
ZAArchitecture
198-208 Richmond Terrace
Staten Island, Community District 1
Review Session

198-208 Richmond Terrace - Project Overview

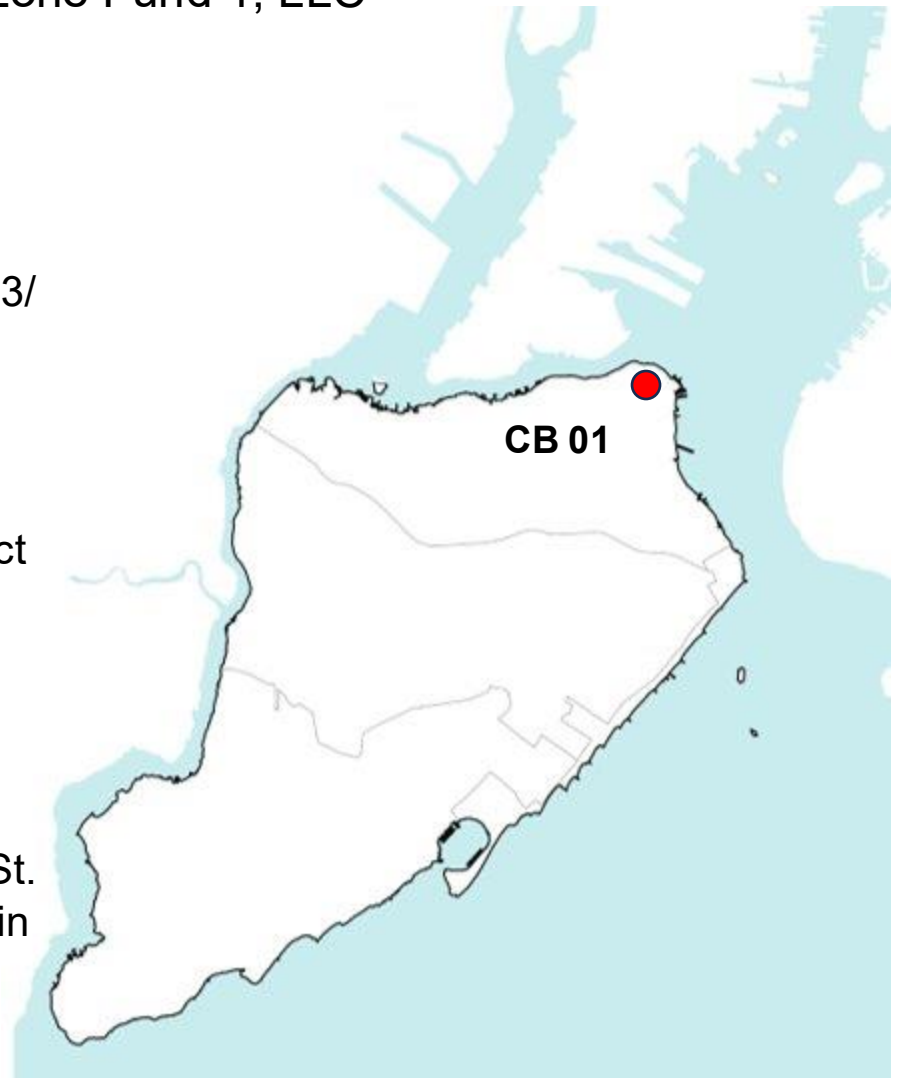
- **Applicant:** Yevgeniy Lvovskiy, Economic Development Opportunity Zone Fund 1, LLC
- **Location:** 198 – 208 Richmond Terrace
  - **Block** 13, **Lots**: 60, 68, 71, 73, p/o 8
- Staten Island, Community District 01
- City Council District 49 (K. Hanks)

- **Zoning Map Amendment** from R6 and R6/ C2-2 zoning district to an R7-3/ C2-4 zoning district
- Modifying the existing commercial overlay from C2-2 to C2-4 and expand in depth by 25 feet

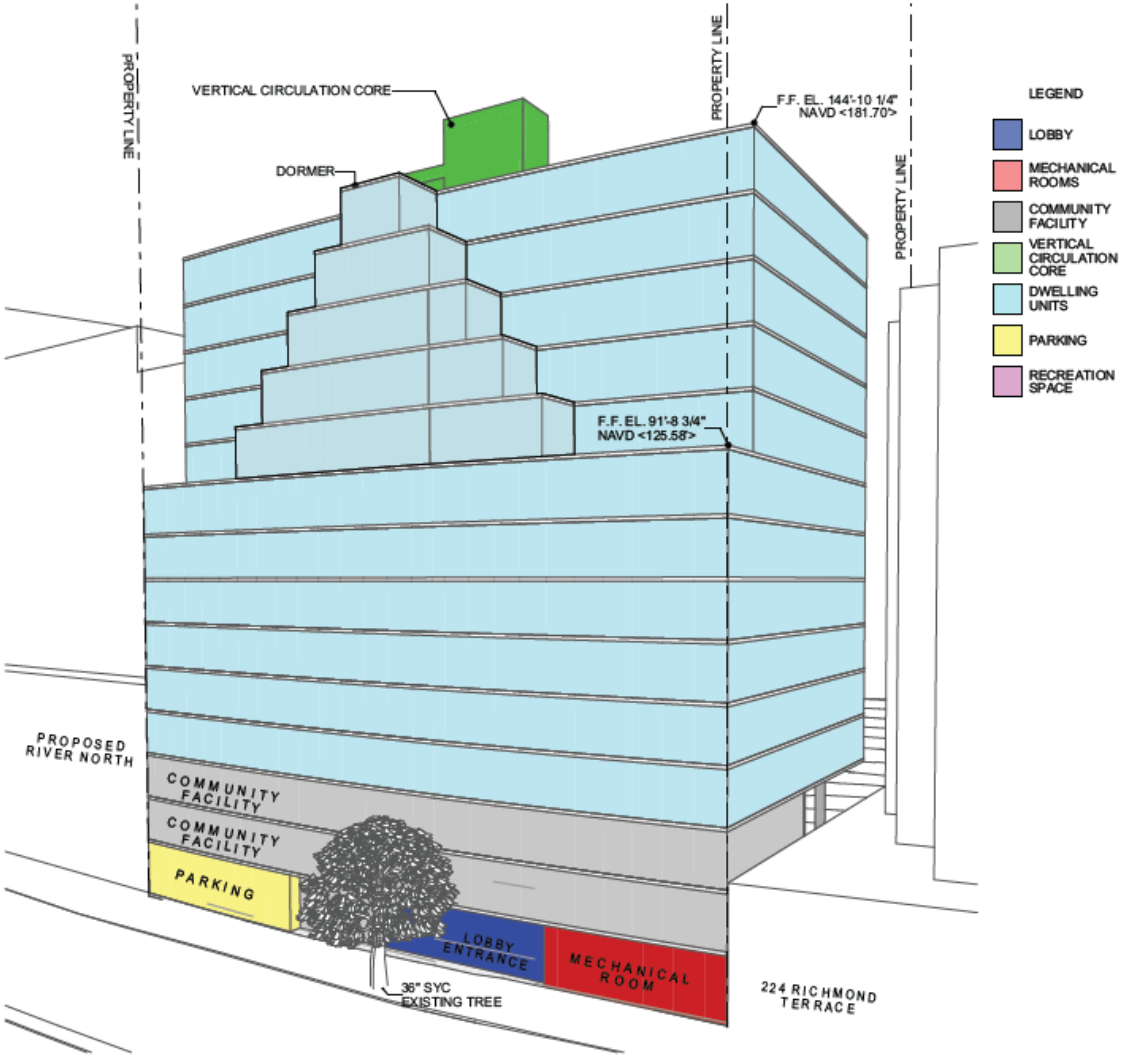
- Remove a portion of the project from the Special Hillsides Preservation District and place within the Upland Subdistrict of the Special St. George District

- **Zoning Text Amendment** to Appendix F of the Zoning Resolution to establish a MIH area coincidental with the project area

- Amendment to Appendix Maps 1 through 5 of Article XII, Chapter 8 (Special St. George District) to include the Project Area within the Upland Subdistrict within the SSGD and to establish base heights for the Project Area



