

**EAST
HARLEM**
Neighborhood
PLAN

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**STEERING COMMITTEE
PRIORITY RECOMMENDATIONS**

**CB11 REZONING TASK FORCE
MEETING 5/4/17**

STEERING COMMITTEE PROCESS SINCE THE EHNP



EHNP released February 2016

- 12 Neighborhood Planning Topics
- 236 Recommendations for Policies, Programs, and Projects



Meetings with City Agencies to understand:

- Where there is alignment with the EHNP recommendations
- What agencies think they are doing well
- Where there are gaps



Steering Committee Subgroups met to:

- Identify specific asks of agencies
- Outline strategies to push work forward
- Determine what the most important priorities are for commitment asks during ULURP

Steering Committee Subgroup priorities respond to both current and anticipated neighborhood needs

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1. AFFORDABLE HOUSING DEVELOPMENT

Mandatory Inclusionary Housing options on Privately Owned Sites – Option 1 paired with Option 3

We recommend giving private developers two MIH options, each of which would mandate the creation of income-restricted housing at different affordability levels (AH 1.1 + 1.4):

- OPTION 1: 25% of total units at 60% average AMI, with 10% of total units at 40% AMI
- OPTION 3: 20 % of total units 40% average AMI (this option cannot be used with subsidy unless more affordable housing is provided)

Maximize deep and permanent affordability on all Publicly Owned Sites.

100% INCOME-RESTRICTED WITH AT LEAST 20% OF UNITS AT OR BELOW 30% AMI (AH 1.1 + 1.2 + 2.1)

We want to make sure public sites are developed to maximize deep levels of affordability, and target income bands that relate to the neighborhood medians, and do not exceed 130% AMI. Potential Public Sites:

- East 111th Street (Sendero Verde – SustaiNYC)
- Harlem African Burial Ground (126th street Bus Depot)
- Acacia Gardens
- Lexington Gardens II
- HRA Multiservice Center
- 99th St former Sanitation Garage
- Park Ave NYPD Parking Lot
- DSNY 123rd St Site
- Urban Assembly School

REQUIREMENTS FOR DEVELOPMENT OF PUBLIC LAND (AH 2.8 + 2.1):

- Maximum and deep affordability (AH 2.8.1)
- Permanent affordability strategies (AH 2.8.2 + 1.4)
- Community-defined program and design requirements, including those for open space and community facilities, and housing for the homeless (AH 2.8.3)
- Involvement of locally-based non-profit developers/owners (AH 2.8.4 + 2.9)
- Explore the conveyance of vacant and underutilized City-owned land to a community land trust (AH 2.8.5 + HP priority)

INCREASE THE AMOUNT OF CITY SUBSIDY AVAILABLE TO REACH DEEP LEVELS OF AFFORDABILITY, AND ASK HPD FOR A MONETARY COMMITMENT OF RESOURCES THEY WILL USE ON IDENTIFIED PUBLIC SITES (AH 2.7).

Enforcement and transparency of regulatory agreements.

Ensure the enforcement of regulatory agreements that outline affordability requirements. Empower tenants and CBOs to be involved in such enforcement. Work with HPD to make regulatory agreements more accessible to the public, and provide annual reports to Community Board 11, City Council and the Manhattan Borough President's Office (AH 1.3).

Discourage speculation and encourage community-centric development.

Discourage speculation and encourage community-centric development with an anti-warehousing policy, potentially like Council Bill intros 1034, 1036, and 1039, and an investor/purchaser transfer tax (AH 3.2).

Overlaps with other subgroups

ECONOMIC DEVELOPMENT

LIVING WAGE CONSTRUCTION JOBS THAT ADVANCE LOCAL HIRING (AH 1.8)

Ensure that construction jobs for affordable housing production pay living wages, advance local hiring, and provide certified apprenticeship programs so that East Harlem residents can be ensured well-paying and safe work environments, with long-term career opportunities.

SUPPORT LOCAL SMALL BUSINESSES (AH 3.3)

Encourage the leasing of ground-floor commercial space to local small business owners through coordinated outreach to landowners and landlords. Ensure that DCP, HPD, EDC and SBS coordinate efforts and resources to strengthen strategies for small business creation and retention along commercial corridors in East Harlem.

NYCHA

CONSULT NYCHA RESIDENTS BEFORE INFILL DEVELOPMENT PLANNING BEGINS (AH 2.2)

If residents decide that new infill development is appropriate for their NYCHA development, create additional affordable housing on available NYCHA sites in conjunction with active engagement with the development residents. (AH This recommendation also relates to NYCHA Recommendation 5.1.)

