East 94th Street Rezoning

Review Session | January 2nd, 2024



Project Overview

Applicant

LM East 94 LLC

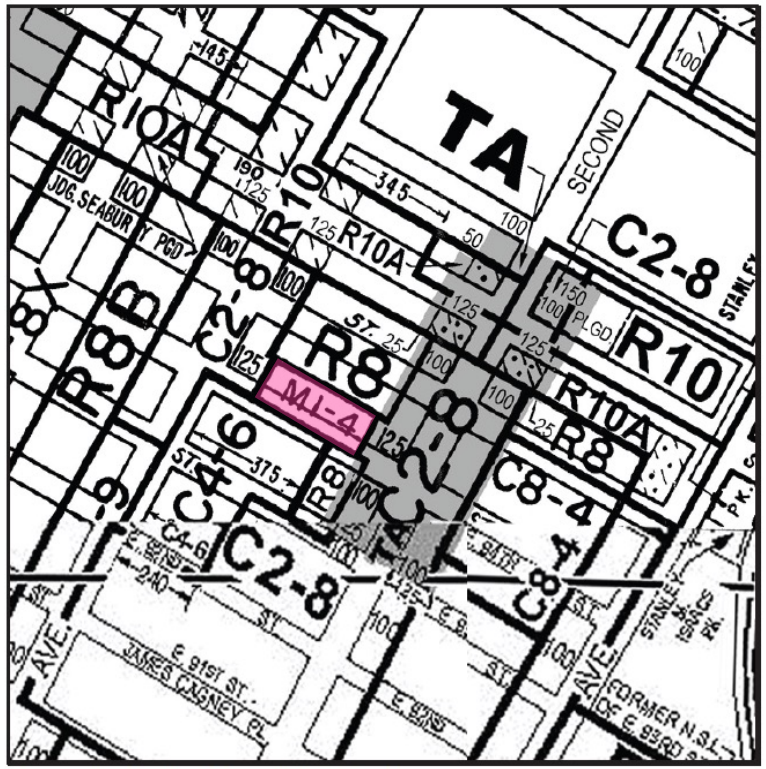
Location

East 94th Street between Second and Third Avenues

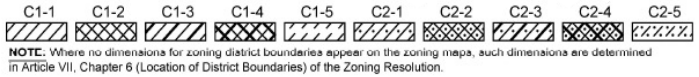
