An aerial photograph of East Harlem, Manhattan, showing a dense grid of streets and buildings. The image is overlaid with a semi-transparent blue filter. The text is positioned in the upper left quadrant.

**PLACE-BASED COMMUNITY BROWNFIELD PLANNING
FOUNDATION REPORT ON EXISTING CONDITIONS
EAST HARLEM, MANHATTAN**

**FINAL
SEPTEMBER 2016**



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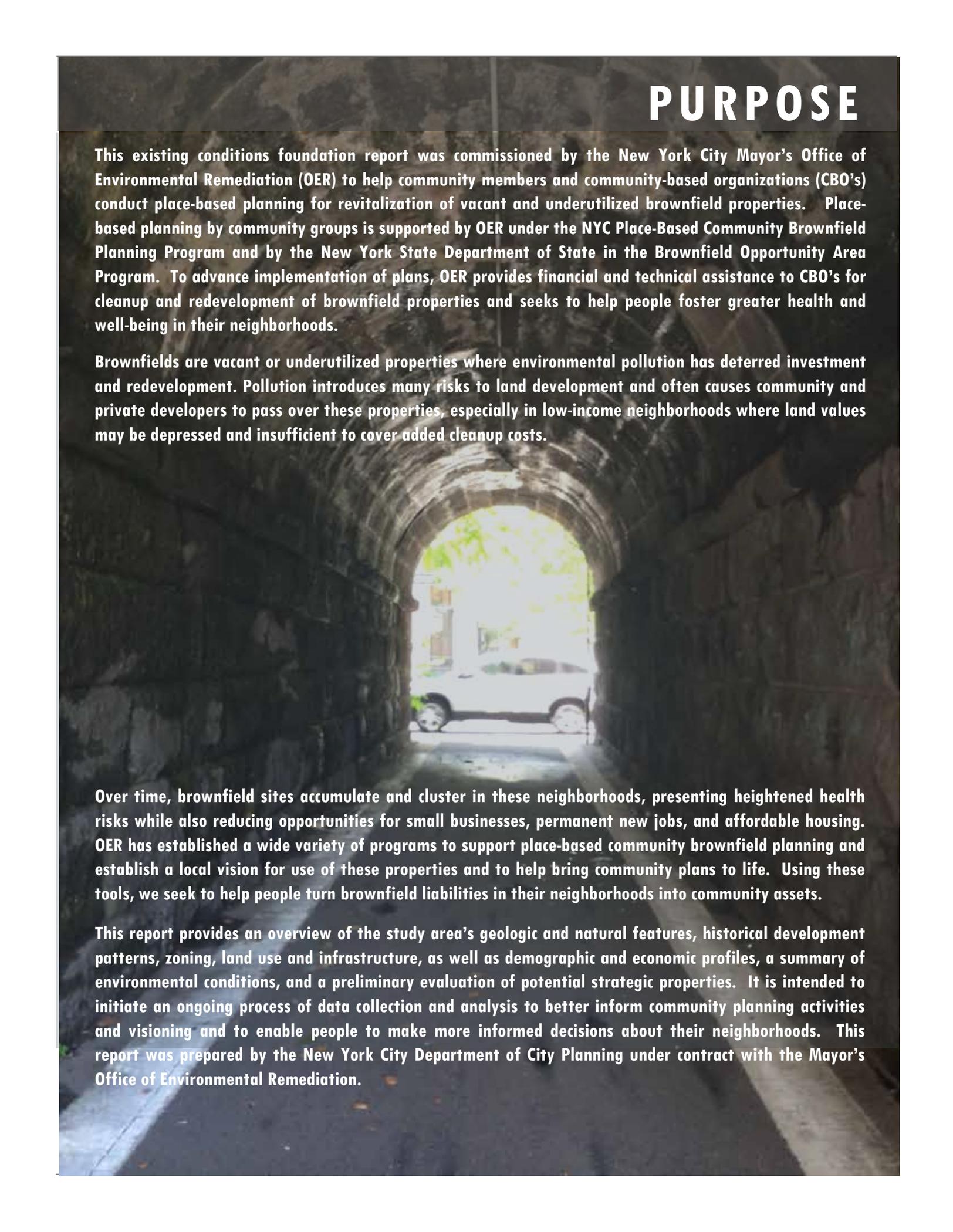
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PURPOSE

This existing conditions foundation report was commissioned by the New York City Mayor's Office of Environmental Remediation (OER) to help community members and community-based organizations (CBO's) conduct place-based planning for revitalization of vacant and underutilized brownfield properties. Place-based planning by community groups is supported by OER under the NYC Place-Based Community Brownfield Planning Program and by the New York State Department of State in the Brownfield Opportunity Area Program. To advance implementation of plans, OER provides financial and technical assistance to CBO's for cleanup and redevelopment of brownfield properties and seeks to help people foster greater health and well-being in their neighborhoods.

Brownfields are vacant or underutilized properties where environmental pollution has deterred investment and redevelopment. Pollution introduces many risks to land development and often causes community and private developers to pass over these properties, especially in low-income neighborhoods where land values may be depressed and insufficient to cover added cleanup costs.

Over time, brownfield sites accumulate and cluster in these neighborhoods, presenting heightened health risks while also reducing opportunities for small businesses, permanent new jobs, and affordable housing. OER has established a wide variety of programs to support place-based community brownfield planning and establish a local vision for use of these properties and to help bring community plans to life. Using these tools, we seek to help people turn brownfield liabilities in their neighborhoods into community assets.

This report provides an overview of the study area's geologic and natural features, historical development patterns, zoning, land use and infrastructure, as well as demographic and economic profiles, a summary of environmental conditions, and a preliminary evaluation of potential strategic properties. It is intended to initiate an ongoing process of data collection and analysis to better inform community planning activities and visioning and to enable people to make more informed decisions about their neighborhoods. This report was prepared by the New York City Department of City Planning under contract with the Mayor's Office of Environmental Remediation.



View of 5th Avenue from Marcus Garvey Park

EXECUTIVE SUMMARY

East Harlem, located in the northeast portion of Manhattan, is roughly bounded by East 96th and East 135th Streets. A section of this area has been identified for study of existing conditions and potential brownfield sites in order to develop a comprehensive strategy for economic development and environmental remediation. Creation of local employment opportunities, economic revitalization, enhancement of community character and the physical environment, and investment attraction may all be identified as major priorities by local community organizations as community brownfield planning work moves forward. The analysis in this report was conducted in summer 2014.

GEOGRAPHY

The Study Area explored in this document includes a mix of residential, commercial, and manufacturing zoning districts in the neighborhood. The area is bounded by 112th Street to the south, 135th Street to the north, 5th Avenue to the west, and the East River to the east. The area is approximately 4.4 square miles and is located in Manhattan Community District 11.

HISTORICAL CONTEXT

Over time, the neighborhood has evolved from a Dutch settlement to a densely populated immigrant neighborhood that was largely characterized by tenement-style housing. Once home to the largest ethnic Italian population in the United States, after World War II local demographic patterns shifted, and the area became predominantly Black/African American and Puerto Rican. Since this time, the neighborhood has adopted the name, "El Barrio", meaning "the neighborhood," and is sometimes referred to as Spanish Harlem. Today, the neighborhood has shifted once more, with new immigrant communities as well as a white population attracted to the area's proximity to the core of Manhattan.

LAND USE DEVELOPMENT AND INFRASTRUCTURE

Large-scale economic decline of the city, catalyzed by post-war urban flight, resulted in City efforts to reduce blight in East Harlem. Urban Renewal Plans targeted in East Harlem resulted in a widespread property acquisitions made on behalf of the City, the demolition of tenement-style housing, and the construction of large tower-in-the-park public housing developments. Today these developments house nearly 20,000 people and are dominating land use features in the neighborhood. While mid-century development was largely driven by City actions, today there has been an uptick in private construction mainly in the form of market-rate housing and commercial developments.

A significant number of vacant lots remain due in part to this process of urban renewal. East 116th Street, Third Avenue, and 125th Street are the three main commercial corridors where local retail services are provided to the neighborhood. The Metro-North commuter train line runs the length of Park Avenue through East Harlem with a station located at 125th Street. The Lexington Avenue 4-5-6 subway serves this portion of Manhattan. There are several public parks and community gardens in the neighborhood including Marcus Garvey Park, Jefferson Park, Harlem River Park, and the Green Thumb Community Garden. While Central Park is outside of the Study Area, there is an entrance to this park at 110th Street and 5th Avenue.

DEMOGRAPHIC AND ECONOMIC PROFILE

Data from the 2010 Census and the American Community Survey were analyzed in this document. The East Harlem North Neighborhood Tabulation Area, an area larger in area than the East Harlem Study Area, was the primary geography used to analyze this data and is referred to as "East Harlem" in this section of the study. As of the 2010 Census, East Harlem had a total population of 58,019 people. Most of these residents, 53 percent, self-identify as Hispanic, and another 36 percent self-identify as Black/African American Nonhispanic. The population has remained relatively stable since 2000, with a total increase of only 1.5 percent. However, while the total population has remained almost unchanged, many more White Nonhispanic residents now reside in the neighborhood, and the number of Black/African Nonhispanic residents has dropped significantly. Educational attainment in East Harlem is less than the rest of the borough and New York City as a whole, and median household income is significantly lower in East Harlem than in the rest of Manhattan and New York City. Both unemployment and poverty rates in East Harlem are higher than in Manhattan and New York City as a whole.

RECENT PUBLIC INITIATIVES AND PRIVATE INVESTMENTS

Several public initiatives and private investments have been implemented in East Harlem and continue to shape the community and built environment. These include the 125th Street Corridor Rezoning, the East Harlem Rezoning, the 125th Street Revitalization Plan and 125th Metro-North Station Revitalization Plan, and the restoration of the historic Fire Watch Tower in Marcus Garvey Park. One development in particular, East River Plaza, has resulted in large scale commercial development in the eastern portion of East Harlem. Other initiatives such as a proposal for rezoning between 115th Street and 132nd Street and proposed future phases of the construction of the Second Avenue Subway between 96th Street and 125th Street signify a possibility of changing land use as well as improved transit for residents. There has been an influx of private development across the neighborhood, including some housing which has contributed to an ongoing community dialogue around affordable housing.

ENVIRONMENTAL CONDITIONS

The area was historically a mix of meadows and salt marshes. Salt marshes and estuaries carved paths inland from the river as far as what is now Central Park. These areas correspond with the areas that FEMA presently identifies as having higher risk of flooding. Portions of the neighborhood fall within a flood zone, and the area was impacted by flooding during Hurricane Sandy, when storm surge flooded the waterfront as well as parts of 1st Avenue between East 112th Street and East 124th Street.

Open spills and Petroleum Bulk Storage are common throughout Manhattan, including in the Study Area. Many of these properties, left vacant after urban renewal plans and federal regulations limited development proximate to a rail line, are located adjacent to the rail line and were later converted into accessory parking lots along Park Avenue. The use of these sites as parking lots and their location within such close proximity to the rail line highlights a potential for contamination. Some of the strategic sites explored in this report highlight this neighborhood-wide condition. This contamination may be a deterrent to investment as it can be costly and time consuming to remediate. Fifteen potential strategic sites located throughout the Study Area are identified in this document. They highlight environmental issues and provide a basis for the community planning process.



PART ONE

GEOGRAPHY AND LAND USE
DEMOGRAPHIC AND ECONOMIC PROFILE
RECENT PUBLIC INITIATIVES AND PRIVATE INVESTMENTS

Data Sources

Primary Land Use Tax Lot Output (PLUTO)

Primary Land Use Tax Lot Output (PLUTO) represents a compilation of data from the Department of Finance and the Department of City Planning. It includes primary tax lot and building characteristics such as land use, ownership, year built, number of units, lot and building size, allowable and built floor area ratio (FAR), and the presence of historic districts or landmarks.

The American Community Survey (ACS)

The American Community Survey (ACS) is an ongoing survey that provides data every year giving communities the current information they need to plan investments and services. The American Community Survey includes questions that are not asked by the 2010 Census, and the two serve different purposes.

United States Decennial Census

The U.S. Census counts every resident in the United States, and takes place every 10 years. The data collected by the decennial census determine the number of seats each state has in the U.S. House of Representatives and is also used to distribute billions in federal funds to local communities.

The Quarterly Census of Employment and Wages (QCEW)

The Quarterly Census of Employment and Wages (QCEW) program produces a comprehensive tabulation of employment and wage information for workers covered by State unemployment insurance (UI) laws and Federal workers covered by the Unemployment Compensation for Federal Employees (UCFE) program. The data are provided to the Department of City Planning (DCP) by the New York State Department of Labor (NYS DOL), and are geocoded and analyzed by DCP.



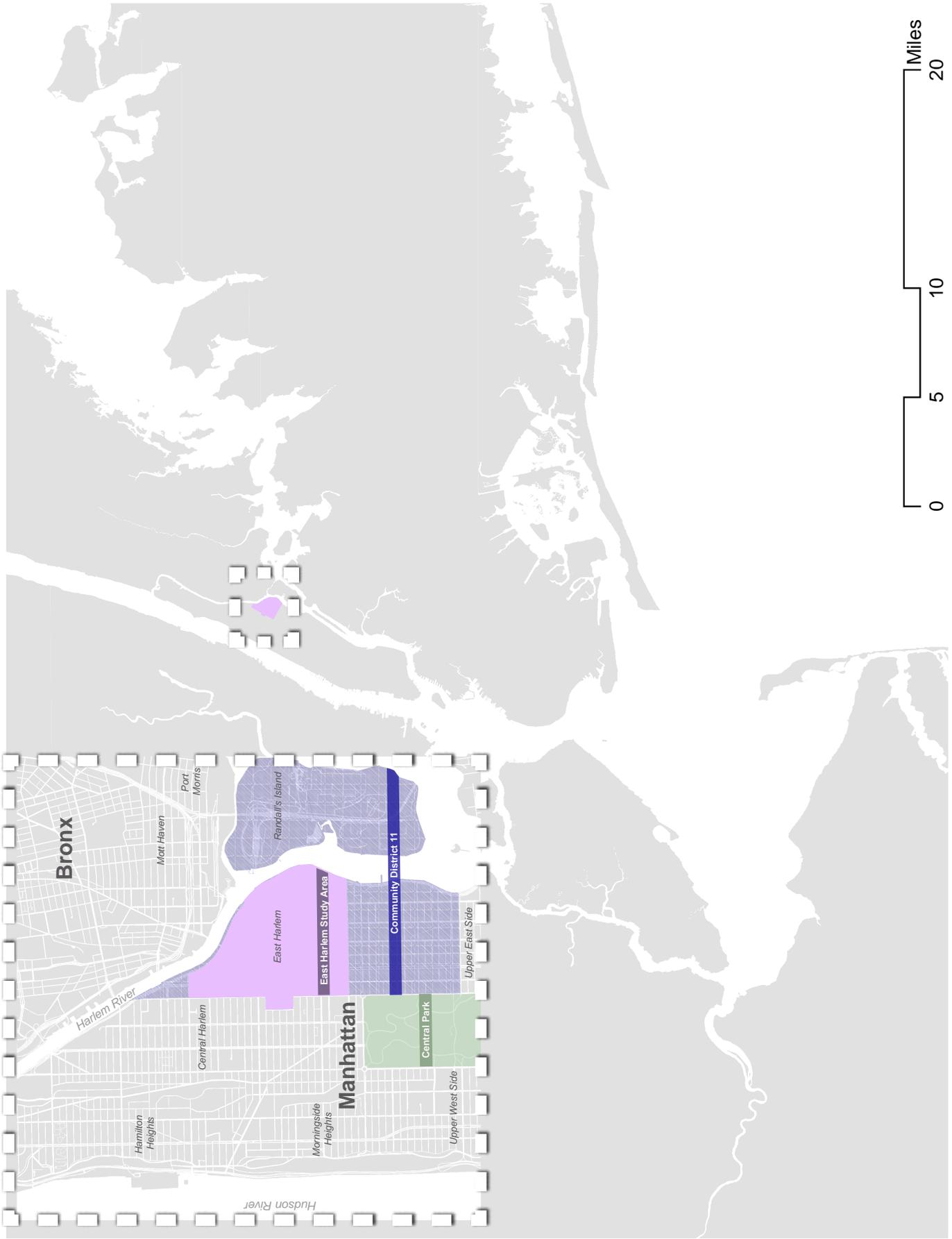
GEOGRAPHY AND LAND USE

East Harlem is situated in the northeast portion of Upper Manhattan, New York City. An area of approximately 2,821 acres (4.4 square miles) has been identified for this existing conditions study. East Harlem will be referred to as the Study Area throughout this document; its geographical context is illustrated in MAP 1.1.

