

Manhattan Community Board 8 (CB8M)

Task Force for Residential Rezoning
December 12, 2024

Co-Chairs
Elizabeth Rose
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Agenda

1. Summary of discussions for all blocks in CB8 currently zoned for manufacturing or commercial use
2. Old Business
3. New Business

Summary of Discussions

- Task Force Purpose
- Activity
- Guidelines
- Zone Types
- Block by Block Zone Recommendations
- Next Steps

Purpose of the Task Force

- The Task Force was created in 2023 by Board Chair Russell Squire in response to a Board Resolution
- The Task Force goal is to address the need for more affordable housing in CB8M by proposing zoning actions that would trigger MIH – Mandatory Inclusionary Housing.
- The Task Force is focused on C8-4 and M1-4 zoned blocks
 - These are blocks where new residential use is not allowed.
 - General agreement that not allowing residential use is out of date

~~p/o Block 1540 – East 94th Street (Friedland Rezoning)~~
 p/o Block 1587 – East 90th Street (Asphalt Green / DSNY)
 p/o Block 1487 – East 74th Street (ConEd)
 p/o Block 1484/1485 – East 73rd & East 74th St. (HSS)

p/o Block 1556 – East 94th Street
 p/o Block 1557 – East 94th Street & East 95th Street
 p/o Block 1569 – East 90th Street btw. 1st & York
 p/o Block 1570 – East 90th & East 91st Street btw. 1st & York
 p/o Block 1571 - East 91st & East 92nd Street
 p/o Block 1435 – East 60th & East 61st Street
 p/o Block 1456 – East 61st & East 62nd Street
 p/o Block 1474 - East 61st & East 62nd Street

What is Permitted in These Districts?



M1-4

(2.0 FAR; 6.5 FAR for Community Facility)

Use Groups (4 through 14, 16 & 17)

C8-4

(5.0 Commercial FAR; 6.5 Community Facility FAR)

Use Groups (4 through 14, 16)

- Commercial Office
- School (rare use also permitted in residential districts)
- Life Science
- Self Storage
- Manufacturing uses meeting performance standards (M1-4 only)
- Warehouses
- Auto Repair/car washes/gasoline service station
- Parking Garages
- Hotels (by Special Permit)

• Residential uses are not permitted

• There is no stated height limit in M1-4 or C8-4!

Task Force Activity

- Held seven (7) public meetings (tonight is the 8th)
- Consulted with Department of City Planning and Department of Parks & Recreation
- Reviewed existing zone types
- Developed guidelines for zoning proposals
- Documented block by block existing conditions, including housing units and rent stabilization status
- Reviewed block by block photographs of existing conditions
- Recommended and facilitated discussion about new zone proposal for each block

Guidelines for Zone Recommendations

Guideline	Rationale
FAR equal to or greater than 6.5	At least equal to current FAR available for community facility Goal is conversion to residential; not to downzone
FAR to ensure all or almost all lots meet MIH requirements	Minimize potential for large single family homes or luxury only developments
Minimize incentive to redevelop existing housing, especially rent stabilized housing	Also important to preserve existing lower cost housing
Use contextual zones	Only approach to create height limit More closely match typical mid-block conditions relative to avenue building heights/types
Mirror adjacent/opposite block zone type(s), especially along avenues	Create consistency
Encourage paired/mixed use (MX)	Grandfather existing uses Consistent with rezonings of other manufacturing districts

Zone Types Used in Recommendations

Zone Type	R8B	R8A	R10A or Equivalent (C5-1A, C2-8A, etc.)	R10 or Equivalent (C2-8, C1-9, C5-1, C5-2, C2-7, etc.)
FAR/w IH	4.0/4.8	6.02/7.2	10.0/12.0	10.0/12.0
Min/Max Base Height w MIH	55'/85'	60'/105'	60'/155' narrow st. 125'/155' wide st.	60'/125'
Total Height Limit w MIH	105'	145'	235'	None (Tower on Base)
Where Exists in CB8	Most mid-blocks on narrow streets	NA	72 nd ; 79 th ; 86 th ; EEA	1 st , 2 nd , 3 rd , & York avenues
Primary use in recommendations	Preserve existing blocks of (rent stabilized) housing	Mid-blocks	Mid-blocks that have the effect of width or already mostly built to or above height limit Non-commercial avenues	Commercial avenues
Pros	Typical UES mid- block	Closest FAR to existing Community Facilty use	Max FAR and potential units Height limit Requires MIH on all but narrowest lots	Consistency with existing zoning
Cons	No MIH required on lots <51.7' wide	New to UES	Few examples of this density on a narrow street	No height limit

Zone Types Used in Recommendations

			
<p>R8B (333 East 82nd Street)</p>	<p>R8A (415 West 120th St.)</p>	<p>R10A Equiv. – C2-8A (205 East 85th Street)</p>	<p>R10 Equiv. - C1-9 (1487 First Ave)</p>

Other Examples of R8A Buildings (7.2 FAR) and Equivalents

**C1-8A (R9A) Development – 125’
(145’ is max height)**



429 Second Avenue

R8A Development to 120’



