East 94th Street Rezoning

Review Session| October 16th, 2023



Project Overview

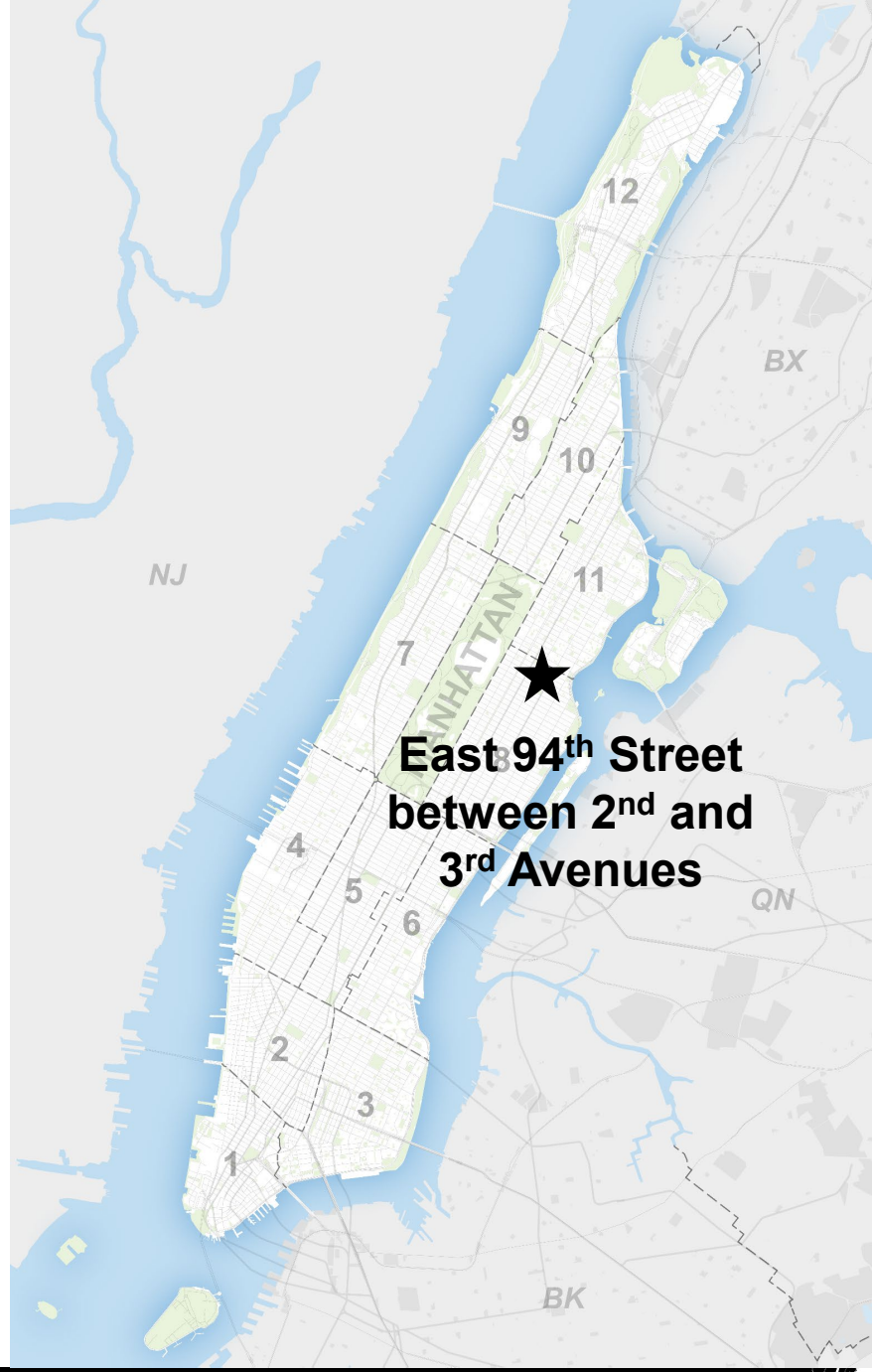
Applicant

LM East 94 LLC

Requested Actions

Zoning Map Amendment from M1-4 to C2-8 and C4-6

Zoning Text Amendment to Appendix F to map MIH Option 1



Project Context

Location

East 94th Street between Second and Third Avenues

Yorkville, Manhattan
Community District 8



Surrounding Area

Project Area:

Block 1540, Lots 5, 6, 10, 111, 13,14,18

Current Zoning:

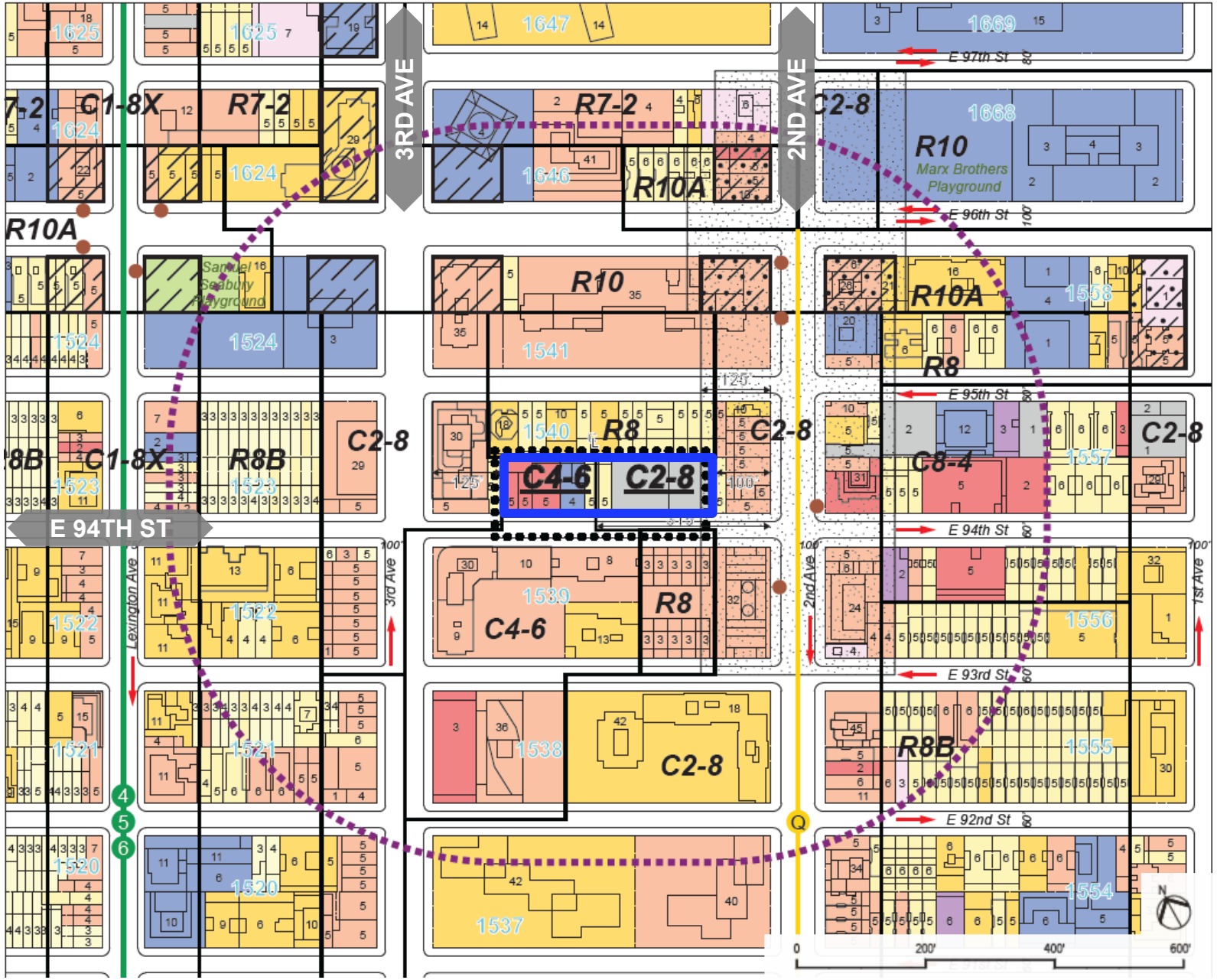
M1-4, C4-6, C2-8

Special Transit Land Use District

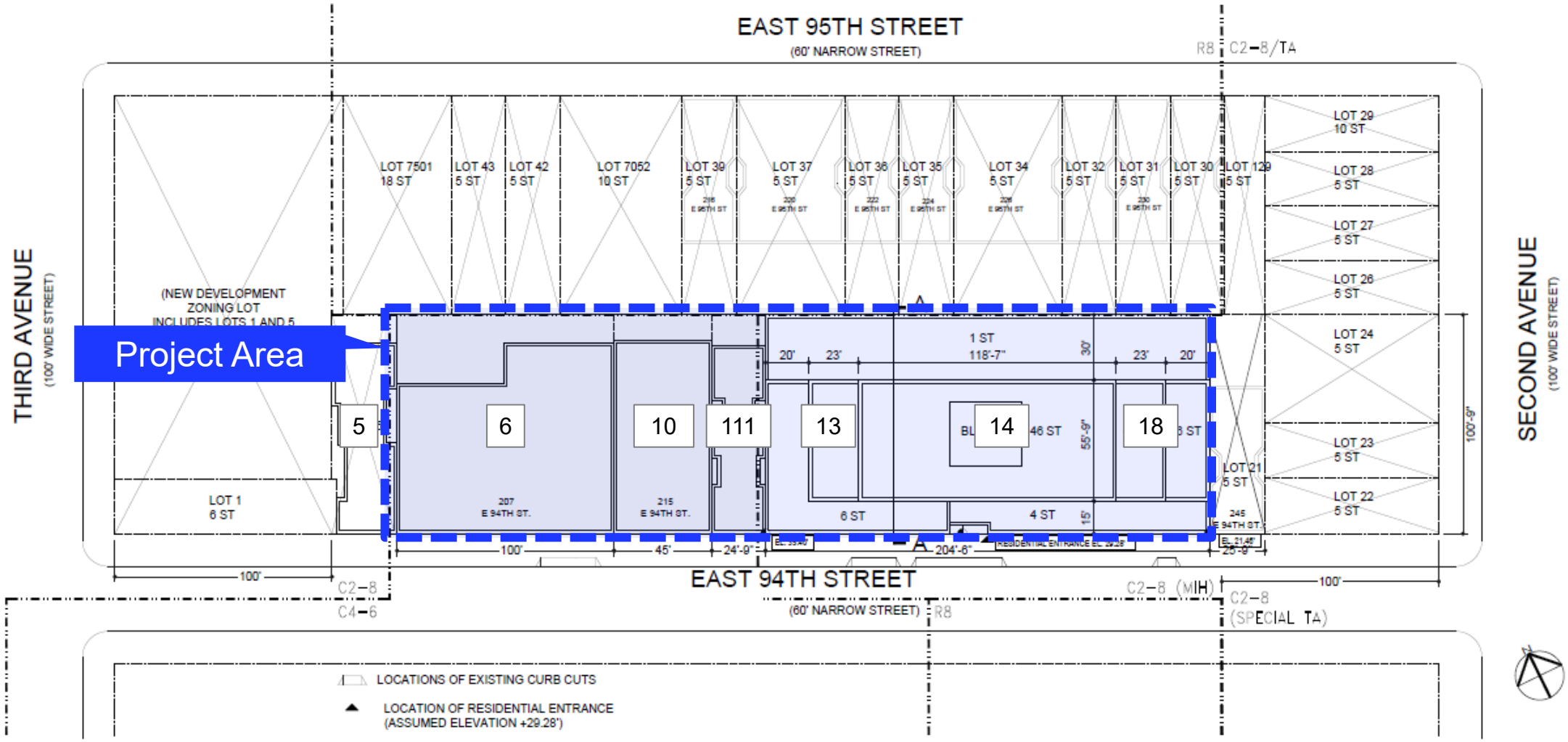
Surrounding Area (600’ Radius)