This section will explore geographical and land use conditions in East Harlem. A discussion of the geologic and natural features of East Harlem will set the stage for the historical development of the area. Next, a detailed description of the Study Area boundaries will underscore a discussion of relevant zoning and land use regulations.

Source: DCP

Map 1.1 Community Context



GEOLOGIC AND NATURAL FEATURES

East Harlem is bounded by the East and Harlem Rivers. Both of these rivers are one, contiguous body and have been identified as Estuarine and Marine Deepwater wetlands by the National Fish and Wildlife Service. The topography is generally low-lying, with elevations ranging from 3 feet at the water's edge to 100 feet in Marcus Garvey Park. Median elevation for the neighborhood is 16 feet.

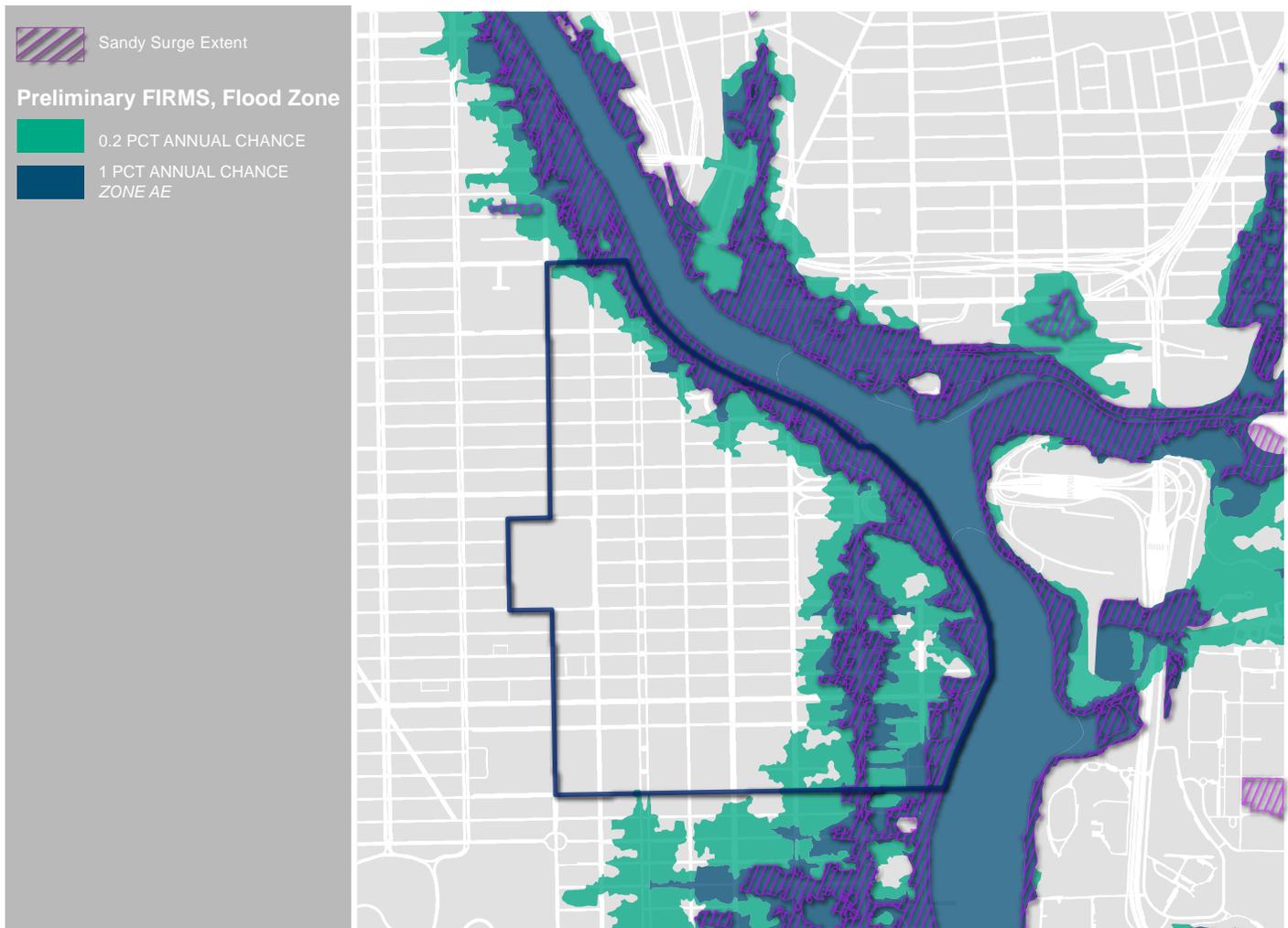
Map 1.2 Water Resources and Topography

Source: DCP



Map 1.3 Hurricane Sandy and Preliminary Flood Insurance Rate Map

Source: FEMA



The area was historically a mix of meadows and salt marshes. Salt marshes and estuaries carved paths inland from the river as far as what is now Central Park. These areas are now corresponding to the areas that we presently understand to have higher risk of flooding. Portions of the neighborhood fall within a flood zone. The 100-year and 500-year flood zones show both the extent to which flooding might occur as well as the elevation of anticipated flooding (referred to as Base Flood Elevation, or BFE). These areas, identified by FEMA, reflect the 1 percent and 0.2 percent probability that Base Flood Elevations will be equaled to or exceeded in a given year in a given geographical area. FEMA sets insurance rates and establishes building standards based on Flood Insurance Rate Maps (FIRMs) and through the administration of the National Flood Insurance Program (NFIP). The BFEs guide acceptable resiliency measures (for example, the height to which a building must elevate) that comply with NFIP and building code requirements. The 100-year flood zone is the area in which insurance and building requirements are regulated.

In East Harlem, the 100-year flood zone reaches as far upland as 1st Avenue, and the 500-year flood zone reaches as far upland as half-way between 2nd and 3rd Avenues. As shown in Map 1.3, the area was impacted by flooding during Hurricane Sandy, when storm surge flooded the waterfront as well as parts of 1st Avenue between East 112th Street and East 124th Street. Many buildings were also flooded as a result of sewer back flow.

HISTORICAL DEVELOPMENT

Once known as Nieuw Haarlem to Dutch settlers who arrived in the area in the 17th century, the area now known as East Harlem was largely characterized by marshy inlets and meadows. Sparsely populated until a wave of immigration in the early 1800s, the Dutch settled in small farming villages and constructed some of the first buildings in the area such as the Reformed Low Dutch Church near present-day 125th Street and 1st Avenueⁱ.

Early immigration to the area began in mid-1800s when construction of the New York and Harlem Railroad was completed, enabling residents from crowded tenements in Lower Manhattan to relocate uptown. Germans, Irish, Puerto Ricans and African Americans were among the first ethnic groups to settle in the area, but by the late-1800s Italian immigrant families became the dominant ethnic community in East Harlem. Some of these Italian immigrant workers located in shantytowns along the East River between 106th Street and 115th Street. By the 1930's, the Italian community in this area was the largest in the United Statesⁱⁱ.

In response to immigration and increased transportation connections, including the construction of the Second and Third Avenue elevated train lines in the 1870s and 1880s, the pace of development in East Harlem quickened and resulted in the construction of dense tenement-style buildings that housed immigrants and workers. By the early 1900s, the pace of development in East Harlem had dramatically accelerated. By 1919 the Lexington Avenue subway was completed, easing transportation connections between lower and upper Manhattan. Later, the election of East Harlem resident Fiorello LaGuardia as New York City's mayor in 1933 led to an uptick in public works projects in the neighborhood. These included the opening of La Marqueta underneath the Park Avenue rail line viaduct, the founding of the Benjamin Franklin High School, and construction of a public pool at Jefferson Park.



La Marqueta, East 115th Street and Park Avenue

By the 1940's East Harlem had acquired the name "Spanish Harlem" or "El Barrio", reflecting a new shift in the neighborhood's population. An influx of Puerto Rican and African American immigrants as well as the departure of Italians and Eastern Europeans to post-War suburbs changed the demographic composition of the neighborhood. This demographic change brought with it a new cultural dynamic to the neighborhood stimulated by Puerto Rican customs, cuisine, and music.

The decades following World War II brought marked economic decline as well as increased crime and poverty to the area. During this time, large sections of East Harlem were targeted for urban renewal projects. The Housing Act of 1949 allocated funds to municipalities across the country that guided slum clearance and, in some areas, resulted in the construction of new public housing. Of the 53 Urban Renewal Areas identified in Manhattan between 1952 and 2001, four have focused on East Harlem: Upper Park Avenue, Milbank Frawley Circle, Harlem East-Harlem, and East Harlem Triangle. Along with the demolition of older tenements, community fabric and networks were disrupted, further catalyzing tension and blight in the neighborhood. In the process, shops, churches, social clubs, and union halls were destroyed. Ultimately neighborhood groups united to organize against slum clearance. Nonetheless, the product of this effort is

obvious in the present built character of the neighborhood, where large public housing projects dominate large tracts of land. The quality of housing after urban renewal continued to deteriorate through the neighborhood. By the late 1960's and early 1970's, housing abandonment and arson left large amounts of vacant property throughout the area.

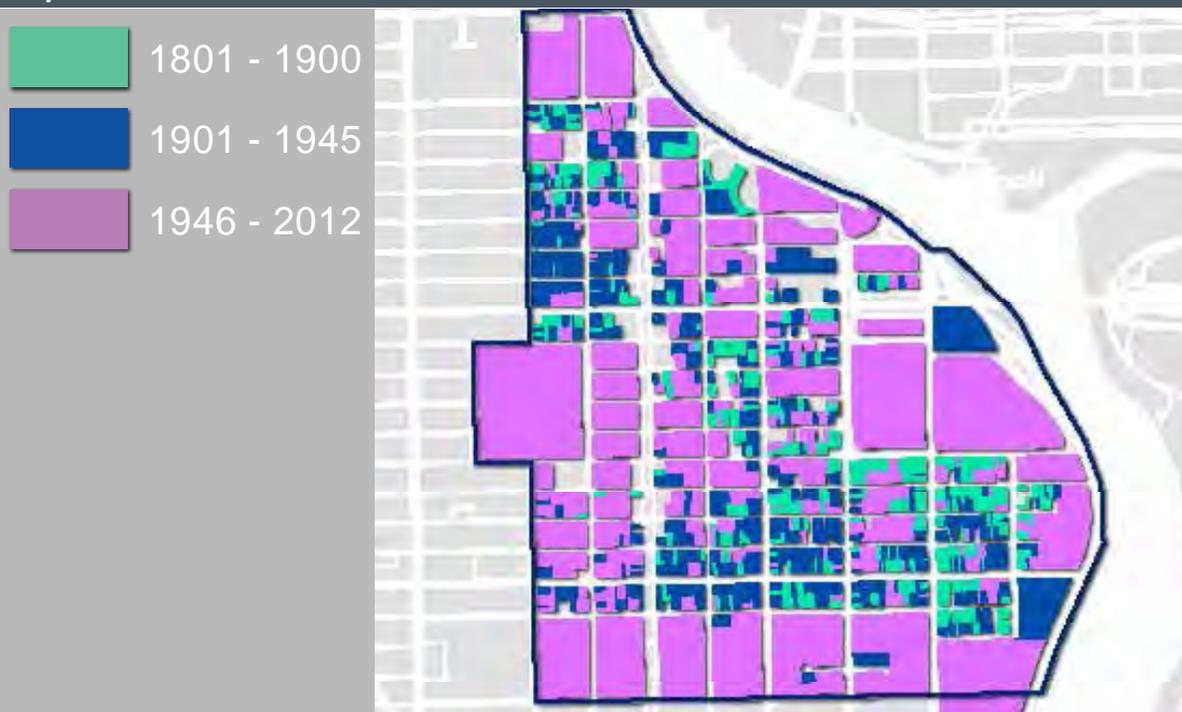
In response to neighborhood decline and a need for an organized approach to future development in East Harlem, Manhattan Community District 11 submitted a 197-A plan to the NYC Department of City Planning entitled "New Directions" in 1996. This plan identified economic and community development as priority planning concerns for the neighborhood. It identified needs for public services including accessible health care, educational services, recreational and cultural amenities, and street safety. This plan also built on an historic and continued need for affordable housing. The plan was never brought to vote at the City Planning Commission.

This rich history is reflected in the many institutions and historical landmarks that are located in Harlem today. Among these institutions are El Museo del Barrio, the Smithsonian-affiliated National Jazz Museum, and the World Series of Stickball Community Gallery. East Harlem is also home to many community based organizations that seek to support and advocate on behalf of the neighborhood. Some of these organizations include those that have expressed interest in community brownfield planning work: Community Board 11, the East Harlem Business Capital Corporation, the Harlem Community Development Corporation, and Hope Community Inc. The Harlem Children's Zone, another well-known neighborhood organization, was founded in 1970 and continues to provide an array of community services from parenting workshops to pre-school and health programs, and operates three public charter schools. Today, it serves over 12,300 youths and 12,400 adultsⁱⁱⁱ.

Today, new development in the area has highlighted a need for affordable housing planning in the neighborhood. While it has steadily decreased since 1990, crime and the perception thereof in the neighborhood continue to be problematic. Based on the NYPD CompStat report covering the week of June 6 through June 13, 2014, felony assault in the neighborhood increased over the last year from 107 incidents to 157 (a change of 47 percentage points). Since 2001, all crime has decreased in the neighborhood except for grand larceny, which has increased from its lowest point in 2001 (165 incidents) to 365 incidents recorded in 2013.

Map 1.4 Year Built

Source: PLUTO 2012



STUDY AREA BOUNDARY JUSTIFICATION

The Study Area for East Harlem was determined based on the analysis of the current and historical land use and economic conditions of the neighborhood. Prior to the writing of this document, Community Board 11, CIVITAS, and Hope Community Inc were consulted in order to establish Study Area boundaries and understand preliminary community concerns. Historical industrial uses in the neighborhood that may have caused environmental contamination, the prevalence of vacant land, flood-prone land, and an interest in housing opportunities within the area highlight the need for comprehensive planning strategy for the neighborhood and are explored in this study.

The boundaries mapped for this study of East Harlem follow zoning district lines. The Study Area has been mapped between East 112th Street and East 135th Street and is bounded by 5th Avenue to the west and the East River to the East. This area includes all of Marcus Garvey Park, which intersects 5th Avenue between 120th Street and 124th Street.

