



CITY PLANNING COMMISSION

September 10, 2003/Calendar No. 19

C 030436 ZMM

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter **for an amendment of the Zoning Map, Section Nos. 5c, 5d, 6a and 6b:**

1. changing from an R7-2 District to an R7A District property bounded by:

a. West 111th Street, a line 100 feet westerly of Frederick Douglass Boulevard, a line 100 feet west of St. Nicholas Avenue, West 122nd Street, Manhattan Avenue, West 120th Street, a line 100 feet easterly of Morningside Avenue, West 115th Street, Manhattan Avenue, West 114th Street, Morningside Avenue, and Manhattan Avenue; and

b. West 111th Street, a line 100 feet westerly of Adam Clayton Powell Jr. Boulevard, West 123rd Street, a line 200 feet westerly of Adam Clayton Powell Jr. Boulevard, a line midway between West 123rd Street and West 124th Street, a line 100 feet easterly of Frederick Douglass Boulevard, a line 100 feet east of St. Nicholas Avenue, West 120th Street, and a line 100 feet easterly of Frederick Douglass Boulevard;

2. changing from an R7-2 District to an R7B District property bounded by West 120th Street, Manhattan Avenue, a line midway between West 123rd Street and West 124th Street, and a line 100 feet easterly of Morningside Avenue;

3. changing from an R7-2 District to an R8A District property bounded by a line midway between Central Park North and West 111th Street and its westerly prolongation, Adam Clayton Powell Jr. Boulevard, West 111th Street, a line 100 feet easterly of Frederick Douglass Boulevard, West 120th Street, a line 100 feet east of St. Nicholas Avenue, a line 100 feet easterly of Frederick Douglass Boulevard, a line midway between West 123rd Street and West 124th Street, Frederick Douglass Boulevard, West 122nd Street, St. Nicholas Avenue, a line midway between West 123rd Street and West 124th Street, Manhattan Avenue, West 122nd Street, a line 100 feet west of St. Nicholas Avenue, a line 100 feet westerly of Frederick Douglass Boulevard, West 111th Street, and Frederick Douglass Boulevard;

4. changing from an R7-2 District to a C4-4D District property bounded by a line midway between West 123rd Street and West 124th Street, St. Nicholas Avenue, Hancock Place, West 124th Street, and a line 100 feet westerly of Morningside Avenue;

5. changing from an R8 District to an R8A District property bounded by:

a. Central Park North and its westerly prolongation, Adam Clayton Powell Jr. Boulevard, a line midway between Central Park North and West 111th Street and its westerly prolongation, and the southerly center line prolongation of Frederick Douglass Boulevard; and

b. West 114th Street, Manhattan Avenue, West 115th Street, a line 100 feet easterly of Morningside Avenue, West 124th Street, and Morningside Avenue ;

6. changing from a C4-4 District to a C4-4D District property bounded by West 122nd Street, Frederick Douglass Boulevard, a line midway between West 123rd Street and West 124th Street, a line 175 feet westerly of Frederick Douglass Boulevard, West 124th Street, Hancock Place, and St. Nicholas Avenue; and

7. establishing within the proposed R7A District a C1-4 District bounded by a line midway between West 115th Street and West 116th Street, a line 100 feet westerly of Frederick Douglass Boulevard, a line midway between West 116th Street and West 117th Street, and Manhattan Avenue;

Borough of Manhattan, Community Districts 9 and 10, as shown on a diagram (for illustrative purposes only) dated April 21, 2003 and subject to the conditions of CEQR Declaration E-120.

The application for an amendment of the Zoning Map (C 030436 ZMM) was filed by the Department of City Planning on April 16, 2003 to change R7-2, R8 and C4-4 districts to R7A, R7A/C1-4, R7B, R8A and C4-4D districts, within an area bounded by Central Park North (a.k.a., West 110th Street), West 124th Street, Morningside Avenue and a point 100 feet west of Adam Clayton Powell Jr. Boulevard. The area to be rezoned comprises a 44-block area within Manhattan Community Districts 9 and 10.

BACKGROUND

The New York City Department of City Planning (the Department) is proposing a zoning map amendment that would affect 44 blocks in south-central Harlem. The proposed rezoning area comprises the southern portion of the Frederick Douglass Boulevard corridor and is generally bounded by Central Park North (a.k.a., West 110th Street), West 124th Street, Morningside Avenue and a point 100 feet west of Adam Clayton Powell Jr, Boulevard. The majority of this area is currently zoned R7-2 and R8, medium density residential districts which have been in effect since the last major revision of the New York City Zoning Resolution in 1961.