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential/Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land



Project Area



1 SITE PLAN
SCALE: 1" = 50'

Project Area





Project Area





Project Area





Project Area



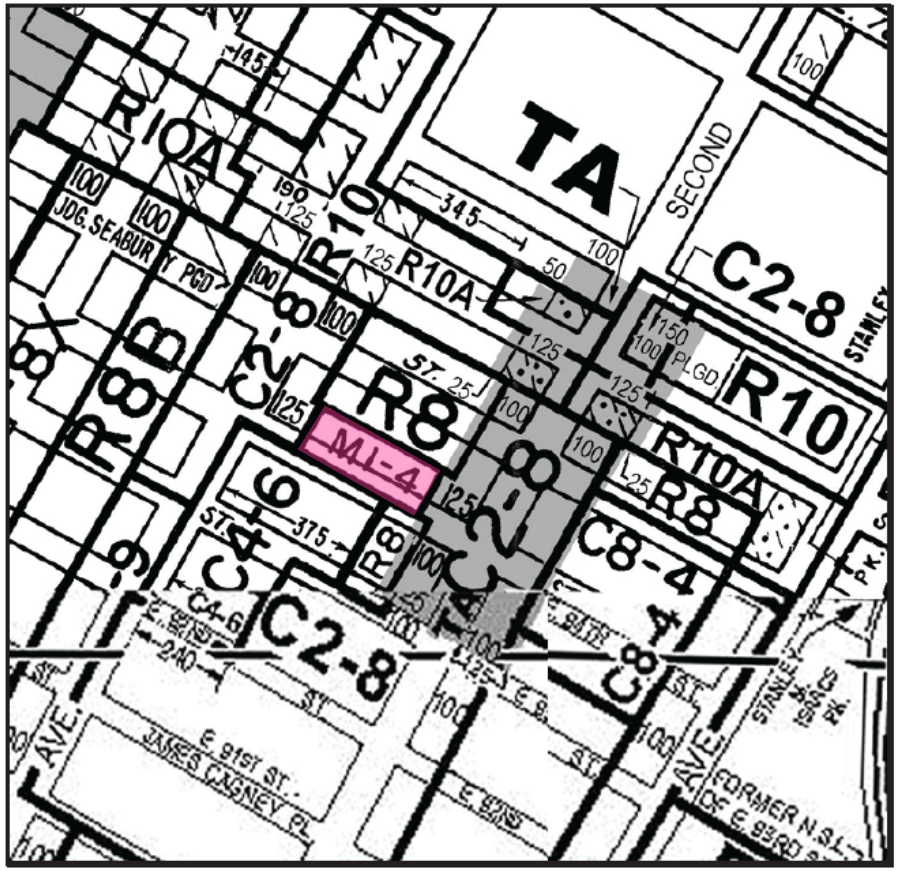
Project Area



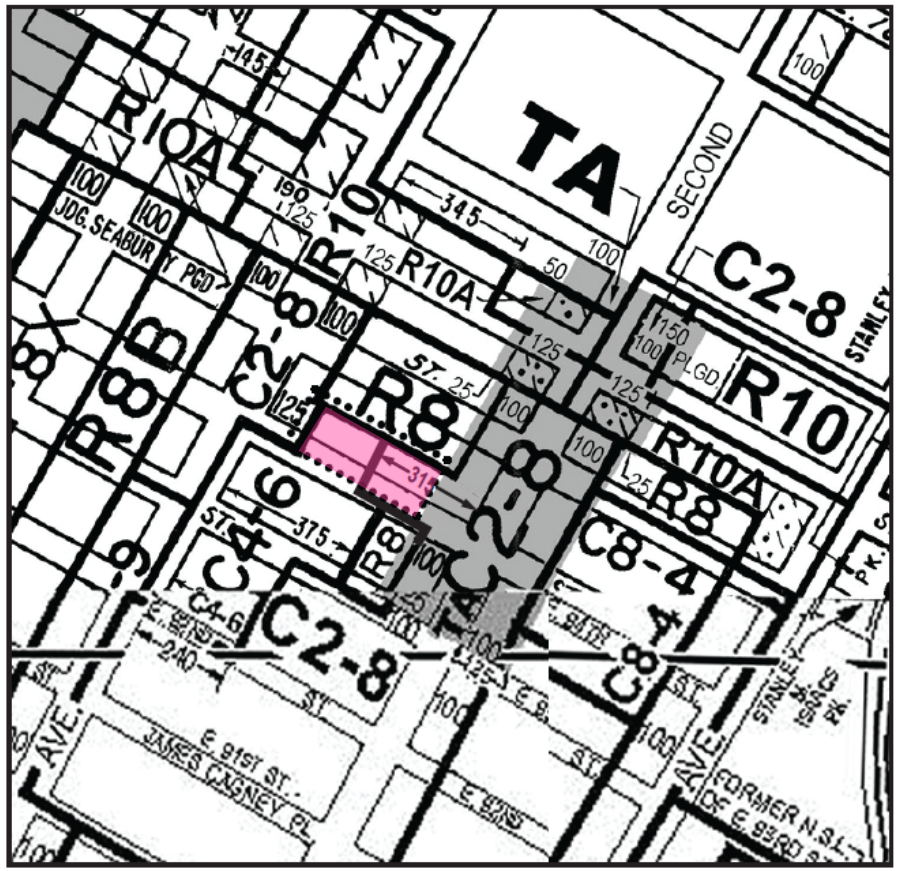


Proposed Actions: Zoning Map Change

A Zoning Map Amendment to rezone the proposed rezoning area from M1-4 to C2-8 and C4-6.



Current Zoning Map (6b & 9a)

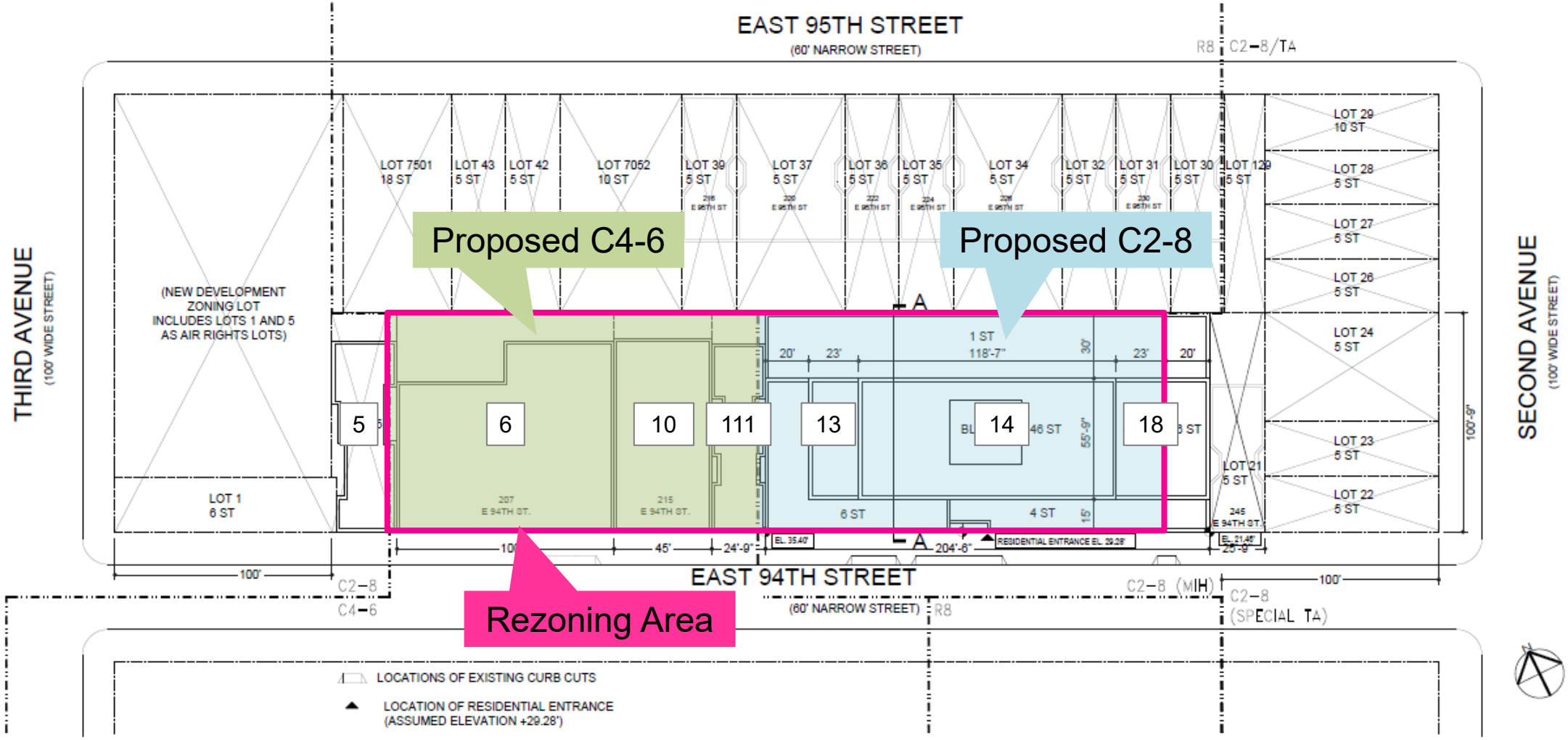


Proposed Zoning Map (6b & 9a) -
Area being rezoned is outlined with dotted lines
Rezoning from M1-4 to C2-8 and C4-6

