



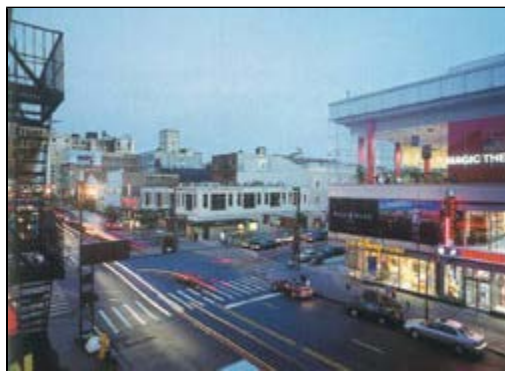
125th Street - **Approved!**

Overview

In response to recent and anticipated development activity in Harlem, the Department of City Planning in partnership with the [New York City Economic Development Corporation \(EDC\)](#), Housing Preservation and Development (HPD), the Departments of Cultural Affairs (DCA), the Department of Transportation (DOT) and the Department of Small Business Services (SBS) initiated the 125th Street Study in December of 2003 to generate a development framework for the entire 125th Street corridor between the Harlem and Hudson Rivers. [The Interagency Team](#) worked in close collaboration with the study's [Advisory Committee](#) - a diverse group of over 100 individuals representing elected officials, local civic groups and cultural institutions, stake holders, and community boards 9, 10 and 11. The study focused on several key planning areas that include: zoning, transportation, the arts, increased local and regional visitors to the corridor, and public realm/streetscape improvements. The study also reviewed and proposed strategies to develop housing within the corridor, including affordable housing. The actions comprising the 125th Street Corridor Rezoning constitute a key product of the study.



The Apollo Theater



125th Street, alternatively known as Martin Luther King, Jr. Boulevard, boasts a unique character and many distinct assets upon which to build. It offers a multitude of cultural, commercial and institutional resources, many of which have historic importance for the Harlem community, and it is well-served by local and regional public transportation. Building upon its many assets as well as leveraging current public and private investments and initiatives the 125th Street Corridor Rezoning seeks to support the ongoing revitalization of Harlem's "Main Street".

Because public outreach and involvement were critical to the study, a series of meetings with the Advisory Committee and the general public were held through the course of the study with the objective of having a meaningful dialogue with the people who will be most affected by the changes and opportunities for 125th Street. The Advisory Committee meetings held between April 28th, 2004 and November 15th, 2006 established that dialogue, to be followed by the public dialogue through out the formal public review process for the 125th Street Corridor Rezoning.

[Zoning Proposal:](#) Description of the actions comprising the 125th Street Corridor Rezoning.

[Advisory Committee Meetings:](#) Summaries of the meetings and presentations to the Advisory Committee.

[Public Review:](#) Estimated public review process timeline for the rezoning.

125th Street - **Approved!** Zoning Proposal

- **Original Proposal**

The proposed 125th Street Corridor Rezoning (applications 080099 ZMM and N080100 ZRM) was certified on October 1, 2007 and entered the public review process (ULURP).

- **Building Form**

In order to promote building forms compatible with the existing context, new development within the 125th Street Corridor would be subject to building form regulations including new height limits.

- **(A) Applications**

On December 17, 2007 the Department of City Planning filed modified applications for the 125th Street Corridor Rezoning. The modified applications, C 080100(A) ZRM and C 080099(A) ZMM, include modifications to the proposed zoning text amendment to include the Arts Bonus mechanism and a revised proposed zoning map that replaces a portion of a C4-4A zoning district with a C4-4D zoning district.

- **CPC Approval with Modifications**

On March 10, 2008 the City Planning Commission (CPC) approved with modifications the (A) applications (C 080100(A) ZRM and C 080099(A) ZMM) for the 125th Street Corridor Rezoning (the original applications 080099 ZMM and N080100 ZRM were withdrawn). The approved actions include a Zoning Map amendment and a Zoning Text amendment as modified by the CPC. [Read the CPC Reports](#) for the CPC approved applications.

- **CC Approval with Modifications**

On April 30, 2008 the City Council (CC) approved with modifications the (A) applications (C 080100(A) ZRM and C 080099(A) ZMM) for the 125th Street Corridor Rezoning. The approved actions include a Zoning Map amendment and a Zoning Text amendment as modified by the City Council.

125th Street Original Proposal



Looking west on 125th Street from MetroNorth platform

Background

The New York City Department of City Planning is proposing zoning map and text changes to 24 blocks along the 125th Street corridor spanning sections of Manhattan's Community Boards 9, 10 and 11. The proposed changes are part of a comprehensive City initiative to support the ongoing revitalization of 125th Street - Harlem's "Main Street". The zoning proposal includes input received from the public [Advisory Committee meetings](#) held in 2004, 2005 and 2006 as well as recommendations from the [Interagency Team](#).

Shared Goals

The proposed rezoning is based on a series of shared goals articulated through out the public outreach process by the Advisory Committee, stakeholders and the research conducted by the Interagency Working Group. These shared goals include:

- **Strengthen 125th Street's continuity and maintain its unique character**
- **Increase density in areas that can accommodate it**
- **Encourage more residential uses**
- **Increase visitors and nighttime activity**
- **Encourage a diverse mix of businesses, including arts and entertainment**
- **Generate career opportunities for Harlem residents**
- **Address cross-town transportation**

Overall Vision and Strategies

Building on its historic and existing character and resources, a series of strategies for 125th Street can contribute to achieving the shared goals. The proposed strategies seek to sustain the ongoing revitalization of 125th Street as a unique Manhattan Main Street, enhance its regional business district character and reinforce the street's premier arts, culture, and entertainment destination identity.

The proposed strategies include:

- **Zoning and Urban Design** - Zoning changes to promote commercial and housing development, including affordable housing. Urban design principles to protect the corridor's existing scale and character and to improve the street's pedestrian experience.
- **Arts and Entertainment** - Strengthen critical mass of arts and entertainment venues, promote the street's identity and foster complementary uses.
- **Retail** - Encourage a balanced retail mix.
- **Transportation** - Address traffic challenges.

The zoning proposal was presented to the City Planning Commission for certification on October 1st, 2007. See the full

Context

125th Street is Harlem's "Main Street", a vibrant commercial corridor that serves the local Harlem community, Manhattan and the region. 125th Street has long been recognized as a place for arts, culture and entertainment. Today, the street continues to provide access to venues like the Apollo Theater and cultural institutions like the Studio Museum in Harlem. Taking advantage of its many public transit assets, the street also serves as a gateway for local residents and visitors to the greater Harlem area.

The 125th Street corridor contains a diverse building stock with a variety of retail, commercial, arts, cultural, institutional, educational and residential uses. The corridor contains historic buildings such as the Apollo Theater, Theresa Towers and the Corn Exchange which are registered New York City Landmarks; office buildings like the Adam Clayton Powell Jr. State Office Building and 55 W 125th Street; commercial buildings like Harlem USA, Gotham Plaza and Gateway Plaza; four- to five-story residential buildings with ground floor retail along portions of 125th Street; and rows of brownstones lining portions of 124th and 126th Streets.