In 1999, the Manhattan Borough President, in collaboration with the Urban Technical Assistance Project (UTAP) of Columbia University, conducted a study of the Frederick Douglass Boulevard

corridor from West 110th to West 135th streets. The study was initiated out of concern that future development in the area could be potentially out of context with the four to six-story built character that pervades the area. The study generally recommended streetscape improvements, and proposed mapping contextual zones along and west of Frederick Douglass Boulevard to protect the existing built context of the area while simultaneously promoting future residential development within a contextual building envelope.

The Department's rezoning proposal expands and builds upon the Manhattan Borough President's preliminary rezoning proposal for the area, and recommends contextual zoning options that would protect the existing built context of the area, while promoting future development that would be compatible with the existing urban fabric. Recognizing that Frederick Douglass Boulevard forms a major north-south spine in Central Harlem, coincides with the Eighth Avenue subway line, and has several potential development sites, the Department believes that a modest increase in density on the boulevard with a required contextual envelope would be appropriate.

The Department's proposal addresses the following objectives:

Need for New Housing

The rezoning area, which comprises a portion of south-central Harlem, is undergoing significant physical change and population growth. The rezoning area comprises portions of eight census tracts generally bounded by Central Park North, West 124th Street, Morningside Avenue and Malcolm X Boulevard. According to the 2000 Census, these census tracts experienced a 16.6 percent increase in general population, from 24,972 to 29,108 persons (compared to 7.6 percent for Central Harlem and 3.3 percent for the entire borough during the same period).

Recognizing that the rezoning area's population trends would continue, the Department's proposal would expand future housing opportunities and encourage the development of additional housing units for a range of incomes. Specifically, the proposal recommends zoning

districts that would facilitate housing construction in appropriate locations to address future housing needs. To accomplish this objective, the Department recommends modest increases in density along Frederick Douglass Boulevard and on most mid-blocks. The rezoning area is well served by public transportation and these streets could accommodate greater residential density than is permitted by existing zoning.

Out-of-Scale Buildings Permitted by Existing Zoning

With a few exceptions, zoning regulations have not changed in south-central Harlem since the last major revision of the city's zoning map in 1961. Almost the entire rezoning area is zoned R7-2 and R8, which are medium density residential districts.

R7-2 and R8 districts allow residential developments up to 3.44 and 6.02 FAR, respectively. In R7-2 districts, community facility development is allowed up to 6.5 FAR and can result in buildings that are much larger than residential developments. R8 districts also allow community facility development up to 6.5 FAR; however, the differential between residential and community facility development is comparatively smaller than that found in R7-2 districts (i.e., 6.02 - 6.5 FAR).

R7-2 and R8 districts are governed by "height factor" regulations which encourage tower-in-the-park developments on large lots, like those that occupy many superblocks in Central Harlem (i.e., large blocks formed by the combination of two to three standard blocks). The tower-in-the-park building form contrasts sharply with the character of multi-family walk-ups and rowhouses within the rezoning area. The existing zoning could result in new buildings that disrupt the continuity of street walls in predominantly low to mid-rise neighborhoods. In addition, buildings constructed under height factor zoning could rise between 14 and 16 stories in R7-2 districts, and 18 and 21 stories in R8 districts. These are significantly taller than the six- to eight-story residential buildings along the avenues and the four- to six-story rowhouses in the mid-block that characterize the neighborhood. Furthermore, under the existing zoning, there are no height limits.

To ensure that future development reflects the characteristics of multi-family walk-ups and rowhouses in the rezoning area, the Department’s proposal would introduce contextual zoning districts. Contextual zoning would reinforce the historic development patterns of the neighborhood and would establish predictable building forms that are compatible with the existing multi-family walk-ups and rowhouses in the area. Further, under contextual zoning, the differential between residential and community facility uses would be greatly reduced or eliminated. Contextual zoning would also require street walls similar to the existing rowhouses and tenements, and overall height limits for all buildings. Above street walls, contextual zoning requires that buildings set back (10 feet on wide streets, 15 feet on narrow streets) to reduce their visual impact from the street level.

