

**16th Amendment to the Harlem East Harlem
Urban Renewal Plan
HPD Planning & Pre-Development**

September 9, 2020
Manhattan Community Board 11

**HARLEM
EAST
EAST**

HARLEM

**URBAN
RENEWAL
PROJECT**

Overview

- ❖ Urban Renewal Law gives the City the ability to acquire and convey sites for redevelopment in accordance with an Urban Renewal Plan
 - Plans assign sites for certain land uses and depending on the plan, may establish additional design controls
- ❖ The Harlem East Harlem Urban Renewal Plan was established in 1968 and expires December 2020
- ❖ The Urban Renewal Area is generally bounded by East 106th Street to the south, FDR Drive to the east, Madison, Park, Lexington, and Fifth Avenues to the west, and the Harlem River Drive at East 132nd Street to the north
- ❖ Though the boundary encompasses a large area, only sites listed in Exhibit A that the City acquires and conveys are subject to the restrictions in the plan

Overview

- ❖ The Harlem East Harlem Urban Renewal Plan has been amended fifteen times, most recently in 2008 to include several site-specific design controls that affect certain parcels still under City ownership
- ❖ No substantive changes or projects are proposed as part of this application, only an extension of the plan's duration
- ❖ The application is to amend the Harlem East Harlem Urban Renewal Plan to extend it for 40 years

Select Design Controls in the HEHURP*

Design Control	Under Active URP	Without Active URP
Use	At least 700 housing units; 30,000sf of institutional uses; no more than 770,000sf of commercial uses	No minimum housing requirement, no requirement for institutional uses, no commercial SF max
Building Height	Max height of 150 ft, except within 200 ft of 3 rd Ave and 100 ft of 2 nd Ave, where max height is 210ft	No height limit, height limit governed by the sky exposure plane
Public open space	Site 9: at least 2,500 sf Site 12: at least 10,000sf Public access req'd (unless there is an authorized CPC nighttime closing) with benches, pedestrian path, illumination	No requirement for public open space provided through zoning
Bulk	Setbacks of at least 10 ft along 125 th Street, 2 nd and 3 rd Avenues, and at least 15 ft along 126 th and 127 th Streets at a base height btwn 60-85ft	No required setbacks
FAR	Min Res FAR: 2.04 Min CF FAR: 0.12 Max Comm FAR: 3.03	Max Res FAR: 7.52 Max CF Far: 10.0 Max Comm FAR: 6.0






*These controls apply to Sites 8A, 9, 12, 13A, see plan for other site-specific design controls

Harlem-East Harlem Urban Renewal Area Manhattan

Harlem-East Harlem Project Boundary Map 1

December 1986, January 1970, April 1970, October 1970,
March 1971, March 1973, May 1973, March 1975,
September 1976, February 1980, August 1981, August 1982,
September 1984, December 2001, September 2007
Revised March 2016

Legend

-  Project Boundary
-  Large Scale Development Plan Boundary
-  Tax Block
-  Site
-  Point of Boundary of Legal Description

Map No. 100498.01
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Scale: 1:11,670
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Proposed Land Use Action

- ❖ Amendment to extend the Harlem East Harlem Urban Renewal Plan for 40 years
- ❖ Subject to Uniform Land Use Review Procedure (ULURP)

Q&A

Thank you for your time.

Thank you!

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