



231 EAST 94th STREET

November 8th, 2023

- Applicant: LM East 94 LLC
- Venture between Friedland Properties and the Chapman Group
- Proposed development to include approximately:
 - 385,000 SF of floor area,
 - 46 stories (or 484' tall building),
 - Mixed Use building with approximately 452 apartments - of which 25% (approximately 113 apartments) will be permanently affordable.

The manufacturing zoning on East 94th Street is a remnant which is no longer characteristic of the residential neighborhood.

One & Two Family Residential

Multi Family Residential

Mixed Use (Residential & Commercial)

Commercial Use

Industrial / Manufacturing

Transport / Utility

Public Facilities and Institutions

Open Spaces & Recreation

Parking

Vacant Land

600' Radius

Special Transit Land Use District

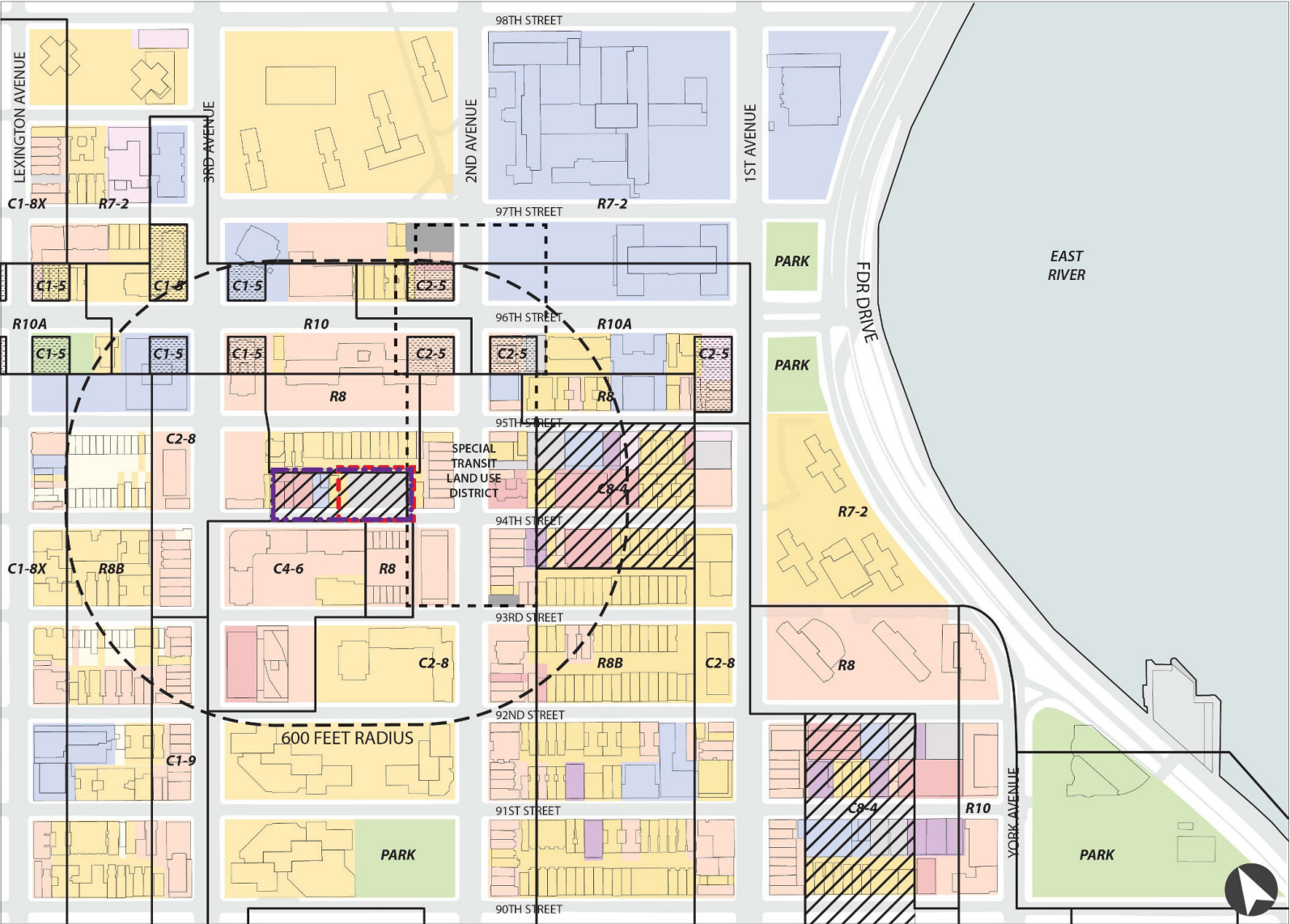
Residential Use is not permitted

DEVELOPMENT SITE:

Lots 13, 14, 18

AREA OF REZONING

Lots 6, 10, 13, 14, 18, 111
& p/o 5 (5')



Source: Land use information obtained from NYC Oasis database

- The development site is located in close proximity to multiple public transportation options, including the new Second Avenue Subway at the corner of E 94th Street and 2nd Avenue.
- The Yorkville Neighborhood has a limited stock of income-restricted housing and a lower rate of households in rent-stabilized units than the City overall.
- Rents are rising in Yorkville at a rate higher than in the City overall and housing production in Community Board 8 has been minimal.

