455 First Avenue

Review Session | June 24th, 2024



Illustrative Rendering

Project Overview

Applicants

455 First Avenue Associates LLC

NYC Economic Development Corporation (EDC)

Requested Actions

Zoning Map Amendment from R8 and R8/C2-5 to C6-4

Zoning Text Amendment to Appendix F to map MIH Options 1 and 2

Zoning Special Permit pursuant to ZR Section 74-901(a) for bulk modifications for laboratories



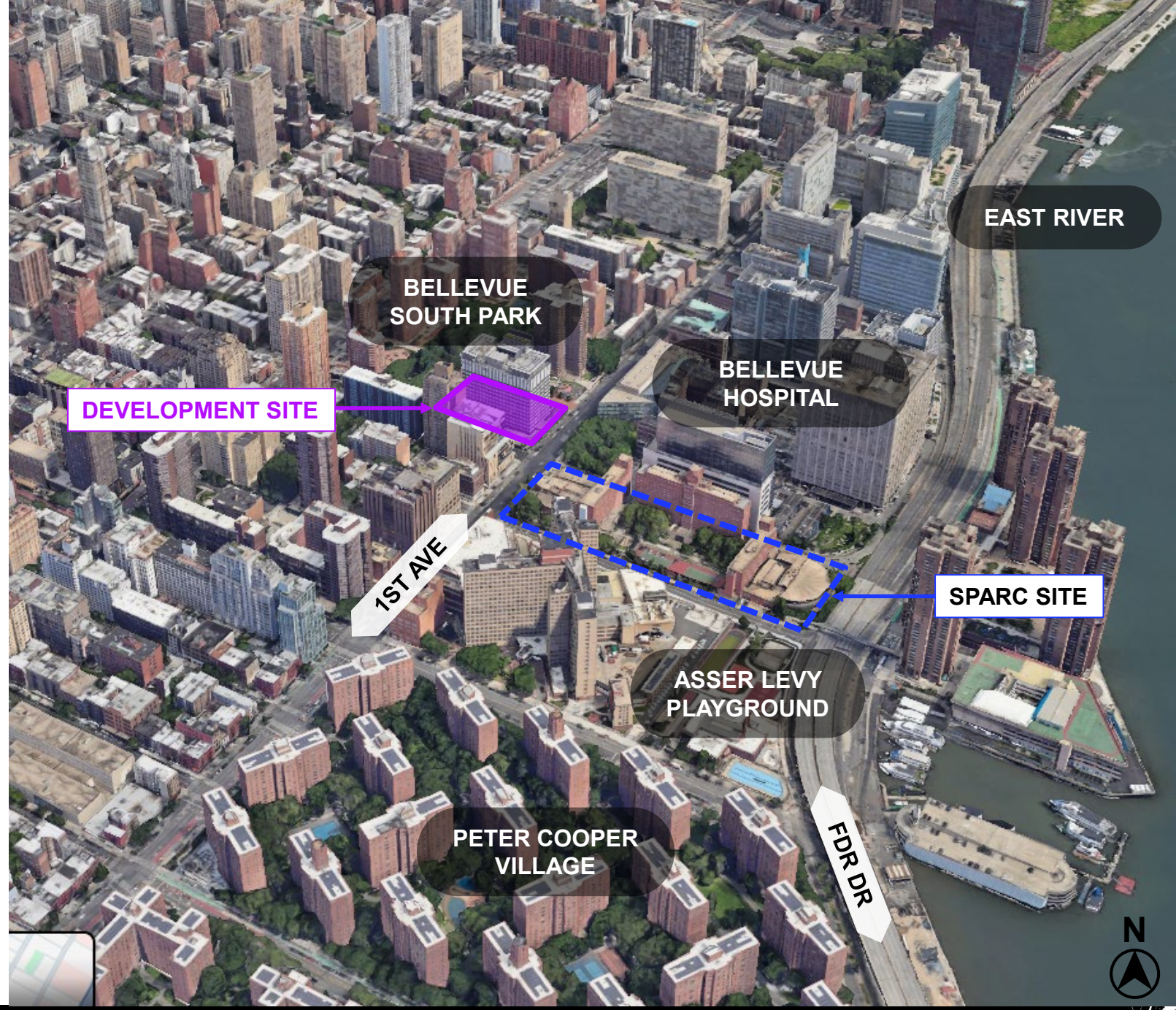
Project Context

Location

455 First Avenue

(Block 962, part of Lot 100)

