

West Harlem Rezoning - **Approved!**

Overview



Update November 13, 2012:

On November 13, 2012 the City Council adopted the West Harlem Rezoning. The zoning text and map changes are now in effect. [View the adopted text amendment.](#)

The Department of City Planning (DCP) is proposing zoning map and zoning text amendments to the 90- block area within the West Harlem neighborhoods (Hamilton Heights, Sugar Hill and Manhattanville South) of Manhattan Community District 9. The affected area is generally bounded by West 126th Street to the south, West 155th Street to the north, Edgecombe, Bradhurst and Convent avenues to the east and Riverside Drive to the west.

In response to future development concerns raised by Community Board 9, community residents and the Borough President during the Columbia University Special Manhattanville Mixed Use District (C 070495 ZMM, N 070496 ZRM) ULURP review process in 2007, the DCP initiated the West Harlem rezoning in recognition that zoning changes were needed for the broader West Harlem neighborhood (adjacent to the Special Manhattanville Mixed Use District) to provide better protection against out-of-scale development. In 2008, DCP along with Community Board 9, the Manhattan Borough President Scott Stringer and NYC Council Member Robert Jackson established the following land use goals for the rezoning:

- Preserve the strongly-established and varied character of the West Harlem residential neighborhoods;
- Consider opportunities for new mixed-use development in the existing manufacturing district, located between West 126th and West 130th streets, bound by Amsterdam and Convent avenues.
- Explore the community's east-west corridors to allow for development opportunities, where appropriate, while utilizing the Inclusionary Housing Program to promote affordable housing.



Location of Proposed Zoning
WEST HARLEM REZONING

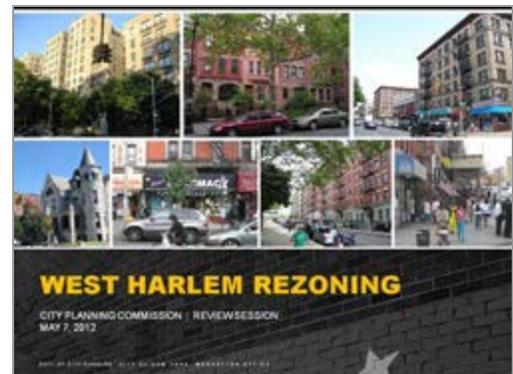
Study Area - [View a larger image.](#)

The West Harlem rezoning area predominately consists of two existing medium density residential districts, R7-2 and R8, generally located north of West 130th Street. These broadly-applied zoning districts have remained unchanged since 1961 and allow for unpredictable building forms ("tower-in-the-park" developments) that do not closely reflect the unique and varied character of area's low-rise brownstones, rowhouses and mid-rise apartment buildings.

The southern portion of the proposed rezoning area (between West 126th to West 129th streets, bound by Amsterdam and Convent avenues) is currently constrained by an existing M1-1 zoning district, which limits opportunity for expansion of existing buildings and new construction. The current zoning does not provide a comprehensive framework for orderly growth that is sensitive to the well-established character and does not offer zoning incentives that could support affordable housing development.

City Planning crafted the proposed rezoning through close consultation with Community Board 9, the Manhattan Borough President Scott Stringer and NYC Council Member Robert Jackson. The proposed rezoning, consistent with the land use policy goals articulated by Manhattan Borough President Scott Stringer's *West Harlem Special District Plan* and the Community Board 9's *197-A Plan for Community District 9*, seeks to achieve the following objectives:

- Reinforce the special character of West Harlem's residential neighborhoods by updating the existing zoning with new contextual zones to require predictable building forms that complement the existing urban fabric;
- Activate the existing manufacturing area to support economic development and mixed use while favoring a variety of uses over residential;



[View the presentation](#)

- Strengthen the West 145th Street corridor by allowing development opportunities, where appropriate, while designating the Inclusionary Housing Program to incentivize affordable housing

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Existing Context and Zoning

Neighborhood character

Originally established as the Village of Niuew Harlem in 1658, West Harlem retained its rural character for over a century, and by the late 1700's it was becoming a magnet for wealthy estates and country retreats. This trend continued through the 1800's, though the area's rural characteristics began to yield to the urbanizing influences of the Croton Aqueduct in 1842, as well as the introduction of elevated rail stops in 1879 and the subsequent development of the IRT subway line in 1904. In fact, most of West Harlem as it stands today was built during the first decades of the 20th century, a built environment consisting of row houses and apartment complexes of a variety of styles, including Beaux Arts, Queen Anne and Romanesque Revival. Soon after, the 1920's and 1930's gave rise to an influx of affluent African-American residents. Although the 1950's and 1960's marked an era of disinvestment and distress, West Harlem did not sustain the same degree of extreme property abandonment, population loss, vacancy and disinvestment that was experienced in Central and East Harlem.