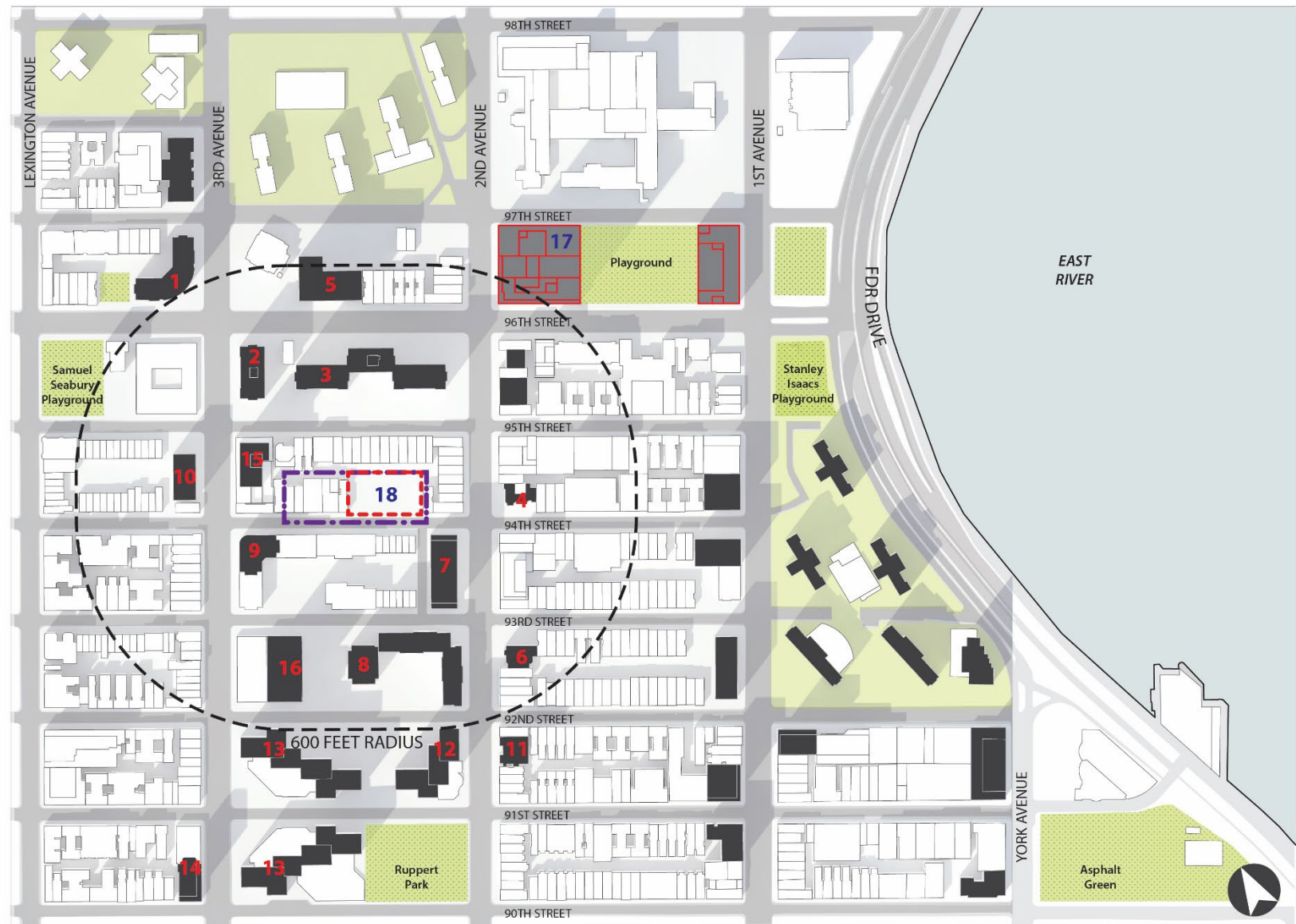
Source: MTA Second Avenue Subway, and DCP/HPD Equitable Development Data Explorer.





SITE LOCATION

NAMES	FLOORS	YEAR BUILT
1_The Monterey 175 East 96th St	32 Stories	1990
2_Normandie Court 225 East 95th St	34 Stories	1985
3_Normandie Court 225 East 95th St	34 Stories	1986
4_Marmara Manhattan 301 East 94th St	32 Stories	1989
5_One Carnegie Hill 215 East 96th St	41 Stories	2005
6_The Waterford 300 East 93rd St	45 Stories	1987
7_Astor Terrace 245 East 93rd St	33 Stories	1985
8_Ruppert House 222 East 93rd St	43 Stories	1973
9_Carnegie Park 200 East 94th St	30 Stories	1986
10_The Highgate 182 East 95th St	29 Stories	1980
11_Chartwell House 1760 2nd Ave	34 Stories	2000
12_Ruppert House 1779 2nd Ave	32/42 Stories	1975
13_Yorkville Tower 1 1623 3rd Ave	32/42 Stories	1975
14_The Metropolitan 181 East 90th St	30 Stories	2003
15_The Kent 1681 Third Ave	30 Stories	2017
16_205 East 92nd Street	36 Stories	2016
APPROVED DEVELOPMENTS		
17_1860 Second Ave	60 Stories	
DEVELOPMENT SITE:		
18_231 E. 94TH ST	46 Stories	
AREA OF REZONING		
600' RADIUS		



NEIGHBORHOOD CONTEXT

The rezoning of the midblock along 231 East 94th Street between 2nd & 3rd Avenue is consistent with the residential character of the neighborhood.

- Transit-oriented, mixed income development
- Mid-block height in character with the neighborhood
- Parking study indicates sufficient available parking in nearby area to accommodate vehicles previously in garages on Development Site.



THE PROJECT



Existing Streetscape



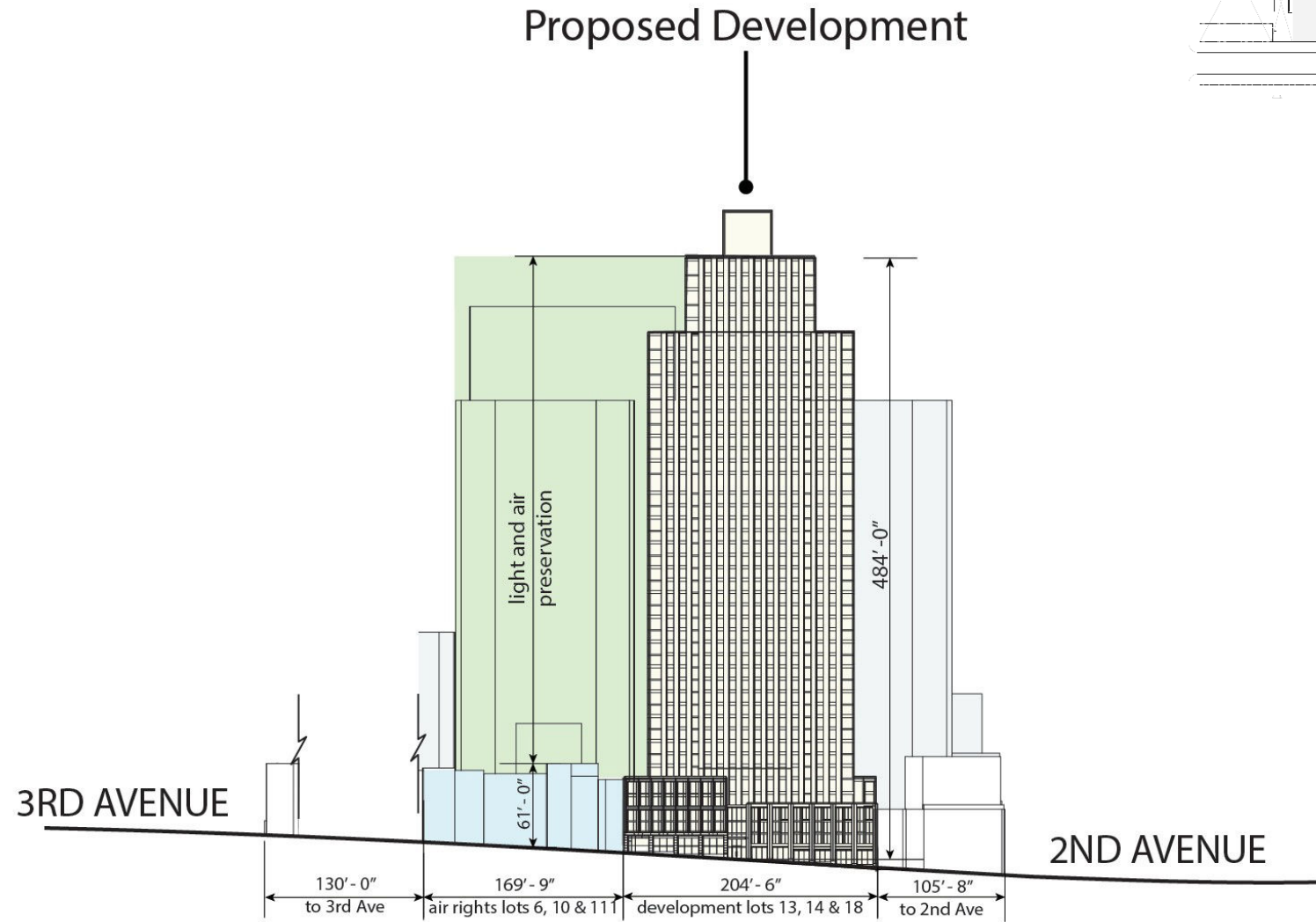
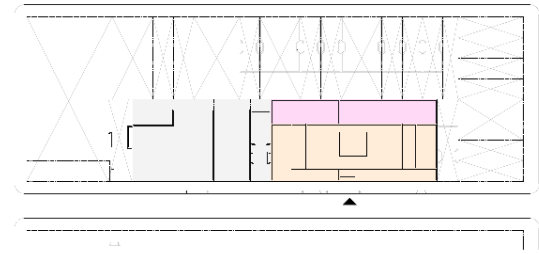
Proposed Streetscape

