



October 8, 2025 / Calendar No. 5

N 250301 ZRM
CORRECTED¹

IN THE MATTER OF an application submitted by Metropolitan Transportation Authority, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article IX, Chapter 7 (Special 125th Street District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

This application (N 250301 ZRM) for a zoning text amendment was filed by the Metropolitan Transportation Authority (MTA) on May 16, 2025. This application, in conjunction with the related zoning map amendment (C 250300 ZMM), would facilitate the development of a new 405-foot residential and commercial building containing more than 680 dwelling units, of which roughly 170 would be permanently income-restricted pursuant to Mandatory Inclusionary Housing (MIH), above the future terminus of Phase II of the Second Avenue Subway in East Harlem, Borough of Manhattan, Community District 11.

RELATED ACTION

In addition to the zoning text amendment (N 250301 ZRM) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following application, which is being considered concurrently with this application:

C 250300 ZMM Zoning map amendment to change a C4-4D zoning district to a C6-11 zoning district

BACKGROUND

A full background discussion and description of this application appear in the report for the related zoning map amendment (C 250300 ZMM).

¹ The report (C 250301 ZRM) has been administratively corrected on October 20, 2025. The original report inadvertently omitted a vote cast by a member of the City Planning Commission.

ENVIRONMENTAL REVIEW

This application (N 250301 ZRM) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead is the MTA.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration was issued on May 15, 2025.

A summary of the environmental review appears in the report for the related zoning map amendment (C 250300 ZMM).

PUBLIC REVIEW

This application (N 250301 ZRM) was duly referred to Manhattan Community Board 11 and the Manhattan Borough President on May 19, 2025, in accordance with the procedures for non-ULURP matters, along with the application for the related action (C 250300 ZMM), which was certified as complete by the Department of City Planning and duly referred in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Manhattan Community Board 11 held a public hearing on this application (N 250301 ZRM) and the related application for a zoning map amendment (C 250300 ZMM) on July 17, 2025, and on July 29, 2025, adopted a resolution recommending approval with conditions, by a vote of 37 in favor, none opposed, and none abstaining.

A summary of the Community Board's resolution appears in the report for the related zoning map amendment (C 250300 ZMM).

Borough President Recommendation

On August 8, 2025, the Manhattan Borough President recommended approval of the actions with conditions.

A summary of the Borough President's recommendation appears in the report for the related zoning map amendment (C 250300 ZMM).

City Planning Commission Public Hearing

On August 13, 2025 (Calendar No. 9), the CPC scheduled September 3, 2025, for a public hearing on this application (N 250301 ZRM) and the related application for a zoning map amendment (C 250300 ZMM). The hearing was duly held on September 3, 2025 (Calendar No. 25). Four speakers testified in favor of the application and none in opposition, as described in the report for the related zoning map amendment (C 250300 ZMM), and the hearing was closed.

CONSIDERATION

The CPC believes that the proposed zoning text amendment (N 250301 ZRM), in conjunction with the application for the related action (C 250300 ZMM), is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related zoning map amendment (C 250300 ZMM).

RESOLUTION

RESOLVED, that having considered the Environmental Assessment Form (EAF), for which a Negative Declaration was issued on May 15, 2025, with respect to this application, the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 201 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE IX
SPECIAL PURPOSE DISTRICTS**

**Chapter 7
Special 125th Street District**

* * *

**97-00
GENERAL PURPOSES**

* * *

**97-04
Establishment of Subdistricts**

In order to carry out the purposes and provisions of this Chapter, ~~three~~ four subdistricts are established within the #Special 125th Street District#: the Core Subdistrict, the Park Avenue Hub Subdistrict, ~~and Subdistrict A,~~ and Subdistrict B. Each subdistrict includes specific regulations designed to support an arts and entertainment environment and other relevant planning objectives along 125th Street. The boundaries of the subdistricts are shown on Map 1 in Appendix A of this Chapter.

* * *

**97-06
Applicability of District Regulations**

**97-061
Applicability of Special Transit Land Use District Regulations**

Wherever the #Special 125th Street District# includes an area which also lies within the #Special Transit Land Use District#, the requirements of the #Special Transit Land Use District#, as set forth in Article IX, Chapter 5, shall apply, except as modified by the provisions of this Chapter.

* * *

**97-40
SPECIAL BULK REGULATIONS**

* * *

**97-41
Special Floor Area Regulations**

* * *

**97-412
Maximum floor area ratio in the Park Avenue Hub Subdistrict**

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the maximum #floor area ratio# for #zoning lots# is set forth in paragraph (a) of this Section, and is modified for certain #zoning lots# in accordance with paragraph (b) of this Section.