198-208 Richmond Terrace – Proposed Development



Applicant proposes a **14-story (145 feet, 162 feet at bulkhead) mixed-use residential, and community facility building** comprised of:

- 117 dwelling units of which 30-35 would be permanently affordable (MIH Option 1)
- Approximately 10,645 sf of community facility
- A total of 4 parking spaces (per CHO, 0 required 25 permitted)

198 – 208 Richmond Terrace – Area Map

198-208 Richmond Terrace, Staten Island

Area Map

Block: 13, Lots: 8 (p/o), 60 (p/o), 68, 71 & 73

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

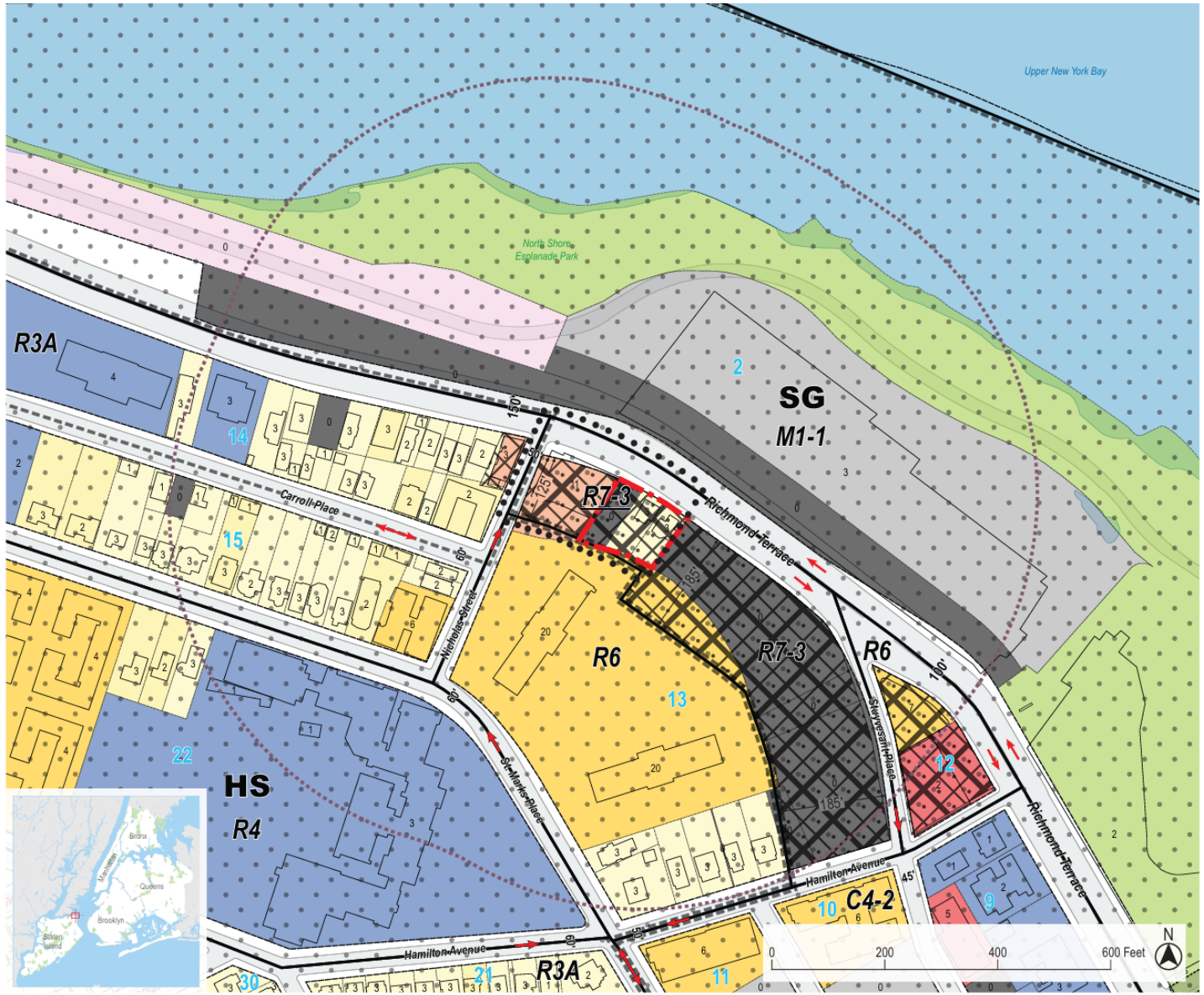
- Elevated Rail Structure / Roadway Overpass
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

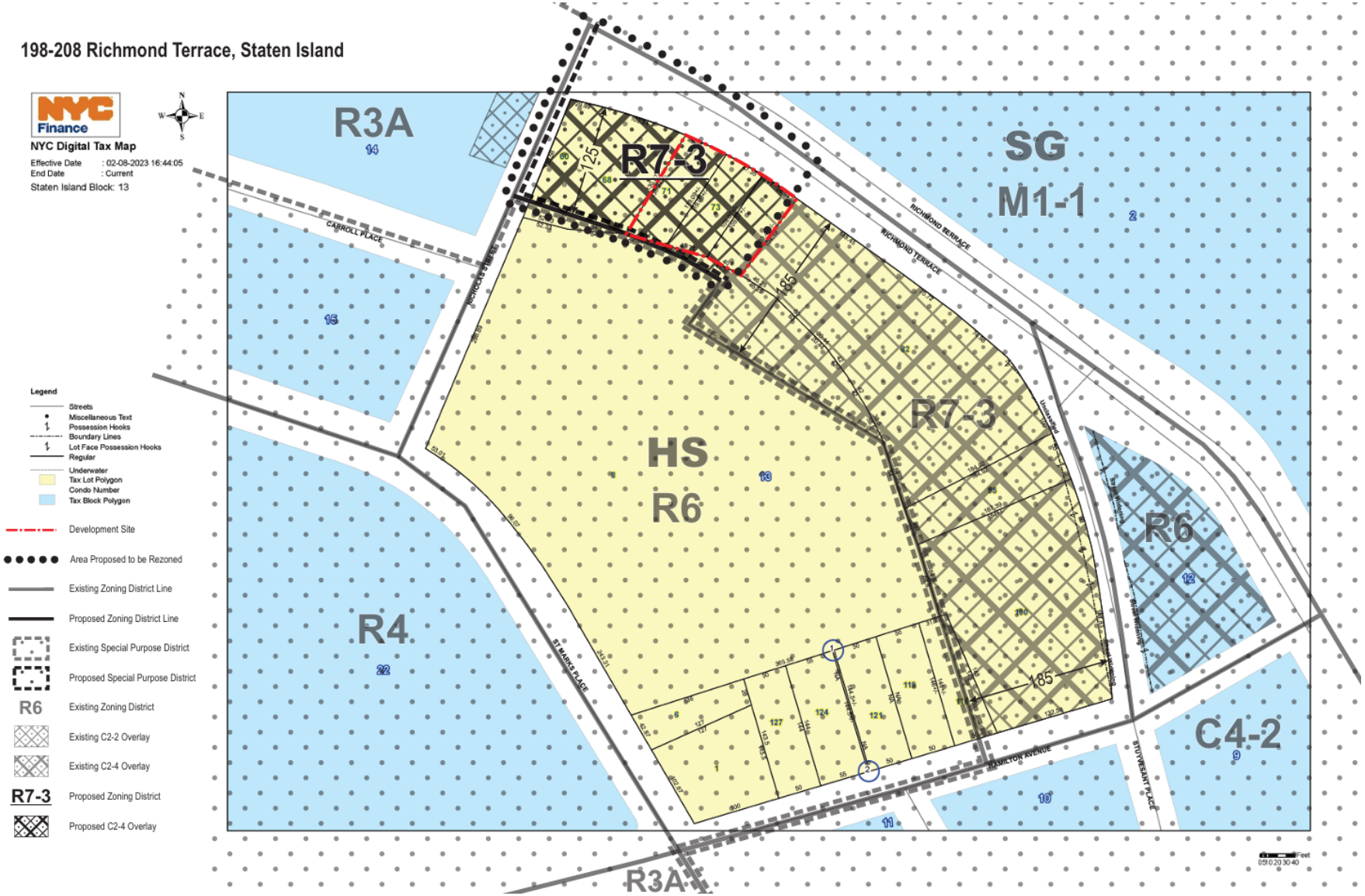
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

