THE LIRIO | 806 NINTH AVENUE

Applicant: Department of Housing Preservation & Development (HPD)



N 220219 ZRM

C 220220 ZMM

C 220221 ZSM

C 220221(A) ZSM

C 220222 PPM

C 220223 PQM

CPC Review Session | Pre-hearing

April 25, 2022

PROJECT OVERVIEW

ACTIONS

1. Map amendment R8/C1-5 & R8 → C6-2
2. Text amendment to modify existing special permit to allow additional bulk modifications in CL Preservation Area
3. Special Permit to modify lot coverage and height/setback regulations
4. Disposition of development rights from MTA building
5. Acquisition of floor area for MTA expansion space

ULURP

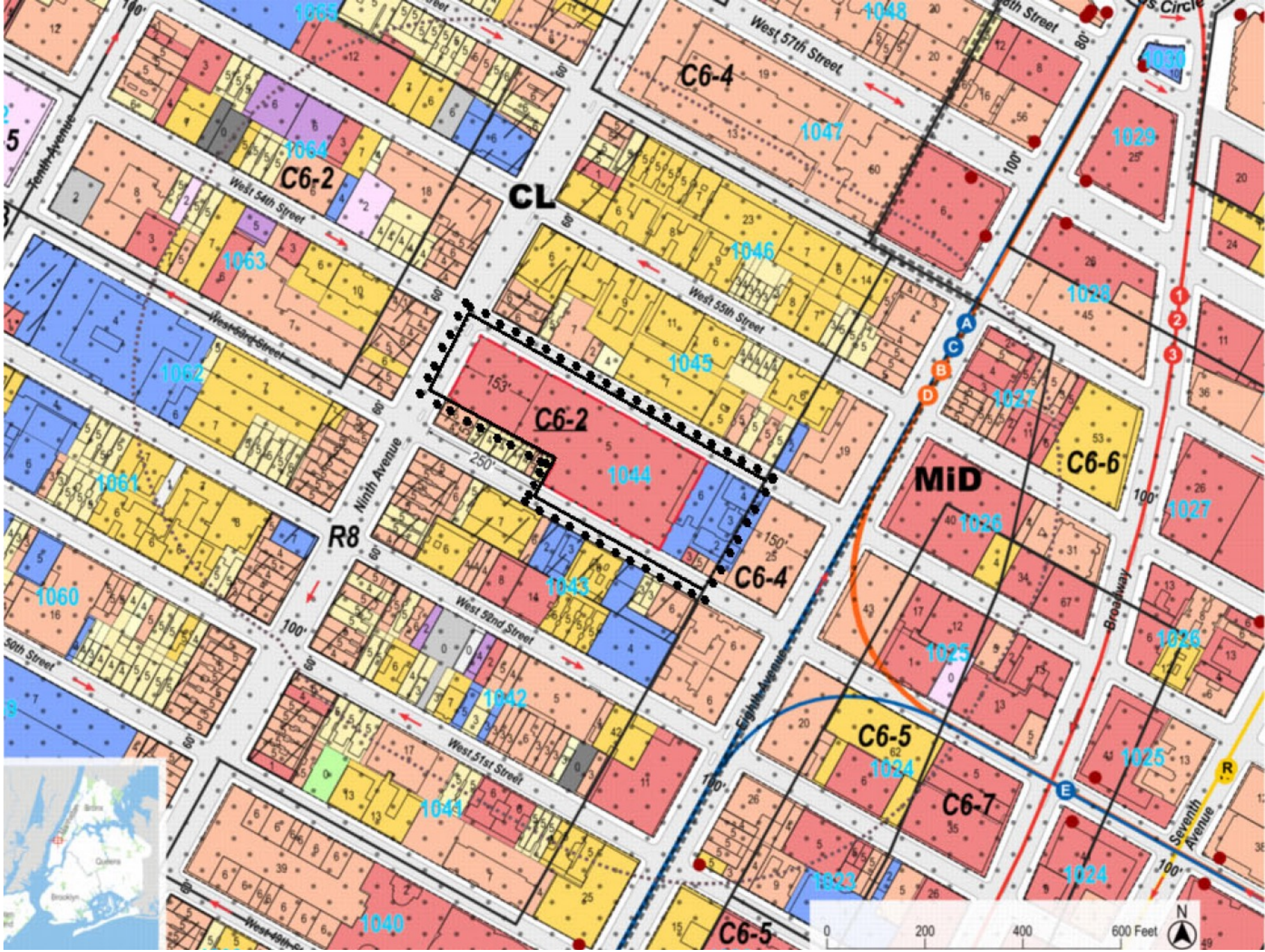
CB4: Disapprove with conditions

BP: Approve with conditions

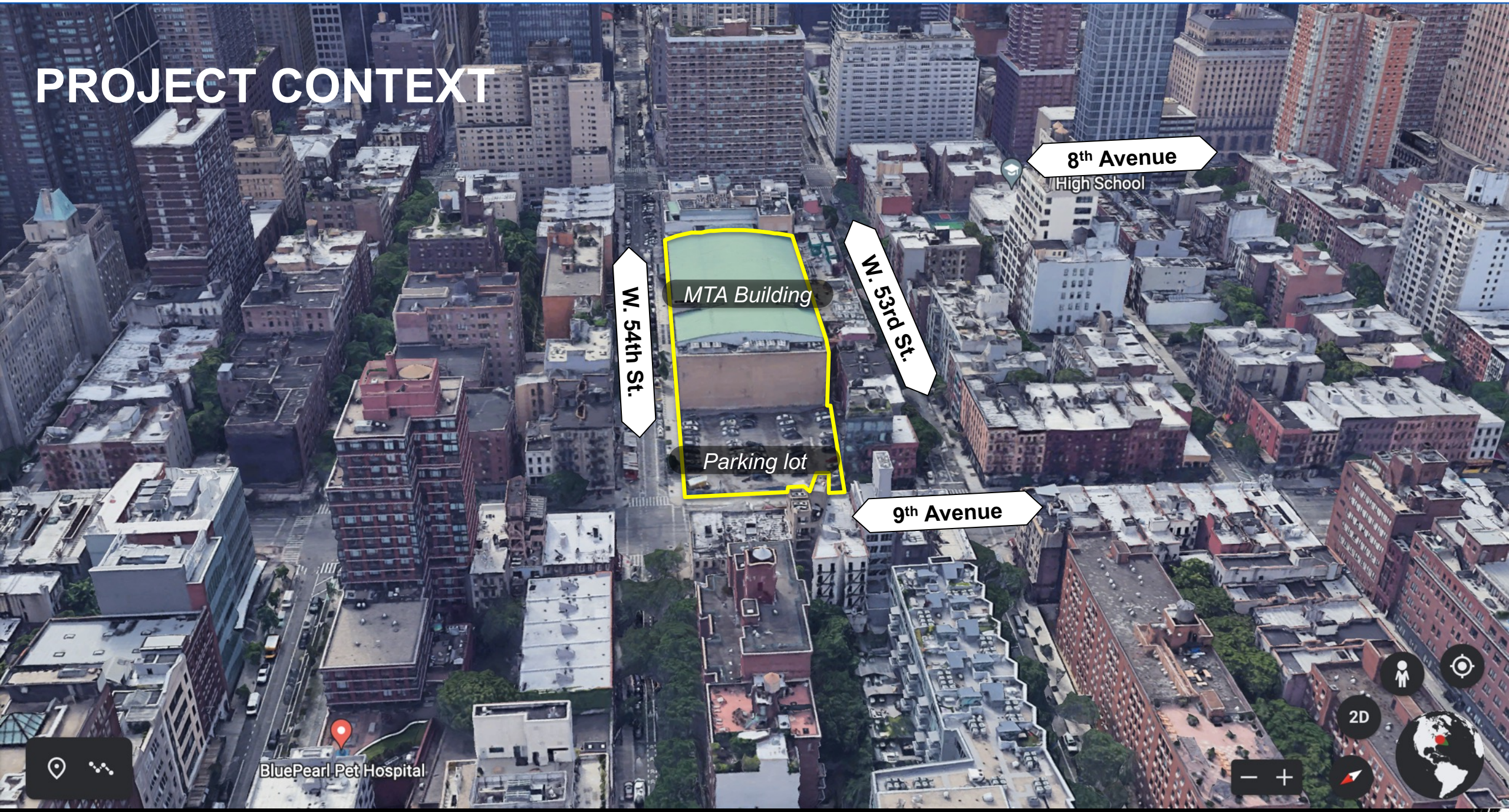


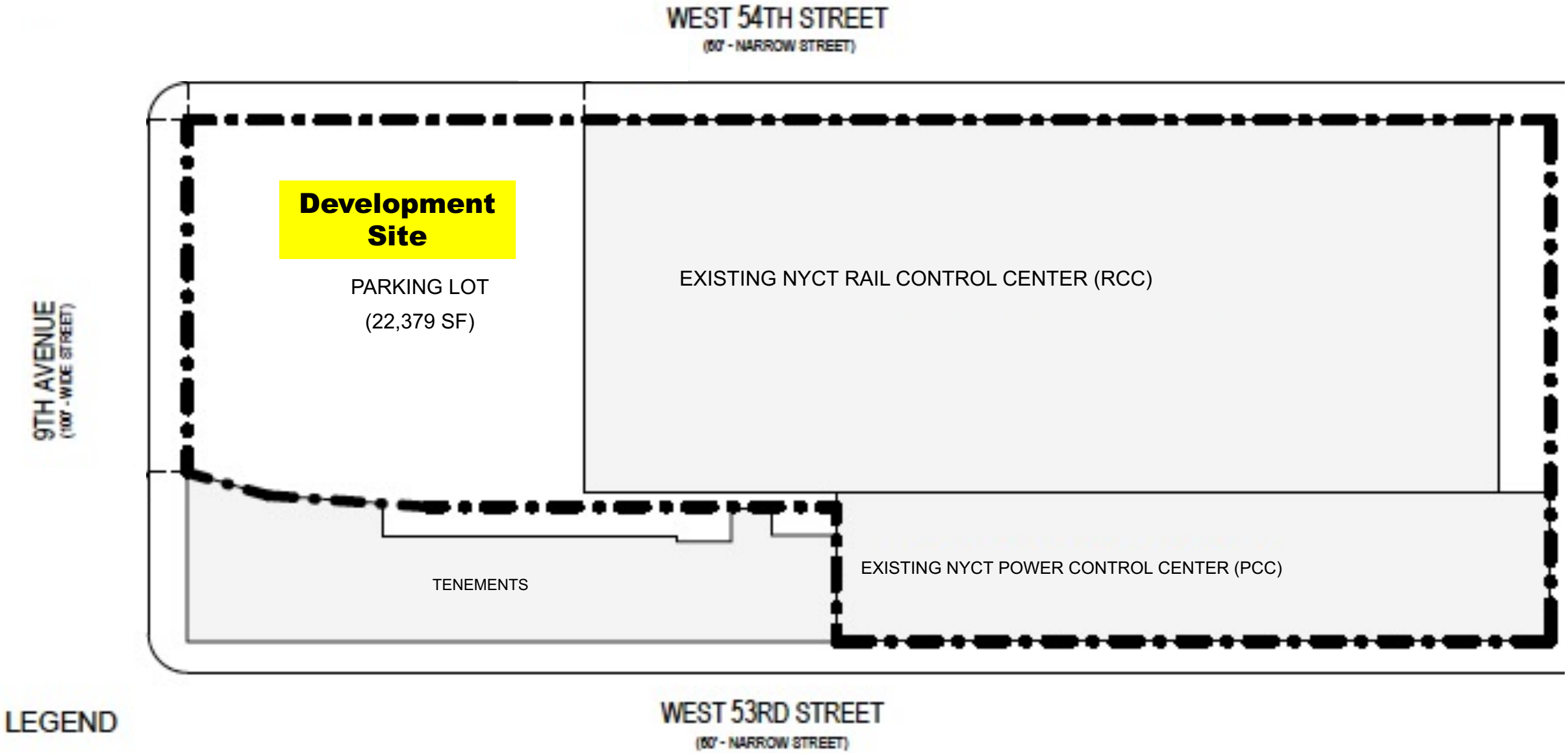
AREA MAP

- Special Clinton District (CL) Preservation Area
- Commercial, low- and mid-rise mixed residential/retail, mid- and high-rise residential, institutional uses
- R8, C1-5, C6-2, C6-4, MiD
- A/C/E, B/D, N/R/Q/W & 1 trains within 0.5 mi.
- Central Park <0.5 mi.



