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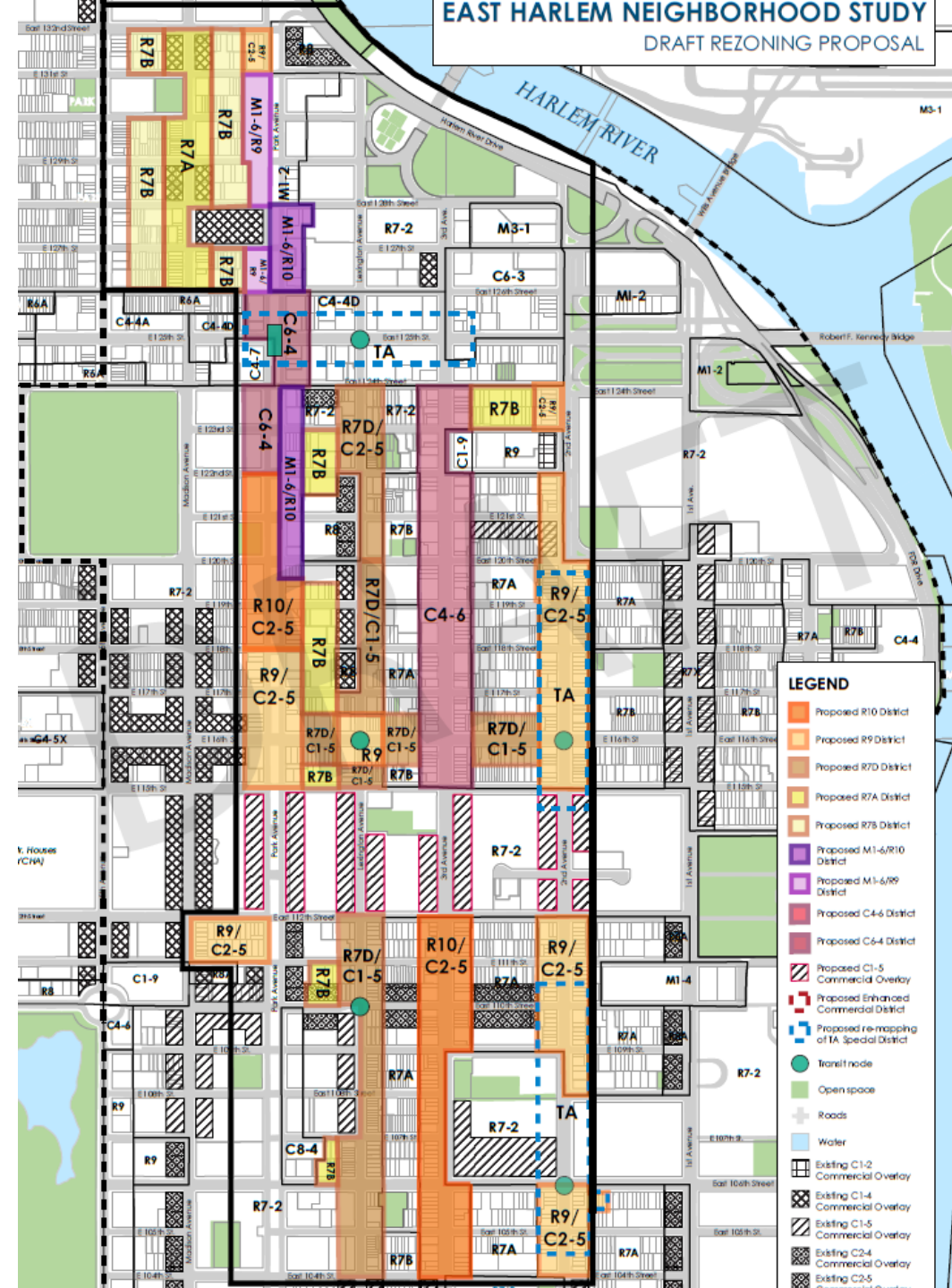
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## East Harlem Rezoning Summary

1.12.2018

# In October 2016, DCP released the East Harlem rezoning proposal

Covers area bounded by:  
104<sup>th</sup> Street, Park Avenue,  
126<sup>th</sup> Street, Madison Avenue  
to 132<sup>nd</sup> Street, the Harlem  
River and Second Avenue



# The City Council made major changes before the zoning was adopted on 11/30/2017

<https://council.nyc.gov/land-use/plans/east-harlem-rezoning/>



The screenshot shows a web browser window with the URL <https://council.nyc.gov/land-use/plans/east-harlem-rezoning/>. The page header features the New York City Council logo and a navigation menu with links to About, Districts, Legislation, Budget, Land Use, and Press & News. A map of East Harlem is visible in the background. The main heading is "East Harlem Rezoning". The text describes the approval of modifications to the East Harlem Neighborhood Plan by the City Council's Land Use Committee on November 21, 2017. A list of related documents is provided on the right side of the page.

https://council.nyc.gov/land-use/plans/east-harlem-rezoning/

New York City Council

About ▾ Districts Legislation ▾ Budget Land Use Press & News ▾

## East Harlem Rezoning

Following two and half years of community-based planning efforts, the City Council's Land Use Committee approved the East Harlem rezoning with modifications that responded to the East Harlem Neighborhood Plan.

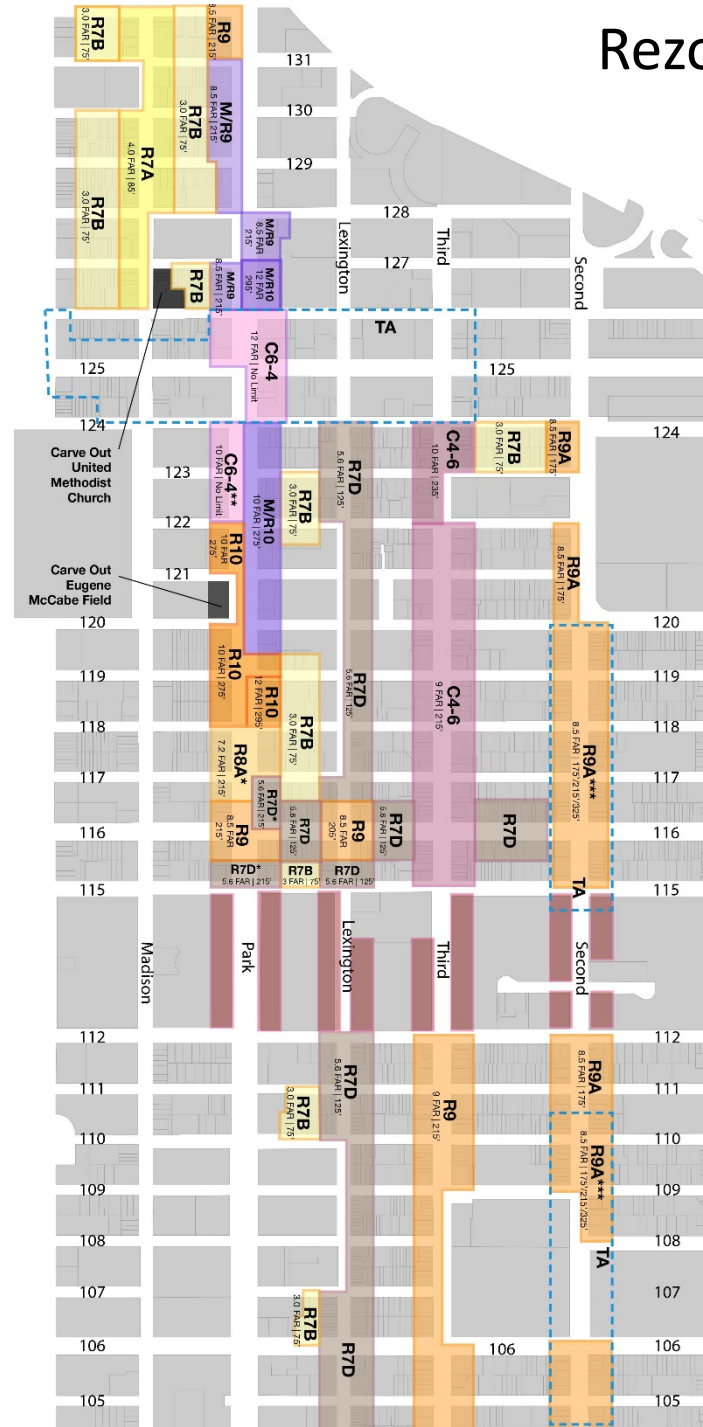
On November 21, 2017, the Subcommittee on Zoning and Franchises and the Committee on Land Use approved modifications to the plan and Speaker Melissa Mark-Viverito and Council Member Bill Perkins reached an agreement with the Administration on a set of neighborhood investments.