STREETSCAPE

- 452 mixed-income Rental Apartments
- 25% or 113 rental units will be permanently affordable with MIH Option 1.
- ADA-compliant housing.
- Retail and /or Community Facility space could be available at the base.
- Storm-water retention could include green roof, vegetated planters or underground detention.
- Signed agreement with 32BJ.
- Project will contain mix of studios, 1-bedrooms, 2-bedrooms and 3-bedroom apartments (mix is not finalized).

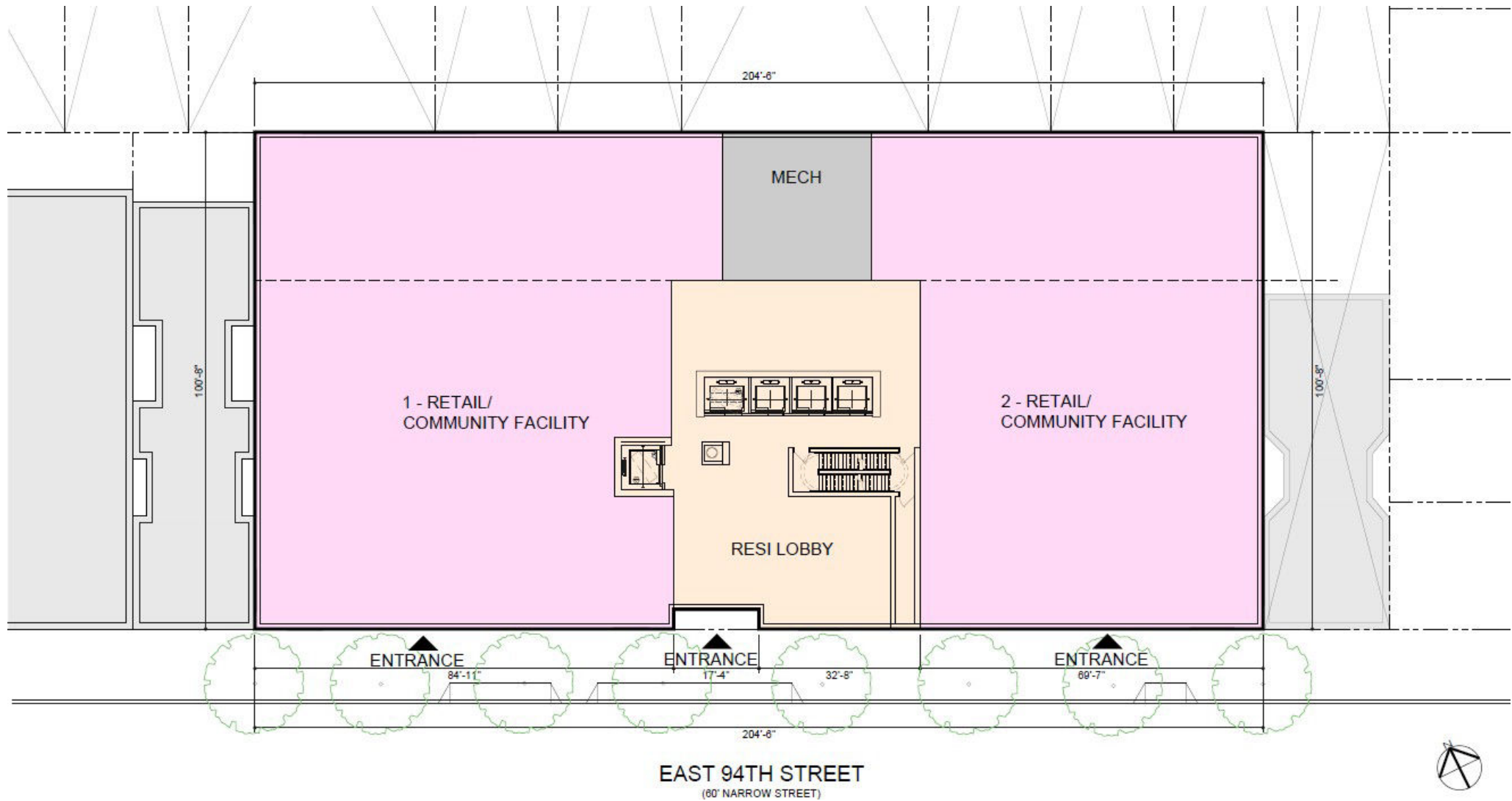


PROGRAM

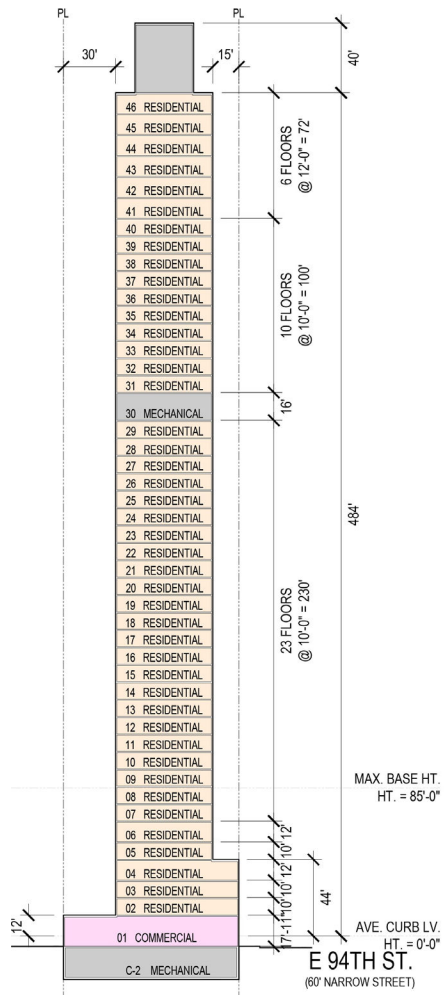


LOOKING NORTH

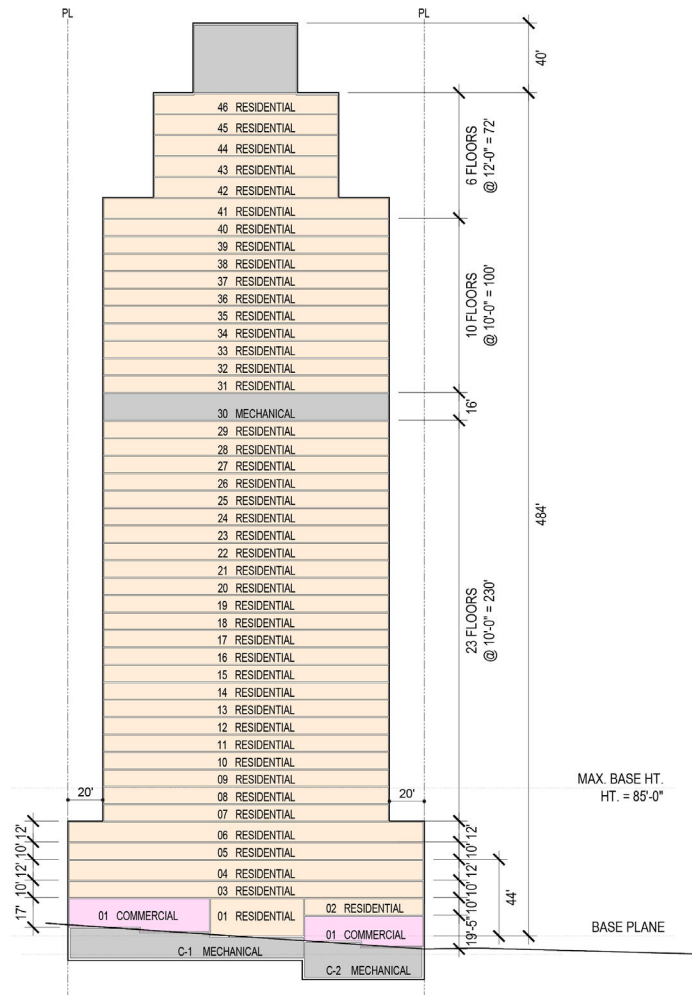
NEIGHBORHOOD CONTEXT



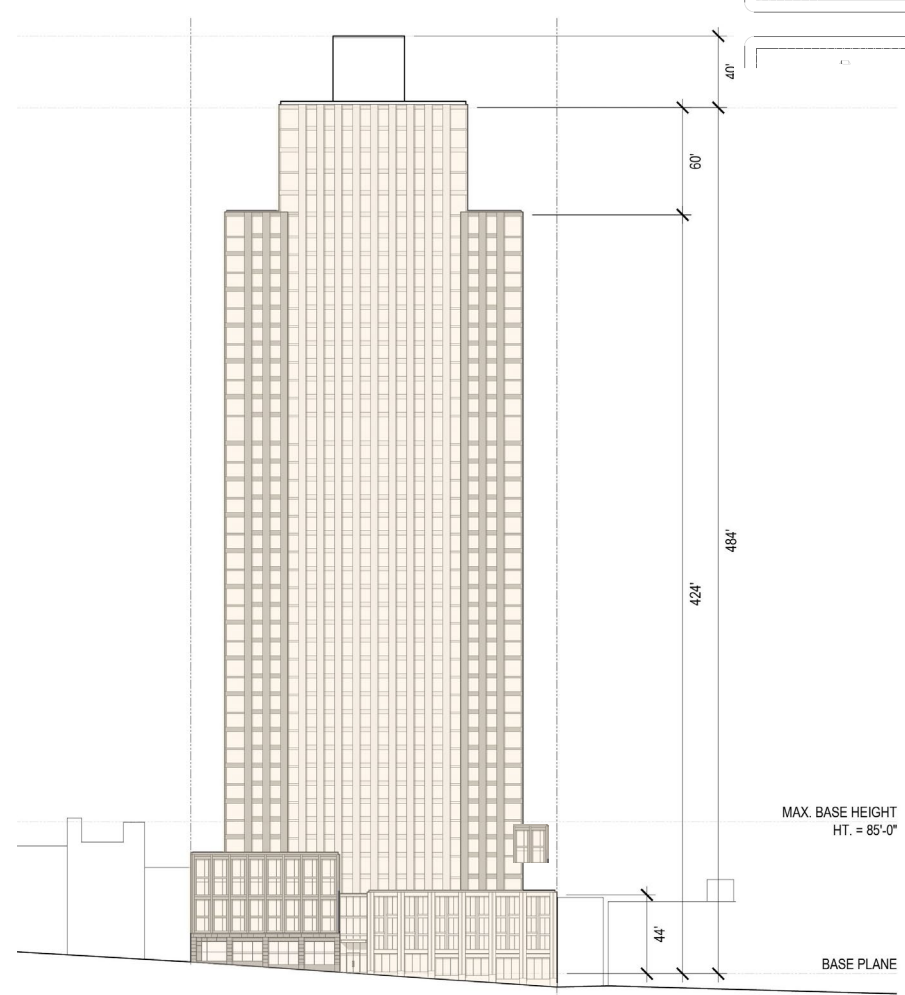
PROPOSED DEVELOPMENT



SECTION AA

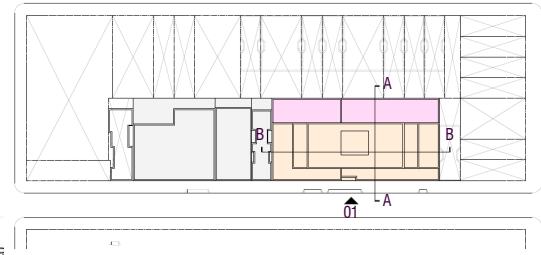


SECTION BB

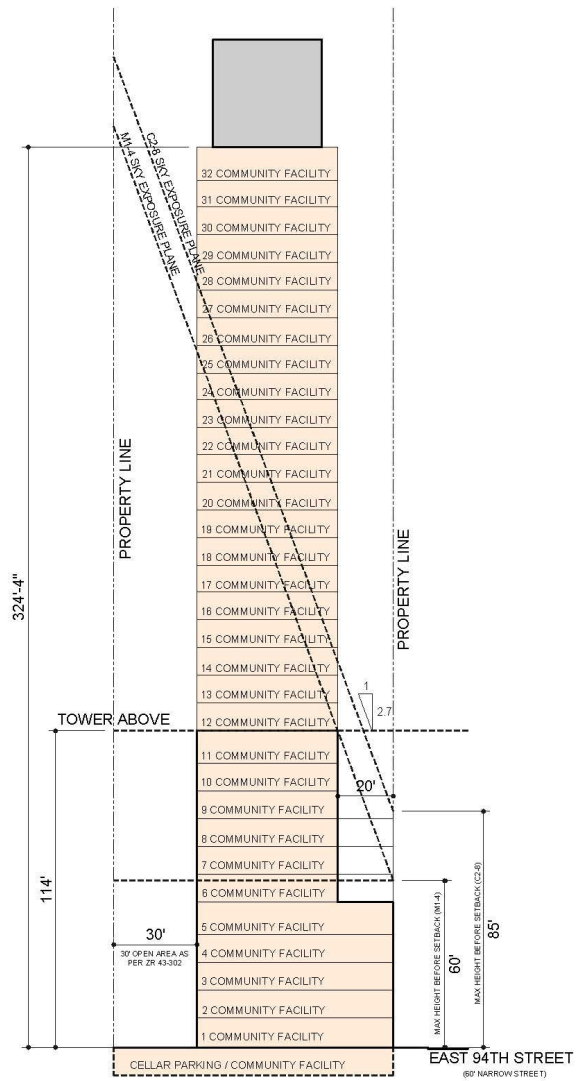
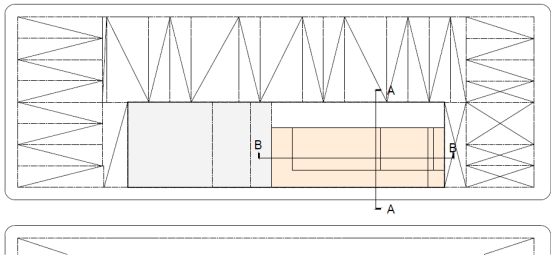