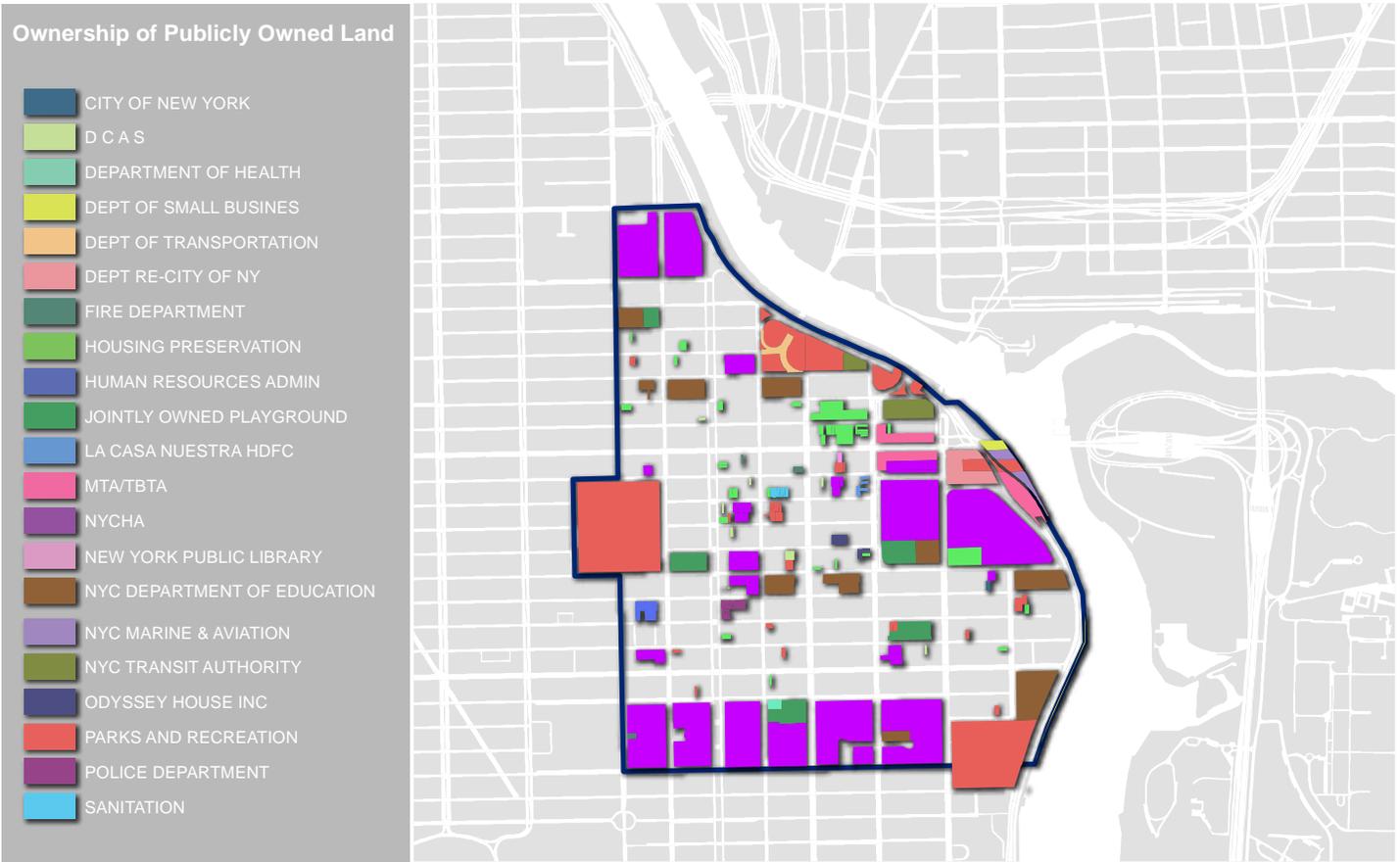
Map 1.5 Study Area and Local Roadways

Source: DCP



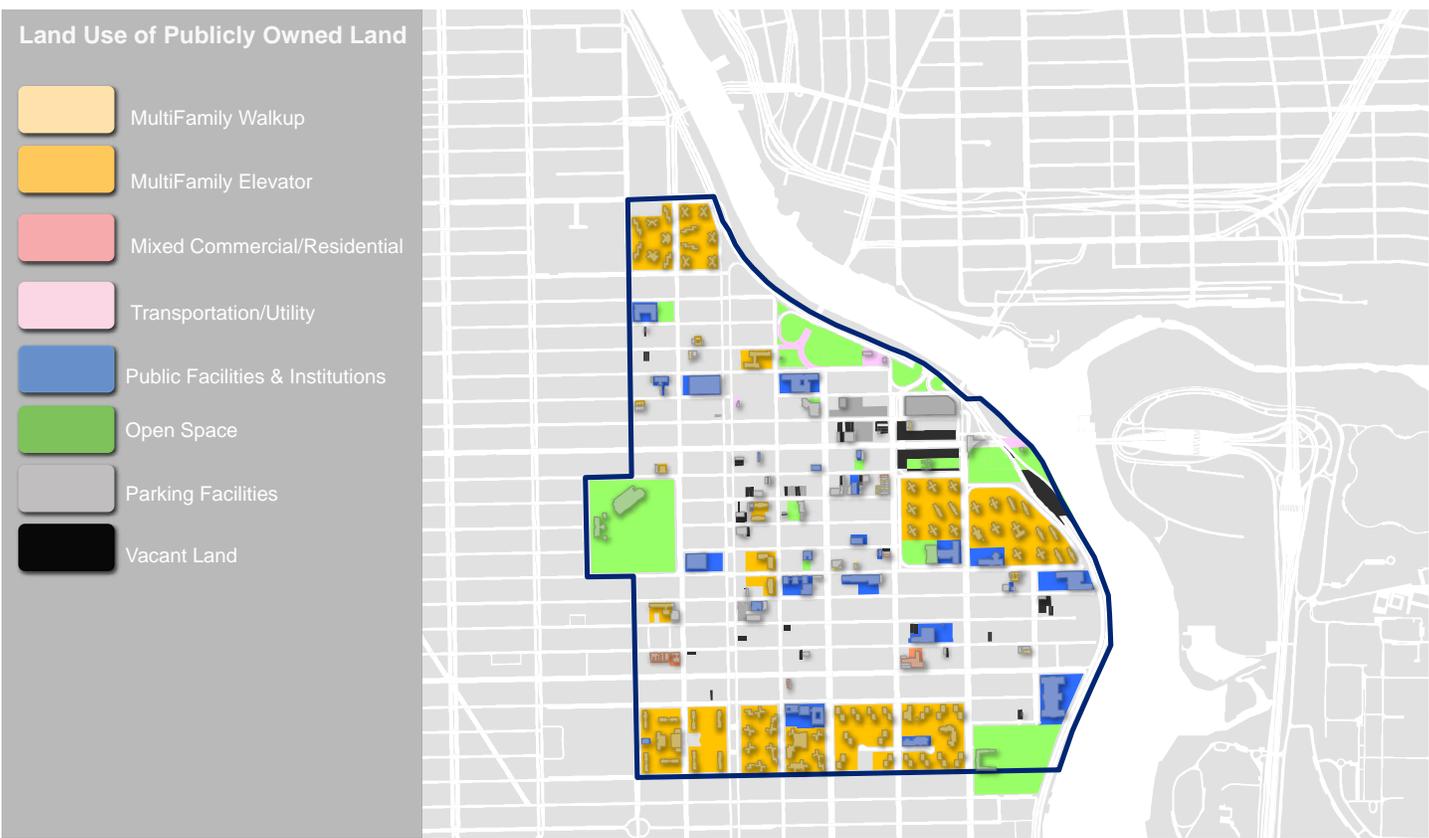
Map 1.6 Ownership of Publicly Owned Land

Source: PLUTO 2012



Map 1.7 Land Use of Publicly Owned Land

Source: PLUTO 2012



ZONING

Map 1.8 illustrates the range of zoning regulations that govern land use in East Harlem.

Zoning in East Harlem is largely residential. Ranging from R6A to R9 these zoning districts allow for a mix of medium- to high-density residential development. Taller residential developments can be found in the R7-2 districts which are largely mapped where there are public housing developments. Throughout the rest of the neighborhood, most buildings range from three to nine stories.

Commercial districts line 125th Street and 3rd Avenue, and commercial overlays are mapped along the avenues between 115th Street and 124th Street. These overlays, mapped within residential districts, enable local retail services such as neighborhood grocery stores, restaurants, and beauty parlors. A commercial district is also mapped east of Pleasant Avenue and the FDR Drive.

There are a few manufacturing zoning districts, largely located above 120th Street. These districts allow for a range of intensities of manufacturing activities. Two of these districts are mapped along the rail line that runs along Park Avenue. Additional M- districts are also mapped north of 125th Street near the East River.

The Study Area also intersects with the Special 125th Street District, part of a city initiative to support and enhance 125th Street – Harlem’s “Main Street” – as a major arts/entertainment destination and regional business district. The district includes 24 blocks in East, Central and West Harlem, within an area generally bounded by 124th Street, 126th Street, Broadway and Second Avenue. The aim of the district is to generate new mixed use development while protecting the scale of the 125th Street corridor’s commercial and historic row house areas by establishing street wall and height limits. To ensure active and diverse retail uses, special regulations restrict the amount of ground flood street frontage that may be occupied by banks, office and residential lobbies, and other non-active uses. The district establishes an innovative arts bonus- the first in the City- to provide an incentive for the creation of nonprofit visual and performing arts spaces.

An Inclusionary Housing Designated Area is located between 124th Street and 126th Streets, and Madison and 2nd Avenues. Opportunities for housing are expanded by increasing residential density in certain areas in exchange for the production or preservation of affordable housing.



East 116th Street

LOCAL POLICY CONTEXT

Food Retail Expansion to Support Health

Most of Upper Manhattan (including the entire Study Area) is within the City's Food Retail Expansion to Support Health (FRESH) program area. FRESH aims to facilitate the development of stores selling a full range of food products with an emphasis on fresh fruits and vegetables, meats and other perishable goods. The FRESH program offers an array of incentives for potential and existing food store developers and operators. In Upper Manhattan, tax incentives are available for eligible grocery store operators through the NYC Industrial Development Agency (IDA) including real estate tax reductions, sales tax exemptions, and mortgage recording tax deferrals^{iv}. Zoning incentives are available also to eligible grocery store operators and developers.

New York State Environmental Zone (EN-ZONE)

The Study Area is included in a New York State Environmental Zone (EN-Zone). Administered by the Empire State Development Corporation, the EN-Zone provides enhanced tax credits for brownfield cleanup, redevelopment, real property taxes and the purchase of environmental insurance if cleanup is done in the NYS Brownfield Cleanup Program. The designation of an EN-Zone is limited to census tracts with a poverty rate of at least 20% and an unemployment rate of at least 125% of the New York State average, or a poverty rate of at least double the rate for the county in which the tract is located^v. At the time of the 2000 Census, poverty status was determined for 36.9 percent of persons residing in the census tracts that are included in Community District 11. Nearly all of Community District 11 is included in the EN-Zone.

Historic Landmarks

The New York City Landmarks Preservation Commission (LPC) has designated seven sites within the Study Area as historical landmarks: St. Andrews Church, Watch Tower, The Harlem Courthouse, Langston Hughes House, 17 East 128th Street House, Mount Morris Bank Buildings, and Fire Hook and Ladder Company No. 14. As with any landmark, any change to the exterior of the building must be reviewed and approved by the LPC.

Urban Renewal Areas

Beginning in 1938, the New York City Housing Authority began replacing prewar, low rise tenement-style apartment buildings throughout East Harlem with mid- to high-rise tower-in-the-park developments. Reflective of city-wide policy to address blight, four Urban Renewal Area plans were adopted in East Harlem in 1968: Milbank Frawley Circle, Upper Park Avenue, Harlem-East Harlem, and East Harlem Triangle. This effort resulted in a complete transformation of the built environment of the area and disrupted the community fabric of the neighborhood. Under the Upper Park Avenue plan, the large parking lots that line Park Avenue were intended to serve as a buffer between the rail line and housing units. As of the expiration of this plan in 2008, they are no longer required. The Harlem- East Harlem Urban Renewal Area, which covers much of the neighborhood from East 124th Street to East 131st Street east of Park Avenue, remains in effect until 2020.

LAND USE

Land use in East Harlem is characterized by a mix of residential and commercial buildings. Large public housing developments are a dominant feature of the neighborhood, as are concentrations of retail uses along 116th Street, 3rd Avenue, and 125th Street. Of the 24,992 housing units in the Study Area (per the PLUTO database), public housing developments under the management of the New York City Housing Authority account for 8,684 units (nearly 35 percent of housing units). In total, there are nearly 20,000 people living in NYCHA properties in the Study Area. These lots account for about 27 percent of the total lot area, but only 2 percent of the total number of lots. Multifamily residential housing accounts for over 41 percent of the total lot area in East Harlem, while this type of land use account for 23 percent of the lot area in Manhattan and 12 percent of the lot area in New York City. The City of New York owns a large percentage of the total lot area in East Harlem, roughly 27 percent, but only 7 percent of the total lots. With respect to privately owned lots, 88 percent of lots are under private ownership while only 44 percent of the total lot area is under private ownership. Maps 1.6 and 1.7 illustrate publicly owned land in the neighborhood and the land uses associated with those properties.

Parks and open spaces, and public facilities and institutions each occupy 15 and 13 percent of the total lot area in East Harlem respectively. The number of institutional uses may be attributed to the significant number of schools and churches in the neighborhood. Most of the parks are under ownership of the City and are managed by the Department of Parks and Recreation. Relative to the rest of Manhattan and New York City, more area in East Harlem is dedicated to public institutions and facilities.

According to PLUTO, vacant land in the neighborhood accounts for 10 percent of the total lots and 7 percent of the total lot area. This is significantly higher than the rest of Manhattan, where only 3 percent of the total lot area is vacant. However, it is important to note that what appears in PLUTO as vacant may, in reality, be used for parking, storage, or even community gardens. Parking facilities account for 5 percent of the total lot area in East Harlem. This is significantly higher than the rest of Manhattan and New York City which have 2 percent and 1 percent of lot area dedicated to this land use, respectively.

Map 1.9 illustrates land uses in East Harlem.



Lexington Avenue

Table 1.1 Comparative Land Use

Source: PLUTO 2012

Building Type	East Harlem	Manhattan	NYC
One & Two Family Building	1%	1%	27%
MultiFamily Building	41%	23%	12%
Mixed Commercial/Residential Building	8%	13%	3%
Commercial/Office Building	6%	11%	4%
Industrial/Manufacturing	2%	2%	4%
Transportation/Utility	1%	7%	7%
Public Facilities & Institutions	13%	12%	7%
Open Space	15%	25%	27%
Parking Facilities	5%	2%	1%
Vacant Land	7%	3%	6%
No Data	1%	2%	2%

