning map amendment to rezone the project site from M2-2 and R7-2 to C4-4. The proposed rezoning would prohibit manufacturing uses, and enhance the commercial development potential of the site by allowing a wider range of commercial uses than that which is currently allowed;
- c) Provision of a special permit to allow an accessory parking facility with a capacity in excess of that permitted by the applicable zoning regulations and to allow parking on the roof of a building;
- d) The approval of another zoning map amendment which requires the shortening and, demapping of portions of East 117th and East 118th Street; and
- e) The disposition of one city-owned lot within the proposed development site.

The project was approved by the City Planning Commission on September 7, 1999 with substantial revisions in terms of urban design, accessing the project, garage design and landscaping.

Rezoning of area bordered by 125th Street/Second Avenue/128th Street/Third Avenue - East 125th Street Outlet Mall development

The development of a potential mixed use development is planned for the area generally bounded by East 125th and East 128th Streets, Second and Third Avenues as part of the city's Uptown New York initiative by the Economic Development Corporation (EDC). The mall site is zoned C4-4, M1-2 and R7-2. The outlet mall will include a car dealer facility. The Metropolitan Transit Authority (MTA) proposes a bus garage below grade in the area bounded by East 126th and East 127th Streets, Second and Third Avenues. This would enable the proposed retail complex to be built above it and provide commercial frontage on Second Avenue.

Required ULURP (Uniform Land Use Review Procedure) actions are to be taken and include zoning map amendments, the acquisition of privately-owned property and disposition of city-owned property. Other actions include the approval of special permits by the City Planning Commission for accessory parking and an amendment to the Harlem-East Harlem Large Scale Residential Development Plan.

Rezoning of area bordered by 125th Street/Lexington Avenue/ 126th Street/Park Avenue - Gateway II development

“Gateway II,” a commercial development of 36,844 sq. ft. has been proposed for an area bounded by East 125th and East 126th Streets, Lexington and Park Avenues. The developer requested the rezoning of the site from M1-2 and C4-4 zoning districts to a C4-4A zoning district. The proposed change in zone would permit an FAR of 4.0 for commercial uses and eliminate on-site parking requirements.

West Harlem/Manhattanville Rezoning Proposal

Columbia University is seeking to propose a rezoning to allow for a great range of uses in West Harlem north of 125th Street. These uses would include research facilities, academic and administrative spaces as well as housing for students and faculty. The first phase of Columbia University's comprehensive plan would be the development of new facilities along 125th Street and would gradually develop towards the north of the area over time.

Rezoning of 125th Street

A study of the entire 125th Street corridor between the Hudson and Harlem rivers is being done in response to recent and anticipated development activity in Harlem.