Kips Bay, Manhattan
Community District 6



Surrounding Area

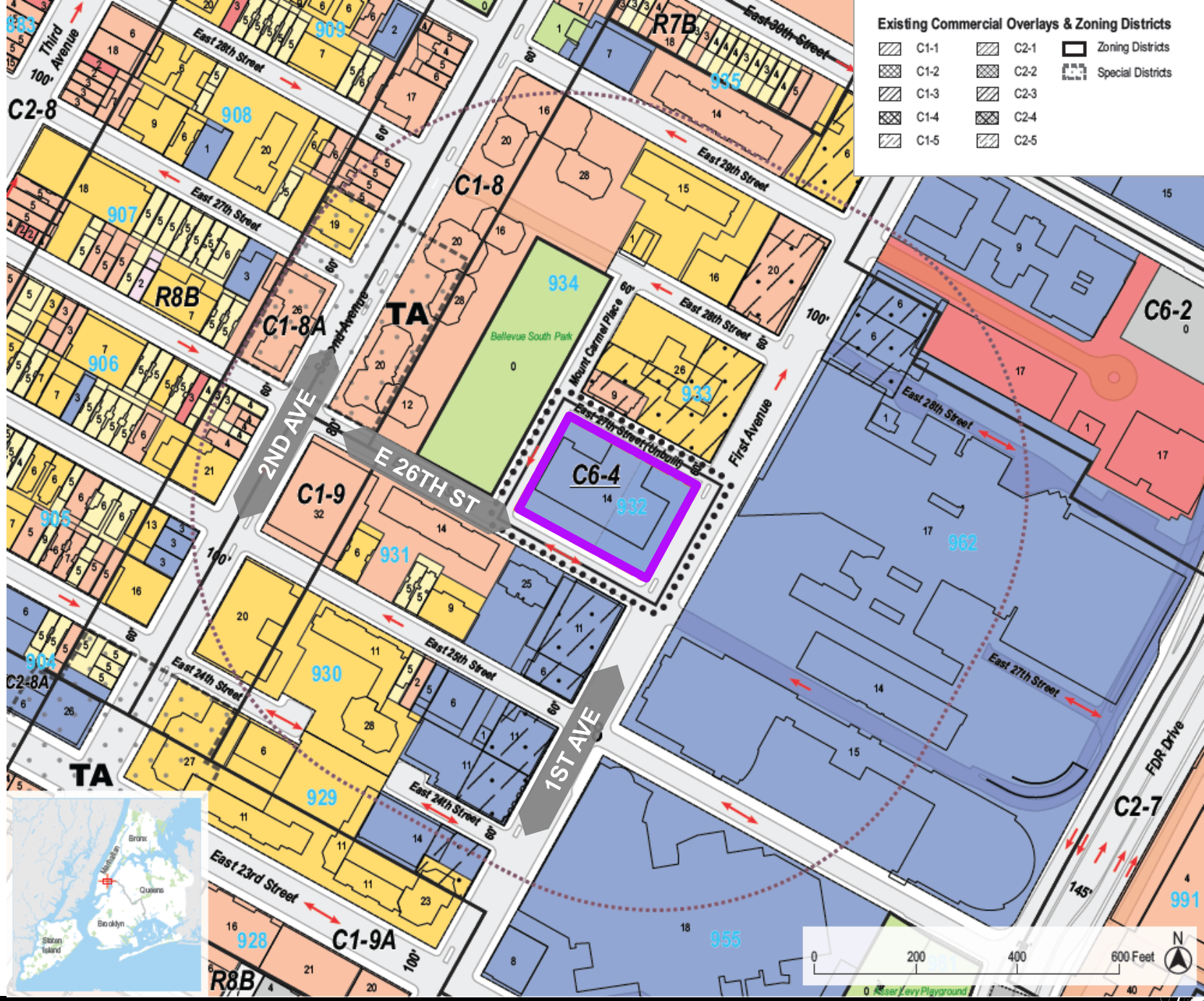
Project Area: Block 932, Lot 17

Current Zoning: R8, R8/C2-5

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
- No Data/Other



Development Site

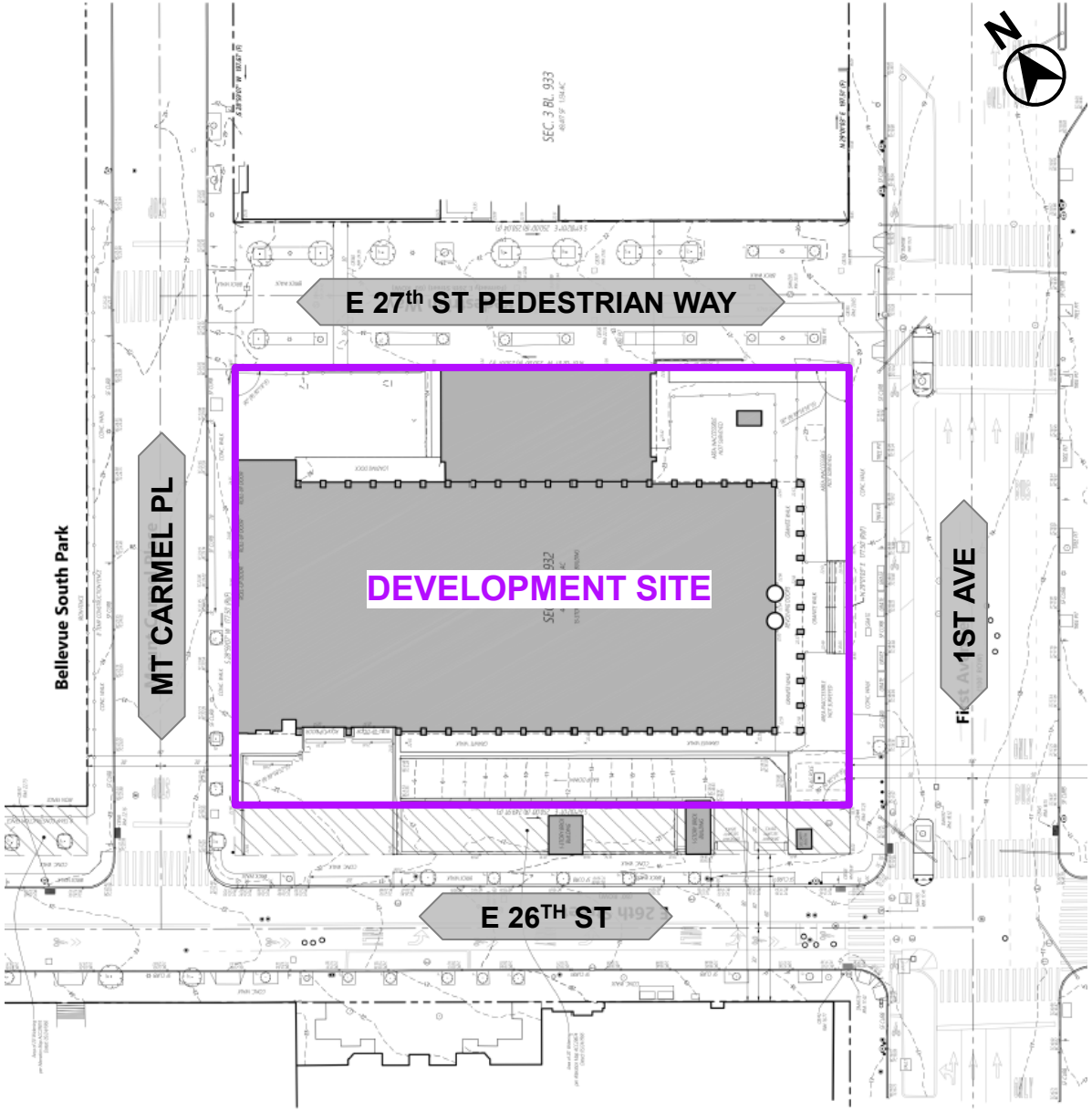
Block 932, Lot 17

Area: 44,369 square feet

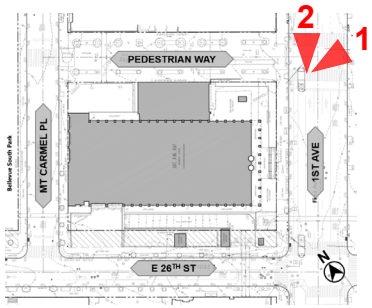
Existing Condition:

