

135th Street Rezoning

Review Session

April 1, 2024



Project Overview

APPLICANT	Crosscap Holdings, LLC
ACTIONS REQUESTED	<p>Zoning map amendment: to rezone existing M1-1 to R7-2/C2-4</p> <p>Zoning text amendments:</p> <ol style="list-style-type: none">1. Map MIH on the Project Area;2. Add Project Area to the Special Manhattanville Mixed Use District;3. ZR 104-60 Special Permit to modify bulk regulations for developments within/over a RRROW <p>Two special permits:</p> <ol style="list-style-type: none">1) Under ZR 74-681, allow for the Proposed Development within/over a RRROW;2) Under ZR 104-60, allow for construction of the Proposed Development, to modify rear yard and lot coverage requirements



701 West 135th Street ★

Surrounding Area

Location

701 West 135th Street
West Harlem, Manhattan
Community District 9



Area Map



Development Site
Block 2101, Lot 58



Project Area:
Block 2101, Lots 58 and parts of 55 & 60

Current Zoning: M1-1



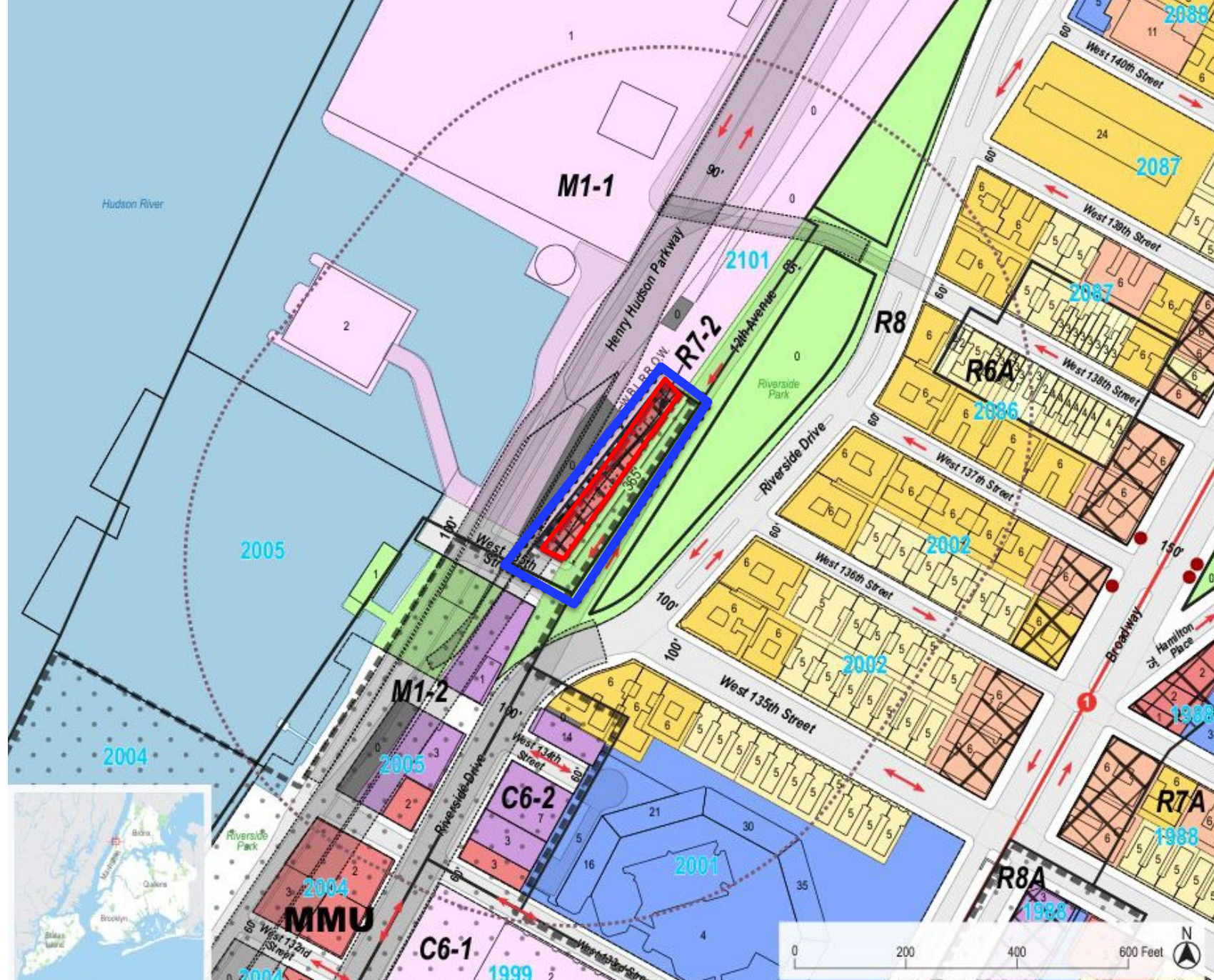
Special Manhattanville Mixed Use District



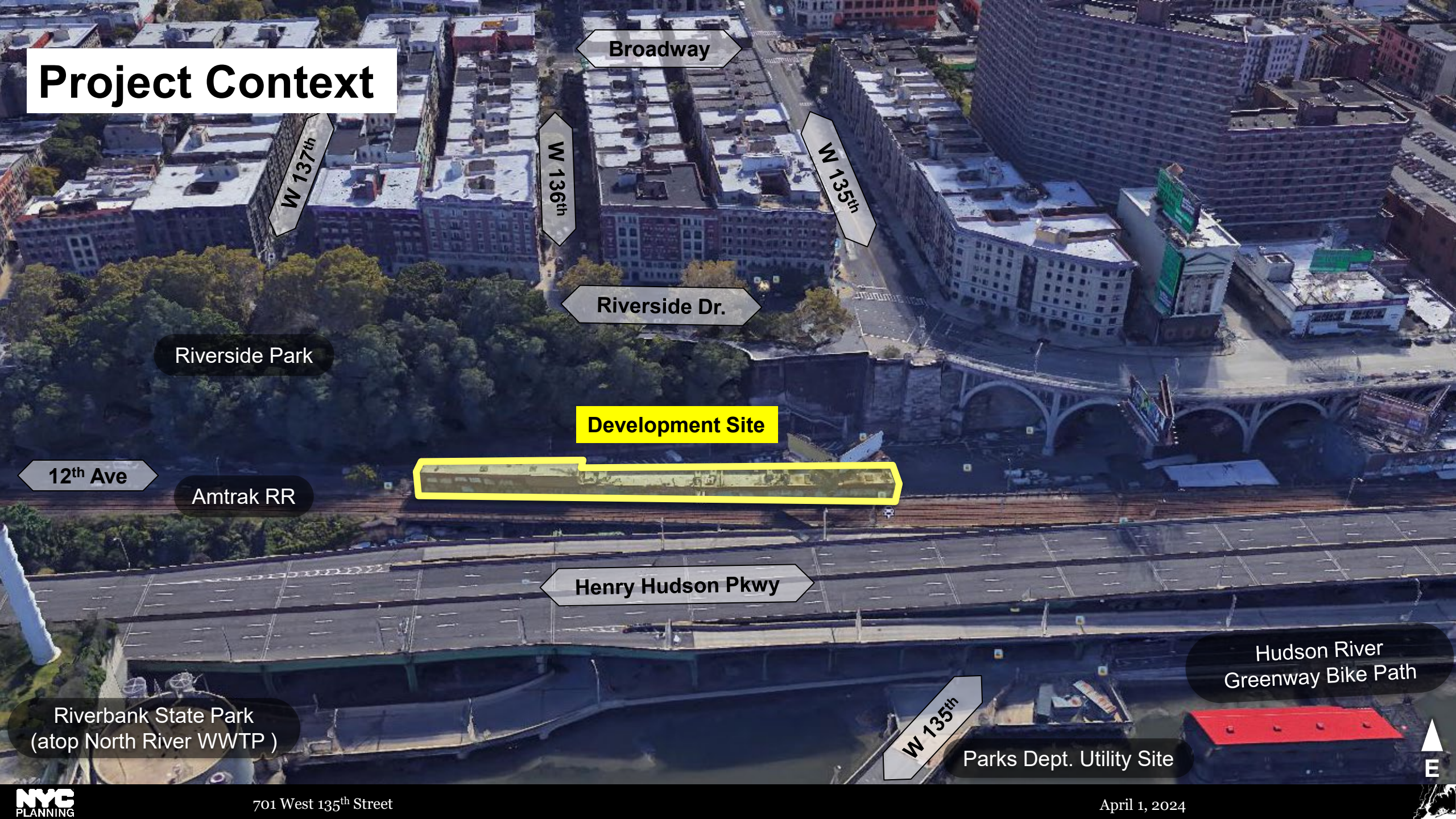
Surrounding Area (600' Radius)

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 Context



Broadway

W 137th

W 136th

W 135th

Riverside Dr.