West Harlem is a vibrant and diverse community collectively comprised of the neighborhoods Hamilton Heights, Sugar Hill and a portion of Manhattanville. The area is distinguished by well-maintained, fully-occupied residential building stock. The neighborhoods are predominately of low- to mid-rise residential character, made up of five- and six-story apartment buildings, three- and four-story brownstones and rowhouses significantly contributing toward West Harlem's distinct sense of place. Approximately 20% of lot area within the rezoning area (generally the blocks east of Amsterdam Avenue) is located within six New York City Landmarks Preservation Commission (LPC)-designated and two New York State-designated historic districts.

Taller buildings above 60 feet are concentrated on the western portion of the rezoning area between Broadway and Riverside Drive; however, certain midblocks (such as along West 138th and West 142nd streets) feature clusters of three- to four-story rowhouses. The central and northern portions (above 140th Street between Broadway and Edgecombe Avenue) are comparatively lower in scale displaying mixed patterns of medium-scaled multiple dwellings and lower-scaled rowhouses. Distinctive three- to four-story brownstones can be found on mid-blocks east of Amsterdam Avenue generally bounded by West 145th to West 148th streets, along the north side of West 142nd Street and along West 138th Street. The northeastern portion of the rezoning area, St. Nicholas and St. Nicholas Place is distinguished mostly by four- to six-story buildings or above.

West 145th Street is the area's major east-west corridor containing a consistent street wall with buildings of varying heights and character constructed at the street line. Between Broadway and Riverside Drive, West 145th Street contains low-scale residential (north side of the street) and mid-rise residential buildings on the south side. The West 145th Street/Broadway intersection is anchored by active commercial and residential uses (three one- to two-story commercial buildings and a six-story mixed commercial/residential building) that are directly served by the IRT No.1 subway line. Between Broadway and Amsterdam Avenue, six-story mixed-use buildings, retail shopping, a hotel and a public library are interspersed with a few low-slung, under-developed structures. On the north side of West 145th Street between Broadway and Amsterdam Avenue, is a vacant public school building, the former P.S. 186. Portions of West 145th Street east of Convent Avenue are located within the Hamilton Heights Historic District and are developed with three-story brownstones, some with active ground floor retail. The West 145th Street/St. Nicholas Avenue intersections is served by the IND A, B, C and D lines and contains predominately mid-rise mixed commercial/residential developments.

A small concentration of light industrial and transportation uses exists in the Manhattanville section of the southern edge of the West Harlem area, comprised of portions of four blocks generally bounded by West 126th and West 129th streets, Convent and Amsterdam avenues. The area has a mix of commercial, residential and light industrial uses, including an existing two-story MTA bus depot. Also located in the area is the Mink Building complex, composed of five lots from West 128th to West 129th streets containing buildings of various size and character, as well as light industrial and commercial uses. Vacant buildings within the manufacturing district include the former Taystee Bakery complex that contains a set warehouse buildings in vacant and partially demolished condition. The site was recently the subject of a Request for Expressions of Interest (RFEI) by the City to allow for redevelopment pursuant to the West Harlem Rezoning proposal. The City awarded the property to a local developer to advance a 328,000 square foot project containing manufacturing, commercial office, retail and community facility space.

The West Harlem neighborhood is served by a total of seven subway stations: four IND stations along St. Nicholas Avenue including express stops at West 125th Street and West 145th Street (served by A, B, C and D trains), and local stops at West 135th Street (B, C) and West 155th Street (C); two IRT stations along Broadway at West 125th Street and West 137th Street-City College (both served by No. 1 trains); and an IND station at West 155th Street and Eighth Avenue (served by B and D trains). The area is also served by several bus lines that run along West 135th, West 145th and West 155th streets and along all major north-south avenues.

