

# 2226 Third Avenue

ZM; ZR; ZS

East Harlem, Manhattan

Review Session | July 10, 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

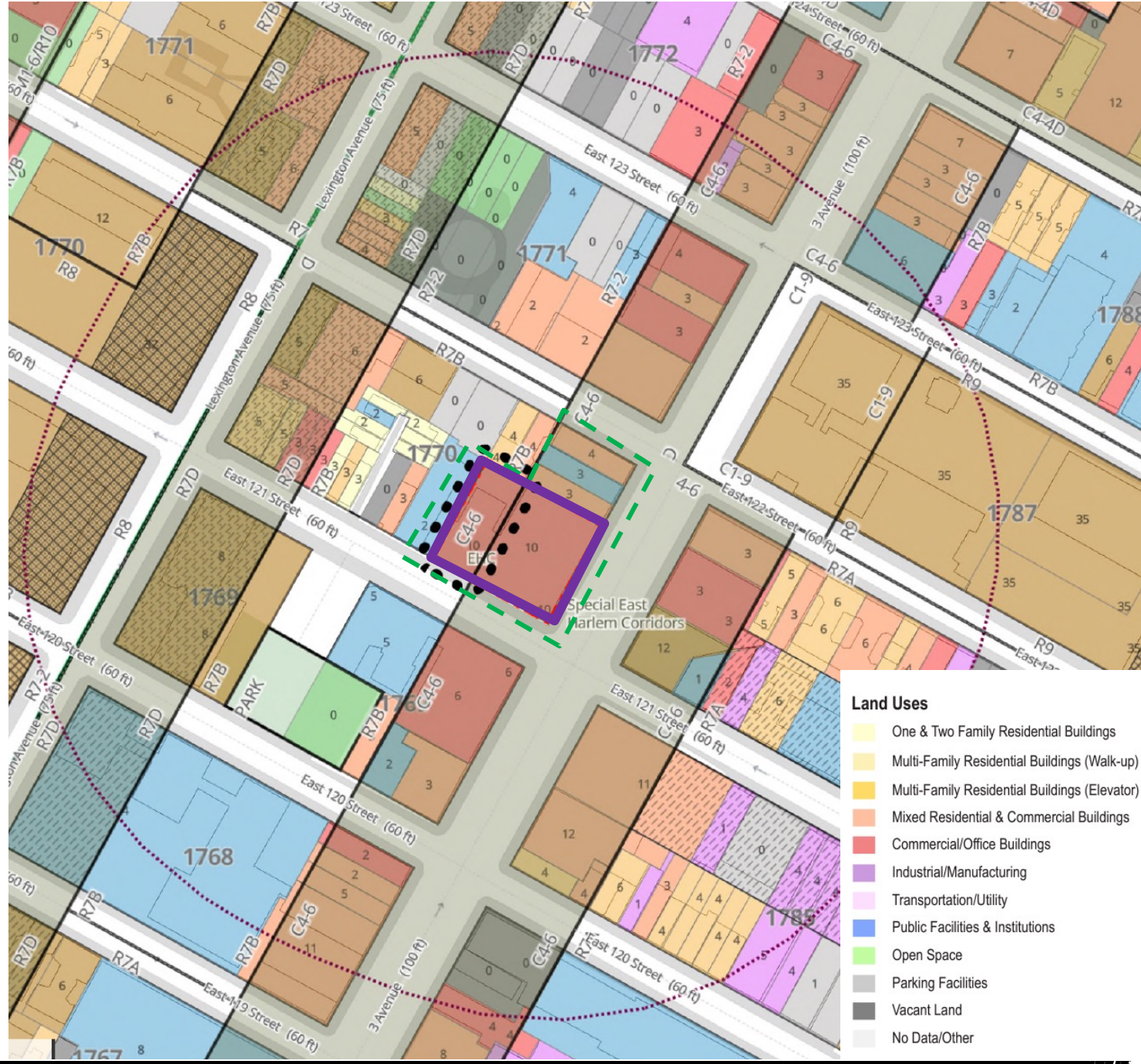
C4-6, R7-2, R7A, R7B, and R7D
C1-4, C1-5, C2-4, and C2-5