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Proposed Rezoning Area



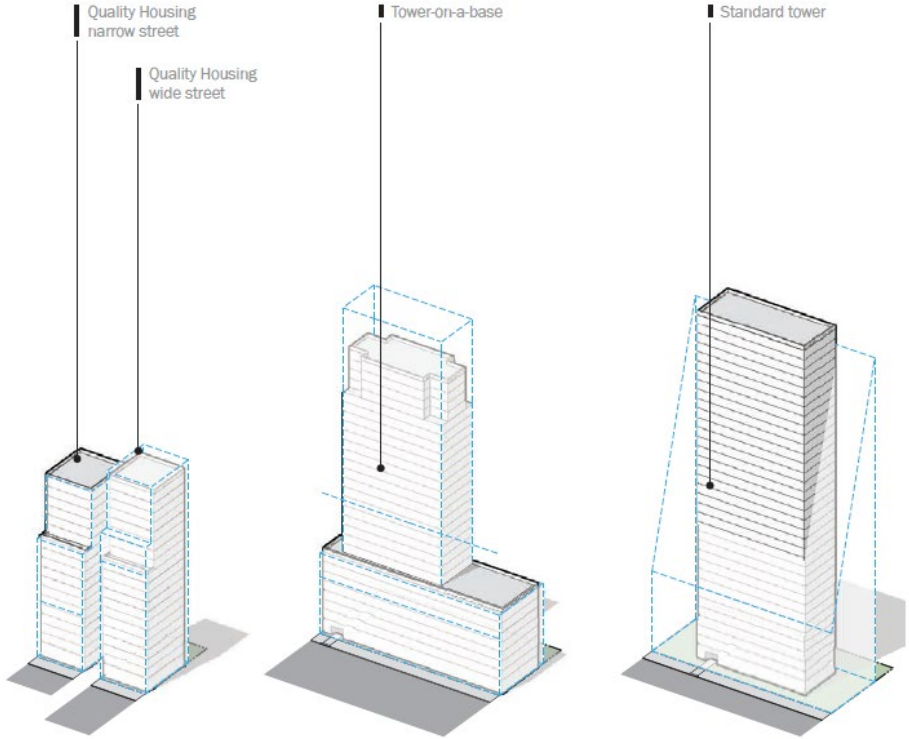
1 SITE PLAN
SCALE: 1" = 50'

Proposed Actions: Zoning Map Change

A Zoning Map Amendment to rezone the proposed rezoning area from M1-4 to C2-8 and C4-6.

C4-6 District	
Max Commercial FAR	3.4 FAR
Max Community Facility FAR	10.0 FAR
Max Residential FAR	10.0 FAR 12.0 FAR with MIH
Residential Equivalent	R10

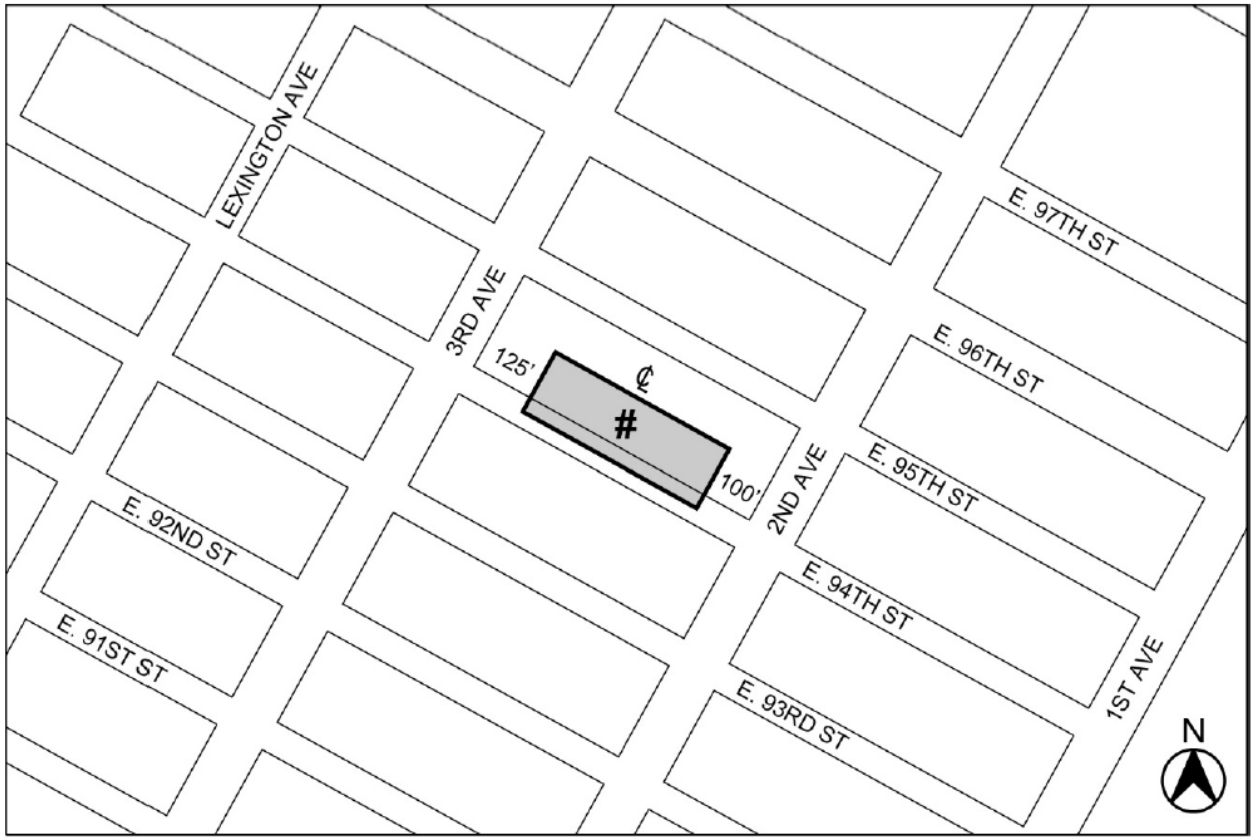
C2-8 District	
Max Commercial FAR	2.0 FAR
Max Community Facility FAR	10.0 FAR
Max Residential FAR	10.0 FAR 12.0 FAR with MIH
Residential Equivalent	R10



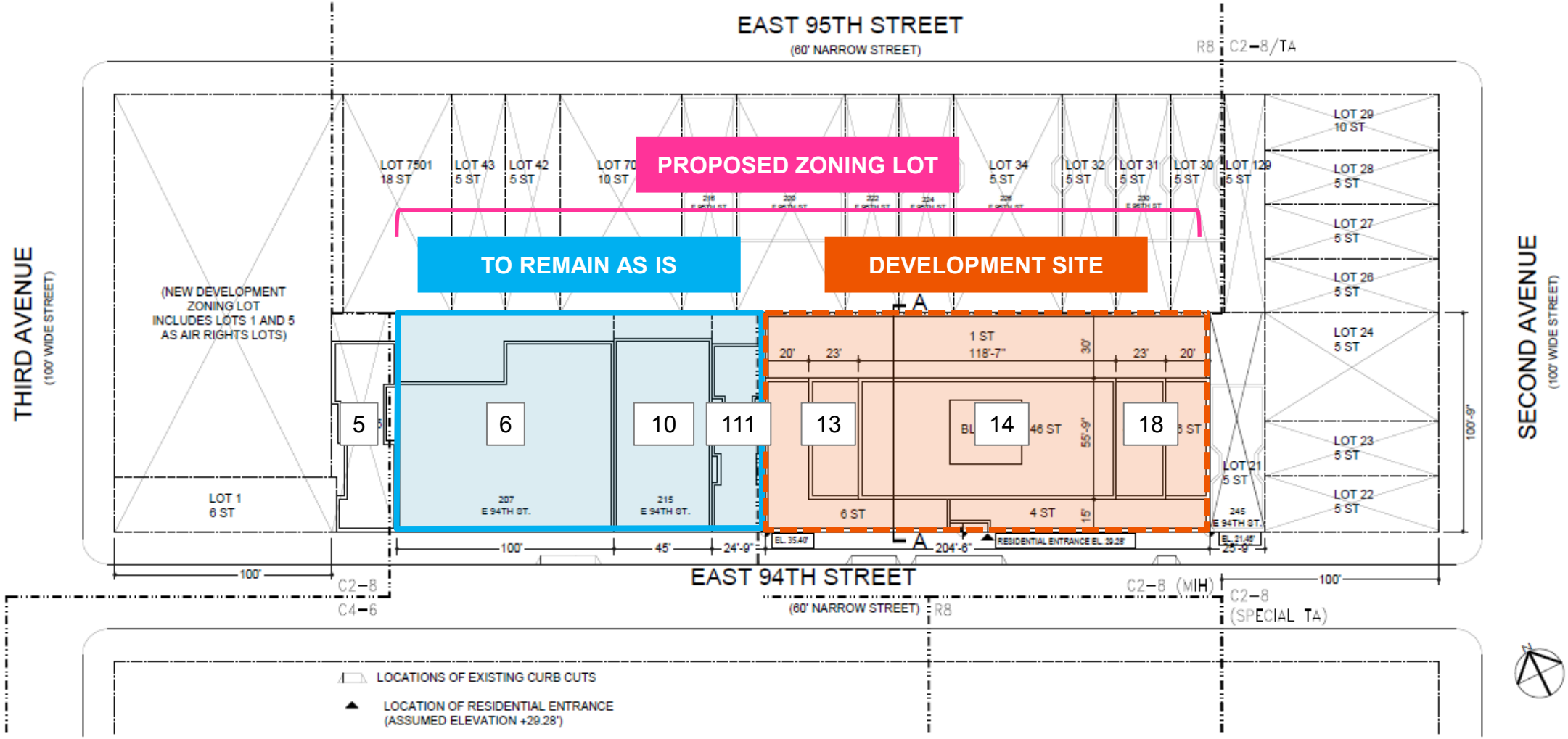
R10 Equivalent Massings

Proposed Actions: Zoning Text Amendment

A Zoning Text Amendment to establish MIH (Option 1) in the proposed rezoning area and the proposed development site: Block 1540, Lots p/o 5, 6, 10, 111, 13,14, 18.