The comprehensive plan reflects years of community-based planning aimed at addressing pressing neighborhood challenges, including the preservation and creation of affordable housing, spurring economic development, investment in open space, and preserving the vibrant cultural heritage of El Barrio/East Harlem, all while substantially reducing the height and density originally proposed by

- [East Harlem Neighborhood Plan \(PDF\)](#)
- [Community Board 11 Recommendation \(PDF\)](#)
- [Manhattan Borough President Recommendation \(PDF\)](#)
- [CPC Zoning Map Amendment Recommendation \(PDF\)](#)
- [CPC Zoning Text Amendment Recommendation \(PDF\)](#)
- [CPC Urban Renewal Plan Amendment Recommendation \(PDF\)](#)

Waiting for council.nyc.gov... s year.

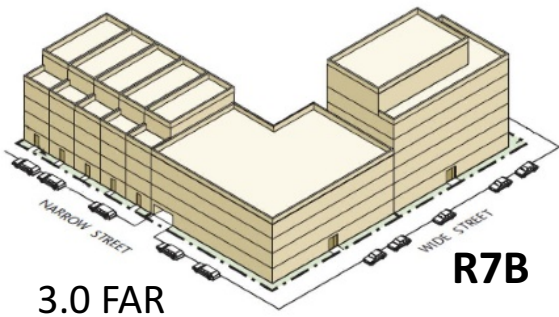
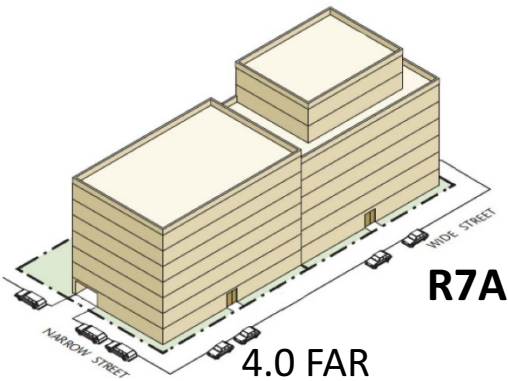
## Rezoned areas



# Preservation districts

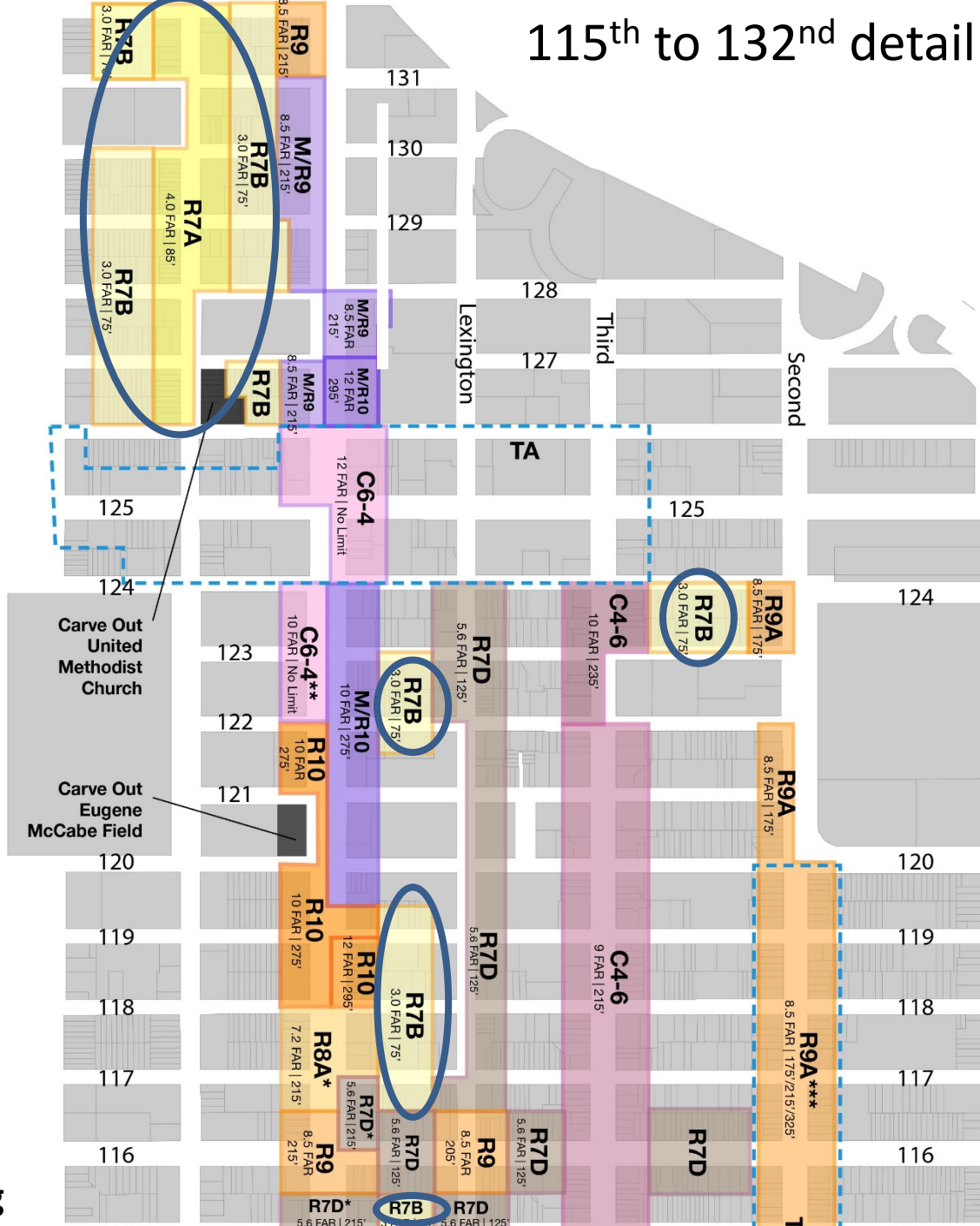
## Madison Ave.

## Mid-blocks



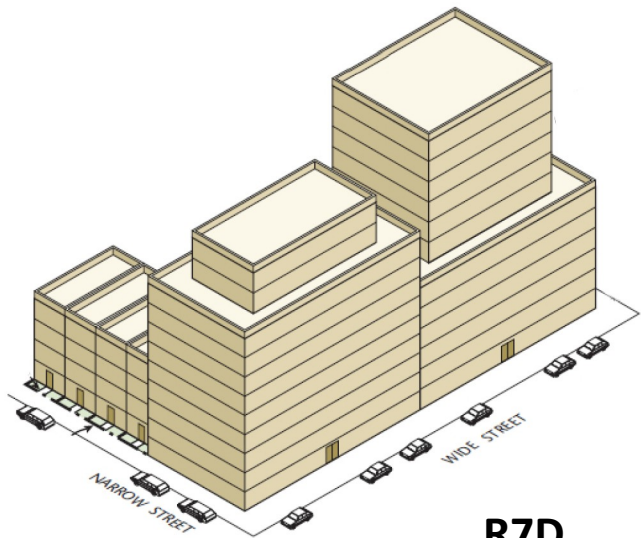
## No Mandatory Inclusionary Housing

115<sup>th</sup> to 132<sup>nd</sup> detail



# MIH minimum upzoning

Lexington Ave.  
and 116<sup>th</sup> St.