NYC Department of Mental Health and Hygiene Public Health Laboratory

- 1960s
- 14 stories
- 191 feet tall



Area Photographs



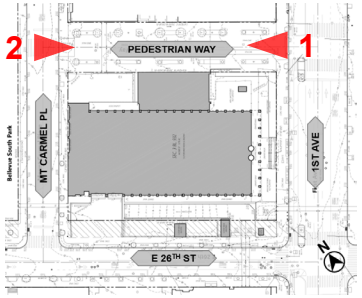


1. View of the Development Site facing west from the intersection of First Avenue and East 27th Street.



2. View of First Avenue facing southwest from East 27th Street (Development Site at right).

Area Photographs



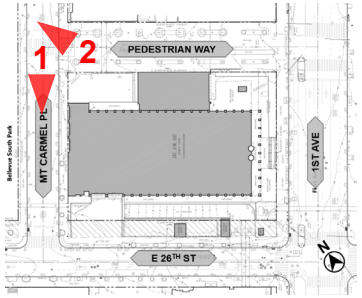


1. View of East 27th Street facing northwest from First Avenue (Development Site at left).



2. View of East 27th Street facing southeast from Mount Carmel Place (Development Site at right).

Area Photographs



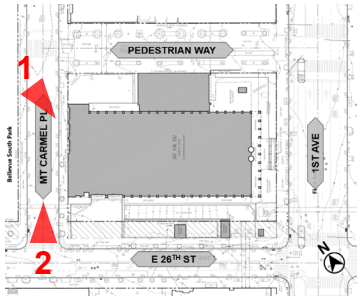


1. View of Mount Carmel Place facing southwest from East 27th Street (Development Site at left).



2. View of the west side of Mount Carmel Place facing north from the Development Site.

Area Photographs



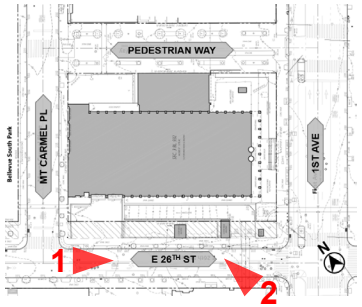


1. View of the Development Site facing south from Mount Carmel Place.



2. View of Mount Carmel Place facing northeast from East 26th Street (Development Site at right).

Area Photographs





1. View of East 26th Street facing southeast from Mount Carmel Place (Development Site at left).



2. View of the Development Site facing northwest from East 26th Street.

Proposed Development

Applied Life Sciences Hub

- Research and development
- Wet lab space
- Collaborative space
- Retail

Anchor Tenant: NYU Grossman School of Medicine



Proposed Development

Height:

13 stories

~255 feet base height

~270 feet total height

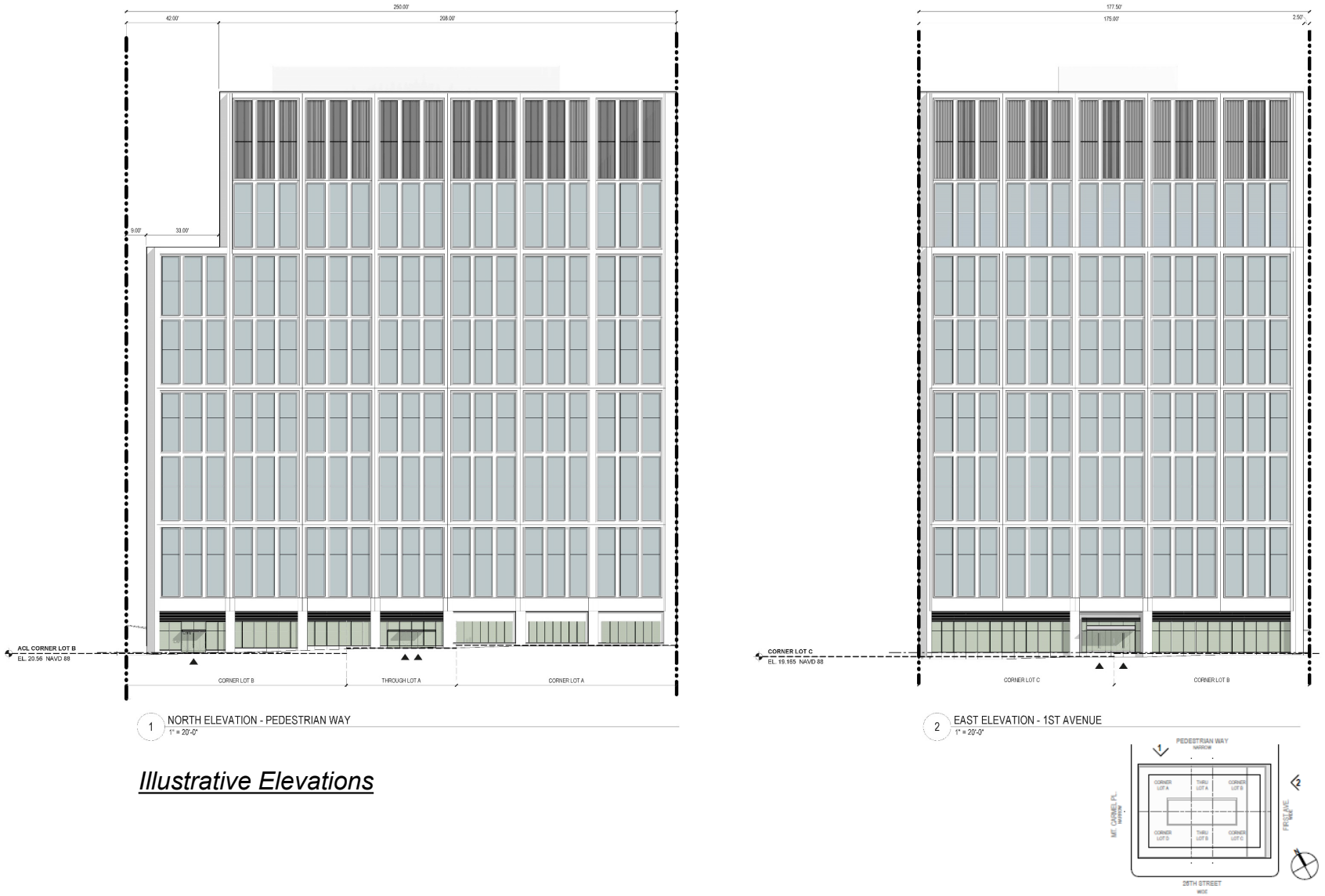
Floor Area:

10.0 FAR

~443,680 zsf

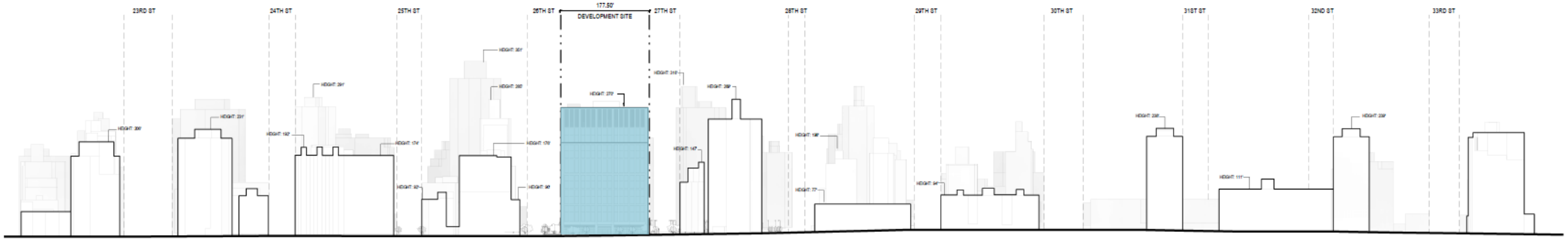
Ground floor retail and life sciences multi-purpose space