Proposed Development: Zoning Lot



1 SITE PLAN
SCALE: 1" = 50'

Proposed Development

Height:

46 stories

Floor Area:

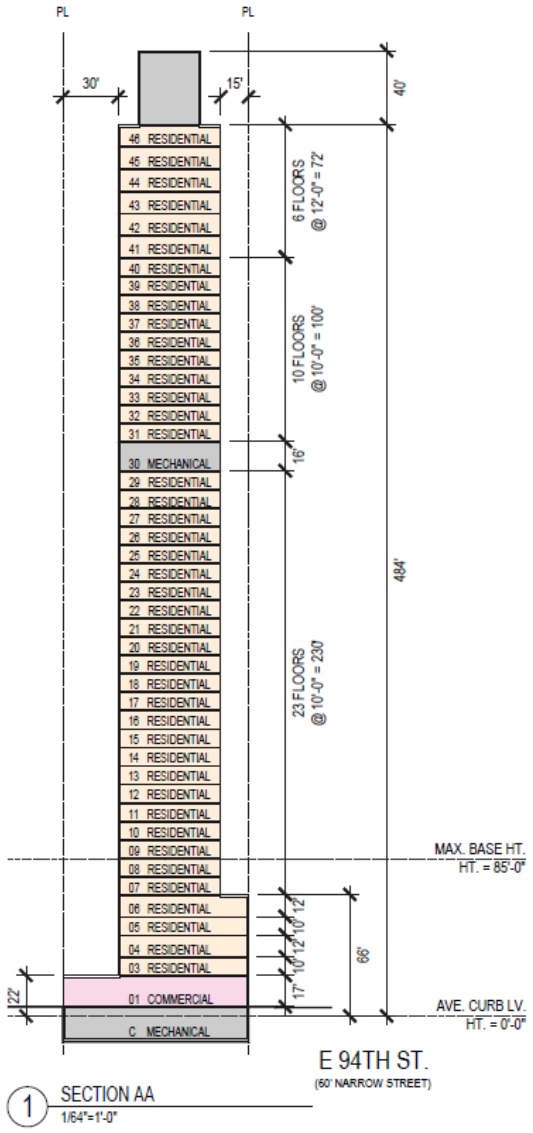
~385,831 SF

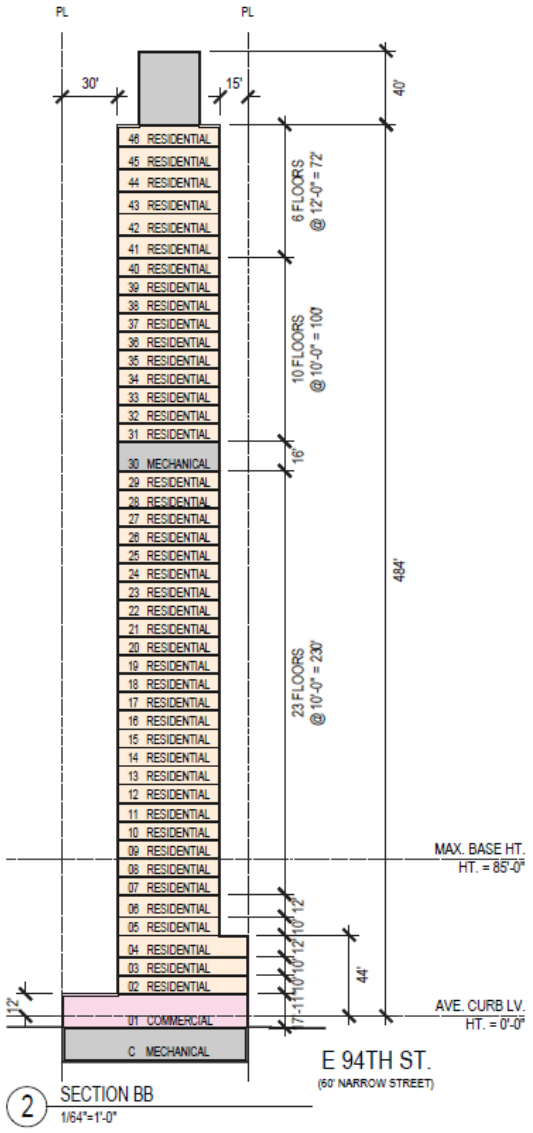
Units:

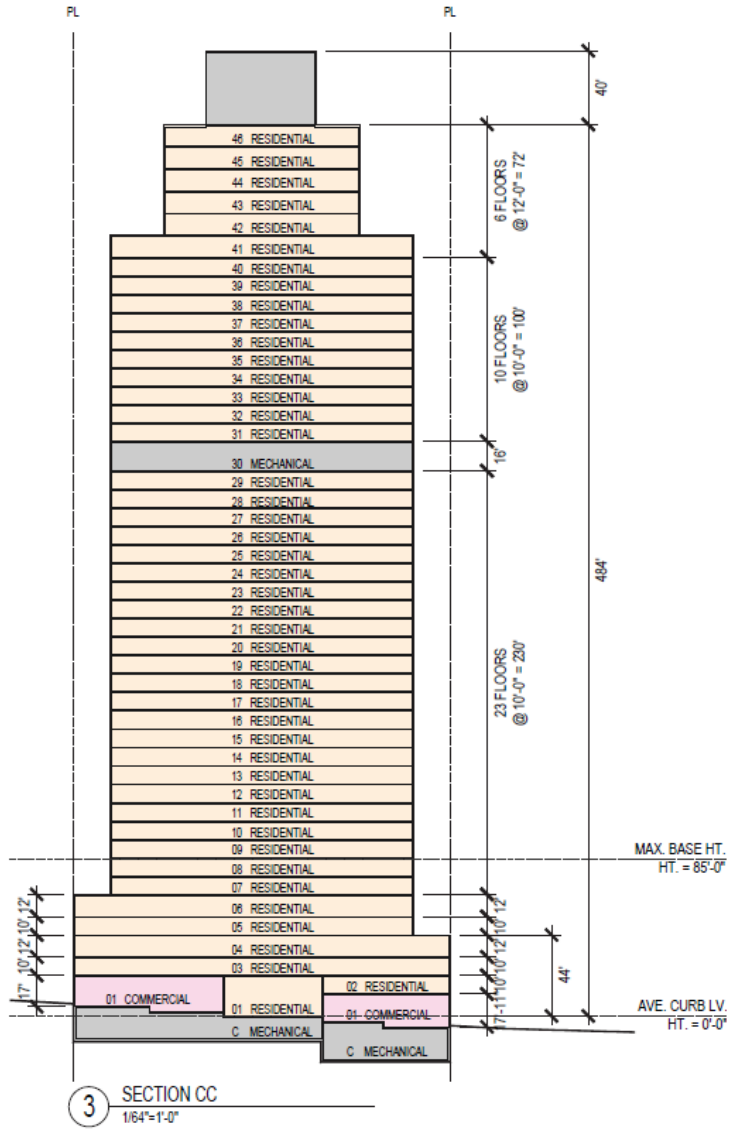
452 dwelling units

113 income-restricted

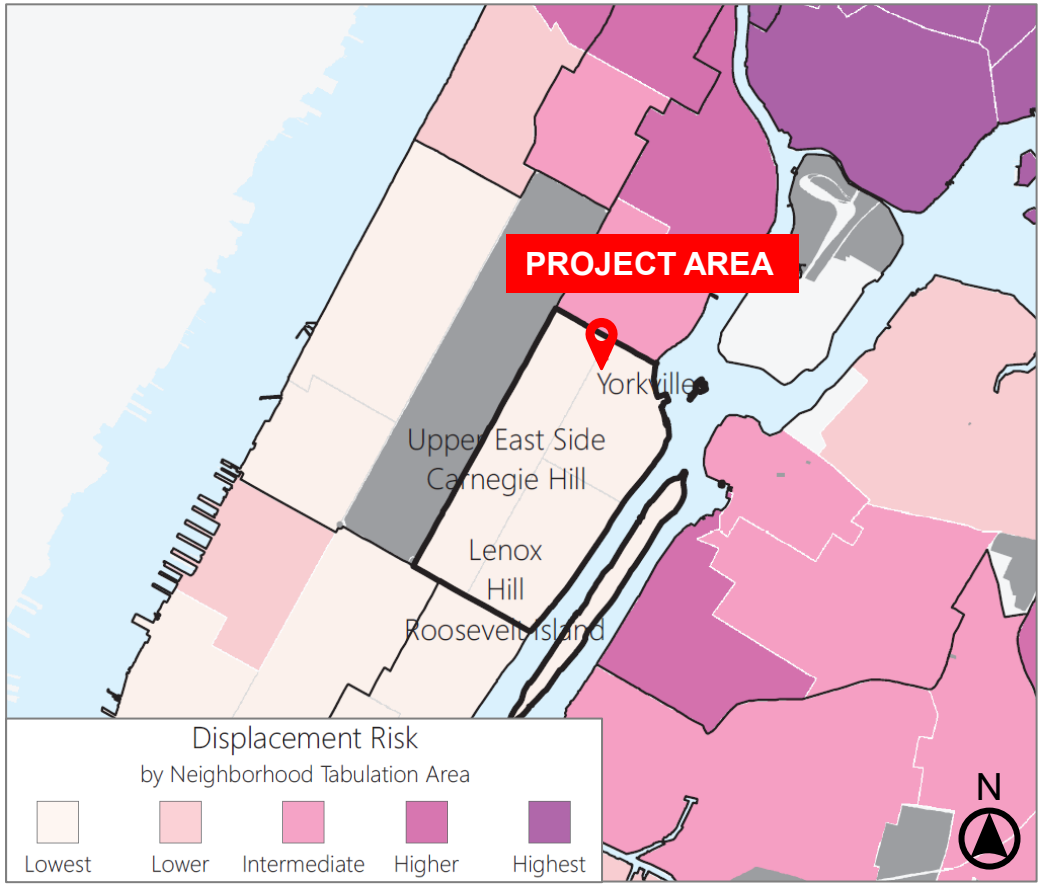
Ground floor commercial/community facility space







Racial Equity Report on Housing and Opportunity



Annual Median Household Income:

$135,980

Upper East Side: Public Use Microdata Area (PUMA) 3805

> Manhattan and NYC

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2022)		Eligible Income (2022)	
				Studio	1-Bedroom	1-person Household	4-person Household
Very Low Income	45	10%	40%	$930	$1,200	$37,400	$53,400
Low Income	68	15%	60%	$1,400	$1,800	$56,000	$80,000
Not Income Restricted	339	75%		$2,800	$5920	$112,000	$236,000
Total	452	100%					

**Rents are based on unit size. Rents shown are illustrative (based on 2022 AMI, rounded to the nearest $10) and will change. Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