Map 1.9 Land Use

Source: PLUTO 2012

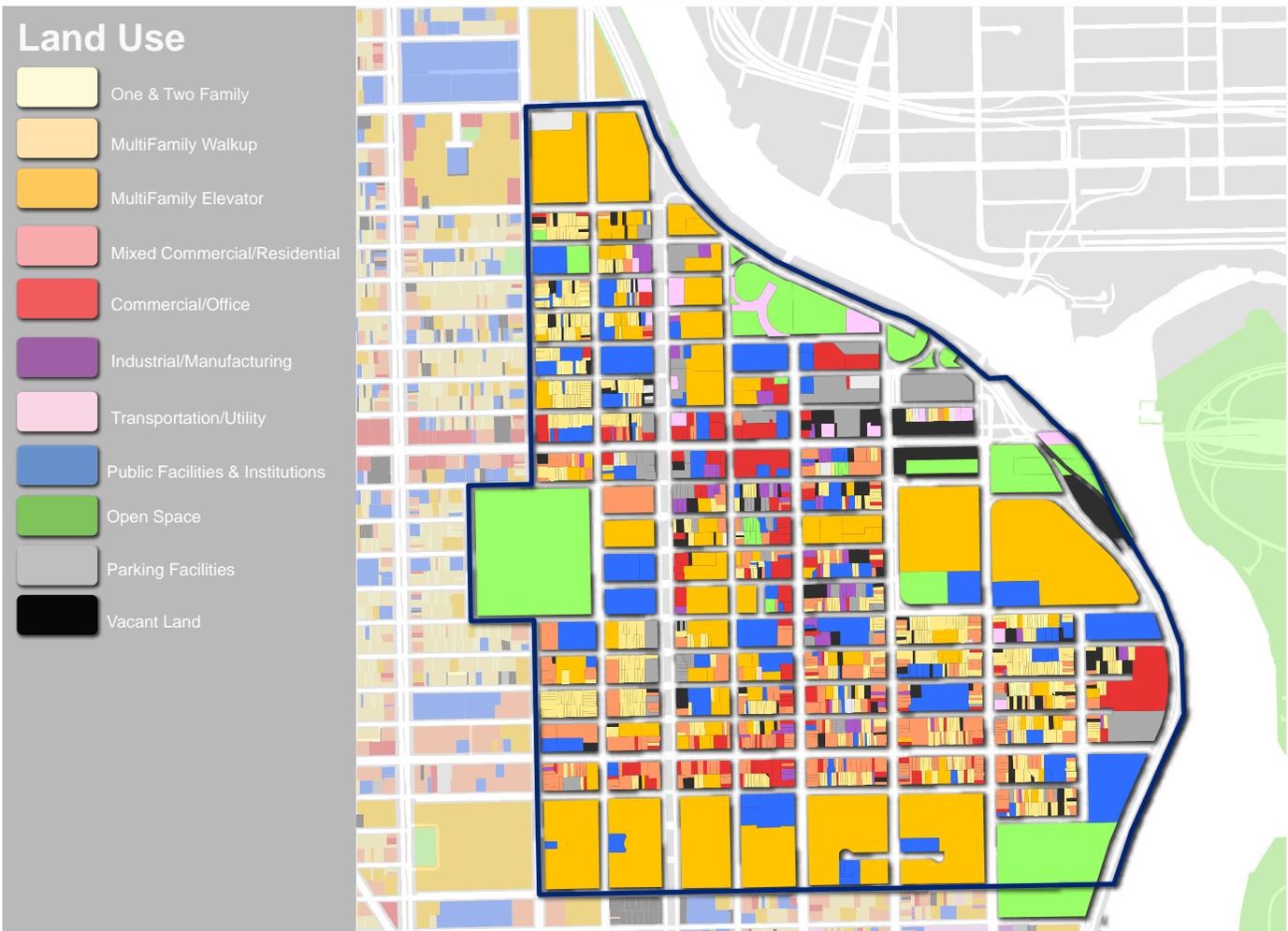


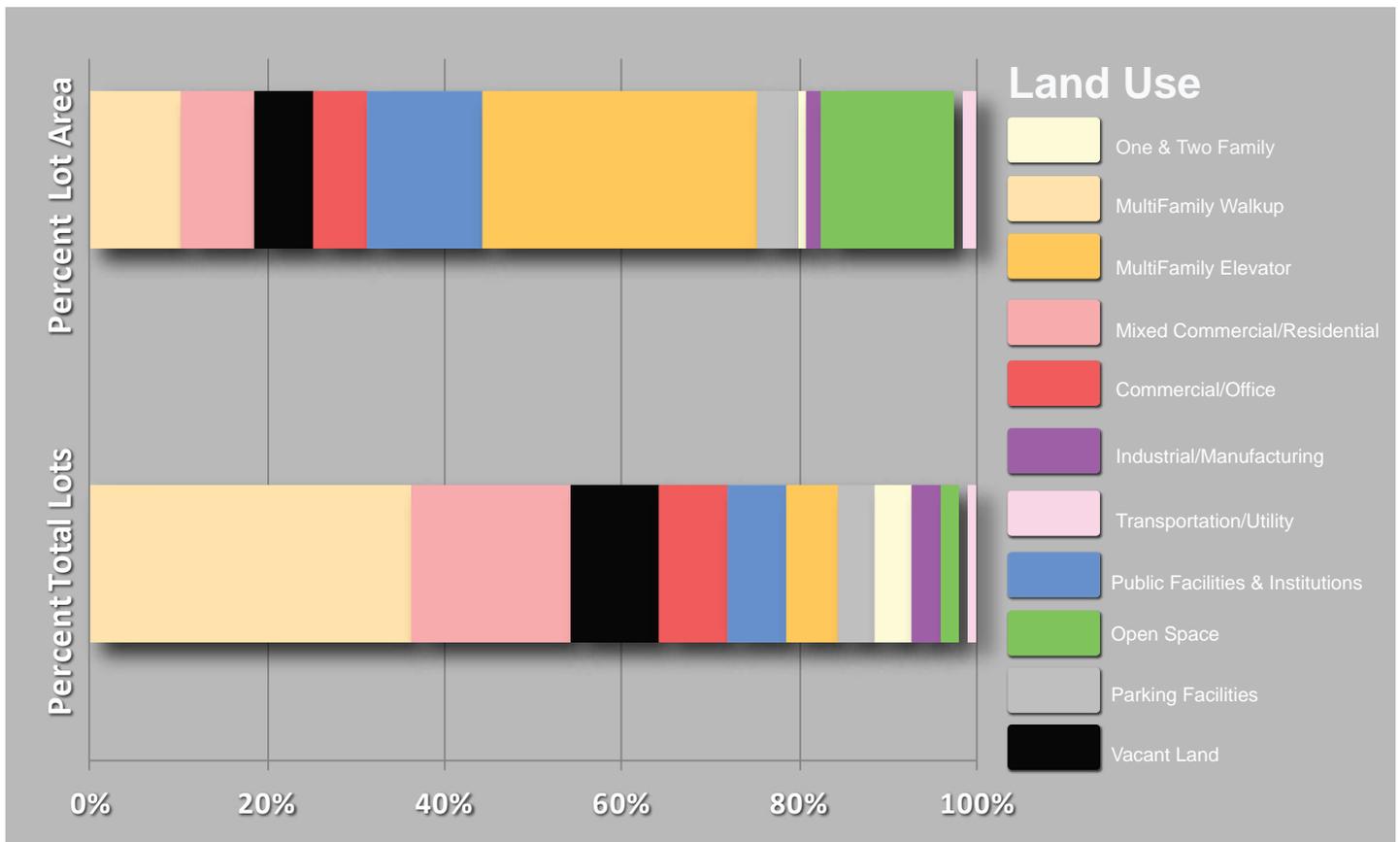
Table 1.2 Land Uses in East Harlem

Source: PLUTO

Land Use	% Tax Lots	% Lot Area
MultiFamily Walkup Building	36%	10%
Mixed Commercial/Residential Building	18%	8%
Vacant Land	10%	7%
Commercial/Office Building	8%	6%
Public Facilities & Institutions	7%	13%
MultiFamily Elevator Building	6%	31%
Parking Facilities	4%	5%
One & Two Family Building	4%	1%
Industrial/Manufacturing	4%	2%
Open Space	2%	15%
#N/A	1%	1%
Transportation/Utility	1%	1%

Figure 1.1 Land Uses in East Harlem

Source: PLUTO 2012



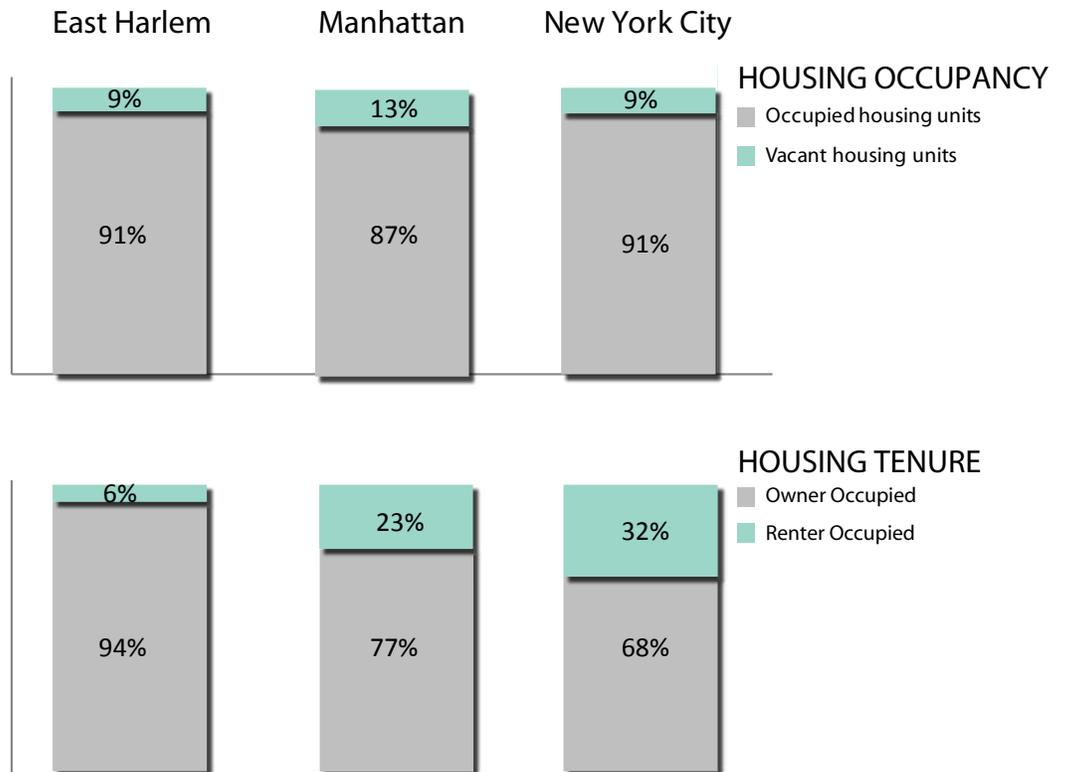
Housing Based on the American Community Survey 2008-2012 estimates for the East Harlem North Neighborhood Tabulation Area (NTA), the percentage of home ownership is significantly lower (6 percent) than in the rest of Manhattan (23 percent) and New York City as a whole (32 percent). The percentage of vacant housing in East Harlem (9 percent) is roughly the same as the rest of New York City as a whole (9 percent).

Based on the City's Primary Land Use Tax Lot Output (PLUTO) data, there are 24,992 housing units in the Study Area.

With respect to affordability, the American Community Survey estimates Gross Rent as a Percentage of Housing Income (GRPI) for occupied rental units. In East Harlem, 49 percent of residents have rent payments that exceed 30 percent of household income. With respect to Manhattan and New York City as a whole, rent exceeds 30 percent of the total household income for 46 and 53 percent of residents respectively.

Figure 1.2 Housing Occupancy and Housing Tenure

Source: ACS 2008- 2012



PUBLIC INFRASTRUCTURE

Highways This portion of Manhattan is directly connected to the FDR and Harlem River Drives, a contiguous auto artery that runs the length of Manhattan's east side. In East Harlem, this roadway connects to the Bronx and Randall's Island (and ultimately Queens) by way of the Robert F. Kennedy Bridge. The Willis Avenue Bridge and the 3rd Avenue Bridge off East River Drive also connect to the South Bronx and provide connection to Interstate-87 (also known as the Major Deegan Expressway). Further north, Harlem River Drive provides automotive connection to Interstate-95 and the George Washington Bridge. These connections are shown in Map 1.10.

Truck Routes In the Study Area, there are several Local Truck Routes. These include: 125th Street and 116th Street that run east-west, and Lexington, 3rd, 2nd and 1st Avenues that run north-south. The 3rd Avenue, Willis Avenue, and Robert F. Kennedy Bridges are also local truck routes.

Bus Service The Study Area is well served by the New York City Bus system including the following bus routes:

- M1: Harlem- East Village
- M98: Washington Heights- East Midtown
- M103: East Harlem- City Hall
- M101: East Village - Harlem
- M102: Harlem – East Village
- M116: West Side- East Harlem
- M15: East Harlem – South Ferry SBS
- M100: Inwood – East Harlem
- BX15: Fordham Plaza – Manhattan
- M35: Wards Island – East Harlem
- M60: SBS LaGuardia Airport – West Side
- BX33: Port Morris – Manhattan

Map 1.10 shows these transportation connections with respect to the Study Area.

Bike Lanes Strong and safe bike infrastructure is varied across Manhattan, including in the Study Area. In East Harlem, there are bike routes that run east-west along 120th Street as well as north-south along 1st Avenue. There is also a protected path along the East River (the FDR Drive Greenway) that creates a contiguous path between the Robert F. Kennedy Bridge and the Ed Koch Queensboro Bridge. Bike lanes are proposed for 110th, 111th, 124th, 125th, 127th, and 135th Streets as well as 5th Avenue and 2nd Avenue between East 125th Street and East 128th Street.

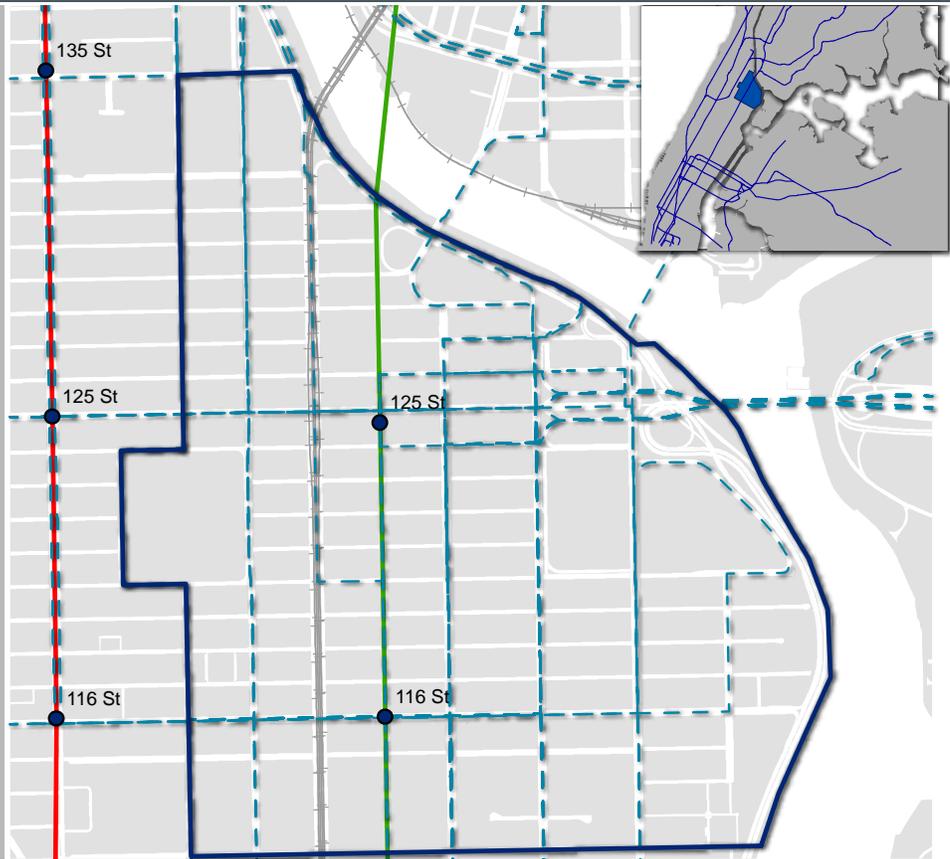
Subway Service The Lexington Avenue line of the New York City Subway operates in East Harlem with local stations at 110th Street, 116th Street, and 125th Street. Express service is also located at 125th Street. There is also a Metro-North Railroad station located at 125th Street which connects commuter rail between Grand Central Station and points north of New York City including Westchester and Connecticut. Additional subway service is available outside of the Study Area along Lenox Avenue.

Sewer and Power East Harlem is served by the Wards Island Wastewater Treatment Plant. This plant has been in operation since 1937 and serves approximately 1,061,558 people. Its drainage area is approximately 12,056 acres of the Bronx and Manhattan. Electricity is delivered to East Harlem by Con Edison^{vi}.

Map 1.10 Public Transportation Network

Source: MTA, NYCT

-  4-5-6 Subway
-  2-3 Subway
-  NYCT Bus Route
-  Rail line
-  Subway Station



Metro North Rail line along Park Avenue

Map 1.11 Parks, Open Spaces, and Street Trees

Source: DCP, DPR



Parks and Open Spaces A mix of traditional parks, gardens, playgrounds, athletic facilities, and park strips make up nearly 70 acres of property owned by the New York City Department of Parks and Recreation. These areas include Marcus Garvey Park, the East River Esplanade, Louis Cuvillier Park, Thomas Jefferson Park, and Harlem River Park. Three of Manhattan’s 16 outdoor public pools are located in the Study Area: Marcus Garvey Pool, Wagner Pool and Abe Lincoln Pool. Parks, open space, cemeteries, and street trees are all shown above in Map 1.11.