**R7D**

5.6 FAR  
10 to 12 stories

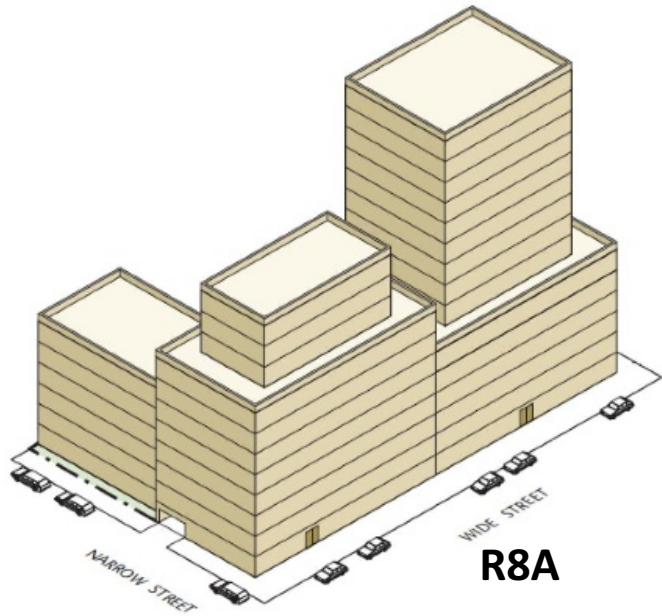
**Requires Affordable Housing!**

115<sup>th</sup> to 132<sup>nd</sup> detail



# MIH minimum upzoning

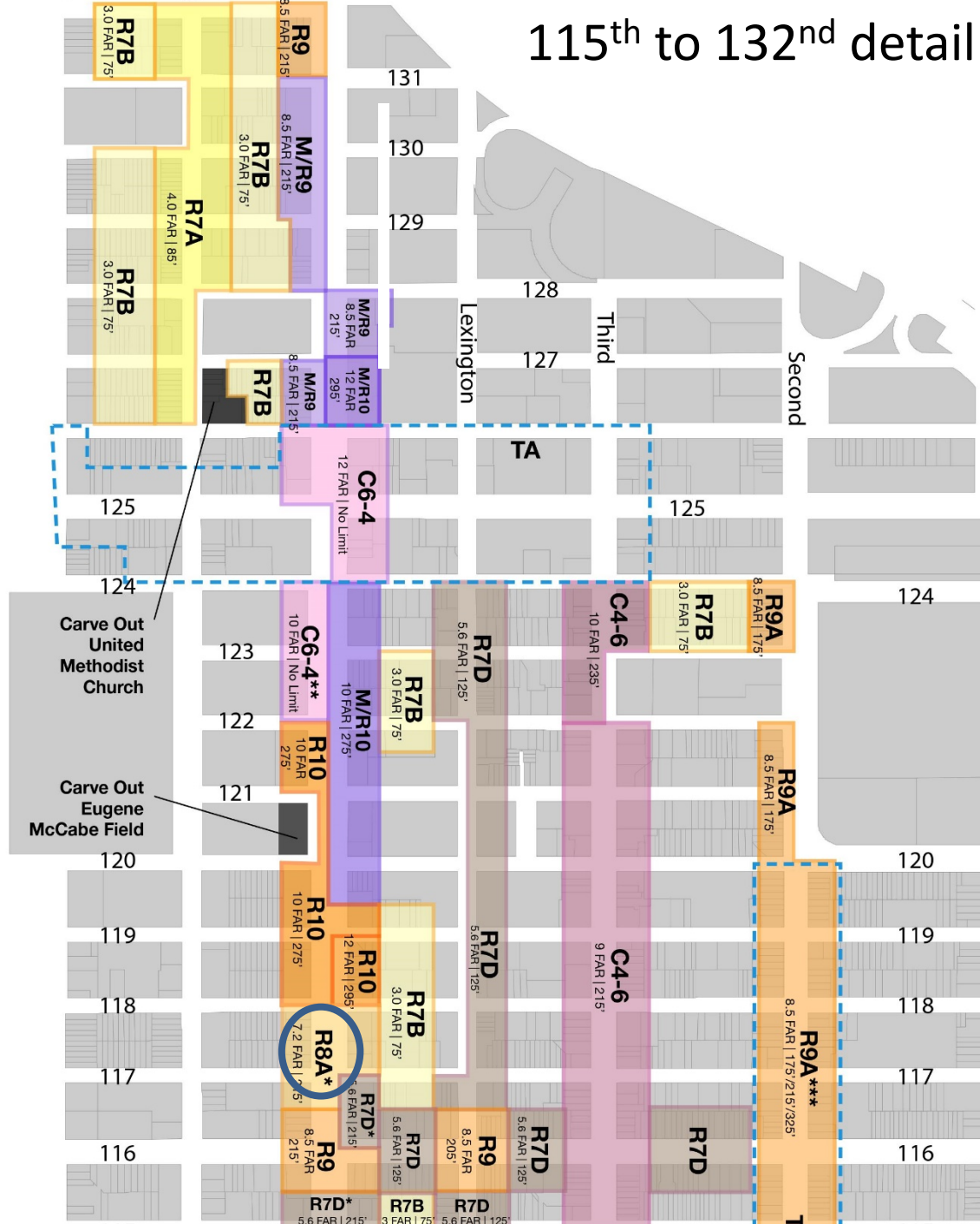
## Lower Park Ave.



7.2 FAR  
12-14 stories

Requires Affordable Housing!

