# *EAST HARLEM REZONING PROPOSAL:*
# STRATEGIES for LAND USE & ZONING

Recognizing the neighborhood's unique assets and its position as an area of opportunity, East Harlem was identified as a focus of the De Blasio administration's efforts through *Housing New York* to build and preserve affordable housing in combination with strategic community investments. In response, City Council Speaker Melissa Mark-Viverito worked with neighborhood stakeholders to identify and prioritize community needs in the *East Harlem Neighborhood Plan*. The land use strategies outlined below were developed to address these shared priorities, and would be enacted through amendments to the New York City Zoning Map and Text. These actions are the focus of the environmental review process described in the Draft Scope of Work, though the rezoning actions will be complemented by additional public investments in the area.

**GOAL**

*Promote opportunities for new affordable housing and economic development while preserving commercial vitality and neighborhood character.*

## PRESERVATION STRATEGY

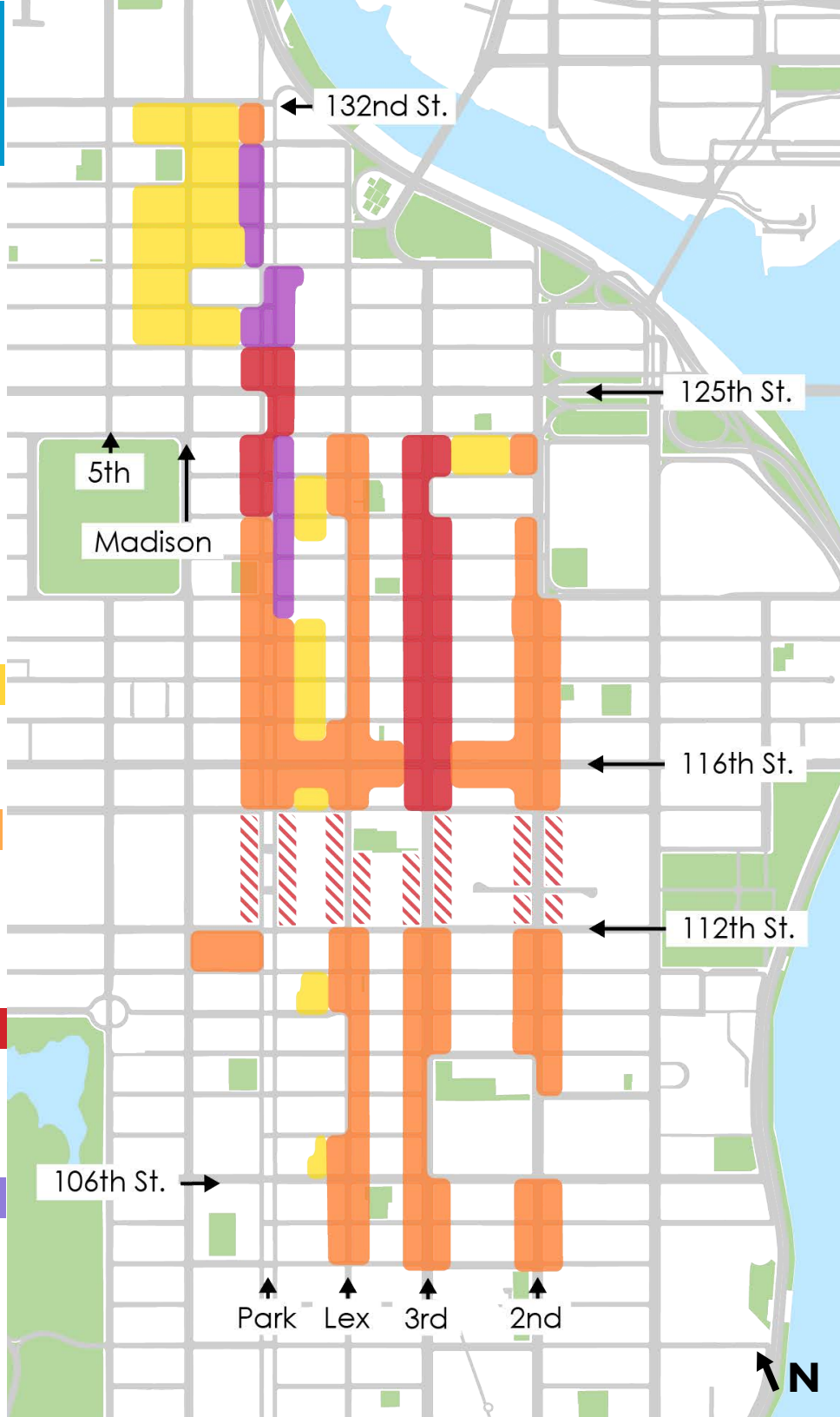
Ensure that buildings are appropriate for the built context of the surrounding area, and discourage the demolition of existing buildings.

## GROWTH STRATEGY - HOUSING

Promote opportunities for new housing in areas where it can be accommodated and activate lower stories with necessary local retail services, with an emphasis on permanent affordability through Mandatory Inclusionary Housing to be complemented by additional subsidized units on publicly-held sites.

## GROWTH STRATEGY - COMMERCIAL DEVELOPMENT

Preserve and strengthen commercial vitality through zoning regulations that promote destination retail and office uses, in addition to connecting and enhancing established commercial corridors.

## GROWTH STRATEGY - MIXED USE DEVELOPMENT

Allow for a wider range of uses and require a minimum amount of non-residential floor area to introduce additional spaces for jobs, in addition to encouraging building forms that respond to the viaduct along areas of Park Avenue adjacent to the regional transit node at East 125th Street.