Riverside Park

Development Site

12th Ave

Amtrak RR

Henry Hudson Pkwy

Riverbank State Park
(atop North River WWTP)

Hudson River
Greenway Bike Path

W 135th

Parks Dept. Utility Site



Project Area

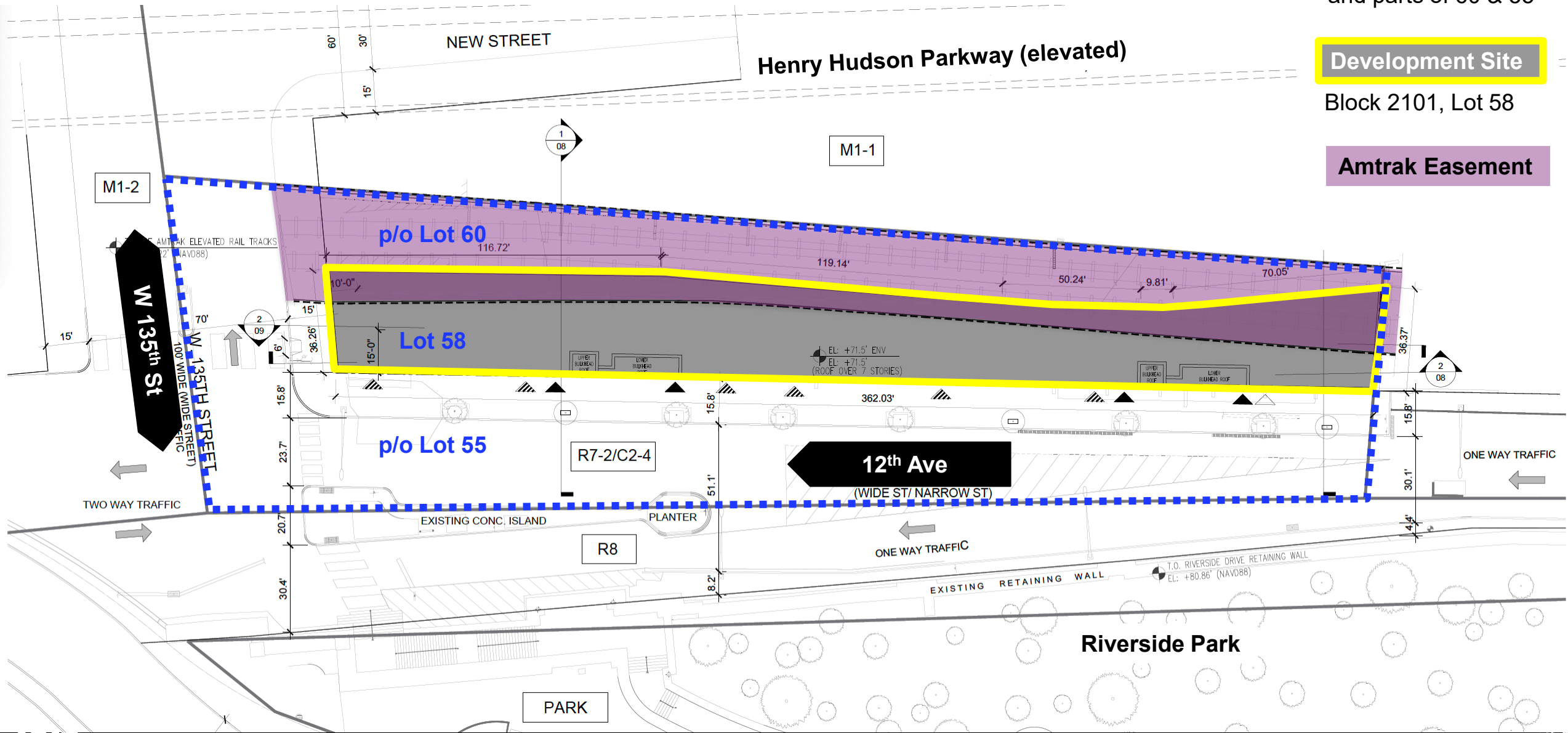
Rezoning Area

Block 2101, Lots 58,
and parts of 60 & 55

Development Site

Block 2101, Lot 58

Amtrak Easement



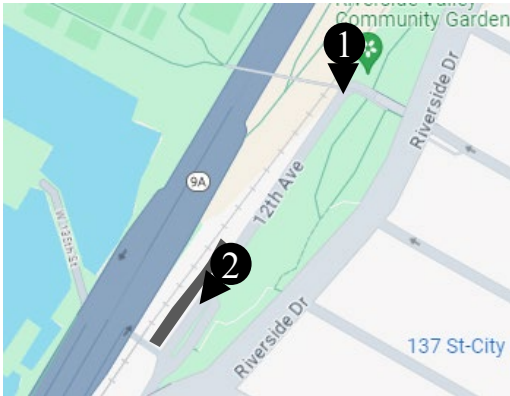
Development Site

701 West 135th Street

Block 2101, Lot 58



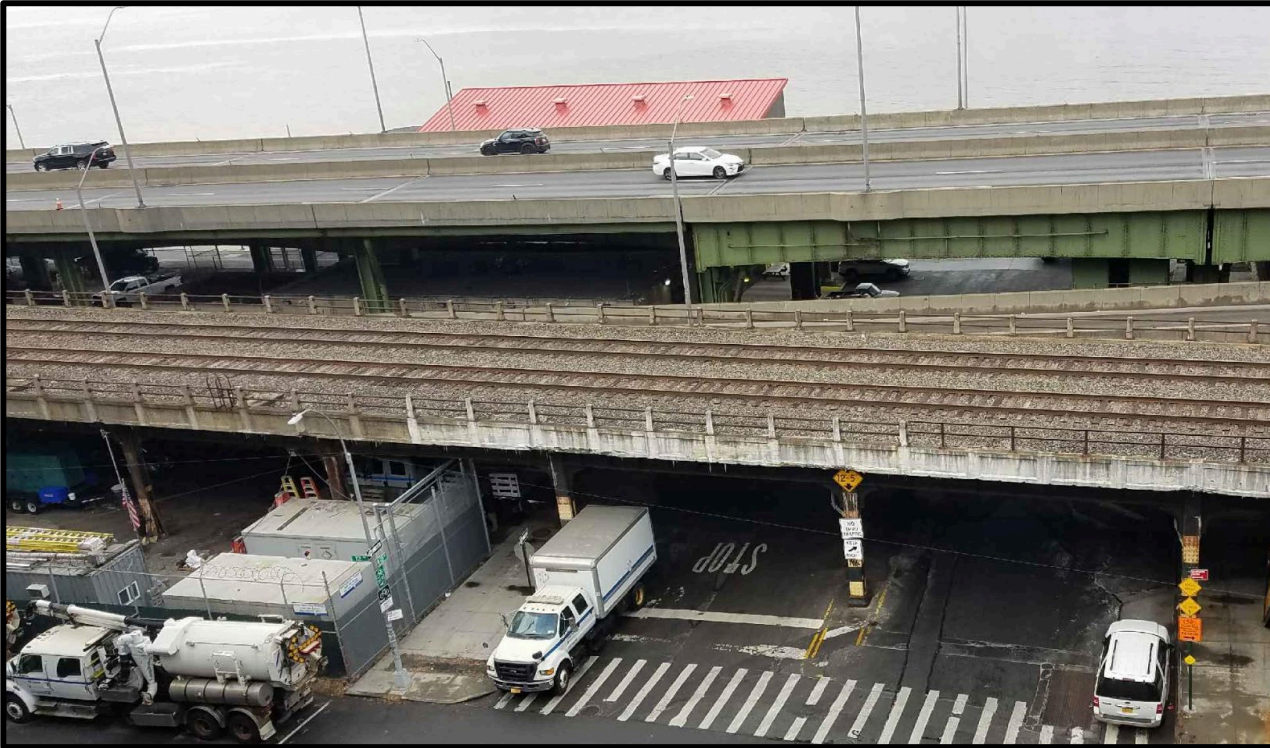
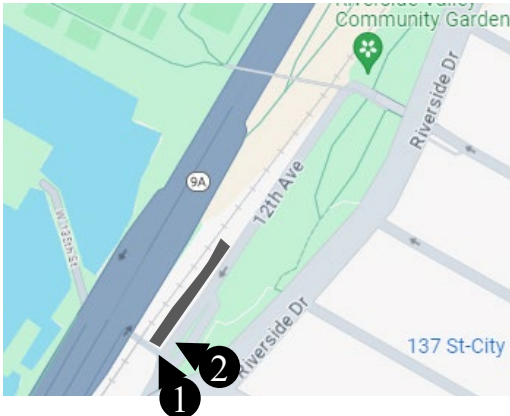
Area Photographs