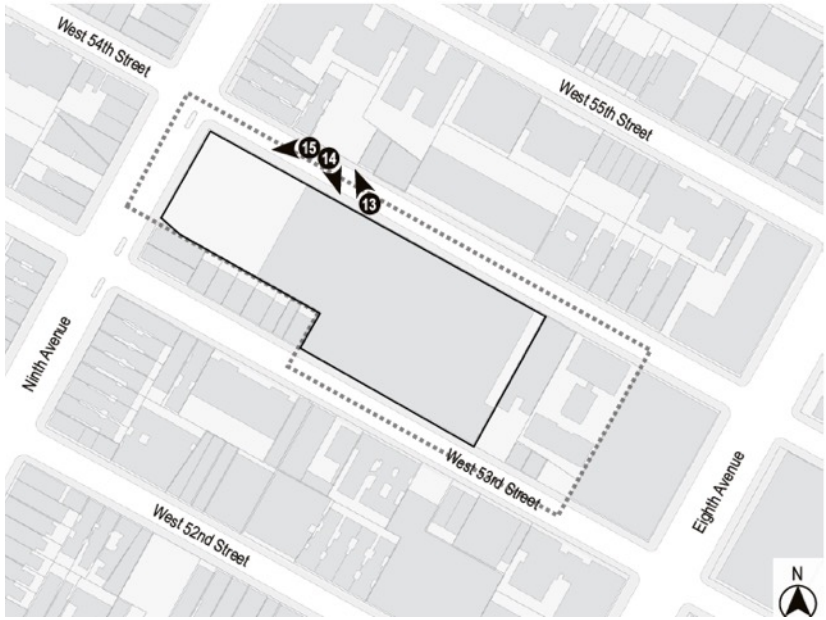
PROJECT CONTEXT




WEST 54TH STREET
(60' - NARROW STREET)
Development Site
PARKING LOT
(22,379 SF)
EXISTING NYCT RAIL CONTROL CENTER (RCC)
9TH AVENUE
(100' - WIDE STREET)
TENEMENTS
EXISTING NYCT POWER CONTROL CENTER (PCC)
WEST 53RD STREET
(60' - NARROW STREET)
LEGEND
ZONING LOT LINE
EXISTING BUILDING FOOTPRINT