Theresa Towers



55 West 125th Street



HarlemUSA



West 125th Street residential buildings



Brownstones at 126th Street




Brownstones at 124th Street and Fifth Avenue

Existing Zoning

Most of the 125th Street corridor within the rezoning area is currently zoned either C4-4, a commercial zoning district that allows for medium-density residential and commercial development, or C4-7, a commercial district that allows high-density mixed use development. Small portions of the corridor are zoned C4-5, C4-4A and R7-2. Much of this zoning has been in place since 1961 and, in general, no longer accommodates or supports recent development trends along the corridor, resulting in isolated, piece-meal zoning changes and development without a coordinated vision. For the most part, the existing zoning districts lack maximum height limits for buildings and do not require contextual streetwall controls.



Existing Zoning Map

 [View a larger image.](#)

EXISTING ZONING						Building Form:		
Use:	Zoning District	Allowed Density (FAR):			COMMUNITY FACILITY	Existing bulk controls		
		Base FAR	Inclusionary Housing Bonus	Max. FAR		Max. FAR	Max. FAR	Building base (streetwall): min. max.
	R7-2	-	-	3.44/4.0*	-	6.5	not required	none
	C2-4, C1-4 <small>overlays</small>	-	-	-	2.0	-	-	-
	C4-4	-	-	3.44/4.0*	3.4	6.5	not required	none
	C4-5	-	-	3.44	3.4	6.5	not required	none
	C4-4A	-	-	4.0	4.0	4.0	40' 65'	80'
	C4-7	10.0	2.0	12.0	10 - 12*	10 - 12*	not required	none
	M1-2	2.0 - Manufacturing			2.0	4.8	not required	none

* with Quality Housing Program * with plaza or arcade bonus

Summary of Existing Allowed Density and Building Form

Zoning Proposal

Main Goals

The zoning proposal seeks to **sustain and enhance the revitalization of 125th Street as a unique Manhattan Main Street**. Key to the zoning proposal is establishing a new **special purpose district** for the 125th Street corridor. The special purpose district allows the proposed zoning regulations to respond to specific conditions with customized density, building form controls and use regulations. The proposal incorporates a **balanced rezoning approach** that **creates incentives for new mixed-use development** where appropriate and that **protects the corridor's existing scale and character**, particularly along those portions of the corridor where there is occupied housing. The zoning proposal seeks also to **expand opportunities for the creation of housing, including affordable housing**, by increasing the density allowed for residential development in certain areas and by offering an [inclusionary housing](#) bonus in the areas where increases in residential density are proposed.

The zoning proposal seeks to support the growth of 125th Street as a **premier arts, culture and entertainment destination**. A mechanism is included to support the creation of uses that would complement existing and future arts and cultural venues and expand the range of activities along the corridor. The proposal also includes regulations to promote **distinctive signage** that would reinforce the street's arts, culture and entertainment character.

In keeping with 125th Street's pedestrian vibrancy, the zoning proposal seeks to **improve the pedestrian experience** by ensuring that active uses occupy the ground floor of new developments and that their street frontage includes some degree of transparency. In connection with these requirements, the proposal would also limit the ground floor frontage of banks and similar 'non-active' uses.

Proposed Special District

The Department of City Planning is proposing zoning text and map amendments to establish the Special 125th Street District that would generally cover the 125th Street corridor from Broadway to Second Avenue. The boundaries of the proposed special district are contiguous with the boundaries of the areas proposed for zoning changes.



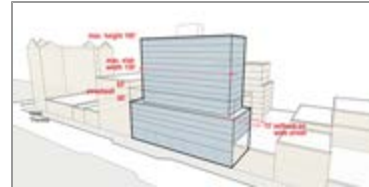
Proposed Special District Boundaries and Rezoning Area Map

The proposed Special District would contain the "Core Subdistrict", generally along both sides of 125th Street between Frederick Douglass Boulevard and 545 feet east of Lenox Avenue/Malcolm X Boulevard. Prominent arts institutions like the Apollo Theater and the Studio Museum are within this section of 125th Street. Special use regulations pertaining to the creation of arts and entertainment uses, described below, would apply in this sub-district.

Urban Design Principles and Building Form

The proposed Special District would promulgate controls that shape the form of new buildings to respond to the specific conditions along the corridor and guide new development on the corridor in ways that complement its context. Key urban design principles include:

- Maintaining a consistent street wall that frames 125th Street through the base of new buildings at heights consistent with the existing context.
- Ensure ground floor retail continuity and transparency to improve the pedestrian experience.
- Establish height limits for new developments within the corridor.



[View diagrams of the proposed building form.](#)

The proposed Special District would modify existing bulk and density regulations for C4-4D, C6-3 and C4-7 districts mapped within the proposed rezoning area in order to achieve the objectives above. The modified density regulations would also create and expand opportunities for affordable housing.

The proposed Special District would modify use requirements of the underlying zoning to ensure appropriate "active" uses such as retail, arts and entertainment have sufficient frontage on 125th Street at the ground floor level, it would also include building frontage and ground floor location restrictions for certain uses such as banks, offices and hotels.

The map and table below illustrate the **proposed zoning districts** and the **proposed density and bulk regulations** for the rezoning area.



Proposed Zoning Map

 [View a larger image.](#)

PROPOSED ZONING									
Allowed Density within Special District (FAR):						Building Form:			
Use:	Underlying Zoning District	RESIDENTIAL			COMMERCIAL	COMMUNITY FACILITY	Special District bulk controls		
		Base FAR	Inclusionary Housing Bonus	Max. FAR	Max. FAR	Max. FAR	Building base (streetwall):		Building height:
						min.	max.	max.	
	R6A	-	-	3.0	-	3.0	40'	60'	70'
	R7-2	-	-	3.44	-	6.5	not required		none
	C2-4 overlay	-	-	-	2.0	-	-	-	-
	R7A	-	-	4.0	-	4.0	40'	65'	80'
	C2-4 overlay	-	-	-	2.0	-	-	-	-
	C4-4A	-	-	4.0	4.0	4.0	40'	65'	80'
	C4-4D	5.4	1.8	7.2	4.0	6.0	60'	85'	120'
	C6-3	6.0	2.0	8.0	6.0	6.0	60'	85'	160'
	C4-7	9.0	3.0	12.0	10.0	10.0	60'	85'	290'

Summary of Proposed Allowed Density and Building Form within the Special District

Proposed Use Regulations

The proposed Special District would modify the uses allowed in underlying zoning districts by regulating uses located at the ground floor level in new developments or enlargements with frontage on 125th Street. Uses that promote a vibrant pedestrian environment would be allowed at ground floor level while uses that do not contribute to this goal would be limited at the ground floor level. Uses above or below the ground floor of new developments or enlargements throughout the Special District would be governed by the use regulations of the underlying districts.