(a) Maximum #floor area ratio#

The maximum #floor area ratio# shall be 12.0. Where a #development# or #enlargement# contains #residential# #floor area#, such #zoning lot# shall satisfy the provisions of either:

- (1) a minimum non-#residential# #floor area ratio# of ~~2.0~~ 1.5 shall be provided on such #zoning lot#. Such #floor area# shall not include any #floor area# containing a #transient hotel#; or
- (2) a minimum #floor area ratio# of 0.5, or a minimum amount of floor space equivalent to such 0.5 #floor area ratio#, shall be provided on such #zoning lot#. Such #floor area# or equivalent floor space shall be exclusively used for those visual or performing arts #uses#, designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses), and shall be certified by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-42 (Certification for floor area bonus for visual or performing arts uses) have been met.

Where the provisions of Article VI, Chapter 3 (Special Regulations Applying to FRESH Food Stores) apply, the total #floor area# permitted for such #zoning lot# may be increased by one square foot of #residential floor area# for each square foot of #floor area# of a #FRESH food store#, as defined by Article VI, Chapter 3, up to 20,000 square feet.

(b) Modified maximum #floor area ratio# for certain #zoning lots#

For #zoning lots# existing on or before November 30, 2017, with a #lot area# of less than 5,000 square feet, or for #zoning lots# subject to the provisions of paragraph (a)(4) of Section 27-131 (Mandatory Inclusionary Housing), or for #zoning lots# that include a transit easement in accordance with the applicable provisions of Article IX, Chapter 5 (Special Transit Land Use District), the maximum #floor area ratios# set forth in paragraph (a) of this Section shall be modified, as follows:

- (1) the minimum non-#residential# #floor area# requirements set forth in paragraph (a) of this Section shall be optional for #zoning lots# existing on or before November 30, 2017, with a #lot area# of less than 5,000 square feet or for #zoning lots# that include a transit easement in accordance with the applicable provisions of Article IX, Chapter 5 (Special Transit Land Use District). For #zoning lots# utilizing the provisions of this paragraph, the minimum non-#residential# #floor area# or visual or performing arts space requirements set forth in paragraph (a) of this Section shall not apply;
- (2) for #zoning lots#, subject to the provisions of paragraphs (a)(4)(i) or (a)(4)(iii) of Section 27-131, the maximum #residential# #floor area# provision of the underlying district as specified in Section 23-221 shall apply;
- (3) for #zoning lots# utilizing the provisions of paragraph (b)(1) or (b)(2) of this Section, the maximum overall #floor area ratio# shall be 10.0, except that such maximum #floor area ratio# may be increased up to a maximum #floor area ratio# of 12.0, provided that for every four square feet of bonused #floor area#, an amount of space equivalent to one square foot of #floor area# shall be used for those visual or performing arts #uses# designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses). Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-42 have been met; and
- (4) for #zoning lots# utilizing the provisions of paragraph (b)(2) of this Section, such maximum #floor area ratio# may also be increased pursuant to the provisions of Article VI, Chapter 3.

* * *

**97-43
Special Height and Setback Regulations**

* * *

**97-433
Height and setback regulations in the Park Avenue Hub Subdistrict and in Subdistrict B**

In C6-4 Districts within the Park Avenue Hub Subdistrict or in any #commercial district# within Subdistrict B, as shown on Map 1 in Appendix A of this Chapter, the following provisions shall apply.

- (a) #Street wall# location

The applicable provisions of Section 35-631 shall be modified as follows:

(1) Along 125th Street

The #street wall# provisions of paragraph (a) of Section 35-631 shall apply. The minimum base height shall be 60 feet, or the height of the #building#, whichever is less, except that for #buildings# or portions thereof within 50 feet of Park Avenue, the minimum base height shall be 40 feet, or the height of the #building#, whichever is less. The street wall location provisions of this paragraph shall be modified to allow a sidewalk widening pursuant to the provisions of paragraph (a)(2) of this Section; and

(2) Along Park Avenue and #narrow streets#

The #street wall# provisions of paragraph (b) of Section 35-631 shall apply, except that the minimum base height shall be 40 feet, or the height of the #building#, whichever is less.

In addition, for #zoning lots# with frontage along Park Avenue between 124th Street and 125th Street, any #development# or horizontal #enlargement# shall provide a sidewalk widening along the #street line# of Park Avenue. Such sidewalk widening shall have a depth of 10 feet, be improved to Department of Transportation standards for sidewalks, and be at the same level as the adjoining public sidewalk.

(b) Basic maximum #building# height and setback regulations

The maximum height of #buildings or other structures# shall be as set forth in the applicable provisions of Section 35-632, except that the minimum base height shall be as set forth in paragraph (a) of this Section, and the maximum base height for #buildings or other structures# along the #street line# of 125th Street and within 50 feet of such #street line# shall be ~~85~~ 125 feet.

(c) Optional height and setback regulations

As an alternative to the provisions of paragraph (b) of this Section, the provisions of this paragraph (c) may be applied to #zoning lots# providing #qualifying affordable housing# or #qualifying senior housing#, or #zoning lots# where 50 percent or more of the #floor area# is allocated to non-#residential uses#.

(1) Setbacks

Above the applicable maximum base height established pursuant to paragraph (b) of this Section, any portion of a #building# or #buildings# on the #zoning lot# shall be considered a “tower.”