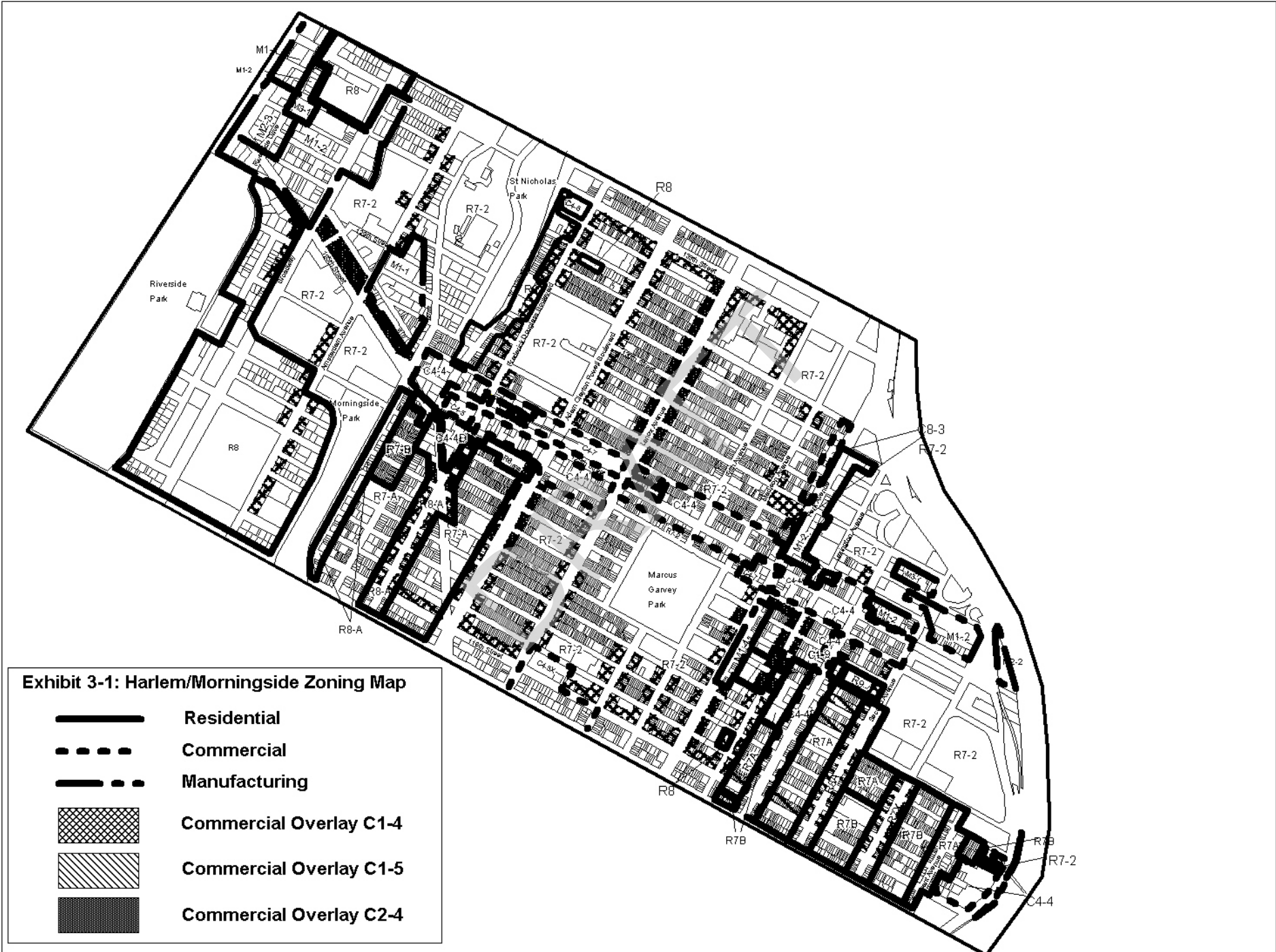








Exhibit 3-1: Harlem/Morningside Zoning Map

-  Residential
-  Commercial
-  Manufacturing
-  Commercial Overlay C1-4
-  Commercial Overlay C1-5
-  Commercial Overlay C2-4

Land Use

3.5 Residential Land Use

The predominant land use in the Harlem/Morningside study area is residential. Housing characteristics of this area are multi-family walk-up apartment buildings, elevator buildings, mixed residential/commercial buildings and one and two-family houses (Refer to Exhibit 3-2: “Harlem/Morningside Land Use Map”).

Residential Buildings

Large housing developments which include the New York City Housing Authority (NYCHA) housing complexes are concentrated in four sections of the Harlem/Morningside study area and represent 26 % of the housing stock. These sections are the following:

- In West Harlem north of 123rd Street between Broadway and Morningside Avenue are located the Mitchell-Lama-Morningside Garden Houses, General Grant Public Housing Developments, and the Manhattanville Housing Development (4,749 residential units);
- In Central Harlem in the area bordered by 131st Street, Adam C. Powell Boulevard, 127th Street and Frederick Douglass Boulevard are sited the St. Nicholas Houses (1,523 residential units);
- In the northern part of East Harlem, north of 132nd Street between Lenox and Park Avenues are the Abraham Lincoln Houses, and Lenox Terrace (1,966 residential units); and
- In East Harlem in the area, north of 120th Street and east of Second Avenue are located the Senator R. Wagner, Sr. Houses (2,810 residential units).