1 Looking towards Riverside Park at the corner of West 138th Street and 12th Avenue.

2 Looking down 12th Avenue towards West 135th Street.

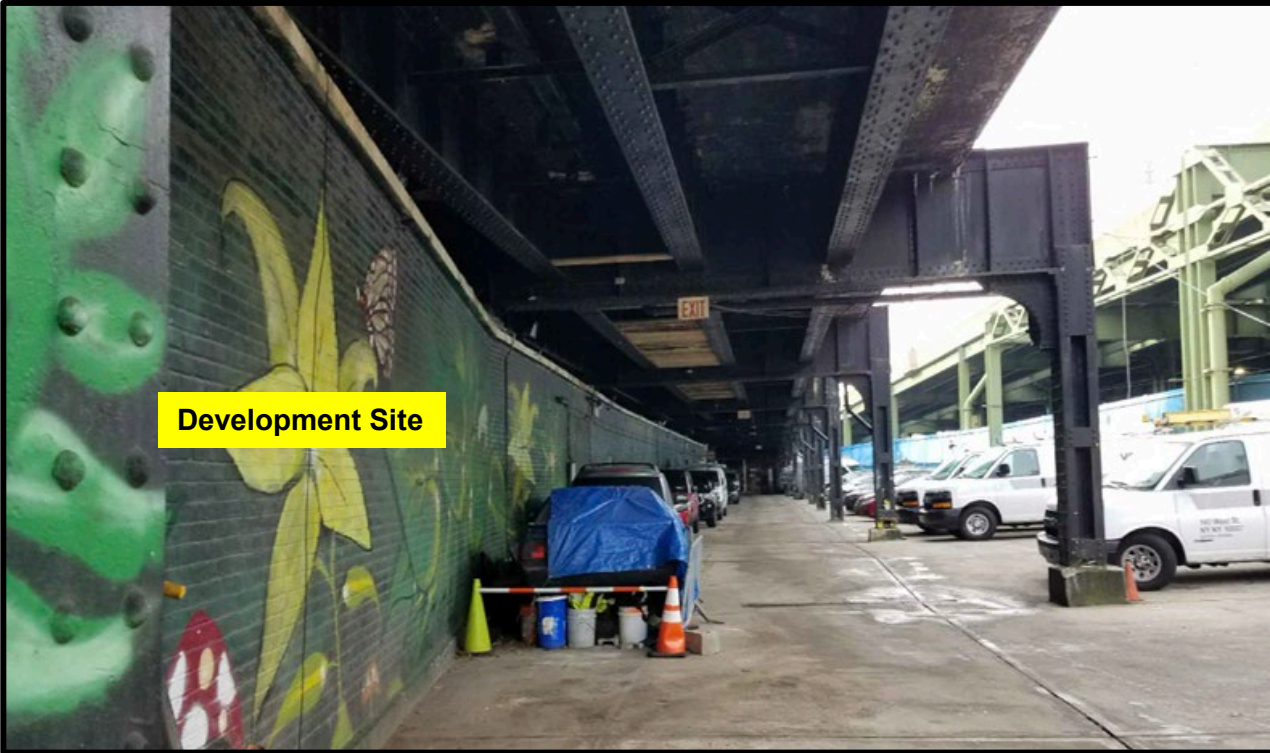
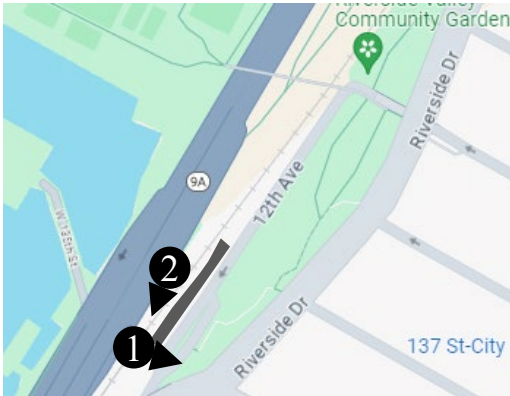
Area Photographs



1 Looking at the development site from the corner of West 135th Street and 12th Avenue. West 135th Street terminates at a dead end.

2 Looking towards Hudson River at West 135th Street covered by the Amtrak tracks and Hudson River Parkway. A Parks Department utility site is shown at the termination of West 135th Street.

Area Photographs



1 Looking across the street from the Development Site towards Riverside Park. Residential uses in the area are located 70 feet above the retaining wall along Riverside Drive.

2 Looking at the west façade of the Development Site under the elevated railroad tracks.

Proposed Development

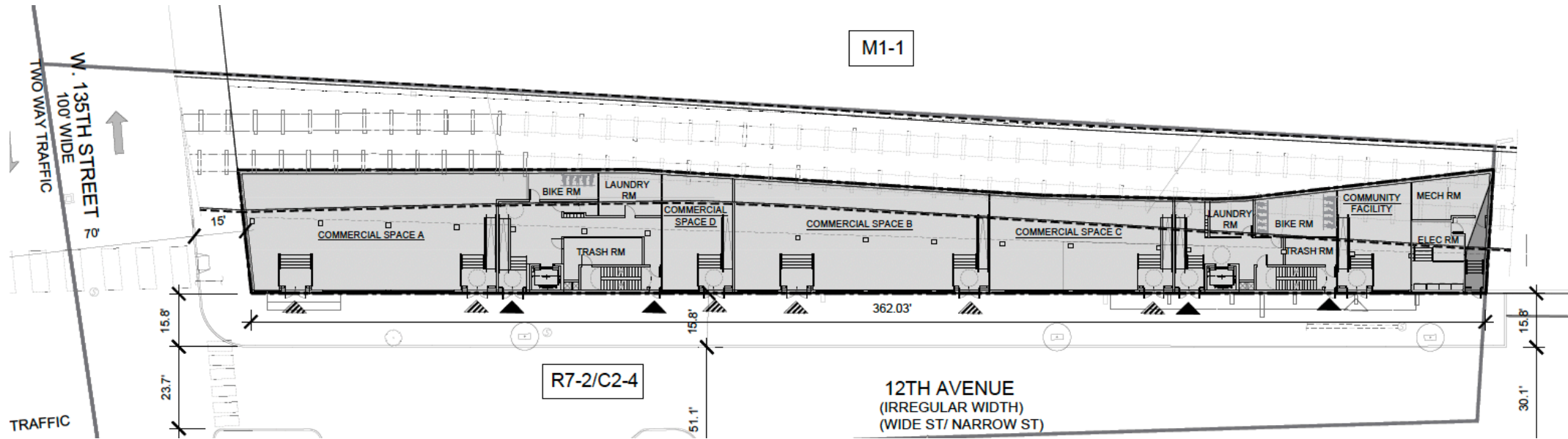
Seven-story, 53,531 sf mixed-use development

- Max height of 71.5 feet
- 4.46 FAR
- 45,444 sf residential floor area
- 60 units (15-18 MIH at 60-80% AMI)