Existing Zoning

Currently, the West Harlem Rezoning area generally consists of three broadly-applied zoning districts: R8, R7-2, and M1-1. C1-1 and C2-4 commercial overlay districts are mapped along major retail corridors, including portions of Broadway, Amsterdam Avenue, and West 145th Street. By and large, the current zoning has remained unchanged since 1961 when Zoning Resolution was adopted.

The existing zoning does not reinforce the varied scale and consistent profile of the predominately built-out residential neighborhood – elements that significantly shape to the area’s distinguished neighborhood character. Furthermore, the current zoning in the manufacturing district inhibits expansion of existing properties and limits new development. [View the zoning reference chart.](#)



Existing Zoning Map - [View a larger image.](#)

R8

An R8 zoning district is mapped on the westernmost portion of the rezoning area - along Broadway, Riverside Drive and on mid-blocks within an area generally bounded by Broadway, Riverside Drive, West 135th and West 155th streets. Another smaller R8 zoning district is also mapped on the eastern portions of two blocks bounded by Convent and St. Nicholas avenues between West 126th and West 128th streets.

R8 zoning districts are higher density districts with a maximum residential floor area ratio (FAR) of 6.02 and a maximum *community facility* FAR of 6.5 FAR. R8 zoning districts are “*height factor*” zoning districts governed by *sky exposure plane* regulations and do not have street wall controls or height limits. Midblock brownstone areas, which articulate a strong sense of scale and continuity along a street, are located within existing R8 district where a wide variety of building forms could occur. Larger lots could be developed with buildings set back from the street and surrounded by open space (“tower in the park” developments) and rising to heights of 18 and 21 stories, sharply contrasting the existing built character.

Under the optional *Quality Housing program*, on wide streets outside the Manhattan Core (i.e., Manhattan Community Districts 9 to 12), residential development is permitted up to 7.2 FAR within a maximum contextual building envelope consisting of a base height of 60 to 85 feet, after which a minimum 10-foot setback is required and maximum height limit of 120 feet. The Quality Housing option for narrow streets (or midblocks) outside the Manhattan Core, permits up to 6.02 residential FAR within a maximum contextual building envelope consisting of a base height of 60 to 80 feet, after which a minimum 15-foot setback is required and a maximum height limit of 105 feet. Quality Housing is not required of all development and the current zoning does not provide adequate predictability of building form. In R8 zoning districts, parking is required for 40 percent of the residential units, but may be waived or reduced depending on lot size.



North side of West 145th Street between Riverside Drive and Broadway within existing R8 district



South side of West 137th Street between Broadway and Riverside Drive within existing R8 district

R7-2

Most of the rezoning area, including the majority of the Hamilton Heights neighborhood and the eastern portion of the Manhattanville neighborhood, lies within an R7-2 medium-density residential zoning district that is mapped to the east of Broadway. R7-2 zoning districts allow a maximum residential FAR of 3.44 and a maximum community facility FAR of 6.5 with no street wall controls or height limits. Like R8 districts, R7-2 districts are height factor districts that permit a range of building forms to occur, especially for larger lots. Buildings constructed under height factor zoning could rise between 14 and 16 stories in R7-2 districts - significantly taller than rowhouses in

the midblocks that characterize much of the area. Larger buildings such as community facilities could result in future building heights that are unpredictable and out of scale with the prevailing context.

The optional Quality Housing program also applies to R7 districts allowing for a maximum residential FAR of 4.0 along wide streets (3.44 on narrow streets). The maximum contextual building envelope for R7 Quality Housing buildings consists of a base height of 40 to 60 feet (65 feet for wide streets), after which a minimum setback of 15 feet is required (10 feet for wide streets) and maximum height limit of 75 feet (80 feet for wide streets). Like, R8, Quality Housing development is not required, therefore non-contextual buildings of unknown scale and height could occur. Parking is required for 50 percent of residential units, but may be waived or reduced.