Preservation of the Low-Scale Mid-blocks, Morningside Avenue, West 111th Street and Central Park North

Some mid-blocks within the rezoning area contain predominantly three-story rowhouses with street walls without setbacks. The existing built character is at a lower density and scale than allowed under the existing zoning. Examples of these areas include portions of West 121st to 123rd streets between Manhattan and Morningside avenues.

For Morningside Avenue, West 111th Street and Central Park North, which are zoned R8, the proposal’s recommended contextual density is equivalent to the maximum residential density currently allowed, 6.02 FAR. However, for R8 districts mapped on wide streets north of the Manhattan core, residential development is allowed up to 7.2 FAR under the Quality Housing option. Along Morningside Avenue, West 111th Street and Central Park North, the built form comprises high lot coverage residential buildings, with streetwalls without setbacks that range up to 6.0 FAR. The proposed R8A district would better preserve the existing context of these blocks and ensure that future development would be more compatible with their built context.

Expanded Opportunities for Retail and Commercial Uses

In recent years, commercial activity has expanded substantially throughout south-central Harlem, including the area to be rezoned, thus reflecting a growth in small businesses that serve a

growing neighborhood. In response to the growing needs for commercial space in the neighborhood, the Department's proposal would map new commercial overlay districts where neighborhood-oriented commercial uses would be allowed.

Land Uses within the Rezoning Area

The rezoning area has a mix of three, four, five and six-story residential buildings, community facilities and vacant lots, many of which are city-owned and cleared in anticipation of previous unrealized community development efforts. Notably, many vacant city-owned properties in the area have been recently included in City-sponsored development programs, such as Cornerstone. Frederick Douglass Circle, located at Frederick Douglass Boulevard and Central Park North, is developed with the Towers on the Park residential development, a gas station and small convenience store. Harlem USA, a 275,000 square foot commercial center, adjoins the rezoning area to the north, at West 124th and West 125th streets. The rezoning area also adjoins Central and Morningside parks to the south and west, respectively.

The rezoning area includes two urban renewal sites within the Harlem Gateway Urban Renewal Area. Site 102 comprises a full-block bounded by West 118th and West 119th streets, Manhattan Avenue and Frederick Douglass Boulevard. Designated for residential development, HPD will develop Site 102 with newly constructed townhouses on the mid-block and 8-story contextual buildings along the block's avenue frontages. The second site, Site 100, is located along the eastern edge of Frederick Douglass Circle, between West 110th and West 111th streets. The site currently has a gas station and small convenience store. In 1996, this site was sold to the gas station operator to enable him to secure financing for physical repairs and modernization improvements to the property. However, the city reserved its right to reacquire the site for residential development in the future.

The neighborhood is served by the IND Sixth and Eighth Avenue subway lines, with stations along Frederick Douglass Boulevard at West 110th and West 116th streets, and by several bus lines, which also run along Frederick Douglass Boulevard, West 110th and West 116th streets.

Local shopping is available at Harlem USA, West 110th Street and at West 116th Street, between Frederick Douglass and Malcolm X boulevards.

Residential uses predominate within the rezoning area. Residential and mixed residential/commercial buildings comprise 64 percent of the total land area.

Thirteen percent of the lot area is occupied by institutions or public facilities. Most of the institutional uses are schools such as P.S. 18, P.S. 113, Wadleigh High School, and the Saint Thomas School. Other institutional uses are religious institutions, the Police Athletic League center, and the 28th Police Precinct.

Commercial, industrial, transportation/parking, and open space uses comprise a small percentage of the rezoning area. Only one percent of the total lot area is used for commercial purposes. The majority of commercial lots are found on West 116th Street between Frederick Douglass and Adam Clayton Powell, Jr boulevards. Eight lots are used for transportation and parking purposes. Vacant land comprises 14 percent of the total land area. Because the neighborhood's major parks are outside the rezoning area, open space comprises a relatively small portion of land use.

Physical Character: Building Densities, Heights, and Street Walls

Within the rezoning area, the multi-family walk-up/rowhouse structure is the predominant building form. Multi-family walk-ups/rowhouse buildings, characterized by the presence of a street wall at the street line, are located along developed portions of Frederick Douglass Boulevard, Morningside and Manhattan avenues, and on most mid-blocks. Buildings ranging from 31 to 85 feet in height encompass 74 percent of all buildings in the area to be rezoned. On most mid-blocks, residential buildings range from 31 to 60 feet in height. Residential buildings, 61 to 85 feet in height are generally found along Central Park North opposite Central Park, along portions of West 111th Street, along Manhattan Avenue south of West 112th Street and on Morningside Avenue between West 114th and West 123rd streets. Eight buildings have heights

greater than 86 feet, including Towers on the Park and Manny Wilson Towers, a 14-story seniors' residence, which occupies the former Sydenham Hospital building.