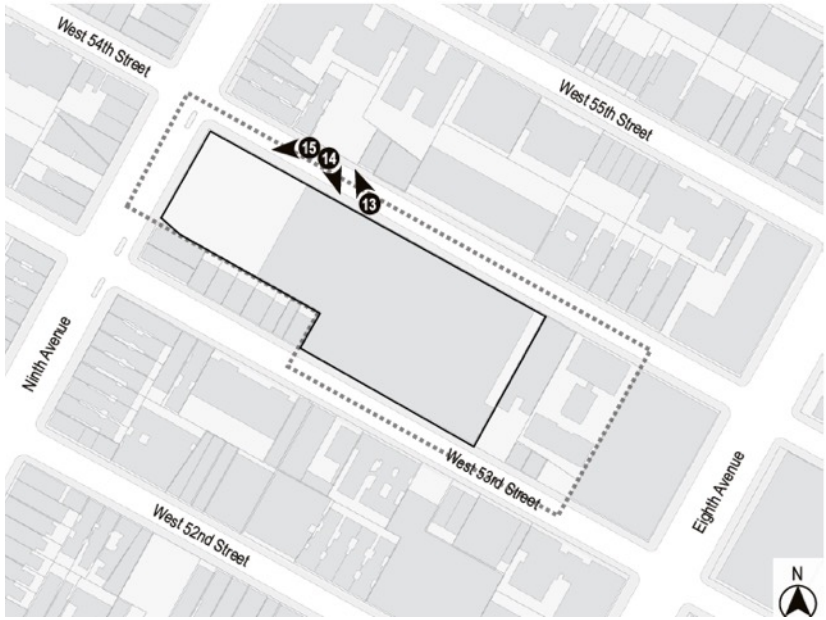


14. View of the **Rezoning** Area facing southeast from West 54th Street.





15. View of the Development Site facing west from West 54th Street.



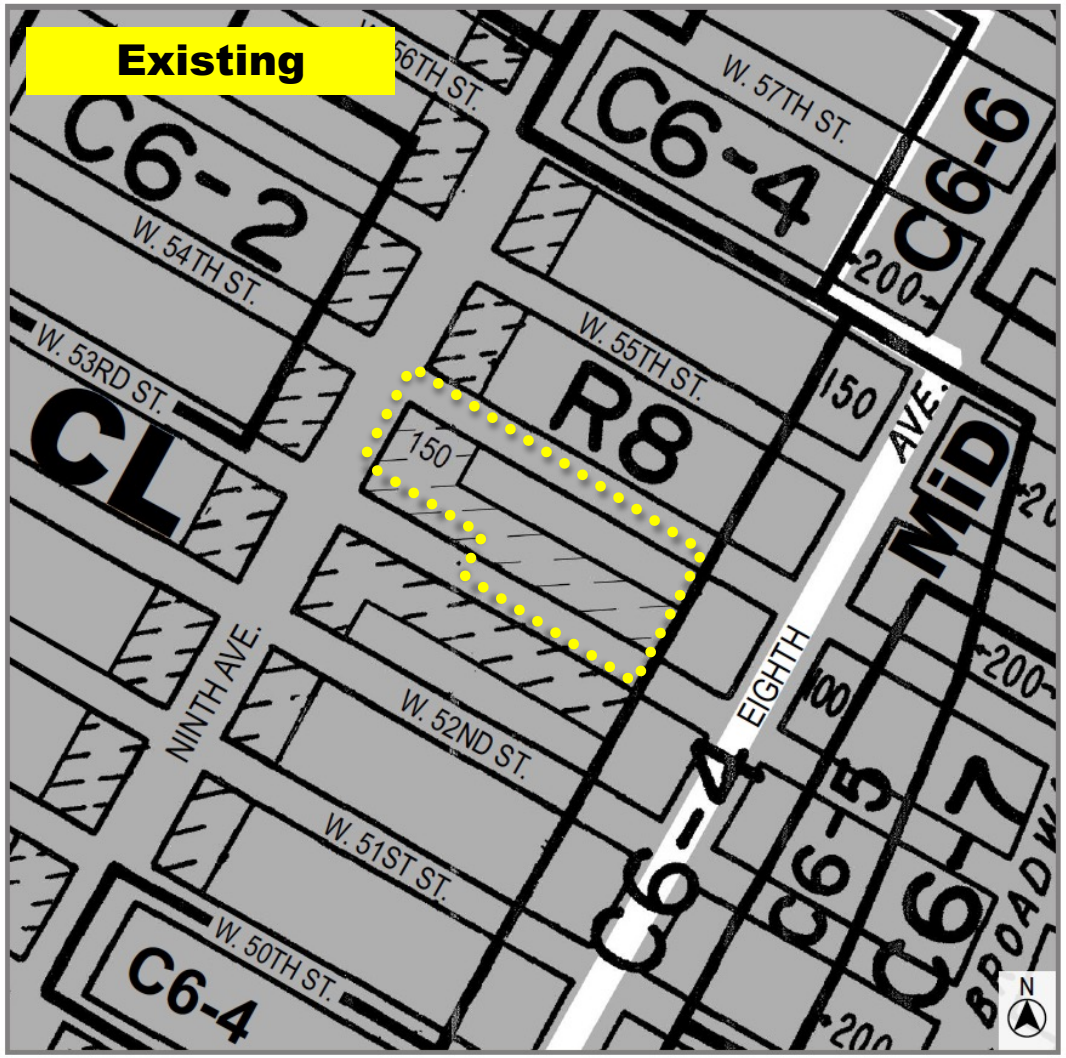
BUILDING PROGRAM

Nine-story, mixed-use building

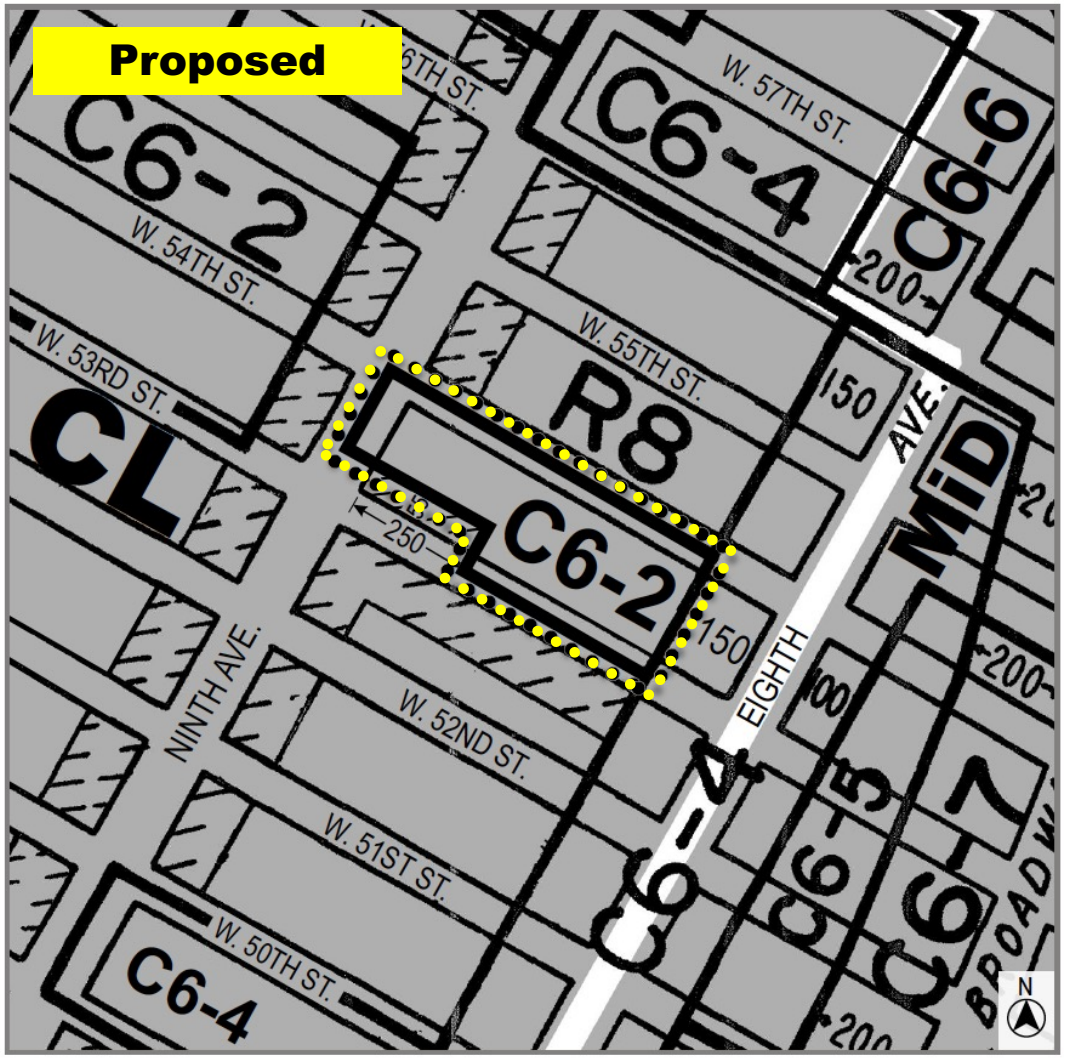
- 92,602 SF residential (1.0 FAR)