2. ZONING AND LAND USE

Proposed density on Third Ave and Park Ave is too high.

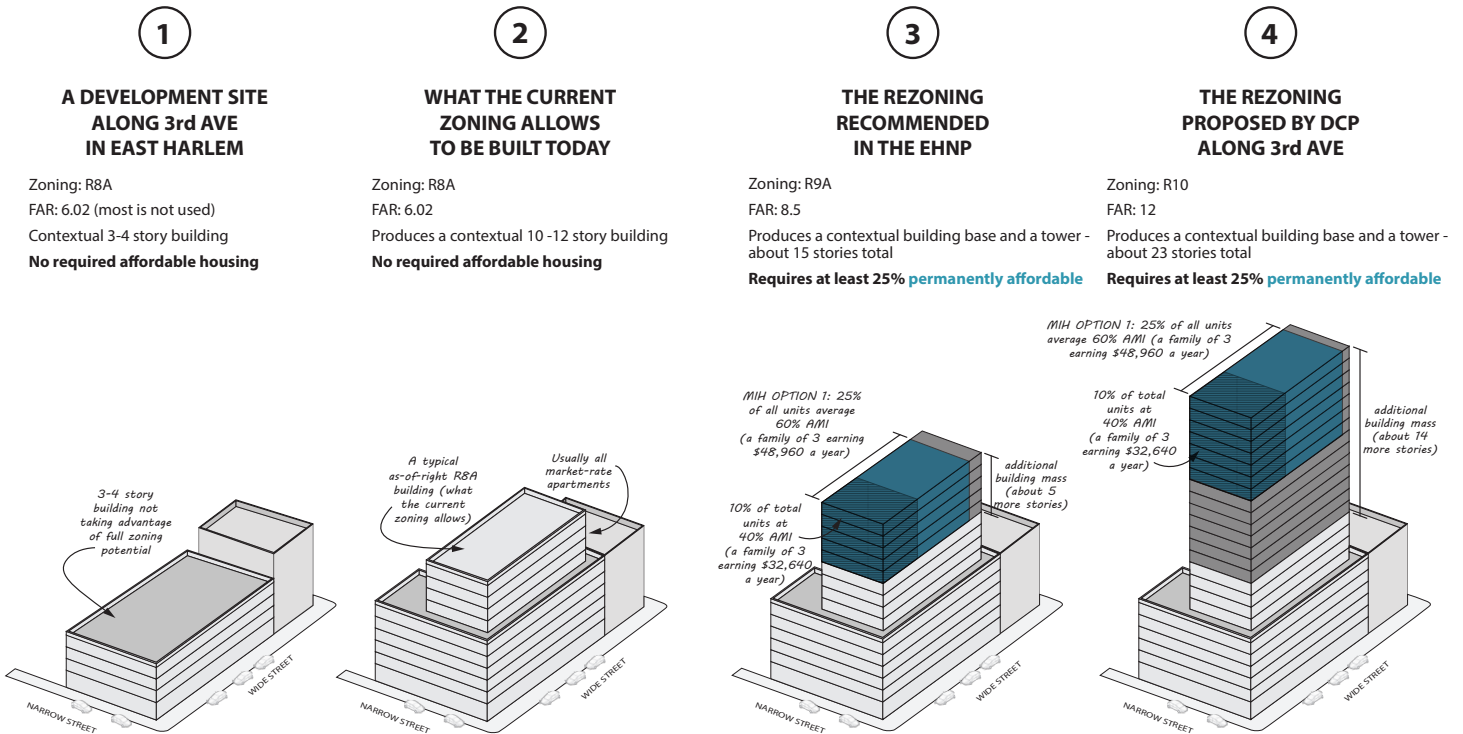
MINIMUM DENSITY TO TRIGGER MANDATORY INCLUSIONARY HOUSING (MIH) (Z/LU OBJ. 1)

In order to maintain the vibrant neighborhood quality of East Harlem and guarantee that some of the new residential units will be required to be affordable to incomes relative to the existing residents, we support contextual zoning that would add enough density to trigger MIH. We believe this can be achieved with lower densities than proposed on:

THIRD AVE – DCP's proposed density on Third Avenue is too high. The SC stands by its recommendation of an R9 zoning district.