Three-story rowhouses typify mid-blocks bounded by Manhattan and Morningside avenues between West 120th and West 123rd streets, and along Manhattan Avenue north of West 120th Street. The rowhouses typically rise without setbacks to heights between 31 and 45 feet.

Fifty-three percent of the lots have FARs ranging from 3.01 to 6.0, with 65 percent of the lots ranging from 2.0 to 6.0 FAR. The lots with higher FARs (i.e., 4.0 - 6.0 and 6.0+ FAR) are generally found along portions of Manhattan and Morningside avenues, Central Park North, West 111th and West 114th streets.

Existing Zoning

Most of the rezoning area lies within an R7-2 district, which allows residential development up to 3.44 FAR and community facility uses up to 6.5 FAR. On wide streets, residential development that complies with the Quality Housing program is allowed up to 4.0 FAR. R8 districts are mapped along Morningside Avenue, West 111th Street and Central Park North, opposite Morningside and Central parks, respectively. R8 districts allow residential uses up to 6.02 FAR and community facility uses up to 6.5 FAR. Under the Quality Housing option, on wide streets, residential development is permitted up to 7.2 FAR.

Within the area to be rezoned, a C4-4 general commercial district is mapped along portions of Frederick Douglass Boulevard and St. Nicholas Avenue, between West 122nd and West 124th streets. C4-4 districts allow regional shopping with a wide range of commercial uses. C4-4 districts allow residential uses up to 3.44 FAR and community facility uses up to 6.5 FAR. Commercial uses are permitted up to 3.4 FAR. One off-street parking space per 1,000 feet of commercial floor area for most retail uses is generally required; however parking requirements are waived if less than 40 parking spaces are required.

The block bounded by Frederick Douglass Boulevard, Manhattan Avenue, West 110th and West 111th streets is zoned C1-9, a non-contextual commercial district that allows local retail uses and high-density residential development. In C1-9 districts, commercial development is allowed up to 2.0 FAR and residential and community facility development is allowed up to 10.0 FAR (12 FAR with the inclusionary housing bonus). Residential buildings may be constructed as a tower-on-a-base, which provides street wall continuity along the street line at the building's base. Parking is required for 40 percent of the residential units. The C1-9 district was mapped to facilitate Towers on the Park, a residential development comprising buildings that range from 10 - 20 stories.

Local retail activity is facilitated by C1-4 and C2-4 commercial overlays. These overlays are mapped along portions of Frederick Douglass Boulevard, Frederick Douglass Circle and West 116th Street, east of Frederick Douglass Boulevard. C1 and C2 districts are distinguished by slight differences in the range of permitted uses and in parking requirements. As local service districts, C2-4 districts allow a slightly wider range of commercial uses than allowed in C1-4 districts, which primarily allow local retail uses. C1-4 and C2-4 districts require 1 parking space per 1,000 square feet of commercial use, which can be waived if less than 40 parking spaces are required.

Proposed Zoning Map Amendment

The Department proposes zoning map amendments to introduce contextual zones that would create new opportunities for residential development and preserve the low-scale character of certain streets. The primary component of the Department's proposal would affect zoning rules governing building bulk, including the permitted densities (i.e., FAR's), building heights, and street walls. The Department also recommends some changes in permitted uses in specific locations within the rezoning area.