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



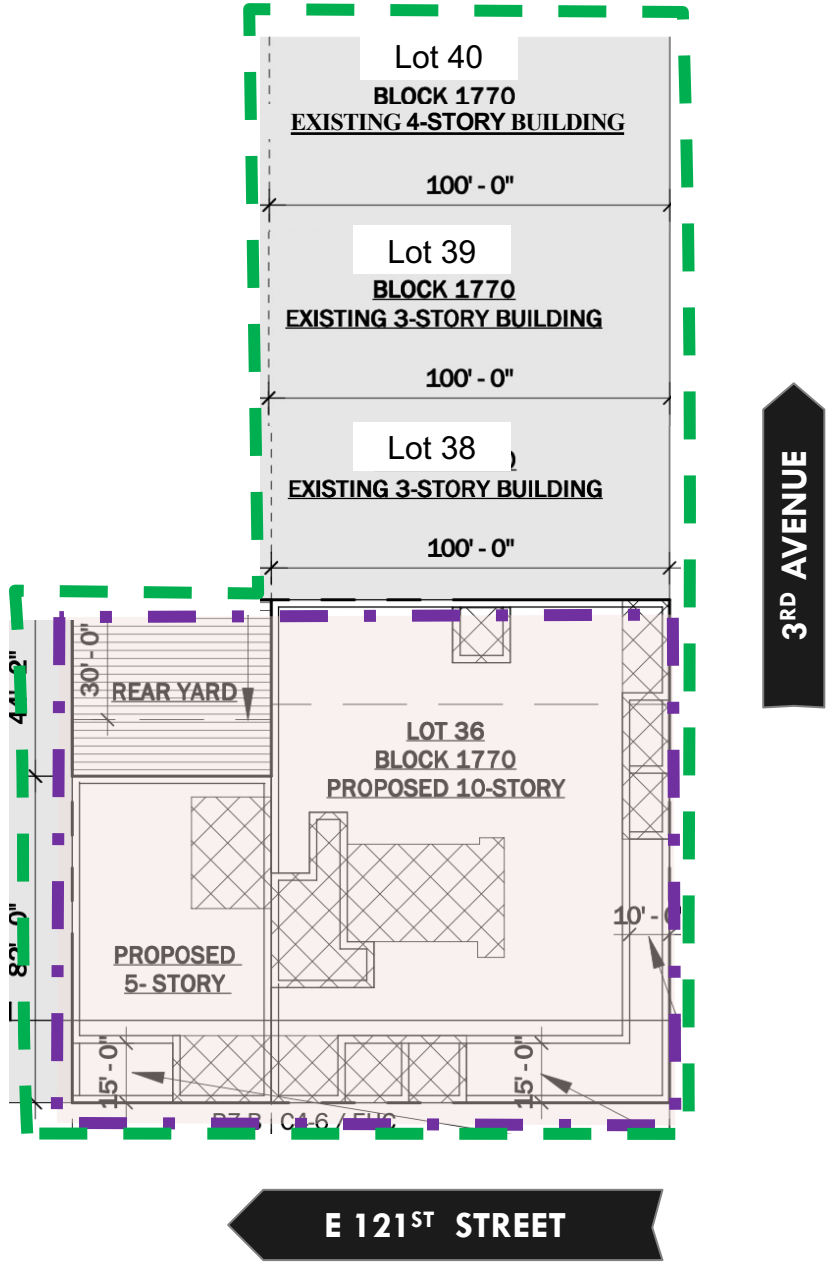
# Project Area vs. Development Site

## Project Area

26,479 sf
Lots 36, 38, 39, and 40

## Development Site

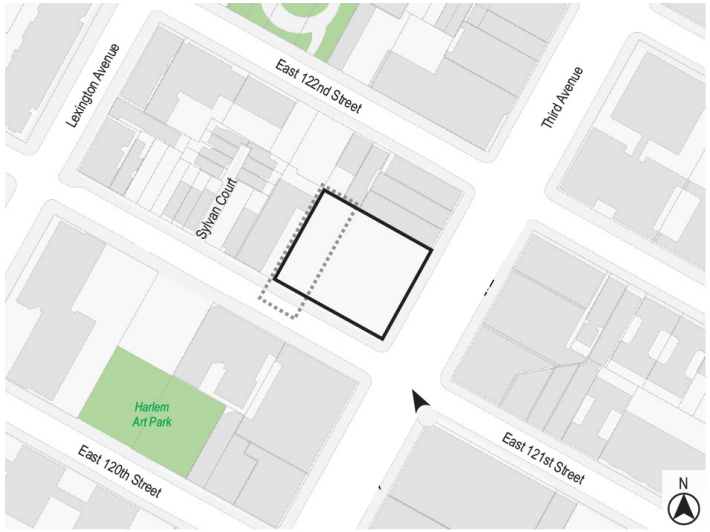
18,922 sqft
Lot 36



# Project Area



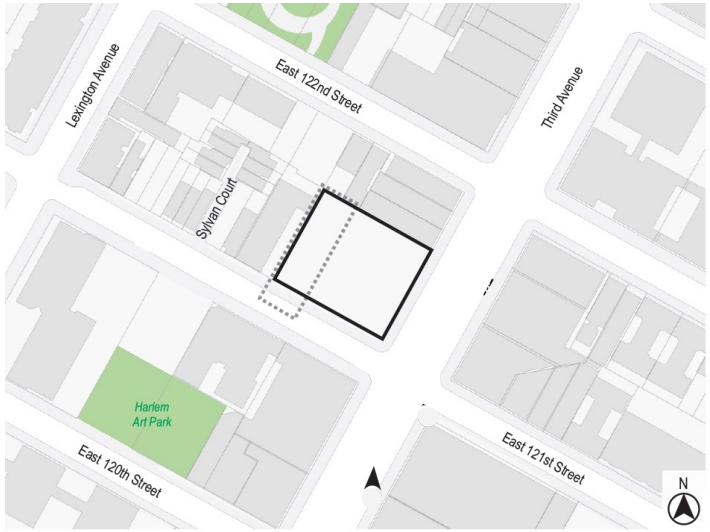

View of the Development Site facing northwest from the intersection of Third Avenue and East 121st Street



# Project Area



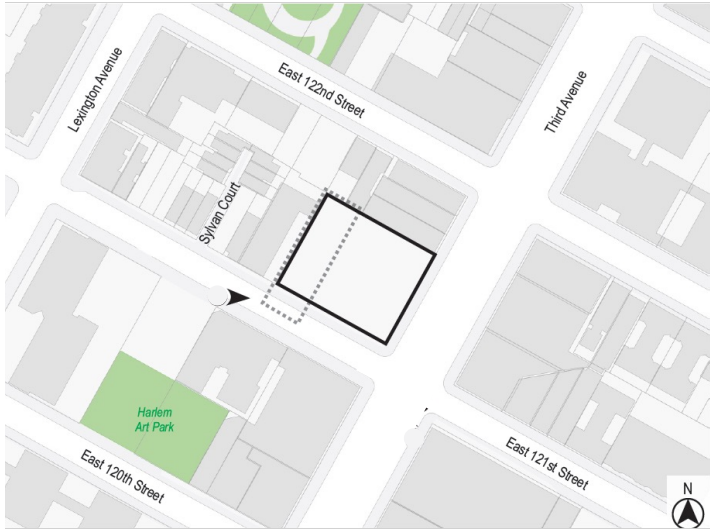
