# 455 First Avenue

Review Session | November 4th, 2024



*Illustrative Rendering*

# Project Overview

**Applicants**

455 First Avenue Associates LLC

NYC Economic Development Corporation (EDC)

**Location**

455 First Avenue (Block 932, Lot 17)

Kips Bay, Community District 6

**Requested Actions**

Zoning Map Amendment from R8 and R8/C2-5 to C6-4

Zoning Text Amendment to Appendix F to map MIH Options 1 and 2

Zoning Special Permit pursuant to ZR Section 74-901(a) for bulk modifications for laboratories



# Proposed Development

**Height:**

13 stories

~255 feet base height

~270 feet total height

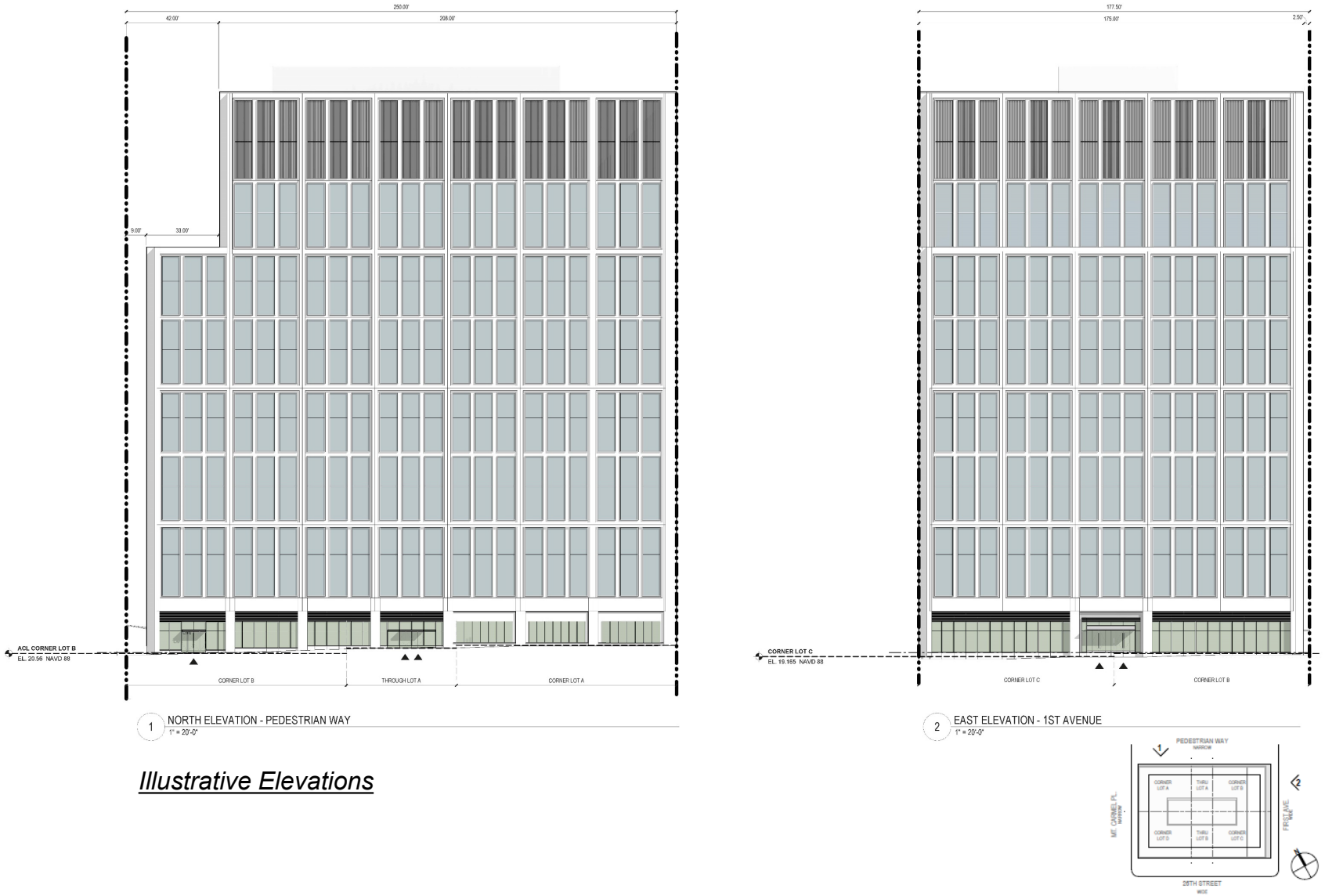