The buildings of the housing complexes are in general grouped on one or more large blocks and are 20 to 21 stories high on the west side. In the central and eastern sections of the study area they are 14 to 16 stories high.

Most of the residential neighborhoods of the study area, excluding the large housing complexes, consist of residential apartment buildings which are either walk-ups or elevator

buildings. The walk-up buildings are generally 3-stories high. They exist mainly along the east-west streets, except for 125th Street. The buildings with elevators are 8 stories high on average and scattered throughout the study area. There is a concentration of these buildings in West Harlem (west of Broadway) and in East Harlem on Lexington Avenue.

Many of the residential buildings are mixed residential/commercial buildings and exist mainly on the avenues. The mixed residential/commercial buildings along the avenues are located:

- Between 116th and 119th Streets along Pleasant, First, Second, Third, Lexington, Park, Fifth and Madison Avenues;
- On several blocks including Lenox Avenue, Adam Clayton Powell Boulevard; Frederick Douglass Boulevard, Manhattan Avenue, St Nicholas Avenue and Amsterdam Avenue; and
- On Broadway between 123rd and 126th Streets.

There is also a concentration of mixed residential/commercial buildings located on:

- 125th Street between Lenox and Park Avenues and between Broadway and Morningside Avenue;
- 135th Street from St Nicholas Park to Lenox Avenue; and
- 116th Street.

One and Two-Family Residences

Scattered throughout the study area are one and two-family residences. They are located along the east-west streets between Morningside and Park Avenues. Many are also sited between 116th and 120th Streets east of First Avenue. They represent only 2.6% of the housing stock of the study area.

3.6 Commercial Land Use

The land use on 125th Street, one of the most well known shopping streets, is predominantly commercial with national chain stores, clothing stores, restaurants and fast food chain stores. The blocks between St. Nicholas Avenue and Lenox Avenue including the Harlem Center

have numerous large retail stores such as Old Navy, Lazarus, Marshall's and Lane Bryant. To the east located at the corner of Lexington Avenue is Pathmark a major food shopping center. Many smaller chain stores such as Dr. Jay's and Jimmy Jazz also contribute to the retail activity on 125th Street.

Additionally, there are several buildings occupied by offices and businesses on 125th Street. The Adam C Powell State Office Building is located on the northeast corner of 125th Street and Adam C. Powell Boulevard. Between Lenox and Fifth Avenues, there is the 55 West 125th Street building where the office of former President Clinton is located. There is also the Consolidated Edison building on the same block. Further west closer to Adam C. Powell Boulevard is another major office building at 215 West 125th Street.

Another type of commercial land use in Harlem is the theater, culture and entertainment use. The famous Apollo Theater is on 125th Street between Frederick Douglass Boulevard and Adam C. Powell Boulevard, as well as the Studio Museum of Harlem located at Malcolm X Boulevard.

3.7 Manufacturing Land Use

On the west side in West Harlem, the predominant land use in the manufacturing district is auto related (repair shops, garages, a gas station), warehousing (food storage, furniture and hardware storage) and light manufacturing. Several empty and decayed industrial buildings are present in the area mainly between West 129th and West 132nd Streets west of Broadway. Some of these types of uses also exist in the area between Amsterdam and Convent Avenues from West 127th to West 130th Streets.

On West 133rd Street, there is the Manhattanville MTA bus depot where more than 230 transit agency buses are based. On Amsterdam Avenue between West 128th and West 129th Street the New York City Department of Transportation garage for vehicle storage and maintenance is located.

Within the manufacturing district near the waterfront the Fairway Market an active and thriving business can be found underneath the viaducts (Henry Hudson Parkway and the Amtrak Empire Corridor). The North River Water Pollution Control Plant and the marine waste-transfer station, which is planned for reopening by the Bloomberg administration as part of the new waste management plan for New York City is located on the pier at West 135th Street.

In the eastern section of the study area, the manufacturing uses are mainly concentrated on Third Avenue and Park Avenue north of East 126th Street. Those on Third Avenue include paint shops, cabinet shops etc. with storage space above. Also there are several buildings occupied by light manufacturing (factories) while others are vacant. Those on Park Avenue include automotive related services (at East 129th Street), warehouses and industrial buildings (at East 130th Street). On East 126th Street between Second and First Avenues is another MTA bus depot which accommodates 187 transit buses.