SOUTH ELEVATION - 01

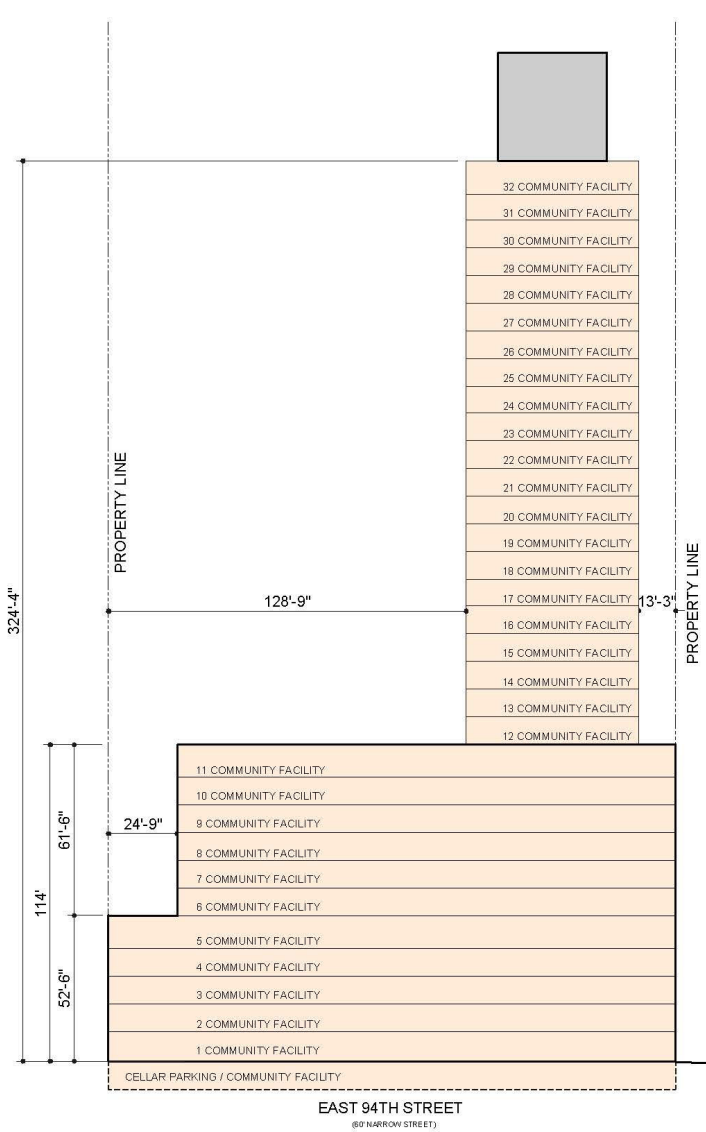
KEY PLAN



PROPOSED DEVELOPMENT SECTIONS



SECTION AA



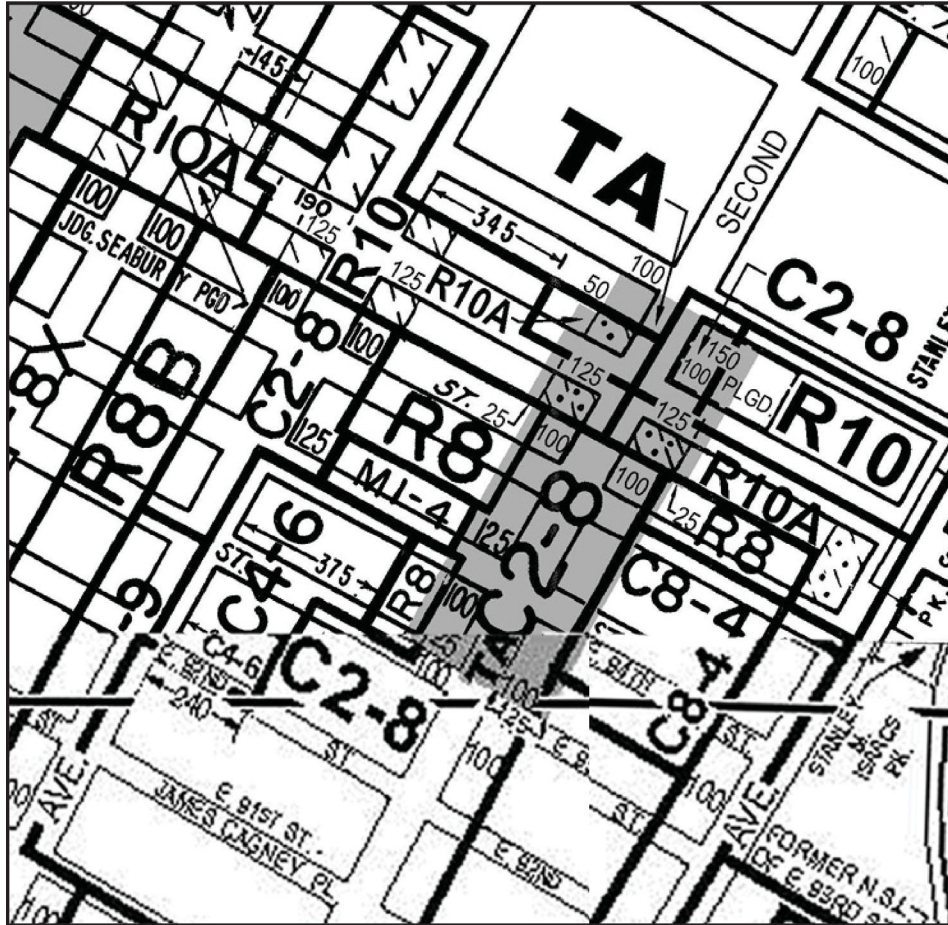
SECTION BB

AS-OF-RIGHT BUILDING SECTIONS

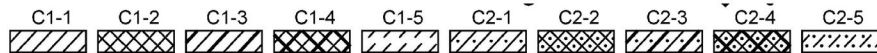
- 1 A Zoning Map Change to a portion of north side of E. 94th Street between 2nd Avenue and 3rd Avenue from an M1-4 zoning district to a C2-8 zoning district and a C4-6 zoning district.**