Laboratory space with 40,000 sf floor plates



Illustrative Elevations

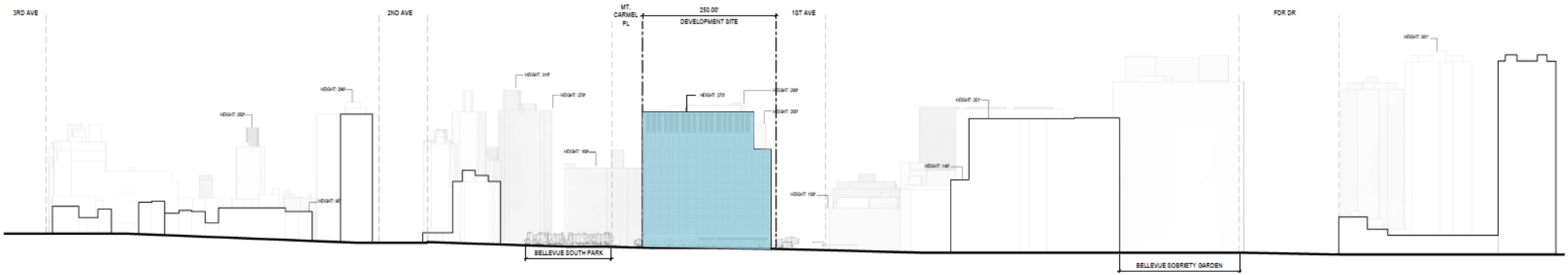
Development Scale in Context – First Avenue



Section along First Avenue facing west

Proposed Development

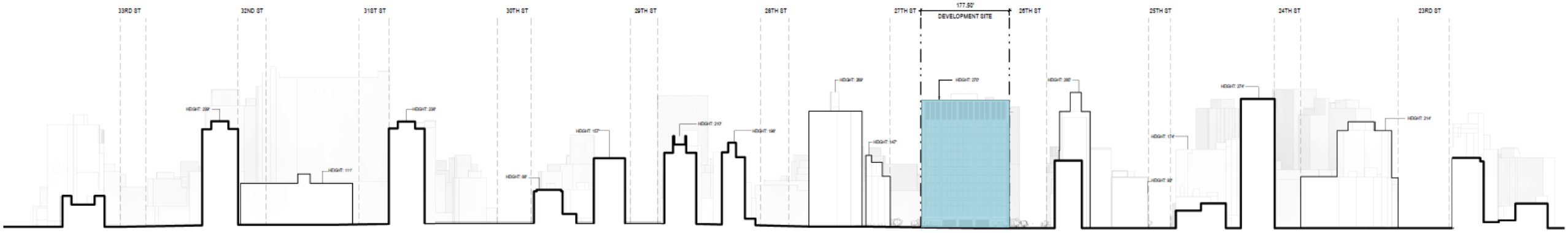
Development Scale in Context – East 26th Street



Section along East 26th Street facing north

Proposed Development

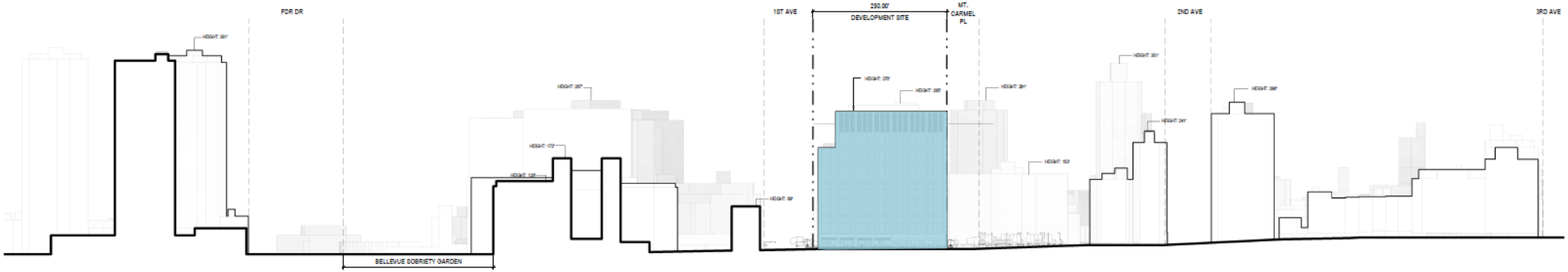
Development Scale in Context – Mount Carmel Place