115<sup>th</sup> to 132<sup>nd</sup> detail

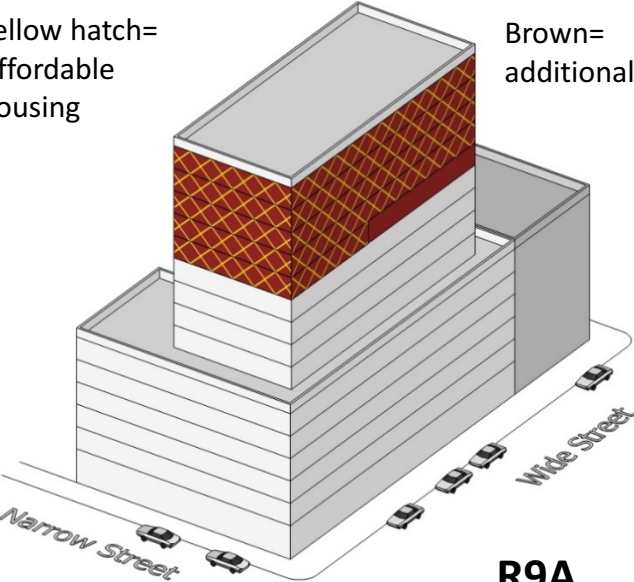


# MIH minimum upzoning

## Second Ave.

Yellow hatch=  
Affordable  
housing

Brown=  
additional bulk

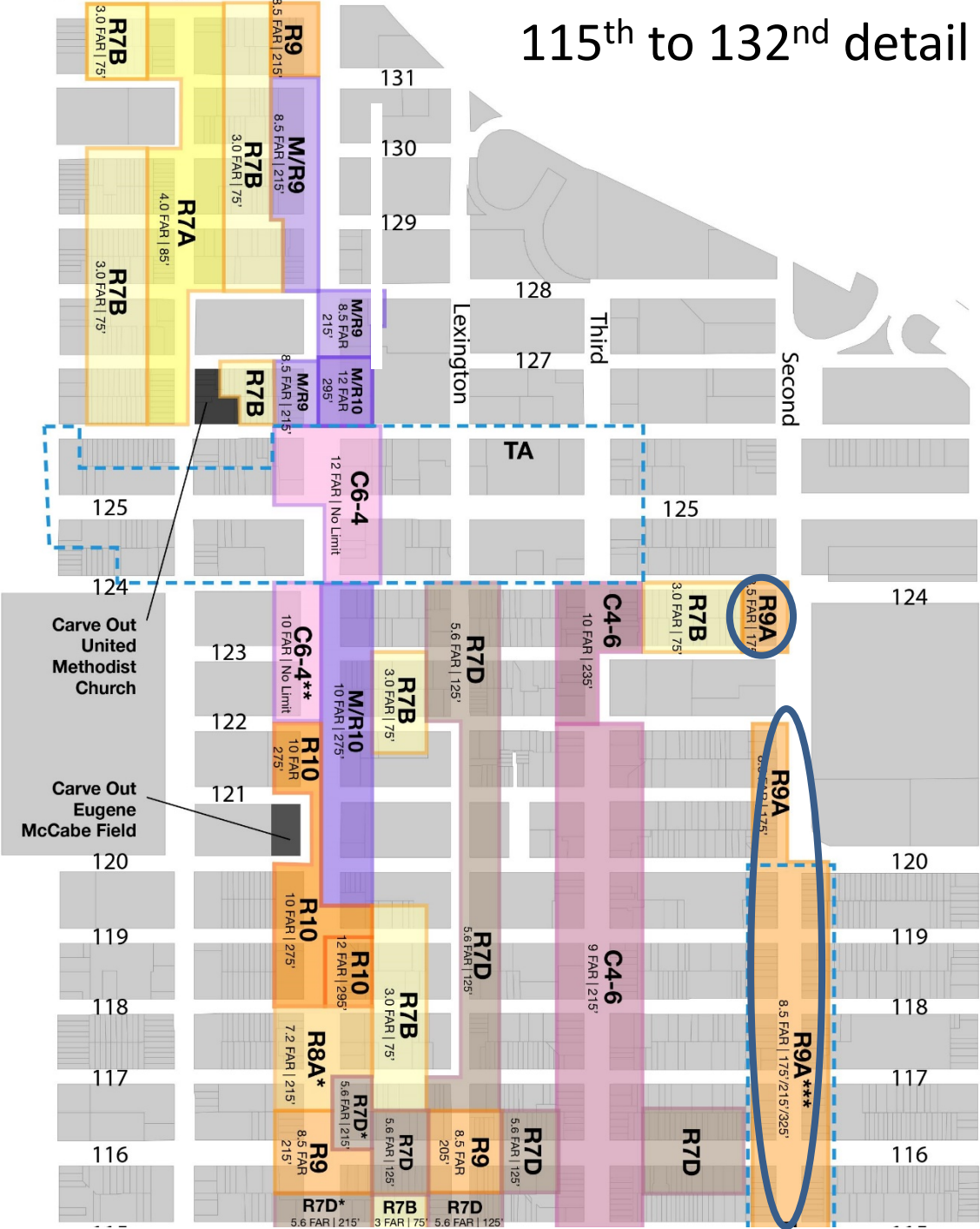


R9A

8.5 FAR  
14-17 stories

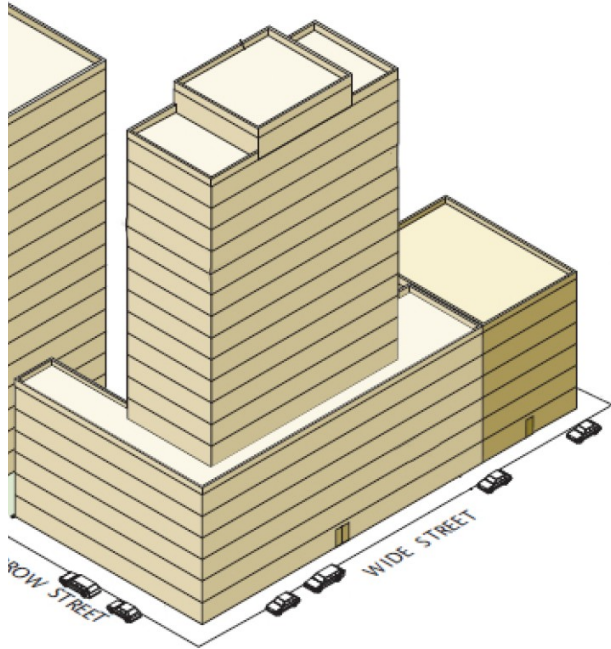
Requires Affordable Housing!

115<sup>th</sup> to 132<sup>nd</sup> detail



Near minimum upzoning

Third Ave.

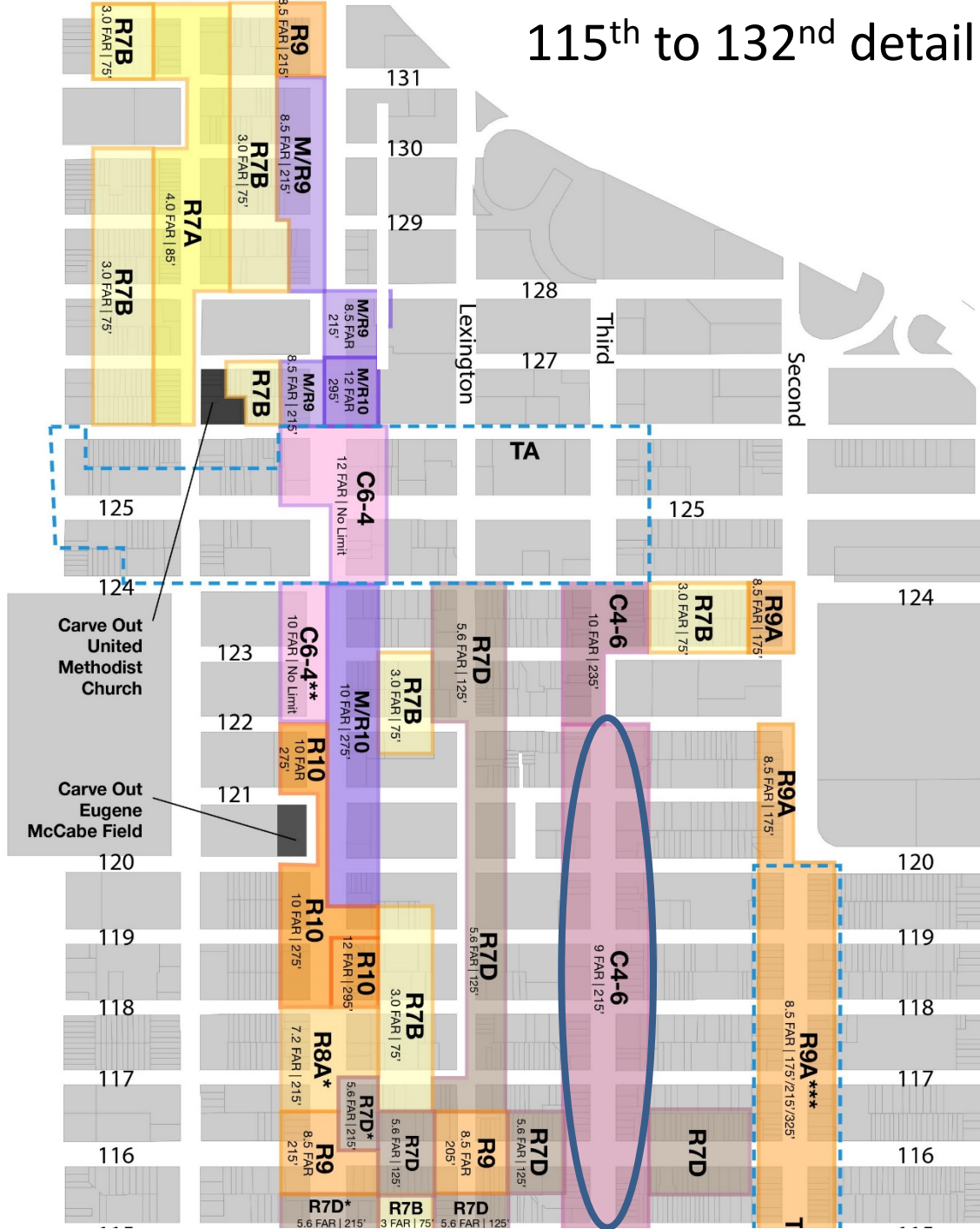


C4-6

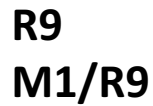
9.0 FAR  
15-21 stories

Requires Affordable Housing!