  - 111 affordable units
    - *44 units 40%-80% AMI*
    - *67 units for formerly unhoused*
  - 1,500 SF support services
- 37,400 SF commercial (0.41 FAR)
  - 30,466 SF office for MTA
  - 6,935 SF retail
- 7,361 SF landscaped open area



ACTION 1 | ZONING MAP AMENDMENT



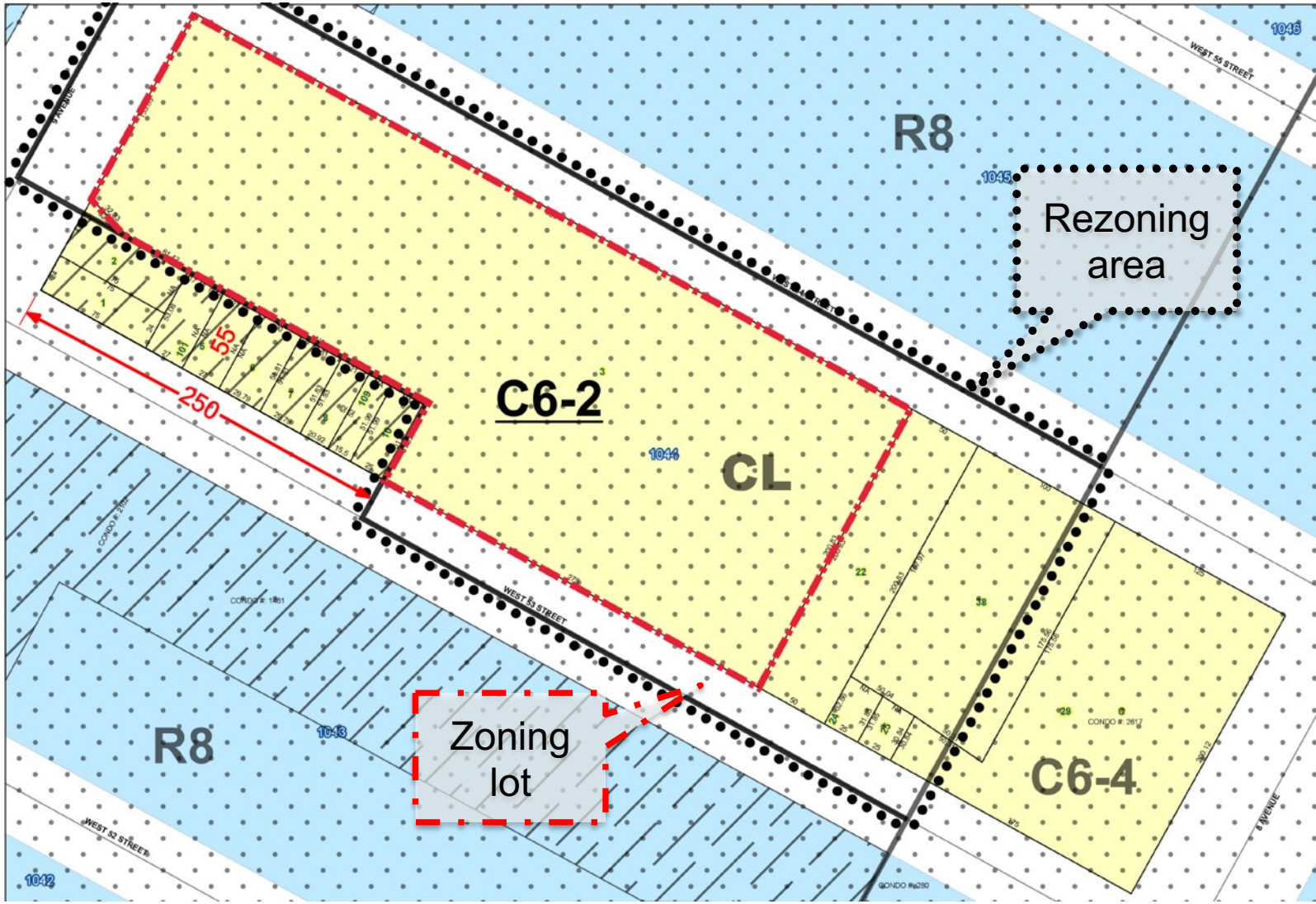
Current Zoning Map (8c)