**Floor Area:**

10.0 FAR

~443,680 zsf

Ground floor retail and life sciences multi-purpose space

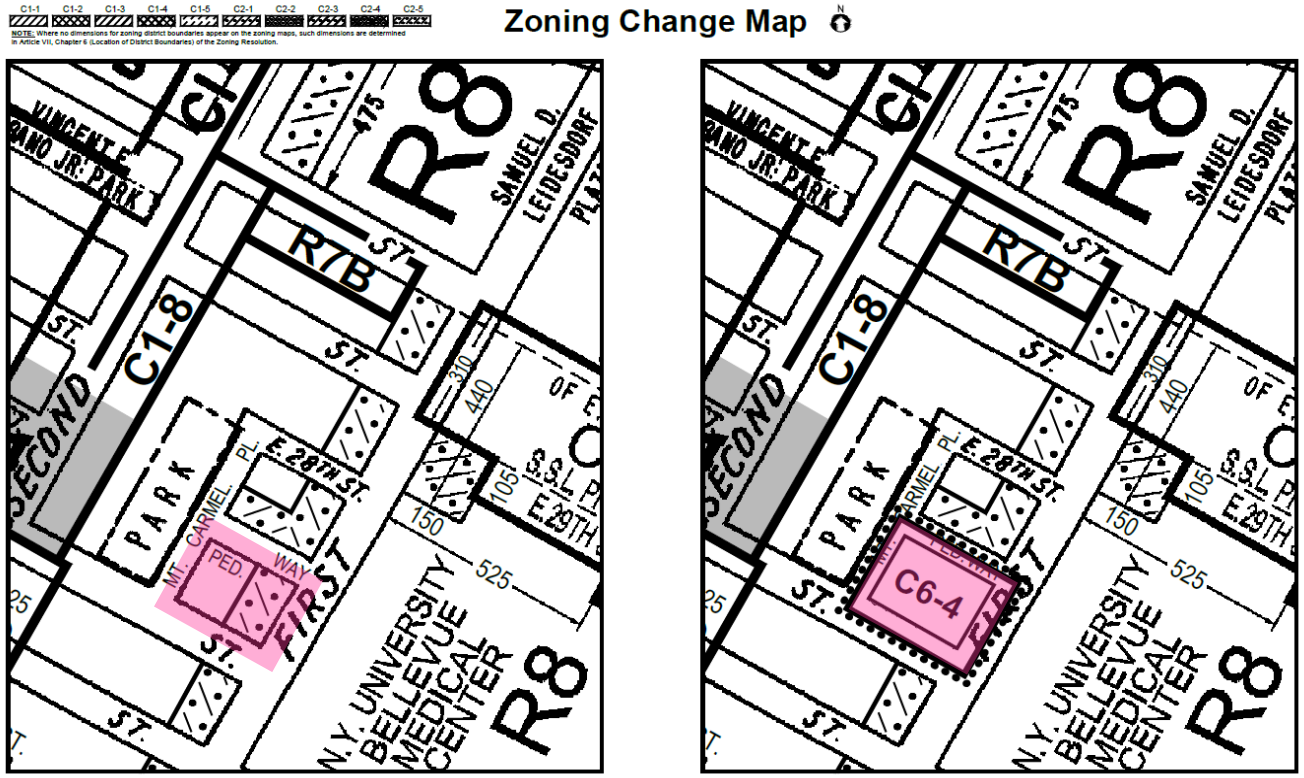
Laboratory space with 40,000 sf floor plates




*Illustrative Elevations*

# Proposed Actions: Zoning Map Change

A Zoning Map Amendment to rezone the proposed rezoning area from R8 and R8/C2-5 to C6-4.




CURRENT ZONING MAP

PROPOSED ZONING MAP - Area being rezoned is outlined with dotted lines

Changing a R8 & R8 / C2-5 district to a C6-4 district

| R8 District | |
|---|---|
| Max Commercial FAR | 0.0 FAR |
| Max Community Facility FAR | 6.5 FAR |
| Max Residential FAR | 6.2 FAR |