(2) #Lot coverage# requirements for towers

The maximum #lot coverage# of a tower shall be as set forth in Section 23-435 (Tower regulations).

(3) Maximum #building# height

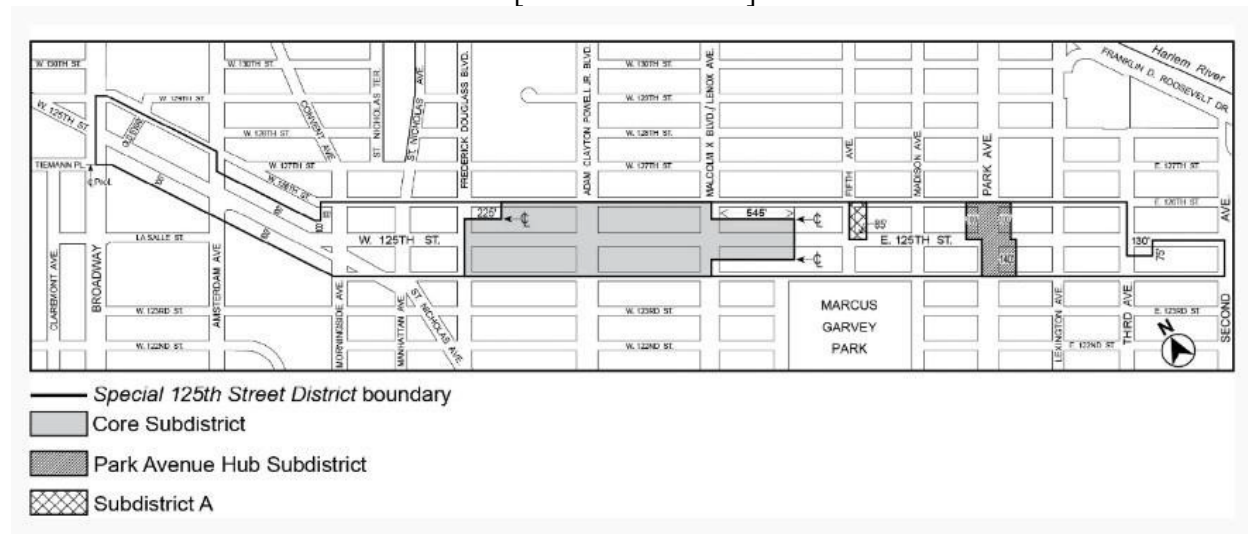
No height limit shall apply to towers.

* * *

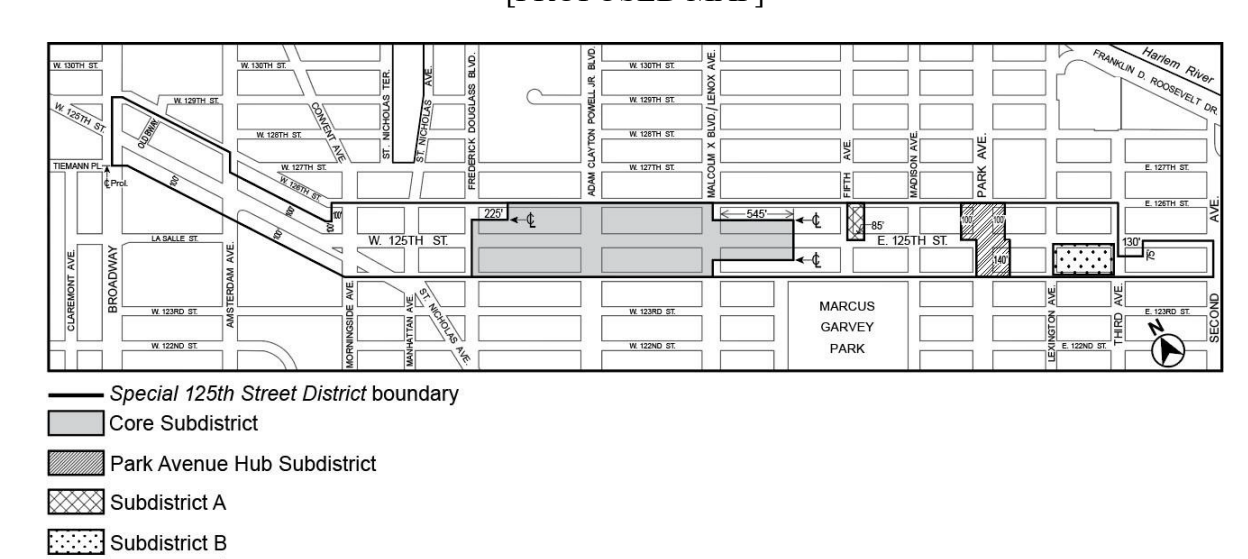
Appendix A Special 125th Street District Plan

Map 1: Special 125th Street District and Subdistricts

[EXISTING MAP]



[PROPOSED MAP]