Proposed Zoning Map (8c) - Area being rezoned is outlined with dotted lines

MAP AMENDMENT

- No change to max FAR, height, setback, lot coverage, or yard regulations
- 4.2 FAR for all uses
- Allows Use Groups 1-12
- Allows second-story commercial uses

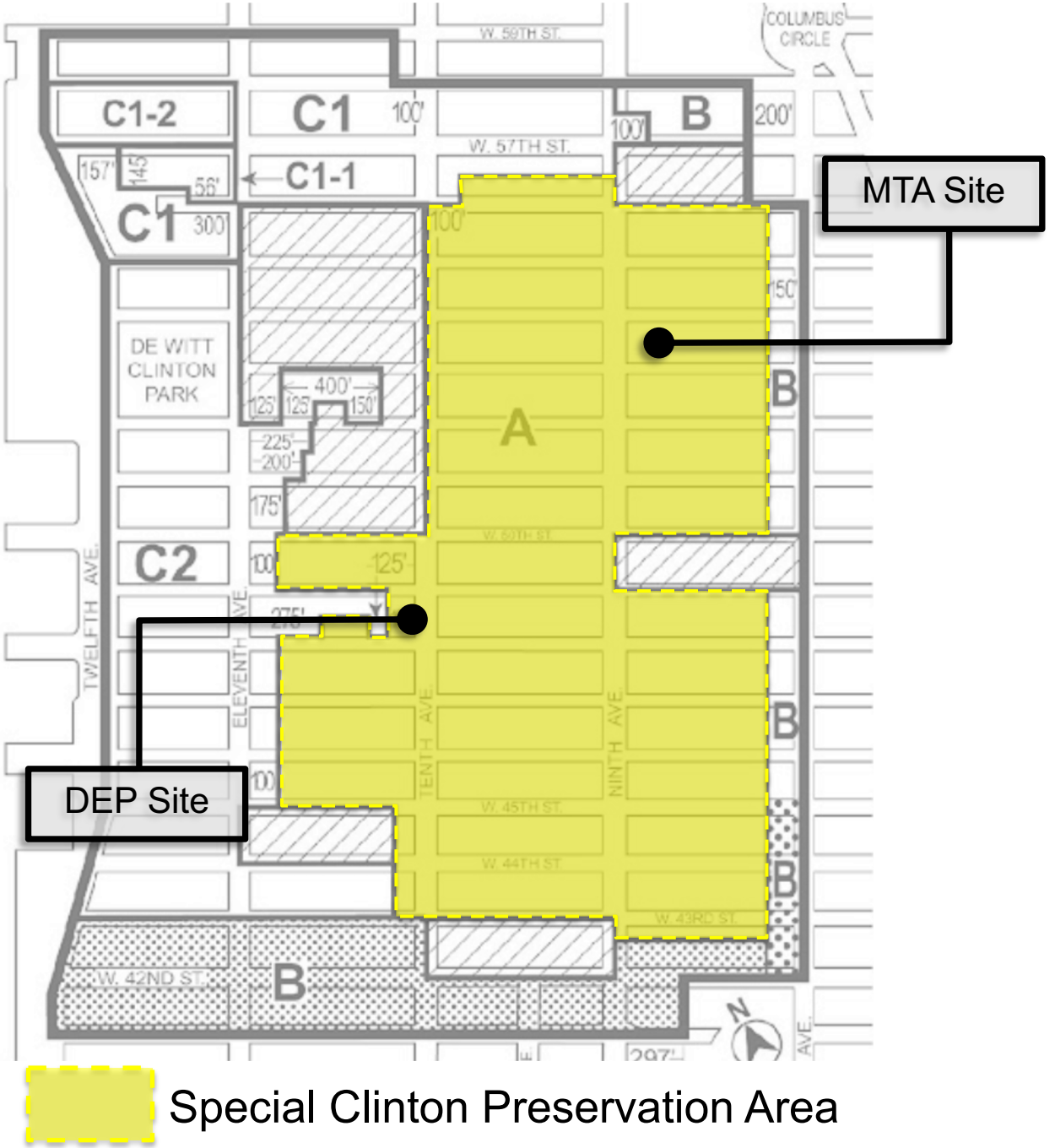


ACTION 2 | TEXT AMENDMENT

Allows CPC to modify Preservation Area lot coverage, yard, and open area regulations

Conditions:

1. At least 40,000 SF
2. Fronts on a wide street
3. Contains existing public infrastructure

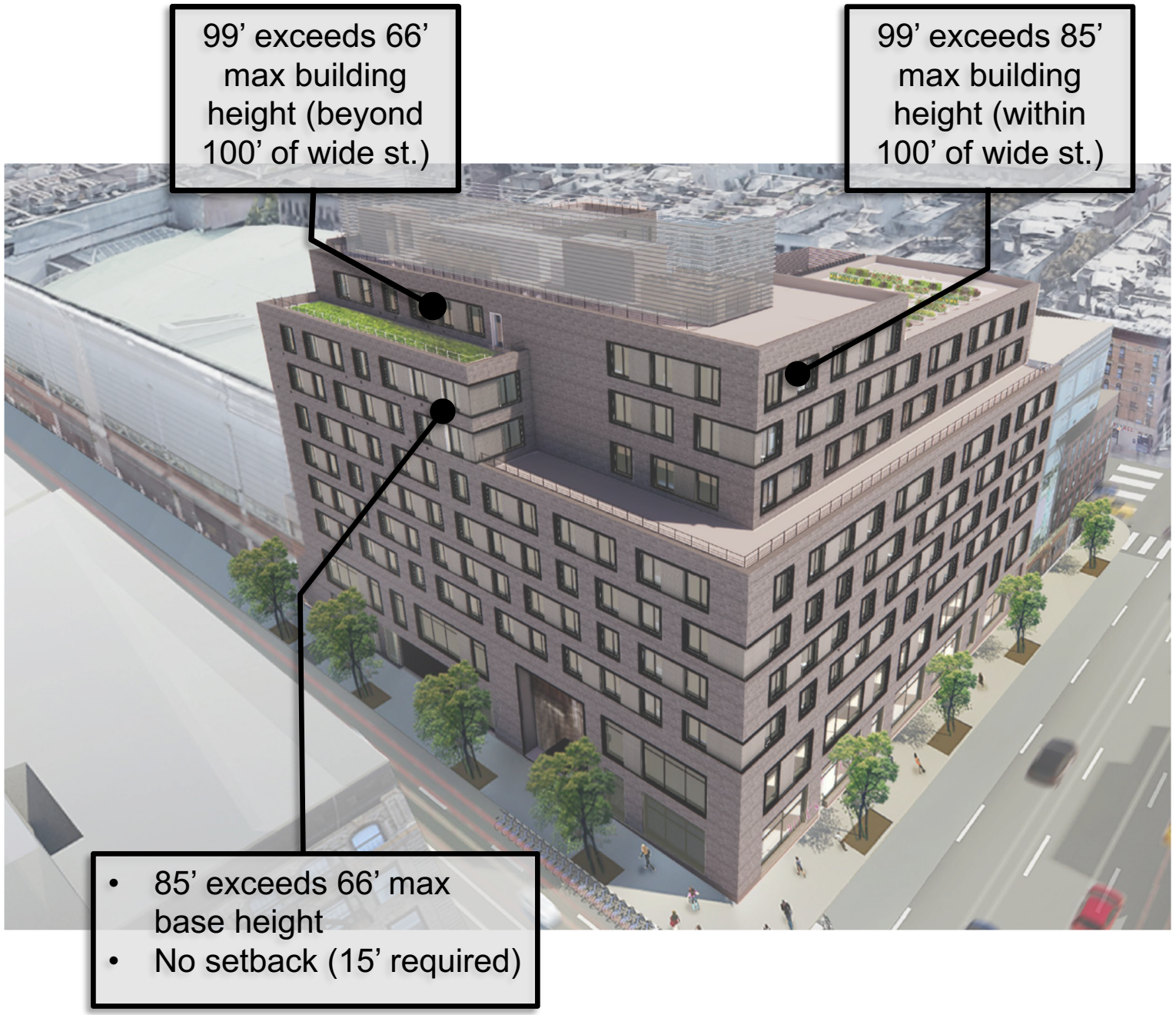


ACTION 3 | SPECIAL PERMIT

Height & Setback

Finding:

Distribution of bulk permits adequate access to light and air to surrounding streets and properties



SPECIAL PERMIT: “A” APPLICATION MODIFICATIONS






99’
66’
9th Avenue
W. 53rd St.
ALFIE'S
9 AV

SPECIAL PERMIT: OTHER MODIFICATIONS





ACTION 3 | SPECIAL PERMIT

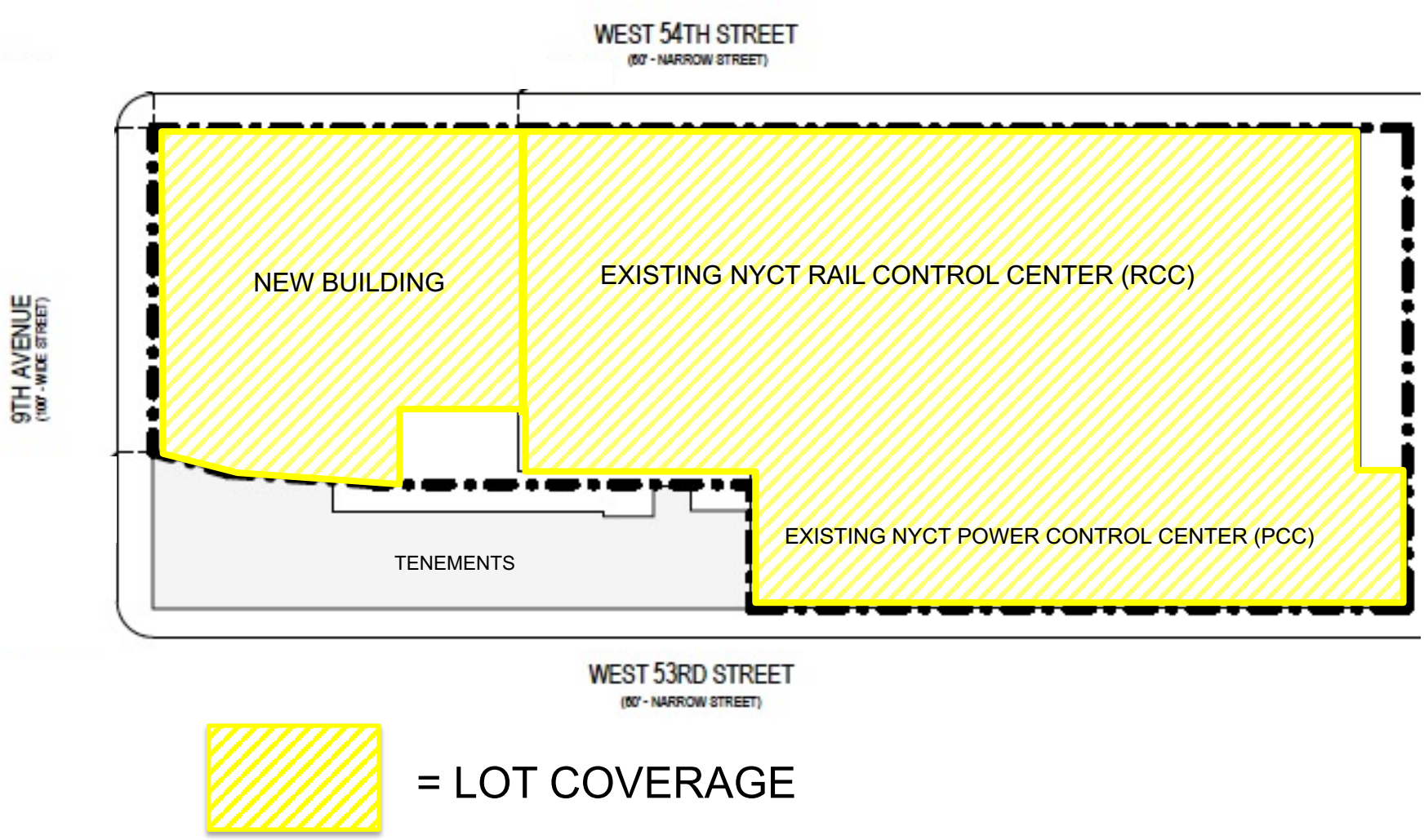
Lot Coverage

Required:

- 70% within 100’ of a wide street
- 60% beyond 100’ of a wide street

Proposed:

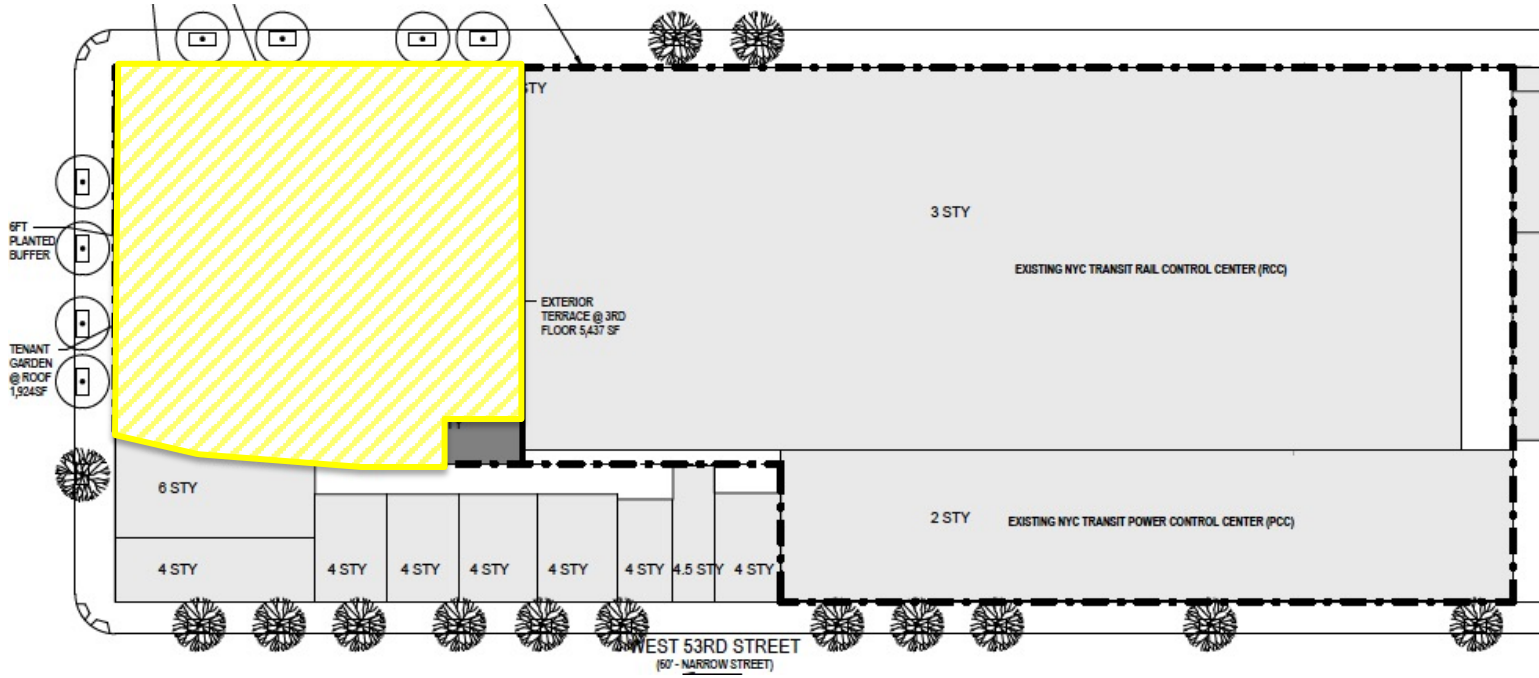
- 100% within 100’ of a wide street
- 93.3% beyond 100’ of a wide street



ACTION 3 | SPECIAL PERMIT
Landscaped Open Area

Required:

- 20% of zoning lot area as landscaped open area
- 18,411 SF (20% of 92,057 SF)
- Footprint of new building site/parking lot is equal to 24% of zoning lot