Ground floor uses fronting on 125th Street would be limited to "active" uses that include retail and qualifying arts and entertainment-related uses as described below. Such uses would be required along the majority of the 125th Street frontage of any new development or enlargement. Uses that do not contribute to an active pedestrian environment, including bank, hotel, office and residential uses, would be restricted from fully occupying the ground floor of any new development or enlargement with 125th Street frontage. Such uses would be allowed on floors other than the ground floor and would be allowed to have a limited ground floor frontage on 125th Street for the purpose of access through entrances and lobbies. Buildings with offices or hotels would have to have active uses such as restaurants, retail and entertainment venues located at the ground floor level.

Arts and Entertainment-Related Use Requirement

Within the Core Subdistrict new developments with 60,000 square feet of floor area or more would be required to have five percent of their total floor area reserved for and developed with qualifying arts and entertainment-related uses as listed below. Such arts and entertainment uses could be located anywhere within the new development but would be required to be accessible from 125th Street. The uses listed below would qualify as art and entertainment-related uses within the proposed Special District:

- Art galleries
- Auditoriums
- Bookstores
- Clubs, including music, dance or comedy clubs
- Dance halls, public
- Eating or drinking establishments, with table service only
- Historical exhibits
- Museums
- Music stores
- Performance spaces
- Studios, art, music, dancing or theatrical
- Studios, radio, television or motion picture
- Theaters

Proposed Signage Regulations

The signage regulations of the underlying zoning districts would apply within the Special District. In addition, in order to allow distinctive signage that would complement and support the arts and entertainment character of the corridor, the proposed Special District would modify sign regulations to allow marquees and accessory marquee signs for a narrow set of arts uses.

Proposed Draft Text Amendment

View the complete draft  [proposed text amendment](#)

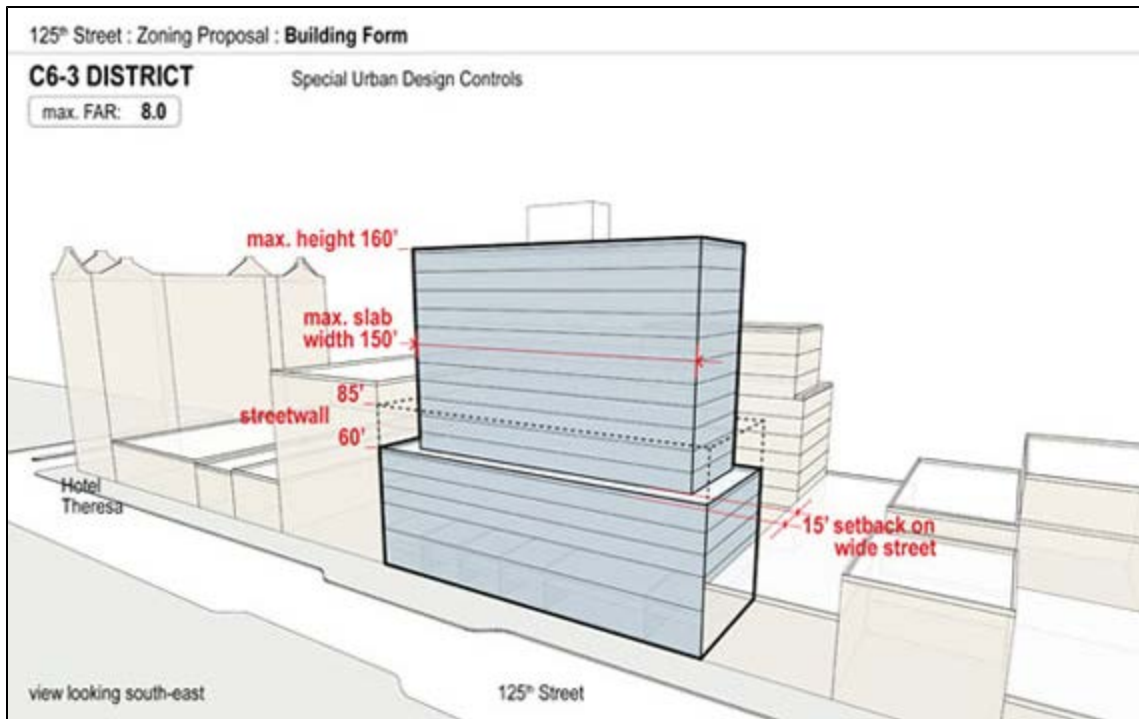
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125th Street Building Form

In order to promote building forms compatible with the existing context new developments within the 125th Street Corridor would be subject to the building form regulations described below.

C6-3 District

Required street wall:	60' min – 85' max
Setback above streetwall - wide street:	15'
Setback above streetwall - narrow street:	15'
Maximum slab width above 85':	150'
Maximum building height:	160'

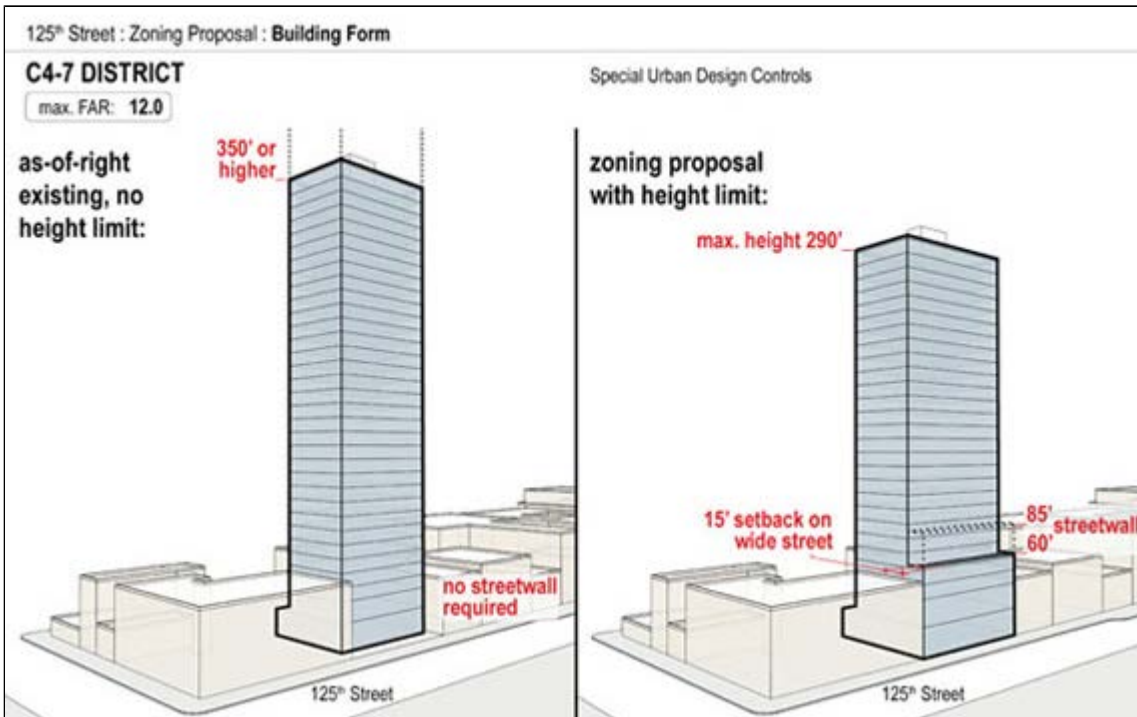


Illustrative C6-3 building form diagram.