May 2025

Urban Cartographics



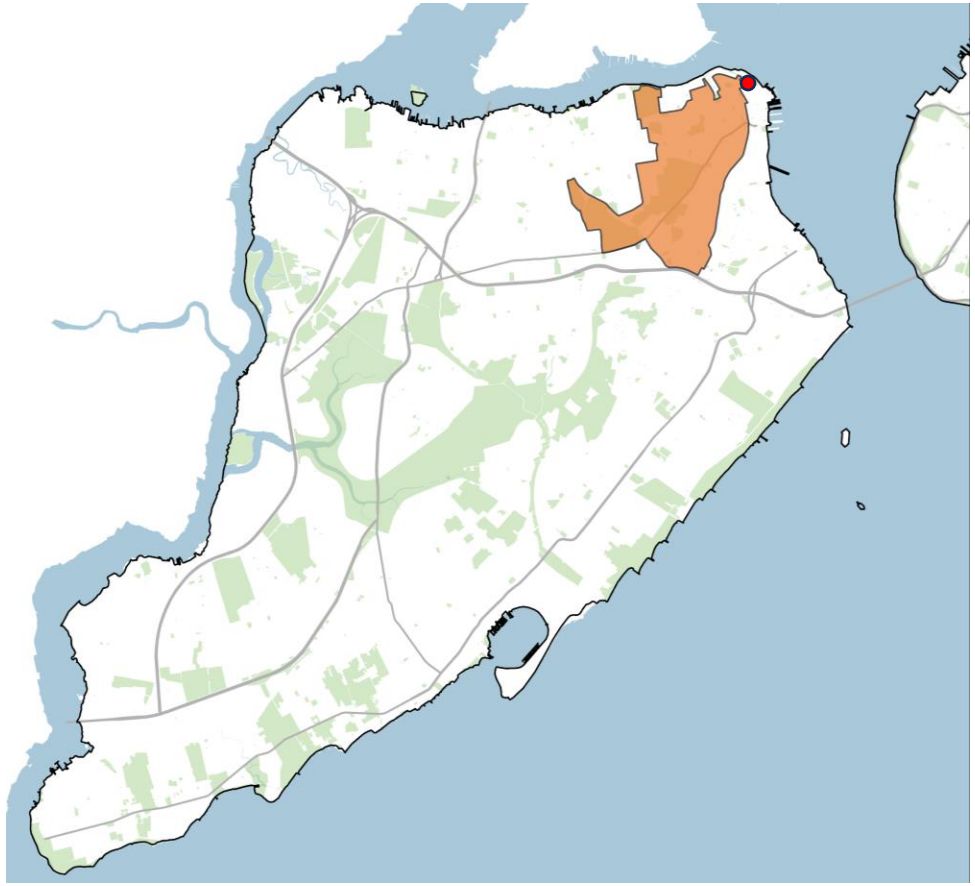
198 – 208 Richmond Terrace – Tax Map



198 – 208 Richmond Terrace – Special Districts

Special Hillsides Preservation District

- Created in 1987 to preserve unique hillside topography, including along the Serpentine Ridge
- Staten Island, Community District 01
- Mapped primarily in low density districts (R1-R4)

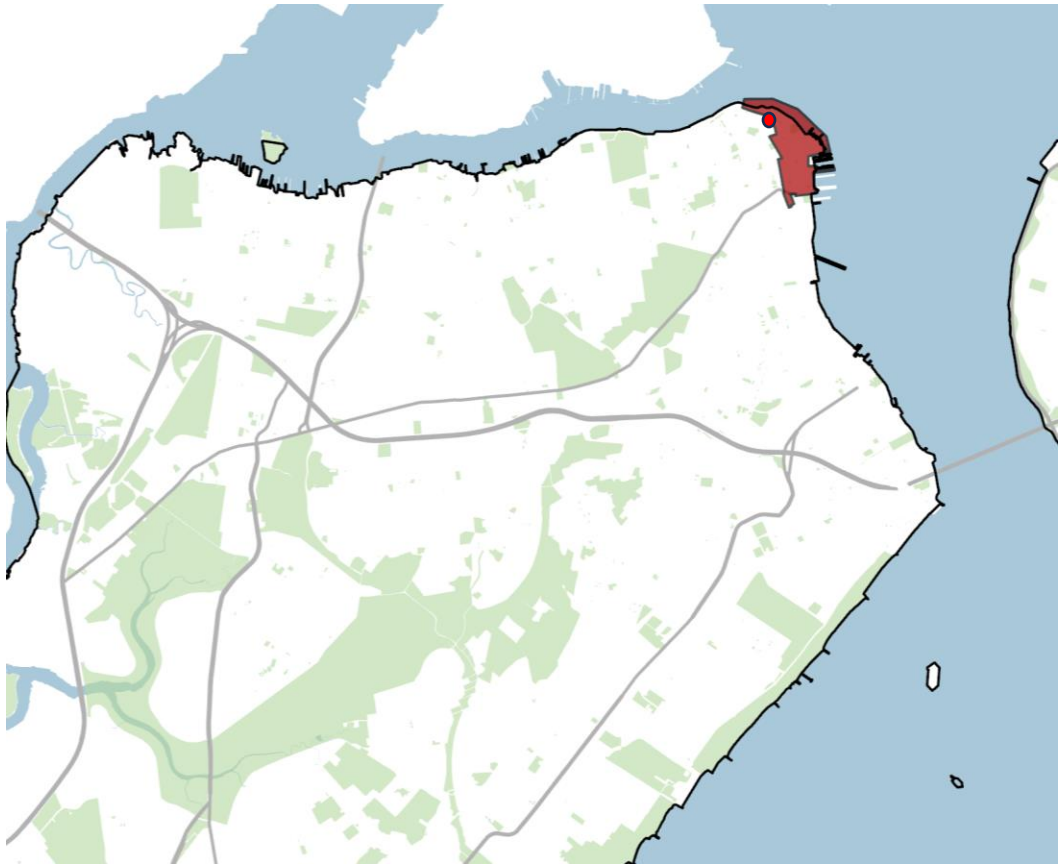




198 – 208 Richmond Terrace – Special Districts

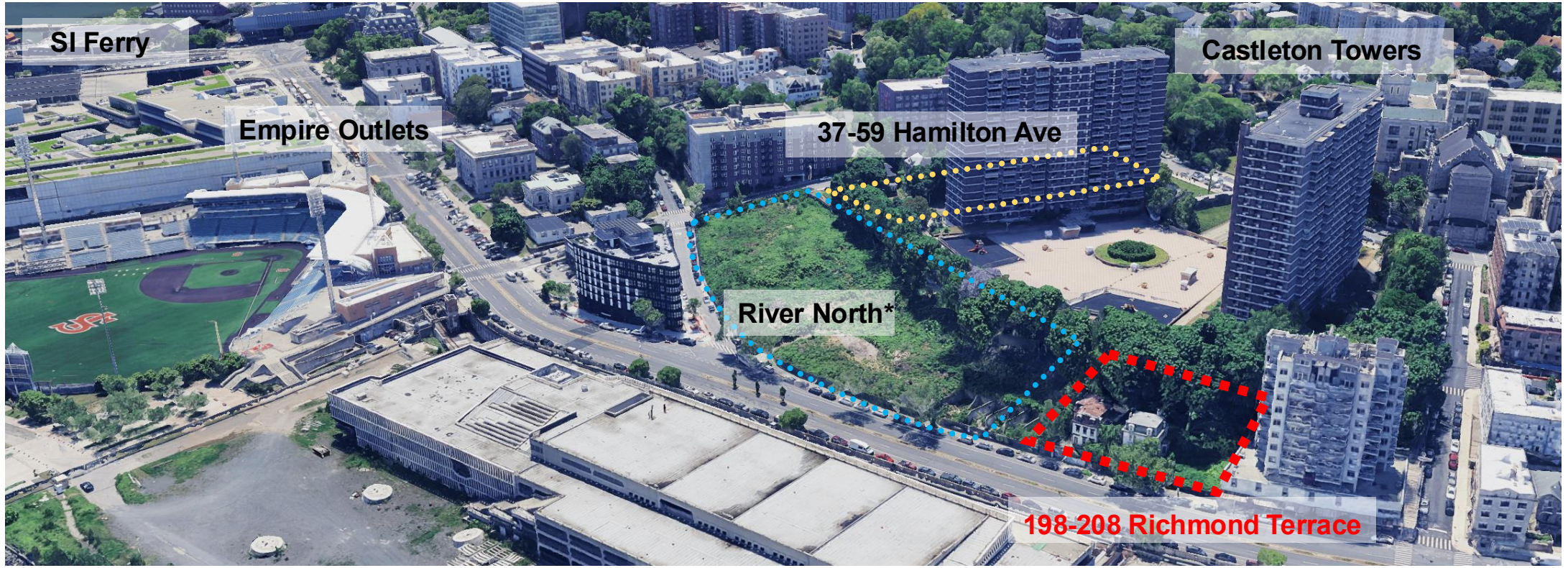
Special St. George District

- Created in 2008 to build upon St. George as a civic center and transit hub by encouraging a pedestrian-friendly business and residence district
- Created to attract a critical mass of residents and workers to sustain a broader mix of uses