Finally east of Pleasant Avenue between East 116th and 118th Streets is the site of the former Washburn Wire Factory which has been abandoned and is planned for demolition to be replaced by the East River Plaza proposed development.

3.8 Community Facilities

West Harlem is home to two major educational institutions attracting hundreds of students to the area each day. Occupying several blocks, City College of The City University of New York campus is located in the northern section of the study area. It is bordered by Convent Avenue, 130th Street, St Nicholas Terrace and 142nd Street. The other, Columbia University is located in the southern part of West Harlem. It is surrounded by a cluster of different educational or learning institutions, such as Barnard College, Teachers' College, the Jewish Theology Seminary, the Union Theology Seminary and the Manhattan School of Music.

Several hospitals are also located in the study area. The Harlem Hospital Center is located at the corner of 135th Street and Lenox Avenue. The North General Hospital is located across from Marcus Garvey Park between 121st Street and 122nd Street, and St Luke's – Roosevelt Hospital is situated just south of 116th Street in West Harlem.

Many public/private elementary and secondary schools serve the study area. There are a total of 58 schools in the study area:

- PS 36 - 123 Morningside Drive
- PS 129 – 425 W. 130th Street
- PS/IS 223 – 131 Convent Avenue
- PS 125 - 425 W. 123rd Street
- PS 161 – 499 W. 133rd Street
- IS 195 – 625 W. 133rd Street
- IS 286 – 509 W. 129th Street
- IS 172 – 509 W. 129th Street
- PS 207 – 41 W. 117th Street
- PS 149 – 41 W. 117th Street
- Great Tomorrow USA School – 38 W. 123rd Street
- PS 197 – 2230 Fifth Avenue
- PS 242 – 134 W.122nd Street
- PS 175 – 175 W.134th Street
- PS 76 - 220 W. 121st Street
- PS 154 – 250 W. 127th Street
- PS 92 – 222 W. 134th Street
- PS 180 – 370 W. 120th Street
- JHS 275 – 175 W. 134th Street
- IS 136 – 6 Edgecombe Avenue
- Wadleigh Secondary School – 215 W. 114th Street
- PS 162 – 34 W. 118th Street
- Amber Charter School – 310 Lenox Avenue
- Sisulu Children’s Charter School – 125 W. 115th Street
- John A. Reisenbach Charter School – 257-67 W. 117th Street
- PS 155 – 319 E. 117th Street
- PS 133 – 2121 Fifth Avenue
- PS 7 – 160 E. 120th Street
- PS 30 – 144 E. 128th Street

- PS 96 – 216 E. 120th Street
- PS 112 – 535 E. 119th Street
- PS 206 – 508 E. 120th Street
- JHS 45 – 2351 First Avenue
- Choir Academy of Harlem – 2005 Madison Avenue
- Pregnant & Parenting Students – 22 E. 128th Street
- Manhattan Center for Science – 280 Pleasant Avenue
- Urban Peace Academy – 2351 First Avenue
- PS 79 - 55 E. 120th Street
- PS 138 – 144 E. 128th Street
- Harlem Day Charter School – 240 E. 123rd Street
- St Joseph School – 168 Morningside Avenue
- Annunciation School - 461 W. 131st Street
- Corpus Christi School – 535 W. 121st Street
- Riverside Church Weekday School – 490 Riverside Drive
- Cooke Center School – 475 Riverside Drive
- St Benedict Day, Nursery & Kindergarten – 21 W. 124th Street
- Fellowship of Learning School – 70 W. 126th Street
- Sr. Clara Muhammed Es – 102 W. 116th Street
- St Aloysius School – 223 W. 132nd Street
- Christ Crusader Academy – 302 W. 124th Street
- Rice High School – 74 W. 124th Street
- St Paul School - 114 E. 118th Street
- Children’s Storefront School – 70 E. 129th Street
- All Saints School – 52 E. 130th Street
- Mont Carmel – Holy Rosary School – 371 Pleasant Avenue
- King’s Academy (The) – 2341 Third Avenue
- Manhattan Psych. Center – 600 E. 125th Street.