* * *

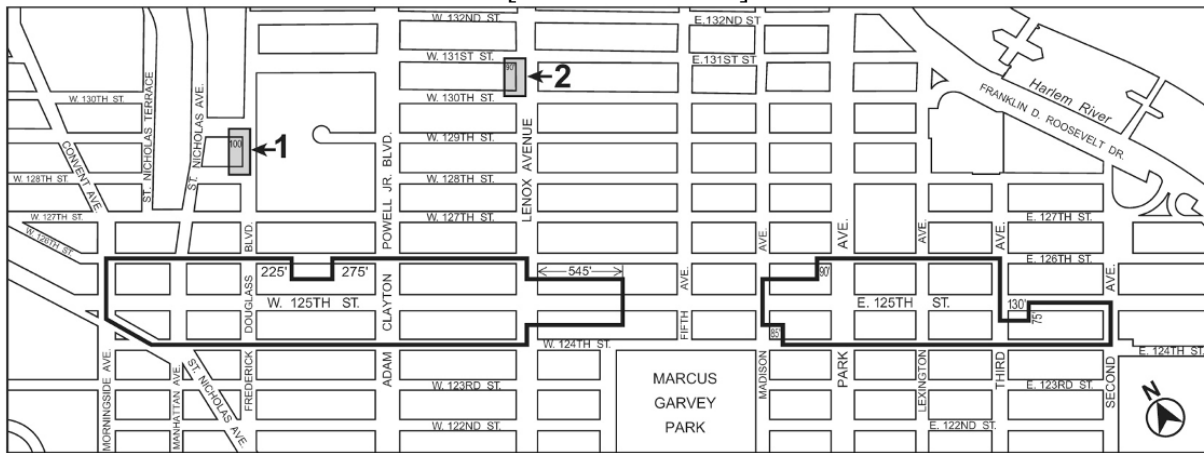
APPENDIX F Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas MANHATTAN



* * *

Manhattan Community Districts 9, 10, and 11

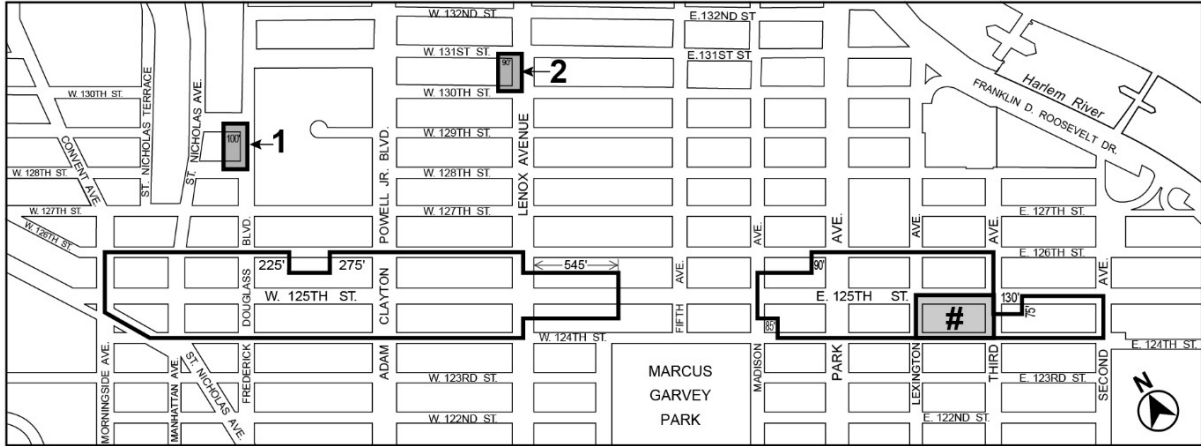
Map 1 - [date of adoption]



[EXISTING MAP]



-  Inclusionary Housing designated area
-  Mandatory Inclusionary Housing area see Section 23-154(d)(3)
Area 1 (2/15/17) – MIH Program Option 1
Area 2 (2/15/17) – MIH Program Option 2

[PROPOSED MAP]



-  Former Inclusionary Housing designated area
-  Mandatory Inclusionary Housing area
- Area 1 – 2/15/17 MIH Option 1
- Area 2 – 2/15/17 MIH Option 2
- Area # – [date of adoption] MIH Option 1 and Option 3

Portion of Community Districts 9, 10, and 11, Manhattan

* * *

The above resolution (N 250301 ZRM), duly adopted by the City Planning Commission on October 8, 2025 (Calendar No. 5), is filed with the Office of the Speaker, City Council, and the Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

DANIEL R. GARODNICK Esq., *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
GAIL BENJAMIN, ANTHONY W. CROWELL, Esq., RAJU MANN,
JUAN CAMILO OSORIO, RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: MTA 125th and Lexington Rezoning	
Applicant: Metropolitan Transportation Authority	Applicant's Primary Contact: Matthew Pietrus
Application # 250301ZRM	Borough:
CEQR Number: 25MTA001M	Validated Community Districts: M11

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable			
# In Favor: 37	# Against: 0	# Abstaining: 0	Total members appointed to the board: 50
Date of Vote: 7/29/2025 6:30 PM		Vote Location: Museum of the City of New York, 1220 Fifth Avenue, NY NY	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing:	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	

CONSIDERATION:

Recommendation submitted by	MN CB11	Date: 8/7/2025 2:55 PM
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CB11M

EAST HARLEM

Xavier A. Santiago
Chair

Angel D. Mescaín
District Manager

VIA EMAIL

July 29, 2025

Dan Garodnick
Director
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: Recommendation on land use applications C 250300 ZMM and N 250301 ZRM - MTA 125th & Lexington Rezoning

Dear Director Garodnick,

Community Board 11 (“CB11”) appreciates the opportunity to review and comment on the land use applications for the MTA 125th & Lexington Rezoning proposal.

