Recommendations include:

• Protect rent stabilized units

• Protect and enhance the viability of East Harlem’s small businesses

• Increase the amount of affordable housing with deep and varied levels of affordability in any new development

• Expand affordable housing tools and resources to increase affordable housing in new development

• Preserve important East Harlem buildings and reinforce neighborhood character

• Allow for increased density in select places to create more affordable housing and spaces for jobs
Preserve the existing affordable housing stock.

Create additional housing opportunities.

Incorporate capital infrastructure needs.

Promote and preserve commercial vitality.

Improve the pedestrian experience.
DCP East Harlem Neighborhood Study Components

• Coordinated Agency Efforts
DCP East Harlem Neighborhood Study Components

- Coordinated Agency Efforts
- Public Realm Improvements
DCP East Harlem Neighborhood Study Components

- Coordinated Agency Efforts
- Public Realm Improvements
- Zoning Proposal
### Existing Zoning in East Harlem

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Uses</th>
<th>FAR</th>
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<tbody>
<tr>
<td>R7-2</td>
<td>Medium-density Residential/Community facility uses. Contextual Districts</td>
<td>0.87-3.44/6.5</td>
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<tr>
<td>R7A</td>
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<td>4.0</td>
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<td>R7B</td>
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<td>3.0</td>
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<td>R7X</td>
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<td>5.0</td>
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<td>R8</td>
<td>High-density Residential/Community facility</td>
<td>0.94-6.02/6.5</td>
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<td>R8A</td>
<td></td>
<td>6.02</td>
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<tr>
<td>R9</td>
<td></td>
<td>0.99-7.52/10</td>
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<tr>
<td>C4-4</td>
<td>General Commercial</td>
<td>0.87-3.44/6.5</td>
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<tr>
<td>C4-4D</td>
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<td>6.02</td>
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<tr>
<td>C8</td>
<td>Automotive and heavy commercial uses</td>
<td>Residential uses not allowed.</td>
</tr>
<tr>
<td>M1</td>
<td></td>
<td>Residential uses not allowed.</td>
</tr>
<tr>
<td>M3</td>
<td></td>
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</tr>
</tbody>
</table>

- Special 125th Street District
- 2003 Rezoning
- TA Districts
Focus on corridors and transit-oriented development

Balance of growth and preservation

Creation of affordable housing opportunities

Zoning requirements to produce spaces for jobs

Improvements to the public realm
Existing Zoning – North of East 125th Street

**M1-2** – 2.0 FAR

**C8-3** – 2.0 FAR

**R7-2** – 3.44 FAR, 4.0 FAR on wide streets w/ QH envelope

**C6-3** – 6.0 FAR commercial, 7.52 FAR residential

**C4-4D** – 3.4 FAR com, 6.02 FAR res

Special 125th Street District controls
**Proposed Zoning Framework – Madison Contextual**

**R7A** along Madison Avenue

- Density appropriate for neighborhood context
- Height limit of 8 stories
- No towers

**R7B** on mid-blocks

- Lower density than on the Avenue
- Height limit of 7 stories
- No towers
Proposed Zoning Framework – Park North of East 125th Street

Special East Harlem Corridors (EHC) District in rezoned areas along Park Avenue

- Requirements for job spaces on lower stories
- Parking no longer required
- Increased flexibility for buildings to respond to the viaduct on Park
- Improvements to the pedestrian environment:
  - Bring active uses out to the street line
  - Ground floor windows
  - Minimize conflicts between vehicles and pedestrians
Proposed Zoning Framework – Park North of East 125th Street

**M1-6 / R10 District**

- **High-density mixed-use district**
- **Job spaces required** on lower stories
- Affordable housing through the **Mandatory Inclusionary Housing** program
- Added flexibility for buildings to respond to viaduct conditions
- Anticipated 17 to 30-story building heights
- Pedestrian enhancements through zoning
Proposed Zoning Framework – Park North of East 125th Street

M1-6 / R9 District

- High-density **mixed-use district**
- **Job spaces required** on lower stories
- **Mandatory Inclusionary Housing**
- Flexibility for building envelopes next to the viaduct
- Building heights range from 7- to 19-stories
- Improved sidewalk conditions
Proposed Zoning Framework – Park North of East 125th Street

R9 District + C2-5 Overlay

- High-density residential district
- Mandatory Inclusionary Housing
- Retail allowed on lower stories
- Building heights range from 9 to 25 stories
- Improvements to streetscape:
  - Active retail requirement
  - Requirements for windows
  - Flexibility for building articulation
C6-4 District along Park

