



An amendment of the zoning map (section no. 6a), pursuant to Sections 197-c and 200 of the New York City Charter, changing from a C4-4 District to a C4-5 District property bounded by West 125th Street, Frederick Douglass Boulevard, West 124th Street and St. Nicholas Avenue, Borough of Manhattan, as shown on a diagram dated April 7, 1980, CB #10.

The application for an amendment of the zoning map was filed by the Office of Development (OED) in order to permit construction of the Harlem Shopping Mall.

In addition to the amendment of the zoning map (C800324ZMM), which is the subject of this report, implementation of the project also requires favorable action by the City Planning Commission and the Board of Estimate on two related items, C800247HDM, involving land disposition of the site and C800252HUM, the Tenth Amended Harlem-East Harlem Urban Renewal Plan.

The application for the rezoning was certified as complete by the City Planning Commission on April 7, 1980, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) and referred to Community Board #10.

Community Board #10 held a public hearing on the application and voted to recommend approval.

On June 4, 1980 (Cal. #7) the Commission scheduled a PUBLIC HEARING on the proposed amendment. The hearing was duly held on June 18, 1980 in conjunction with the related reports, C800252HUM and C800247HDM. There were no appearances and the hearing was closed.

CONSIDERATION:

The site to be rezoned is within the Harlem-East Harlem Urban Renewal Area. Although the site is now zoned as a C4-4 District and would permit the proposed commercial development, a four story enclosed shopping mall of 230,000 square feet, including a 110,000 square foot department store, there are stringent parking requirements under this zoning district. As there is now an existing 430 car parking garage located within the 125th Street Shopping corridor of sufficient size to handle all the commercial uses in the area, additional parking spaces for the mall were considered unnecessary. The zoning was therefore changed to C4-5, which contains all other requirements of the C4-4 District except parking, of which none is required.

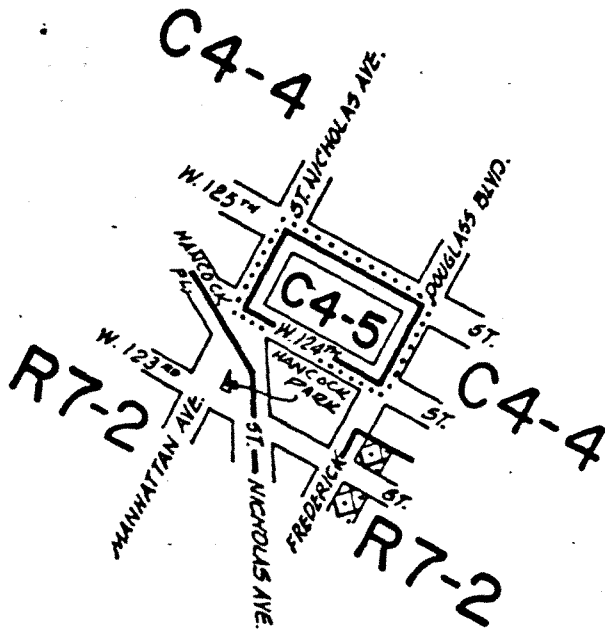
Additional considerations and details related to the proposed shopping mall are contained in the related report C800247HDM.

The City Planning Commission therefore considers the proposed rezoning appropriate and adopted the following resolution on July 9, 1980 (Cal. #64) which is herewith filed with the Secretary of the Board of Estimate, in accordance with the requirements of Sections 197-c and 200 of the Charter.

RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter that 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 No. 6a, so as to change from a C4-4 District to a C4-5 District property bounded by West 125th Street, Frederick Douglass Boulevard, West 124th Street and St. Nicholas Avenue, Borough of Manhattan, as shown on a diagram dated April 7, 1980.

HERBERT STURZ, Chairman
MARTIN GALLENT, Vice-Chairman
JOHN P. GULINO, THEODORE E. TEAH, Commissioners

SCG:b1



CITY PLANNING COMMISSION
CITY OF NEW YORK
**DIAGRAM SHOWING PROPOSED
ZONING CHANGE
ON SECTIONAL MAP**
6a

Certification Date:
New York, April 7, 1980

BOROUGH OF
MANHATTAN

Israel Korman
Director, Division of Zoning
John Specter P.E.
Chief Engineer, Technical Controls

Secretary

SCALE IN FEET
600 300 0 600

NOTE:

- indicates Zoning District boundary.
- The area enclosed by the fine dotted line is proposed to be changed from a C4-4 District to a C4-5 District.
- indicates a C2-4 District.