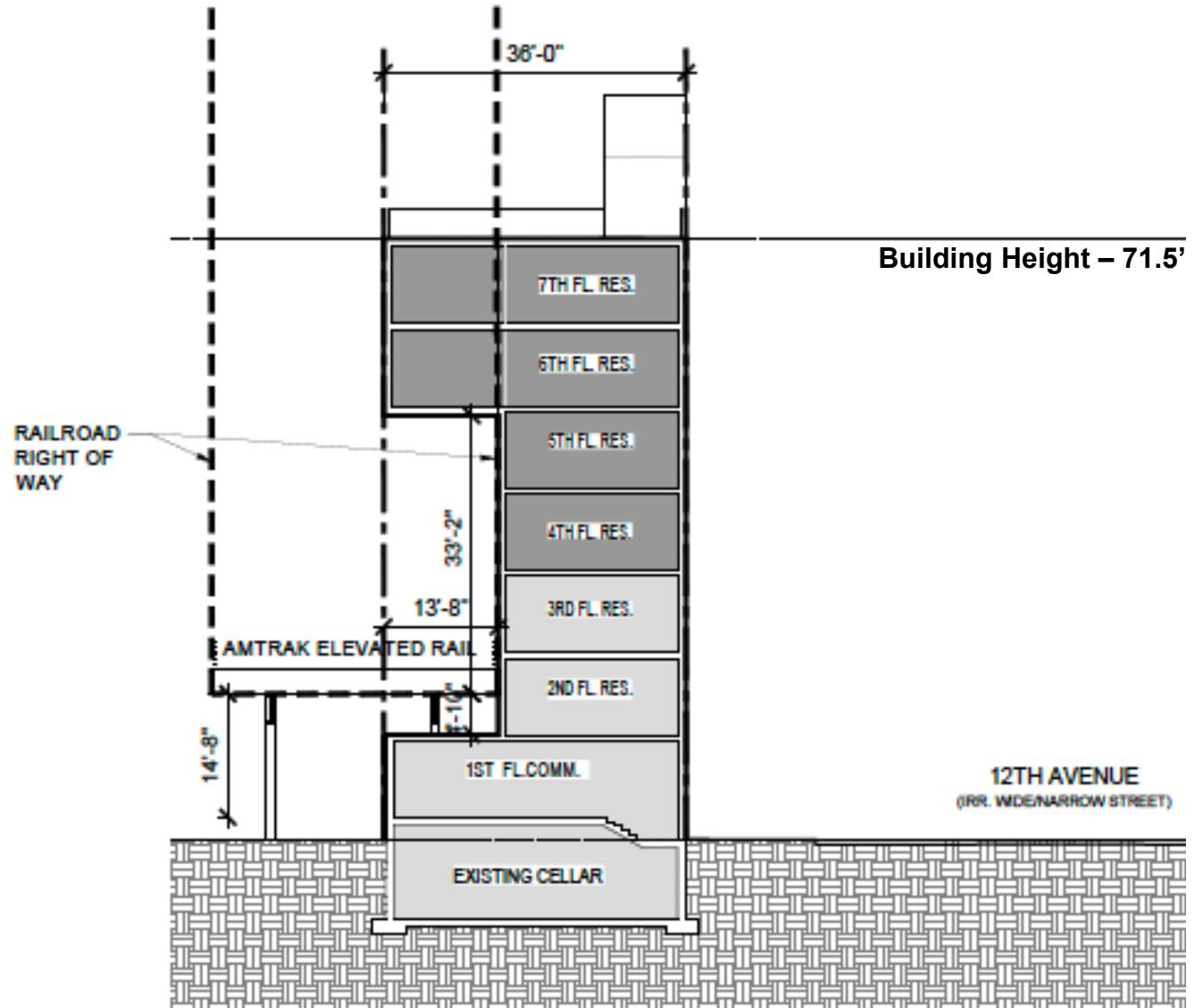
Ground Floor

- Approximately **7,400 SF commercial space**
- Approximately **700 SF community facility space**
- Residential amenities including bike rooms, trash rooms and laundry rooms



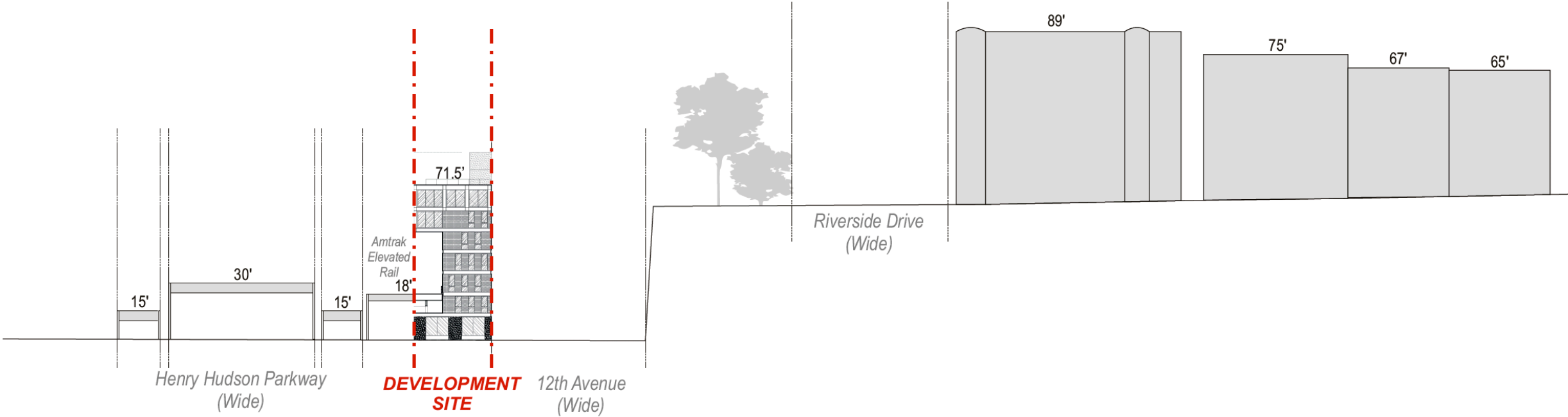
Residential Floors

- Approximately 45,500 sf of residential floor area
- 60 residential units with 15-18 MIH units
- Floors 6-7 cantilever over the Amtrack rail



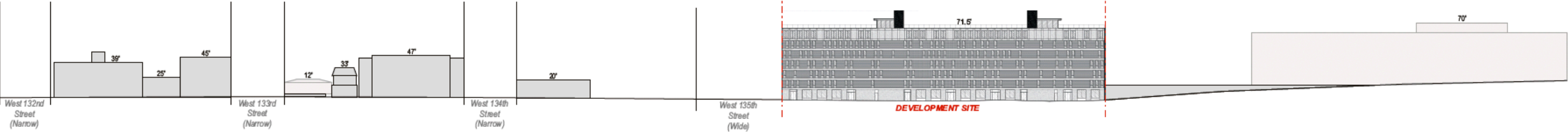
Neighborhood Character Diagram

North Side of West 135th Street *Between the Hudson River and Broadway (Facing Northeast)*

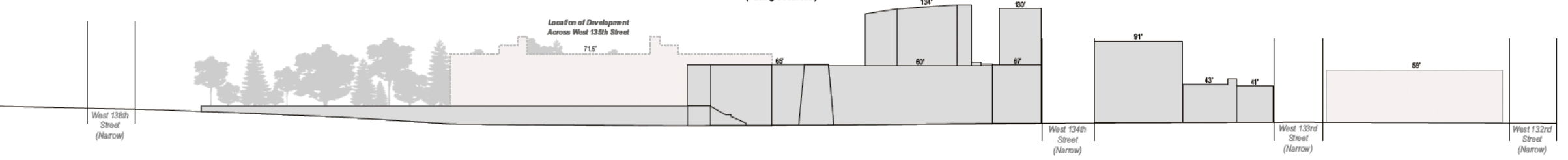


Neighborhood Character Along 12th Ave

West Side of Riverside Drive & 12th Avenue
 Between West 132nd Street and West 139th Street
 (Facing Northwest)



East Side of 12th Avenue & Riverside Drive
 Between West 139th Street and West 132nd Street
 (Facing Southeast)



Requested Actions

Zoning map amendment: to rezone M1-1 to R7-2/C2-4

Zoning text amendments:

1. Map MIH on the Project Area;
2. Add Project Area to the Special Manhattanville Mixed Use District;
3. ZR 104-60 Special Permit to modify bulk regulations for developments over a RRROW

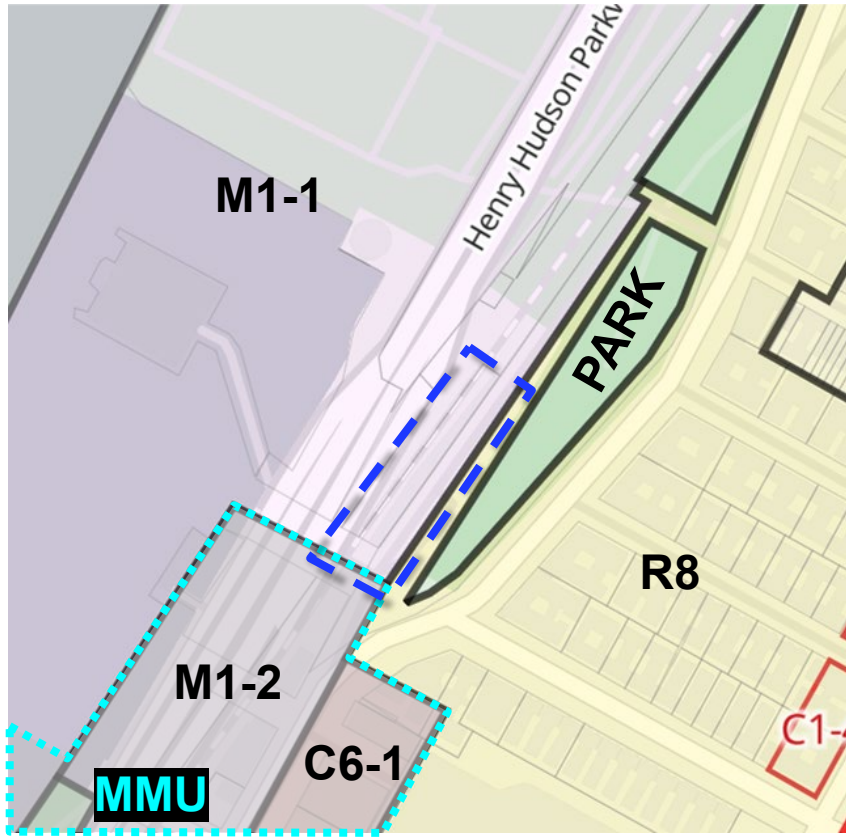
Two special permits:

1. Under ZR 74-681, to allow for the proposed development within/over a RRROW;
2. Under ZR 104-60, allow modifications of rear yard and lot coverage requirements