View of the Development Site facing north from Third Avenue between East 120th and East 121st streets



# Project Area



View of the Development Site facing east from East 121st Street



# Proposed Development

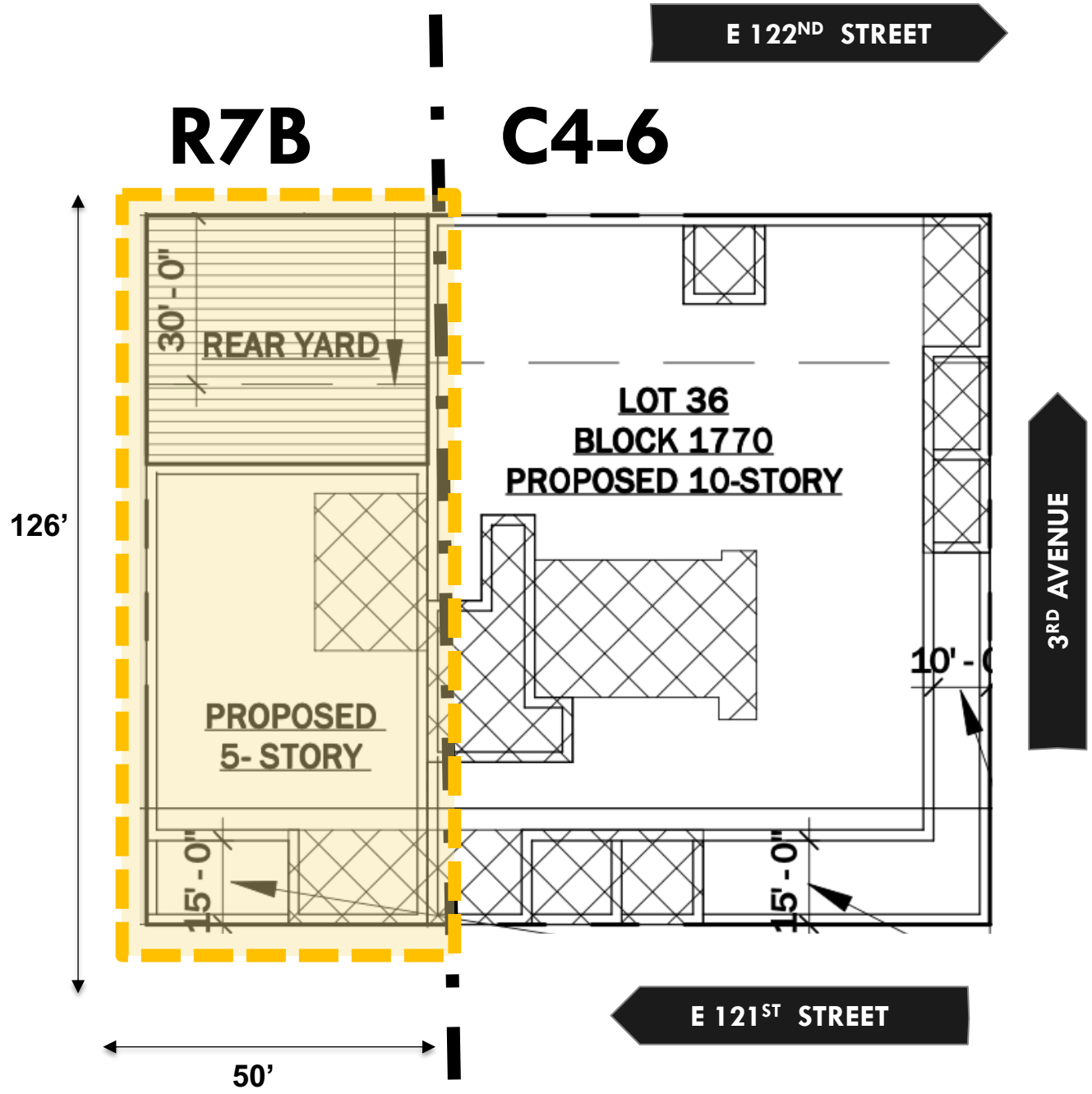
| As-of-Right | With-Action |
|---|---|
| **145 ft** Building Height | **145 ft** Building Height |
| **10** Floors | **10** Floors |
| **133k** Sf building | **133k** Sf building |
| **1** Loading Berth | **1** *3 Loading Berths required* |
| **Mixed-Use** Use Group 4 and 9 | **LifeSci** Use Group 9A |