Within the C6-3 District along Park Avenue, buildings fronting on Park Avenue would not be required to provide a streetwall and could be set back from the Park Avenue street line by 10 feet.

C4-7 District

Required street wall:	60' min – 85' max
Setback above streetwall - wide street:	15'
Setback above streetwall - narrow street:	15'
Maximum building height:	290'

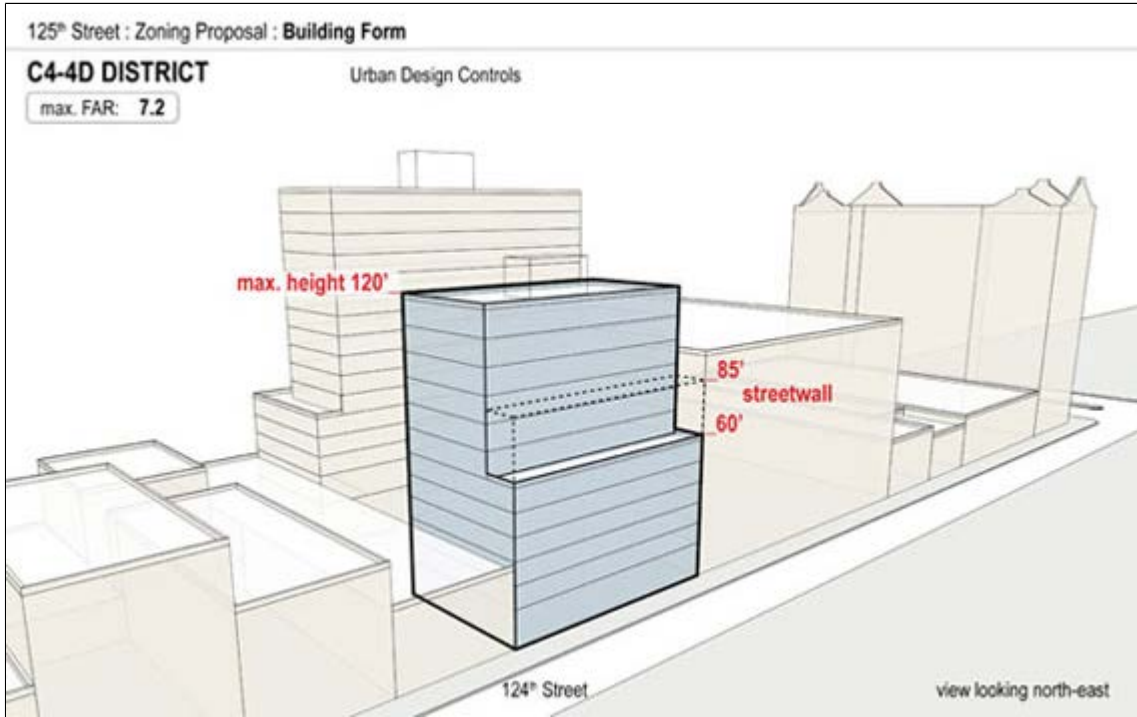


Illustrative C4-7 building form diagrams comparing existing conditions to the proposed building form regulations.

In the C4-7 District, within 50 feet of the 126th Street frontage between Adam Clayton Powell Jr. Boulevard and Lenox Avenue/Malcolm X Boulevard, new developments or any portion of a new development would be limited to a maximum height of 80 feet.

C4-4D District

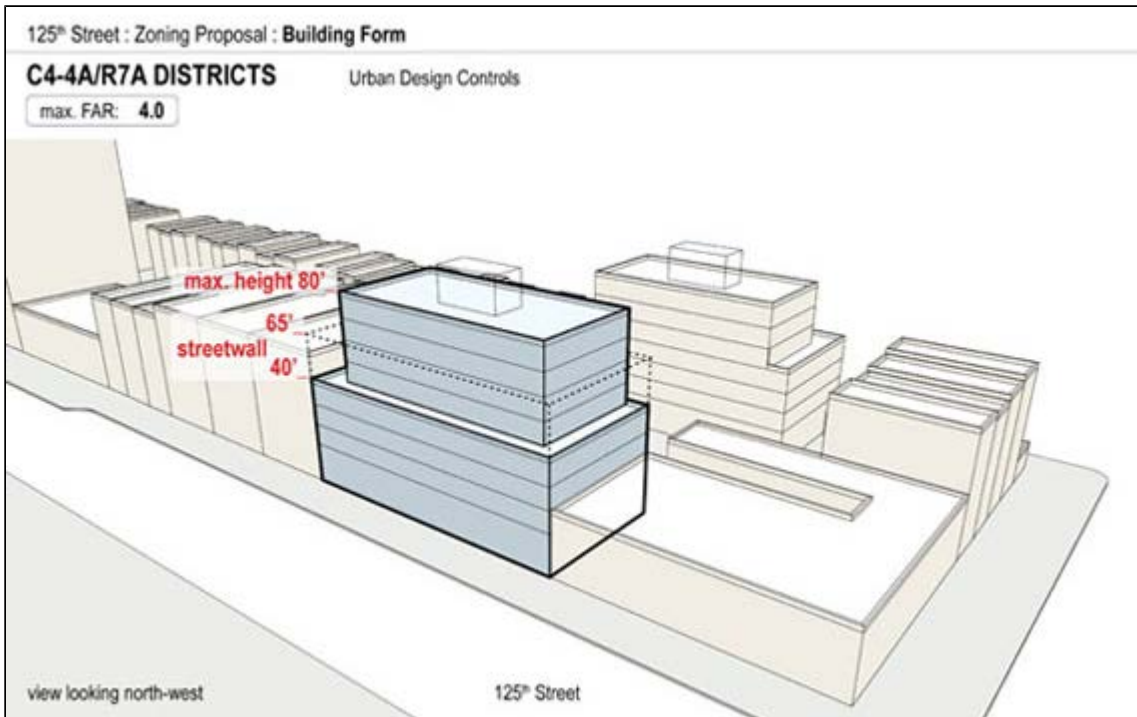
Required street wall:	60' min – 85' max
Setback above streetwall - wide street:	10'
Setback above streetwall - narrow street:	15'
Maximum building height:	120'