Community Board Recommendation

Whereas, the applicant, the Metropolitan Transportation Authority (“MTA”) proposes a zoning map amendment and zoning text amendments (the “Proposed Actions”) to facilitate a new transit-oriented development above the future terminus of the Second Avenue Subway project in East Harlem;

Whereas, the zoning map amendment would change a portion of an existing C4-4D zoning district within the Special 125th Street District and Special Transit Land Use District in the Rezoning Area to a C6-11 district within the Special 125th Street District and Special Transit Land Use District;

Whereas, the zoning text amendment would modify Appendix F to map a Mandatory Inclusionary Housing (“MIH”) Program Area over the Rezoning Area, create a new Subdistrict in the Special 125th Street District and modify nonresidential floor area ratio (“FAR”) requirements and maximum base height requirements in the existing Park Avenue Hub Subdistrict and of the Special 125th Street District;

Whereas, the proposed text amendment would modify the Park Avenue Hub Subdistrict within the Special 125th Street District, affecting Block 1773, Lots 1, 4, 67, 69, and 72; Block 1774, Lots 1, 68, and a portion of Lot 5; and Block 1750, Lots 34, 40 and portions of Lots 32 and 41;

Whereas, the proposed rezoning area consists of Block 1773, Lots 20, 27, and 33 (the “Rezoning Area”) in Manhattan Community District 11 (the “Project Area”);

Whereas, the Development Site is a single zoning lot comprised of Block 1773, Lots 20 and 27;

Whereas, the Proposed Development would be located on Block 1773, Lot 20, the MTA-owned portion of the Development Site;

Whereas, the MTA is proposing these actions to encourage new transit-oriented developments that would support the expansion of the Second Avenue Subway line into East Harlem;

Whereas, Phase II of the Second Avenue Subway project will extend the Q line north along Second Avenue from East 96th Street to East 125th Street where the route will turn west, terminating at East 125th Street and Park Avenue;

Whereas, the requested actions would facilitate up to 684 new units of housing including up to 171 income-restricted units, per MIH Program Option 1 within the Proposed Development;

Whereas, the ground floor would be shared by a new entrance to the Second Avenue Subway station on the corner of East 125th Street and Lexington Avenue, retail spaces on the corner of East 124th Street and Lexington Avenue and along 125th Street, a residential building lobby fronting 125th Street, and a ventilation building serving the Second Avenue Subway on 124th Street;

Whereas, the new subway entrance would occupy the ground floor up to 20 feet and extend subgrade to connect to the new Q line as well as the existing Lexington Avenue 4, 5 and 6 lines;

Whereas, the ventilation building would rise to a maximum height of approximately 160 feet along 124th Street and would include approximately 5,000 square feet of ground floor retail;

Whereas, the Proposed Development would contain approximately 543,420 square feet of zoning floor area (15.00 FAR), of which approximately 14,634 square feet would be for retail use and approximately 528,786 square feet would be for residential use;

Whereas, the base of the building would rise to a height of approximately 125 feet, above which a residential tower could rise to an approximate height between 405 feet to 535 feet, or 40 to 53 stories¹;

Whereas, the bulk of the residential tower would front East 125th Street and Lexington Avenue and would not extend over the MTA ventilation building on East 124th Street;

Whereas, the Proposed Development, along with all lots in the Rezoning Area, would be mapped within a Mandatory Inclusionary Housing Program Area requiring Option 1 or Option 3, ensuring that at least 20-25% of new units built would be permanently affordable at an average level of at most 60% Area Median Income ("AMI");

Whereas, the MTA proposes the following actions to facilitate the Proposed Development:

¹ While the proposed C6-11 district does not impose height limits, ZR 61-00 (Special Regulations Applying Around Major Airports) limits height to approximately 400 feet, although this limit may be exceeded by a special permit from the Board of Standards and Appeals pursuant to ZR § 73-66.