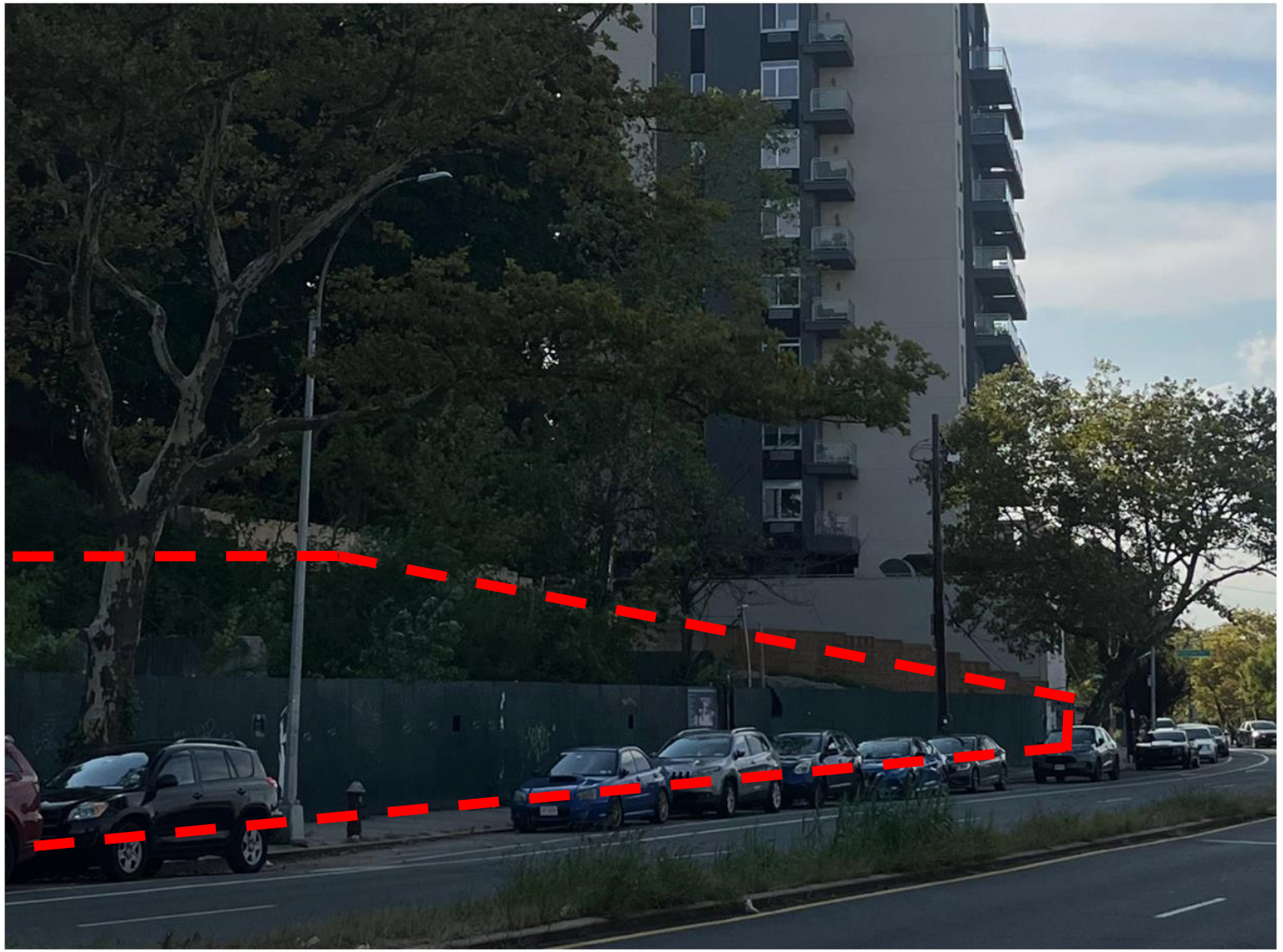


198 – 208 Richmond Terrace – Project Area Overview



***CPC Approvals:** C 210289 ZMR, N 210290 ZRR, C 210291 ZSR

198 – 208 Richmond Terrace – Project Area Photographs



1. View of the Development Site facing west from Richmond Terrace.



198 – 208 Richmond Terrace – Project Area Photographs



2. View of the Development Site facing southwest from Richmond Terrace.



198 – 208 Richmond Terrace – Project Area Photographs





3. View of the Project Area facing southeast from the intersection of Richmond Terrace and Nicholas Street.

198 – 208 Richmond Terrace – Project Area Photographs



4. View of the sidewalk along the south side of Richmond Terrace facing northwest (Development Site at left).



198 – 208 Richmond Terrace – Project Area Photographs





5. View of the sidewalk along the south side of Richmond Terrace facing southeast from the Project Area (Development Site at right).

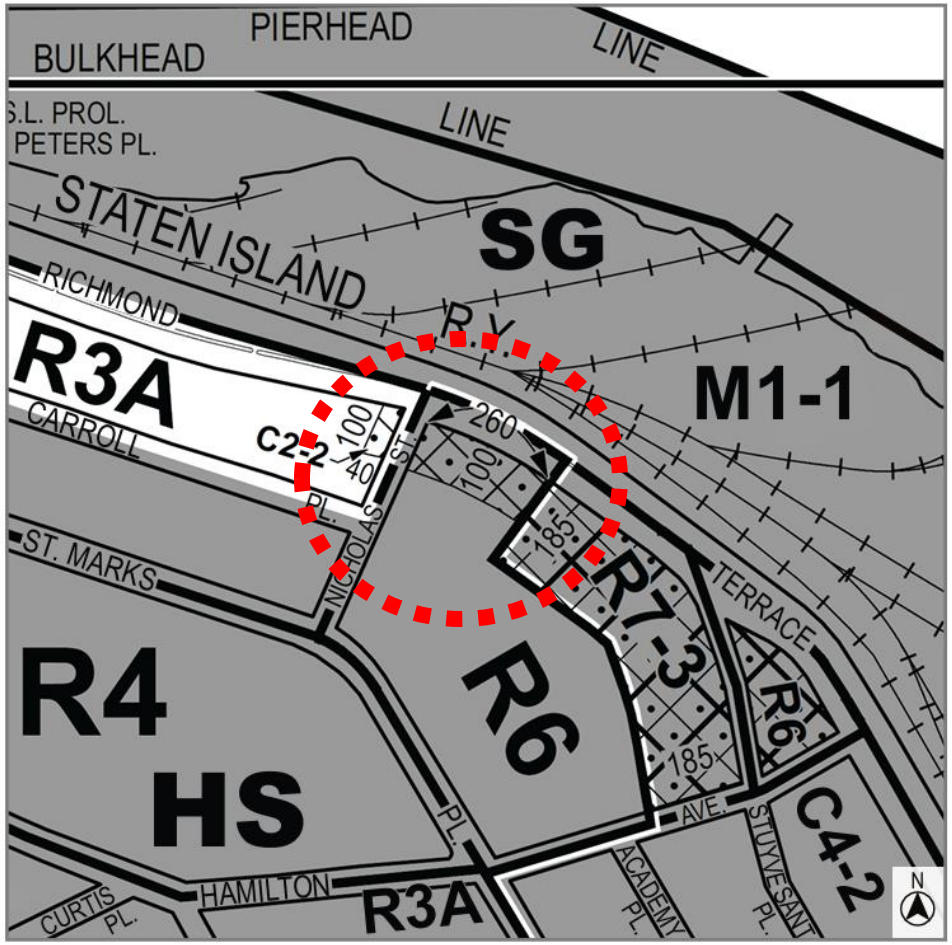
198 – 208 Richmond Terrace – Project Area Photographs