Yorkville, Manhattan, CD8

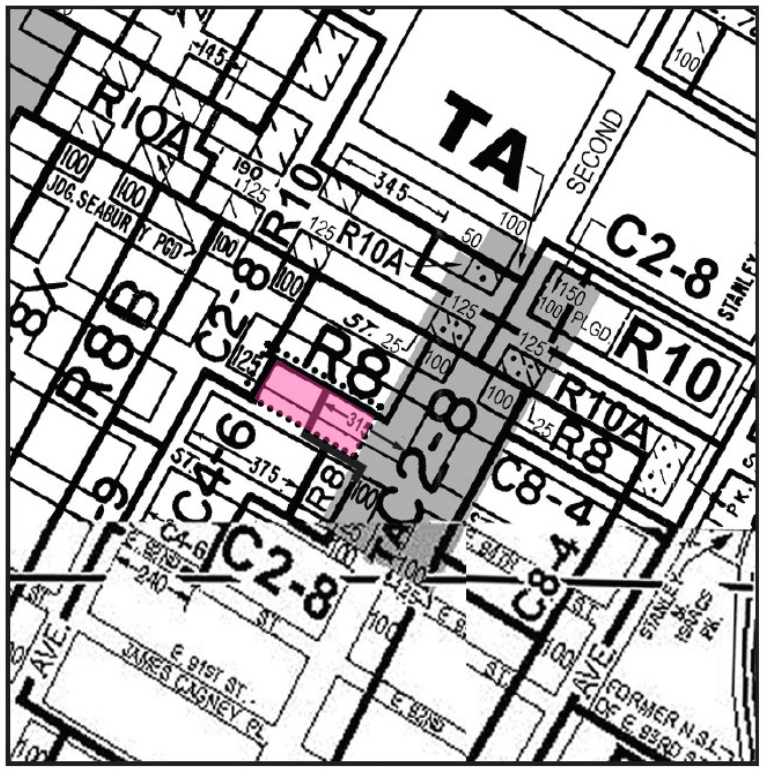
Actions

1. Zoning Map Amendment from M1-4 to C2-8 and C4-6
2. Zoning Text Amendment to Appendix F to map MIH Option 1



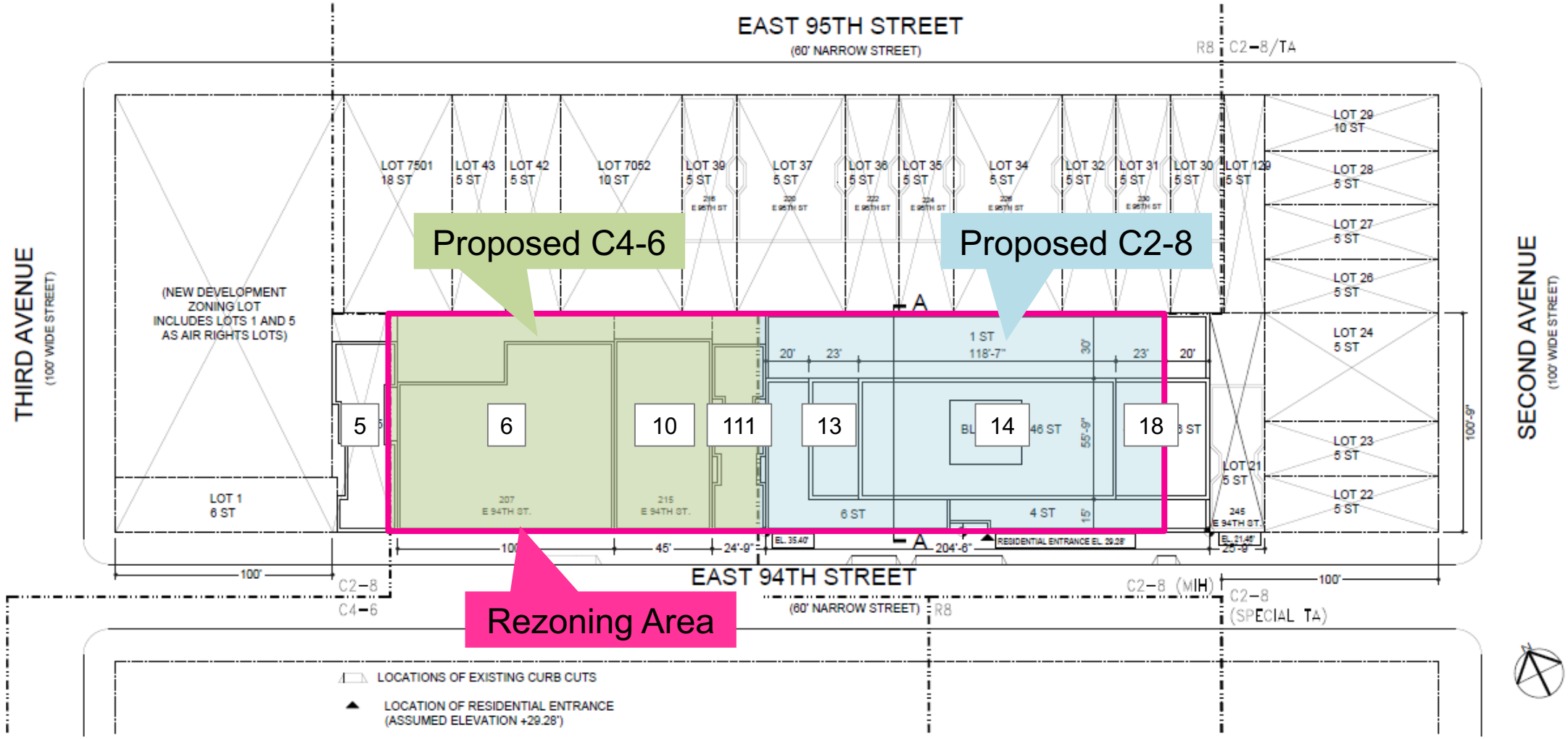
Current Zoning Map (6b & 9a)