115<sup>th</sup> to 132<sup>nd</sup> detail

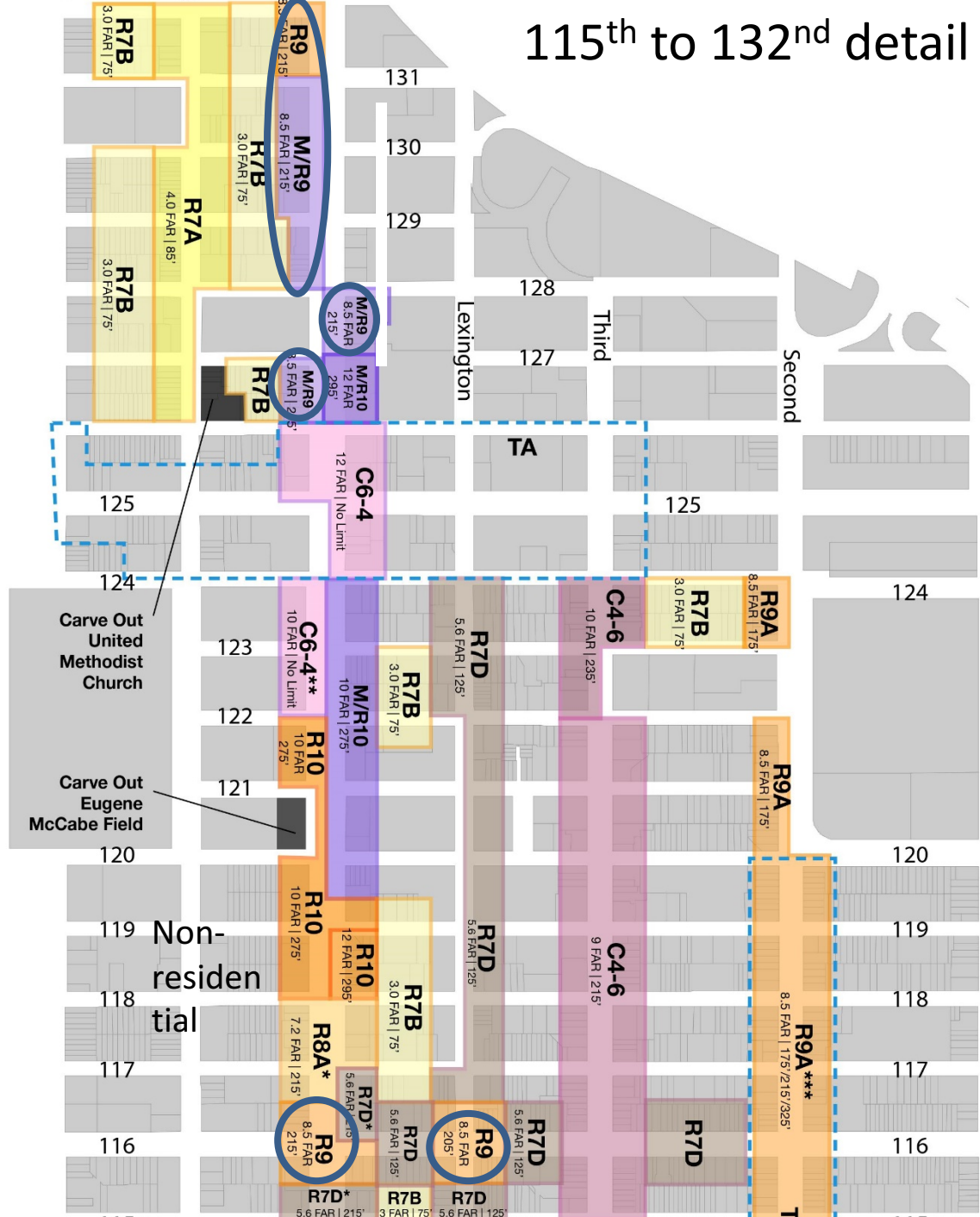


## Park Ave., Lex and 116th



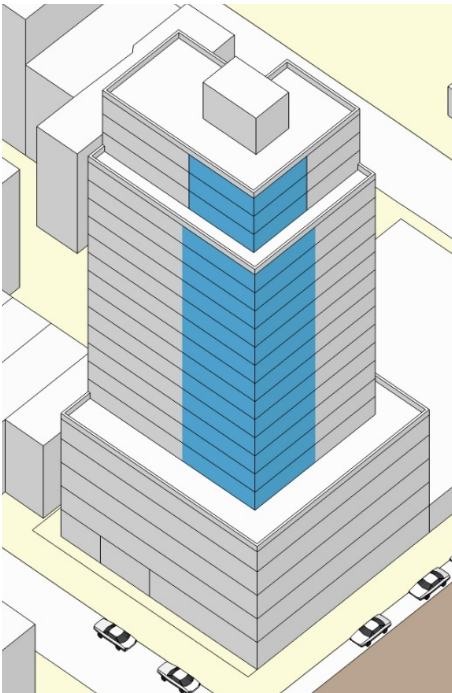
8.5 FAR  
14-21 stories

## Requires Affordable Housing!



# Significant upzoning

## Upper Third Ave.

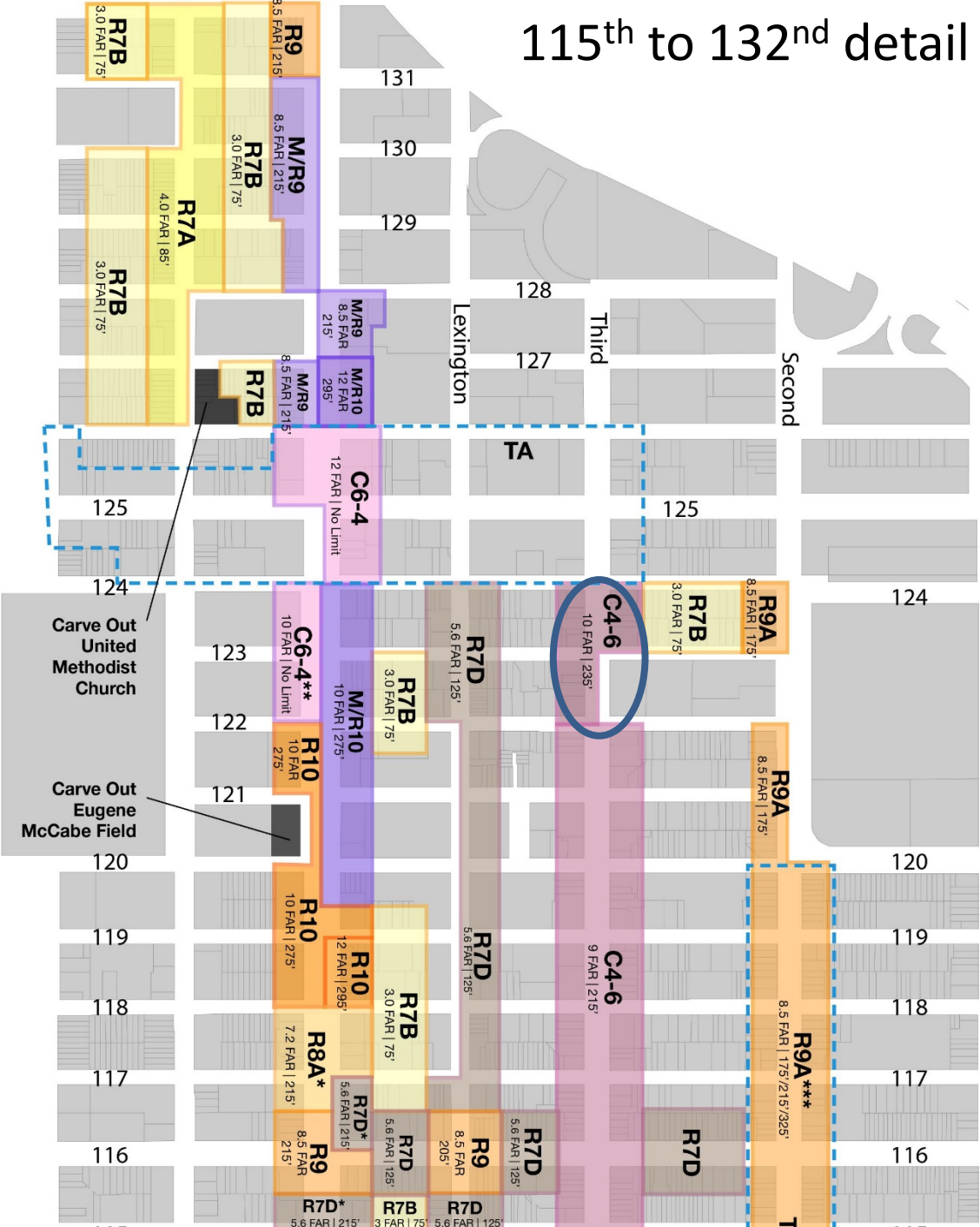


10.0 FAR  
16-23 stories

C4-6

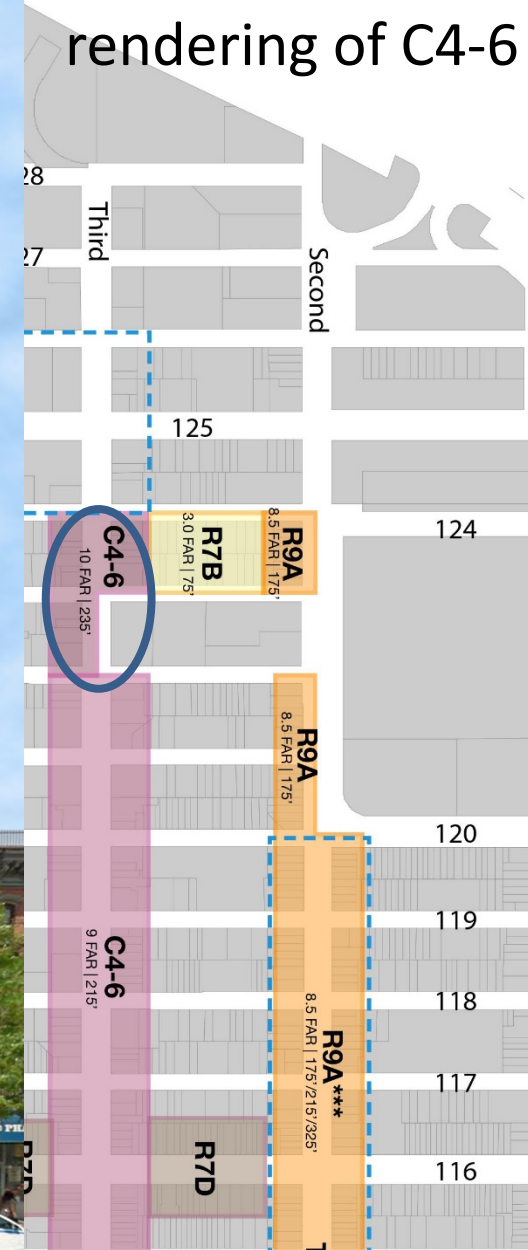
Requires Affordable Housing!