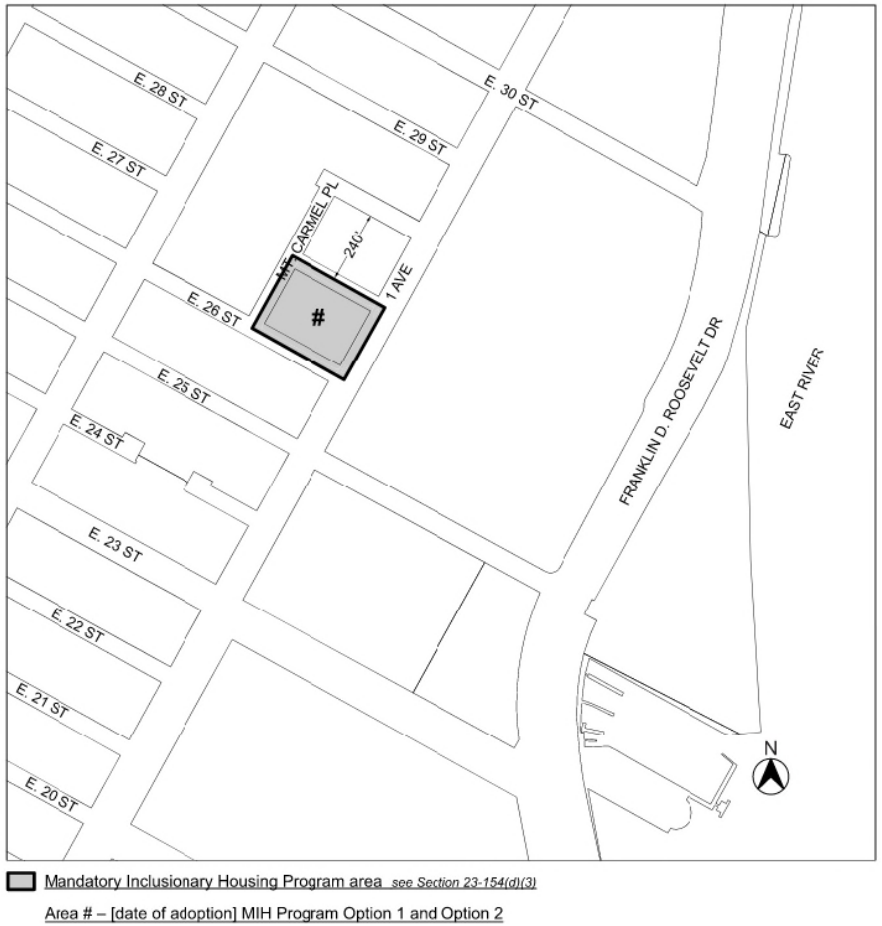
| R8/C2-5 Overlay District | |
|---|---|
| Max Commercial FAR | 2.0 FAR |
| Max Community Facility FAR | 6.5 FAR |
| Max Residential FAR | 6.2 FAR |

| C6-4 District | |
|---|---|
| Max Commercial FAR | 10.0 FAR |
| Max Community Facility FAR | 10.0 FAR |
| Max Residential FAR | 10.0 FAR<br>12.0 FAR with MIH |

# Proposed Actions: Zoning Text Amendment

A Zoning Text Amendment to Appendix F of the Zoning Resolution to establish an MIH area (Options 1 and 2) in the proposed rezoning area: Block 932, Lot 17.

[PROPOSED MAP]