The rezoning proposal recommends the following contextual zoning districts:

- **R8A**, on Frederick Douglass Boulevard, Morningside Avenue, West 111th Street and Central Park North. R8A districts permit residential uses up to 6.02 FAR, community facility uses up to 6.5 FAR, street wall heights of 60 to 85 feet and maximum building heights of 120 feet;
- **C4-4D**, for an area generally bounded by Frederick Douglass Boulevard, St. Nicholas Avenue, and West 122nd and West 124th streets. C4-4D is a new R8A-equivalent district that would allow residential uses up to 6.02 FAR, community facilities up to 6.5 FAR and commercial uses up to 3.4 FAR. C4-4D districts mandate street wall heights of 60 to 85 feet, and maximum building heights of 120 feet. The creation of the new C4-4D district was approved by the City Council (N 030233 ZRY) on June 24, 2003 (Resolution No. 963);
- **R7A**, on most mid-blocks between Morningside Avenue and a point 100 feet west of Adam Clayton Powell Jr, Boulevard, along Manhattan Avenue and along St. Nicholas Avenue between West 116th and West 120th streets. R7A districts permit residential and community facility uses up to 4.0 FAR, and mandate street wall heights between 40 and 65 feet, and maximum building heights of 80 feet;
- **R7B**, for an area generally bounded by Manhattan Avenue, West 120th and West 123rd streets, and a point 100 feet east of Morningside Avenue. R7B districts allow residential and community facility uses up to 3.0 FAR, and mandate street wall heights between 40 and 60 feet, and maximum building heights of 75 feet, and
- **C1-4**, a new commercial overlay, to allow local retail uses on both sides of the West 116th Street mid-block between Frederick Douglass Boulevard and Manhattan Avenue. C1-4 districts allow commercial development up to 2.0 FAR.

ENVIRONMENTAL REVIEW

The subject application (C 030436 ZMM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6

of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 03DCP026M. The lead agency is the City Planning Commission.

After a study of the potential environmental impact of the subject application (C 030436 ZMM), a Negative Declaration was issued on April 21, 2003, which includes (E) designation (E-120) for hazardous materials on: Block 1826, Lot 1; Block 1929, Lots 4, 61, 62, 160; Block 1929, Lots 6, 59; Block 1948, Lot 35; Block 1948, Lot 30; and Block 1944, Lots 40, 41, 42, 43.

UNIFORM LAND USE REVIEW

This application (C 030436 ZMM) was certified as complete by the Department of City Planning on April 21, 2003 and was duly referred to Community Board 9, Community Board 10, the Borough President and the Borough Board in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 9 held a public hearing on this application on June 19, 2003, and on that date, by a vote of 34 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Community Board 10 held a public hearing on this application on June 4, 2003, and on that date, by a vote of 35 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough Board Public Hearing

The Borough Board held a public hearing on this application on July 17, 2003, and on that date, by a vote of 7 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation on July 17, 2003, approving the application.

City Planning Commission Public Hearing

On July 23, 2003 (Calendar No. 11), the City Planning Commission scheduled August 13, 2003 for a public hearing on this application (C 030436 ZMM). The hearing was duly held on August 13, 2003 (Calendar No. 13).

There were no speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for the proposed amendment to the Zoning Map is appropriate.

The Frederick Douglass Boulevard rezoning proposal comprises a 44-block area within Manhattan Community Districts 9 and 10, bounded by Central Park North, West 124th Street, Morningside Avenue and a point 100 feet west of Adam Clayton Powell Jr. Boulevard. The rezoning proposal is the first comprehensive review of this area's underlying zoning in more than 40 years.

The Commission notes that this application was reviewed by Manhattan Community Boards 9 and 10, the Manhattan Borough President and the Manhattan Borough Board, of which all have given their unqualified support and unanimous approval for the proposed rezoning action.

The Department's rezoning proposal, which builds upon the Manhattan Borough President's preliminary rezoning proposal for the area, seeks to achieve several key objectives: to support the ongoing revitalization of Frederick Douglass Boulevard and neighboring blocks; to expand future housing development opportunities through increases in residential density along Frederick

Douglass Boulevard and most mid-blocks; to promote building forms that are more compatible with the existing built context, and to preserve the predominant low to mid-rise character of blocks with strong built contexts.

The majority of the area to be rezoned is zoned R7-2 and R8. Current zoning regulations encourage tower-in-the park type development that enables buildings to be set back from the street line, thereby interrupting street wall continuity on blocks typified by strong street walls and cornice lines. Moreover, current zoning regulations can produce buildings that are out-of-scale with the surrounding neighborhood.

Conversely, contextual zoning reinforces the historic development pattern of the neighborhood, while establishing predictable building forms that are compatible with the area's existing built context. Contextual zoning establishes street wall and height limits for all buildings. Above street walls, contextual zoning requires that buildings set back (10 feet on wide streets, 15 feet on narrow streets) to reduce their visual impact from the street level.