North west corner of St. Nicholas Place at West 153rd Street within existing R7-2 district



North side of 141st street between Amsterdam Avenue and Convent Avenue within existing R7-2



South of West 154th Street between Amsterdam Avenue and St. Nicholas Avenue within an existing R7-2 district

M1-1

In the southern portion of the rezoning area, an M1-1 light manufacturing zoning district is mapped on portions of four blocks generally bounded by West 126th Street, West 129th Street, Amsterdam Avenue and Convent Avenue in Manhattanville (see Figure 2-6). M1-1 zoning districts limits retail, commercial and light manufacturing uses to 1.0 FAR and does not allow residential use. A restricted subset of community facility uses are permitted up to 2.4 FAR. Moreover, M1-1 districts do not have height limits; accordingly, building height and setback are governed by sky exposure plane regulations.



North east corner of West 126th Street and Amsterdam Avenue within existing M1-1 district



South side of West 126th Street between Amsterdam Avenue and Convent Avenue within existing M1-1 district (former Taystee Bakery)

C1-4 and C2-4 Commercial Overlays

Local retail activity is facilitated by C1-4 and C2-4 commercial overlays mapped along portions of Broadway, Amsterdam Avenue, St. Nicholas Avenue, Hamilton Place, West 145th Street, and West 155th Street. 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 allow commercial use up to 2.0 FAR in R7 and R8 zoning districts; however, in mixed residential/commercial buildings, commercial use is limited to the ground floor. 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.



East side of Broadway between West 147th and West 148th streets within existing R8/C1-4 district

West Harlem Rezoning - **Approved!** Proposed Zoning

The proposed actions would affect approximately 1,900 lots on 90 blocks. 95% of the proposed zoning replaces the existing R7-2 and R8 with fine-tuned [contextual zoning districts](#) (R6A, R7A, R8A) to ensure that future residential development is predictable and consistent with the surrounding neighborhood's built context of low-scaled rowhouses, brownstones and mid-rise apartment buildings. The proposed zoning would map C6-3X and R8A zoning districts along a limited portion of the West 145th Street corridor for modest increases in density in order to support transit oriented development (immediately accessible to transit) and promote mixed income residential development. The proposal would designate the proposed C6-3X and R8A districts along West 145th between Broadway and Amsterdam Avenue with the Inclusionary Housing Program. Additionally, the proposal would establish a Special Mixed Use District 15 (MX 15) in West Harlem to activate the existing manufacturing area with greater opportunities for mixed-use and job-creating uses. Lastly, the proposal maps new commercial overlays along portions of West 155th Street, West 145th Street and Hamilton Place to promote and better support local retail development. [View the zoning reference chart.](#)



Proposed Zoning Map - [View a larger image.](#)

R6A (From R8 and R7-2)

The R6A zoning district would replace R8 and R7-2 districts currently mapped on all or portions of 36 blocks generally bounded by West 138th Street between Riverside Drive and Broadway; the north side of West 142nd Street between Riverside Drive and Broadway; West 145th Street to West 148th streets between Riverside Drive and Broadway; West 142nd to West 143rd streets between Broadway and Hamilton Place; West 147th to West 150th streets between Broadway and Amsterdam Avenue; West 145th to West 150th streets between Amsterdam and St. Nicholas avenues; West 151st to West 154th streets between Amsterdam, Convent and St. Nicholas avenues; West 140th to West 145th streets between Amsterdam Avenue and Hamilton Terrace; and along the north side of West 152nd Street between Broadway and Amsterdam Avenue. R6A districts allow residential and community facility uses up to 3.0 FAR. The maximum contextual building envelope consists of a base height of 40 to 60 feet, after which a minimum setback is required (10 feet for wide streets and 15 feet for narrow streets) and maximum height limit of 70 feet. Parking is required for 50 percent of residential units, but may be waived if few spaces are required. The proposed R6A district, with lower bulk, height and street wall requirements would provide consistency between the existing built context of low-scale areas and its underlying zoning.