Section along Mount Carmel Place facing east

Proposed Development

Development Scale in Context – East 27th Street



Section along East 27th Street facing south

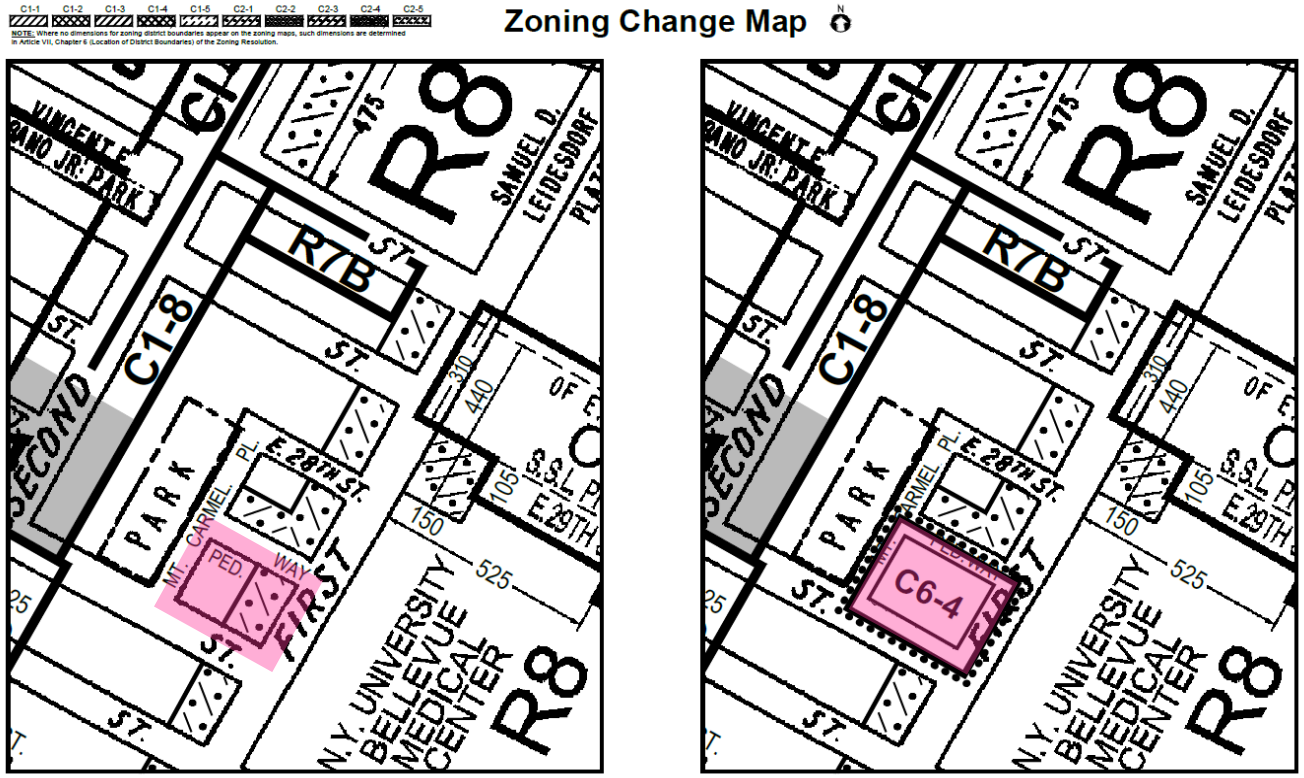
Proposed Development

Requested Actions

1. **Zoning Map Amendment** from R8 and R8/C2-5 to C6-4
2. **Zoning Text Amendment** to Appendix F to map MIH Options 1 and 2
3. **ZR 74-901 Special Permit** for bulk modifications for laboratories

Proposed Actions: Zoning Map Change

A Zoning Map Amendment to rezone the proposed rezoning area from R8 and R8/C2-5 to C6-4.



CURRENT ZONING MAP

PROPOSED ZONING MAP - Area being rezoned is outlined with dotted lines

Changing a R8 & R8 / C2-5 district to a C6-4 district

R8 District	
Max Commercial FAR	0.0 FAR
Max Community Facility FAR	6.5 FAR
Max Residential FAR	6.2 FAR

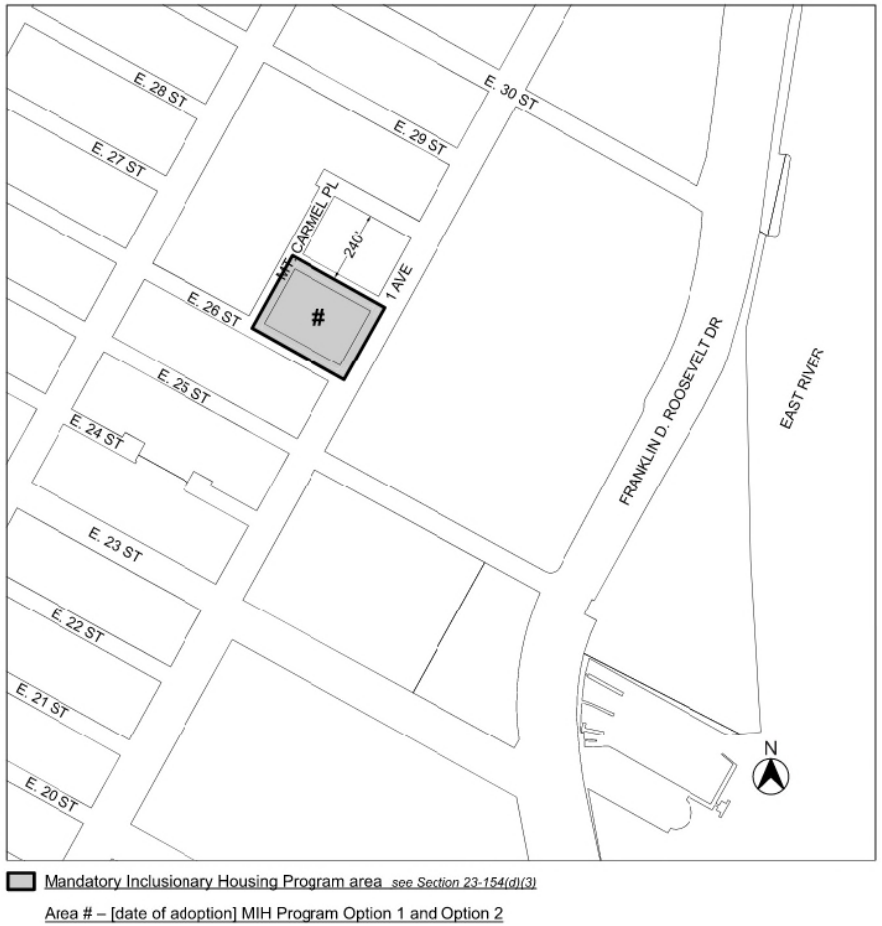
R8/C2-5 Overlay District	
Max Commercial FAR	2.0 FAR
Max Community Facility FAR	6.5 FAR
Max Residential FAR	6.2 FAR

C6-4 District	
Max Commercial FAR	10.0 FAR
Max Community Facility FAR	10.0 FAR
Max Residential FAR	10.0 FAR 12.0 FAR with MIH

Proposed Actions: Zoning Text Amendment

A Zoning Text Amendment to Appendix F of the Zoning Resolution to establish an MIH area (Options 1 and 2) in the proposed rezoning area: Block 932, Lot 17.

[PROPOSED MAP]