Accordingly, the Commission believes that the proposed R8A district is appropriate. R8A is proposed to replace existing R7-2 and R8 zoning along Frederick Douglass Boulevard, Morningside Avenue, West 111th Street and along Central Park North. R8A districts permit residential uses up to 6.02 FAR, community facility uses up to 6.5 FAR, maximum building heights of 120 feet, and street wall heights of 60 to 85 feet. The proposed rezoning action would increase the permitted residential FAR along Frederick Douglass Boulevard, from 3.44 to 6.02. The Commission believes that R8A is appropriate because of the width of the boulevard and its direct access to the IND subway and mass transit.

On Morningside Avenue, West 111th Street and Central Park North, the proposed contextual density allowed under R8A is equivalent to the maximum residential FAR currently allowed under the existing R8 zoning (without using the Quality Housing option, which allows residential development up to 7.2 FAR). Along Morningside Avenue, West 111th Street and Central Park

North, the built form comprises high lot coverage residential buildings, with uniform street walls that range up to 6.0 FAR. For Morningside Avenue, West 111th Street and Central Park North, the proposed R8A district would serve as a preservation mechanism to ensure that future development would be more compatible with the built context.

The Commission believes that the proposed C4-4D district is appropriate. C4-4D is proposed to replace the existing C4-4 district for an area generally bounded by Frederick Douglass Boulevard, St. Nicholas Avenue, and West 122nd and West 124th streets.

The existing C4-4 district allows residential uses up to 3.44 FAR (or 4.0 under the Quality Housing option), community facility uses up to 6.5 FAR, and commercial uses up to 3.4 FAR. The proposed C4-4D district would increase the permitted residential FAR on Frederick Douglass Boulevard and St. Nicholas Avenue, while retaining the same range of commercial uses currently allowed. C4-4D districts allow residential uses up to 6.02 FAR, community facilities up to 6.5 FAR and commercial uses up to 3.4 FAR. Further, C4-4D has a maximum building height of 120 feet and street wall heights of 60 to 85 feet.

Additionally, the Commission believes that the proposed R7A district is appropriate. R7A is proposed to replace existing R7-2 zoning along Manhattan Avenue, St. Nicholas Avenue between West 116th and West 120th streets, and for most mid-blocks, except the mid-blocks proposed for R7B as described below. R7A allows maximum building heights of 80 feet, street wall heights of 40 to 65 feet, residential FAR of 4.0 and community facility FAR of 4.0. The FAR allowed under R7A is equivalent to the maximum residential FAR that is currently allowed on Manhattan Avenue under the Quality Housing option.

The mid-blocks proposed for R7A are characterized by four and five-story, multi-family walk-up buildings interspersed with vacant or underdeveloped sites. Many of these sites are appropriate locations for future residential construction. The typical building form in R7A districts is consistent with the existing mid-block buildings. Along the mid-blocks, existing zoning allows

residential uses at 3.44 FAR and community facility uses at 6.5 FAR. The proposed R7A district would allow both residential and community facility uses at 4.0 FAR.

Moreover, the Commission believes that the proposed R7B district is appropriate. R7B is proposed for an area generally bounded by Manhattan Avenue, West 120th and West 123rd streets, and a point 100 feet east of Morningside Avenue. R7B districts allow maximum building heights of 75 feet, street wall heights between 40 and 60 feet, residential FAR of 3.0 and community facility FAR of 3.0.

The area proposed for R7B is characterized by three-story rowhouses and brownstones. The Commission believes that the proposed R7B district would better preserve the existing context. The typical building form in R7B districts is consistent with the low rise nature of this area and ensures that any future developments are similar in character to the existing rowhouses.

The rezoning proposal would also map a C1-4 local retail commercial overlay on both sides of the West 116th Street between Manhattan and Morningside avenues. West 116th Street, east of Frederick Douglass Boulevard has evolved into a vibrant, multi-cultural commercial corridor. However, no commercial overlay exists west of Frederick Douglass Boulevard to accommodate existing and future ground floor retail uses. The proposed C1-4 commercial overlay would be mapped within the proposed R7A district for those blocks, would bring existing ground floor commercial uses into conformance, and foster new ground floor commercial uses to serve the neighborhood.

Ground floor retail uses would be allowed up to 1.0 FAR in mixed residential/commercial buildings. Buildings without residential uses would be allowed 2.0 FAR of commercial uses. New developments would be subject to the density and bulk requirements of the proposed underlying R7A district.