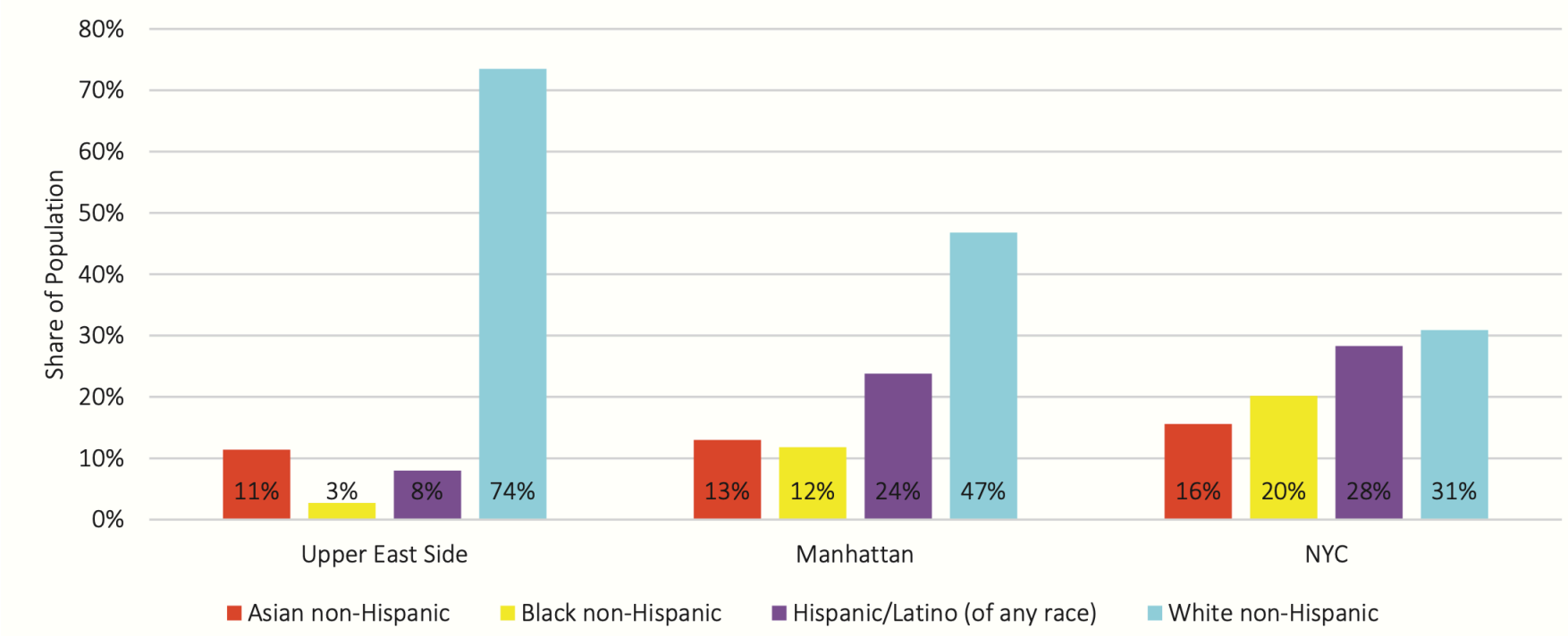
Racial Equity Report on Housing and Opportunity

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



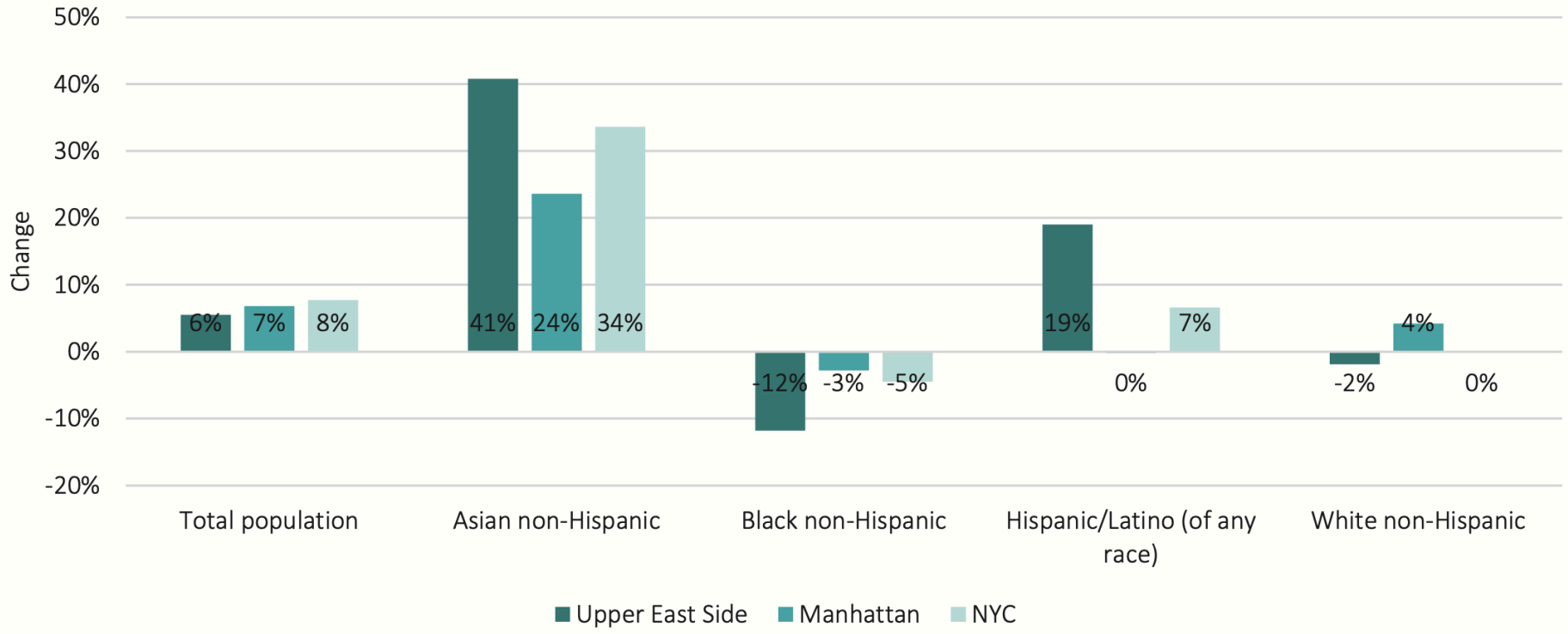
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report on Housing and Opportunity

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



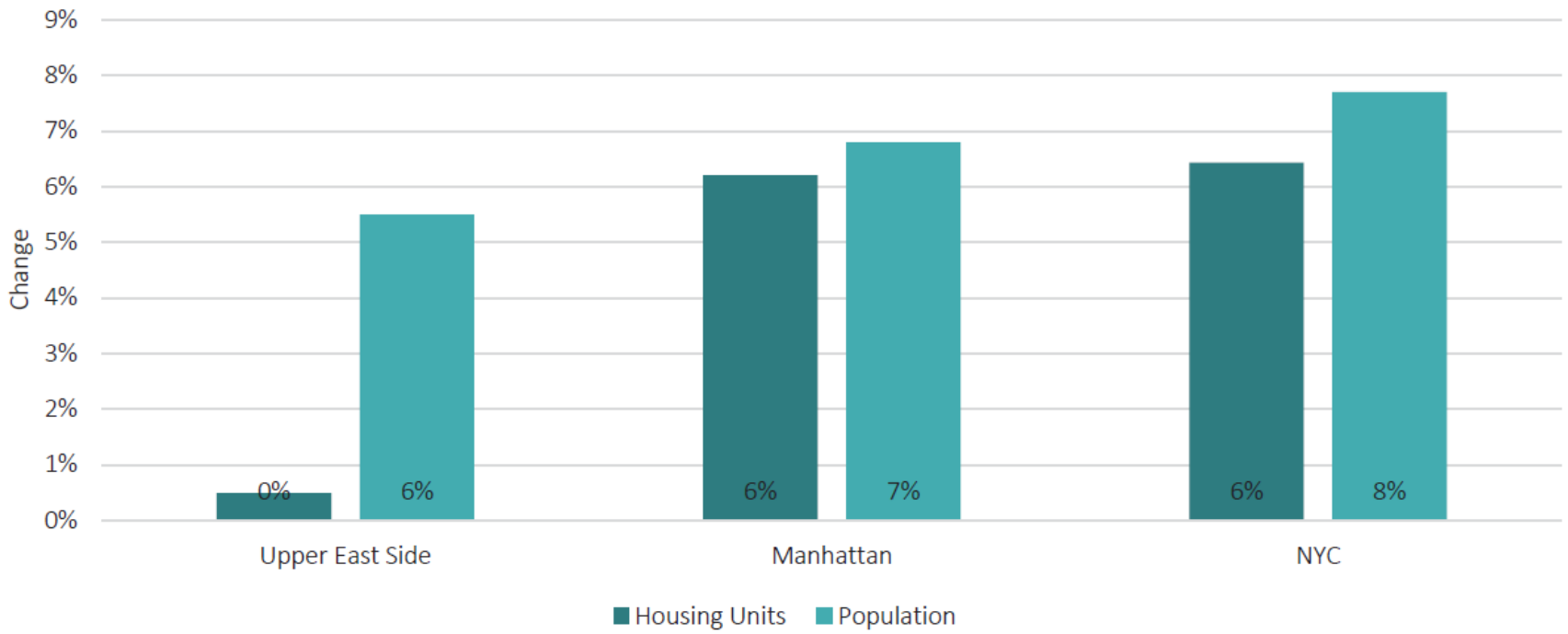
Source: Census 2010, 2020; Community Profile Table 1.01

Racial Equity Report on Housing and Opportunity

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2020

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2020, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."

