135th Street Rezoning

Pre-Hearing Review
July 22, 2024



Surrounding Area

Location

701 West 135th Street

West Harlem, Manhattan

Community District 9

Roughly bounded by West 137th Street to the north, 12th Avenue to the east, West 135th Street to the south, and HHP/Amtrak RROW to the west



Proposed Development

Mixed-Use Development

- Seven stories
- 71.5’ tall
- 53,531 sf floor area
- 4.46 FAR

Ground/First Floor (C and CF)

- 7,400 sf commercial
- 700 sf community facility

Floors 2–7 (Residential)

- 45,444 sf residential floor area
- 60 units (15–18 MIH at 60–80% AMI)
- Sixth and seventh floors cantilever over Amtrak RROW



Requested Actions

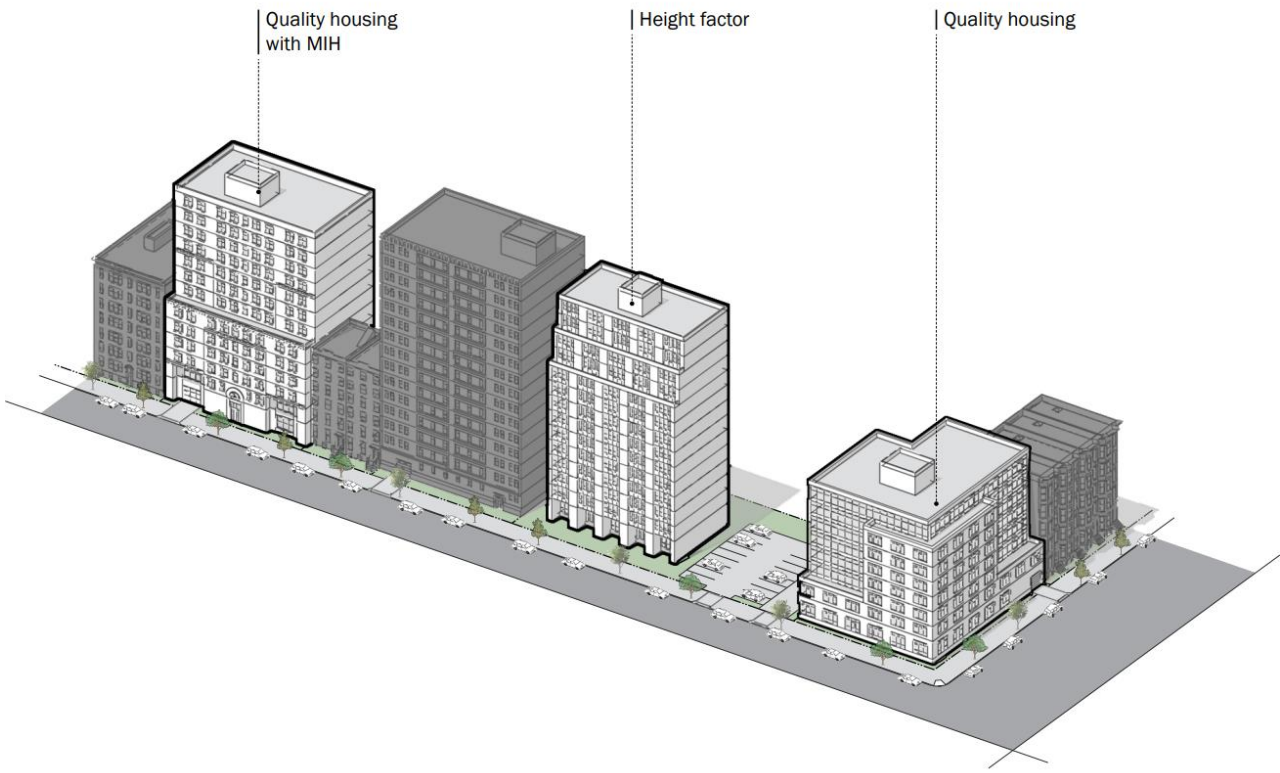
CERTIFIED	April 1, 2024
APPLICANT	Crosscap Holdings, LLC
REQUESTED ACTIONS	**Zoning map amendment:** to rezone existing M1-1 to R7-2/C2-4 **Zoning text amendments**: 1. Map MIH on the Project Area; 2. Add Project Area to the Special Manhattanville Mixed Use District; 3. ZR 104-60 Special Permit to modify bulk regulations for developments within/over a RRROW **Two special permits**: 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