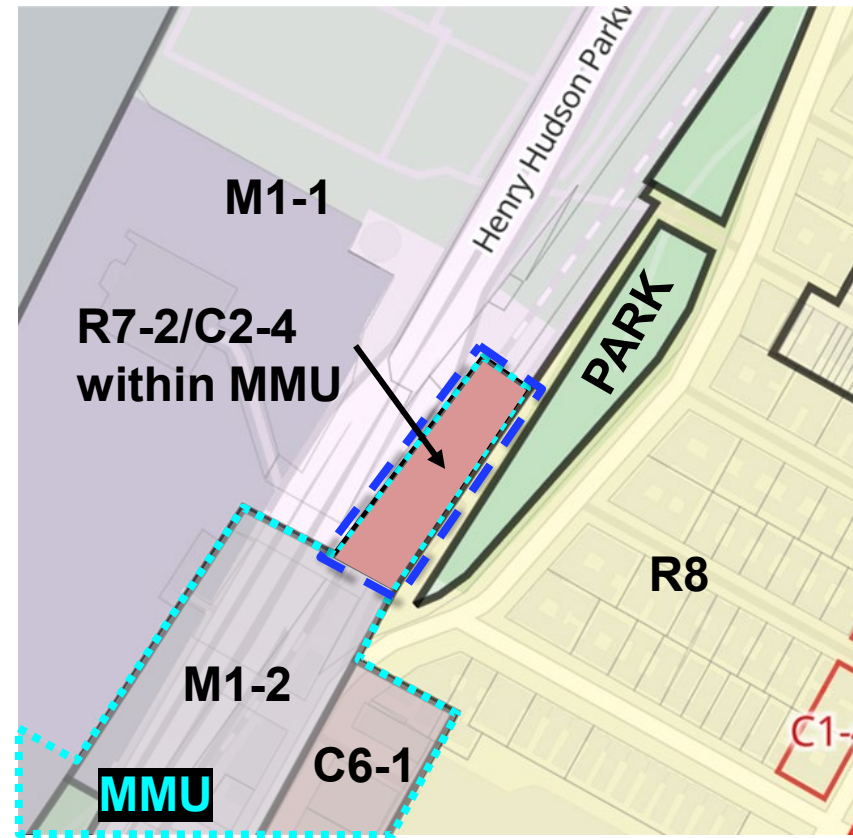


Zoning Map Amendment

An amendment to Zoning Map 5c & 6a to rezone existing M1-1 district to R7-2 district with a C2-4 commercial overlay and as “Other Area” within Special Manhattanville Mixed Use District (MMU)



Current Zoning Map (5c & 6a) – area being rezoned outlined in blue dashed line

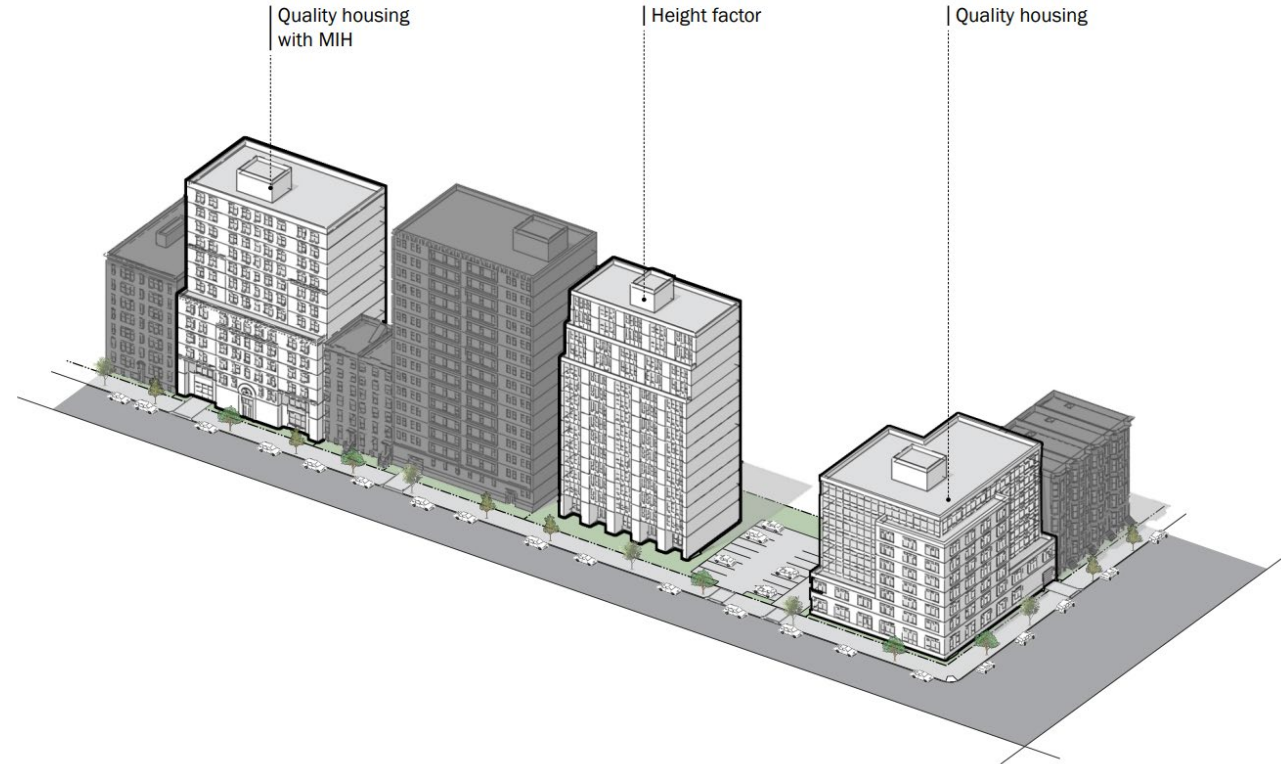


Proposed Zoning Map (5c & 6a) – area being rezoned outlined in blue dashed line

Zoning Map Amendment

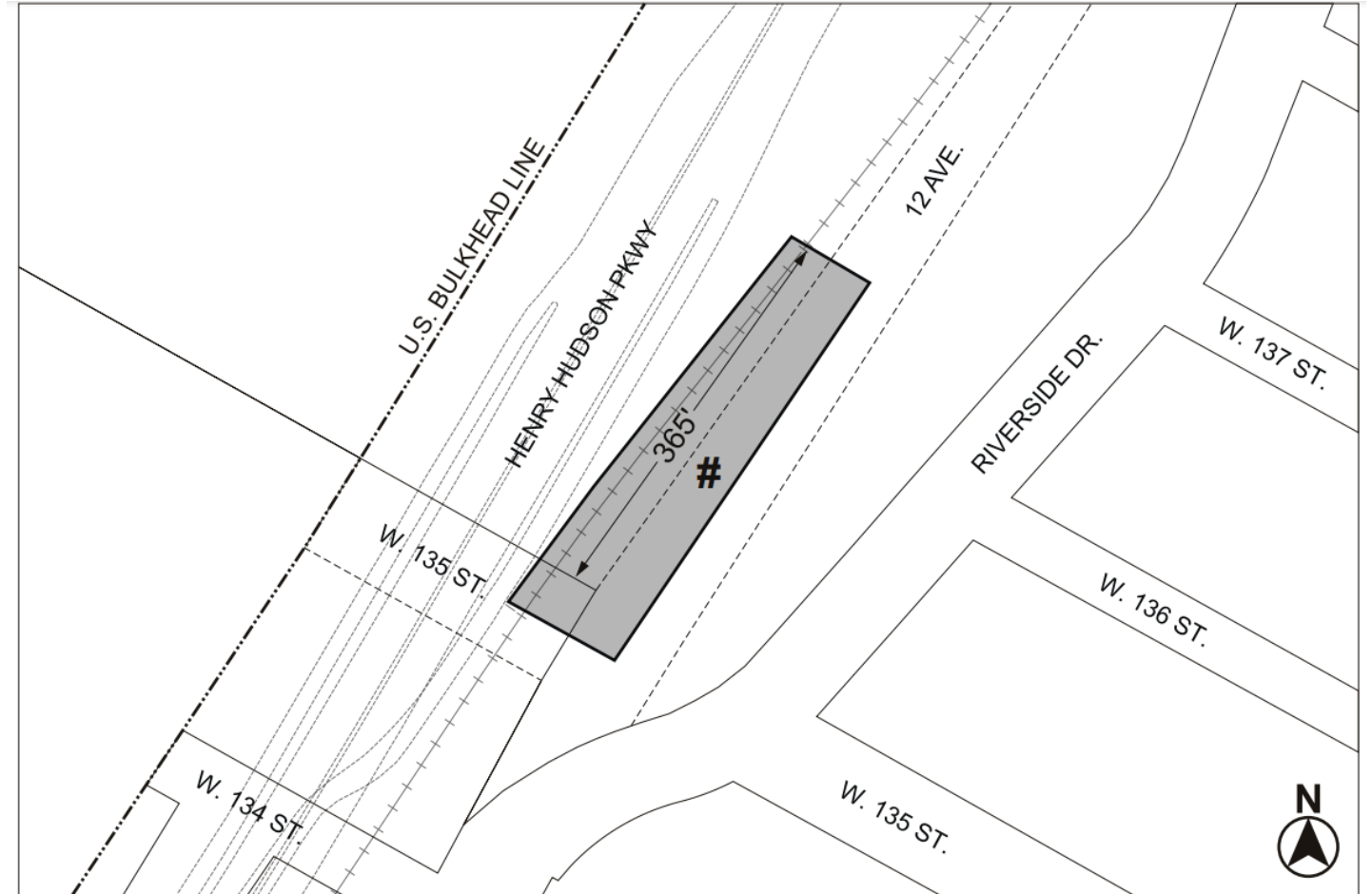
Rezone existing M1-1 to R7-2/C2-4


R7-2/C2-4 Allowances	
Max Building Height	135 feet
Base Height	75 feet
Max Lot Coverage	100%
Max Residential FAR	3.6 / 4.6
Max Commercial FAR	2.0
Max Community Facility FAR	6.5
Required Parking	1 space per 1,000 sf for CFA, 50% of the number of market-rate DU, no parking for MIH units