PARK AVE – DCP's proposed density on portions of Park Avenue is too high. SC believes that the EHNP recommendation of an M1-6/R8 should be applied.

116th and LEXINGTON – Considering its proximity to transit and the width of 116 Street, we are supportive of DCP's proposed higher density R9 zoning district, as long as they require subway improvements, which move subway entrances into the building envelope, to increase the width of an already crowded intersection.



Accurately Project Impacts.

ACCURATE SCHOOL SEAT PROJECTIONS (Z/LU 3.2 + 3.3)

Ensure the projected number of school seats is accurately responding to the local needs of the neighborhood. The EIS should study the impacts on school capacity using student generation rates specific to East Harlem. Currently, a borough-wide rate underestimates impacts on Upper Manhattan.

RESPOND TO CURRENT AND FUTURE INFRASTRUCTURE NEEDS (Z/LU 3.6)

Require that East Harlem infrastructure – including power, telephone, sewer, and water – be upgraded to improve the basic functioning and connectivity of the existing community and for any future population increase.

MORE ROBUST SOFT SITE ANALYSIS (Z/LU OBJ. 3)

There are several projected soft sites which were included in the EHNP, which are not identified by DCP in the RWCDs. The SC would like to submit a list of additional sites to DCP to be included so that the impact of the rezoning could be accurately measured and mitigated.

DETAILED ANALYSIS OF COMMERCIAL OVERLAYS ON NYCHA BLOCKS

DCP should conduct a fine grain analysis of what is currently built within the proposed commercial overlays on NYCHA sites with an eye toward proposing more specific boundaries that eliminate the possibility of displacing residents. Potential uses should be discussed and agreed upon with NYCHA residents.

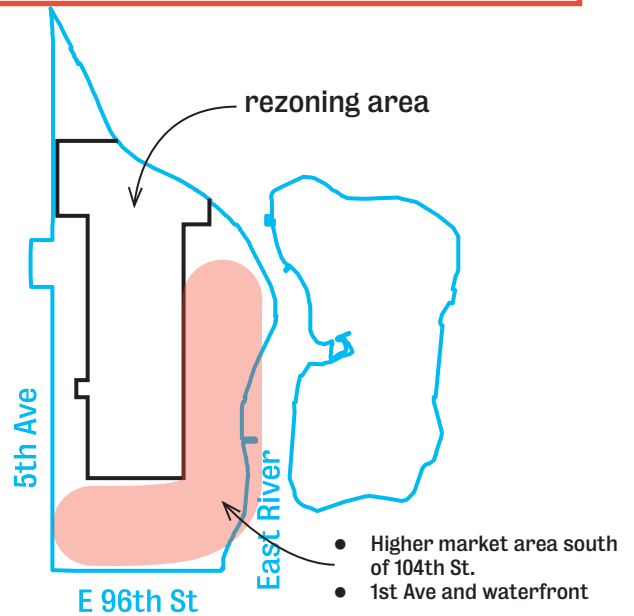
Keep special permit for parking garages and eliminate parking minimums

DCP should remove the provision for as-of-right parking garages within the proposed special district. As in other city neighborhoods, public parking garages should only be allowed with a special permit. Additionally, parking minimums should be eliminated for all lots in the rezoning area (Z/LU 2.11).

Expand Study Area Boundaries – or Conduct Follow up study of areas not included within rezoning.

SC would like DCP to expand the study area boundaries to include all of CB as was recommended in the EHNP. The SC feels it is a missed opportunity to potentially reach deeper affordability to exclude higher market areas of the neighborhood south of 104th Street.

Recognizing that expanding the boundaries may not be possible, DCP should commit to a follow-up study and rezoning of the areas south of 104th Street and east of Second Avenue, to respond to the goals and vision outlined in the EHNP, as well as consider how the East Harlem waterfront needs are studied and addressed. We also support preservation zoning wherever possible, as many of those districts recommended in the EHNP were left out in DCP’s current proposal.



3. HOUSING PRESERVATION

Create a coordinated East Harlem neighborhood-wide preservation strategy - with the goal of developing a strategy for each building.

Strategies will focus on:

- Protecting tenants and building a broad base who know their rights and are empowered to fight displacement
- Work with landlords to get and keep buildings in regulatory agreements.

Secure funding for a coordinator to help develop and coordinate the neighborhood strategy, including:

Coordination of all stakeholders, including legal services, tenant organizers, landlord ambassador, HPD, HUD, HCR, etc.