Zoning Map Amendment

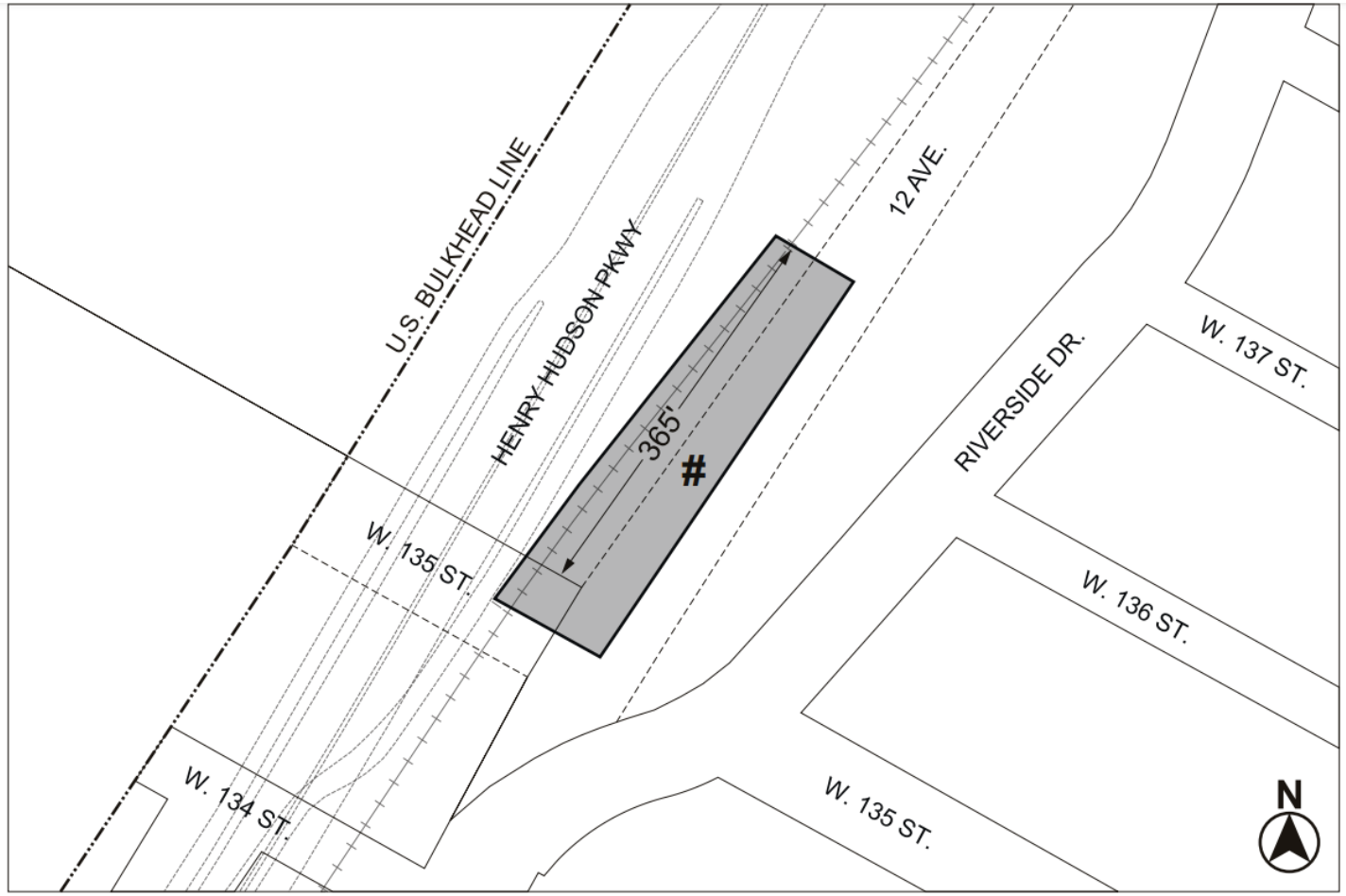
Rezone existing M1-1 to R7-2/C2-4

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

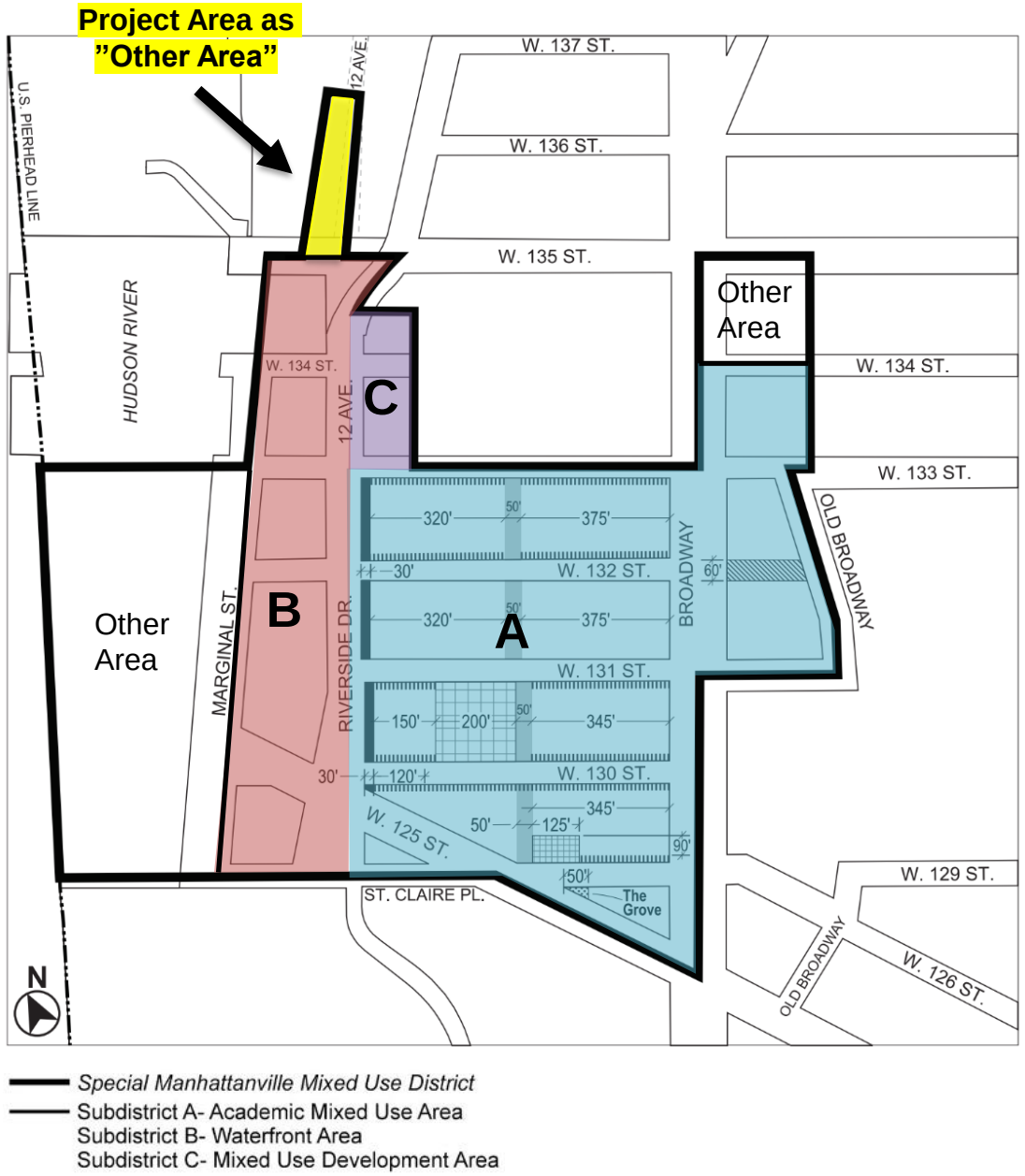


Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area # — [date of adoption] MIH Program Option 1 and Option 2