280 East Houston St.

**12-story Building in R8B
Effective FAR of 7.4±**



435 East 77th Street

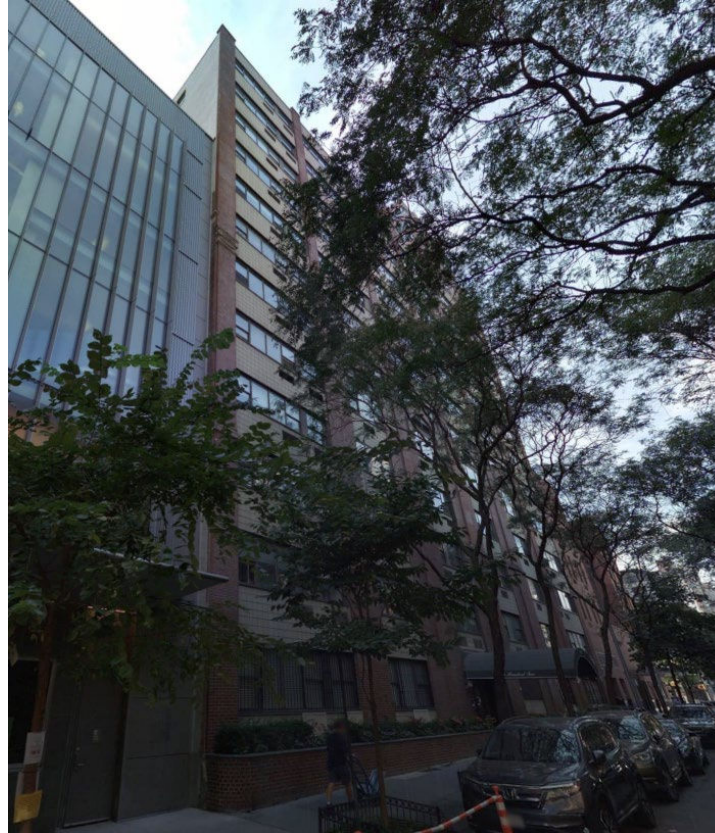
Examples of Existing UES Mid-Block Buildings with FAR > 7.2

**14-story Building in R8B
Effective FAR of 8.4±**



225 East 63rd Street

**12-story Building
Effective FAR of 7.2 ±**



402 East 90th Street

**13-story Building in R8B
Effective FAR of 8.7±**



225 East 73rd Street

Block by Block Zone Recommendations

NOTE: Unless called out in comments or modified proposal, meeting attendees were generally in agreement with the proposed zone type

Block	Street	Proposed in Meeting	Modified Proposal	Comments
1556	94 th (s) btw 1 st & 2nd	R8A		
1557	94 th (n) -95 th (s) btw 1 st & 2nd	R10A		
1569	90 th (s) btw 1st & York	R8A		
1570	90 th (n) -91st (s) btw 1 st & York	R8A	R8B along 90 th St. R8A along 91 st St.	90th st. existing use is entirely residential

S = South side of street
N = North side of street

Block by Block Zone Recommendations

Block	Street	Proposed in Meeting	Modified Proposal	Comments
1571	91 st (n) -92 nd (s) btw 1 st & York	R8A on 91 st		Meeting attendees expressed preference for R8B, however only 1 lot is existing multi-family (co-op) and 3 of 4 other lots would not require MIH if developed/converted under R8B
		R10A on 92nd		Opposite NYCHA; wide street effect and similar height to existing buildings Attendees were evenly split on this recommendation
1587	90 th (n) btw York & River	No action		Asphalt Green - goal to preserve existing use & open space

S = South side of street
N = North side of street

Block by Block Zone Recommendations Contd

Block	Street	Proposed in Meeting	Modified Proposal	Comments
1435	a. 1 st Avenue (W)	R10 w commercial overlay		Consistent w/ 1 st Avenue zoning
1435	b. 60 th St. (N)	R10		Koch bridge creates wide street effect
1435	c. 61 st St. (S)	R8B	R8A	Attendees preferred R8A
1456	61 st - (N) 62 nd (S) btw 1st & York	R8A		
	61 st -62nd on 1 st Ave (E)	R10 w Commercial overlay		Consistent w/ 1 st Avenue zoning
1474	61 st (N) -62 nd (S) btw York & River Including York Ave (W)	R10 equivalent	R10	Avenue location; open issue is w or w/o commercial overlay and w or w/o height limit R10 allows AMC to benefit from rezoning

Block by Block Zone Recommendations Contd

Block	Street	Proposed in Meeting	Modified Proposal	Comments
1484	73 rd (S) btw York & River	R10		All lots but one already mapped R10 and built to max FAR or overbuilt
1485	73 rd (N) -74 th (S) btw York & River	R10	R8B on 73 rd R10A on 74th	Four of six lots are rent stabilized residential Attendees preferred height limit on 74th
1486	74 th (N) -75 th (S) btw York & River			M3-2 block not in scope – Con Ed site
1487	75 th – (N) - 76 th (S) btw York & River	R10A along 75th R8A along 76 th		Higher opposite Con Ed site Lower height opposite John Jay Park

Next Steps

- Propose a Resolution for full Board consideration
- Develop a Preliminary Application Statement
- Engage DCP to provide feedback on Preliminary Application Statement