115<sup>th</sup> to 132<sup>nd</sup> detail

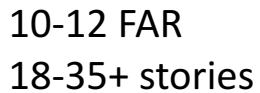




# Cushman & Wakefield rendering of C4-6

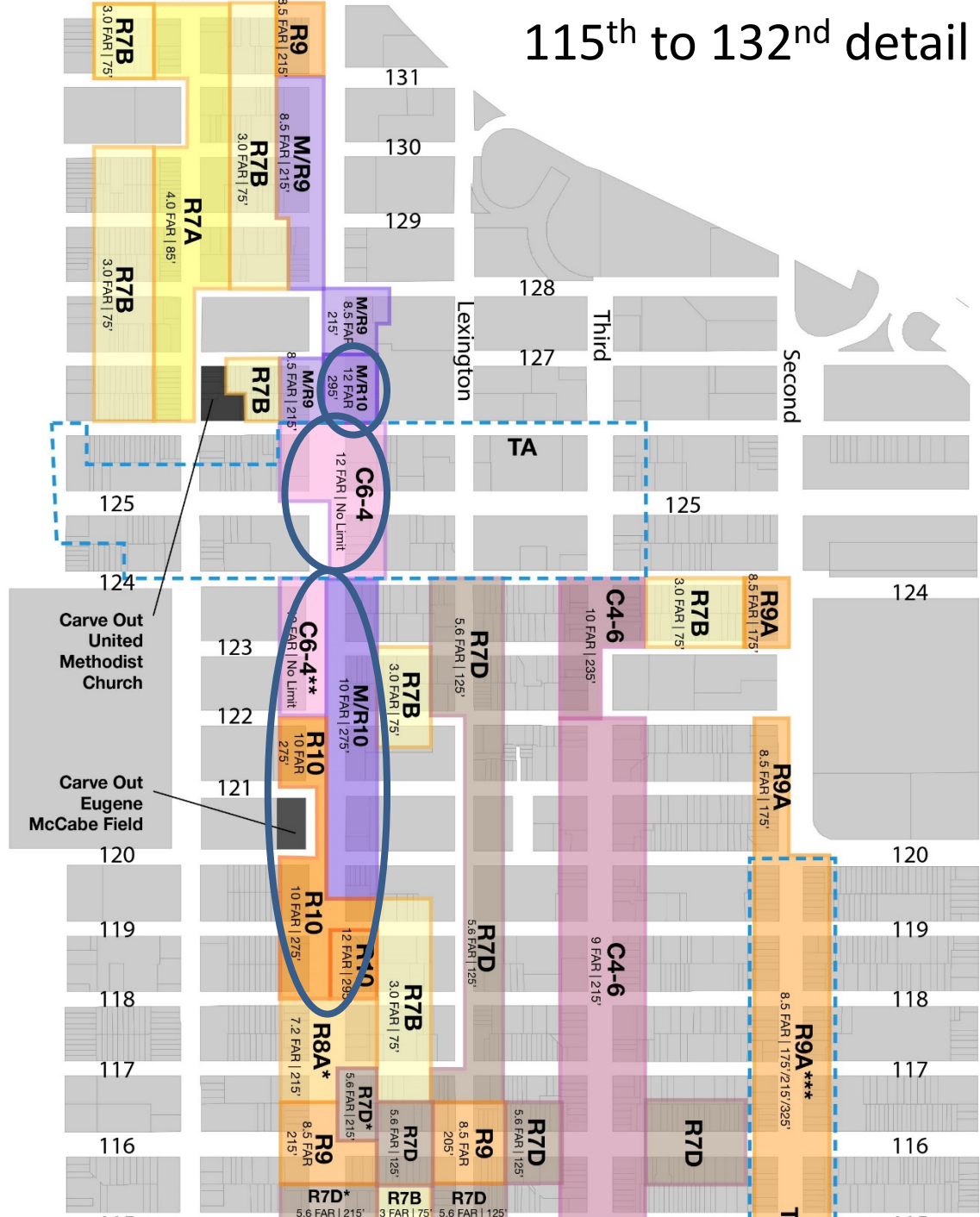


## Park Ave. Core



### R10 Eq.

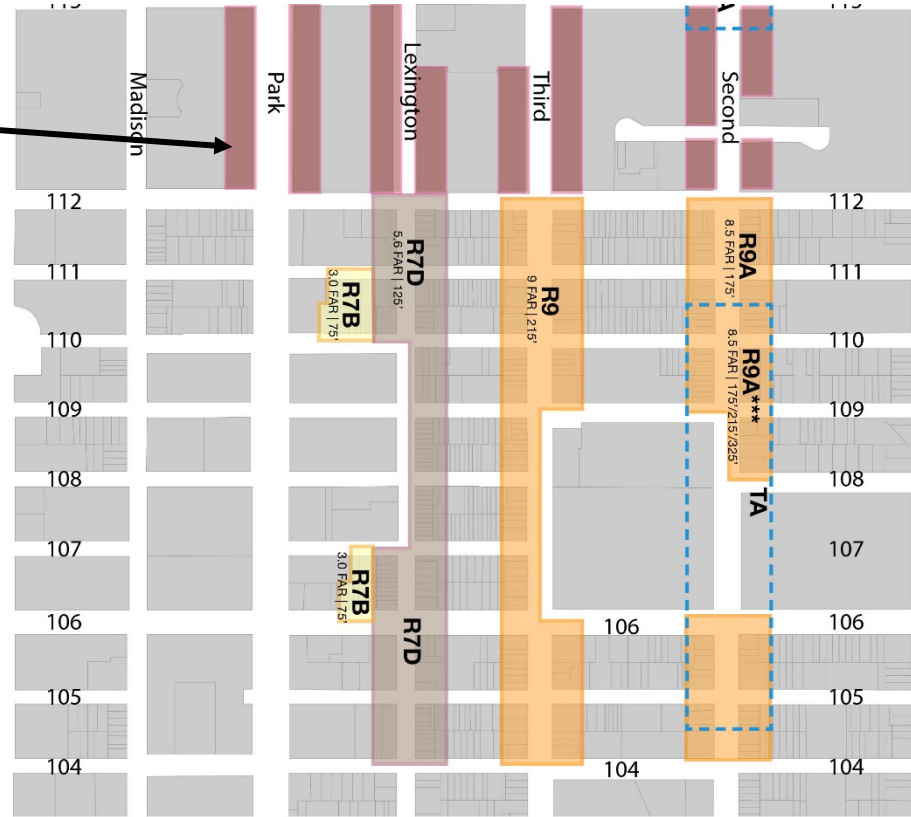
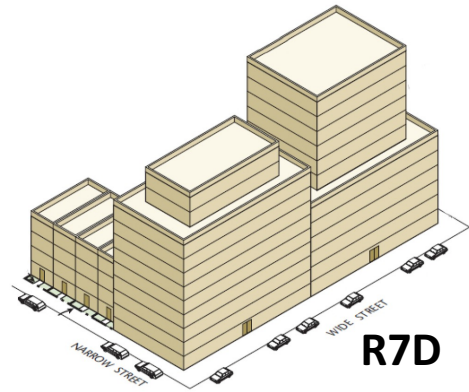
## Requires Affordable Housing!



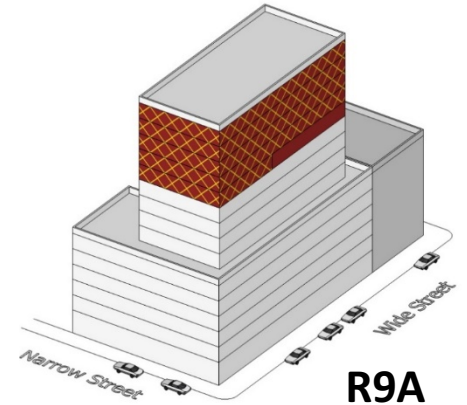
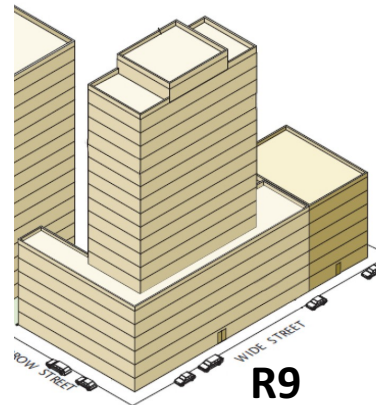
# Minimum or near upzoning

104<sup>th</sup> to 115<sup>th</sup> detail

Commercial overlay to allow stores on NYCHA estates



Requires Affordable Housing! (except R7B)



# MIH affordability requirements

Mandatory Inclusionary Housing Options Available in East Harlem