• High-density commercial district

• High-density residential allowed (MIH)

• Requirement for job spaces on lower stories

• Towers not permitted

• Building heights will range from 9 to 30 stories

• Zoning controls to ensure adequate space for pedestrian circulation
Special Transit Land Use (TA) District

- Relates development to future Second Avenue Subway line
- Requires developments adjacent to subway platforms to reserve space for subway infrastructure
- Change in location to respond to current plans
- Incentives to promote the integration of subway infrastructure in new mixed-use buildings
Existing Zoning – 115th to 124th Street

**M1-4** - 2 FAR

**R7-2** – 3.44 FAR, 4.0 FAR on wide streets with QH envelope

**R7A** – 4.0 FAR

**R7B** – 3.0 FAR

**C4-4** – 3.4 FAR com and res, 4.0 FAR for res on wide streets with QH envelope

**C4-4D** – 3.4 FAR com, 6.02 FAR res

**R8A** – 6.02 FAR
C6-4 District

- High-density **commercial** district, with residential permitted (MIH)
- Minimum floor area **requirement for job spaces**
- Sheer towers with deep plazas not permitted
- Building heights expected to range from 9 to 30 stories
- Similar ground-floor retail enhancements and pedestrian improvements
Proposed Zoning Framework – Park btwn 115th and 124th Street

MI-6 / R10 District

- High-density **mixed-use district**
- **Job spaces required** on lower stories
- Affordable housing through the **Mandatory Inclusionary Housing** program
- Added flexibility for buildings to respond to viaduct conditions
- Anticipated 17 to 30 story building heights
- Pedestrian enhancements through zoning
Proposed Zoning Framework – Park btwn 115th and 124th Street

R10 District with a C2-5 Overlay

- High-density, focus on residential use
  - Mandatory Inclusionary Housing
- Retail allowed on lower stories
- Anticipated 17 to 35-story building heights
- EHC Special District will promote:
  - Active retail uses on ground floor
  - Transparent building frontages
  - Pedestrian circulation
  - Flexibility to relate development to the viaduct
Proposed Zoning Framework – Park btwn 115th and 124th Street

R9 District + C2-5 Overlay

• High-density residential district

• Mandatory Inclusionary Housing

• Commercial allowed on lower stories

• Building heights expected to range from 9 to 25 stories

• Improvements to streetscape:
  • Active retail requirement
  • Requirements for windows
  • Flexibility for building articulation
Proposed Zoning Framework – Lexington btw 115th and 124th Street

R7A on some mid-blocks

- **Mid-density residential district** appropriate for existing built context
- Height limit of 8 stories - no towers permitted

R7D with **C2-5 Overlays** along Lexington

- Mid-density residential district appropriate for wide streets
- Increase in residential density will make **Mandatory Inclusionary Housing** effective
- Ground floor retail allowed
- Height limit of 11 stories to ensure development responds to existing built context
- Special District enhancements to apply on Lexington
Proposed Zoning Framework – Lexington btwn 115<sup>th</sup> and 124<sup>th</sup> Street

**R9 District + C2-5 Overlay**

- High-density *residential* district
- Mandatory Inclusionary Housing
- *Retail allowed* on lower stories
- Building heights expected to range from 9 to 25 stories
- Streetscape improvements via East Harlem Corridors Special District
Proposed Zoning Framework – Third btw 115th and 124th Street

C4-6 District

- High-density **commercial** district, with residential permitted
  - No change to permitted uses
  - Same commercial FAR
- Mandatory Inclusionary Housing will be mapped here
- Sheer towers with deep plazas not permitted
- Height limited by proximity to LaGuardia runways, 14 to 35 story building heights expected
- Ground-floor retail enhancements and pedestrian improvements via the Special District
Proposed Zoning Framework – Second btwn 115\textsuperscript{th} and 124\textsuperscript{th} Street

R9 District + C2-5 Overlay

- High-density \textit{residential} district
- Mandatory Inclusionary Housing
- \textbf{Retail allowed} on lower stories
- Building heights expected to range from 9 to 25 stories
- Streetscape improvements via East Harlem Corridors Special District
Special Transit Land Use (TA) District

• Relates development to future Second Avenue Subway station at 116th Street

• New location to respond to current Second Avenue Subway plans

• Incentives to integrate subway infrastructure into new mixed-use buildings
  
  • Intended to prevent boxy stand-alone buildings with ventilation equipment
Proposed Zoning Framework – East 116^{th} Street

**R7D Districts with C2-5 Overlays** along mid-blocks

- Increase in residential density will make **Mandatory Inclusionary Housing** effective
- Commercial ground floors will remain
- Height limit of 11 stories to relate to existing context

Higher densities at the avenue intersections.
Enhanced Commercial District along 116th Street from Park to 2nd Avenue.