From Left: Pleasant Village Community Garden; MVV Community Garden; Harlem Art Park



Marcus Garvey Park





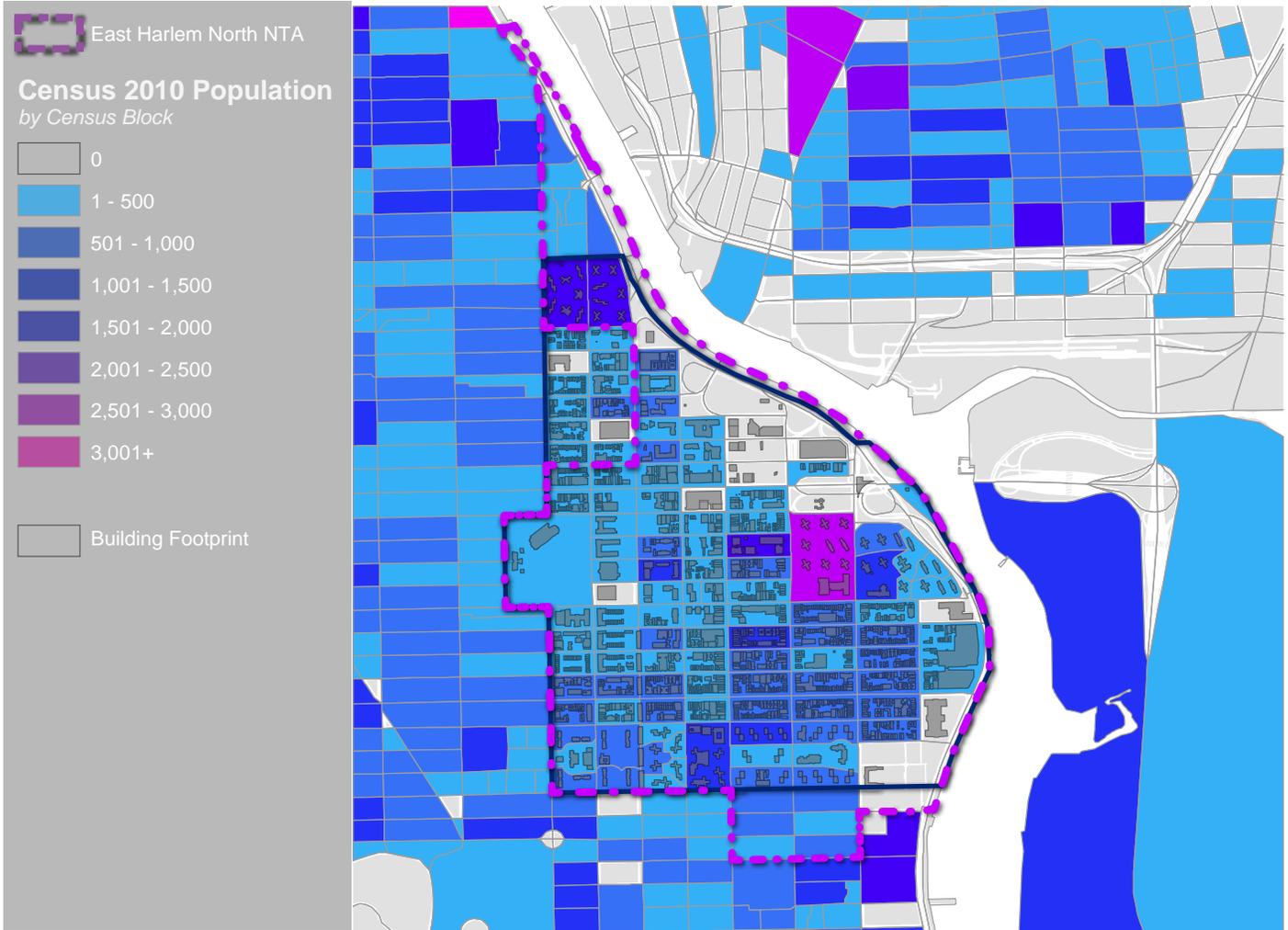
DEMOGRAPHIC AND ECONOMIC PROFILE

Demographic data from the East Harlem North Neighborhood Tabulation Area (NTA) has been analyzed to provide contextualized information about the demographic profile of the Study Area and the surrounding residential community. NTAs were created by the Department of City Planning by aggregating whole census tracts based on approximate neighborhood boundaries and the total population included therein to decrease margins of error associated with the estimates. The data discussed in the following section are primarily drawn from the American Community Survey (ACS) 2008-2012 Five-Year Estimate and the 2010 US Decennial Census. In this section, the area targeted for demographic analysis is referred to as East Harlem.

The geography of the East Harlem North NTA with respect to the Study Area is mapped in Map 2.1. This maps also show a spatial display of population density by census block for the Study Area and the surrounding neighborhoods.

Map 2.1 Demographic Study Area and Population Density

Source: DCP, US Census



DEMOGRAPHICS: SOCIAL CHARACTERISTICS

General Population and Racial Characteristics According to the 2010 Census, East Harlem has a total population of 58,019 people. Approximately 53 percent of these residents self-identify as Hispanic, and 36 percent self-identify as Black/African American Nonhispanic. Seven percent of residents self-identify as White Nonhispanic. Asian Nonhispanic and residents that self-identify as Some Other Race Nonhispanic or Nonhispanic of Two or More Races constitute a minority in the neighborhood with 3 percent, 1 percent, and 1 percent of the total population self-identifying with these demographic groups respectively.

A total increase of 871 people was recorded in 2010, an increase of 1.5 percent since 2000. While this may not be a significant change in total residents, the neighborhood gained nearly 2,130 White Nonhispanic residents (a change of 117.90 percentage points) while it lost 2,694 Black/African Nonhispanic residents. Over this time period, the neighborhood also gained 1,246 Asian Nonhispanic residents (an increase of 240 percentage points). Further, while there was minimal change in the overall Hispanic population, there were changes within the sub-groups of Hispanic origin. Notably, there was an increase in the Dominican population while there was an overall decrease in the Puerto Rican population between 2000 and 2010. The demographic change with respect to the neighborhood's racial profile is illustrated in Table 2.1.

Table 2.1 Racial Demographics

Source: Census 2010

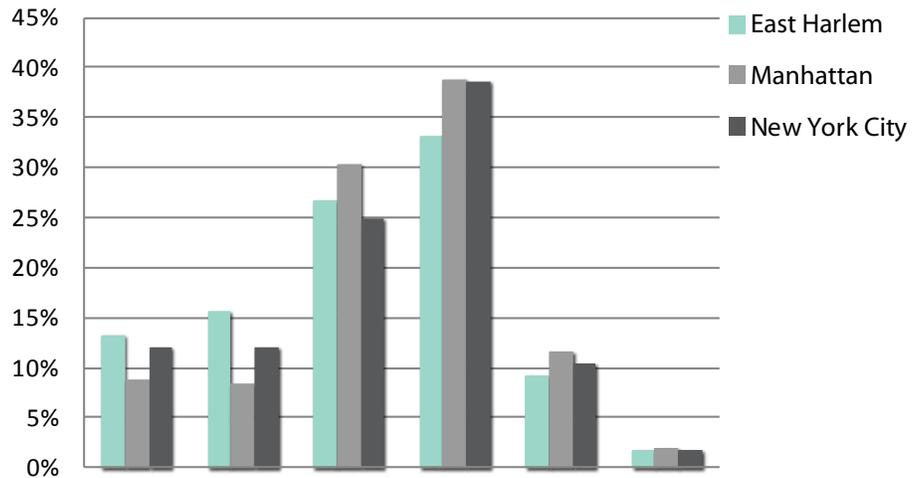
	East Harlem		New York City	
	Number	Percent	Number	Percent
White non-Hispanic	3,936	6.8%	2,722,904	33%
Black/African American Nonhispanic	20,625	35.5%	1,861,295	23%
Asian Nonhispanic	1,766	3.0%	1,028,119	12.6%
Some other race Nonhispanic	322	0.6%	78,063	1.0%
Nonhispanic of two or more races	769	1.3%	148,676	1.8%
Hispanic origin	30,601	52.7%	2,336,076	28.6%
Total Population	58,019	100.0%	8,175,133	100.0%

Age In East Harlem, the relative age of the population skews slightly younger than that of New York City, with a higher share of children (Under 10 Years) and teenagers (10-19 years) in the community. These two age cohorts represent 13 percent and 16 percent of the population of East Harlem respectively. Overall, the population distributions of residents in East Harlem and residents in Manhattan and New York City follow a similar pattern as shown below in Figure 2.1. People between the ages of 35 and 64 represent the largest share of the population.

Figure 2.1 Residential Age Distribution

Source: ACS 2008-2012

RESIDENTIAL AGE DISTRIBUTION



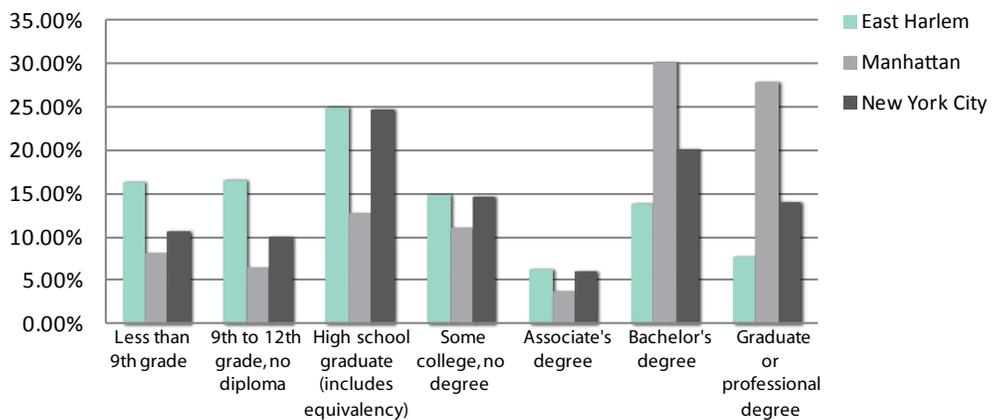
Educational Attainment

Based on ACS 2008-2012 5- Year estimates, residents over the age of 25 in East Harlem are more likely to have not completed high school than the rest of Manhattan and New York City as a whole. Of these residents, 33 percent have not completed high school, which indicates overall lower educational attainment in this neighborhood compared to the rest of East Harlem and New York City. Residents in East Harlem are less likely to achieve a bachelor's degree or higher. In East Harlem, 21 percent of residents have reached this level of educational attainment, while 58 percent of Manhattan residents and 34 percent of residents of New York City have reached this level of educational attainment.

Figure 2.2 Educational Attainment

Source: ACS 2008-2012

Educational Attainment



DEMOGRAPHICS: ECONOMIC CHARACTERISTICS

Poverty and Income

Based on the ACS 2008-2012 5-Year Estimates, approximately 35 percent of the population in East Harlem lives in poverty. This is significantly higher than Manhattan and New York City, where poverty status was calculated at 20 percent and 18 percent of their respective populations. Of the 20,716 people determined to be in poverty status in East Harlem, 15 percent have been identified as living in extreme poverty. For this population, the ratio of income to the poverty threshold is less than 50 percent.

The median household income in East Harlem is roughly \$49,081. This is considerably lower than Manhattan (\$68,370) and New York City (\$51,865).

Table 2.2 Economic Characteristics

Source: ACS 2008-2012

Economic Characteristic	East Harlem	Manhattan	NYC
Poverty			
<i>Percentage of families and people whose income in the past 12 month is below the poverty level</i>	35%	10%	11%
Income			
<i>Median Household Income (Dollars)</i>	\$49,081	\$68,370	\$51,270

INDUSTRIES AND EMPLOYMENT

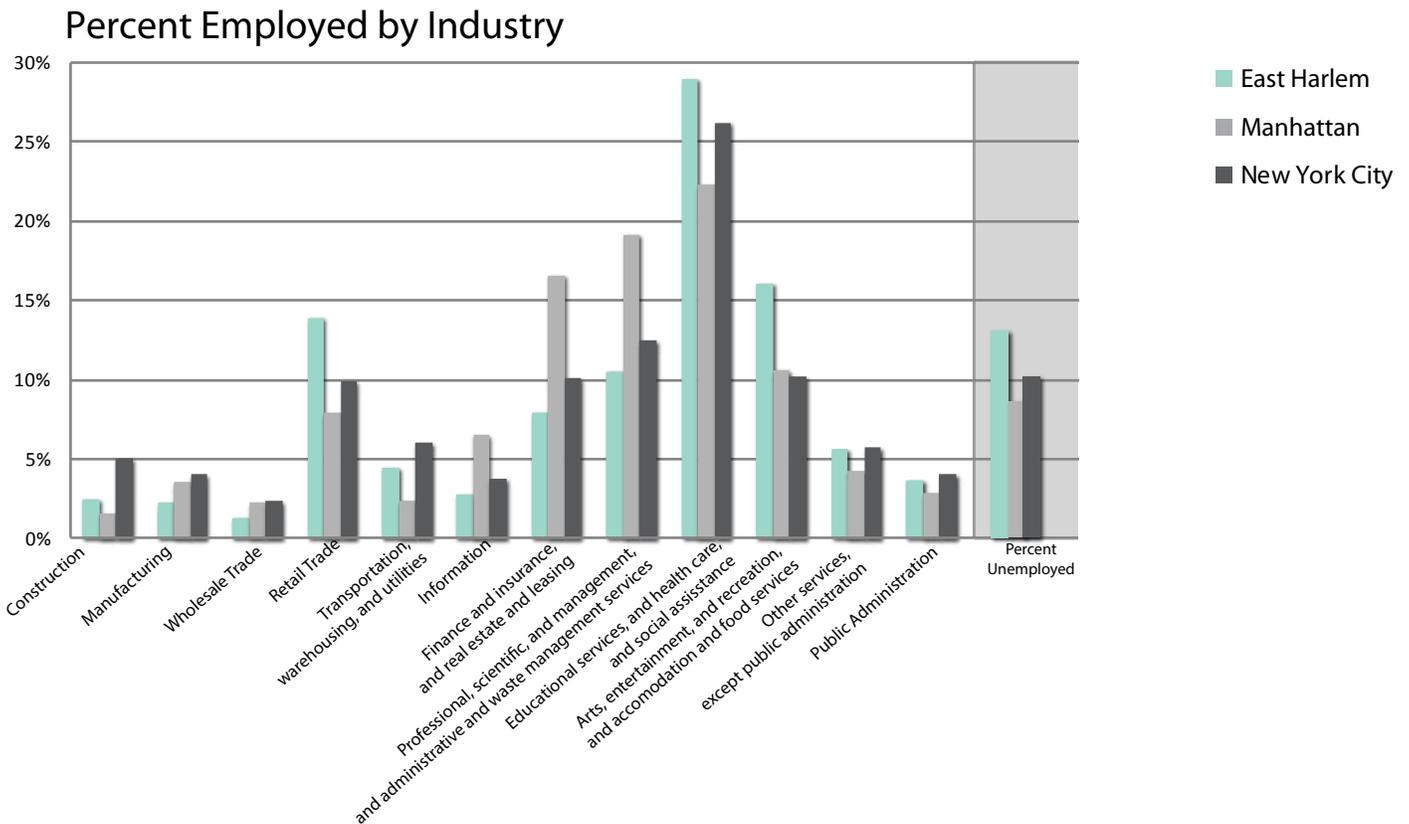
Resident Employment by Industry

Among those employed, a significantly greater share of workers living in East Harlem work in the retail sector (14 percent) than workers employed in this sector across Manhattan and New York City (8 percent and 10 percent respectively). There are also a higher percentage of workers employed in educational services and health care and social assistance industries compared to the rest of Manhattan and New York City. A significant share of residents are also employed by the arts, entertainment, and recreation, and accommodation and food services industries (16 percent). In Manhattan, 17 percent of residents are employed in industries related to finance and real estate and 19 percent are employed by professional, scientific and management industries. In East Harlem however, only eight percent and 11 percent of residents are respectively employed in these industries.

At 14 percent, the unemployment rate in East Harlem is higher than that of Manhattan (nine percent) and New York City (10 percent) according to the 2008-2012 ACS.

Figure 2.3 Employment by Industry and Unemployment

Source: ACS 2008-2012



Jobs and Firms Analysis of the industry mix and employment conditions for establishments located in East Harlem was conducted using the Quarterly Census of Employment and Wages (QCEW) administered by the New York State Department of Labor.

In 2012, there were a total of 846 private-sector firms and 12,367 employees in the East Harlem Study Area. Retail firms and firms related to Health Care and Social Assistance account for the greatest share of firms in the neighborhood: 23 percent and 13 percent respectively. These data reflect the concentration of retail services along the major avenues and especially along 125th Street. The largest share of jobs in the neighborhood are related to Health Care and Social Assistance; 42 percent of jobs in the neighborhood are related to this sector. Besides Health Care and Social Assistance, the Educational Services and Accommodation and Food Services sectors employ the most people in East Harlem. The distribution of jobs and firms in the Study Area are illustrated in Table 2.3.