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)



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.

New zoning text →

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

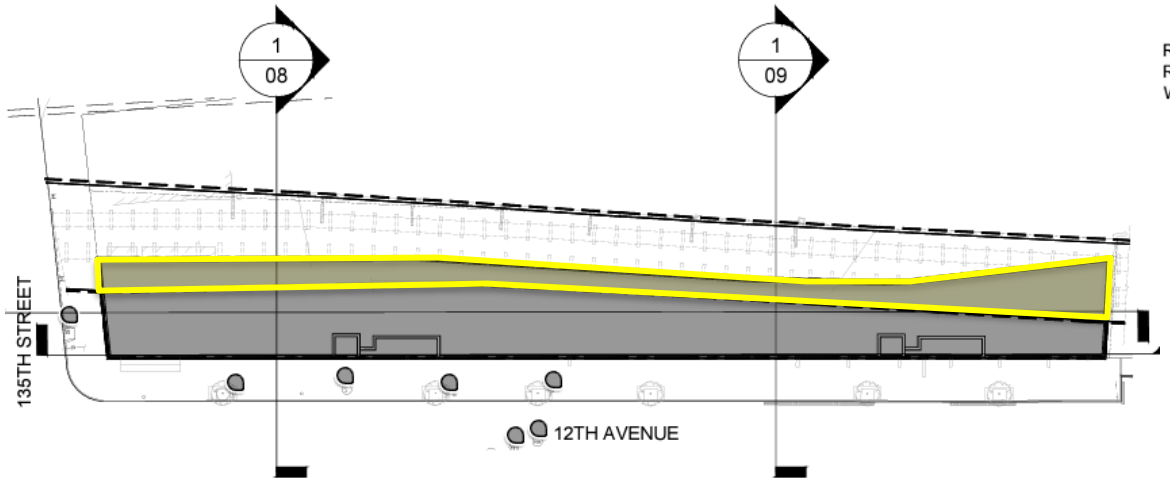
(2) be compatible with the essential character of the surrounding area.

