

2226 Third Avenue

ZM; ZR; ZS

East Harlem, Manhattan

Review Session | October 30, 2023

Project Overview

Location

2226 Third Avenue, Manhattan
Block 1770, Lots 36, 38, 39, and 40
East Harlem CD 11, Council Member Ayala

Applicant

REEC Third Ave LLC
Akerman LLP – Applicant Representative

Actions

Zoning Map Amendment

Zoning Text Amendment

Zoning Special Permit





Surrounding Area

Surrounding Zoning

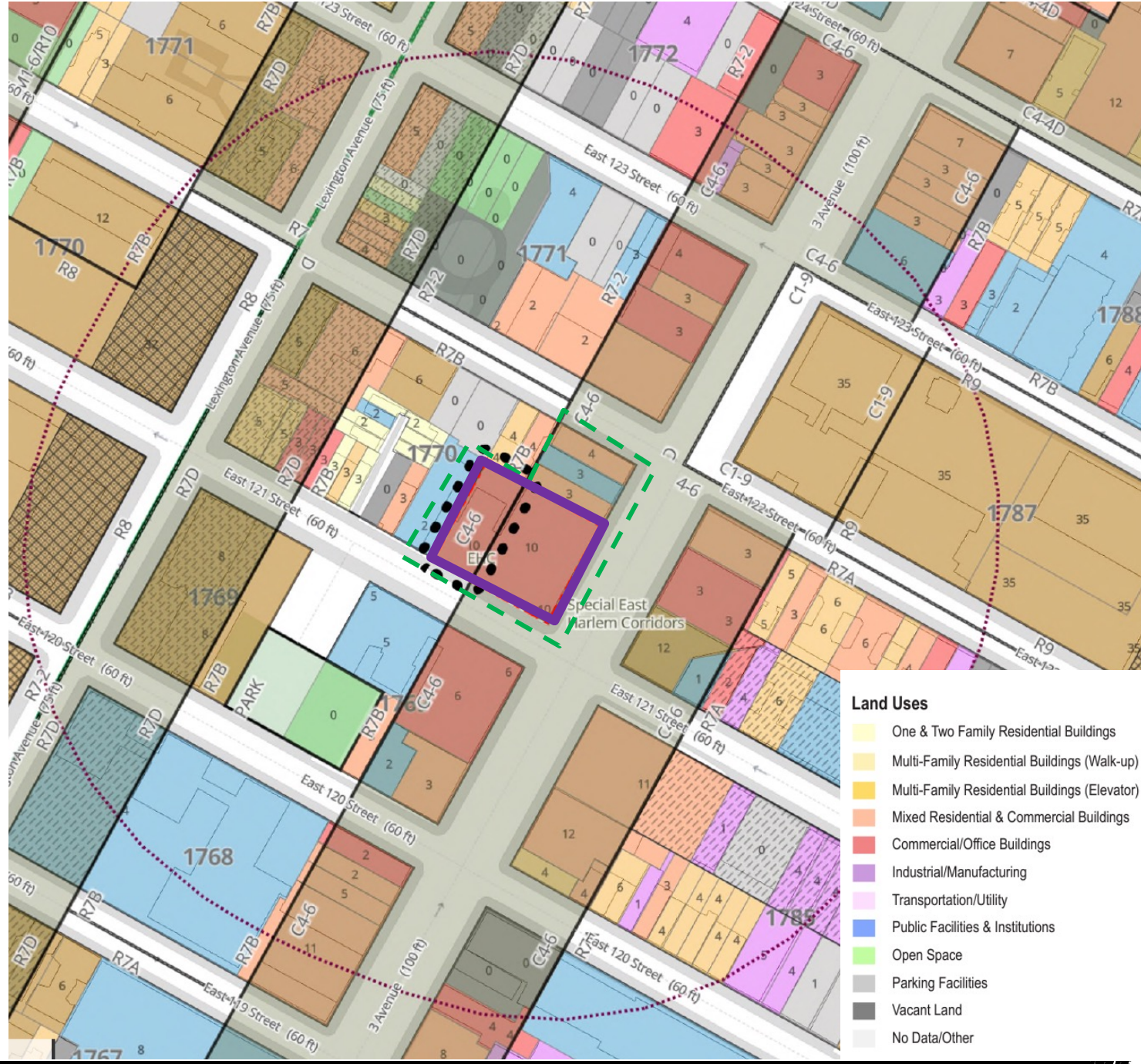
C4-6, R7-2, R7A, R7B, and R7D
C1-4, C1-5, C2-4, and C2-5

Special East Harlem Corridors District
Special 125th Street District
Special Transit Land Use District
Harlem East Harlem Urban Renewal Area

Development Site

C4-6, R7B

Project Area
Rezoning Area
Development Site
600 Foot Radius



Public Review – MN Community Board 11

On September 26, 2023- Manhattan Community Board 11 voted **to approve the application** (C 230344 ZMM | C 230346 ZSM | N 230345 ZRM) with the following conditions:

1. the developer commits to local hiring for both construction and post-construction employment opportunities

2. the proposed C4-6/EHC district to modify underlying C4-6 regulations to allow buildings with a maximum commercial FAR of 7.2 and a maximum height of 235 feet would not apply to Block 1770, Lots 38, 39, and 40

3. any proposed actions sought by this application not apply to Lots 38, 39, and 40

The resolution passed with a vote **of 34 in favor;** 2 opposed; 4 abstaining

Public Review – MN Borough President

On October 6, 2023 Manhattan Borough President recommended **approval of the application.**

"These proposed actions further the goals put forth by City agencies to expand opportunities for the life sciences sector in the east side of Manhattan"

Summary

Actions

Zoning Map Amendment

Zoning Text Amendment (three)

Zoning Special Permit

Proposed Development

145 ft
Building Height

133k
Sf building

10
Floors

1
Loading Berth

LifeSci
Use Group 9A



Thank you