North side of West 142nd Street by Riverside Drive within proposed R6A district

R7A (From R7-2 and C8-3)

This district would replace existing R7-2 districts currently mapped on all of portions of 57 blocks generally located along of St. Nicholas Place, Amsterdam, Convent and St. Nicholas avenues and on select mid-blocks between Broadway and St. Nicholas Avenue. R7A districts allow residential and community facility uses up to 4.0 FAR. The maximum contextual building envelope would be similar to the R7 Quality Housing form and would consist of a base height of 40 to 65 feet, after which a minimum setback is required (10 feet for wide streets and 15 feet for narrow streets) and maximum height limit of 80 feet. Parking is required for 50 percent of residential units, but may be waived or reduced depending on zoning lot size. The mid-blocks proposed for R7A are characterized by mid-rise multi-family buildings interspersed with low-rise



South side of West 130th Street and Convent within proposed R7A district

residential buildings. The building form encouraged by R7A regulations would result in residential buildings that are consistent with the scale, streetwall and density of the existing mid-block buildings.

R8A (From R7-2)

- West 145th Street between Broadway and Amsterdam Avenue

This district would replace the existing R7-2 district along portions of three blocks along West 145th Street between Broadway and Amsterdam Avenue. R8A districts typically allow a maximum residential FAR of 6.02, but the maximum residential FAR would be increased in order to provide a useful incentive to develop affordable housing and enhance future development opportunities. A Inclusionary Housing Program Area would be designated in connection with the proposed R8A district through zoning text amendments (described below). In doing so, a base residential density of 5.4 FAR would be allowed; however, the allowable FAR may be increased up to 7.2 FAR, achievable through the Inclusionary Housing bonus subject to a maximum contextual building envelope. The maximum permitted building form would consist of a base height between 60 to 85 feet, after which a minimum setback of 10 feet is required and a maximum height limit of 120 feet. Parking is required for 50 percent of residential units but may be waived or reduced depending on zoning lot size. Community facilities would be allowed up to 6.5 FAR, as currently allowed under the existing R7-2 district regulations. The proposed R8A district combined with the Inclusionary Housing Program would support transit-oriented development while providing zoning incentives to encourage the development of affordable housing



North side of West 145th Street between Amsterdam Avenue and Broadway within proposed R8A – Inclusionary Housing designated area

- Edgecombe Avenue, West 155th Street and West 145th Street between St. Nicholas and Bradhurst avenues

This district would replace the existing R7-2 zoning districts along Edgecombe Avenue, West 155th Street and West 145th Street between St. Nicholas and Bradhurst avenues with the R8A zoning district in order to maintain the scale and street wall with the existing dense, mid-rise multi-family buildings within the area. R8A districts permit residential uses up to 6.02 FAR, community facility uses up to 6.5 FAR. The required building form would consist of a base height between 60 to 85 feet, after which a minimum setback of 10 feet is required and maximum height limit of 120 feet. Parking is required for 50 percent of residential units, but may be waived or reduced depending on zoning lot size.



South east corner of West 145th Street and St. Nicholas Avenue intersection within proposed R8A district

C6-3X (From R8)

The C6-3X zoning district (R9X residential district equivalent) would be mapped at the intersection of West 145th Street and Broadway on the four corners to a depth of 100 feet an area currently zoned R8/C1-4. C6 districts permit a wide range commercial uses requiring a central location well-served by mass transit, such as office, hotels and entertainment facilities. C6 districts also allow residential and community facility uses. Commercial uses would be allowed up to 6.0 FAR and could be located above the ground floor in mixed residential/commercial buildings. Community facility uses would be allowed up to 9.0 FAR. The proposed district would allow residential uses up to 7.3 FAR, bonusable to 9.7 FAR through the Inclusionary Housing bonus made applicable by a proposed text amendment (described below). The required building form would consist of a base height between 105 to 120 feet, after which a minimum setback of 10 feet is required and maximum height limit of 170 feet. Parking is typically required for 40 percent of residential units, but may be waived or reduced depending on zoning lot size. The proposed C6-3X zoning district expands future development opportunity at the West 145th Street/Broadway intersection, which is well-served by mass transit. Additionally, the associated Inclusionary Housing Program designation would provide a useful incentive to encourage the development of affordable housing.