# Zoning Map Amendment

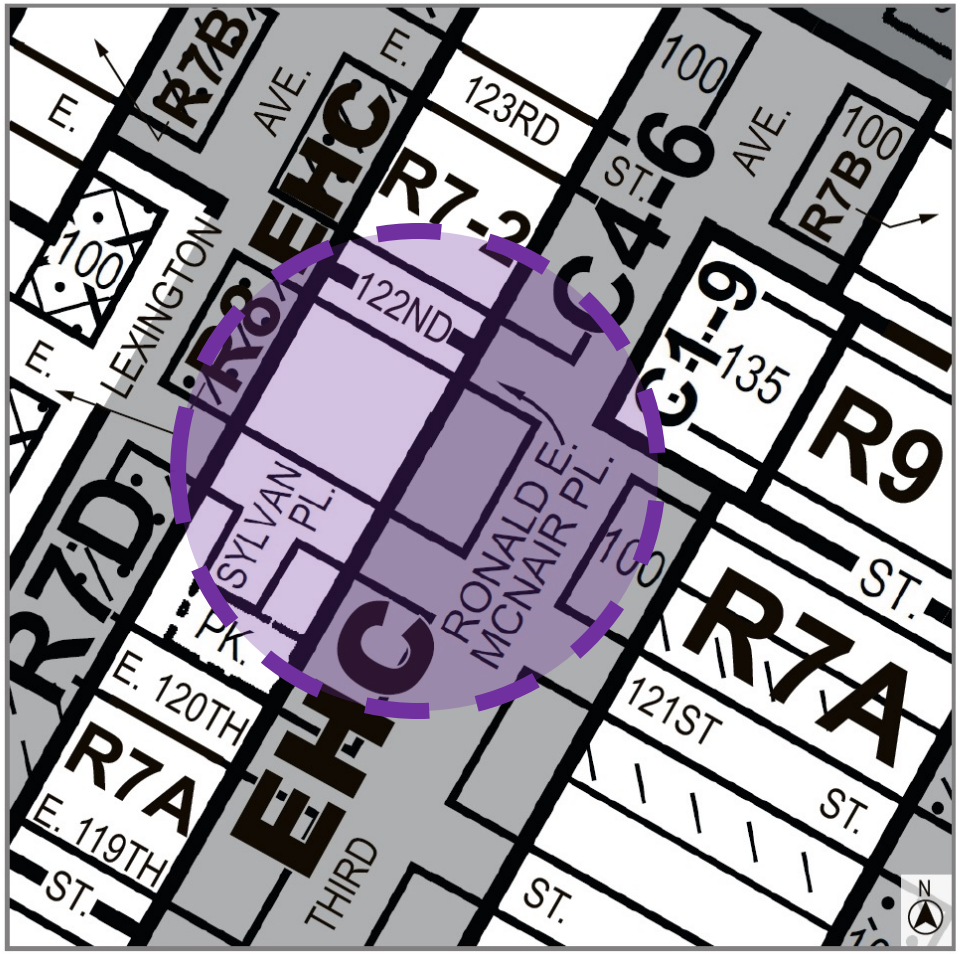
Rezone the residential portion of the development site from an R7B to a C4-6/EHC