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

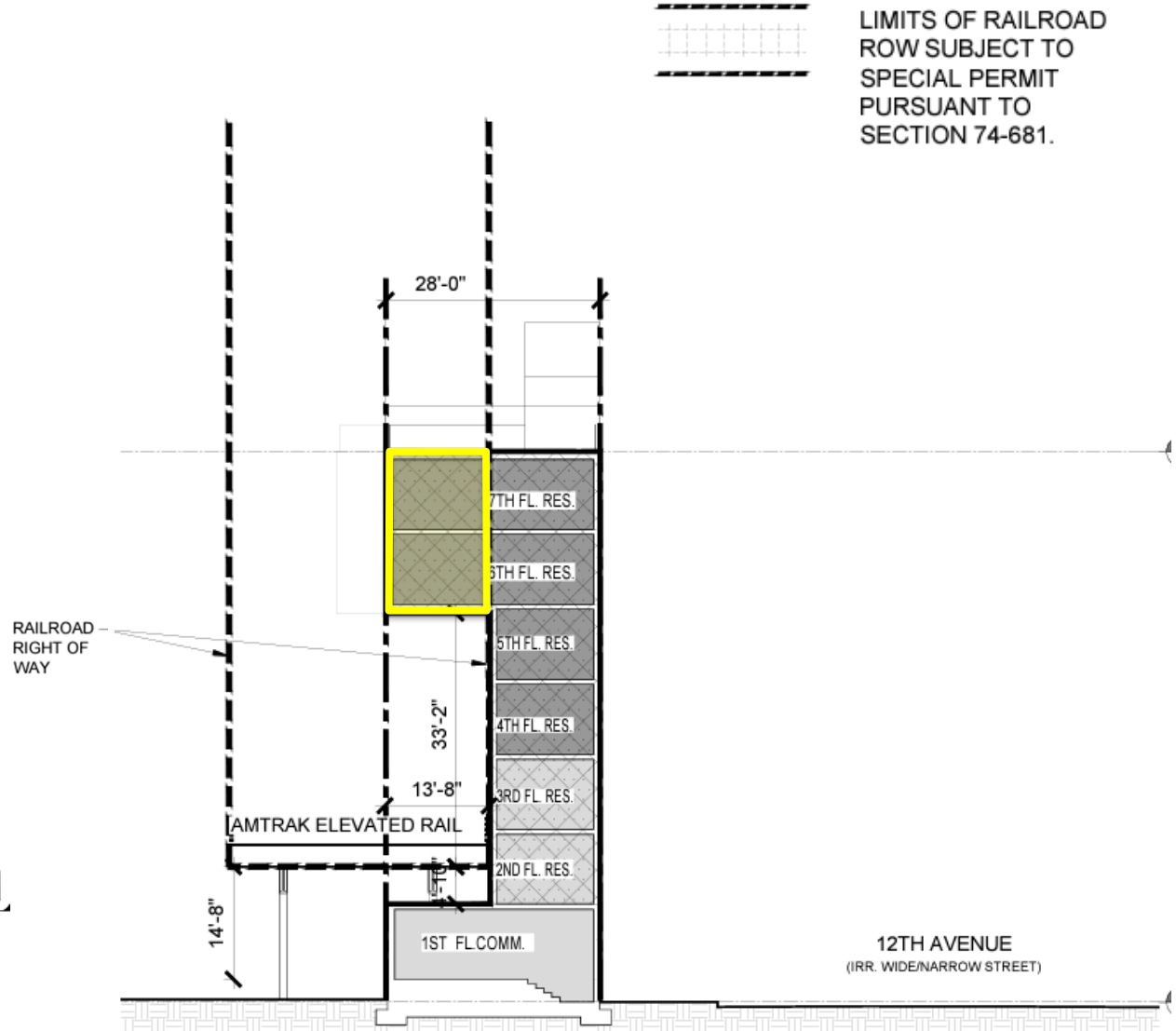
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ZR 74-681 Special Permit