Illustrative C4-4D building form diagram

C4-4A/R7A Districts

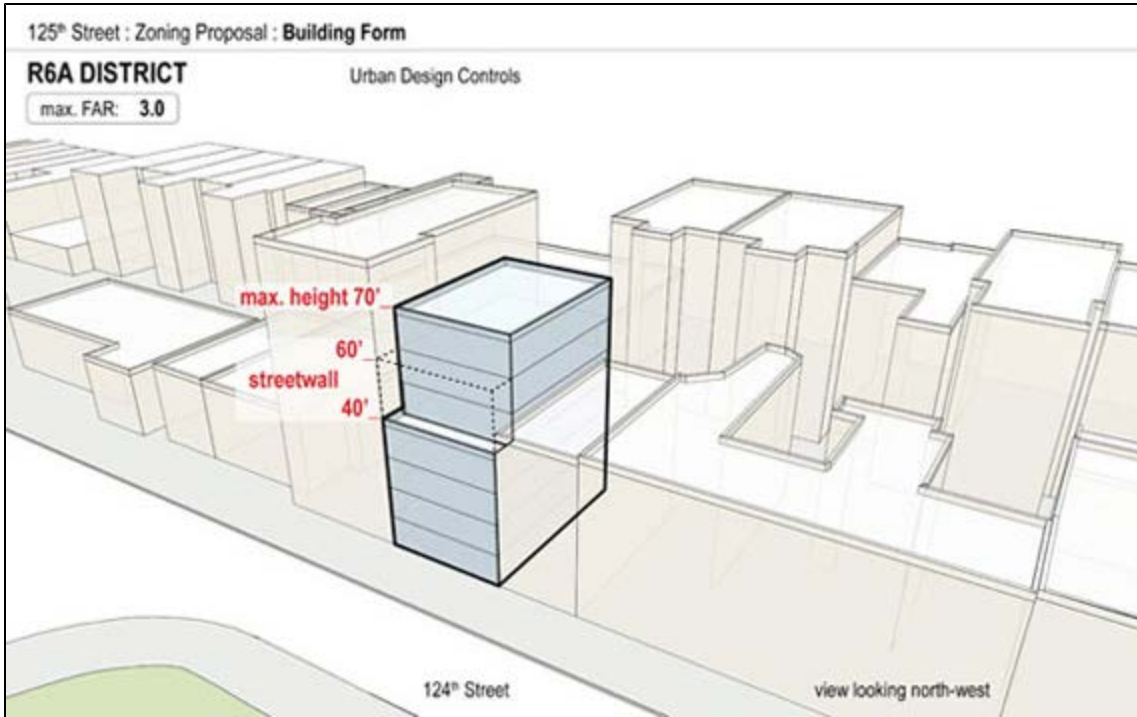
Required street wall:	40' min – 65' max
Setback above streetwall - wide street:	10'
Setback above streetwall - narrow street:	15'
Maximum building height:	80'



Illustrative C4-4A and R7A building form diagram

R6A District

- Required street wall: 40' min – 60' max
- Setback above streetwall - wide street: 10'
- Setback above streetwall - narrow street: 15'
- Maximum building height: 70'



Illustrative R6A building form diagram.

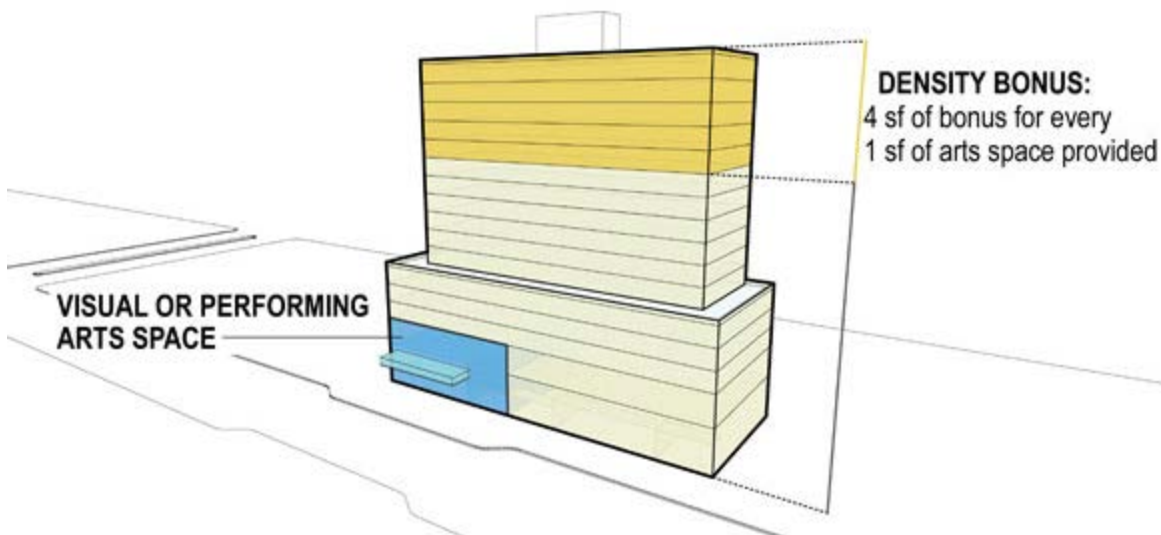
125th Street - **Approved!** (A) Applications

On December 17, 2007 the Department of City Planning filed modified applications for the 125th Street Corridor Rezoning. The modified applications, C 080100(A) ZRM and C 080099(A) ZMM, include modifications to the proposed zoning text amendment to include the Arts Bonus mechanism and a revised proposed zoning map that replaces a portion of a C4-4A zoning district with a C4-4D zoning district.




Arts Bonus

The Arts Bonus mechanism provides a floor area bonus in exchange for the provision of space for visual or performing arts space within new development. The proposed Arts Bonus mechanism seeks to provide additional incentives for the creation of visual and performing arts spaces within the 125th Street corridor to help sustain and enhance the district's identity as a premier arts destination.

The arts bonus mechanism would allow an increase in floor area, up to the maximum FAR, of four square feet for every one square foot of floor area provided for visual or performing arts core and shell space within the bonused development. The Arts Bonus would be applicable within the proposed C4-7, C6-3 and C4-4D districts through out the entire Special 125th Street District and would increase the base allowed FAR up to the maximum allowed FAR, within the prescribed height limits, as shown in the table below.



Allowed Density with Arts Bonus (FAR):

Use:	Underlying Zoning District	RESIDENTIAL			COMMERCIAL		
		Base FAR	Arts Bonus	Max. FAR	Base FAR	Arts Bonus	Max. FAR
	C4-4D	5.4	1.8	7.2	4.0	1.4	5.4
	C6-3	6.0	2.0	8.0	6.0	2.0	8.0
	C4-7	9.0	3.0	12.0	10.0	2.0	12.0

The space for visual and performing arts provided through the Arts Bonus would be required to be occupied by qualifying uses. These qualifying uses would be required to be not-for-profit uses and would include:

- Art galleries
- Historical exhibits
- Museums
- Theaters
- Performance venues

A minimum of 60 percent of the total floor area of the visual or performing arts space would be required to be occupied by the qualifying uses listed above. Accessory educational, rehearsal or administrative office uses would be allowed but limited to a maximum of 25 percent of the total floor area of the visual or performing arts space. Accessory uses to the visual or performing arts space would be limited to a maximum of 25 percent of the total floor area of the visual or performing arts space (such uses include dressing rooms, lobbies, ticket offices, rest rooms, circulation space, etc).