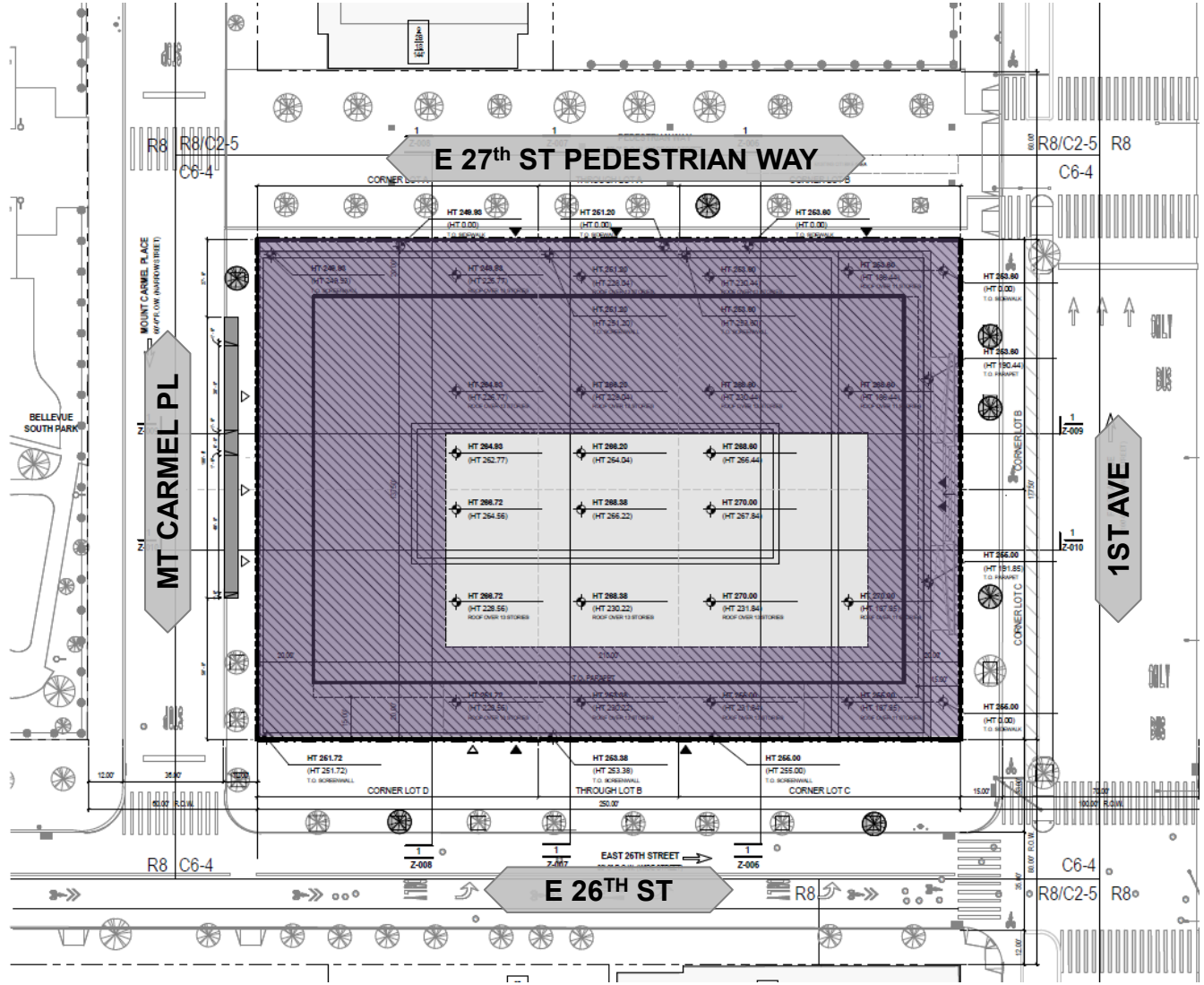


ZR 74-901 Special Permit

Special Permit for bulk modifications for laboratories

Requesting waivers for:

- **Height and Setback**
  - **ZR 33-432 –** to increase tower area beyond the height and setback regulations for C6-4 districts
  - ~255 feet base height
  - ~270 feet total height