- Research and data management
- Secure additional resources for tenant organizing
- District wide outreach support - community outreach

Proactively protect East Harlem tenants from harassment and displacement through a Certificate of No Harassment program.

The Certificate of No Harassment program would require landlords whose buildings show signs of potential harassment to acquire a Certificate of No Harassment from HPD before being granted DOB permits for significant rehab or alteration work.

Expand resources for local non-profit, mission-driven housing providers - to preserve, rehab, acquire, develop, and continue to provide housing for extremely low-income households on both private and public sites.

Any projects on public sites in East Harlem must include a provision for long-term local ownership. This can take the form of substantial ownership/control by a locally-based non-profit or CDC and/or the ownership of the underlying land by a locally-based GLT.

Create a Community Land Trust in East Harlem.

4. ARTS AND CULTURE

Support and build the collective capacity of local artists and arts and culture organizations

BUILDING CULTURAL CAPACITY

Building Cultural Capacity program for neighborhoods in transition. East Harlem lost out in its first iteration; they committed to dedicating resources to see a second round come to fruition - Working to identify a local lead organization

Increase the exposure of local visual and performing art events through East Harlem. We will be following-up with NYC & Company to get more ideas for concrete asks.

Preserve significant sites and buildings unique to the cultural identity and history of East Harlem.

The LPC has begun to survey East Harlem sites recommended by the Neighborhood Plan. We are now working with the subgroup on prioritizing those sites and add any sites that may be missing.

Activate untapped spaces and make them more accessible for cultural programming.

Activating untapped spaces: The spaces we are targeting are underutilized or available in the daytime or evening because of parameters of when the space is in operation due to its primary use.

5. AFTERSCHOOL, PRE-K, AND DAYCARE

Address capital and repair needs of facilities for youth programs - especially within public buildings.

Prioritize pre-K, daycare and afterschool facilities, particularly those located in publicly owned buildings such as NYCHA developments and the Heckscher Building, for repairs or relocation. Conduct a comprehensive inventory and review of these facilities in East Harlem, so that repair needs can be prioritized. Ensure that facilities have needed infrastructure upgrades including internet and phone capacity to support a 21st century learning environment. (Rec 6.1 combined with Rec 6.3)

Increase Universal Pre-K capacity for 0-3 year olds.

Expand Universal Pre-K initiatives to include more 0-3 year old seats for center-based care and programming. (Rec 7.1)

Increase afterschool program capacity.

Increase the amount of afterschool program seats in East Harlem for both existing residents and in anticipation of new residents from increased density. (Rec 9.1)

6. SCHOOLS AND EDUCATION

Increase resources for social/ emotional services and academic remediation – to meet needs of EH students.

Align specialized programs and services with the needs of East Harlem schools. Resources and funding should be prioritized for Social / Emotional services and academic remediation/ literacy programs. (Rec 1.1)

Create more community schools in East Harlem.

EH was unsuccessful in being awarded state funding to create a new community school in 2017. Work with the city to identify pathways for schools to work toward becoming community schools, and identify ways to successfully create new community schools. (Rec 1.2)

Increase Career and Technical Education opportunities.

Increase the number of schools that offer Career and Technical Education (CTE) programs both in-school and through external partnerships. Work with the Office of Postsecondary Readiness (OPSR) at the Department of Education to provide adequate guidance to East Harlem schools as they seek to fulfill the necessary elements for a new CTE program, including identifying adequate classroom and shop space, resources for equipment, materials and consumable supplies, and a teaching core able to teach the necessary amount of students. Actively link interested high schools to East Harlem Workforce Development organizations and CBOs that can provide services to schools and work with the proposed Workforce 1 Center to provide specialized services to youth and to start identifying industry partnerships for job placements and training programs such as Mount Sinai. (Rec 2.1 combined with Rec 3.2)

Address existing capital needs of EH schools.

Perform electrical work to sustain current and future technology in East Harlem school buildings, such as computer labs, broadband internet, phone service, and air conditioners. Begin with an initial allocation to PS108, located along the Park Ave. viaduct. The school lacks the electrical capacity to run A/C's in the summer, nor can they open their windows due to the noise from the viaduct. (Rec 4.2)

7. SMALL BUSINESS, ECONOMIC, AND WORKFORCE DEVELOPMENT

Require local hiring in public and publicly subsidized development.

