109 Marcus Garvey Boulevard Rezoning

June 2024

12-10
DEFINITIONS

Large-scale general development (2/2/11)

A "large-scale general development" contains one or more #buildings# on a single #zoning lot# or two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or a #street# intersection and is not either a #large-scale residential development# or a #large-scale community facility development#; and:

This Application involves the establishment of a large-scale residential development comprised of Block 1588, Lot 1 (the "LSGD") that will contain five buildings on a single zoning lot.

(a) has or will have an area of at least 1.5 acres;

The LSGD will include 130,000 square feet of lot area, equivalent to approximately 2.9 acres of land.

(b) has been or is to be used, #developed# or #enlarged# as a unit:

The LSGD has been used and operated as a unit since the time of its development with four similarly constructed fully affordable housing buildings completed around 1976, which contain ground-floor retail on a portion of the lot and some community facility space. The Application will continue to ensure that the LSGD be developed as a unit by requiring that all new housing also comply with income restricted guidelines. Accordingly, together with the existing buildings, the Proposed Development results in the Project Area's continued use and development as a unit.

(1) under single fee ownership or alternate ownership arrangements as set forth in the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots#

comprising the #large-scale general development#; or

The LSGD is owned by the Phoenix Realty Group.

(2) under single fee, alternate or separate ownership, either:

(i) pursuant to an urban renewal plan for a designated urban renewal area containing such #zoning lots#; or

(ii) through assemblage by any other governmental agency, or its agent, having the power of condemnation; and

N/A

(c) shall be located in whole or in part in any #Commercial# or #Manufacturing District#, subject to the restrictions of Section 74-743 (Special provisions for bulk modifications), paragraph (a)(1).

The LSGD is currently partially located within a C2-4 district and will continue to be located in the same area with the Proposed Actions. Accordingly, the LSGD is partially located within a commercial district.

Such #zoning lots# may include any land occupied by #buildings# existing at the time an application is submitted to the City Planning Commission under the provisions of Article VII, Chapter 4, provided that such #buildings# form an integral part of the #large-scale general development#, and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #buildings#. In C5 and C6 Districts, however, a #large-scale general development# having a minimum #lot area# of five acres may include a #zoning lot# that contains an existing #building# that is not integrally related to the other parts of the #large- scale general development#, provided that such #building# covers less than 15 percent of the #lot area# of the #large-scale general development# and provided that there is no #bulk# distribution from a #zoning lot# containing such existing #building#.

The LSGD includes Buildings A, B, C and D and a total of 267 existing income restricted housing units between these four buildings. The new residential building (Building E) included in the Proposed Development will expand upon the existing residential character of the LSGD by also including residential floor area provided as 292 new income-restricted housing units as Affordable Independent Residences for Seniors (AIRS) under HPD's Senior Affordable Rental Program (SARA). Together, the existing buildings and the Proposed Development will provide a total of 559 total units of preserved and newly constructed income-restricted housing units developed over the course of a fifty-year period, and ultimately as a single unit.

The Proposed Development has been designed to build upon the existing building context within the Development Site and Surrounding Area. The Proposed Development will include a new 14-story building that will align in base height with the pre-existing residential buildings, which rise between 3- and 9-stories and will occupy space currently underutilized as a surface parking lot. A new open space/courtyard will be constructed between an existing 9-story building (Building B) and the proposed new 14-story AIRS building (Building E), to serve existing and future residents of the LSGD. Moreover, open areas located between existing buildings throughout the Development Site will be updated to increase the quality of open space for existing and future residents of the LSGD. When completed, the new and improved open spaces facilitated throughout the LSGD by the construction of the new will provide a sense of integration between buildings in the Project Area that is lacking today. Accordingly, Building E will form an integral part of the existing buildings within the LSGD.