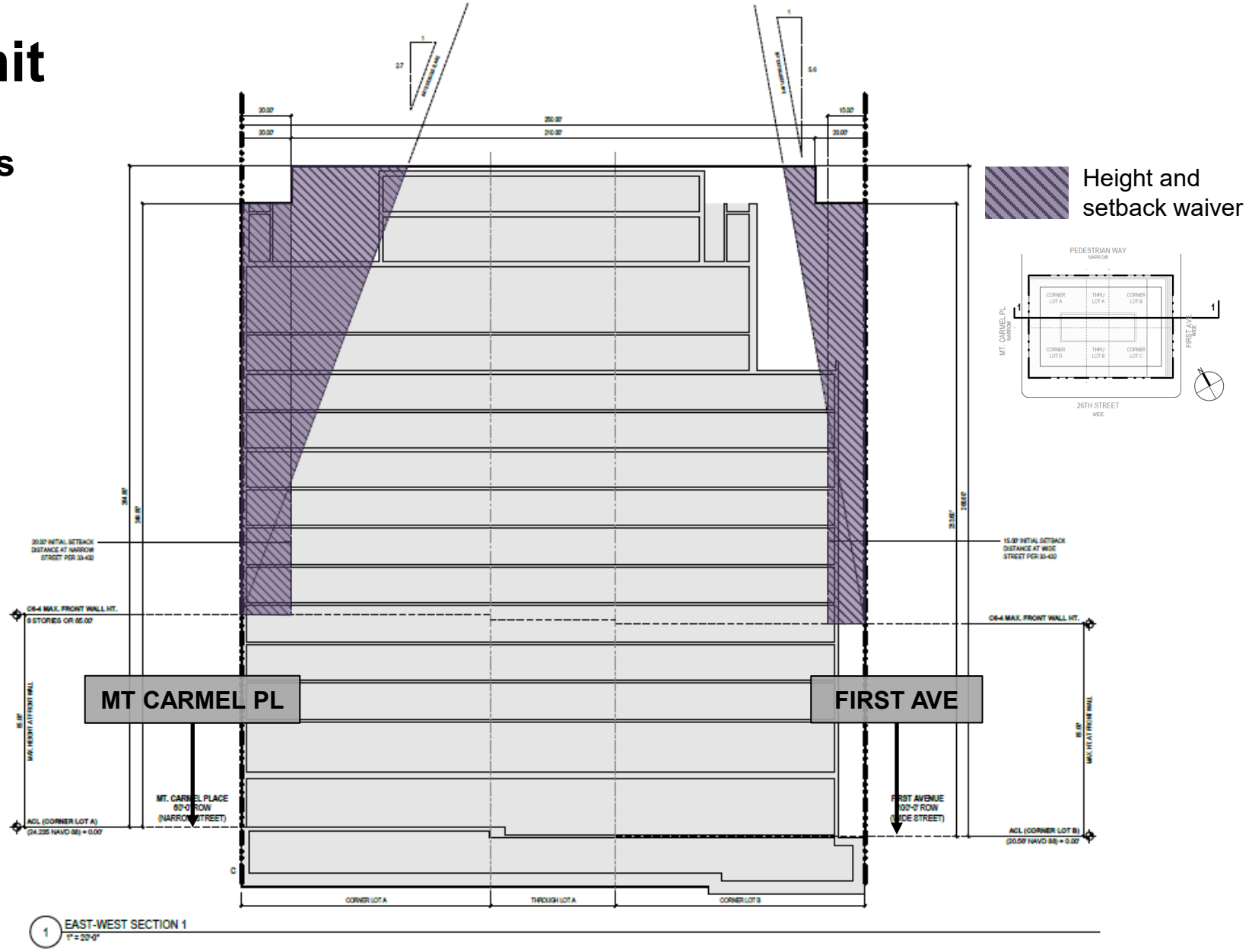


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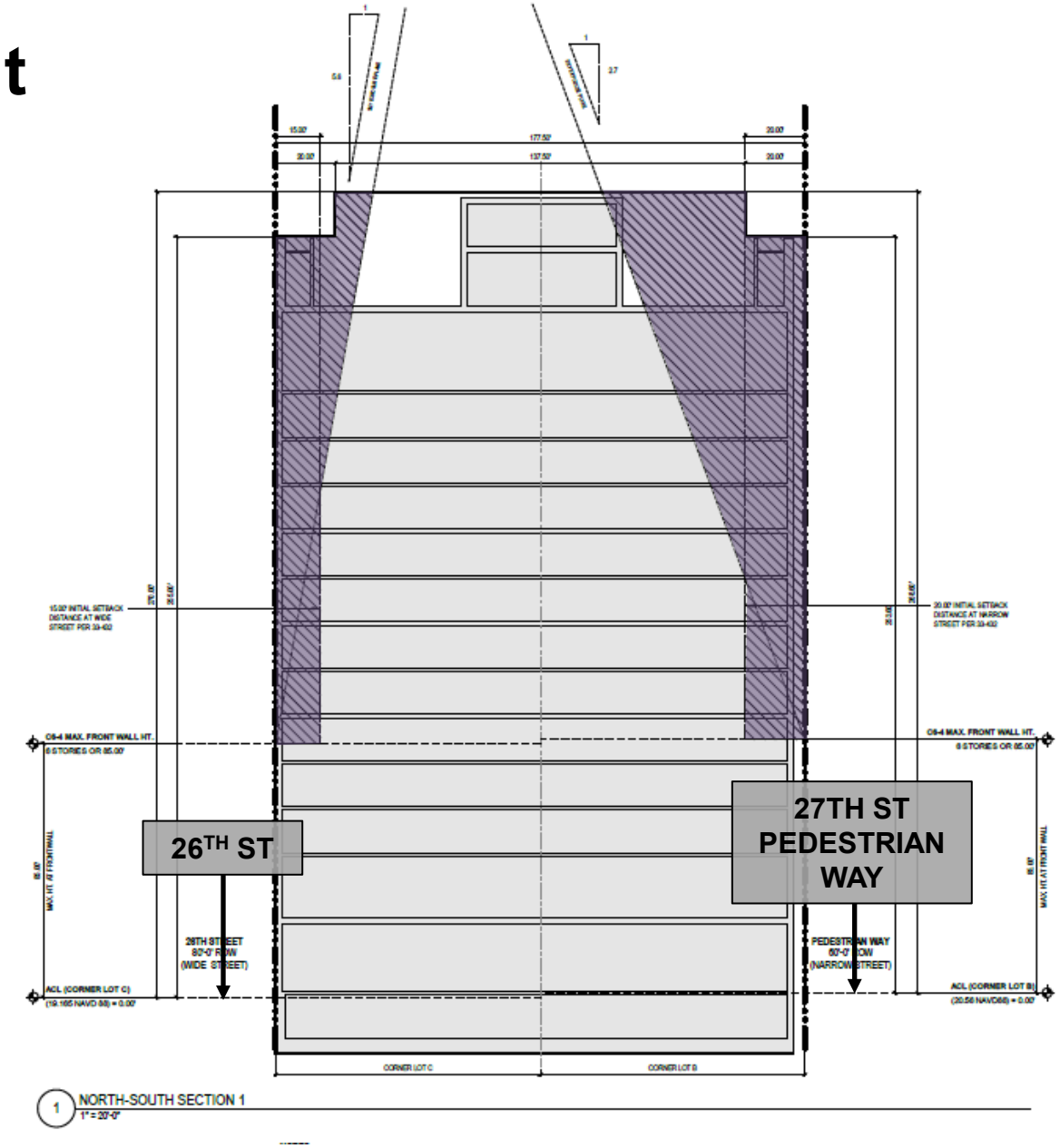


ZR 74-901 Special Permit

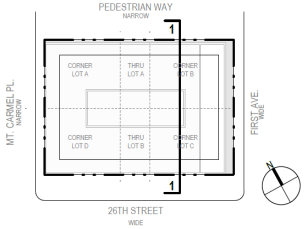
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Height and setback waiver

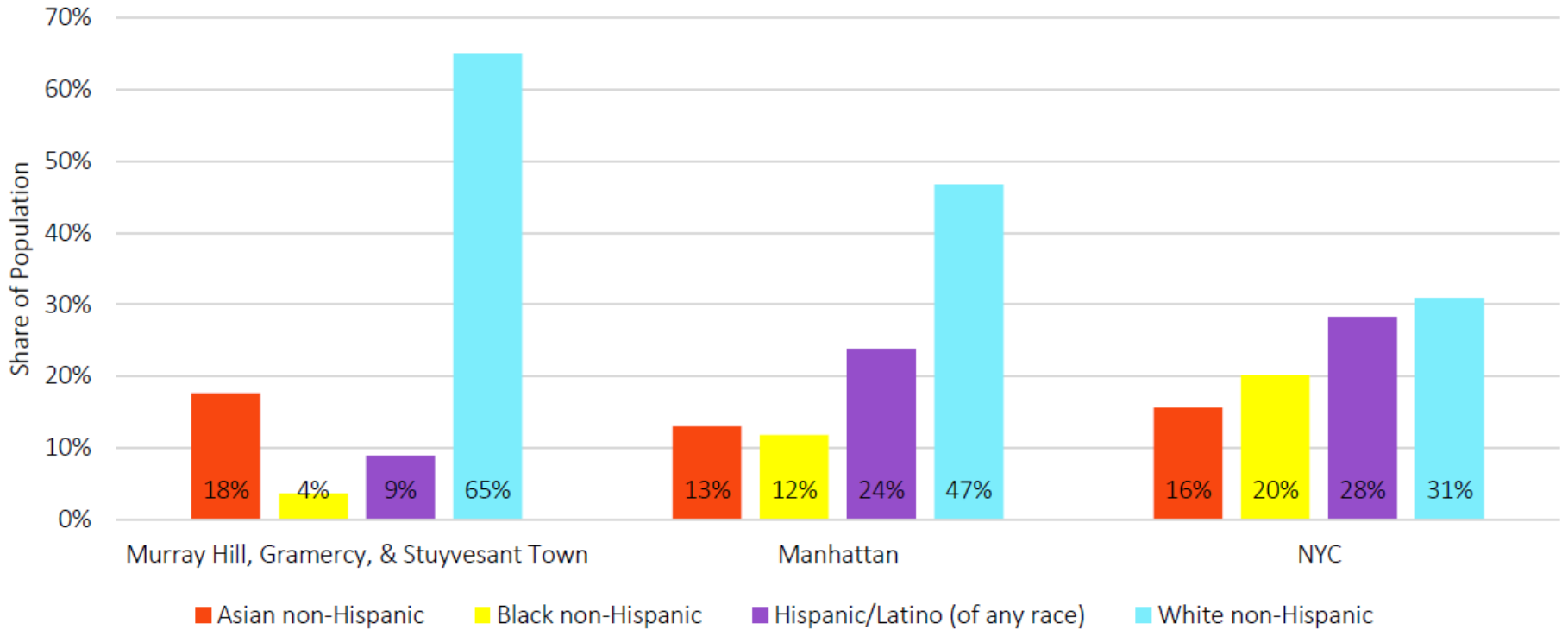


Racial Equity Report on Housing and Opportunity

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]."