NYC's contracts with developers utilizing public land or receiving public subsidies must require the developers to: (a) participate in the HireNYC program; (b) utilize specified East Harlem workforce development organizations for hiring; (c) prioritize interviews of candidates referred by those organizations; and (d) set targets for the percentage of candidates hired through those organizations. In addition, the contracts must contain liquidated damages in the event that the developers do not participate in HireNYC, do not utilize the designated East Harlem workforce development organizations, do not prioritize interviews of candidates referred by those organizations, and/or do not make good faith efforts to meet the established hiring targets.

Fund local job placement and career training services.

NYC should issue a competitively bid RFP to provide funding for one or more organizations to provide job placement and career training services to East Harlem residents.

Open a satellite Workforce 1 Center in East Harlem.

Encourage Local Purchasing.

NYC should issue a competitively bid RFP to provide funding for one or more organizations to encourage East Harlem businesses and nonprofits to purchase goods and services from East Harlem businesses.

Pay prevailing wages in private development.

NYC should provide incentives to developers utilizing private land to pay the prevailing wage or living wage (whichever is the industry standard) for both construction jobs and permanent jobs on the project.

Overlaps with other subgroups

NYCHA

NYCHA should adopt a mechanism for local engagement and local decisionmaking with respect to NextGen projects in East Harlem, to that all NextGen activities proceed only in a manner that is consistent with the priorities of the East Harlem Neighborhood Plan.

8. TRANSPORTATION, ENVIRONMENT, AND ENERGY

Improve streetscapes for transit connectivity.

IMPROVE THE STREETSCAPE ALONG 125TH ST AND ALONG PARK AVE.

Make significant public realm improvements with the aim of increasing pedestrian safety and connectivity between the future Second Ave Subway, 125th Street MetroNorth Station and Lexington Ave Line and along the Park Ave viaduct corridor. This should have a dedicated community engaged process that leads to design guidelines for these pedestrian streetscape connections along 125th Street and along Park Ave. The City should ensure this process happens in coordination with but independent of MTA capital projects. (Rec 1.1 combined with Rec 3.1)

INSTALL BENCHES IN AREAS THAT PROVIDE RESPITE FOR SENIORS

Locate CityBench program installations in areas that provide respite for seniors, along NYCHA developments, commercial and cross-town corridors, and near Naturally Occurring Retirement Communities like Franklin Plaza. Coordinate locations with the District Public Health Office's proposed walking trail and other cultural wayfinding initiatives. (Rec 2.3)

Improve pedestrian safety.

ENSURE THAT PEDESTRIAN CROSSINGS ARE SAFE FOR THE VISUALLY IMPAIRED

Address safe access for the visually impaired via the piloting of the Vision Enhancement Community Project (VECOMP) in key areas including 125th St, 116th St, 5th Ave and Madison Ave; adjacent to Mount Sinai and Metropolitan Hospitals; and areas around senior center locations throughout CB11. (Rec 2.4)

IMPROVE PEDESTRIAN SAFETY AROUND ALL EAST HARLEM SCHOOLS

Fund a study of DOT's Safe Routes to School (SRTS) program at all school sites in East Harlem, and implement where possible. (Rec 3.2)

DECREASE VEHICULAR CONGESTION ON 125TH STREET AND OTHER COMMERCIAL CORRIDORS

Modify parking and loading/unloading regulations (such as via implementing rush hour regulations) along 125th St. between 1st Avenue and 5th Avenue, with the purpose of speeding up cross town bus times and improving air quality. Establish a similar set of recommendations for commercial deliveries to improve the efficiency of commercial truck traffic along East Harlem's other primary commercial corridors (116th Street, 106th Street, Lexington Avenue, and 3rd Avenue). (Rec 4.2)

Consolidate sanitation garages into one enclosed facility.

CONSOLIDATE SANITATION GARAGES INTO ONE FACILITY

Consolidate the M10 sanitation garage (currently located at 110 East 131st St. at the intersection of Lexington & Park Ave) and the M11 sanitation garage (currently located at 343 East 99th St. between 1st & 2nd Ave, where it is adjacent to both healthcare and residential uses) Sanitation garages into one enclosed facility potentially located at the Potamkin site on 127th Street between 2nd and 3rd Aves, or another suitable location as identified by CB11 and DSNY. The new building should be enclosed and meet LEED gold standards. (Rec 4.5 combined with Rec 4.6)

Create more sustainable and resilient spaces in NYCHA and throughout the neighborhood – by building green infrastructure in public & private development.