Developments within the Core Subdistrict utilizing the Arts Bonus and providing a visual or performing arts space equivalent to at least five percent of the total floor area of the development would be exempt from complying with the entertainment use requirement as described in the proposed action.

In order to ensure that the visual or performing arts space provided through the Arts Bonus would be accessible to the public, such space would be required to have a regularly scheduled presentation program that is open to the public, would have to be located above ground and would be required to be accessible from 125th Street. Signage identifying the visual or performing arts space on 125th Street would also be required.

In order to ensure that developments using the bonus generate bona fide visual or performing arts spaces, requirements would be included regarding written commitments to the operation of the arts or performance space, submission of plans for visual or performing arts spaces identifying adequate physical and fiscal resources, and the process for certification by the Chairperson of City Planning in cooperation with the Department of Cultural Affairs.

View the complete [modified proposed zoning text amendment](#).

C4-4D map change

The modified proposed zoning map includes a C4-4D zoning district instead of a C4-4A zoning district on 125th Street between Madison Avenue and 90 feet west of Park Avenue on the north side of 125th Street and 215 feet west of Park Avenue on the south side of 125th Street. This zoning designation seeks to create further incentives for new mixed-use development that capitalize on the proximity to mass transit, specifically on the proximity to the 125th Street station of the MTA Metro-North railroad line on Park Avenue and 125th Street. The modified proposed zoning map is shown below.



Modified proposed zoning map

[View a larger image](#).

Environmental Review

The combined potential impacts of the Arts Bonus mechanism and the C4-4D map change were analyzed in the Final Environmental Impact Statement (FEIS) submitted on February 29th, 2008 as part of the "Expanded Arts Bonus Alternative" included in Chapter 21. [View the FEIS](#).

125th Street - **Approved!** CPC Approval with Modifications

On March 10, 2008 the City Planning Commission (CPC) approved with modifications the (A) applications (C 080100(A) ZRM and C 080099(A) ZMM) for the 125th Street Corridor Rezoning (the original applications 080099 ZMM and N080100 ZRM were withdrawn). The approved actions include a Zoning Map amendment and a Zoning Text amendment.

The approved Zoning Text amendment was modified by the CPC in response to concerns raised during the public review process. The modifications include the following:

Changes to the Arts Bonus

- Allow below-grade performing spaces to qualify for the bonus, meeting minimum size and height requirements. Zoning Text Amendment Section 97-423 (b)(4).
- Allow rehearsal spaces to qualify for the bonus, located above grade and meeting size and transparency requirements. Zoning Text Amendment Section 97-423 (b)(3).
- Strengthened Arts Bonus enforcement, including additional measures to ensure that the visual or performing arts space continues to be occupied over the long term by bona-fide non-profit arts users. Zoning Text Amendment Sections 97-423 (d) and (e).

Additional Changes

- Restrict residential entrances on 125th Street within the Core Subdistrict, for new development with frontage on an avenue or side street. Zoning Text Amendment Section 97-221 (a).
- Increase the allowed maximum height from 290' to 330' for new development on C4-7 zoning districts with frontage on 125th Street, Park Avenue and 124th Street. Zoning Text Amendment Section 97-442 (b)(2).

View the [proposed zoning map](#) as approved by the CPC.

View the complete [proposed zoning text amendment](#) as modified by the CPC.

Read the [CPC Reports](#) for the CPC approved applications.

125th Street - **Approved!** CC Approval with Modifications

On April 30, 2008 the City Council (CC) approved with modifications the (A) applications (C 080100(A) ZRM and C 080099(A) ZMM) for the 125th Street Corridor Rezoning. The approved actions include a Zoning Map amendment and a Zoning Text amendment.

The approved Zoning Text amendment was modified by the CC in response to concerns raised during the public review process. The modifications include the following:

Reduction in the Allowed Residential Density in the C6-3 District within the Core

- The allowed residential density in the C6-3 zoning district within the Core Subdistrict, originally proposed at a base FAR of 6.0, bonusable to a maximum FAR of 8.0, was reduced to a base FAR of 5.4, bonusable to a maximum FAR of 7.2.

Changes to the Arts Bonus

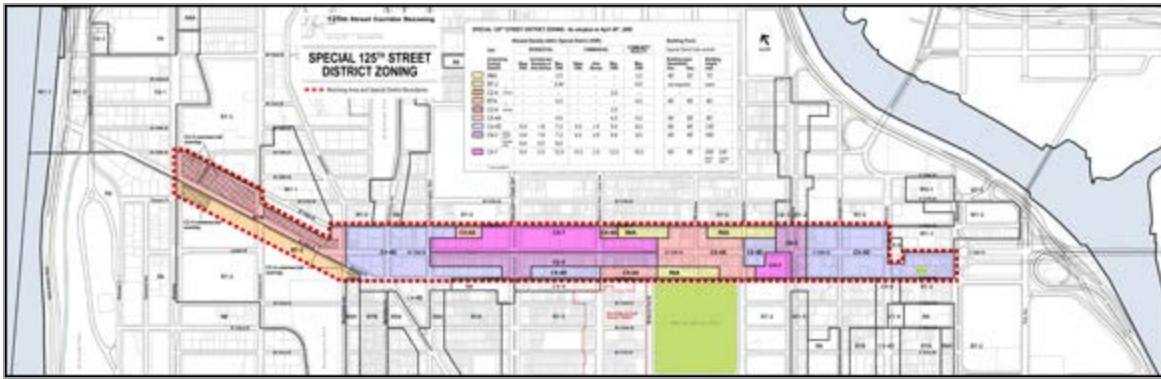
- Creation of a Bonused Space Local Arts Advisory Council (the Advisory Council) consisting three members appointed by each Council Member representing one of the three Councilmanic districts in the Special District; the members appointed by a Council Member would sit on the Advisory Council only with respect to applications for proposed visual or performing arts spaces located in the Councilmanic district of their appointing officer. In addition, two members would be appointed by the Commissioner of the Department of Cultural Affairs, including the Council's chair; these members would sit on the Advisory Council with respect to all applications. The appointees will be representative from the Harlem arts, non-profit or business communities.
- In making its determination, the Advisory Council would consider the prior history and/or proposed scope of outreach and educational activities in Community Boards 9, 10 or 11 by the proposed operator; and the organizational capacity and commitment of the proposed operator to implement local partnerships under a Community Engagement Plan. The Department of Cultural Affairs will provide staff assistance to the Advisory Council and will establish guidelines and procedures for the performance of its functions.
- The arts bonus provisions were also modified so that eligibility for the bonus requires that the proposed operator occupy the arts space under a lease having no less than a 15-year term, with two 5-year renewals.
- The list of arts uses that qualify for the arts bonus was expanded to include literary arts spaces and visual/media arts spaces.