**Rezoning Area**

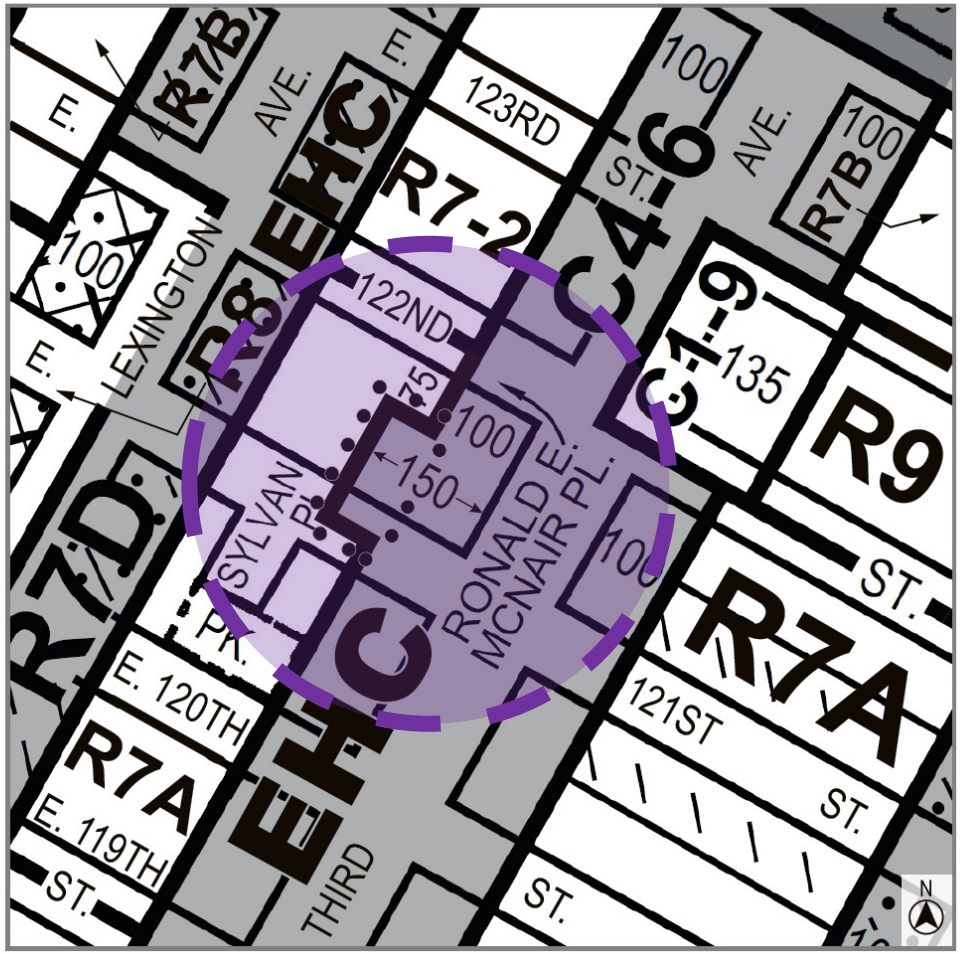


# Zoning Map Amendment

**Project Area**




Current Zoning Map (6b)




Proposed Zoning Map (6b) - Area being rezoned is outlined with dotted lines

Rezoning from R7B to C4-6 (EHC)

# Zoning Text Amendment

## ZR Section 138 - 21 | FLOOR AREA REGULATIONS

Within the Special East Harlem Corridors District, the underlying floor area regulations shall apply as modified in this Section, inclusive.