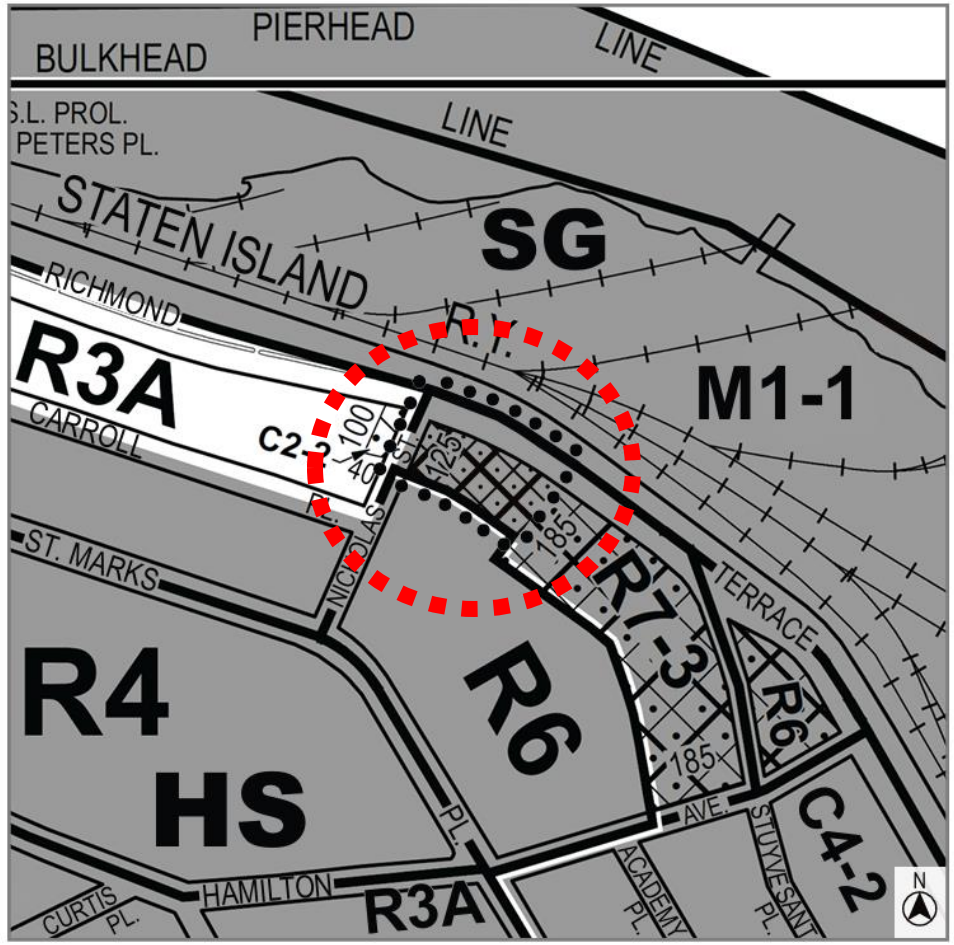
6. View of the sidewalk along the east side of Nicholas Street facing southwest from Richmond Terrace (Project Area at left).



Zoning Change Map



Current Zoning Map (21c)



Proposed Zoning Map (21c) - Area being rezoned is outlined with dotted lines

Rezoning from R6/C2-2 (HS) to R7-3/C2-4 (SG)

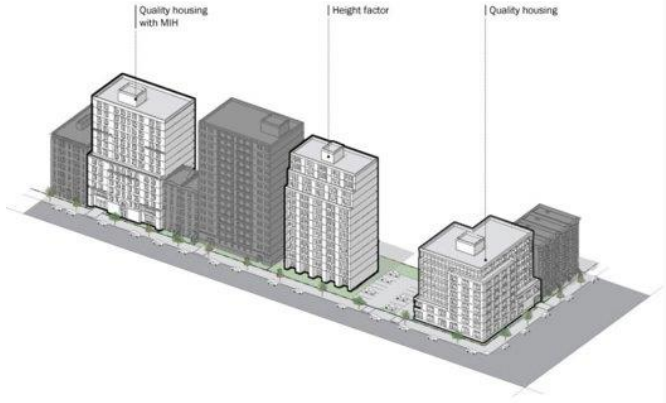
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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.

198 – 208 Richmond Terrace – Proposed Zoning

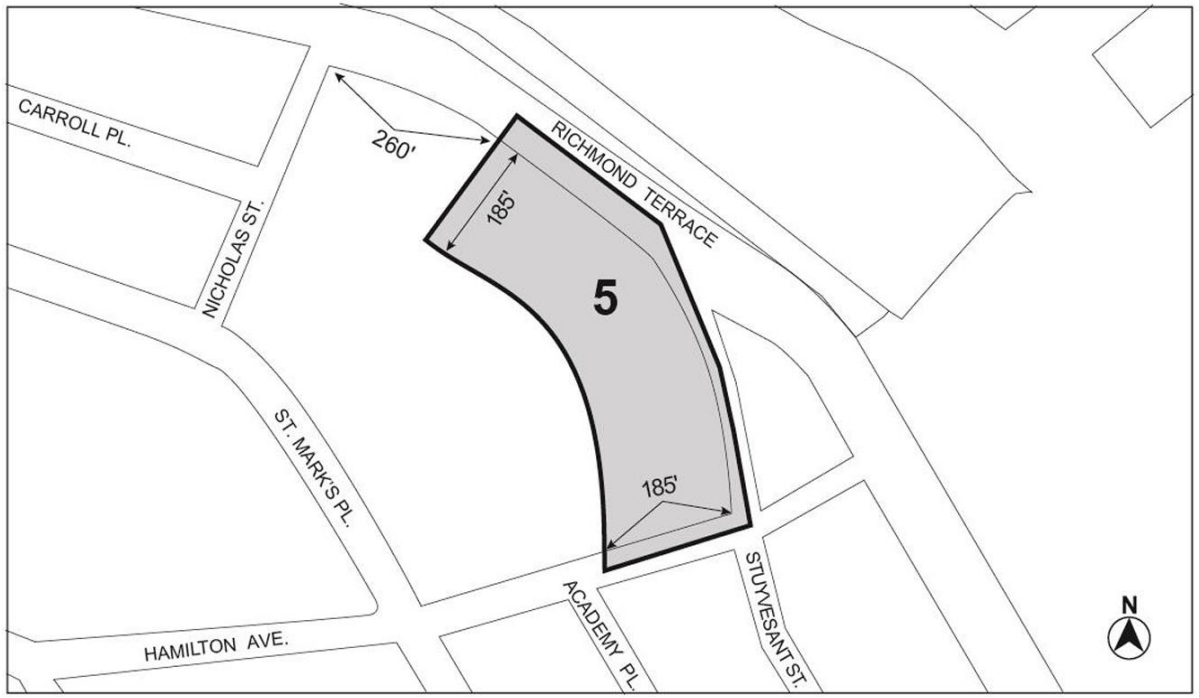
Regulation	Existing R6	Existing R6/C2-2 (HS)	R7-3/C2-4 (SG) (MIH)
Max. Building Height	85' (beyond 100' of wide street) 95' (within 100' of wide street) 70' above base plane (QAH)	70'	375'
Max. Base Height	65'	65' (res.) 60' (comm.)	95'
Min. Rear Yard	20' - 30'	20' - 30'	20' - 30'
Max. Residential FAR	2.2 3.90 (QAH)	2.2	5.0
Max. Commercial FAR	n/a	4.8	2.0
Max. Community Facility FAR	4.8	4.8	6.5
Required Parking/ DU	25%	25%	15%