View  [the approved zoning text amendment](#) as modified by the the City Council.



Special 125th Street District Boundaries and Rezoning Area Map

 [View a larger image.](#)



Special 125th Street District Zoning Map

[View a larger image.](#)

125th Street - **Approved!**

Advisory Committee Meetings

The study's Advisory Committee - a diverse group representing elected officials, local civic groups and cultural institutions, stake holders and community boards 9,10 and 11 - met initially in December 2003 and regularly up to and regularly up to November 2006. Through out the public outreach process, the project team made a series of public presentations to the Advisory Committee focusing on various aspects of the project. The Advisory Committee, representing the community, played an important role in defining the study's recommendations.

View a list of the  [committee members](#).

Advisory Committee Meetings

Nov. 15, 2006	125th Street Corridor Proposed Strategies: Zoning; Arts, Culture and Entertainment; Transportation. Public presentation and discussion summarizing the proposed strategies for the 125th Street corridor. More Information...
Sept. 28, 2006	125th Street Arts, Culture and Entertainment Vision: Public presentation and discussion of a preliminary vision for arts, culture and entertainment on 125th Street. More Information...
May 2, 2006	Preliminary Zoning Framework: Public presentation and discussion. More Information...
May 24, 2005	Sustaining Harlem's Economy: The Workforce1 Career Center and NYC Business Solutions Center on 125th Street.
Mar. 29, 2005	Zoning: A conversation about developing a framework for the future.
Feb. 16, 2005	Transportation: The Current State of Crosstown Traffic - Sharing the findings of the Harlem/Morningside Heights Transportation Study. - More Information...
Jan. 26, 2005	Zoning: A conversation about developing a framework for the future. - More Information...
June 23, 2004	Streetscape Advisory Committee Meeting - More Information...
Apr. 28, 2004	Preliminary Opportunities Presentation - More Information...
Dec. 8, 2003	Kick-Off Meeting - More Information...

125th Street Corridor Proposed Strategies: Zoning; Arts, Culture and Entertainment; Transportation November 15, 2006

On November 15th, the City presented a summary of the proposed strategies for the 125th Street corridor to the Advisory Committee and members of the public. This meeting recapitulated the September 28th and May 2nd presentations held earlier on 2006 and the feedback and comments received at these and earlier meetings.

The meeting presented the proposed zoning for the 125th Street corridor focusing on two main aspects of the zoning proposal, how the proposed zoning will catalyze new mixed-use development while protecting the corridor's existing scale and character, and how the proposed zoning supports the arts and entertainment vision for 125th Street.

Along with the proposed zoning the meeting summarized the arts, culture and entertainment strategies outlined on the May 2nd presentation and presented a series of transportation related strategies.

[View 125th Street Corridor Proposed Strategies: Zoning: Arts, Culture and Entertainment: Transportation. Presentation](#) (3.8 mb)

Arts, Culture and Entertainment Vision Meeting *September 28, 2006*

Based on public input from meetings held in 2005 and earlier this year, the City presented a preliminary vision for arts, culture and entertainment on 125th Street.

The meeting focused on presenting a preliminary vision on which to obtain feedback from the Advisory Committee, the presentation included discussion of current challenges on 125th Street and potential strategies to address them.

This preliminary vision complements and enhances the Preliminary Zoning Framework for 125th Street presented on May 2nd.



[View the Arts, Culture and Entertainment Vision Presentation](#) (2.3 mb)

Preliminary Zoning Framework Meeting *May 2, 2006*



On May 2, 2006 the Department presented the Preliminary Zoning Framework for 125th Street to the Advisory Committee. The purpose of the Preliminary Zoning Framework is to bring forward a planning framework to encourage discussion among the Community and the Advisory Committee with the Department and the [Interagency Working Group](#). The Preliminary Zoning Framework is based on input from meetings, presentations and workshops with the Advisory Committee and the community held in 2004 and 2005.

[View the Preliminary Zoning Framework Presentation](#) (9.6 mb).

Transportation Meeting *February 16, 2005*

On February 16th, at the transportation-specific Advisory Committee meeting, the 125th Street team initiated a discussion about transportation issues on and around 125th Street. The objective of the meeting was to share information with the Advisory Committee about commuting patterns, traffic, parking, truck movement, pedestrian transportation, bicycle transportation, and subways, trains and buses that service the 125th Street corridor and to gather feedback about transportation priorities.

The Advisory Committee discussion groups analyzed elements of the street and whether or not the corridor lanes are well utilized. In general, the meeting participants indicated that the quantity of cars on 125th Street is not necessarily the sole cause of congestion. Among identified concerns were that the curb-lane may not be optimally used.

View the [Transportation Presentation](#) (3.3 mb).

Read the [Summary Notes of the Transportation Meeting](#)

The 125th Street team will review some of the suggested short- and long-term recommendations made by the participants which can be analyzed as part of the next phase of the Harlem/Morningside Study.

Zoning Meeting *January 26th, 2005*

On January 26th, at the first zoning-specific Advisory Committee meeting, the 125th Street team initiated a discussion about basic zoning information and the opportunities different types of buildings deliver. Certain buildings are more likely than

others to provide a mix of uses and activities, such as housing and economic development opportunities. The objective of the meeting was to continue to gather feedback about development priorities.

Advisory Committee discussion groups analyzed the character of 125th Street and whether or not the existing zoning is accomplishing the community's development goals. The meeting participants believe that the existing zoning does not work and the Advisory Committee will continue to discuss future possibilities. Due to great interest in zoning, the 125th Street team repeated the presentation on Tuesday, March 29th.

[View the Zoning Presentation](#) (2.4 mb).

[View the Zoning Summary Notes](#)

Zoning Meeting Photos:



Streetscape Meeting

June 23rd, 2004

On June 23rd, at the first topic-specific Advisory Committee meeting, the 125th Street team initiated a discussion about streetscape and how 125th Street – how any street – is defined by the way the sidewalk and street look and feel. Streetscape elements, such as street furniture, public art and atypical spaces, can reinforce the unique character of 125th Street, establish a coherent experience from river to river, and maintain an accessible, safe and pleasant environment.

Advisory Committee discussion groups highlighted the streetscape elements that function well on the 125th Street corridor as well as those that should be enhanced or replaced. The comments will help formulate preliminary streetscape guidelines in a continuing conversation.

[View the Streetscape presentation](#) (1.8 mb).

[View a summary of the Advisory Committee comments from the Streetscape meeting.](#)

[View the 125th Streetscape questionnaire.](#)



Preliminary Opportunities Meeting

April 28th, 2004

The feedback received at the kick-off meeting was Deputy Mayor's catalyst for creating an interagency working group. There was a need to bring together several agencies and their experience and expertise to formulate a 125th Street framework and a feasible implementation strategy. Given current dynamic market forces and the distinct character of 125th Street, a comprehensive strategy for the corridor is necessary.