South east corner of West 145th Street and Broadway within proposed C6-3X Inclusionary Housing designated area

Special Mixed Use District – MX 15(From M1-1)

The proposal would rezone the existing manufacturing area located on portions of four blocks generally bounded by West 126th and West 129th streets, and

Amsterdam and Convent avenues, zoned M1-1, to MX 15, denoting the Special Mixed Use District 15 (established through a proposed zoning text amendment). The Special Mixed Use District is a special zoning district that is mapped in several locations throughout the city and allow for new residential uses and non-residential uses to be permitted as-of-right. Designated on zoning maps as 'MX' with a numerical suffix, the special zoning district contains a M1 manufacturing district that is paired with an R3 to R9 residential district. The proposed MX district would pair a M1-5 manufacturing district (allows commercial, light manufacturing uses) with a R7-2 residential district (allows community facility and residential uses) thereby expanding opportunity for mixed-use development.



West 127th Street between West 126th Street and Convent Ave within proposed Special Mixed Use District (MX 15)

The proposed MX 15 would allow retail, commercial and light manufacturing uses up to 5.0 FAR and community facility uses up to 6.5 FAR. The applicable R7-2 residential density of 3.44 FAR is proposed in order to retain the predominately non-residential character of the area (3.44 is the lowest of the permitted densities within the proposed district). Retail and commercial may be placed above the ground floor. Commercial uses such as supermarkets are limited to 10,000 square feet of floor area per establishment. Residential development may be permitted up to 4.0 FAR under the Quality Housing option, which is available on wide streets outside the Manhattan Core.

The permitted maximum building form would consist of a base height between 60 to 85 feet, after which a minimum setback is required (10 feet on wide streets and 15 feet on narrow streets) and maximum height limit of 135 feet. Buildings may exceed the maximum building height up to a height of 175 feet through the use of a provision that requires any stories constructed above a height of 135 feet to contain 20% less area than the story below it ('penthouse rule'). The proposed street wall provisions would be applicable through a proposed text amendment (as described below).

Since the proposed rezoning area is strongly built-out, the existing M1-1 district is one of few places that could provide an opportunity for additional commercial and light manufacturing development, especially supporting activities that complement arts production and exhibition. Ultimately, while the market determines whether development would occur, the MX district provides the increased flexibility intended to incentivize the development of new businesses and better support the expansion of existing businesses. Additionally, the proposed MX district would complement and support the City's renewed efforts to redevelop the former Taystee Bakery complex.

C1-4 and C2-4 Commercial Overlays

C1-4 and C2-4 overlays are proposed to be mapped along portions of the south side of West 155th Street adjacent to St. Nicholas Place (C2-4); on both sides of the West 145th Street mid-block between Riverside Drive and Broadway; both sides of the West 145th Street mid-block between Amsterdam and St. Nicholas avenues (C2-4), and portions of Hamilton Place between West 138th and West 140th streets and West 141st and West 142nd streets (C1-4). C1 and C2 commercial overlays are mapped on streets within residential districts that serve the local retail needs of the surrounding residential neighborhood. Typical retail uses include grocery stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses than C1 districts, such as funeral homes and repair services. The proposed commercial overlays would be mapped within R6A, R7A and R8A districts and would bring existing ground floor commercial uses into conformance. They would also support future ground floor commercial uses to serve the neighborhood.



South side of West 145th Street between Convent and Amsterdam avenues within proposed R6A/C1-4 district

Within the proposed R6A, R7A and R8A districts, ground floor retail uses would be allowed up to 1.0 FAR in mixed residential/commercial buildings. Buildings without residential uses would also be allowed 2.0 FAR of commercial uses. New developments would be subject to the density and bulk requirements of the proposed underlying R6A, R7A and R8A districts.

Proposed Zoning Text Amendments

In addition to the above zoning map amendments, the proposal includes the zoning text amendments described below.

Inclusionary Housing Program

As part of the City's ongoing effort to provide new housing opportunities in West Harlem, the proposal identifies areas that are appropriate for the Inclusionary Housing designation. The Inclusionary Housing designation, which

can be applied in areas being rezoned to allow medium- and high-density residential development, combines a zoning floor area bonus with a variety of housing subsidy programs to create powerful incentives for the development and preservation of affordable housing.