- 2 A Zoning Text Amendment to designate Rezoning Area as an MIH area - Option 1.**
MIH OPTION 1 - 25% of residential floor area at average 60% AMI.
- 3 A MTA/CPC Certification per ZR 95-041 that a transit easement volume will not be required on the Development Site.**

PROPOSED ACTIONS

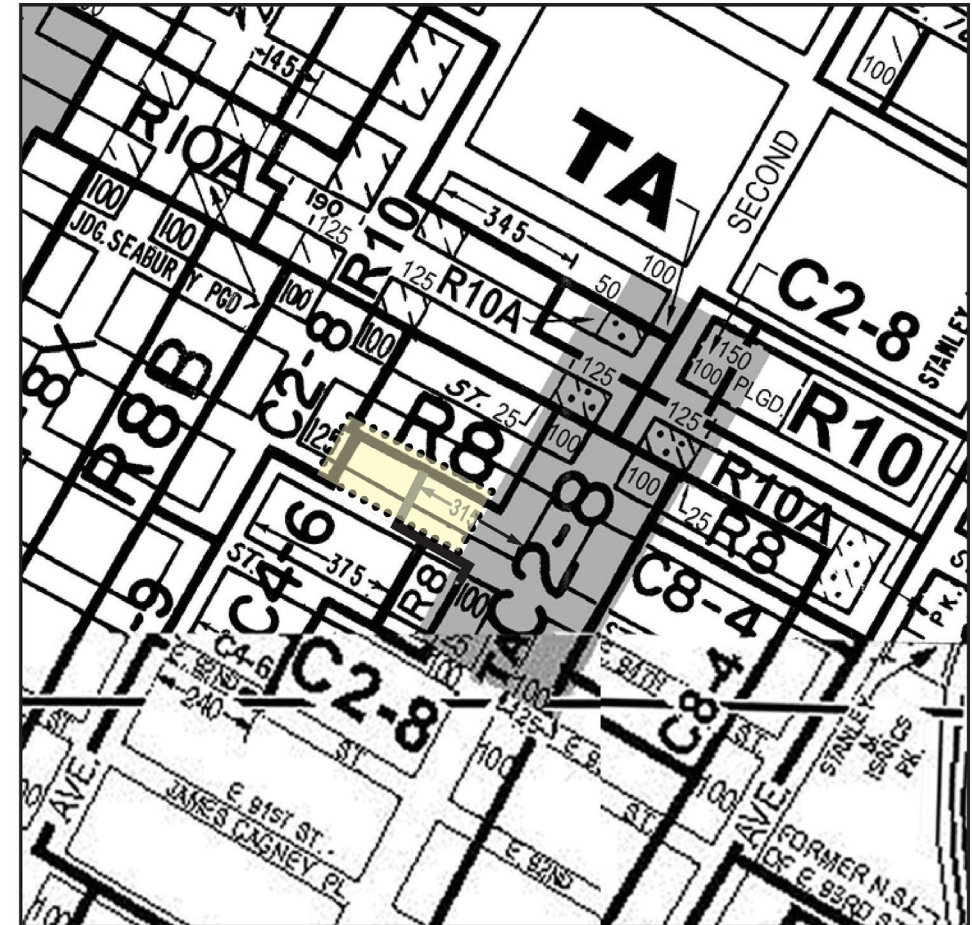
Zoning Change Map



Current Zoning Map (6b & 9a)



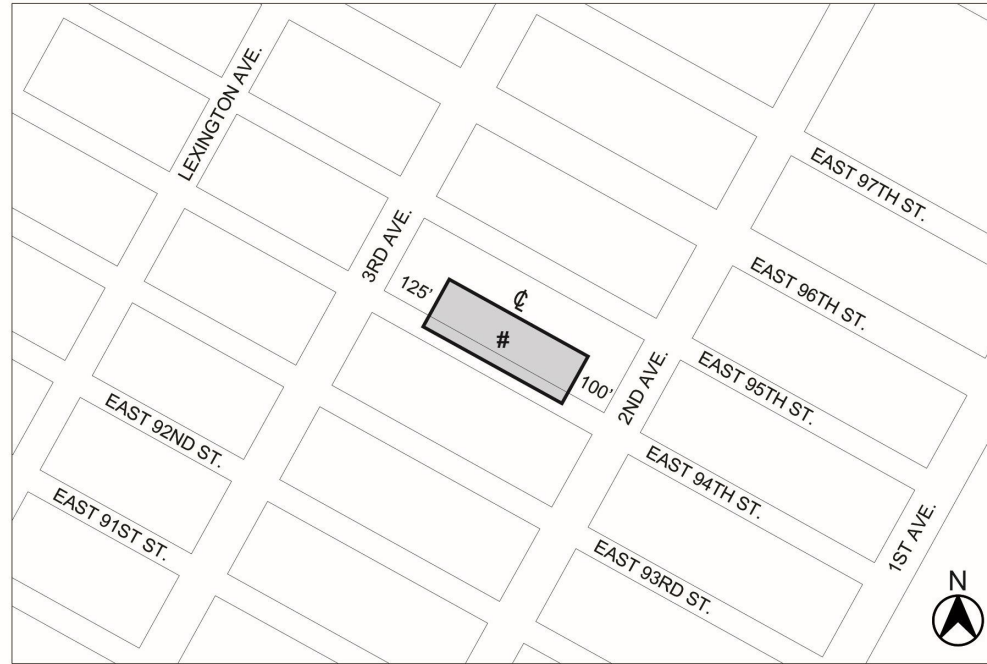
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