- Ground floor retail required
- Ground floor transparency requirement
- Maximum frontage lengths for residential lobbies
- Maximum sizes for commercial establishments facing 116th Street
- No new curb cuts
Commercial use not permitted between 112th and 115th Street along the Avenues, with the exception of Madison Avenue.
C1-5 Overlays to create a more continuous retail presence on major corridors.

- Increased pedestrian activity, combined with other public realm improvements, will have positive impacts on safety and security as well.
- Numerous additional approvals required before limited commercial development occurs.
- Similar overlays exist on other NYCHA developments in East Harlem.
Existing Zoning – 104th to 112th Street

**C8-4** – 5.0 FAR com

**R7-2** – 3.44 FAR, 4.0 FAR on wide streets with QH envelope

**R7A** – 4.0 FAR

**R7B** – 3.0 FAR

**R8A** – 6.02 FAR

**TA Special District**
**R9 District** with **C2-5 Overlays** along Park and Madison Avenues

- Will facilitate future HPD mixed-use development at the site
- High-density residential district, with retail permitted on lower stories.
  - Mandatory Inclusionary Housing will apply, though additional subsidized units are expected
- Eventual development will have a more nuanced, site-specific design.
  - Expected to include gardens, open space and other elements recommended by the community.
Proposed Zoning Framework – Lexington btwn 104th and 112th Street

**R7A** on select mid-blocks

- Density appropriate for existing built context
- Height limit, no towers permitted

**R7D** with **C2-5 Overlays** along Lexington

- Increase in residential density will make **Mandatory Inclusionary Housing** effective
- Ground floor retail allowed
- Height limit of 11 stories to ensure development responds to existing built context
- Special District enhancements to apply on Lexington
R10 District with a C2-5 Overlay

- High-density, with a focus on residential use
  - Mandatory Inclusionary Housing
- Retail allowed on lower stories
- Anticipated 17 to 35-story building heights
- EHC Special District will promote:
  - Active retail uses on ground floor
  - Transparent building frontages
  - Pedestrian circulation
Proposed Zoning Framework – Second btw 104th and 112th Street

R9 District + C2-5 Overlay

• High-density *residential* district

• Mandatory Inclusionary Housing

• Retail *allowed* on lower stories

• Building heights expected to range from 9 to 25 stories

• Streetscape improvements via East Harlem Corridors Special District
Proposed Zoning Framework – Second btwn 104\textsuperscript{th} and 112\textsuperscript{th} Street

Special Transit Land Use (TA) District

- Existing Special District relates development to future Second Avenue Subway station at 106\textsuperscript{th} Street
- Slight expansion of boundaries to respond to current Second Avenue Subway plans
- Incentives to integrate subway infrastructure into new mixed-use buildings
  - Intended to improve pedestrian conditions adjacent to necessary ventilation equipment
DCP East Harlem Neighborhood Study
Proposed Zoning Framework
DCP East Harlem Neighborhood Study Components

- Coordinated Agency Efforts
- Public Realm Improvements
- Zoning Proposal
### East Harlem Neighborhood Study Work Plan / Schedule

<table>
<thead>
<tr>
<th>Milestone</th>
<th>Date</th>
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<tbody>
<tr>
<td><strong>Steering Committee Engagement</strong></td>
<td>March 2016 - present</td>
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<tr>
<td><strong>Draft Zoning Proposal</strong></td>
<td>October 2016</td>
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<tr>
<td><strong>Draft Scope of Work</strong></td>
<td>Target: November-December 2016</td>
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<tr>
<td><strong>Public Scoping Meeting</strong></td>
<td>~December 2016</td>
</tr>
<tr>
<td><strong>Certification / Beginning of ULURP</strong></td>
<td>Target: April 2017</td>
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EAST HARLEM NEIGHBORHOOD STUDY

Draft Planning Framework

DCP Manhattan Office

October 18, 2016

NYCPLANNING