The Commission believes that this rezoning responds to this area's growing housing need. The action enhances and expands future housing development opportunities, while providing a balance between growth and preservation within select areas of south-central Harlem's medium density, residentially zoned core. Further, the rezoning contributes to the city's ongoing efforts to increase the housing supply in Harlem and complement ongoing renewal efforts in the area. The Commission, therefore, believes that the proposed amendment to the Zoning Map, is appropriate.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section Nos. 5c, 5d, 6a and 6b:

1. changing from an R7-2 District to an R7A District property bounded by:

a. West 111th Street, a line 100 feet westerly of Frederick Douglass Boulevard, a line 100 feet west of St. Nicholas Avenue, West 122nd Street, Manhattan Avenue, West 120th Street, a line 100 feet easterly of Morningside Avenue, West 115th Street, Manhattan Avenue, West 114th Street, Morningside Avenue, and Manhattan Avenue; and

b. West 111th Street, a line 100 feet westerly of Adam Clayton Powell Jr. Boulevard, West 123rd Street, a line 200 feet westerly of Adam Clayton Powell Jr. Boulevard, a line midway between West 123rd Street and West 124th Street, a line 100 feet easterly of Frederick Douglass Boulevard, a line 100 feet east of St. Nicholas Avenue, West 120th Street, and a line 100 feet easterly of Frederick Douglass Boulevard;

2. changing from an R7-2 District to an R7B District property bounded by West 120th Street, Manhattan Avenue, a line midway between West 123rd Street and West 124th Street, and a line 100 feet easterly of Morningside Avenue;

3. changing from an R7-2 District to an R8A District property bounded by a line midway between Central Park North and West 111th Street and its westerly prolongation, Adam Clayton Powell Jr. Boulevard, West 111th Street, a line 100 feet easterly of Frederick Douglass Boulevard, West 120th Street, a line 100 feet east of St. Nicholas Avenue, a line 100 feet easterly of Frederick Douglass Boulevard, a line midway between West 123rd Street and West 124th Street, Frederick Douglass Boulevard, West 122nd Street, St. Nicholas Avenue, a line midway between West 123rd Street and West 124th Street, Manhattan Avenue, West 122nd Street, a line 100 feet west of St. Nicholas Avenue, a line 100 feet westerly of Frederick Douglass Boulevard, West 111th Street, and Frederick Douglass Boulevard;

4. changing from an R7-2 District to a C4-4D District property bounded by a line midway between West 123rd Street and West 124th Street, St. Nicholas Avenue, Hancock Place, West 124th Street, and a line 100 feet westerly of Morningside Avenue;

5. changing from an R8 District to an R8A District property bounded by:

a. Central Park North and its westerly prolongation, Adam Clayton Powell Jr. Boulevard, a line midway between Central Park North and West 111th Street and its westerly prolongation, and the southerly center line prolongation of Frederick Douglass Boulevard; and

b. West 114th Street, Manhattan Avenue, West 115th Street, a line 100 feet easterly of Morningside Avenue, West 124th Street, and Morningside Avenue;

6. changing from a C4-4 District to a C4-4D District property bounded by West 122nd Street, Frederick Douglass Boulevard, a line midway between West 123rd Street and West 124th Street, a line 175 feet westerly of Frederick Douglass Boulevard, West 124th Street, Hancock Place, and St. Nicholas Avenue; and

7. establishing within the proposed R7A District a C1-4 District bounded by a line midway between West 115th Street and West 116th Street, a line 100 feet westerly of Frederick Douglass Boulevard, a line midway between West 116th Street and West 117th Street, and Manhattan Avenue;

Borough of Manhattan, Community Districts 9 and 10, as shown on a diagram (for illustrative purposes only) dated April 21, 2003 and which includes the Environmental Declaration E-120.

The above resolution (C 030436 ZMM), duly adopted by the City Planning Commission on September 10, 2003 (Calendar No. 19), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, **Chair**
KENNETH J. KNUCKLES, Esq., **Vice Chairman**
IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,
RICHARD W. EADDY, ALEXANDER GARVIN,
JANE D. GOL, CHRISTOPHER KUI,
JOHN MEROLO, KAREN A. PHILLIPS,
JOSEPH B. ROSE, DOLLY WILLIAMS, **Commissioners**