*3.90 FAR for Qualifying Affordable or Senior Housing



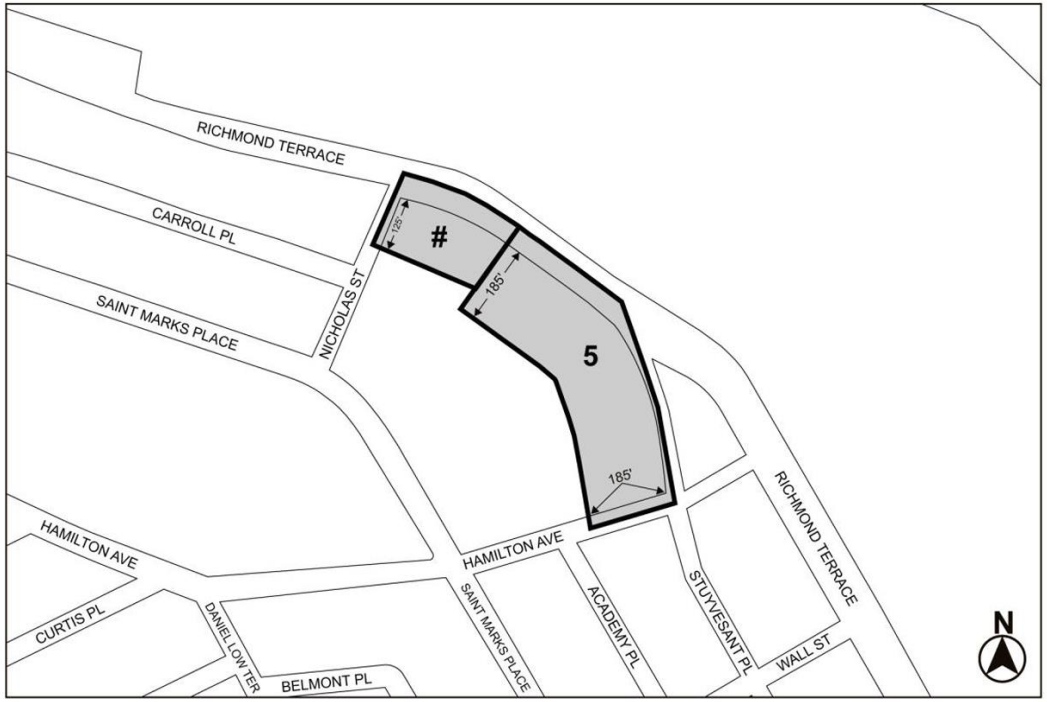
Proposed Actions (Zoning Text Amendment)
A zoning Text Amendment to establish an MIH area

[EXISTING MAP]



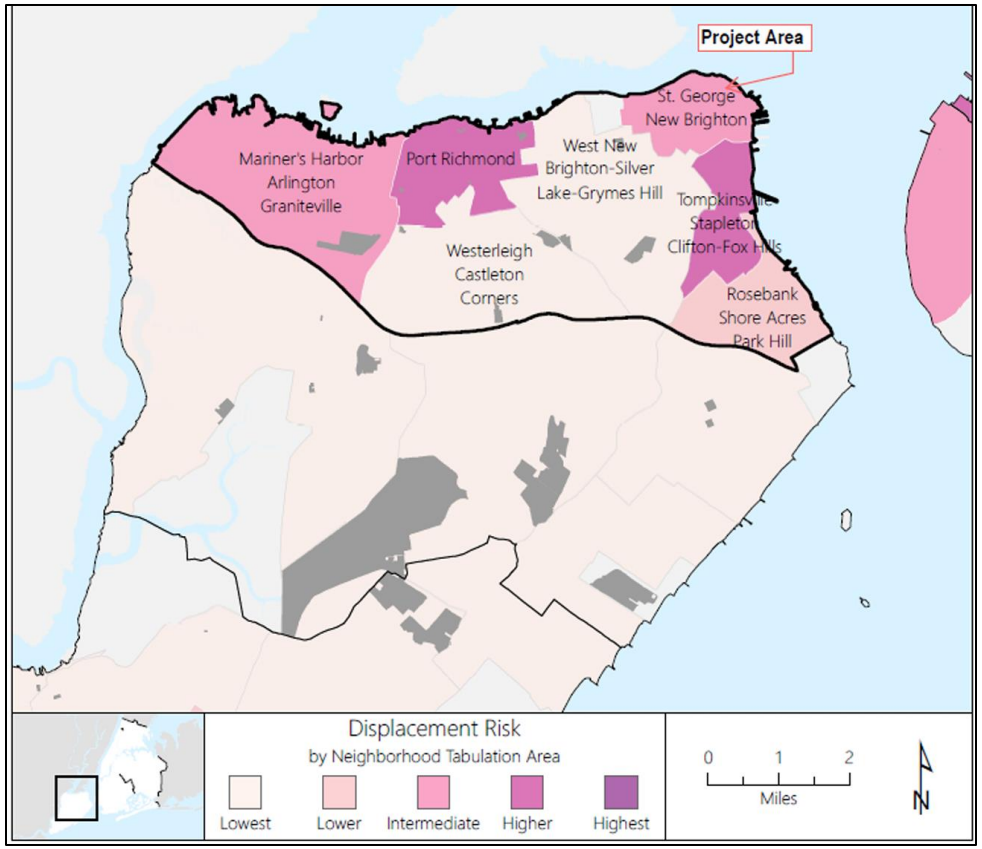
Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **5** –11/10/21 MIH Program Option 1 and Option 2

[PROPOSED MAP]



Mandatory Inclusionary Housing area
Area **5** — 11/10/21 MIH Option 1 and Option 2
Area **#** — [date of adoption] MIH Option 1 and Option 2

Racial Equity Report (RER)



Income Restriction	Unit Count		Anticipated Affordability***				
	#	%	AMI	Rent (2025)* studio – 3-bedroom		Eligible Income (2025)** 1-person – 5-person	
Very Low Income	12	10%	40%	$1,130	$1,690	$45,400	$70,000
Low Income	6	5%	60%	$1,700	$2,530	$68,000	$105,000
Low Income	12	10%	80%	$2,270	$3,370	$90,700	$140,000
Not Income Restricted	87	75%	n/a	$2,400	$5,390	$96,000	$215,600
Total New Units	**117**	**100%**					

Annual Median Household Income:

$86,970

North Shore: Public Use Microdata Area (PUMA) 4501

Estimated monthly rent of income-restricted units for households earning 40% -80% AMI*:

$1,130 - $3,370

Estimated average income of a household earning 40%-80% AMI *:

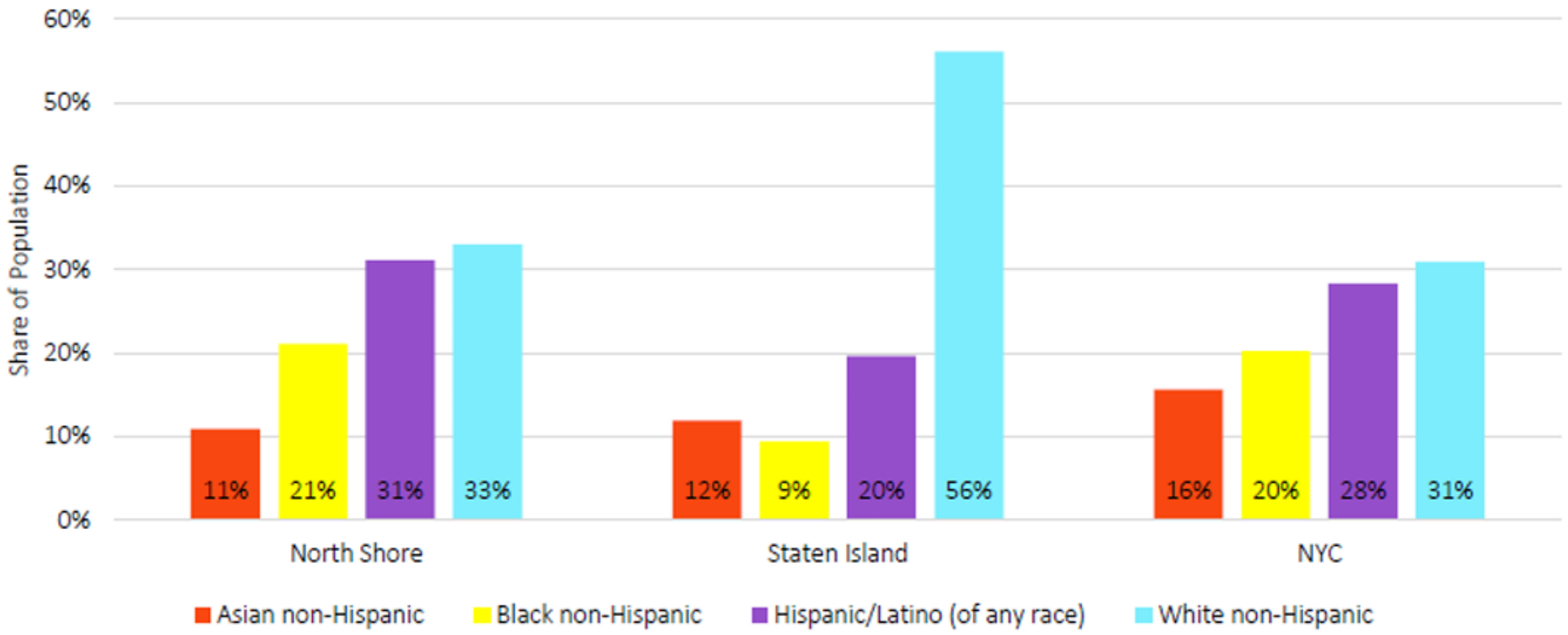
$ 45,000 - $140,000

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2025 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 (RER)

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]."



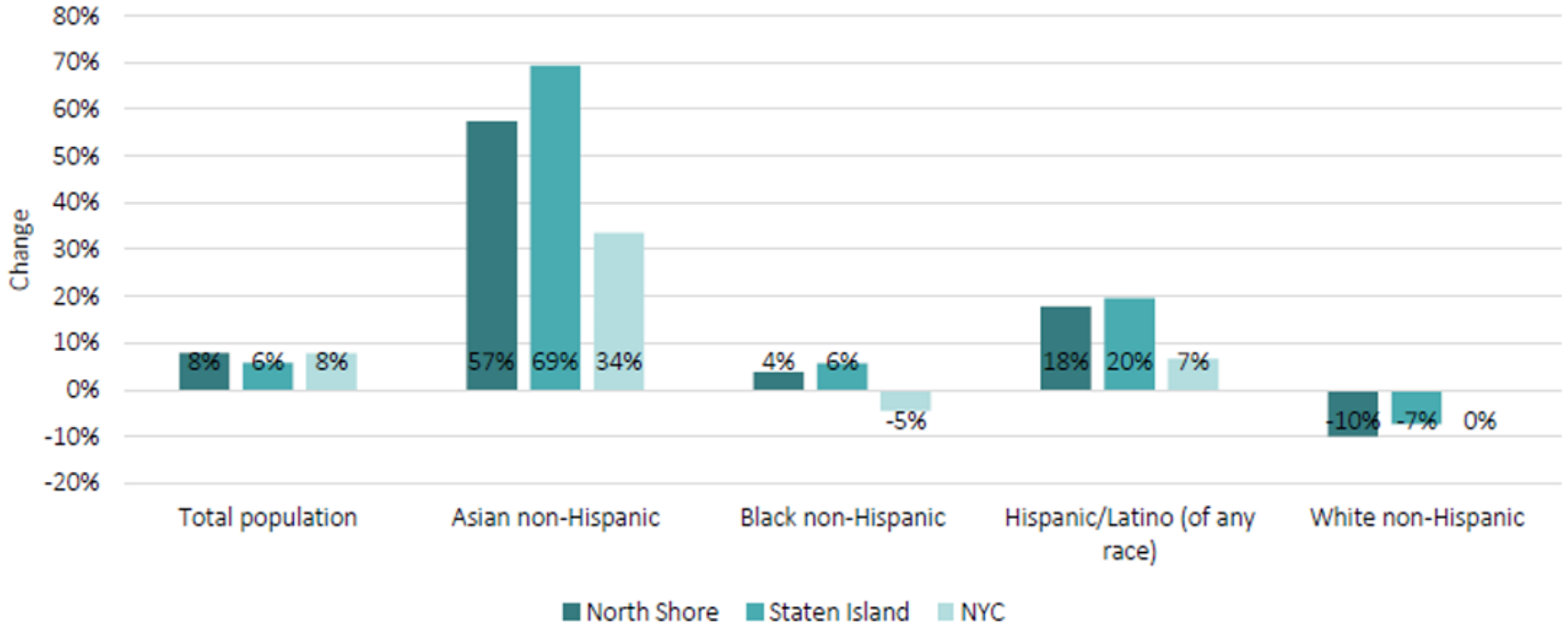
Source: Census 2020; Community Profile Table 1.01

**North Shore PUMA population = 189,663 residents*

Racial Equity Report (RER)

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

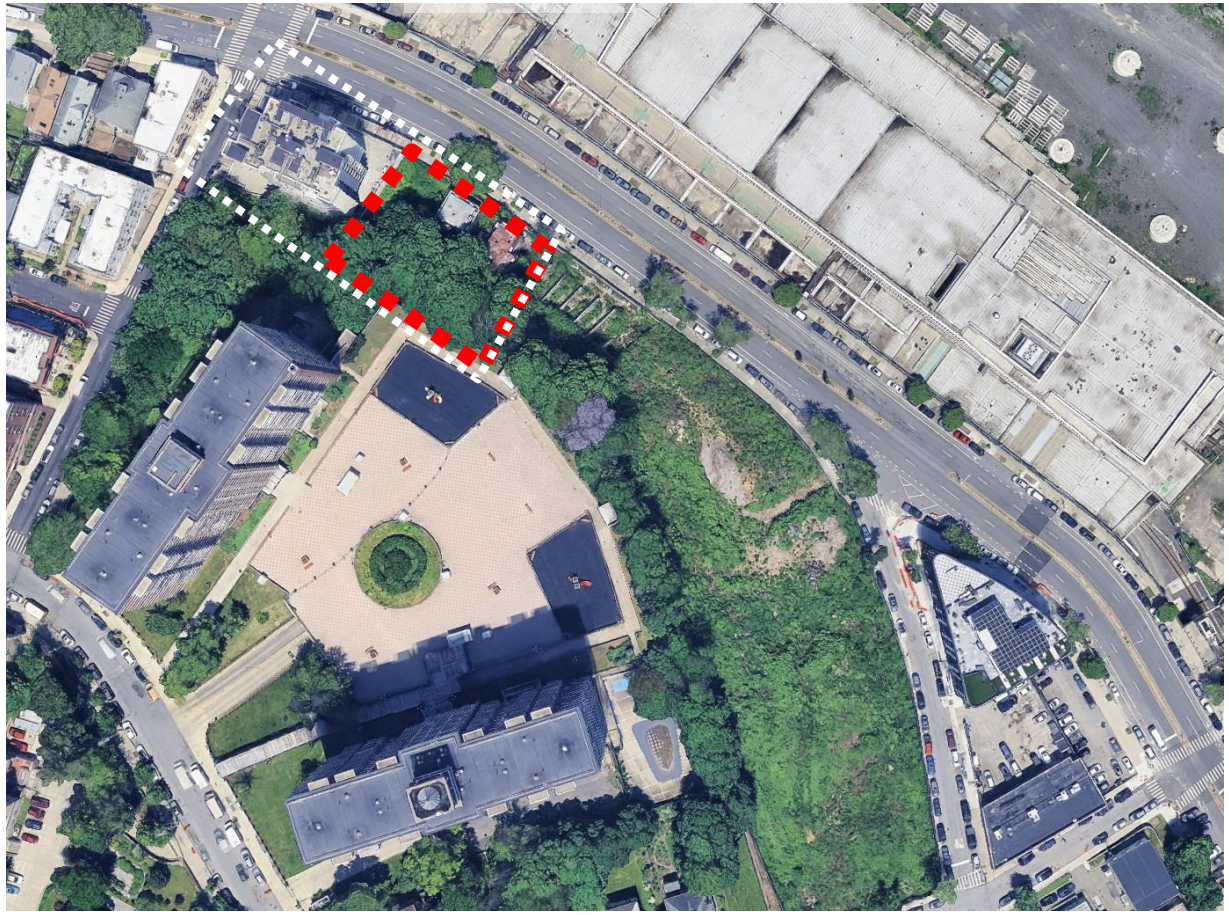
"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

