### Central Harlem – CD 310

In April, 2008, the City Planning Commission and the City Council approved a major rezoning of 125th Street in Harlem. The plan faced vocal opposition from community members who feared new development allowed by the rezoning would change the neighborhood’s distinctive character and potentially displace existing residents and small businesses. The final rezoning included some compromises responding to the community’s concerns, including limited building height, assurances that a large portion of all new housing will be moderately-priced, and financial aid for approximately 70 displaced businesses.

At the time of the rezoning, several plans for new development were in the works, including two hotels, two shopping malls, and a 21-story commercial and residential tower at 125th Street and Park Avenue called Harlem Park. The 380 foot tall, mixed-use Harlem Park tower was to be the tallest structure in the area and connect East Harlem and West Harlem.

The project was officially called off in December 2008 because the owner could not secure financing to build the tower. Today, the site remains vacant. The lack of development on this site may have also contributed to failed plans to build projects on two adjacent lots. For more information about this project, visit www.plannyc.org.

---

### State of New York City’s Housing & Neighborhoods 2009

1. Community district 310 matches sub-borough area 308. 2. The rental vacancy rate presented for 2008 is an average rate for 2006–2008. 3. Ranked out of 5 community districts with the same predominant housing type (5+ family building). 4. Price index should be treated with caution due to low number of observations.