1. Zoning Map Amendment to change the zoning district of the Rezoning Area from C4-4D to C6-11
2. Zoning Text Amendment to:
 - a. modify ZR § 97-04 to establish a new Subdistrict B in the Special 125th Street District;
 - b. modify ZR § 97-061 to clarify language of text;
 - c. modify ZR § 97-412 to (1) reduce the minimum non-residential FAR requirement within the Park Avenue Hub Subdistrict from 2.0 to 1.5; and (2) eliminate the minimum non-residential FAR requirement for sites containing transit easement volumes;
 - d. modify ZR § 97-433 to apply the relevant height and setback regulations applicable to the Park Avenue Hub Subdistrict to C6 districts in Subdistrict B, including establishing a maximum allowable base height of 125 feet to harmonize the base heights set by portions of the Special East Harlem Corridors District and those of the underlying districts within the Project Area;
 - e. modify Map 1 in Appendix A of the Special 125th Street District to include the Rezoning Area in Subdistrict B; and
 - f. modify ZR Appendix F to map an MIH Area (Options 1 & Option 3) over the Rezoning Area.

Whereas, the MTA plans to release Requests for Proposals (RFP) for joint mixed-use residential development above some station entrances and ancillary facilities;

Whereas, the MTA plans to lease the northern portion of Lot 20 along its East 125th Street frontage above the station entrance to facilitate a mixed-use residential development with two to three stories of retail or commercial space below the ancillary facility on the northeast corner of East 124th Street and Lexington Ave;

Whereas, CB11, in its annual *Statement of District Needs & Budget Requests*², has prioritized that funding be allocated for the development of affordable housing at deeper levels of affordability; now, therefore, be it

Resolved, that Manhattan Community Board 11 recommends approval of land use applications C 250300 ZMM and N 250301 ZRM - MTA 125th & Lexington Rezoning with the following conditions:

1. The Land Use Application be adjusted from a zoning map amendment from C4-4D (current) to C6-11 (proposed), to C4-4D (current) to C4-11 (revised).
2. The MTA include in its Requests for Proposals (RFP) for a joint mixed-use residential development (RFP) a priority for proposals that include additional affordable housing units and deeper affordability levels above the requirements of MIH and where at least 75% of the MIH units are two-bedrooms or greater, and activate all available tax credits for affordable housing as possible for maximized affordability.
3. The MTA include in the RFP a requirement for the future developer to commit to CB11's local hiring preference guidelines, which sets local hiring targets of 35% for pre-construction jobs, 35% for construction jobs, 50% for post-construction hiring for residents of CD11; and 35% of the total value of all contracts being awarded to businesses located in CD11.
4. The MTA include in the RFP a requirement for the future developer to commit to proactively

² <https://www.cb11m.org/our-district/>

establish partnerships with local workforce development organizations to source qualified residents of CD11 for employment opportunities created by all phases of the Proposed Development.

5. The MTA include in the RFP a requirement for the future developer to commit to presenting the proposed project in the Schematic Design phase or earlier to the CB11 Land Use, Landmarks and Planning committee, despite its non-requirement for what would eventually be considered as-of-right development, allowing for the Community Board and CD11 residents to weigh in on the design and development of the project site.
6. The MTA include in the RFP a requirement for the future developer to commit to providing a community benefits agreement ("CBA").
7. The MTA is required to utilize all funding generated from the lease of this property to go directly to the Phase II Second Avenue Subway work and maintenance, excluding any original purchase costs.

Full Board Vote: In Favor: 37; Opposed: 0; Abstentions: 0; Present/Not Voting: 0

If you have any questions regarding our recommendation, please contact Angel Mescaín, District Manager, at 212-831-8929 or amescain@cb11m.org.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Xavier A. Santiago', with a horizontal line extending to the right.

Xavier A. Santiago
Chair

cc: Hon. Diana Ayala, Deputy Speaker, New York City Council (via email)
Hon. Mark Levine, Manhattan Borough President (via email)
Hon. Jose Serrano, New York State Senate (via email)
Hon. Eddie Gibbs, New York State Assembly (via email)
Jose Trucios, New York City Department of City Planning (via email)
Trevor Lovitz, New York City Department of City Planning (via email)
Joseph O' Donnell, Metropolitan Transportation Authority (via email)
Paul Januszewski, Metropolitan Transportation Authority (via email)
John Kershner, Metropolitan Transportation Authority (via email)
Jason Villanueva, Community Board 11 (via email)
Rosa Diaz, Community Board 11 (via email)



BOROUGH PRESIDENT RECOMMENDATION

Project Name: MTA 125th and Lexington Rezoning	
Applicant: Metropolitan Transportation Authority	Applicant's Administrator: Matthew Pietrus
Application # 250301ZRM	Borough: Manhattan
CEQR Number: 25MTA001M	Validated Community Districts: M11

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Conditional Favorable

Please attach any further explanation of the recommendation on additional sheets as necessary

CONSIDERATION:

Recommendation submitted by	MN BP	Date: 8/8/2025 4:02 PM
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OFFICE OF THE

MANHATTAN BOROUGH PRESIDENT

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431 West 125th Street, New York, NY 10027
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www.manhattanbp.nyc.gov

August 8, 2025

Recommendation on ULURP Application Nos. C250300ZMM and N250301ZRM – MTA 125th and Lexington Rezoning By Metropolitan Transportation Authority