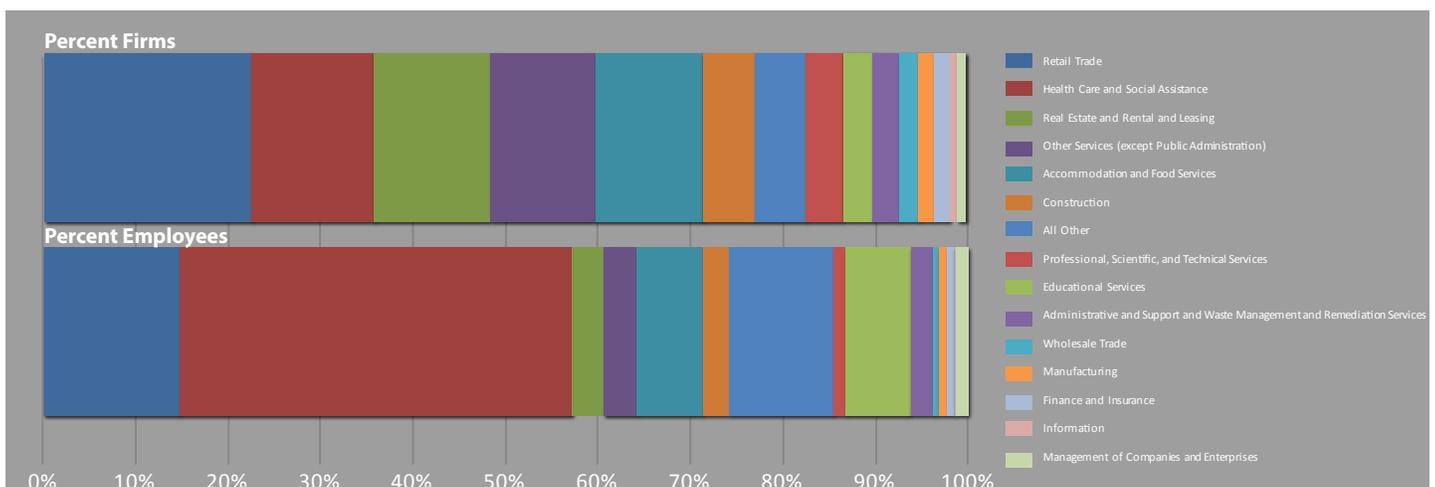
Table 2.3 Employment and Firms, 2012

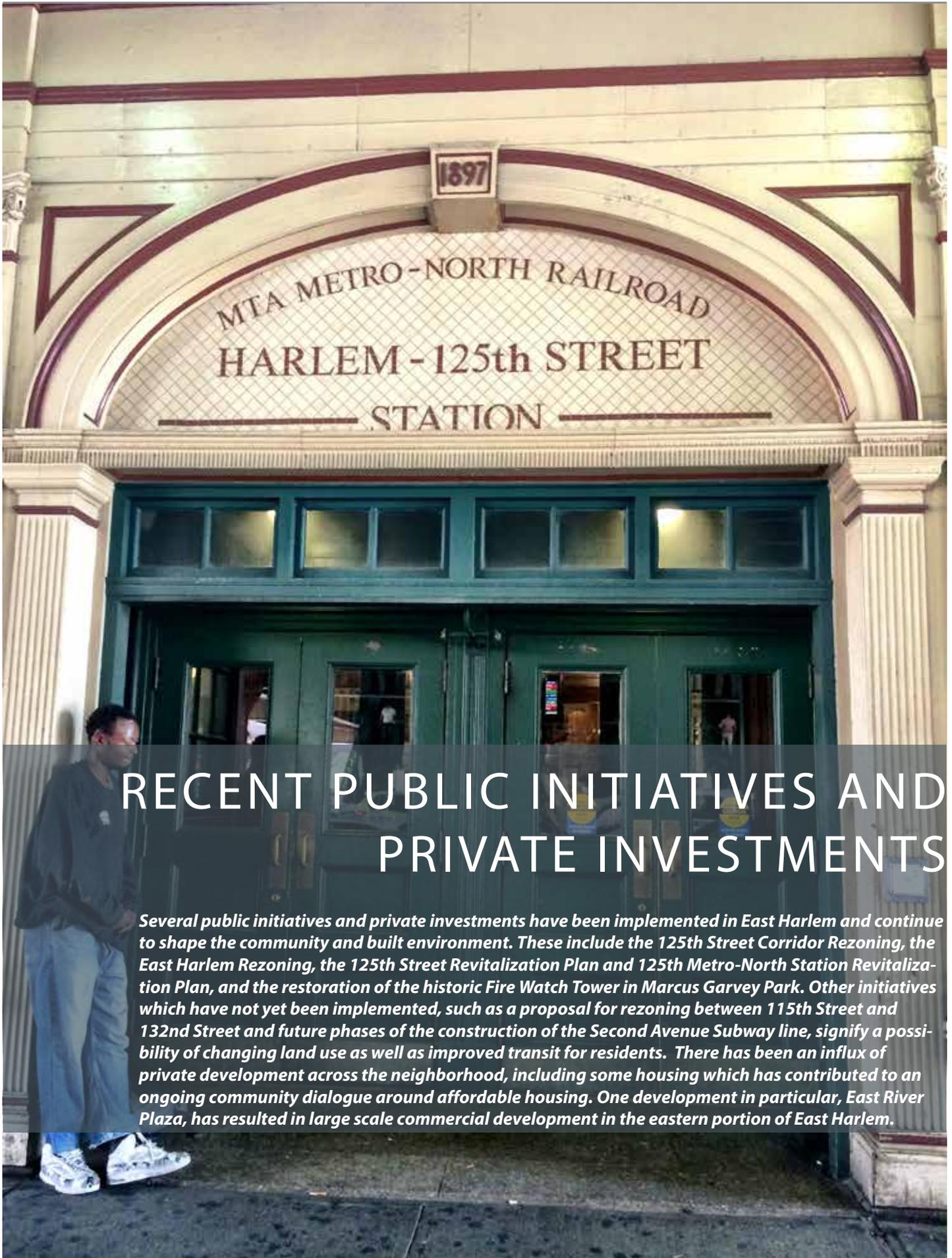
Source: QCEW 2012

Industry	Firms	Percent	Employees	Percent
Accommodation and Food Services	97	11%	881	7%
Admin and Support and Waste Mgmt and Remediation Services	24	3%	290	2%
Construction	49	6%	373	3%
Educational Services	28	3%	866	7%
Finance and Insurance	14	2%	93	1%
Health Care and Social Assistance	113	13%	5239	42%
Information	7	1%	32	0%
Management of Companies and Enterprises	7	1%	149	1%
Manufacturing	15	2%	130	1%
Other Services (except Public Administration)	98	12%	454	4%
Professional, Scientific, and Technical Services	33	4%	186	2%
Real Estate and Rental and Leasing	105	12%	418	3%
Retail Trade	191	23%	1826	15%
Wholesale Trade	18	2%	66	1%
All Other	47	6%	1364	11%
Grand Total	846	100%	12367	100%

Figure 2.4 Employment and Firms in East Harlem Study Area, 2012

Source: QCEW 2012





RECENT PUBLIC INITIATIVES AND PRIVATE INVESTMENTS

Several public initiatives and private investments have been implemented in East Harlem and continue to shape the community and built environment. These include the 125th Street Corridor Rezoning, the East Harlem Rezoning, the 125th Street Revitalization Plan and 125th Metro-North Station Revitalization Plan, and the restoration of the historic Fire Watch Tower in Marcus Garvey Park. Other initiatives which have not yet been implemented, such as a proposal for rezoning between 115th Street and 132nd Street and future phases of the construction of the Second Avenue Subway line, signify a possibility of changing land use as well as improved transit for residents. There has been an influx of private development across the neighborhood, including some housing which has contributed to an ongoing community dialogue around affordable housing. One development in particular, East River Plaza, has resulted in large scale commercial development in the eastern portion of East Harlem.

East Harlem Land Use and Rezoning Initiative

In May 2013, Manhattan Community Board 11 and CIVITAS proposed a plan to adjust zoning between Madison and Lexington Avenue and 115th Street and 132nd Street (excluding the 125th Street corridor). This initiative identified priorities in the neighborhood including a need to plan for economic opportunities on vacant lots, especially along the Park Avenue corridor; to create opportunities for affordable housing; and to encourage appropriate height limits, uses, density, and zoning in mid-blocks and on avenues. The final recommendations of this effort highlighted a need for fine-grained rezonings, for a new mixed-use MX district, and for mandatory on-site affordable housing.

East Harlem Neighborhood Plan

When East Harlem was announced as a neighborhood for a possible rezoning in February 2015, City Council Speaker Melissa Mark-Viverito, Manhattan Community Board 11, Community Voices Heard, and Manhattan Borough President Gale Brewer began an extensive neighborhood planning process. The final East Harlem Neighborhood Plan and its recommendations regarding 12 key themes, e.g. Arts & Culture, Affordable Housing Development, NYCHA, Schools & Education, and Zoning & Land Use, was published in February 2016.

East Harlem Neighborhood Study

As part of *Housing New York*, Mayor Bill deBlasio's plan to build and preserve affordable housing through community development initiatives that foster a more equitable and livable New York City, the Department of City Planning has begun to engage East Harlem community members and local stakeholders to formulate a zoning and planning framework. The ULURP process will begin in the first quarter of 2017. This study aims to examine key land use and zoning issues in the neighborhood, but also take a broader, more comprehensive look at current and future community needs to identify a wide range of strategies and investments for East Harlem's growth and vitality. The East Harlem study examines the neighborhood located in Manhattan Community District 11, a vibrant community that is the focus of significant investments in health, transit, and streetscape infrastructure.



Metro North Viaduct

125th Street Revitalization and 125th Street Metro-North Station Revitalization Plan

The New York City Economic Development Corporation, in partnership with the NYC DCP, NYC DCA, NYC SBS, NYC HPD, and NYC DOT, completed a comprehensive planning study of 125th Street in December 2003. This study and associated community engagement activities produced a vision and development framework that was integrated in a corridor-wide rezoning proposal to create incentives for mixed-use buildings, preserve the existing built character of the neighborhood, and support arts, culture, and tourism. NYC EDC and DOT are also working with community stakeholders, business and property owners, and public agencies to specifically address the intersection of East 125th Street and Park Avenue. This initiative, launched in early 2013, seeks to develop a framework for improvements to the public realm that maximizes the value of transit opportunities in the area. Some of these goals include enhancing pedestrian safety and mobility around the Metro-North station, providing neighborhood amenities, and developing cultural programming to enliven spaces underneath the rail line viaduct. Final design is expected to be complete in May 2017. Construction is scheduled to take place June 2018 through December 2019.

East River Plaza

In 1999 a plan to develop a large-scale multi-level retail center, East River Plaza, was publicly reviewed and approved. This plan involved rezoning R7-2 and M2-2 to C4-4 and M2-2 to R7-2, as well as a Special Permit for a General Large Scale Development, on the block bounded by East 116th and East 119th Streets between Pleasant Avenue and FDR Drive. This plan included approximately 475,000 square feet of retail space for “big box” retail and several smaller stores, three-story commercial office buildings, and an accessory parking facility for 1,248 cars. The project also included some off-site traffic and streetscape improvements such as extending a widening the FDR Drive’s acceleration and deceleration lanes at East 116th Street, the installation of new traffic signals at East 116th Street, and street plantings and sidewalk improvements along the east side of Pleasant Avenue and along all of the project’s street frontages. Today, large retailers such as Costco, Target, Best Buy, Marshalls, Old Navy, PetSmart, and Bob’s Discount Furniture occupy the commercial spaces. The property owner has proposed to add a residential component to the development.

Restoration of the Historic Fire Watchtower

Constructed in 1857, a 47-foot fire watch tower complete with a 10,000 pound bell stood, until recently, in decay in Marcus Garvey Park. The watchtower was once one of eight across New York City where volunteers would watch for fires and ring the bell if they saw smoke or flames. In 1967, it was given landmark status by New York City and was added to the National Register of Historic Places in 1976. The watchtower fell into disrepair and was in danger of collapse until the City committed \$4 million to restore the structure in 2013. The watchtower was temporarily dismantled in 2015 as the first phase for its reconstruction. The design is currently under development, and the restoration of the tower is expected to be completed in 2017.



Historic Fire Watch Tower in Marcus Garvey Park

Second Avenue Subway

The Metropolitan Transportation Authority is in the process of building Phase 1 of the Second Avenue Subway. The current phase, when complete, will include a four-stop extension of the Q train north out of 57th St. and Broadway to an unused portion of the station at 63rd St. and Lexington, and then up Second Avenue for three stations to 96th Street. Completion is slated for December 2016.

Phase 2 of the four-phase project would extend the line up through East Harlem to 125th Street. Tunnels already exist that connect from 99th Street to 105th Street and from 110th Street to 119th Street, but there is not yet a clear time line for project completion of Phase 2.

Disaster Loans

On March 12, 2014 a leaking gas pipe caused a tremendous explosion that leveled two buildings near 116th Street and Park Avenue, killing eight people and injuring at least 70 others. The buildings contained 15 residential units, a Latino Evangelical church, and a piano store. In response to the disaster, the FDNY has launched a public awareness campaign about gas leaks, and the City is advising residents to call 911 opposed to 311 or Con Edison in order to quicken response times of the fire department and emergency coordination. The US Department of Small Business Administration also issued a disaster declaration in response to the gas explosion, thus making low-interest loans available to impacted residents and businesses. The loans are administered by the Upper Manhattan Empowerment Zone.



PART TWO
ENVIRONMENTAL CONDITIONS
POTENTIAL STRATEGIC SITES

Data Sources

The following list is a compilation of governmental databases and regulatory programs that are associated with the management of hazardous materials. These records are publicly accessible, and indicate potential contamination in a given area and help communities maintain awareness of environmental issues in their neighborhood. In addition to Sanborn Fire Insurance maps and records kept by the New York City Department of Buildings, the following resources also contribute to the site histories found in the Strategic Site profiles.

*Government Databases
and
Regulatory Programs*

New York State Bulk Storage Program

Tanks storing petroleum and hazardous chemicals must meet minimum standards established by the United States Environmental Protection Agency (EPA) and the New York State Department of Environmental Conservation (DEC). New York's Hazardous Substances Bulk Storage Program (including Petroleum Bulk Storage and Chemical Bulk Storage programs) provides guidelines and controls for the storage of many different hazardous chemicals including petroleum products.

Petroleum Bulk Storage (PBS)

The NYS Petroleum Bulk storage Program regulates tanks at facilities with a cumulative storage capacity of more than 1,000 gallons

Chemical Bulk Storage (CBS)

The NYS CBS program regulates aboveground storage tanks with a capacity of 185 gallons or more, all underground storage tanks regardless of capacity, and all non-stationary tanks.

New York State Spill Incidents Database

A "spill" is an accidental or intentional release of petroleum or other hazardous materials. The database records spill incidents, including such information as material spilled, resource affected, amount spilled in gallons or pounds, and the name of water body affected by spill.

New York City Vacant Property Database

OER's Vacant Property Database consists of vacant, privately-owned properties. 3,150 vacant privately owned commercial and manufacturing properties were evaluated in 2009 to establish general site histories, and this information is publicly available via SPEED (Searchable Property Environmental Electronic Database; www/nyc.gov/speed). Vacancy status, signifying the lack of structure or use on site, is determined by NYC Department of Finance assessment.

New York City E-Designation

Changes in zoning are subject to an environmental review pursuant to state and local law. An (E) designation is a zoning map designation that provides notice of the presence of an environmental assessment requirement pertaining to potential hazardous materials contamination, noise, or air quality impacts on a particular tax lot where new construction or land use change is planned.

The following resources and records were the primary sources involved in the compilation and evaluation of strategic sites.

Historic Resources

Sanborn Fire Insurance Maps

These maps, produced by the Sanborn Map Company since 1867, include information about built structures such as building footprint, construction materials, and use of structures. The maps identify materials known to be fire accelerants, and show all pipelines, railroads, wells, dumps, and heavy machinery in an area.

NYC Department of Buildings

The Department of Buildings maintains records of all construction activity, job filings, violations, complaints and certificates of occupancy for a particular address.

CEQR Hazardous Materials Appendix

The City Environmental Quality Review (CEQR) Technical Manual maintains a list of activities, facilities, and conditions that, if present on or adjacent to a site, trigger the requirement of an environmental assessment preceding new development. In CEQR, these "hazardous materials" are generally defined as any substances that pose a threat to human health or the environment.