198 – 208 Richmond Terrace – Summary

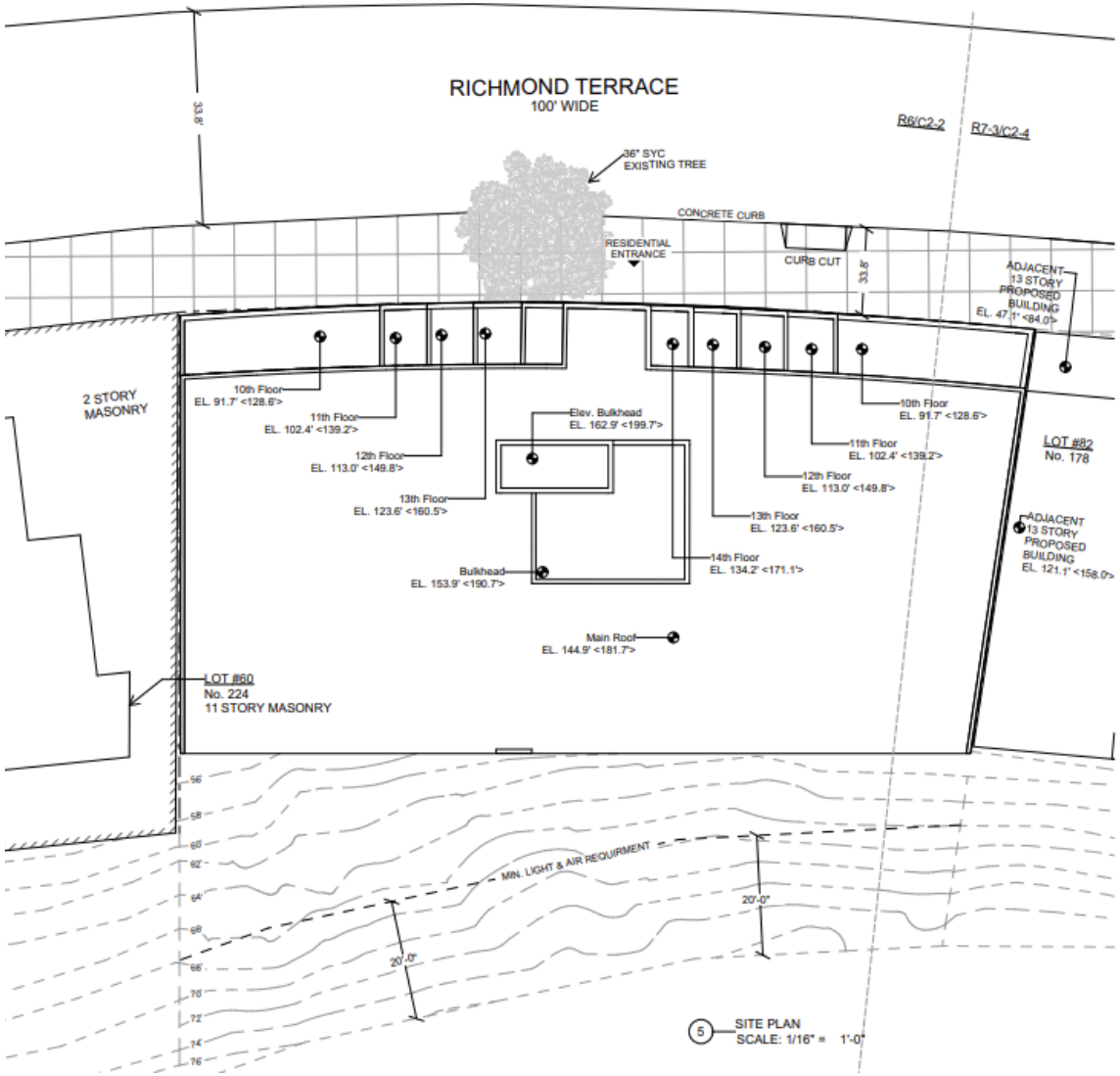
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Appendix



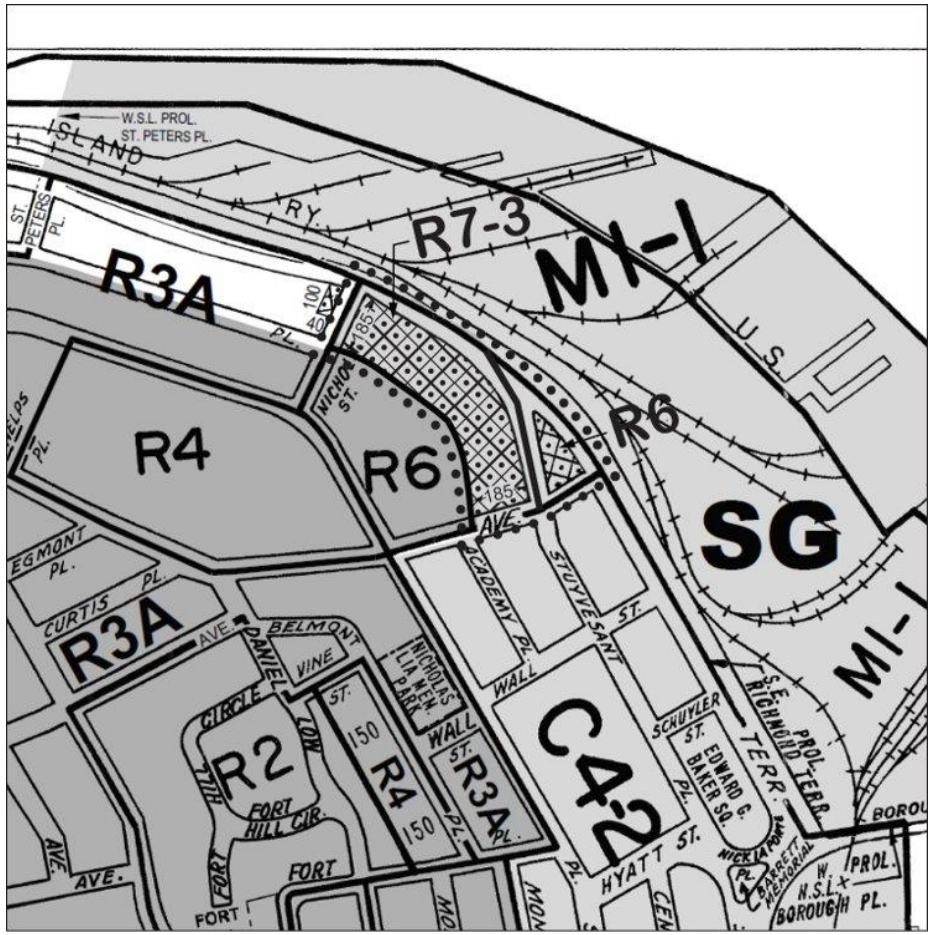
Ground Floor



River North Rezoning (2022 CPC Approval *Pre-City Council Modification(s)*)

Zoning Map Amendment

R6/C2-2 (HS) to R7-3/ C2-4 (SG)
R6/C2-2 to R6/C2-4 (SG)




198-208
Richmond Terrace
R6 (HS) to R7-3 (SG)
Proposed
River North
R6 (HS) to R7-3
and R6 (SG)
Adopted 2022
37-59 Hamilton Ave
R6 (HS) to R7-3 (HS)
In Public Review
M1-1
Richmond Terrace (150 ft)
Carroll Place (60 ft)
St. Marks Place (60 ft)
Hamilton Avenue (60 ft)
Hamilton Avenue (50 ft)
Nicholas Street (50 ft)
Stuyvesant Place (45 ft)
Richmond Terrace (100 ft)
Wall Street (50 ft)
Crescent Avenue (50 ft)
R3A
R6
R7-3
C2-2
C2-4
C4-2
R4
R2
PARK