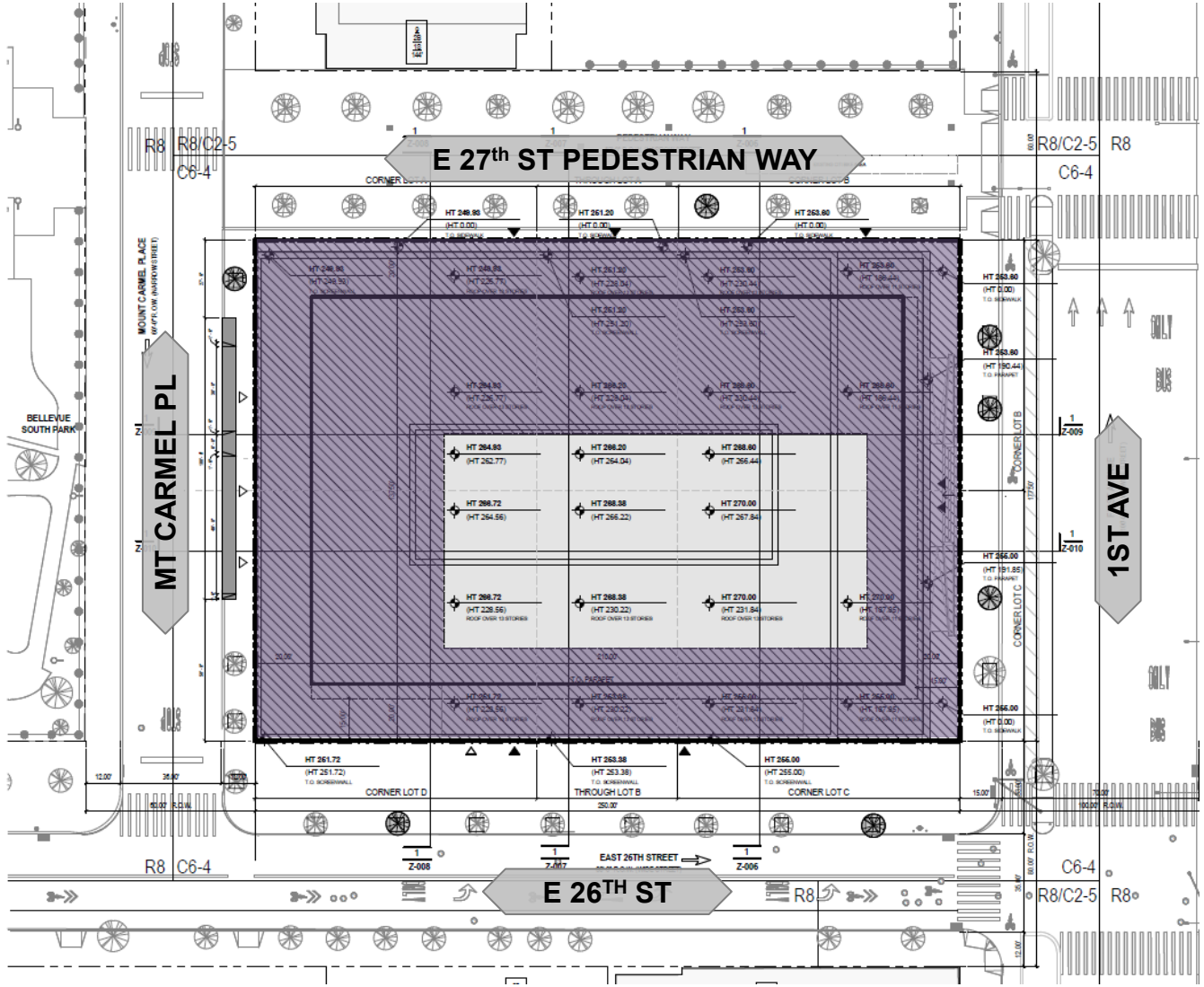


# ZR 74-901 Special Permit

## Special Permit for bulk modifications for laboratories

Requesting waivers for:

- **Height and Setback**
  - **ZR 33-432 –** to increase tower area beyond the height and setback regulations for C6-4 districts
  - ~255 feet base height
  - ~270 feet total height



# Community Board 6 Recommendation

On, September 11, 2024, Manhattan Community Board 6 voted to **approve the application** with the following conditions:

1. NYCEDC commits to coordinating planning efforts to identify sites and opportunities to increase the stock of affordable housing in Manhattan Community District 6;
2. NYCEDC commits to protecting the viability of the Bellevue South Park and will not build anything that puts parks flora at risk by diminishing exposure to sunlight;
3. Three (3) percent of revenue earned by the City from Innovation East is committed to enhancing and maintaining Bellevue South Park by providing increased lighting, public restrooms, and more frequent park cleaning;
4. NYCEDC secures commitments from MTA to increase 1st and 2nd Avenue bus service along with 23rd and 34th Street crosstown bus service, in addition to creating a new bus line dedicated to connecting the adjacent Science Park and Research Center (SPARC) and Innovation East with the 4/5/6 subway stops and future 2nd Avenue Subway stops;
5. NYCEDC commits to designing a safe, inviting, and active pedestrianized 27th Street with permanent outdoor seating, shading, bike racks, wayfinding, and lighting, as required by the current New York City Department of City Planning's Publicly Owned Plaza Space (POPS) requirements;
6. NYCEDC maximizes ground floor active retail with extended hours of operation, with at least one bar, cafe, or restaurant tenant that will be open throughout the evening and provide services at a price point accessible to the wider community;
7. NYCEDC commits to providing an activated, beautified, and well-lit pedestrian space along the Mt. Carmel Place side of the building, which will be a loading dock;
8. NYCEDC provides a Memorandum of Understanding (MOU) to accommodate community board meetings and other public uses within the multi-purpose spaces of the building;
9. NYCEDC commits to a design that reflects a unique residential and mixed-use character for the neighborhood, with contextual human-scale façade design, and a choice of materials that account for impacts on the surrounding environment, to ensure a comfortable and inviting experience for tenants, visitors, and neighbors alike;
10. NYCEDC commits to a design and operations approach that meets and exceeds the highest energy-efficiency and environmental resilience standards.

The resolution passed with a vote of 40 in favor, 1 opposed, and 0 abstaining.

# Manhattan Borough President Recommendation

On, October 30, 2024, Manhattan Borough President recommended **approval the application** with the following condition:

1. Transform the 27th Street pedestrian way into a space that is accessible, active, and repairs the surface of the pedestrian way.

# Summary

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