## ZR Section 138 - 211 | SPECIAL FLOOR AREA REGULATIONS

c) In the C4-6 District that is located on the west side of Third Avenue between East 121st Street and East 122nd Street, the maximum #commercial# #floor area ratio# shall be 7.2

# Zoning Text Amendment

## APPENDIX F
## INCLUSIONARY HOUSING DESIGNATED AREAS AND MANDATORY INCLUSIONARY HOUSING AREAS

To designate the development site under Mandatory inclusionary Housing area

**Option 1:**

25% of units permanently affordable at 60% of average monthly income (AMI) with a minimum of 10% affordable at 40% of AMI

**Deep Affordability Option:**

20% of units permanently affordable at an average of 40% of AMI

# Zoning Text Amendment

**ZR Section 138 - 40 | OFF-STREET PARKING AND LOADING REGULATIONS**

**ZR Section 138 - 42 | SPECIAL PERMIT FOR ACCESSORY OFF-STREET COMMERCIAL LOADING SPACES**

Within C4-6 Districts, the City Planning Commission may, by special permit, allow a reduction or waiver in the number of required loading berths, provided that:

a) curbside deliveries will not create or contribute to serious traffic congestion or unduly inhibit vehicular or pedestrian movement and will not interfere with the efficient functioning of nearby #uses#; and

b) an efficient goods receiving system will be implemented within the #commercial# establishment to expedite the movement of goods from the curb to areas within the establishment.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

# Zoning Special Permit

CPC special permit, pursuant to the proposed Zoning Resolution Section138-42

| REQUIRED | PROPOSED |
| --- | --- |
| **Accessory Off-street Loading Berths (ZR 36-62):**<br>All retail or service *uses* listed in Use Group:<br>6A, 6C, 7B, 8B, 9A, 9B, 10A, 12B, 14A or 16A<br><br>First 25,000 sq. ft. → **None**<br>Next 15,000 sq. ft. → **1**<br>Next 60,000 sq. ft. → **1**<br>Each additional 150,000 sq. ft. or fraction thereof → **1**<br><br>Proposed Development 133K sf → **3 Loading Berths Required** | **1** Loading Berth |