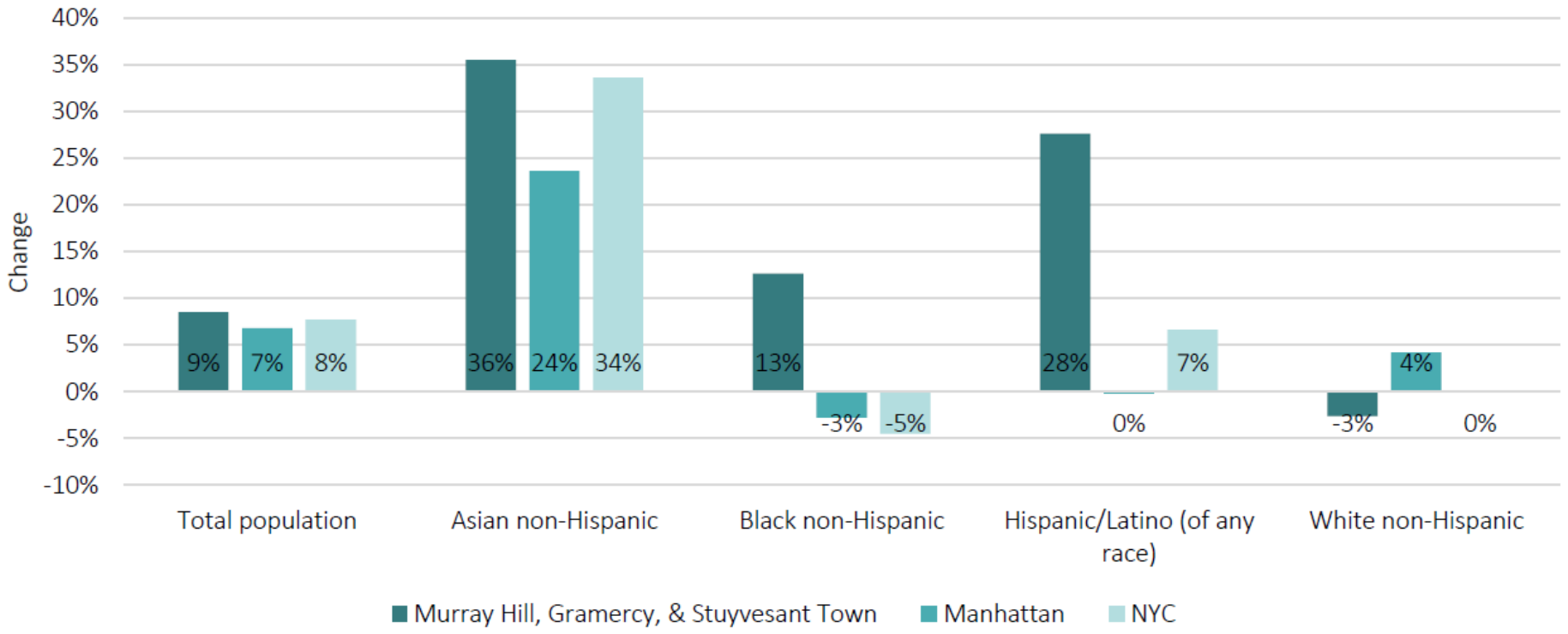
Source: Census 2020; Community Profile Table 1.01

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]."



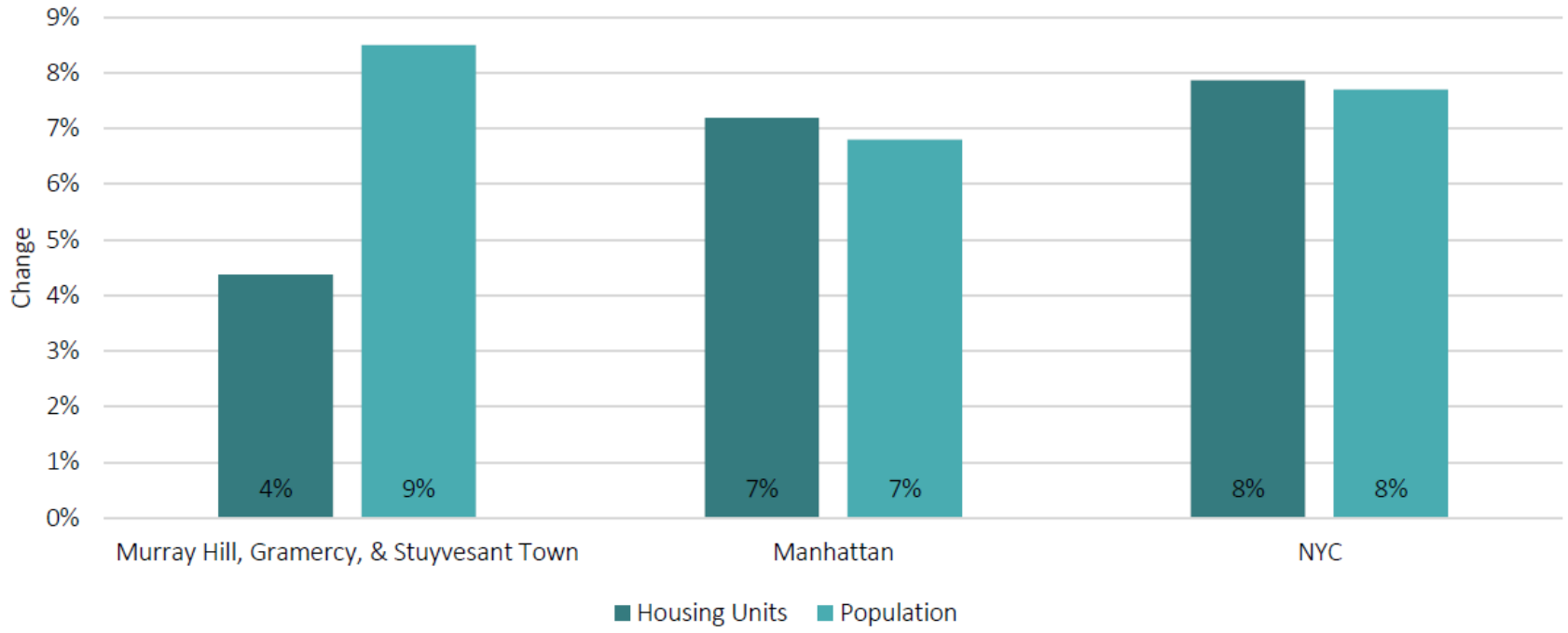
Source: Census 2010, 2020; Community Profile Table 1.01

Racial Equity Report on Housing and Opportunity

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2022

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2022, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2022 Q2 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Summary

Actions Requested:

- Zoning Map Amendment from R8 and R8/C2-5 to C6-4
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- Zoning Special Permit pursuant to ZR Section 74-901(a) for bulk modifications for laboratories



Illustrative Rendering