Proposed Zoning Map (6b & 9a) -
Area being rezoned is outlined with dotted lines
Rezoning from M1-4 to C2-8 and C4-6

Proposed Rezoning Area



1 SITE PLAN
SCALE: 1" = 50'

Proposed Development

Height:

46 stories

Floor Area:

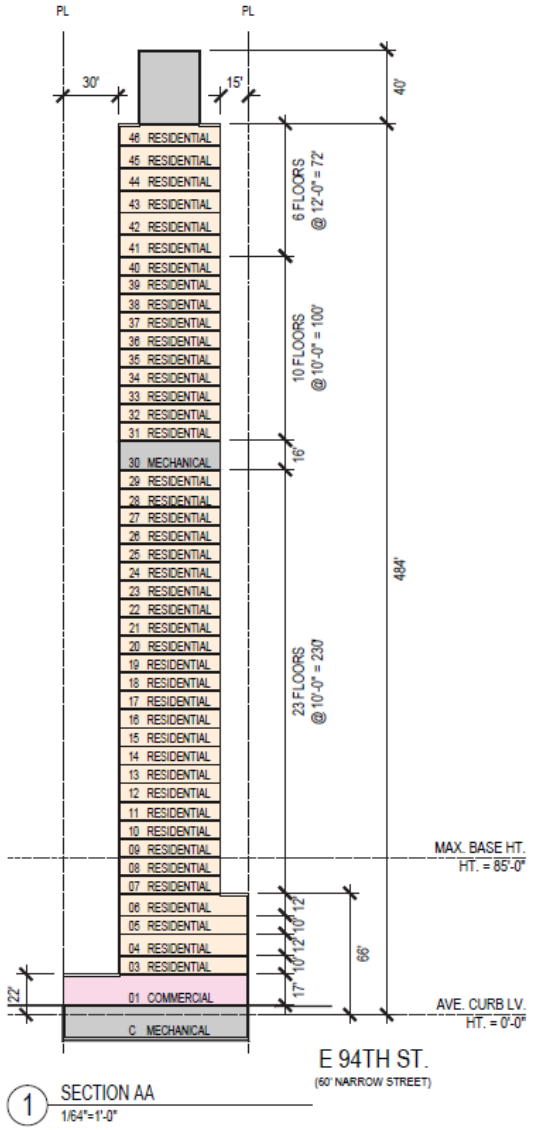
433,886 GSF

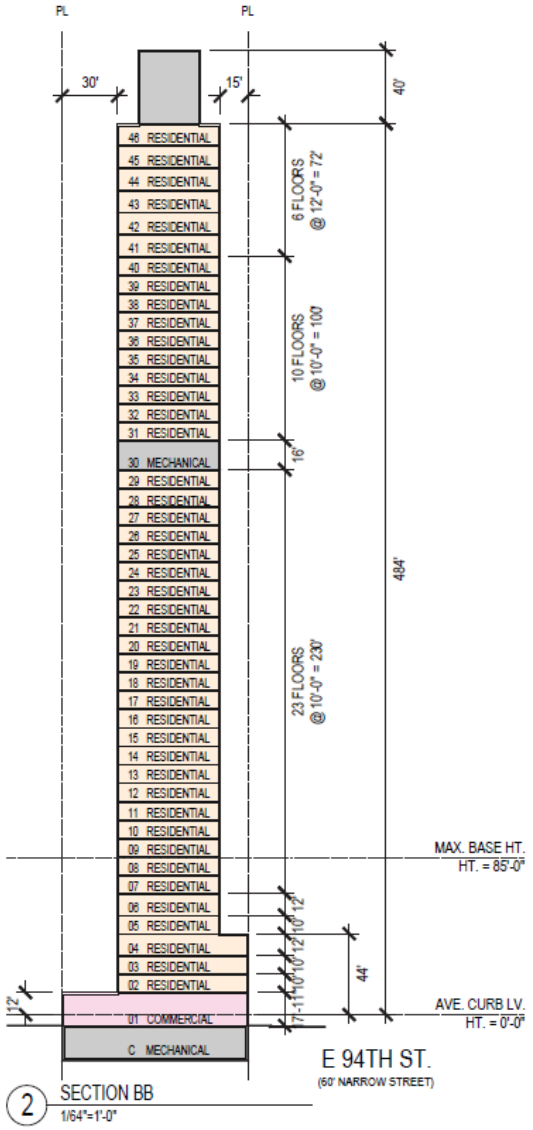
Units:

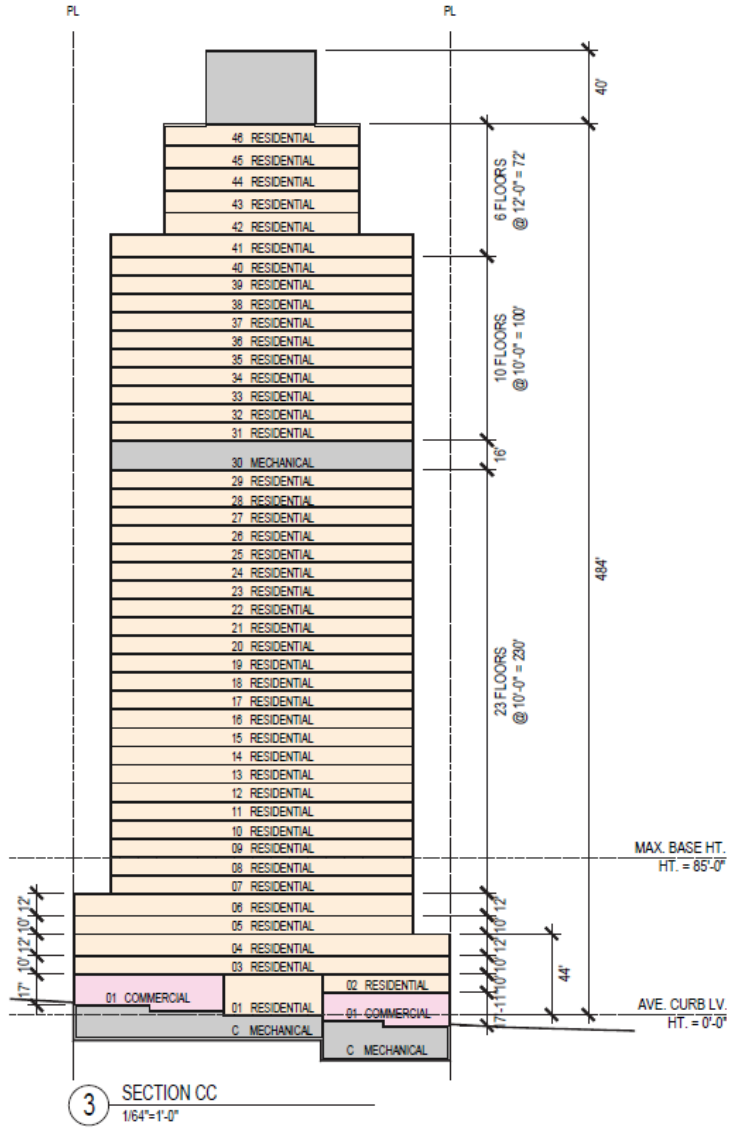
452-483 dwelling units

113-145 income-restricted

Ground floor commercial/community facility space







Community Board 8 Recommendation

On, November 8, 2023, Manhattan Community Board 8 voted to **approve the application** (C 230241 ZMM | N 230242 ZRM) with the following conditions:

1. That the proportion of affordable units be increased to 30%, but otherwise subject to the same terms as the original application, including the average affordability of 60% AMI;
2. That the building be required to remain a rental building for at least 15 years;
3. That open space be incorporated into the site;
4. That 200 parking spaces be retained on the site;
5. That the height of the building be reduced to a maximum of 355 feet;
6. That construction use all union labor or pay prevailing wage

The resolution passed with a vote of 32 in favor, 4 opposed, and 3 abstaining.