ENVIRONMENTAL CONDITIONS

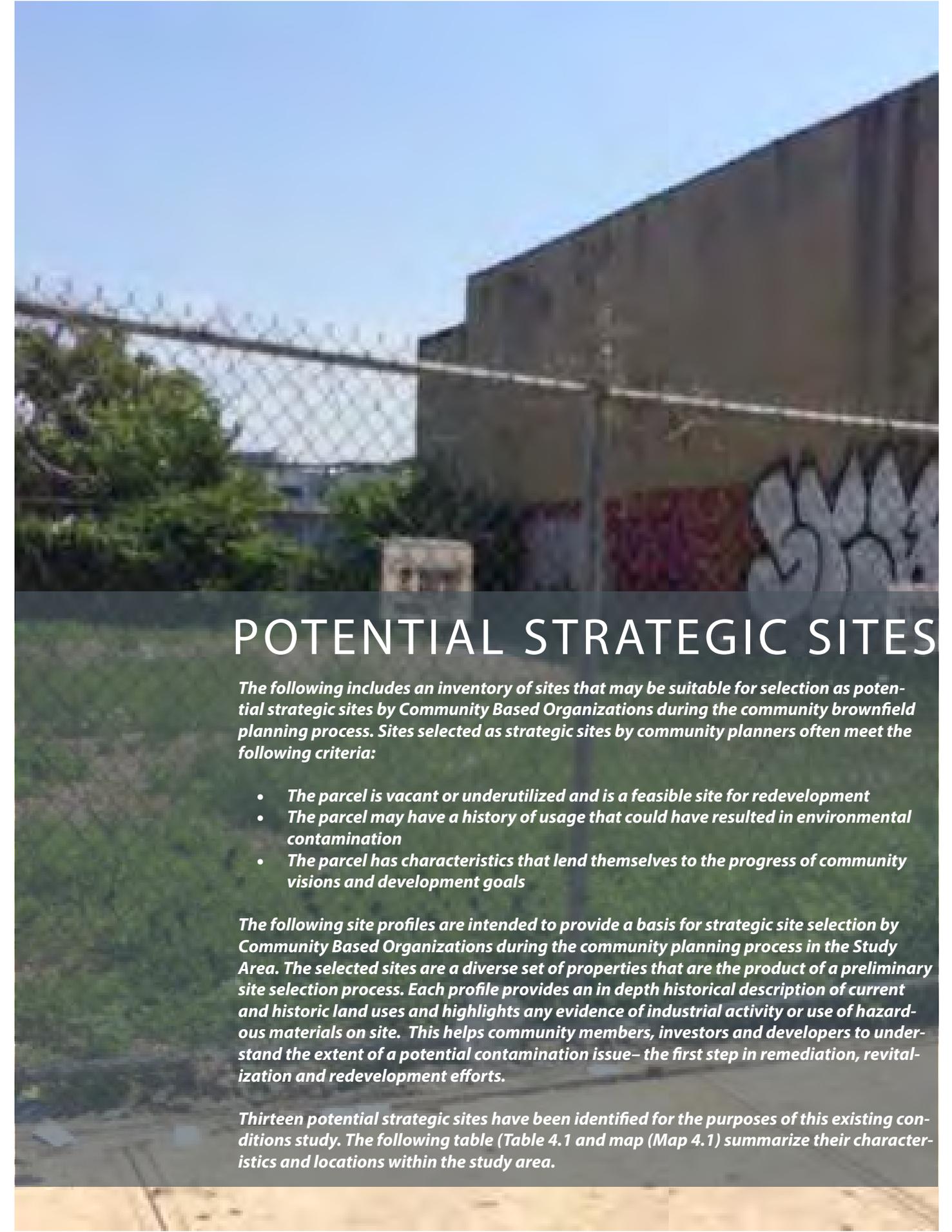
This section explores the geologic and historic setting that informs the environmental conditions of East Harlem. Community brownfield planning work aims to enhance a community's understanding of its environment and empower residents to make more informed decisions about the future of their neighborhood. Part of that process includes the identification of historic and current contamination issues, as well as the selection of strategic sites which may ultimately be remediated and redeveloped. The following section will provide an overview of geologic conditions in East Harlem that may contribute to contamination, discuss historic resources and available data for the area, and provide a synopsis of local environmental trends. It will conclude with potential strategic site profiles that encompass current and historic land uses and address any evidence of noxious or hazardous materials on site.

ENVIRONMENTAL TRENDS AND REMEDIATION ACTIONS

Open Spills and Petroleum Bulk Storage are common throughout Manhattan, including in the Study Area. In East Harlem, there are 25 records of Open Spills and 171 registrations of Petroleum Bulk Storage. E-Designations have been placed on 96 properties. There is one site in the Study Area that is registered in the State's Chemical Bulk Storage Program, the 126th Street Bus Depot. Further, the Urban Renewal Plans that governed much of the neighborhood as well as tax foreclosures resulted in the clearing of buildings across the area. Some of these properties, located adjacent to the rail line along Park Avenue were turned into accessory parking as a part of the Milbank Frawley-East Urban Renewal Plan where federal regulations limited uses proximate to rail lines. The use of these sites as parking lots and location within such close proximity to the rail line highlights a potential for contamination. Some of the strategic sites explored in this section highlight this neighborhood-wide condition.



Metro North Viaduct



POTENTIAL STRATEGIC SITES

The following includes an inventory of sites that may be suitable for selection as potential strategic sites by Community Based Organizations during the community brownfield planning process. Sites selected as strategic sites by community planners often meet the following criteria:

- *The parcel is vacant or underutilized and is a feasible site for redevelopment*
- *The parcel may have a history of usage that could have resulted in environmental contamination*
- *The parcel has characteristics that lend themselves to the progress of community visions and development goals*

The following site profiles are intended to provide a basis for strategic site selection by Community Based Organizations during the community planning process in the Study Area. The selected sites are a diverse set of properties that are the product of a preliminary site selection process. Each profile provides an in depth historical description of current and historic land uses and highlights any evidence of industrial activity or use of hazardous materials on site. This helps community members, investors and developers to understand the extent of a potential contamination issue– the first step in remediation, revitalization and redevelopment efforts.

Thirteen potential strategic sites have been identified for the purposes of this existing conditions study. The following table (Table 4.1 and map (Map 4.1) summarize their characteristics and locations within the study area.

Map 4.1 Potential Strategic Sites

Source: DCP

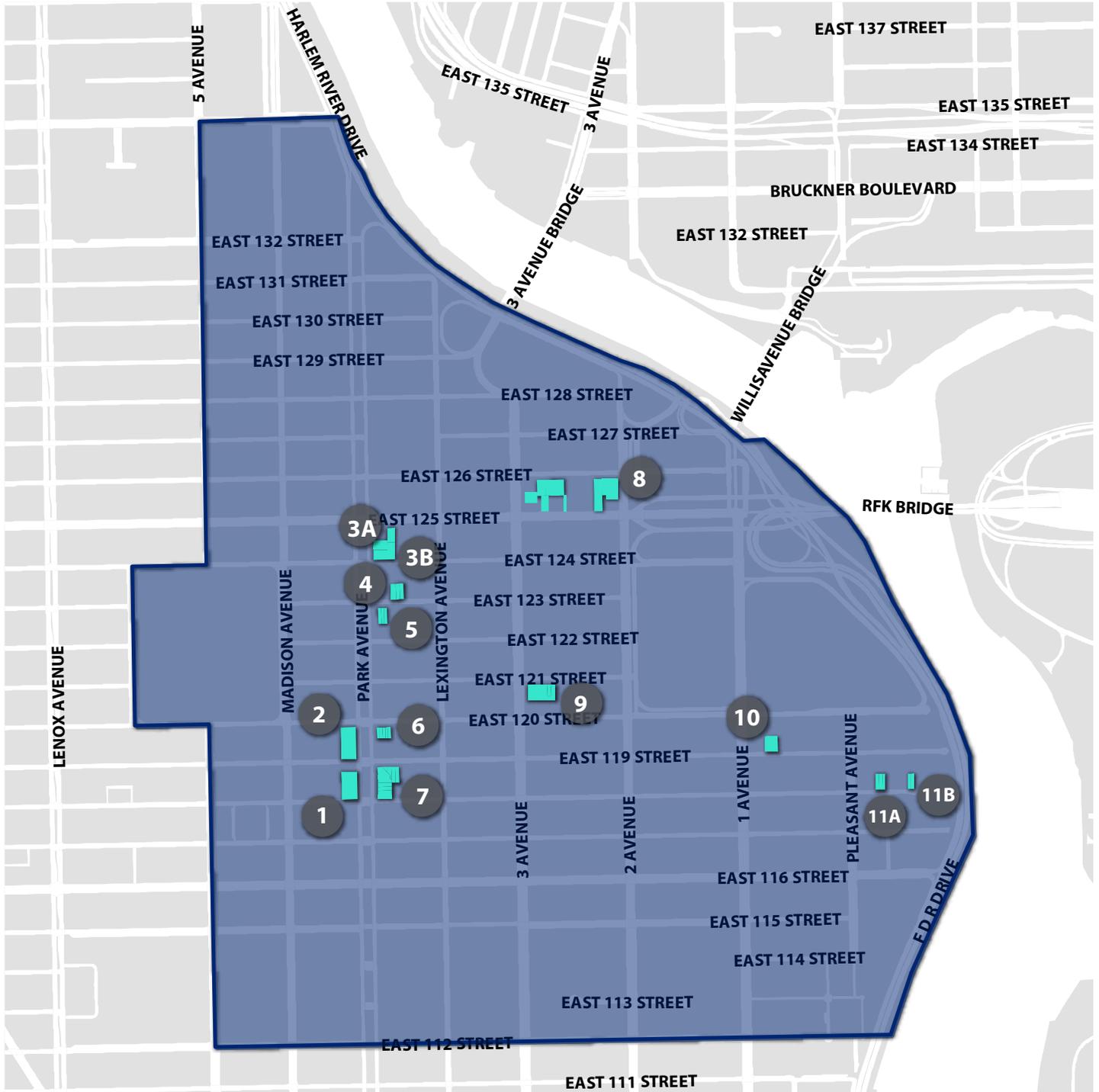


Table 4.1 Strategic Site Summary Table

Site Number	Site Name	Site Area (sqft)	Site Area (acres)
1	Park Avenue and East 118th Street	17,642	0.4
2	Park Avenue and East 119th Street	20,183	0.46
3A	Park Avenue and East 124th Street	5,686	0.13
3B	Park Avenue and East 124th Street	13,324	0.31
4	East 123rd between Park Avenue and Lexington Avenue	8,578	0.2
5	Park Avenue and E 123rd Street	6,054	0.14
6	East 120th Street between Park Avenue and Lexington Avenue	6,480	0.15
7	East 118th Street and Park Avenue	23,172	0.54
8	East 125th Street between 2nd Avenue and 3rd Avenue	89,416	2.05
9	East 121st Street and 3rd Avenue	17,661	0.41
10	East 119th Street between 1st Avenue and Pleasant Avenue	8,569	0.2
11A	East 118th Street between Pleasant Avenue and Paladino Avenue	6,509	0.15
11B	East 118th Street between Pleasant Avenue and Paladino Avenue	4,120	0.1
TOTAL AREA		241,552 sqft	5.56 acres

STRATEGIC SITE 1 : Park Avenue and E 118th Street

Address	1678 Park Avenue
Zoning	C1-4/R7-2
Block / Lot	1745 / 134
Ownership	Unknown
Total Site Area	17,642 sq ft
Existing Buildings	0

Summary

Located on the northwest corner of Park Avenue and East 118th Street, this site is a large parking lot. The location of this site adjacent to the Metro-North Rail line may indicate an increased potential of environmental contamination.



STRATEGIC SITE 2 : Park Avenue and E 119th Street

Address	1700 Park Avenue
Zoning	C1-4/R7-2
Block / Lot	1746 / 33
Ownership	Park Avenue Parking
Total Site Area	20,183 sq ft
Existing Buildings	0

Summary

Located on the northwest corner of Park Avenue and East 119th Street, this site is currently used for parking. The location of this site adjacent to the Metro-North Rail line may indicate an increased potential of environmental contamination.



STRATEGIC SITE 3 : Park Avenue and E 124th Street

(A)

Address	1811 Park Avenue
Zoning	C6-3/125
Block / Lot	1773 / 72 , 4
Ownership	NYC HPD
Total Site Area	5,686 sq ft
Existing Buildings	0

(B)

Address	1807 Park Avenue
Zoning	C4-4D
Block / Lot	1773 / 1 , 67
Ownership	Adjacent Realty LLC
Total Site Area	13,324 sq ft
Existing Buildings	0

Summary

Located on the northeast corner of Park Avenue and East 124th Street, these two sites are adjacent to one another, but under separate ownership and governed by different zoning. Both are vacant lots with no built structure. As a part of the 125th Street Corridor Rezoning, each lot has received an E-Designation related to noise.

Site (A) which fronts Park Avenue, has historically been housing. According to records maintained by the NYC DOB, apartment buildings formerly occupied Lot 4. The site is currently vacant with no built structure .

Site (B), which fronts East 124th and 125th Streets was formerly an office building as well as a carpet cleaning and storage business. Both of these lots are listed in the NYC Vacant Property Database.

The location of this site adjacent to the Metro-North Rail line may indicate an increased potential of environmental contamination.

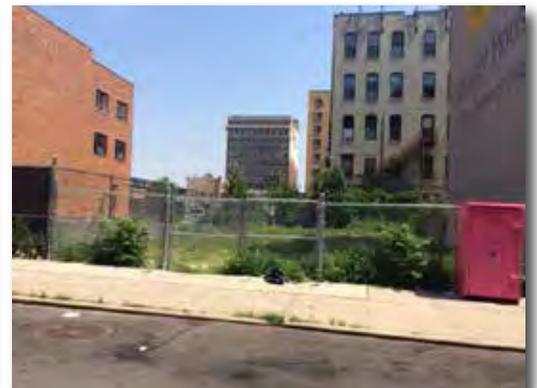


STRATEGIC SITE 4 : E 123rd Street between Park and Lexington

Address	<i>109 East 123rd Street</i> <i>111 East 123rd Street</i> <i>107 East 123rd Street</i>
Zoning	<i>R7-2</i>
Block / Lot	<i>1772 / 7, 8, 4</i>
Ownership	<i>NYC HPD</i>
Total Site Area	<i>8,578 sq ft</i>
Existing Buildings	<i>0</i>

Summary

Located on the north side of East 123rd Street between Park and Lexington Avenues, these three lots are adjacent to one another and commonly owned by NYC HPD. According to records kept by the NYC DOB, the site was formerly occupied by apartment buildings.



STRATEGIC SITE 5 : Park Avenue and E 123rd Street

Address	102 East 123rd Street 104 East 123rd Street 106 East 123rd Street
Zoning	M1-4
Block / Lot	1771 / 71, 70, 69
Ownership	NYC DCAS, PL 123 Realty Group
Total Site Area	6,054 sq ft
Existing Buildings	0

Summary

Located on block 1771, this strategic site is located on the south side of East 123rd Street. This site is zoned M1-4. The location of this site adjacent to the Metro-North Rail line may indicate an increased potential of environmental contamination.

The site is currently under ownership of NYC DCAS (Lot 71) and the PL 123 Realty Group (Lots 70 and 69). According to a Certificate of Occupancy from 1956 maintained by the NYC DOB, lot 70 was formerly used as a parking lot for more than five vehicles. The site is currently vacant with no built structure.



STRATEGIC SITE 6 : E 120th between Park and Lexington

Address	<i>10 East 120th Street</i> <i>104 East 120th Street</i> <i>96 East 120th Street</i> <i>100 East 120th Street</i> <i>98 East 120th Street</i>
Zoning	<i>M1-4</i>
Block / Lot	<i>1768 / 169, 69, 71, 70, 170</i>
Ownership	<i>Compass Point LLC.</i>
Total Site Area	<i>6,480 sq ft</i>
Existing Buildings	<i>0</i>

Summary

Located on the southeast corner of East 120th Street and Park Avenue, this site is a cluster of five adjacent tax lots under the common ownership of Compass Point, LLC. Currently vacant and used for some parking, the site has no built structure and is zone M1-4. Each lot is listed in the NYC Vacant Property Database. A Certificate of Occupancy for lot 71 indicates that in 1952 the site was formerly used for apartments and a laundry room. The location of this site adjacent to the Metro-North Rail line may indicate an increased potential for environmental contamination.



STRATEGIC SITE 7 : E 118th and Park Avenue

Address	Multiple Addresses
Zoning	R7-2
Block / Lot	1767 / 2,72,68,169,1,3,168,4,69,67,71
Ownership	NYPD
Total Site Area	23,172 sq ft
Existing Buildings	0

Summary

Currently owned by the NYPD, this site is located on Park Avenue between East 118th and East 119th and currently used for parking. The location of this site adjacent to the Metro-North Rail line may indicate an increased potential for environmental contamination.