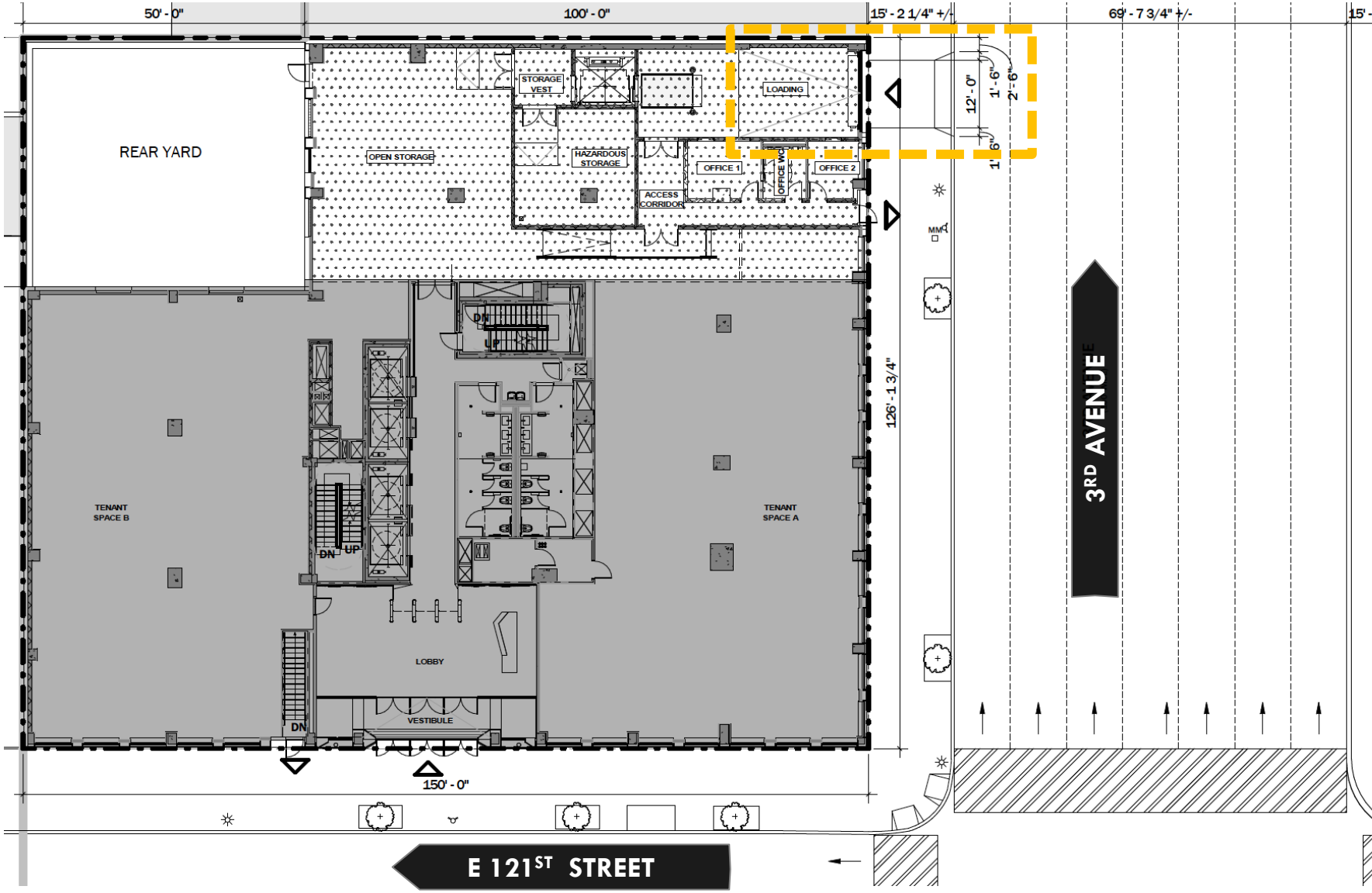
# Zoning Special Permit

**To meet the Findings:**

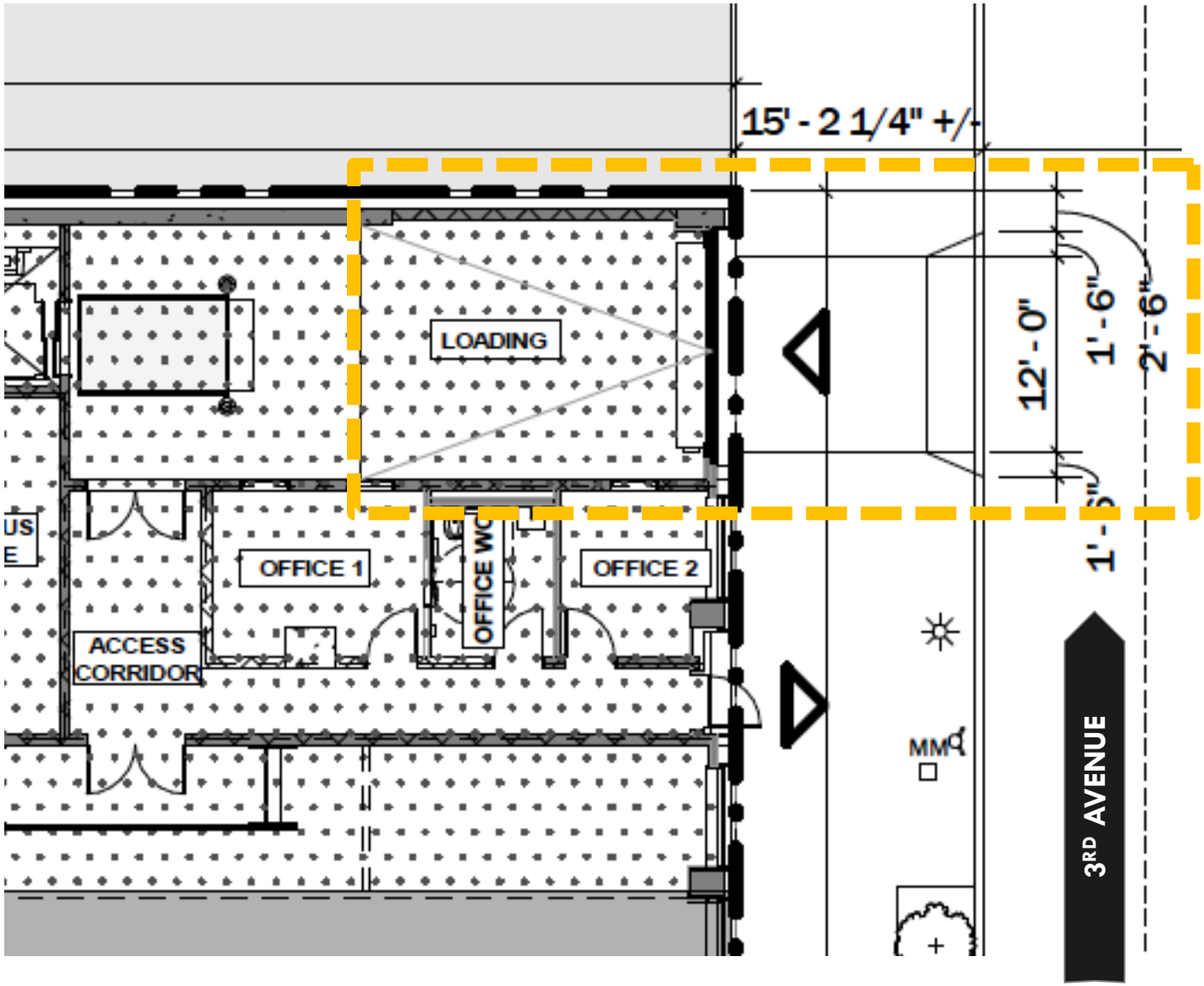
One dock master

Audio and Visual Alerts

No-parking anytime curbside delivery

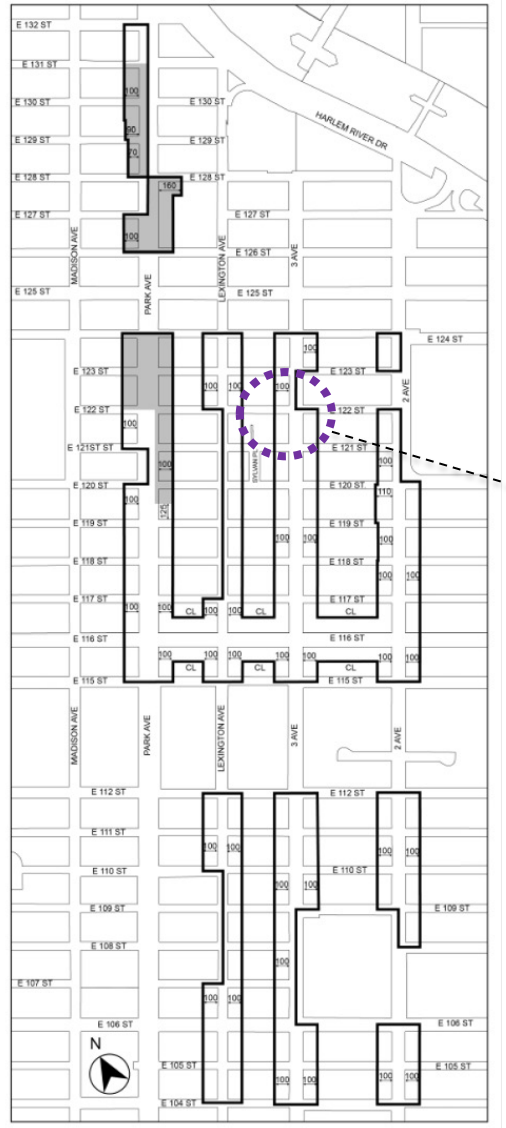


# Zoning Special Permit

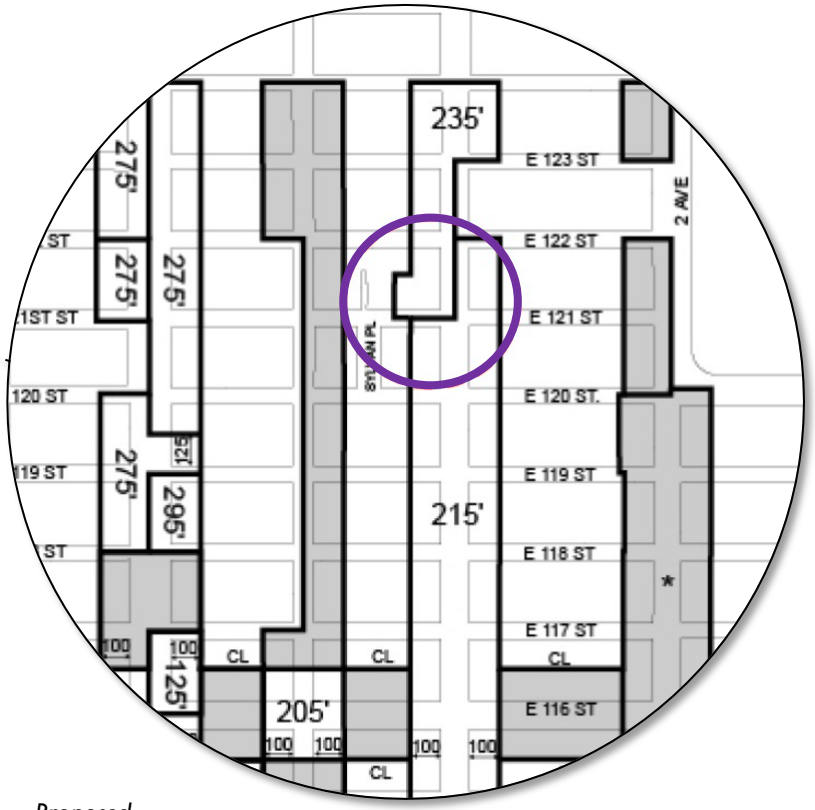





# Amended Special East Harlem Corridors District Plan




*Existing Special East Harlem Corridors District*




*Proposed*

## Summary of Changes

Boundary

235’ Maximum Building Height

C4-6 Maximum Commercial FAR 7.2

MIH Area Option 1 + Deep Affordability

# 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