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



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

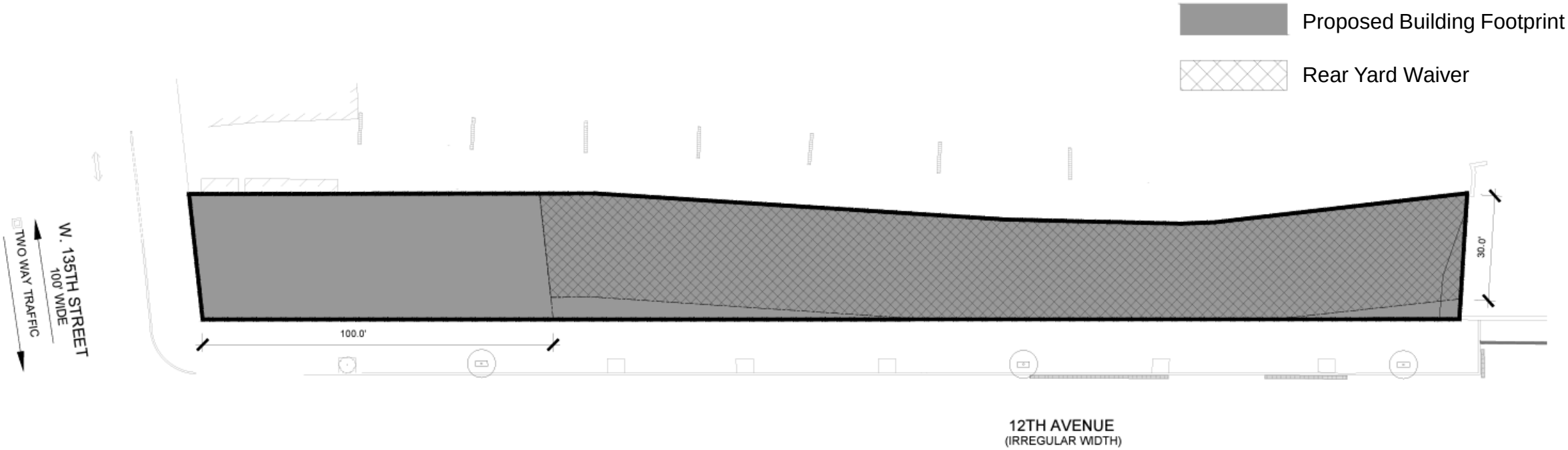


Section view – proposed development over railroad right of way highlighted in yellow

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.



CB recommendation

On June 10, 2024, Manhattan Community Board 9 **voted to disapprove** the application (230206ZMM, N230207ZRM, 230208ZSM, 230209ZSM) with 26 in favor, two against, and six abstaining

Key concerns included, but were not limited to, the “habitability of the proposed developments by potential residents, given its location in a floodplain, ‘E’ hazardous designation in the environmental review study, adjacency and cantilever over the Amtrak tracks, and proximity to the West Side Highway and the natural gas pipeline compressor at 135th Street and the Hudson River”

CB9 urged the applicant to market the building for commercial and manufacturing uses once repairs on a nearby sewer interceptor and a sinkhole are completed.

BP recommendation

On July 10, 2024, Borough President Mark Levine recommended **approval of the application with conditions** (230206ZMM, N230207ZRM, 230208ZSM, 230209ZSM)

Conditions:

1. Minimize the width of the bulkheads to ensure a substantial view corridor of the Hudson River
2. Incorporate a public or park amenity into the building design and work with both Riverside Park and Riverside Valley Community Garden on potential improvements or benefits
3. Work with City agencies to improve flood mitigation strategies in the area, both in the short term with improved drainage and also partner with the City on long-term resiliency efforts
4. Improve the surrounding environment for the residents including installing adequate lighting, greenery, and pedestrian infrastructure, particularly going north on Twelfth Avenue to West 138th Street to get to the subway
5. Continue to work with the appropriate city agencies, including DOT, DDC, and DEP to address infrastructure concerns including the sinkhole, area sidewalks, and drainage, in conjunction with the timing of project construction
6. Work with the DOT to address safety concerns of cars turning onto Twelfth Avenue from the Henry Hudson Parkway at West 135th Street and ensure visibility and safety of pedestrians
7. Update Community Board 9 on progress with Amtrak feedback and approvals

Summary

Proposed Development:

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

Zoning text amendment: Map MIH on the Project Area; add Project Area to the Special Manhattanville Mixed Use District; ZR 104-60 Special Permit to modify bulk regulations for developments within/over a RRROW

Special permits:

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