STRATEGIC SITE 8 : E 125th between 2nd and 3rd Avenues

Address	Multiple Addresses
Zoning	C6-3
Block / Lot	1790 / 26,13,45,25,29,41,27,40,30,6,31,20,3,49,4,44,49, 3, 6,12
Ownership	NYC HPD, NYC EDC, City Lights Properties, 249 East 125th Street
Total Site Area	89,416 sq ft
Existing Buildings	0

Summary

This site is a group of 16 adjacent tax lots located between East 125th and East 126th Streets between 3rd Avenue and 2nd Avenue. Lots 6, 13, 25, 26, 27, 29, 30, 40, 41, and 45 are all under common ownership of the NYC HPD. Lots 3, 49, 12, 31, and 49 are all under common ownership of the NYC EDC. Lots 28 and 44 are under common ownership of City Lights Properties and lot 20 is owned by 249 East 125th Street. All lots are zoned C6-3. None of the lots have any built structure and are either vacant or used for parking. Lots 44, 20, and 28 are listed in the NYC Vacant Properties Database. According to records maintained by the NYC DOB, lots 45, 4, and 43 were granted Certificates of Occupancy for apartment buildings in 1981, 1986, and 1939 respectively. Lot 31 was granted a Certificate of Occupancy in 1955 for motor vehicle repair.



STRATEGIC SITE 9 : E 121st and 3rd Avenue

Address	<i>214 East 121st Street 216 East 121st Street 2211 3rd Avenue</i>
Zoning	<i>R7A and C4-4-D</i>
Block / Lot	<i>1785 / 146,46,43</i>
Ownership	<i>2211 Third Avenue LLC.</i>
Total Site Area	<i>17,661 sq ft</i>
Existing Buildings	<i>0</i>

Summary

This site, located on southeast corner of East 121st Street and 3rd Avenue, is a cluster of three adjacent tax lots under the common ownership of 2211 Third Avenue LLC. There are no built structures on the site. Lot 46 is zoned C4-4D, while lots 46 and 43 are zoned R7A. Lot 43 received an E-Designation related to hazardous materials as a part of the East Harlem Rezoning. According to records maintained by the NYC DOB, lot 46 was granted a Certificate of Occupancy in 1987 for a department store.



STRATEGIC SITE 10 : E 119th between 1st and Pleasant Avenue

Address	<i>NA</i>
Zoning	<i>R7-2</i>
Block / Lot	<i>1807 / 5</i>
Ownership	<i>Malu Properties, INC.</i>
Total Site Area	<i>8,569 sq ft</i>
Existing Buildings	<i>0</i>

Summary

Located on East 119th Street between 1st Avenue and Pleasant Avenue, this site is currently owned by Malu Properties INC and occupied by miscellaneous storage and some parking. There is no built structure on the site and it is zoned R7-2. The site received an E-Designation related to hazardous materials as a part of the East Harlem Rezoning. Further, records maintained by the NYC DOB indicate that the site was granted a Certificate of Occupancy for a parking lot in 1969.



STRATEGIC SITE 11 : E 118th between Pleasant and Paladino

(A)

Address	<i>507 East 118th Street</i> <i>507 East 118th Street</i>
Zoning	<i>R7B</i>
Block / Lot	<i>1815 / 6,5,7</i>
Ownership	<i>NYC HPD and Jeffrey Gardere</i>
Total Site Area	<i>6,509 sq ft</i>
Existing Buildings	<i>0</i>

(B)

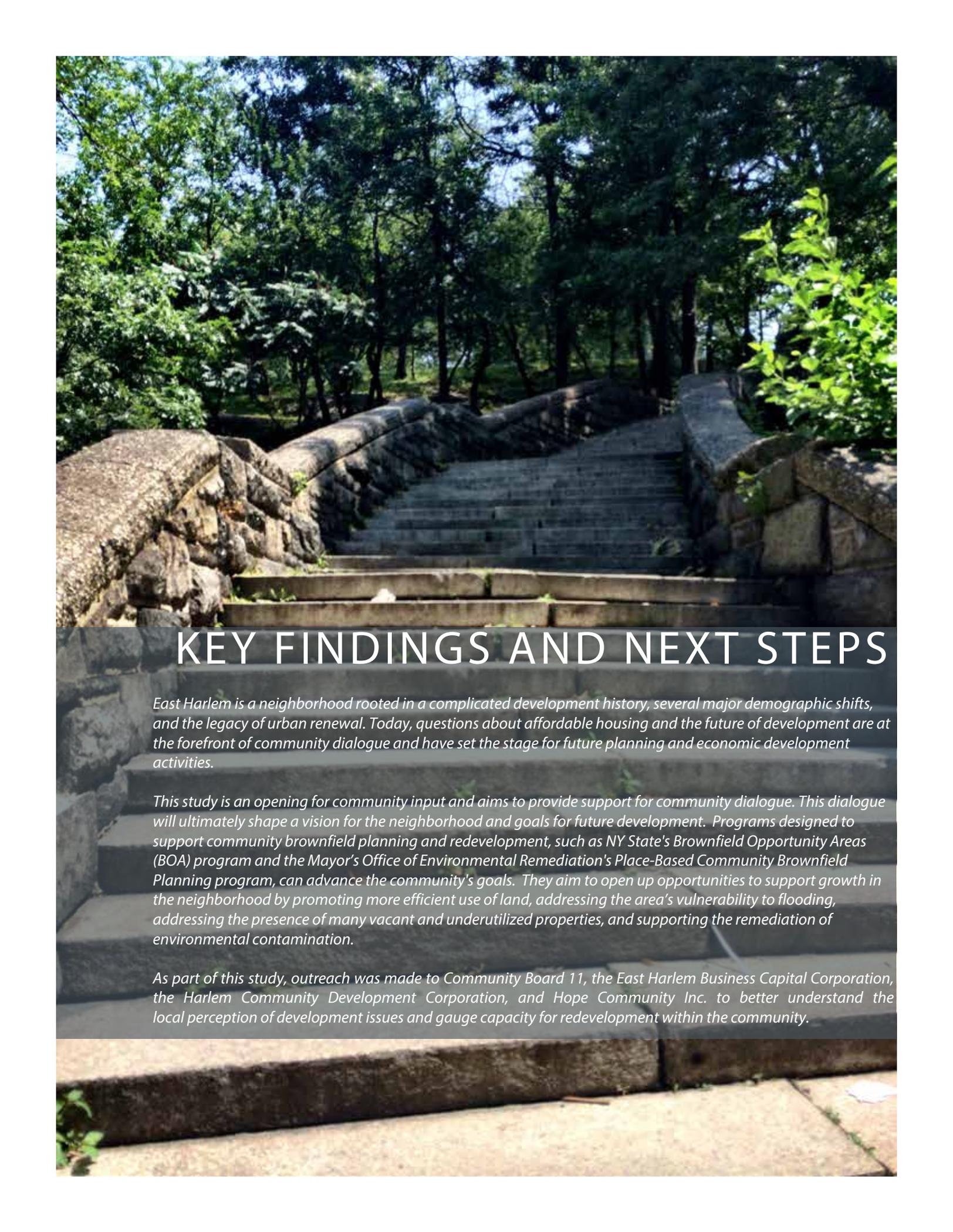
Address	<i>NA</i>
Zoning	<i>R7B</i>
Block / Lot	<i>1815 / 14,114</i>
Ownership	<i>Tiago Parking Holding</i>
Total Site Area	<i>4,120 sq ft</i>
Existing Buildings	<i>0</i>

Summary

Located on East 118th Street between Pleasant Avenue and Paladino Avenue, this site shares a block with the East River Plaza development as well as the Pleasant Village Community Garden. Both sites are vacant with no built structure and zoned R7B. Site (A) is a cluster of 2 adjacent tax lots on the eastern portion of the block and is owned by Tiago Parking, also the owner of East River Plaza.

Site (B) is a cluster of 3 adjacent tax lots located on the west portion of the block. Lots 5 and 6 are commonly owned by NYC HPD, and lot 7 is privately owned by Jeffrey Gardere.





KEY FINDINGS AND NEXT STEPS

East Harlem is a neighborhood rooted in a complicated development history, several major demographic shifts, and the legacy of urban renewal. Today, questions about affordable housing and the future of development are at the forefront of community dialogue and have set the stage for future planning and economic development activities.

This study is an opening for community input and aims to provide support for community dialogue. This dialogue will ultimately shape a vision for the neighborhood and goals for future development. Programs designed to support community brownfield planning and redevelopment, such as NY State's Brownfield Opportunity Areas (BOA) program and the Mayor's Office of Environmental Remediation's Place-Based Community Brownfield Planning program, can advance the community's goals. They aim to open up opportunities to support growth in the neighborhood by promoting more efficient use of land, addressing the area's vulnerability to flooding, addressing the presence of many vacant and underutilized properties, and supporting the remediation of environmental contamination.

As part of this study, outreach was made to Community Board 11, the East Harlem Business Capital Corporation, the Harlem Community Development Corporation, and Hope Community Inc. to better understand the local perception of development issues and gauge capacity for redevelopment within the community.



APPENDIX

CITATIONS

INDEX OF MAPS, TABLES, and FIGURES

GLOSSARY OF DATA SOURCES, TERMS, and ORGANIZATIONS

CITATIONS

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- ii. "East Harlem's History," A 197-A Plan for Manhattan Community district 11 (Revised 1999), accessed July 9, 2014 http://www.east-harlem.com/cb11_197A_history.htm <http://hcz.org/about-us/history/>
- iii. Harlem Children's Zone, Development, accessed July 9, 2014, <http://hcz.org/about-us/>
- iv. "Food Retail Expansion to Support Health (FRESH)," New York City Economic Development Corporation, accessed May 27, 14, <http://www.nycedc.com/program/food-retail-expansion-support-health-fresh>
- v. "Brownfield Cleanup Program," New York State's Empire State Development, accessed May 27, 2014, <http://esd.ny.gov/businessprograms/brownfieldcleanup.html>
- vi. "New York City's Wastewater Treatment System," New York City Department of Environmental Protections, accessed May 27, 2014, <http://www.nyc.gov/html/dep/html/wastewater/wwsystem-plants.shtml>

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GLOSSARY OF DATA SOURCES and ACRONYMS

GLOSSARY OF DATA SOURCES

100 – Year flood plain and Special Flood Hazard Areas (SFHAs)

The 1 percent annual chance flood is also referred to as the base flood or 100-year flood (or flood plain). This is also known as a Special Flood Hazard Area (SFHA). SFHAs are labeled as Zone A, Zone AO, Zone AH, Zones A1-A30, Zone AE, Zone A99, Zone AR, Zone AR/AE, Zone AR/AO, Zone AR/A1-A30, Zone AR/A, Zone V, Zone VE, and Zones V1-V30. Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

500 - Year flood plain

The .02 percent annual chance flood is also referred to as the 500 -year flood (or flood plain).

A

A Zone

Zone A is comprised of the area subject to storm surge flooding from the 1% annual chance coastal flood. These areas are not subject to high velocity wave action but are still considered high risk flooding areas.

The American Community Survey (ACS)

The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. The American Community Survey includes questions that are not asked by the 2010 Census, and the two serve different purposes.

B

Base Flood Elevation (BFE)

The base flood is the national regulatory standard used by the National Flood Insurance Program (NFIP) and all Federal agencies for the purposes of requiring the purchase of flood insurance and regulating new development. The Base Flood Elevation (BFE) is the elevation shown on the Flood Insurance Rate Map (FIRM) for Zones AE, AH, A1-30, or VE that indicates the water surface elevation resulting from a flood that has a 1-percent chance of occurring in any given year.

C

Chemical Bulk Storage (CBS)

The NYS CBS program regulates aboveground storage tanks with a capacity of 185 gallons or more, all underground storage tanks regardless of capacity, and all non-stationary tanks.

Coastal A / AE

Coastal A / AE: The portion of the Special Flood Hazard Area landward of a V zone (i.e., areas where wave heights are computed as less than 3 feet) that is mapped as an A or AE zone on the FIRM. While the wave forces in coastal A zones are not as severe as those in V zones, the capacity for the damage or destruction of buildings is still present.

F

Flood Insurance Rate Maps (FIRMs)

FIRMs are the official map of a community on which FEMA has delineated the 1% annual chance (base) floodplain or Special Flood Hazard Area, the Base Flood Elevations (BFEs), and the risk premium zones applicable to the community. The FIRM is used to determine who must buy flood insurance and where floodplain development regulations apply. Once effective, FIRMs are available through the local community map repository and online.

N

New York City E-Designation

Changes in zoning are subject to an environmental review pursuant to state and local law. An (E) designation is a zoning map designation that provides notice of the presence of an environmental assessment requirement pertaining to potential hazardous materials contamination, noise or air quality impacts on a particular tax lot where new construction or land use change is planned. Planned development of E-designated properties requires coordination with the Mayor's Office of Environmental Remediation.

New York City Vacant Fill Property database

Vacant Fill Properties (VFP) are vacant, privately-owned properties that have evidence of his-toric fill. Vacancy status, signifying the lack of structure or use on site, is determined by NYC Department of Finance assessment.

New York State Bulk Storage Program

Tanks storing petroleum and hazardous chemicals must meet minimum standards established by the United States Environmental Protection Agency (EPA) and the New York State Department of Environmental Conservation (DEC). New York's Hazardous Substances Bulk Storage Program (including Petroleum Bulk Storage and Chemical Bulk Storage programs) provides guidelines and controls for the storage of many different hazardous chemicals including petroleum products.

New York State Spill Incidents Database

A "spill" is an accidental or intentional release of petroleum or other hazardous materials. The database records spill incidents, including such information as material spilled, resource affected, amount spilled in gallons or pounds, and the name of water body affected by spill.

NYC Department of Buildings

The Department of Buildings maintains records of all construction activity, job filings, violations, complaints and certificates of occupancy for a particular address.

P Petroleum Bulk Storage (PBS)

The NYS Petroleum Bulk storage Program regulates tanks at facilities with a cumulative storage capacity of more than 1,000 gallons.

Preliminary Flood Insurance Rate Maps (pFIRMs)

A FIRM that is not yet effective that reflects the initial results of a flood map project performed by or for FEMA. The Preliminary FIRM (pFIRMs) is provided to the Chief Executive Officer (e.g., Mayor, County Commissioner, etc.) and floodplain administrator for each affected community and is available to all citizens for review both online or through the local community map repository (often the community planning or zoning office).

Primary Land Use Tax Lot Output (PLUTO)

Primary Land Use Tax Lot Output (PLUTO) represents a compilation of data from the Department of Finance and the Department of City Planning. It includes primary tax lot and building characteristics such as land use, ownership, year built, number of units, lot and building size, allowable and built floor area ratio (FAR), and the presence of historic districts or landmarks.

Q The Quarterly Census of Employment and Wages (QCEW)

The Quarterly Census of Employment and Wages (QCEW) program produces a comprehensive tabulation of employment and wage information for workers covered by State unemployment insurance (UI) laws and Federal workers covered by the Unemployment Compensation for Federal Employees (UCFE) program. The data are provided to the Department of City Planning (DCP) by the New York State Department of Labor (NYS DOL), and are geocoded and analyzed by DCP.

S Shaded X Zone

Areas of moderate coastal flood risk outside the regulatory 1% annual chance flood but within the limits of the 0.2% annual chance flood level.

U United States Decennial Census

The U.S. Census counts every resident in the United States, and takes place every 10 years. The data collected by the decennial census determine the number of seats each state has in the U.S. House of Representatives and is also used to distribute billions in federal funds to local communities.

Z Zone V / VE

Zone V / VE An area of high flood risk subject to inundation by the 1% annual-chance flood event with additional hazards due to storm-induced velocity wave action (a 3-foot or higher breaking wave). Typically, this is the area where the computed wave heights for the base flood are 3 feet or more. V zones are subject to more stringent building requirements and different flood insurance rates than other zones shown on the FIRM because these areas are exposed to a higher level of risk than other coastal flooding areas.

GLOSSARY OF ACRONYMS

ACS	American Community Survey
BFE	Base Flood Elevation
BOA	Brownfield Opportunity Area
CBS	Chemical Bulk Storage
CEQR	City Environmental Quality Review
DTM	Digital Tax Map
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
MTA	Metropolitan Transportation Authority
NFIP	National Flood Insurance Program
NYC DCP	New York City Department of City Planning
NYC DEP	New York City Department of Environmental Protection
NYC DOB	New York City Department of Buildings
NYC DOT	New York City Department of Transportation
NYC EDC	New York City Economic Development Corporation
NYC HPD	New York City Department of Housing Preservation and Development
NYC OEM	New York City Office of Emergency Management
NYC OER	New York City Office of Environmental Remediation
NYS DEC	New York State Department of Environmental Conservation
NYS DOS	New York State Department of State
OIUS	Open Industrial Uses Study
PBS	Petroleum Bulk Storage
pFIRM	Preliminary Flood Insurance Rate Map
PLUTO	Primary Land Use Tax Output
USFWS NWI	United States Fish and Wildlife Service National Wildlife Inventory
VFP	Vacant Fill Property