MIH Option	Affordable Housing Set-Aside	Area Median Income (AMI)	Maximum Annual Income (example for a family of three, 2017)	Sample Rent (for a 2-bedroom unit, 2017)
1	25%	60% of AMI (on average) <sup>9</sup>	\$51,540 (on average)	\$1,166
	with 10% required at:	40% of AMI	\$34,360	\$736
3	20%	40% of AMI (on average) <sup>9</sup>	\$34,360 (on average)	\$736

# The East Harlem Housing Plan will guide HPD investments in EH



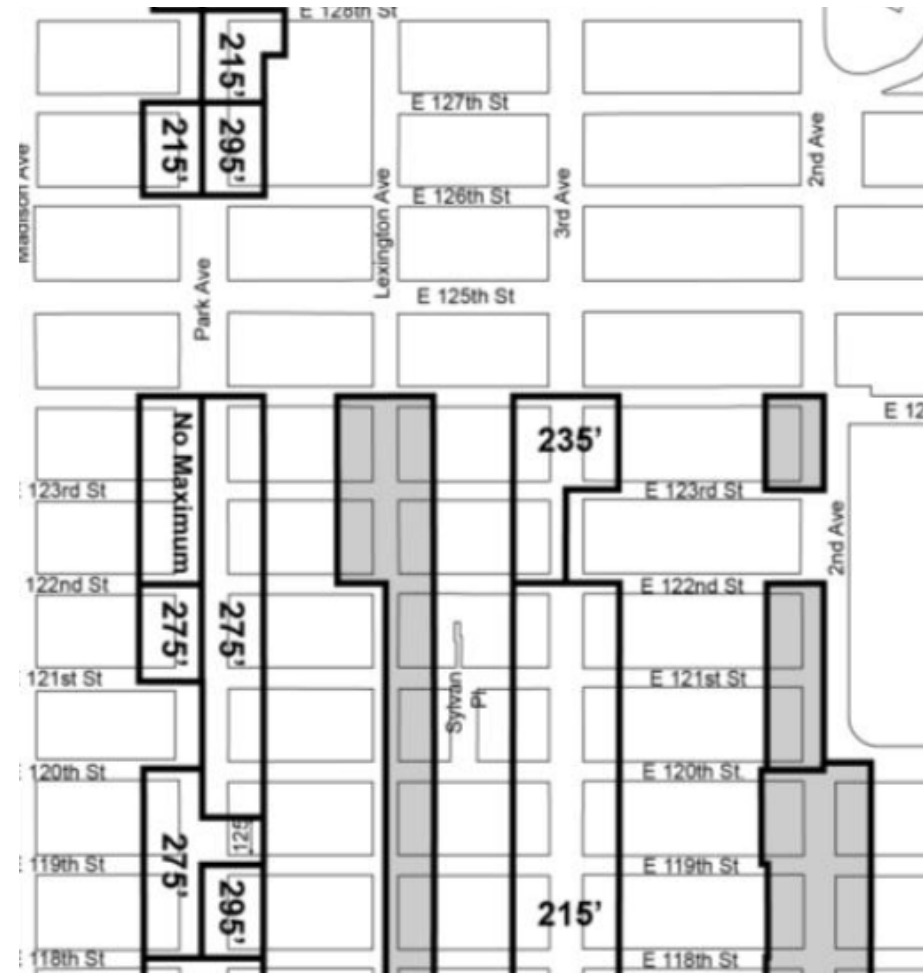
<http://www1.nyc.gov/assets/hpd/downloads/pdf/community/east-harlem-housing-plan.pdf>

## Exceptions and quirks

- Base height need not be taller than 40 or 60 feet, even for quality housing buildings = more flexibility with building form

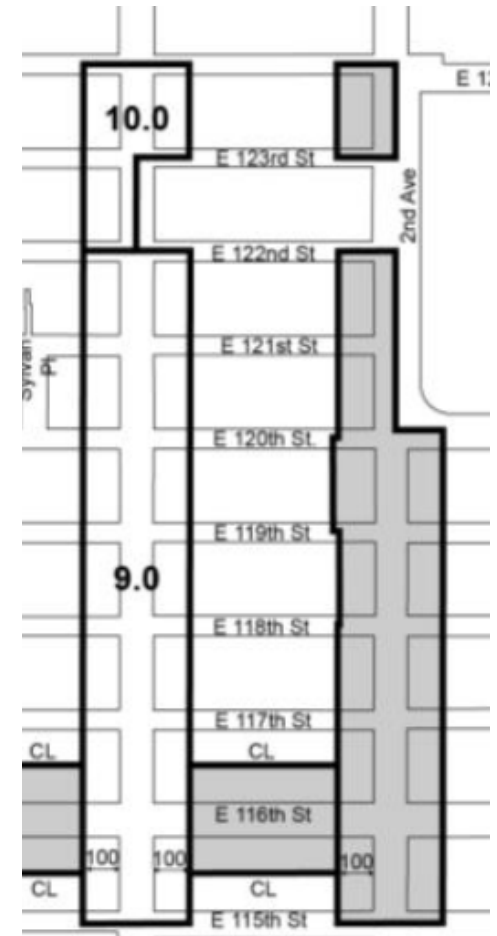
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- Varying FARs within same district