PROPOSED ACTION

The Metropolitan Transportation Authority (MTA) is seeking zoning map and text amendments to enable a transit-oriented, mixed-use development above the planned 125th Street terminal station of the Second Avenue Subway in East Harlem. The zoning map amendment would change a portion of an existing C4-4D zoning district within the Special 125th Street District and Special Transit Land Use District in the Rezoning Area, to a C6-11 district. The requested actions would facilitate up to 684 new units of housing including up to 171 income-restricted units. To facilitate the proposed rezoning, the MTA is recommending the following actions:

Zoning Map Amendment:

- a. Changing the zoning of the Rezoning Area (Block 1773, Lots 20, 27, and 33) from C4-4D to C6-11 to allow for increased residential and commercial density

Zoning Text Amendments:

- a. Creating a new Subdistrict B within the Special 125th Street District
- b. Mapping a Mandatory Inclusionary Housing (MIH) Program Area (Options 1 and 3) over the Rezoning Area to require affordable housing
- c. Modifying non-residential floor area requirements, base height limits, and height/setback rules to harmonize with the adjacent zoning (especially the Park Avenue Hub Subdistrict)
- d. Reducing or eliminating non-residential FAR requirements for parcels containing MTA transit facilities

BACKGROUND

East Harlem has long faced transit disinvestment, and the MTA's proposal for this site seek to both address this inequity and help ease New York City's ongoing housing crisis. The proposed development would support these goals by anchoring the eastern entrance of the new station at

Nos. C250300ZMM and N250301ZRM

East 125th Street and Lexington Avenue and generating up to 684 new housing units, including 171 affordable units. This crucial transit hub has been historically underserved following the removal of the Second Avenue Elevated Line in 1940. Phase II of the Second Avenue Subway will significantly improve transit access in the area with three new stations at East 106th, 116th, and 125th Streets. These stations are projected to serve over 300,000 riders daily.

The MTA has acquired several properties along the 125th Street corridor to build new station entrances, ventilation facilities, and underground tunnel infrastructure. The proposed zoning actions would enable residential development on Block 1773, Lot 20, a site the MTA already owns. Additionally, the proposal maps a new Mandatory Inclusionary Housing (MIH) area and establishes Subdistrict B within the Special 125th Street District to allow for greater density while preserving the neighborhood's urban character.

This proposal is part of a broader, coordinated effort between city and state agencies to activate publicly controlled sites for housing, especially in high-transit areas, to better meet the evolving needs of residents. These actions align with the goals of the "City of Yes for Housing Opportunity" initiative and build on the planning foundation laid by previous efforts, including the Harlem-East Harlem Urban Renewal Plan, the creation of the Special 125th Street District, and the East Harlem Corridors rezoning.

Proposed Development

The proposed development would bring a high-density, mixed-use building to Lot 20 of Block 1773, a site currently owned by the MTA. Primarily residential in nature, the project would include up to 684 dwelling units, with approximately 25 percent or 171 units intentional set aside as income-restricted under Mandatory Inclusionary Housing Options 1 or 3. In total, the building would span roughly 543,420 square feet of zoning floor area, with 528,786 square feet dedicated to residential use and 14,634 square feet reserved for retail. The structure would have a base height of approximately 125 feet. The residential tower designed to sit on top of it would be between 405 and 535 feet or roughly 40 to 53 stories. The design is intended to carefully balance density with contextual sensitivity, aligning with local height guidelines while integrating critical MTA infrastructure on-site.

The ground floor of the proposed development would include a new entrance to the Second Avenue Subway, along with retail spaces designed to activate both East 125th and East 124th Streets. On East 124th Street, the site would also feature a 160-foot-tall ventilation building to support subway fire safety and climate control systems. To maintain a vibrant commercial streetscape, retail space would be incorporated into the base of this structure as well.

Nos. C250300ZMM and N250301ZRM

Due to the site's constrained and irregular footprint, the proposal includes zoning text amendments to modify floor area and base height regulations. Specifically, the application seeks to rezone the site from a C4-4D district to a C6-11 district, within a newly designated Subdistrict B of the Special 125th Street District. This change would allow for a higher floor area ratio (FAR), increased building height, and the removal of non-residential use minimums on lots containing transit infrastructure.

Area Context

The proposed development site is located within Manhattan Community District 11 in East Harlem, at the intersection of Lexington Avenue, East 125th Street, and Third Avenue. The surrounding area features a diverse and evolving mix of uses, including older tenement housing, recent high-rise developments, and long-vacant parcels such as the former Pathmark grocery site. Over the past decade, significant public and private investments have transformed the area, with projects like Harlem Center, Gotham Plaza, and One East Harlem. These changes are part of the city's long-standing vision for East 125th Street as a central artery of Harlem's cultural and economic life.