Manhattan Borough President Recommendation

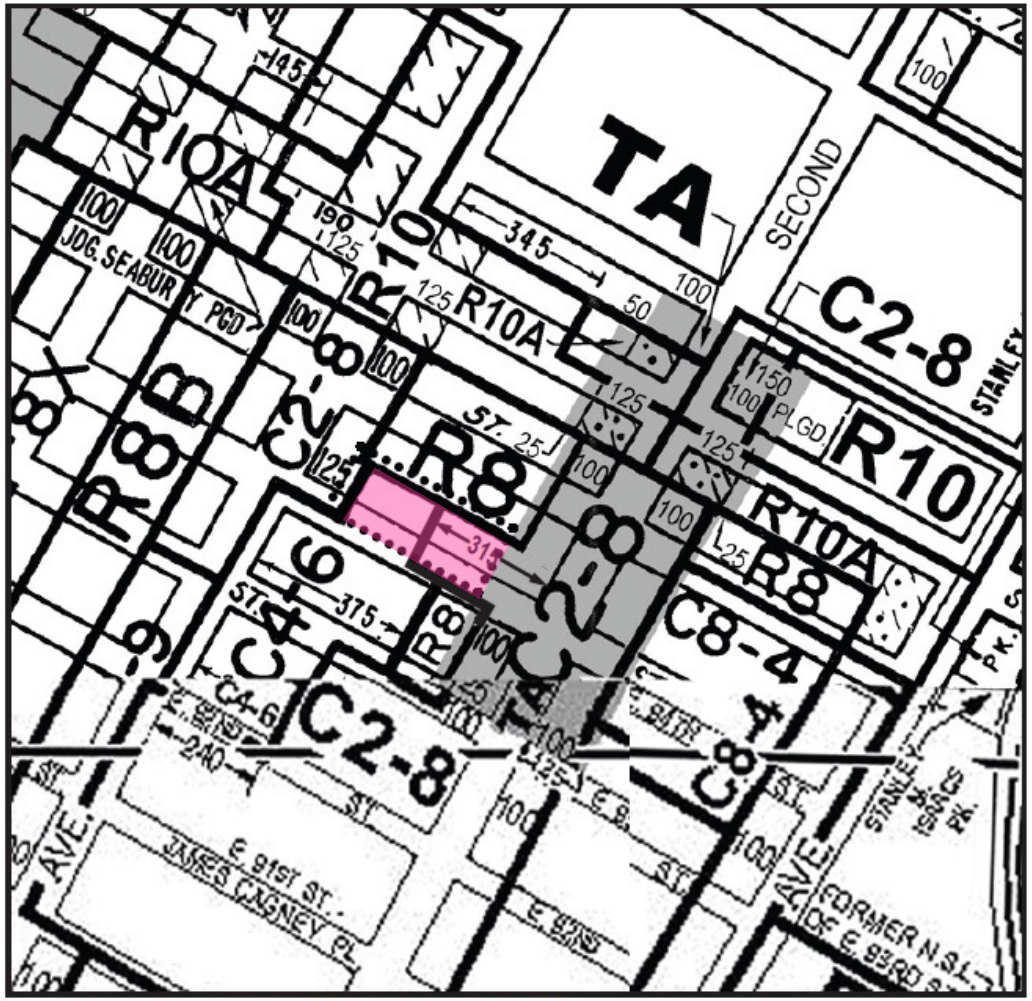
On, November 20, 2023, Manhattan Borough President recommended **approval of the application** (C 230241 ZMM | N 230242 ZRM) with the following conditions:

1. Maximize the number of affordable units in the building by working with the City to find funding sources to increase affordable housing in Manhattan Community District 8;
2. Ensure a bedroom mix that reflects the needs of families in the district with the inclusion of two and three-bedroom units; and
3. Consider options for reducing building height within the as-of-right building envelope in the rezoning area that do not reduce the total number of units, including the number of affordable units.

Summary

Actions

1. Zoning Map Amendment from M1-4 to C2-8 and C4-6
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Proposed Zoning Map (6b & 9a) -
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