Zoning Text Amendment

Amendment to Appendix F of the ZR to map Mandatory Inclusionary Housing on the project area

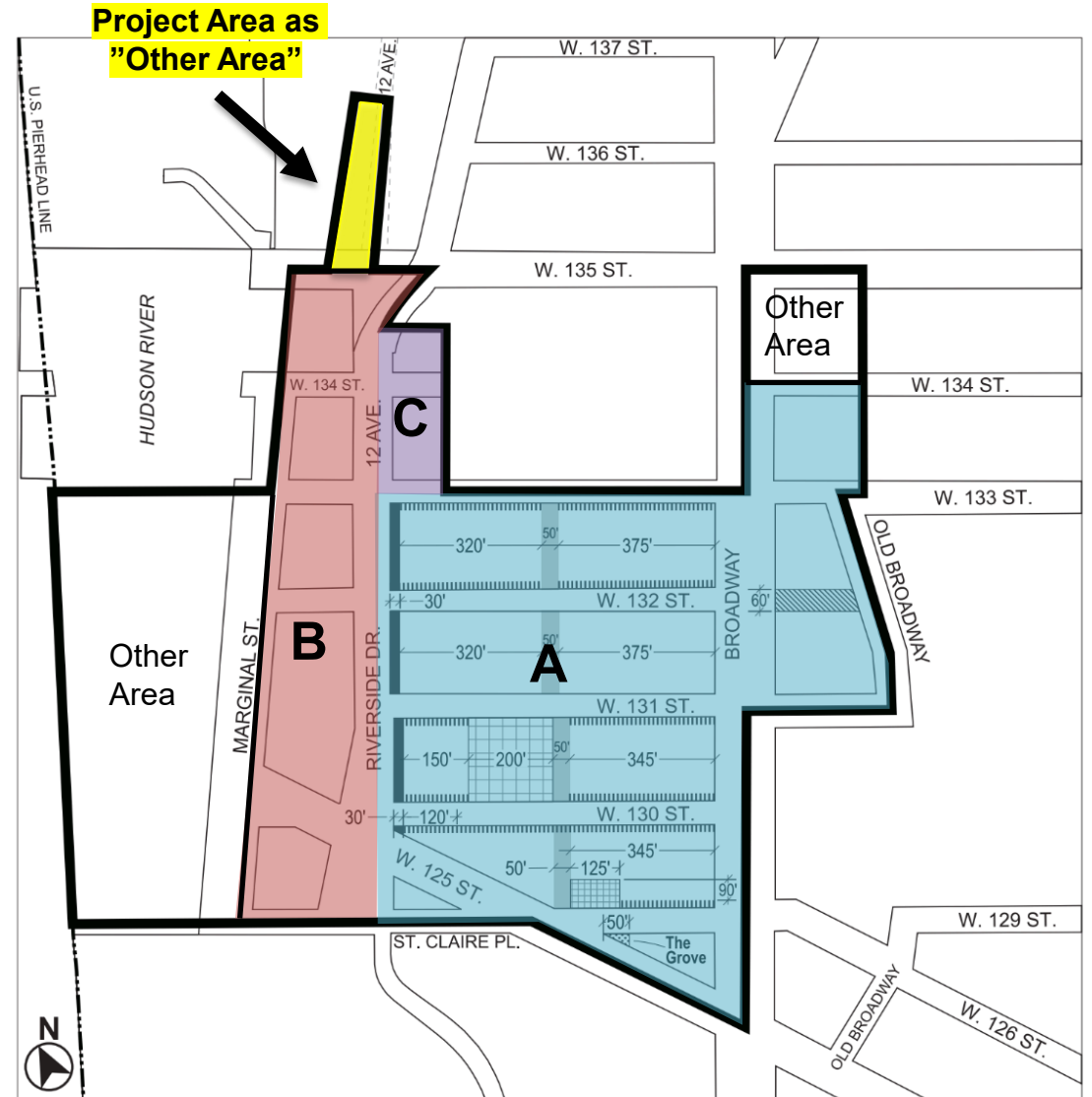


 Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area # — [date of adoption] MIH Program Option 1 and Option 2

Proposed amendment to MIH area in CB9

Zoning Text Amendment

Amendment to Article X, Chapter 4, Appendix A to add the project area as “Other Area” within the Special Manhattanville Mixed Use District (MMU)



- Special Manhattanville Mixed Use District
- Subdistrict A- Academic Mixed Use Area
- Subdistrict B- Waterfront Area
- Subdistrict C- Mixed Use Development Area

Zoning Text Amendment

Amendment to ZR 104-60 to allow a special permit to modify the applicable bulk regulations, except FAR regulations, for developments within/over a RRROW or yard.

104-60

MODIFICATION OF ~~SPECIAL~~ BULK REQUIREMENTS AND TRANSFER OF FLOOR AREA BY SPECIAL PERMIT

The City Planning Commission may, by special permit:

- (a) modify the special height and setback requirements of Section 104-30 (SPECIAL HEIGHT AND SETBACK REQUIREMENTS), inclusive, provided the Commission finds that such modifications are necessary to:

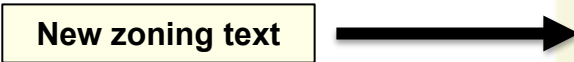
* * *

- (b) permit the transfer of #floor area# from any granting site to a receiving site for a #development# that requires modification of the special height and setback requirements of Section 104-30, inclusive, provided the Commission finds:

* * *

- (c) modify the applicable #bulk# requirements for any #development# or #enlargement# that is subject to the provisions of Section 74-681 (Development within or over a railroad or transit right-of-way or yard), except #floor area ratio# provisions, provided that such #bulk# modifications will:

- (1) not unduly obstruct access to light and air to surrounding #streets# and properties; and
- (2) be compatible with the essential character of the surrounding area.



The Commission may prescribe additional conditions and safeguards to minimize adverse effects of the #development# or #enlargement# on the character of the surrounding area.