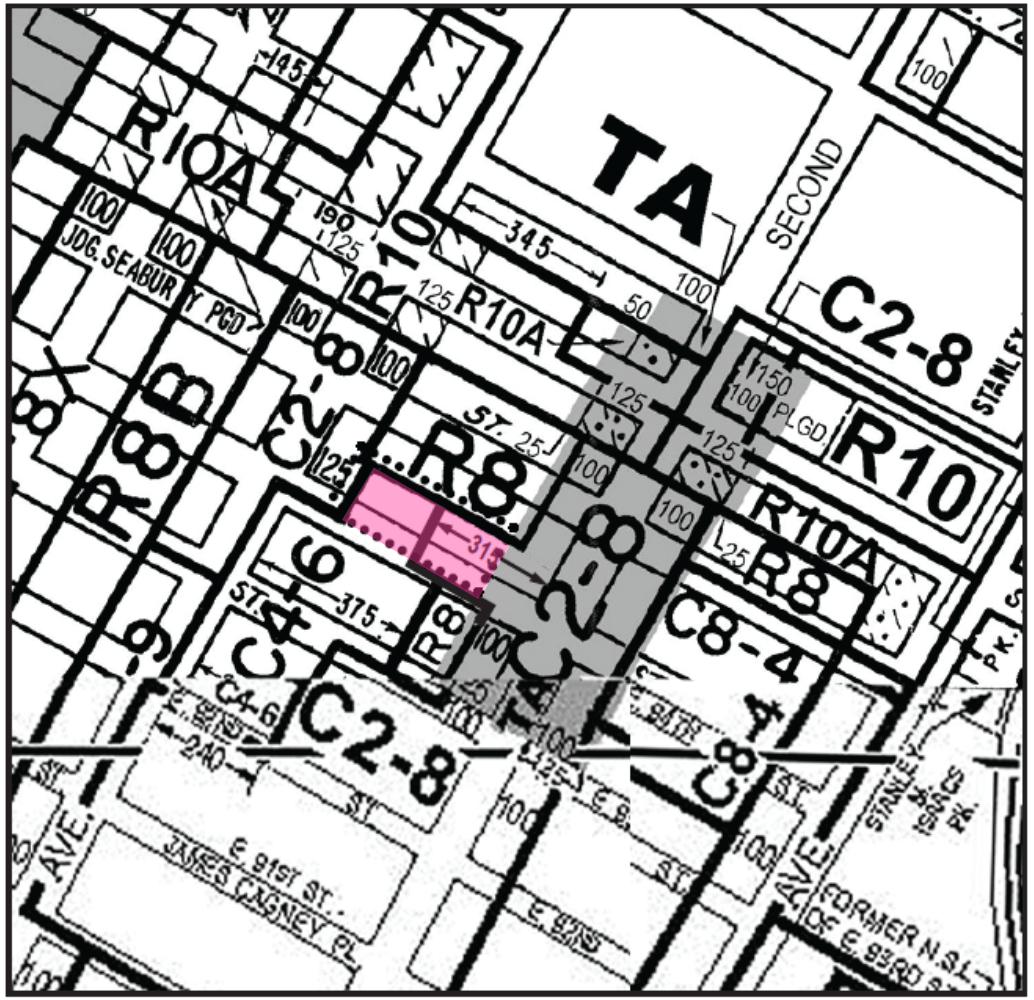


Source: NYC Department of City Planning Housing Database 2020 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Summary

Actions Requested:

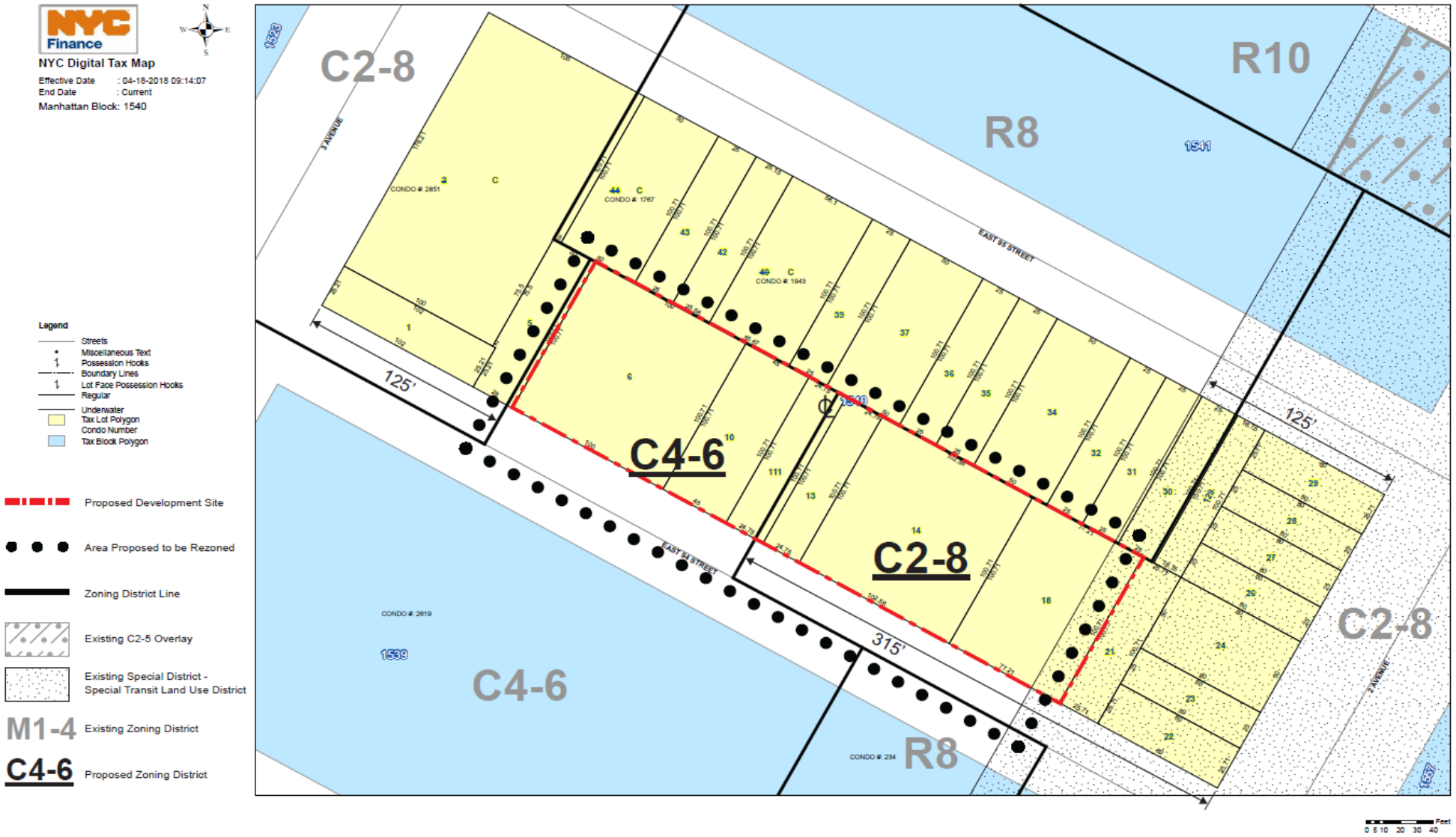
- Zoning Map Amendment to change an M1-4 district to a C2-8 district and a C4-6 district
- Zoning Text Amendment to Appendix F to map an MIH area



Proposed Zoning Map (6b & 9a) -
Area being rezoned is outlined with dotted lines
Rezoning from M1-4 to C2-8 and C4-6

Appendix

Tax Map


NYC Finance
NYC Digital Tax Map
Effective Date : 04-18-2018 09:14:07
End Date : Current
Manhattan Block: 1540
Legend
Streets
Miscellaneous Text
Possession Hooks
Boundary Lines
Lot Face Possession Hooks
Regular
Underwater
Tax Lot Polygon
Condo Number
Tax Block Polygon
Proposed Development Site
Area Proposed to be Rezoned
Zoning District Line
Existing C2-5 Overlay
Existing Special District - Special Transit Land Use District
M1-4 Existing Zoning District
C4-6 Proposed Zoning District
C2-8
R10
R8
C4-6
C2-8
C4-6
R8
C2-8
3 AVENUE
EAST 93 STREET
EAST 92 STREET
2 AVENUE
125'
125'
315'
1526
1541
1539
1537
CONDO # 2851
CONDO # 1767
CONDO # 1943
CONDO # 2619
CONDO # 234
Feet
0 5 10 20 30 40

Zoning Comparison Table

Zoning Comparison Table

	Permitted/Required						
	Existing Zoning				Proposed Zoning		
	ZR Section #	M1-4	ZR Section #	C2-8	ZR Section #	C2-8 MIH	C4-6 MIH
USE GROUPS	42-11, 42-12	4*-14, 16-17	22-10, 32-10	1-9, 14	22-10, 32-10	1-9, 14	1-6, 8-10, 12
Maximum FAR (Total)							
Residential	Not Permitted	N/A	23-154 (a)	12.00	23-154(d)	12.00	12.00
Community Facility	43-122	6.50	33-123	10.00	33-123	10.00	10.00
Commercial	43-12	2.00	33-122	2.00	33-122	2.00	3.40
Manufacturing	43-12	2.00	Not Permitted	N/A	Not Permitted	0.00	0.00
YARDS							
Front Yard	N/A	N/A	N/A	N/A	23-45		
Side Yard	43-25	None or Min 8 ft	33-25, 23-46, 24-35	None or Min 8 ft	33-25, 23-46, 24-35	None or Min 8 ft	None or Min 8 ft
Rear Yard	43-26	20 ft(C/CF)	33-26, 23-47, 24-36	20 ft(C/CF), 30ft(R/CF)	33-26, 23-47, 24-36	20 ft(C/CF), 30 ft(R/CF)	20 ft(C/CF), 30 ft(R/CF)
Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lot Coverage	N/A	N/A	N/A	N/A	N/A	N/A	N/A
HEIGHT AND SETBACKS							
Maximum Height of Front Wall	43-43	60 ft or 4 stories	33-432, 23-641	85 ft or 9 stories	23-641, 33-432	85 ft or 9 stories	85 ft or 9 stories
Maximum Building Height	43-43	SEP	33-432, 23-641	No Limit	23-641, 33-432	No Limit	No Limit
Tower Regulations - Maximum Building Height	43-45	No Limit	33-453, 35-64, 23-65	No Limit	23-65, 35-64, 33-453	No Limit	No Limit
SEP from Narrow Streets	43-43	2.7:1 ratio	33-432, 23-641	2.7:1 ratio	23-641, 33-432	2.7:1 Ratio	2.7:1 Ratio
SEP from Wide Streets	43-43	5.6:1 ratio	33-432, 23-641	5.6:1 ratio	23-641, 33-432	5.6:1 Ratio	5.6:1 Ratio
Setbacks from Narrow Streets	43-43	20 ft	33-432, 23-641	20 ft	23-641, 33-432	20 ft	20 ft
Setbacks from Wide Streets	43-43	15 ft	33-432, 23-641	15 ft	23-641, 33-432	15 ft	15 ft
PARKING AND LOADING							
Parking	44-20	None required	13-10, 25-31	None required	13-10, 25-31	None required	None required
Loading	44-52	Depends on use	36-62 & 25-72	Depends on use	25-72, 36-62	Depends on use	Depends on use

* = UG 4 limited to state-approved health facilities before 7/10/1974, ambulatory diagnostic or treatment health care, and houses of worship