## MODIFIED MAXIMUM #RESIDENTIAL FLOOR AREA RATIO#

<u>Maximum #residential floor area ratio# shown on Map 2</u>	<u>Modified maximum #residential floor area ratio#</u>
<u>8.5</u>	<u>7.52</u>
<u>9.0</u>	<u>7.52</u>
<u>10.0</u>	<u>9.0</u>

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- Most districts are height limited even for towers!
- Varying FARs for same district
- Varying FARs within same district
- Varying max height for the same district

\*\*\* On Second Avenue, within Special Transit Districts, the maximum height of 175' can be increased to 215' for buildings housing MTA transit infrastructure, and 325' for buildings where MTA requires significant infrastructure, such as ventilation structures for the future extension of the Second Avenue Subway.

## **Unique or nearly so**

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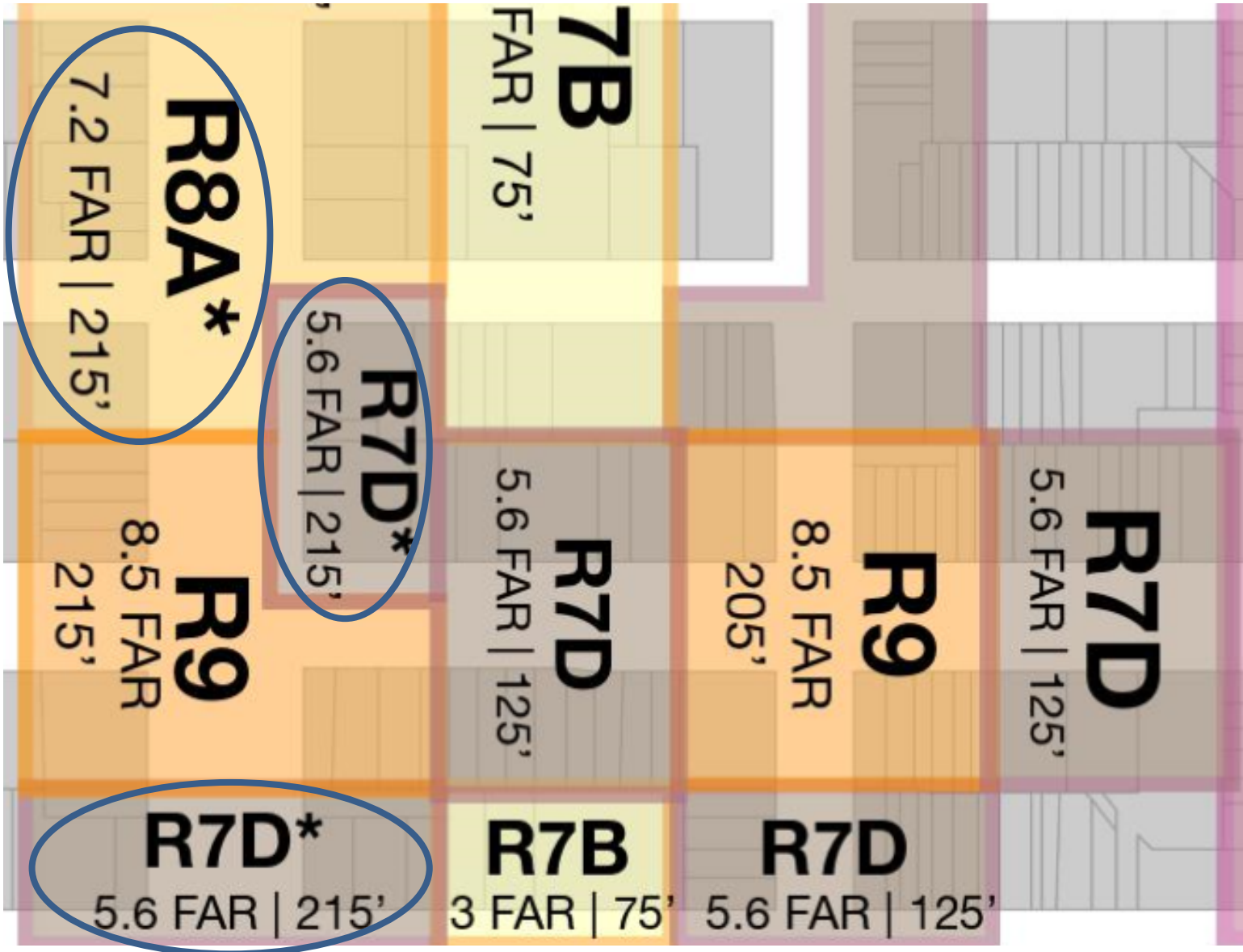
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- No minimum tower size, but base required = new building form

# Result of City Council negotiations: technical changes are coming!



To support the rezoning,  
the City has committed  
significant resources to the  
area

Introduction

The City will advance the following comprehensive neighborhood investments in housing, transportation, public space, community services, and culture, all of which are conceived to work together to improve the quality of life for East Harlem residents. The strategies below reflect over \$178 million in new City funding for various projects and initiatives.

CONTENTS

Introduction ..... 1

Preserve Affordable Housing ..... 4

1. Keep homes affordable by continuing to offer loans and tax incentives to building owners ..... 4

2. Continue promoting programs that help owners make repairs and preserve affordability ..... 4

3. Pilot a Landlord Ambassadors Program to provide technical assistance to East Harlem property owners ..... 4

4. Fund and support the East Harlem/El Barrio Community Land Trust ..... 5

5. Implement the Neighborhood Pillars Program to help community organizations acquire rent stabilized buildings ..... 5

6. Invest in capital improvements in New York City Housing Authority (NYCHA) developments within East Harlem ..... 5

7. Continue to improve housing quality through rigorous enforcement of the Housing Maintenance Code ..... 6

8. Continue to provide free legal representation to East Harlem tenants facing harassment ..... 6

9. Educate tenants about their rights and resources to prevent displacement ..... 7

10. Continue to work with the Tenant Harassment Prevention Task Force to investigate and take action against landlords who harass tenants ..... 7

11. Establish a "Certificate of No Harassment" (CONH) Pilot Program ..... 8

12. Include East Harlem in the new "Partners in Preservation" initiative to develop a comprehensive anti-displacement strategy for the neighborhood ..... 8

Develop New Affordable Housing ..... 8

13. Prioritize the development of over 2,600 affordable homes on publicly owned land ..... 8

14. Prioritize additional public sites for affordable housing development ..... 9

15. Continue to offer financing to incentivize the development of affordable housing that exceeds minimum MIH requirements ..... 10

16. Support mission-driven groups interested in developing affordable housing on underutilized sites ..... 11

17. Explore opportunities to finance the development of affordable artist housing ..... 11

Promote Economic Opportunity in Affordable Housing Development ..... 11

18. Connect residents to good jobs in the building trades through the Upper Manhattan Workforce1 Career Center and the forthcoming East Harlem Satellite Workforce1 Center ..... 11

19. Expand local hiring incentives in HPD-financed developments ..... 11

## Summary

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- Substantial areas protected, or minimally upzoned for MIH
- City is experimenting with new building envelopes and other ideas that you will see again elsewhere
- The zoning is fine-grained and complicated
- Result of a community-driven planning effort
  - Resulted in many community benefits
  - Gave the City the biggest MIH area to date in NYC
  - Likely a model for future large-scale rezonings

**Questions / Comments?**



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