A meeting of the Advisory Committee was convened on April 28th, 2004 to begin an assessment of opportunities and challenges on the 125th Street corridor. To initiate the discussion, the 125th Street team summarized the comments made during the fall and winter and, in response to those suggestions and concerns, presented preliminary opportunities related to development, zoning, transportation, culture, urban design, waterfront, and the environment. These opportunities would be brought about by strategic public investments that will reinforce 125th Street as a vibrant commercial and cultural corridor.



[View the Preliminary Opportunities presentation](#) (3.1 mb)

[View a summary of the Advisory Committee comments from the Preliminary Opportunities meeting.](#)

Kick-off Meeting

December 8th, 2003

On December 8th, at the Upper Manhattan Empowerment Zone office, Department of City Planning, announced the official kick-off of the River-to-River/125th Street Study to leverage the unprecedented public and private investment around Harlems Main Street. In summer and fall of 2003, the 125th Street team studied existing conditions on the corridor to better understand its assets and challenges. The Manhattan Office Director presented a series of observations about its built character and demographics in relation to other cross-town corridors.

[View a summary of the Advisory Committee comments from the Kick-Off meeting.](#)

125th Street - Approved!**Public Review****Public Review Process Timeline**

Milestone	Date
Public Scoping Meeting Public scoping meeting on the Draft Scope of Work for an Environmental Impact Statement (EIS) to be prepared for the proposed 125th Street Corridor Rezoning and Related Actions.	January 17th, 2007
Environmental Review Notice of Completion of a Draft Environmental Impact Statement (DEIS).	September 28th, 2007
Certification The Department of City Planning certifies the ULURP applications as complete and refers the applications to the Community Boards, Borough President and Borough Board. View more information about the ULURP review process .	October 1st, 2007
Community Board Action CB 9, CB 11 conditional approval CB 10 conditional disapproval	December 5th, 2007
Borough President Action Conditional disapproval	January 9th, 2008
City Planning Commission public hearing	January 30th, 2008
City Planning Commission Approval with Modifications to the Zoning Text Amendment application. View the CPC Modifications (Read the CPC Reports)	March 10th, 2008
City Council Approval with Modifications to the Zoning Text Amendment application View the CC Modifications	April 30th, 2008

125th Street - **Approved!** Follow-up Text Amendment

Update November 19, 2008:

On November 19, 2008 the City Council adopted the 125th Street Follow-Up Text Amendment. The zoning text changes are now in effect.

The follow-up text amendment (N 090031 ZRM) reduces the allowed maximum building height and allowed density in the C4-7 district within the Core Subdistrict of the Special 125th Street District and responds to concerns expressed by the community and elected officials throughout the 125th Street Rezoning public review process regarding the allowed maximum height of buildings in this portion of the corridor.



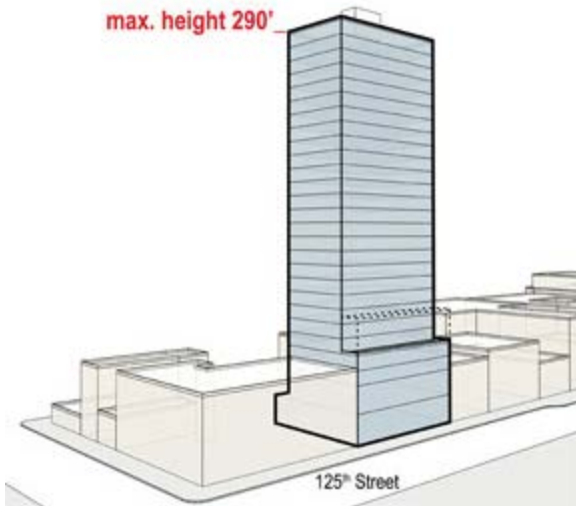
The zoning text amendment amends Sections 97-411, 97-422 and 97-442, relating to height and bulk regulations within the C4-7 zoned portion of the Core Subdistrict of the Special 125th Street District.

The zoning regulations for the C4-7 zoning district within the Core Subdistrict, as adopted by the City Council on April 30th, 2008, allow a maximum building height of 290 feet. The existing C4-7 zoning district density regulations allow a base commercial FAR of 10, bonusable to a maximum FAR of 12 through the use of the arts bonus; a base residential FAR of 9, bonusable to a maximum FAR of 12 through the use of the arts bonus or the Inclusionary Housing program; and a maximum FAR of 10 for community facility use.

The follow-up changes to the regulations for the C4-7 zoning district within the Core Subdistrict reduce the maximum building height to 195 feet. These latest changes also amend the density regulations for all uses favoring commercial over residential development by establishing a base commercial FAR of 7.2, bonusable to a maximum FAR of 8.65 through the use of the arts bonus; a base residential FAR of 5.4, bonusable to a maximum FAR of 7.2 through the use of the arts bonus or the Inclusionary Housing program; and a maximum FAR of 7.2 for community facility use.

The diagrams below compare the maximum allowed building height under the originally approved zoning (290 feet) and under this follow-up amendment (195 feet). Similarly, the tables below compare the allowed density for commercial, residential and community facility uses.

290' building height limit
as approved on April 30th, 2008:



max. height 290'

125th Street

Allowed Density within Special District

use:	base FAR:	max. FAR:	bonus type:
C	10	12	arts
R	9	12	arts or IH
CF	-	10	-

195' building height limit
as approved in the follow-up text amendment:




max. height 195'


125th Street

Allowed Density within Special District

use:	base FAR:	max. FAR:	bonus type:
C	7.2	8.65	arts
R	5.4	7.2	arts or IH
CF	-	7.2	-

View the adopted  follow-up [text amendment](#) to Sections 97-411, 97-422 and 97-442 of the Zoning Resolution.


Public Review

Milestone	Date
City Planning Commission referral	July 21, 2008
Community Board 10 Approval	July 24, 2008
Borough President Approval	September 2, 2008
City Planning Commission Public Hearing	September 24, 2008
City Planning Commission Approval ( Read the CPC Report.)	October 7, 2008
City Council Approval	November 19, 2008

125th Street Interagency Working Group

- [City Planning \(DCP\)](#)
- [Cultural Affairs \(DCA\)](#)
- [Deputy Mayor Dan Doctoroff's Office](#)
- [Economic Development Corporation \(EDC\)](#)
- [Housing Preservation and Development \(HPD\)](#)
- [Landmarks Preservation Commission \(LPC\)](#)
- [Manhattan Borough President Scott M. Stringer](#)
- [MTA New York City Transit](#)
- [New York City Housing Authority \(NYCHA\)](#)
- [Office of Environmental Coordination \(OEC\)](#)
- [Parks and Recreation \(DPR\)](#)
- [Sanitation \(DSNY\)](#)
- [Small Business Services/Employment \(SBS\)](#)
- [Transportation \(DOT\)](#)
- [Upper Manhattan Empowerment Zone \(UMEZ\)](#)
- [125th Street Business Improvement District \(BID\)](#)

Related Notes

-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).