C = Commerical

R = Residential

CF = Community Facility

Zoning Calculations

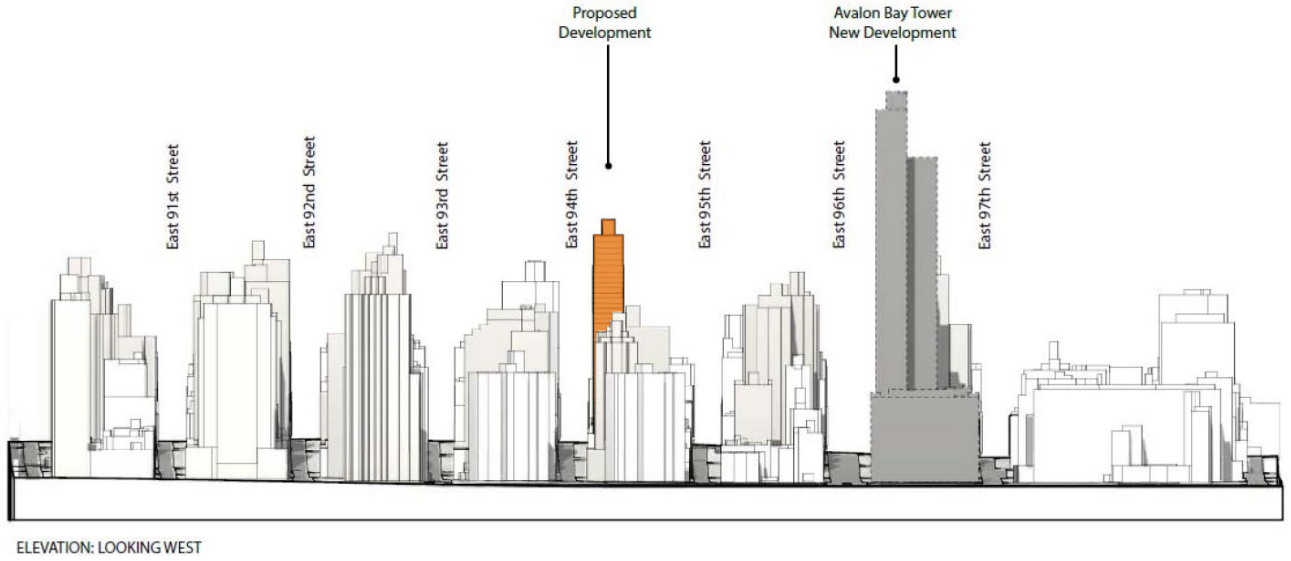
ZONING CALCULATIONS- EAST 94TH STREET

Address 207-245 East 94th Street
CD Manhattan CD #8
Block 1540
Development Lots 13, 14, 18
Air Rights Lots 6, 10, 111

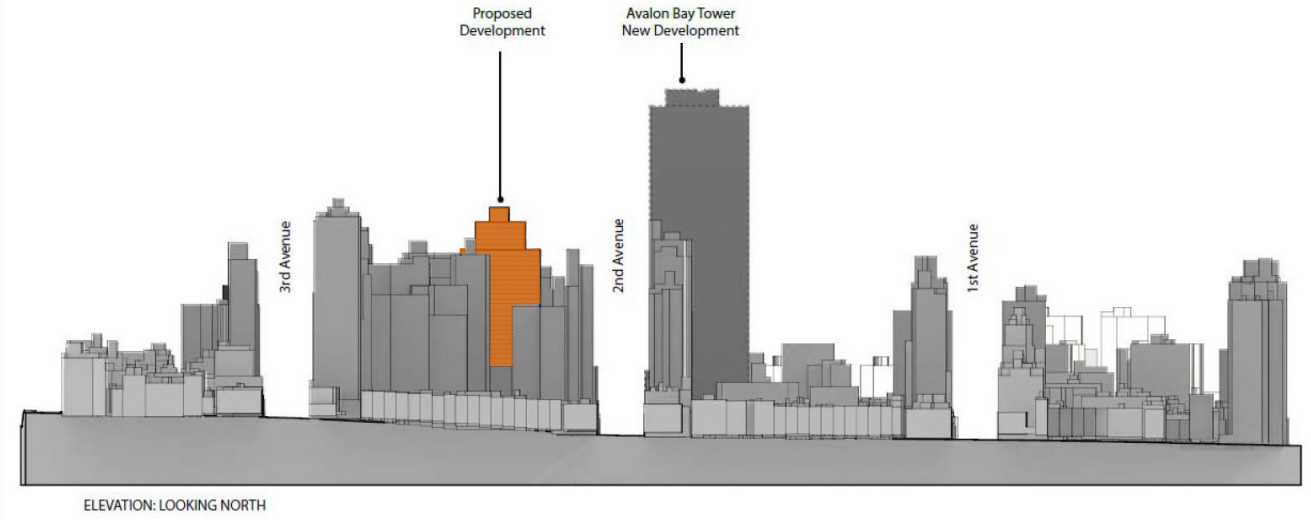
1/3/2023

ZR Sec. No.	Item	Permitted / Required		Existing/ Proposed		Compliance
	Zoning District					
		C2-8	C4-6	C2-8	C4-6	
	Lot Area					
	Total Lot Area	21,076 SF	16,619 SF	21,076 SF	16,619 SF	
	Uses					
ZR 32-00		UG 1-9, 14	UG 1-6, 8-10,12	UG 6		Complies
ZR 22-00		UG 1-4	UG 1-4	UG 2		Complies
	FAR					
ZR 33-122	Commercial FAR	2.00	3.40	0.73	2.33	Complies
ZR 33-123	Community Facility FAR	10.00		0.44		Complies
ZR 23-153	Residential FAR	9.00		0.00		Complies
ZR 23-154 (d)(2)	Resi with Mandatory Inclusionary Housing FAR	12.00		10.12		Complies
	Total / Maximum FAR	12.00		12.00		Complies
	Floor Area					
ZR 33-121	Commercial (sf)	21,076 x 2.00	16,619 x 3.40	0 SF	38,654 SF	existing
		42,152 SF	56,505 SF	15,364 SF	0 SF	proposed
ZR 33-121	Community Facility (sf)	37,695 x 10		16,688 SF	0 SF	existing
		376,950 SF		0 SF	0 SF	proposed
ZR 23-154 (d)(2)	Resi with Mandatory Inclusionary Housing FAR	37,695 x 12		11,119 SF		existing
		452,340 SF		370,467 SF		proposed
	Total Floor Area (sf)	452,340 SF		452,292 SF		Complies
	Density					
ZR 35-40, 23-22	Density Factor	680				
23-24	Max Permitted Residential Floor Area	452,340 SF				
	Non-residential floor area	70,706 SF				
	Max Available Residential Floor Area	381,634 SF				
	Max Permitted Dwelling Units (381634/ 680= 561)	561				
	Existing Dwelling Units to remain			15		
	Proposed Dwelling Units			452		
	Total Dwellng Units on zoning lot			467		Complies
	Yard Regulations					
	Minimum Front Yard	N/A		N/A		Complies
ZR 23-471(a)	Minimum Rear Yard	30'		30' Provided		Complies
ZR 33-261		20'		N/A		
ZR 23-462 (c)	Minimum Side Yard	0 or 8'		25' Provided		Complies
ZR 35-52		0 or 8'		N/A		
	Height & Setback					
	E 94th Street					
ZR33-432, 23-641	Maximum Streetwall Height	85' or 6 stories		66' and 6 stories		Complies
ZR 23-65	Minimum Setback - Narrow Street	15'		15'		Complies
	Tower Regulations					
ZR 23-65	Height above 85'					
	Maximum Lot Coverage	40%		23%		Complies
	Maximum Permitted Tower Floor Area	15,078 SF		8,600 SF		Complies
	Proposed Overall Building Height			484'		Complies
	Lot Coverage					
	Maximum Lot Coverage	NA		NA		Complies
	Parking					
ZR 36-21	Commercial Parking - Retail	NA		None Provided		Complies
ZR 36-21	Community Facility Parking	NA		None Provided		Complies
	Residential Parking	NA		None Provided		Complies
	Loading					
36-62	Commercial Loading - Retail	NA		None Provided		Complies