* * *

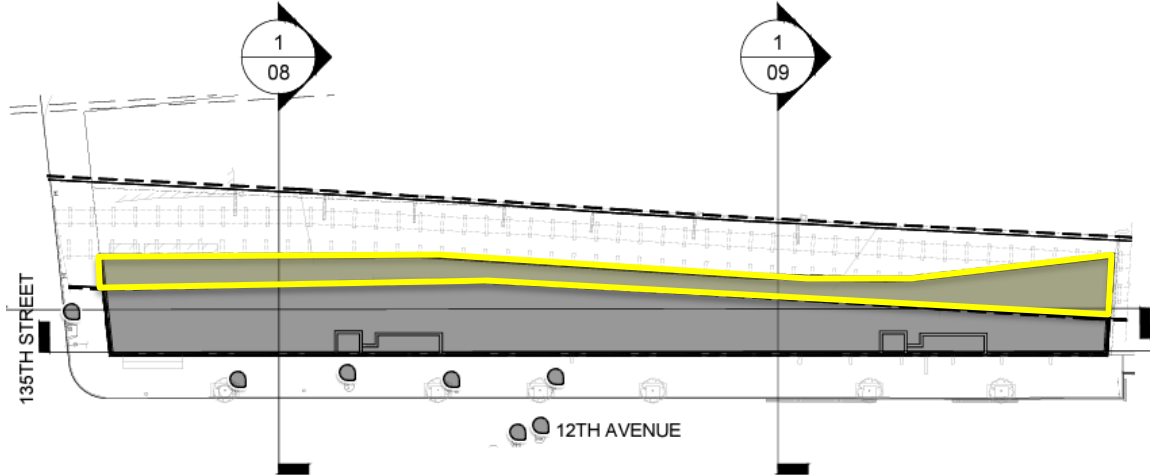


ZR 74-681 Special Permit

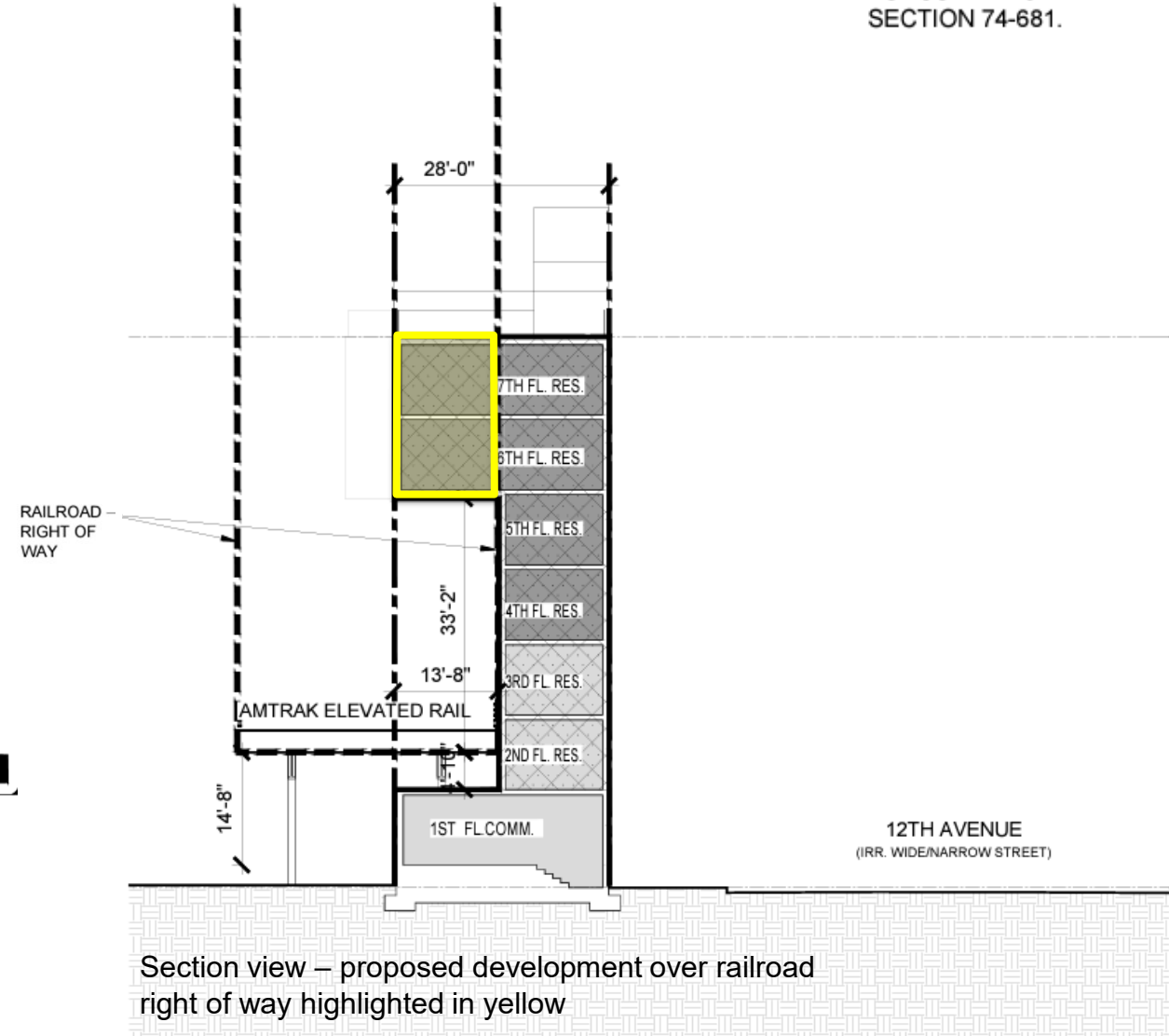
To allow for the cantilever of the proposed development within and over a railroad right-of-way.



LIMITS OF RAILROAD ROW SUBJECT TO SPECIAL PERMIT PURSUANT TO SECTION 74-681.



Plan view – proposed development over railroad right of way highlighted in yellow

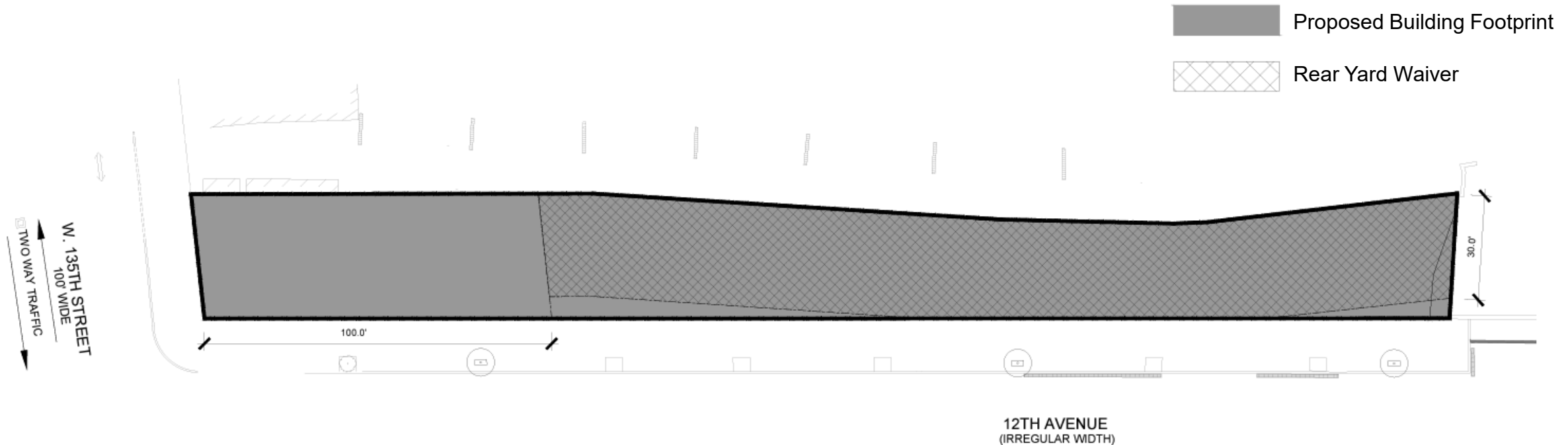


Section view – proposed development over railroad right of way highlighted in yellow

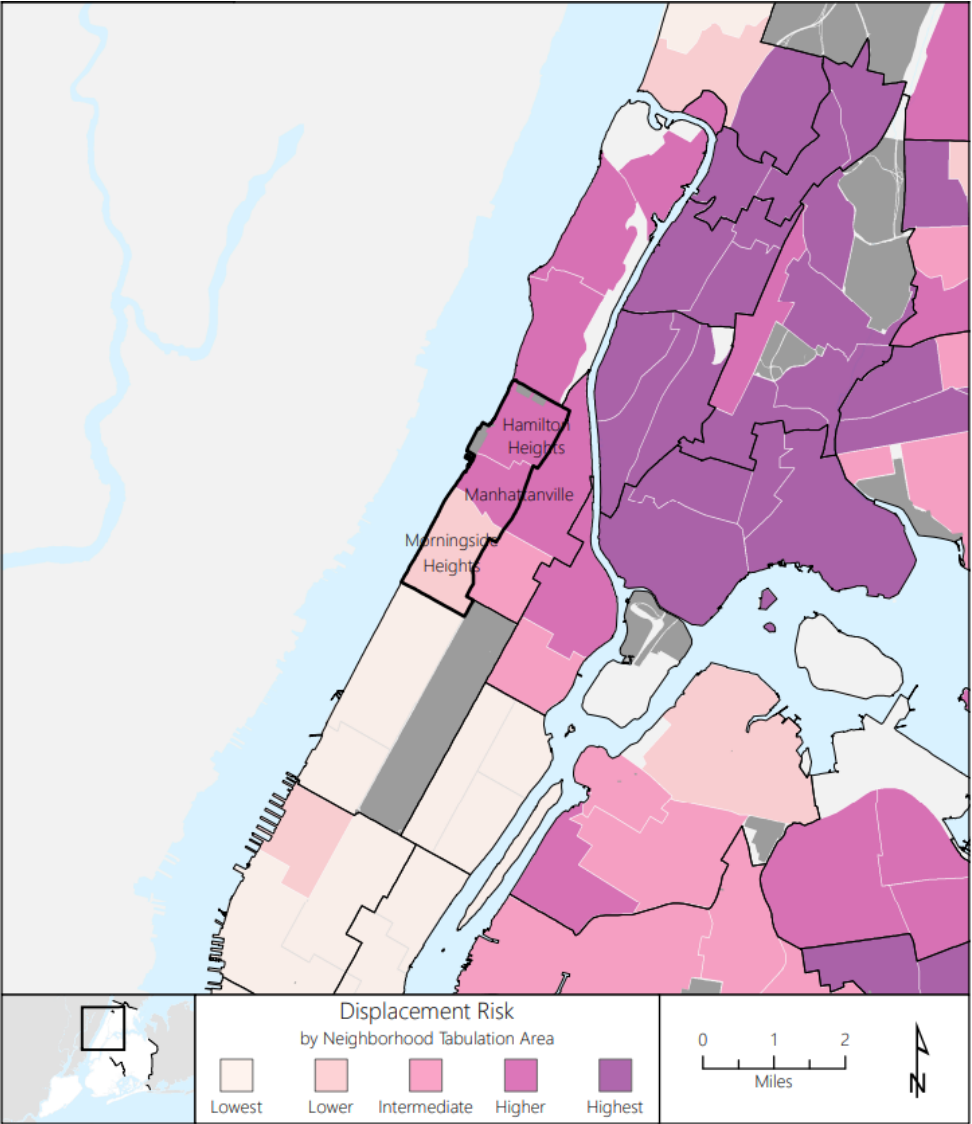
ZR 104-60 Special Permit

To allow waiver of:

- **Rear yard** - pursuant to ZR 23-47 and 35-50, a 30-foot rear yard is required above the first story beyond 100 feet of the West 135th Street frontage
- **Lot coverage** - pursuant to ZR 23-153, under the Quality Housing Program buildings are allowed a lot coverage of 65% beyond 100 feet of the intersection of the West 135th Street frontage.



Racial Equity Report on Housing and Opportunity



Median Household Income:
\$56,881
 (Hamilton heights, Manhattanville, West Harlem)
American Community Survey 2015-2019
Less than Manhattan and NYC

Income Restriction	Units (%)
Very Low Income (40% AMI)	9 (15%)
Middle Income (90% AMI)	6 (10%)
Not Income Restricted	45 (75%)
Total New Units	60

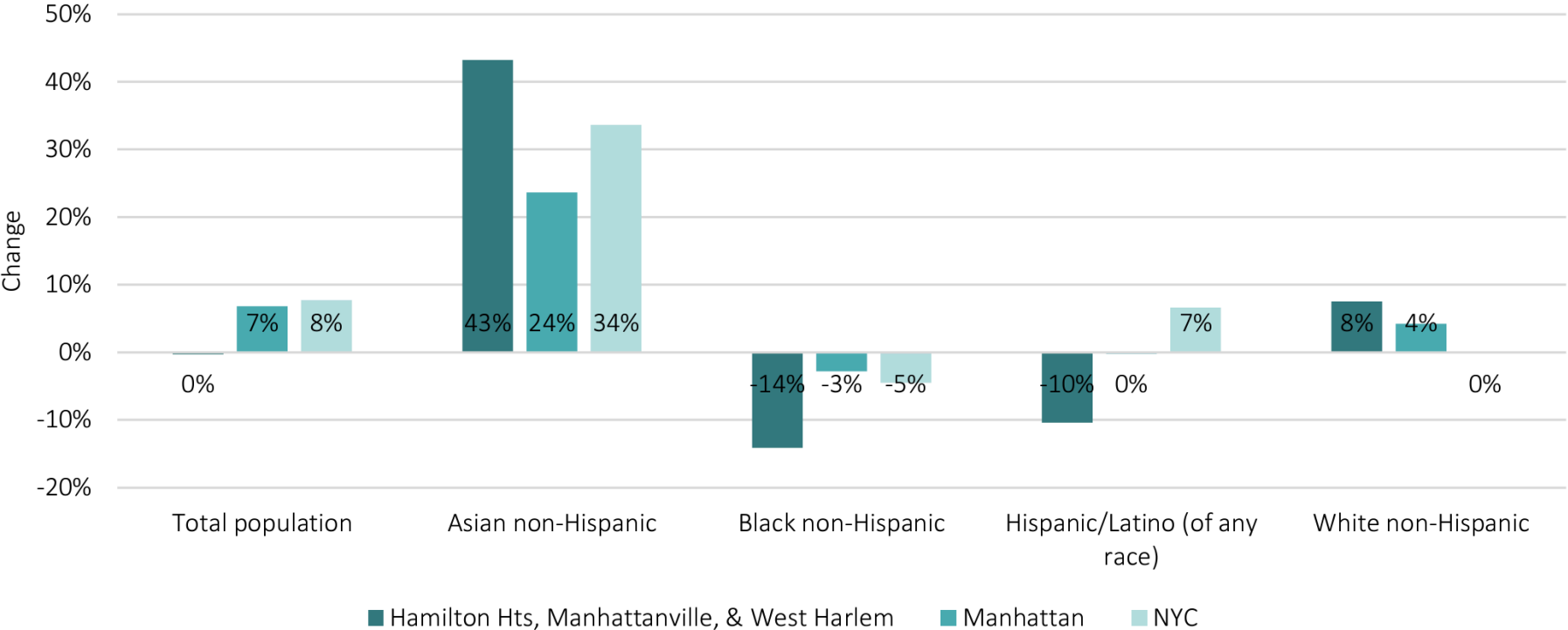
Estimated average income of a 1-person household earning 90% AMI: \$84,100
 Estimated monthly rent of affordable 1-bedroom unit for households earning 90% AMI: \$2,100 (Studio), \$2,700 (2-Bedroom)

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



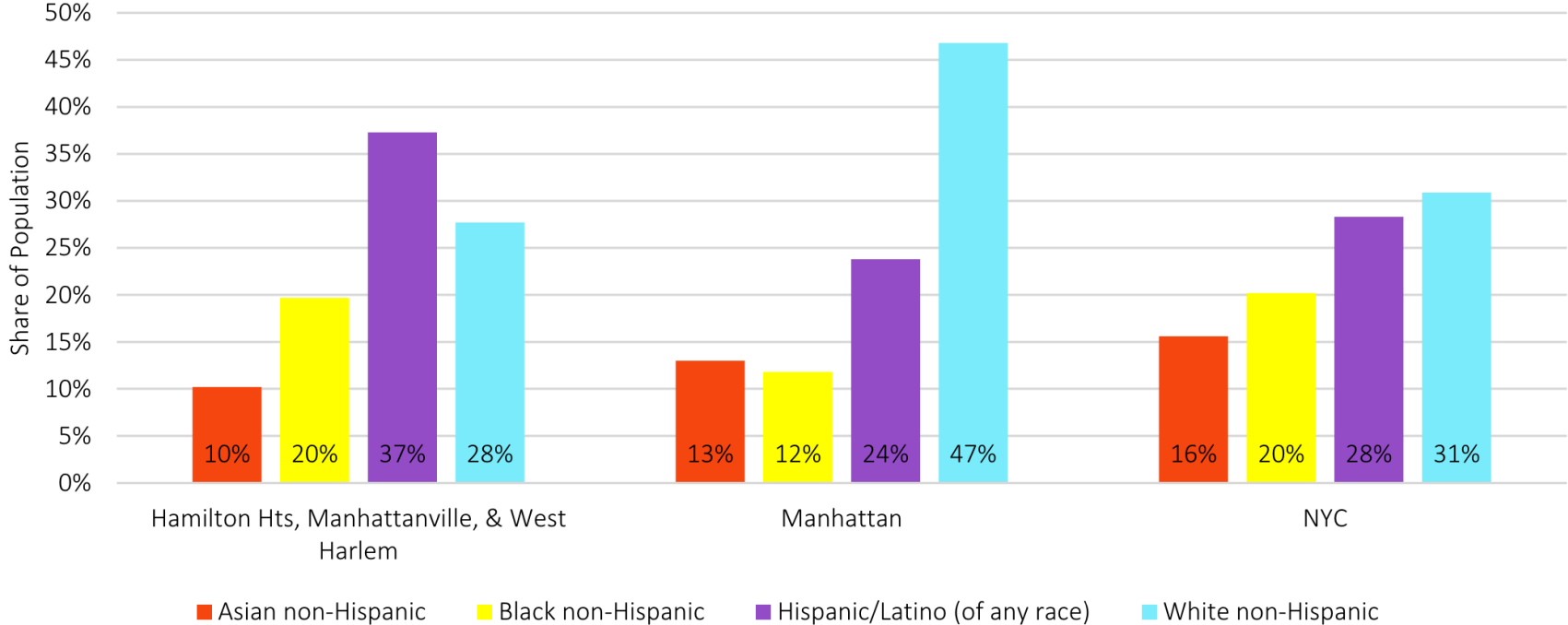
Racial Equity Report on Housing and Opportunity

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



Summary

- Seven stories, 60 units (15-18 MIH)
- Max height 71.5 feet, FAR 4.46

Zoning map amendment: Rezone existing M1-1 to R7-2/C2-4

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