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

REZONING MAP

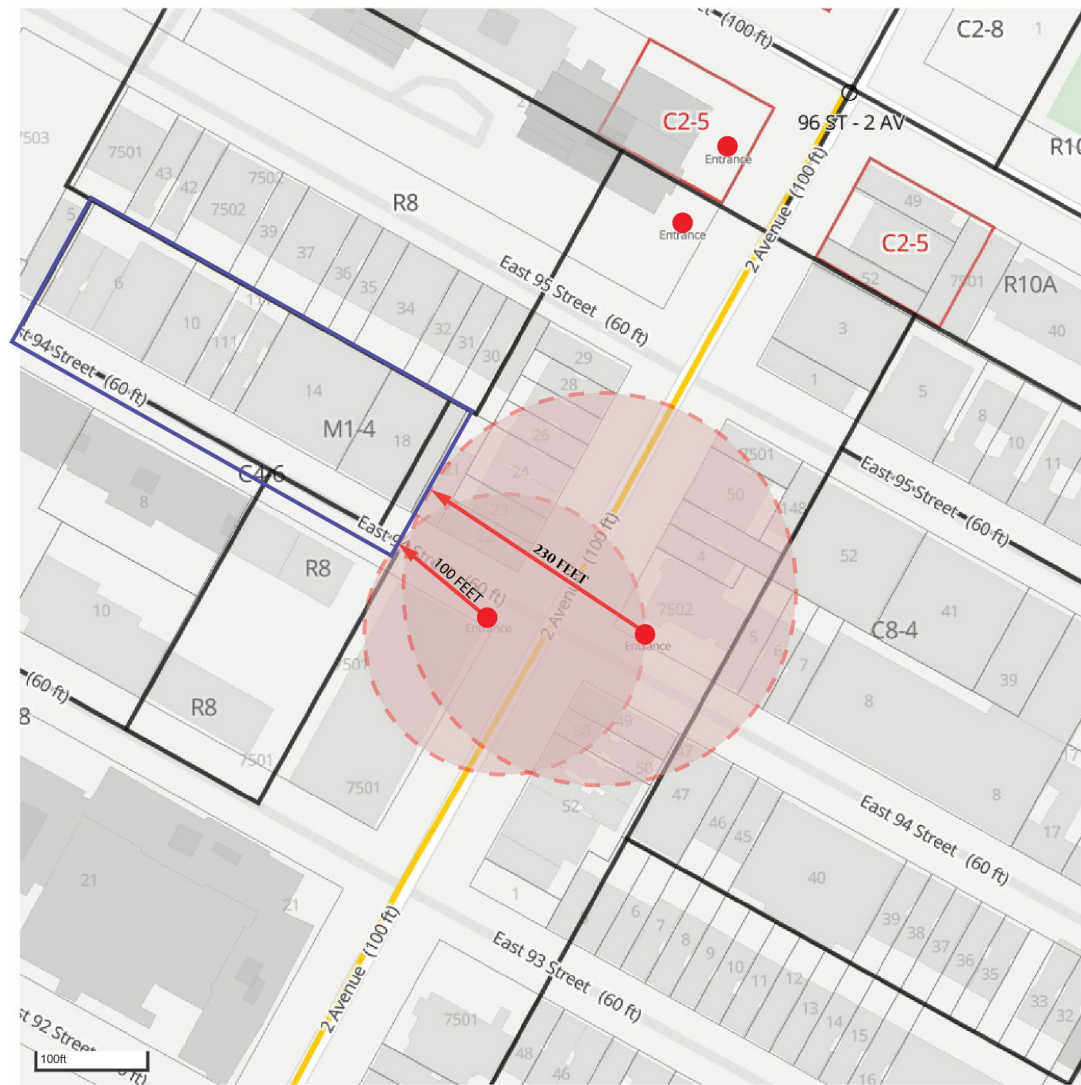


Mandatory Inclusionary Housing Program Area (see Section 23-154(d)(3))

Area # — mm/dd/yy, MIH Program Option # 1

Portion of Community District 8, Manhattan

- Proposing MIH Option 1 - 25% of residential floor area for affordable housing at average of 60% AMI.



- Proposed rezoning area
- Subway Entrance

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- CPC and MTA must jointly certify that no transit easement volume is required on the Development Site
- MTA has indicated no easement volume required because this leg of the 2nd Avenue subway was completed in 2017.

ZR 95-041 - TRANSIT EASEMENT VOLUME CERTIFICATION

THANK YOU

- Permitted Uses in M1-4 Zoning Districts

M1-4 districts are manufacturing districts that permit limited community facility uses, most commercial uses and light to medium industrial/manufacturing type uses. Specifically, permitted as-of-right uses include limited Use Group 3 and Use Group 4 community facility (e.g. museums ancillary to film/TV studios, ambulatory diagnostic health care and houses of worship), Use Group 6 to 14 commercial uses (e.g. local retail and service uses (typically limited in size), eating and drinking establishments, business offices, theaters and amusements/entertainment facilities, boating-related services and light manufacturing), and Use Group 16 and 17 industrial and manufacturing uses (e.g. automotive sales, repairs and other related uses; warehouse; wholesale establishments and manufacturing of various good/products). Residential use is not permitted.

- Permitted Uses in C2-8 and C4-6 Zoning Districts

C2-8

C2-8 districts are commercial districts that are residential in character, typically developed with ground and second floor commercial uses with residential use above. Specifically, permitted as-of-right uses include Use Groups 1 and 2 residential (e.g. one- and two family homes of all varieties, multiple dwellings and apartment buildings) and Use Group 3 and 4 community facility (e.g. schools, houses of worship, not-for-profit institutions, and ambulatory medical facilities), and Use Group 6-9 (i.e. local retail and service uses (typically limited in size), eating and drinking establishments, business offices, theaters, health and fitness clubs) and 14 commercial (i.e. boating related uses). The Development Site will be mapped as C2-8.