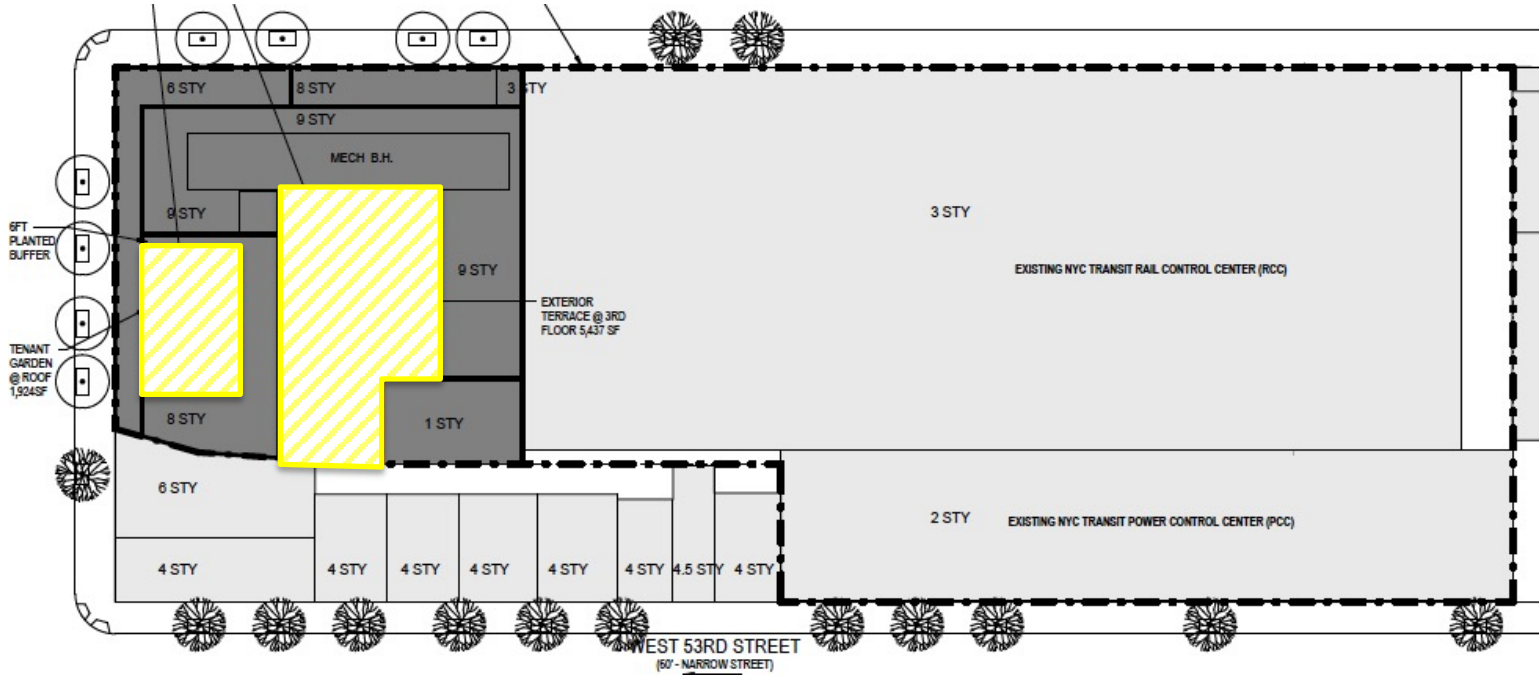


= REQUIRED OPEN SPACE

ACTION 3 | SPECIAL PERMIT
Landscaped Open Area

Proposed:

- 7,361 SF on terrace and rooftop garden
- 8% of total zoning lot area
- 33% of lot area of new building site

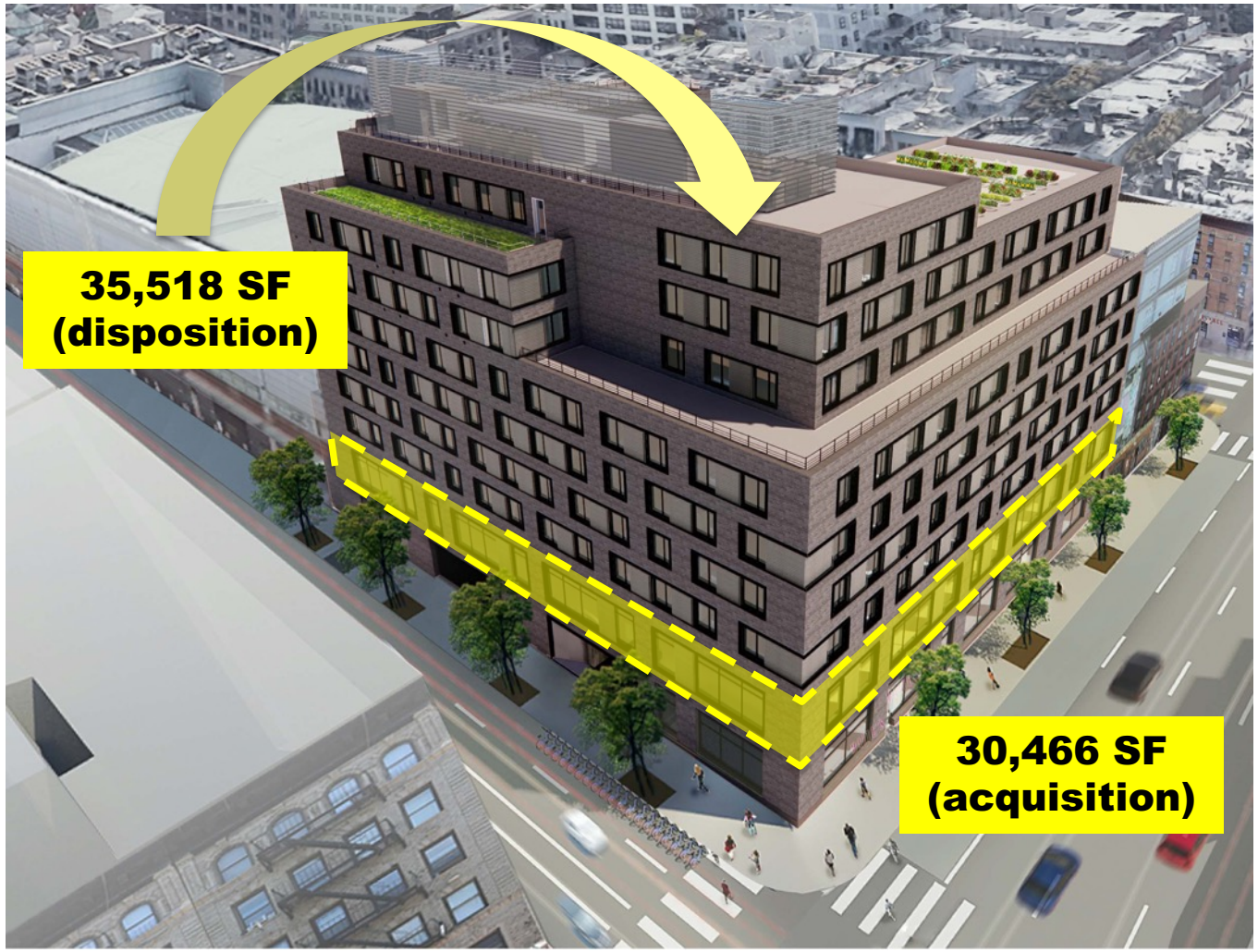


= PROPOSED OPEN SPACE

ACTIONS 4 & 5 | DISPOSITION & ACQUISITION

ACTIONS

4. **Disposition** of 35,518 SF of development rights from MTA building
5. **Acquisition** of 30,466 SF for MTA expansion space



CB4 RECOMMENDATION

Resolution: Disapprove with conditions

Vote: 32-7-0

- **Zoning Map amendment:** Disapprove with conditions
- **Zoning Text amendment:** Disapprove with conditions
- **Special Permit ("A" application)**
  - **Height & Setback:** Approve with conditions
  - **Lot coverage:** Approve
  - **Landscaped open space:** Approve
- **Acquisition:** Disapprove with conditions
- **Disposition:** Approve with conditions

CB4 RECOMMENDATION

Requested Changes

- Maintain existing zoning and accommodate MTA space through Mayoral Zoning Override (MZO)
- Dispose of 35,518 SF *or more* from MTA site for residential use only
- Eliminate/reduce office space acquisition to create more affordable units
- Change income bands to moderate- and middle-income
- Replace special permit to modify non-FAR bulk regulations with text amendment to exempt MTA & DEP sites from lot coverage and yard requirements as of right
- Modify façade design to be more contextual
- Grocery for ground-floor commercial space

BP RECOMMENDATION

Recommendation: Approve with conditions

1. Withdraw proposed commercial rezoning and accommodate office use via other mechanism or limit rezoning area to development site
2. Modify special permit waivers for rear yards/lot coverage so only apply to development site and DEP site
3. Eliminate or reduce MTA component and use space for more affordable housing
4. Work with CB4 to arrive at a façade design that is more contextual
5. Include a grocery store in the ground-floor retail space

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