PUSH FOR NYCHA SUSTAINABILITY AGENDA

Set up a demonstration project in East Harlem NYCHA developments to evaluate NYCHA Recycles! Program and NYCHA resident-driven recycling initiatives. (Rec 6.2) Better understand NYCHA's sustainability priorities for each development and push for healthier buildings.

ENSURE COMPLIANCE DEP CONSENT ORDER

Bring DEP capital funding for green infrastructure to public and private development in East Harlem.

IMPROVE SANITATION ALONG COMMERCIAL CORRIDORS

Install more waste receptacles along commercial corridors and providing more frequent sanitation pick-ups. (Rec 6.1)

9. NYCHA

Make significant capital investment in East Harlem NYCHA Buildings – to ensure they are in a state of good repair and for their long term preservation.

NEED AN INVESTMENT FROM THE CITY TO ENSURE THE PRESERVATION OF NYCHA UNITS IN EAST HARLEM (REPAIRS)

28% of East Harlem residents live in NYCHA developments, and therefore an investment of \$200 million towards the \$1 billion dollar need in East Harlem alone is needed for this building stock needs to be approached as an investment in the improvement and preservation of low-income affordable housing for the neighborhood. We ask that NYCHA work with EHNP NYCHA subgroup leadership and other TA leaders to ensure needs for each development are being accurately captured, and appropriately prioritized. The investment must include:

A resident oversight council that improves the 964 model so that residents can weigh in on how funds are spent

Ensure there is a decision-making mechanism for NYCHA residents – to approve and weigh-in on infill planning / developments.

DEVELOP A VOTING SYSTEM FOR TENANTS TO DECIDE IF THEY WANT INFILL BEFORE INFILL PLANNING BEGINS ON ANY EAST HARLEM DEVELOPMENTS

We would like NYCHA to develop an initiative, in collaboration with TA leadership, that figures out an acceptable voting structure and decision-making mechanism that will allow NYCHA tenants to decide on whether or not they want infill on their development and the components of the development. This would need to involve transparency as to the trade-offs associated with the potential infill development, as well as the solicitation of ideas from tenants of how potential new development could impact and address their needs.

10. SAFETY

Improve emergency preparedness and ensure that residents and business owners know how to access resources in the event of a disaster.

Invest in the empowerment of East Harlem youth as a primary tool of violence reduction in the district.

Ensure that there are alternative approaches to addressing issues that affect vulnerable populations, in addition to policing efforts.

11. PARKS AND OPEN SPACE

Make significant capital investments to existing open spaces – to rehabilitate the Esplanade, Replace Pier 107, and renovate comfort stations in Parks throughout East Harlem.

COMFORT STATIONS

Urgent need for a new comfort station at the Harlem River Park sports fields as well as renovation of existing ones like those at Marcus Garvey Park and Thomas Jefferson Park.

We would like to see what opportunities there are to stipulate that all parks of a certain size threshold be equipped with a comfort station.

PRESERVATION OF ESPLANADE IN THE SOUTH

\$13m allocated in the immediate term for repair, further \$22m needed for phase 2. Significant anticipated costs.

REPLACEMENT OF PIER 107

In the interim, the City will focus on the clear out, with the redesign and build slated for a later date. The project is not phase-able, which sets restrictions on fundraising and approvals.

Create significant new open spaces – Harlem River Park connection

Over \$100m estimated cost. Engagement and design are beginning now, with construction slated for 2020

Improve open spaces in the public realm – to create better access to Randall’s Island, and manage storm water.

ACCESS TO RANDALL'S ISLAND PARK

Investments are needed to support access to Randall’s Island’s 125th and 103rd Street entrances. This includes wayfinding, programming promotion, and better pedestrian/cycling planning.

STORM-WATER MANAGEMENT

EH is a planned DEP Priority CSO Tributary Area and should be included in the next phase of DEP’s strategy. We would also like green infrastructure to be included in any public realm improvements that DCP considers, including RFPs for public sites and possible inclusion in the East Harlem Corridor Special District.

Work with parks groups to better support maintenance and stewardship in East Harlem Parks.

12. HEALTH AND SENIORS

Build capacity for residents of the Franklin Plaza NORC to implement aspects of the East Harlem Aging Improvement District action plan.

Organize East Harlem stakeholders to advocate for healthy and affordable housing.

Increase access to mental health services.

Promote healthy eating and local food systems in East Harlem, starting with investment in La Marqueta.