The proposed zoning text amendment would make the Inclusionary Housing Program (IHP) zoning regulations applicable in the C6-3X zoning district (R9X residential zoning district equivalent) and the R8A district along West 145th Street between Broadway and Amsterdam Avenue. In the areas where the IHP would be applicable, new residential developments that provide on- or off- site housing that will remain permanently affordable for low- and moderate-income families would receive increased floor area. The IHP provides 33% bonus in exchange for 20% of floor area set aside as affordable units. The additional floor area must be accommodated within the bulk regulations of the underlying zoning districts. Affordable units could be financed through city, state, and federal affordable housing subsidy programs. Within the proposed rezoning area, portions of approximately five blocks would be subject to the IHP.

The affordable housing requirement of the Inclusionary Housing zoning bonus could be met through the development of affordable units, on-site, or off-site either through new construction or preservation of existing affordable units. Off-site affordable units must be located within the same community district, within a half-mile of the bonused development or anywhere within Community District 9. The availability of on-site and off-site options provides maximum flexibility to ensure the broadest possible utilization of the program under various market conditions.

Special Mixed Use District – MX 15

The proposal would establish Special Mixed Use District - MX 15 in West Harlem, thereby making the existing Special Mixed Use District's general provisions applicable. The proposed street wall provisions will ensure that new development retains the existing strong street wall character in the area. The proposal would amend the existing base height requirements by adding a new minimum base height provision and street wall location provision, since none exist today for R7-2-paired MX districts. The proposed text would require a minimum base height of 60 feet and street wall provision to require that 70% of the aggregate building walls of new developments be located on the street line, with the remaining 30% to be located within 8 feet of the street line. As stated earlier, the proposed MX district is intended to support and enhance existing commercial and light industrial uses while encouraging the redevelopment and underutilized land.

Mandatory Quality Housing for R8 Districts within West Harlem

The proposal would make mandatory the current provisions of the Quality Housing Program for R8 districts in the West Harlem Rezoning area. The proposed text amendment would encourage building forms that are consistent with the existing scale and character of the 6- to 8-story apartment buildings generally found within existing R8 districts located from West 135th Street to West 153rd Street between Riverside Drive and Broadway and along the west side of St. Nicholas Avenue and the east side of St. Nicholas Terrace between West 126th Street to West 128th Street. The Quality Housing Program for R8 districts (applicable to Manhattan Community Districts 9-12) allows a maximum residential density of 6.02 FAR on narrow streets and a maximum of 7.2 FAR for wide streets. Community facility FAR may be developed up to 6.5 FAR. For sites on narrow streets, the required building envelope would provide for a street wall of 60 to 85 feet in height, with a maximum building height of 105 feet. For sites on wide streets, the street wall must rise between 60 to 85 feet in height with a maximum allowable building height of 120 feet.

West Harlem Rezoning - **Approved!**

Public Review

On May 7th, 2012 the Department of City Planning certified [Uniform Land Use Review](#) (ULURP) application (C 120309 ZMM) for the West Harlem rezoning and referred the related non-ULURP text amendment (N 120310 ZRM) to begin the formal public review process.

<i>Milestone</i>	<i>Dates</i>
Department of City Planning Certification	May 7, 2012 - View the presentation
Community Board 9 Conditional Approval	June 21, 2012
Borough President Review Approval	June 27, 2012
City Planning Commission Hearing	July 25, 2012
City Planning Commission Approval (Read the CPC Reports.)	September 5, 2012
City Council Approval (*with modifications)	November 13, 2012

***City Council Modifications**

On November 13, 2012, the City Council adopted the proposed zoning map and zoning text changes with the following modifications:

- replace the proposed R8A zoning district along West 145th Street between Broadway and Amsterdam Avenue with an R7D zoning district,
- replace the proposed R6A zoning district on the northwest corner of West 152nd Street and St. Nicholas Avenue with an R7A zoning district, and
- apply the Inclusionary Housing designation along West 145th Street between Broadway and Amsterdam Avenue to an R7D zoning district, instead of an R8A zoning district.



Adopted Zoning Map with City Council Modifications

[View a larger image.](#)

For more information, contact the Manhattan Office of the Department of City Planning at (212) 720-3480.

Related Notes

-  Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).
- Brief explanations of terms in *green italics* can be viewed by [visiting glossary page](#). Words and phrases followed by an asterisk (*) are defined terms in the Zoning Resolution, primarily in Section 12-10. Consult the Zoning Resolution for the official and legally binding definitions of these words and phrases.