Proposed Development

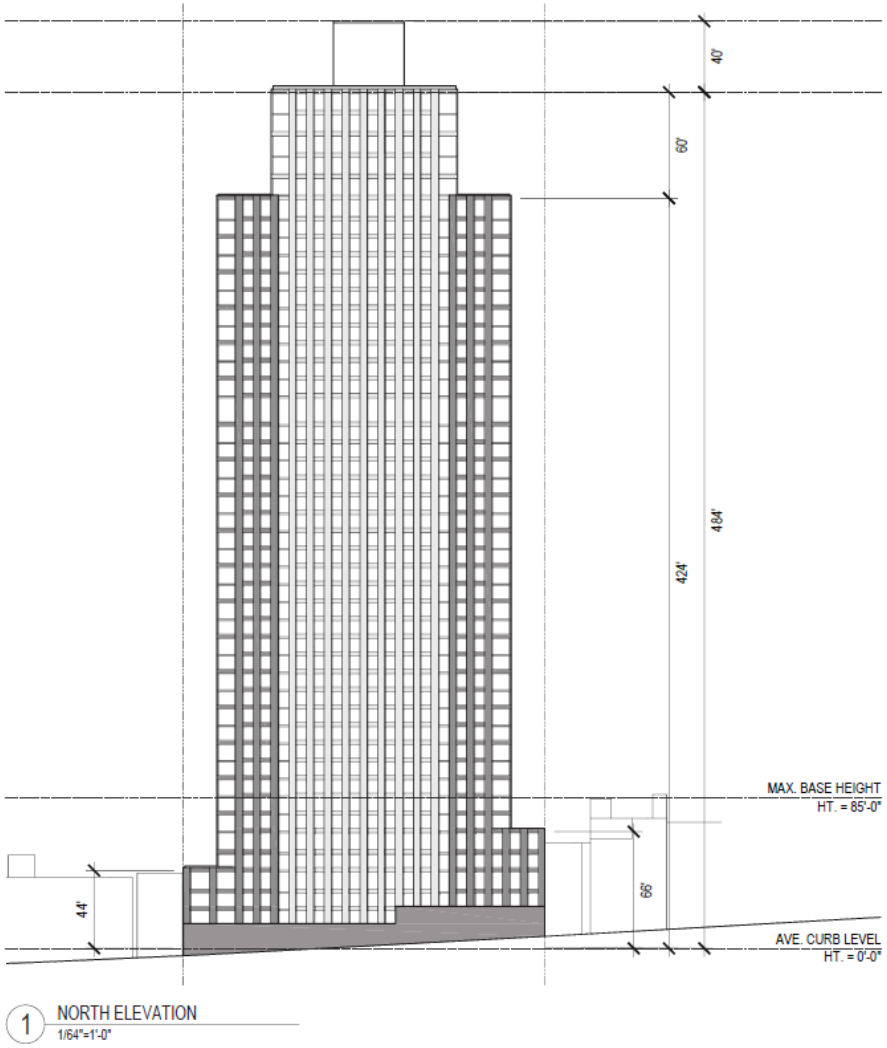


ELEVATION: LOOKING WEST

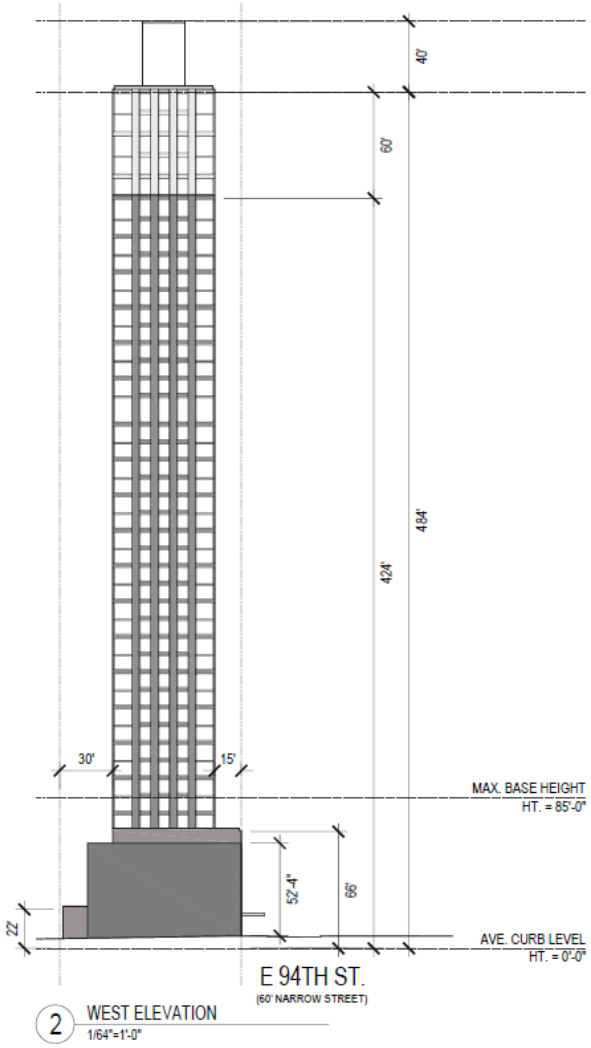


ELEVATION: LOOKING NORTH

Elevations

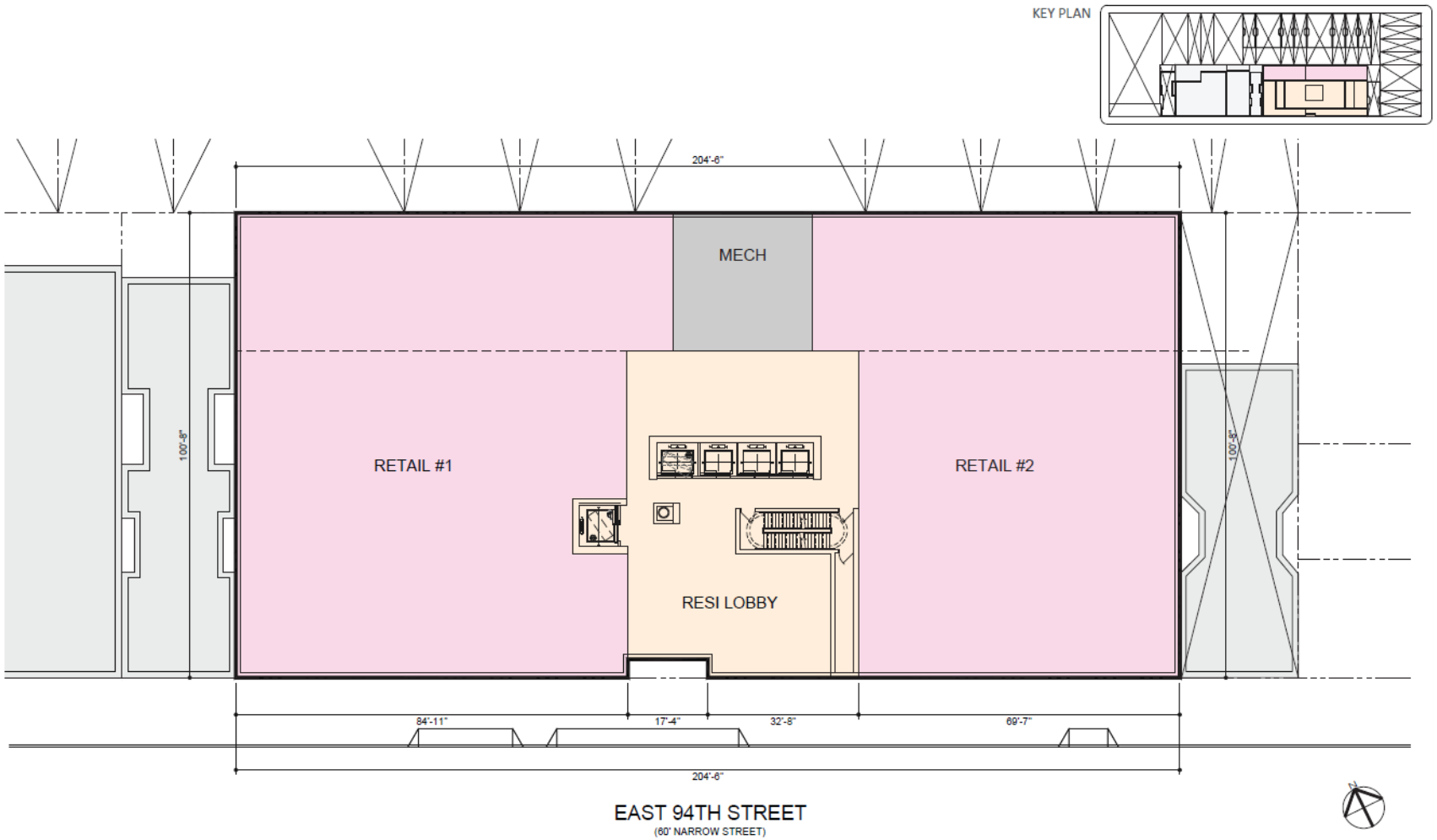


1 NORTH ELEVATION
1/64"=1'-0"



2 WEST ELEVATION
1/64"=1'-0"

Ground Floor Plan

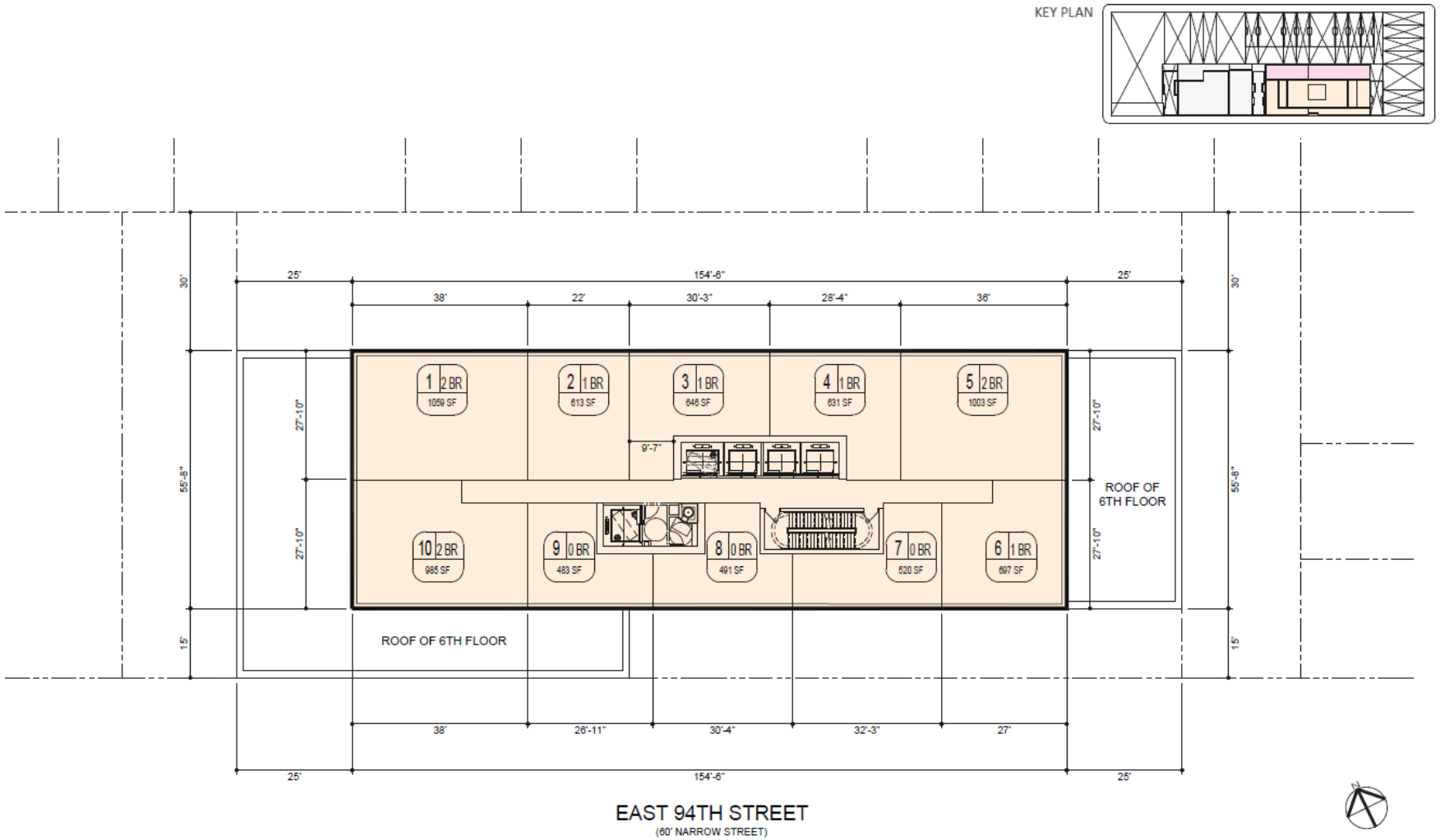


HILL | WEST ARCHITECTS

PLAN _ GROUND FLOOR

231 EAST 94TH STREET, NY

Typical Tower Floor Plan



HILL | WEST ARCHITECTS

PLAN _ TYPICAL FLOOR

231 EAST 94TH STREET, NY