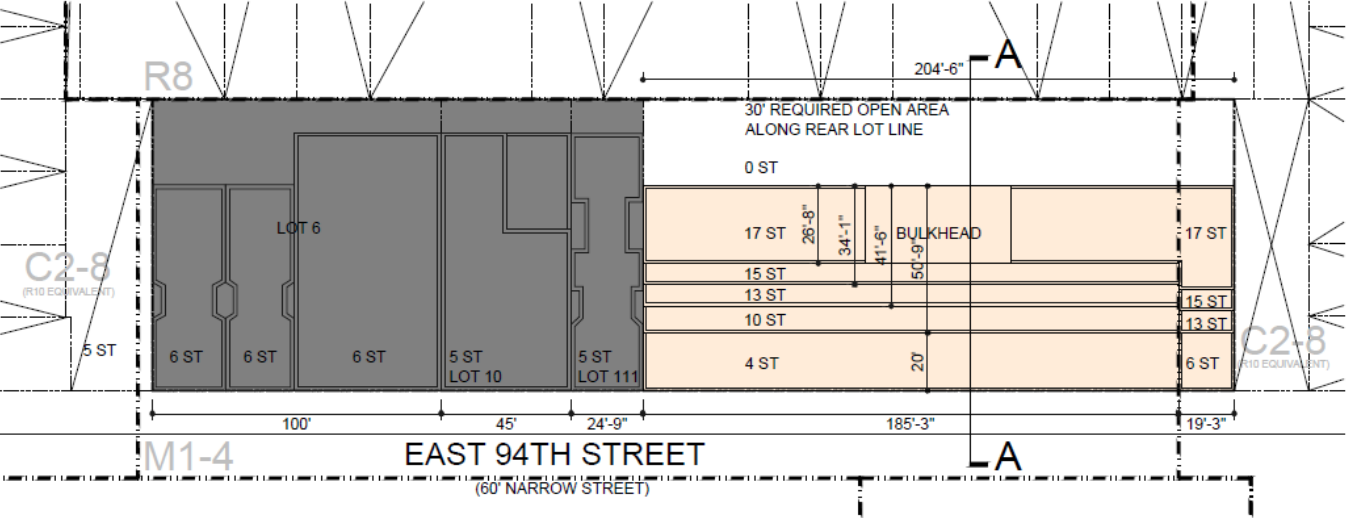
C4-6

C4-6 districts are commercial districts with a wider range of commercial uses and a slightly higher commercial FAR than C2-8 districts—but with the same maximum residential FAR. Regarding use, permitted as-of-right uses include Use Groups 1 and 2 residential (e.g. one- and two family homes of all varieties, multiple dwellings and apartment buildings) and Use Group 3 and 4 community facility (e.g. schools, houses of worship, not-for-profit institutions, and ambulatory medical facilities), and Use Group 6, 8-10 and 12 commercial (e.g. large and small retail and service uses, grocery stores, eating and drinking establishments, business offices, theaters, health and fitness clubs, and amusement/entertainment facilities). Only the air rights parcels—which shall remain undisturbed as part of this proposal—will be mapped as C4-6.

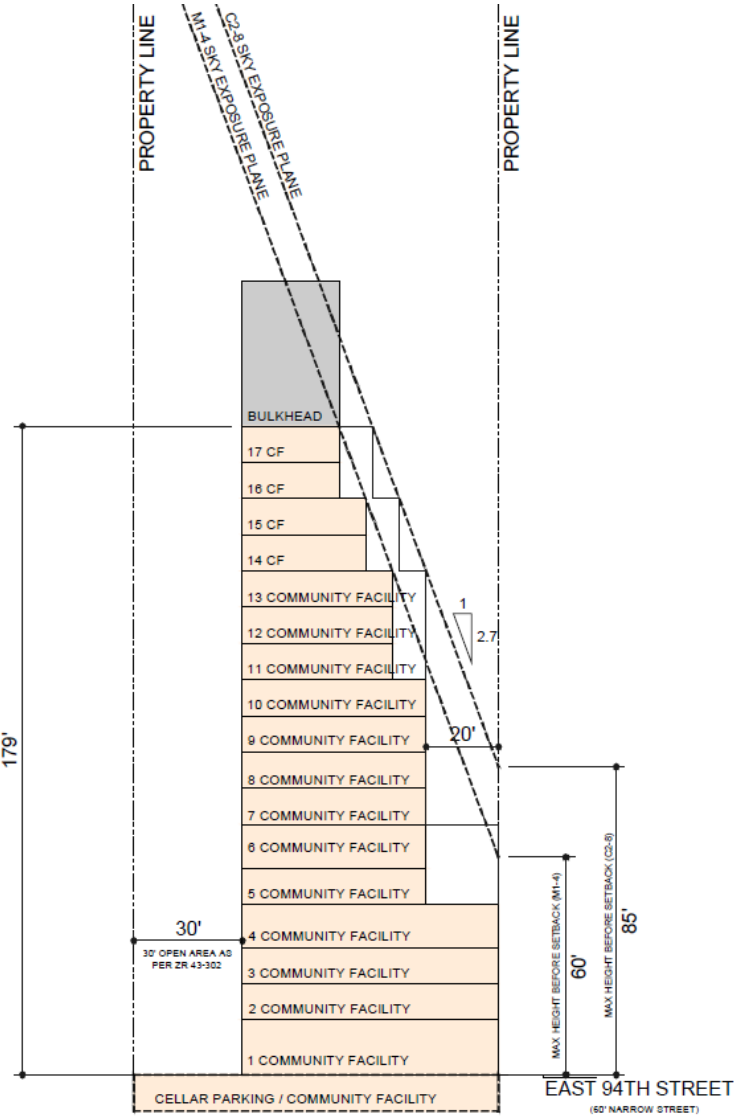
- **Affordable Rents and Eligible Incomes**

AMI	Income Limits (annual)		Rents (monthly)		
	Single Person	Family of 4	Studio	One Bedroom	Two Bedroom
40%	\$ 39,560	\$ 56,480	\$ 848	\$ 1,059	\$ 1,271
60%	\$ 59,340	\$ 84,720	\$ 1,272	\$ 1,589	\$ 1,906
80%	\$ 79,120	\$ 112,960	\$ 1,696	\$ 2,119	\$ 2,542
100%	\$ 98,900	\$ 141,200	\$ 2,120	\$ 2,648	\$ 3,117
130%	\$ 128,570	\$ 183,560	\$ 2,756	\$ 3,443	\$ 4,130

• AOR Site Plan/Sections



1 SITE PLAN
SCALE: 1"=50'



2 SECTION
SCALE: 1"=50'