The residents of the Harlem/Morningside study area have access to several libraries and cultural institutions such as the George Bruce Library on 125th Street in West Harlem, the

Harlem Library on 124th Street, the Schomburg Center on Lenox Avenue in Central Harlem, and the One Twenty-Fifth Street Library in East Harlem.

3.9 Recreational Facilities, Parks and Open Space

The Harlem/Morningside Heights study area is well served by recreational facilities, parks and open spaces. Two large linear parks, St Nicholas Park and Morningside Park are located on steeply-rising banks in West Harlem. There are also the Riverside Park along the Hudson River and the Marcus Garvey Park in Central Harlem. Also, The Manhattan Waterfront Greenway Path can be accessed on the west side from 125th Street and on the east side from 120th Street.

Several playgrounds, small parks and open spaces are spread throughout the study area:

- Sakura Park – Riverside Drive, Claremont Avenue to 122nd Street
- Annunciation Park – Convent and Amsterdam Avenues, W. 135th Street
- PS 125 Playground – Morningside Avenue, W. 123rd and W. 124th Streets
- Broadway Center Malls – 116th to 122nd Streets
- Roosevelt Square – W. 125th Street, Morningside Avenue
- Playground - Fifth Avenue, W. 130th to W. 131st Streets
- St Nicholas North Playground – Adam C. Powell Blvd , W. 130th Street
- St Nicholas South Playground – Adam C. Powell Blvd between 127th and 129th Streets
- William McCray Playground – W. 138th Street, Lenox and Fifth Avenues
- Hancock Park – St Nicholas and Manhattan Avenues, W. 123rd Street
- A. Philip Randolph Square-Adam C. Powell Blvd, St Nicholas Avenue, W 117th Street
- Dorrence Brook Square- W. 136th to W. 137th Streets, St Nicholas Avenue and Edgecombe
- Parks Council Success Garden- W. 134th Street, Lenox Avenue, Adam C. Powell Blvd
- Pleasant Village Community Garden – Pleasant Avenue between 118th and 119th Streets

- 132nd Street Block Association Park – W. 132nd Street, Lenox Avenue
- Collyer Brothers Park – Fifth Avenue, 128th Street
- Louis Cuvillier Park - E. 125th Street, First Avenue, FDR Drive
- McNair Park – Lexington Avenue between 122nd – 123rd Streets
- Alice Kornegay Triangle – Lexington Avenue, 128th and 129th Streets
- PS 79 Playground – Park Avenue, E. 120th to E. 121st Streets
- PS 155 Playground - E. 117th to E. 118th Streets, First to Second Avenues
- Harlem River Park – E. 128th Street, Second to Third Avenues, Harlem River Drive
- Dream Street Park – E. 124th Street between Second and Third Avenues
- Abraham Lincoln Houses Playground – Fifth Avenue and E. 135th Street
- Wagner Houses Pool – E. 124th Street between First and Second Avenues
- JHS 45, Wagner Houses Recreational Area – 120th Street between First and Second Avenues
- PS 133 Recreational Area – Madison Avenue, E. 130th and 131st Streets
- East Harlem Art Park – E. 120th Street and Sylvan Place
- Unity Gardens – W. 128th Street Lenox and Fifth Avenues

3.10 Vacant Land

Within the study area, vacant properties represent 9.18 percent of the total land area. There are more vacant properties in the eastern section of the study area compared to the western section.



Exhibit 3-2 Harlem/Morningside Land Use Map

- (01) One and Two Family Residences
- (02) Multi-Family Walk-Up Buildings
- (03) Multi-Family Elevator Buildings
- (04) Mixed Residential and Commercial Buildings
- (05) Commercial and Office Buildings
- (06) Industrial and Manufacturing
- (07) Transportation and Utility
- (08) Public Facilities and Institutions
- (09) Open Space and Outdoor Recreation
- (10) Parking Facilities
- (11) Vacant Land