The neighborhood is well connected by transit, including the 4, 5, and 6 subway lines at Lexington Avenue and 125th Street, the Metro-North Harlem Line at Park Avenue, and numerous bus routes. The site falls within the City's Inner Transit Zone, where off-street parking requirements are waived to promote higher-density development near transit hubs. Zoning nearby includes high-density commercial and mixed-use districts such as C6-4, C4-7, and R10 equivalents, along with mid-density zones like R7-2 to the east and south. Community facilities, including public schools, senior centers, gardens, health clinics, and cultural sites, are within walking distance. Historic and civic landmarks like the Fire Hook and Ladder 14 Building, the Mount Morris Bank Building, and the New York Public Library's 125th Street Branch are nearby. Parks such as Harlem River Park, Carver Community Garden, and Marcus Garvey Park enhance neighborhood livability. The proposed development offers an opportunity to integrate new housing and retail into this vibrant, transit-rich part of Manhattan.

COMMUNITY BOARD RESOLUTION

Manhattan Community Board 11 ("CB 11") held a public hearing on the project on July 9, 2025. On July 29, 2025, CB 11 voted 37 in favor, zero opposed and zero abstentions to recommend approval of the project with the following conditions:

1. The Land Use Application be adjusted from a zoning map amendment from C4-4D (current) to C6-11 (proposed), to C4-4D (current) to C4-11 (revised).

Nos. C250300ZMM and N250301ZRM

2. The MTA include in its Requests for Proposals (RFP) for a joint mixed-use residential development (RFP) a priority for proposals that include additional affordable housing units and deeper affordability levels above the requirements of MIH and where at least 75% of the MIH units are two-bedrooms or greater, and activate all available tax credits for affordable housing as possible for maximized affordability.
3. The MTA include in the RFP a priority for proposals that include additional affordable housing units and deeper affordability levels above the requirements of MIH and where at least 75% of the MIH units are two-bedrooms or greater and activate all available tax credits for affordable housing as possible for maximized affordability.
4. The MTA include in the RFP a requirement for the future developer to commit to proactively establish partnerships with local workforce development organizations to source qualified residents of CD11 for employment opportunities created by all phases of the Proposed Development.
5. The MTA include in the RFP a requirement for the future developer to commit to presenting the proposed project in the Schematic Design phase or earlier to the CB11 Land Use, Landmarks and Planning committee, despite its non-requirement for what would eventually be considered as-of-right development, allowing for the Community Board and CD11 residents to weigh in on the design and development of the project site.
6. The MTA include in the RFP a requirement for the future developer to commit to providing a community benefits agreement (“CBA”).
7. The MTA is required to utilize all funding generated from the lease of this property to go directly to the Phase II Second Avenue Subway work and maintenance, excluding any original purchase costs.

BOROUGH PRESIDENT’S COMMENTS

The MTA's proposal for transit-oriented development at the 125th Street Second Avenue Subway station represents a critical opportunity to address Manhattan's severe housing crisis while providing needed transit expansion, and I offer my strong support for this project. New York City desperately needs housing at all income levels, and this project's commitment to 684 new units, including 171 affordable units, is a meaningful contribution to our housing supply. However, given the severity of our affordability crisis and the unique opportunity presented by this publicly controlled site, I urge the MTA to work collaboratively with City and State agencies to identify additional sources of subsidy that would allow for a significant increase in the proposed number of affordable units and achieve deeper levels of affordability beyond the Mandatory Inclusionary Housing requirements.

Public land must be leveraged for the greatest public good while balancing critical infrastructure needs, and this project presents an ideal opportunity to exemplify how transit agencies can fulfill

Nos. C250300ZMM and N250301ZRM

their operational requirements while addressing broader community needs. I fully support the thoughtful recommendations put forward by Manhattan Community Board 11, which would enhance the project's community benefit. Specifically, the MTA should include in its Request for Proposals a priority for proposals that provide additional affordable housing units and deeper affordability levels above MIH requirements, with at least 75% of the affordable units being two-bedrooms or greater to accommodate families. The RFP should also require activation of all available tax credits to maximize affordability, mandate that the future developer establish partnerships with local workforce development organizations to source qualified local residents for employment opportunities throughout all phases of development, and require the developer to present the proposed project to the Community Board 11 Land Use, Landmarks and Planning committee during the Schematic Design phase or earlier, to ensure meaningful community input on the design and development process.

BOROUGH PRESIDENT'S RECOMMENDATION

Therefore, I recommend **approval** of ULURP Application Nos. C250300ZMM and N250301ZRM with the following conditions:

1. Work with City and State agencies to identify additional subsidy sources to increase the number of affordable units beyond the proposed 171 units and deepen affordability levels beyond MIH requirements.
2. Include in its Request for Proposals a priority for proposals that provide additional affordable housing units and deeper affordability levels above MIH requirements, with at least 75% of the affordable units being two-bedrooms or greater and activate all available tax credits to maximize affordability.
3. Require the future developer to establish partnerships with local workforce development organizations to source qualified Community District 11 residents for employment opportunities throughout all phases of development.
4. Require the developer to present the proposed project to the Community Board 11 Land Use, Landmarks and Planning committee during the Schematic Design phase or earlier, ensuring meaningful community input on the design and development process.



Mark Levine

Manhattan Borough President