

LEXINGTON GARDENS II

CITY COUNCIL, NOVEMBER 1ST 2016



PROJECT SUMMARY



- ■ **New Mixed-Use Development**
8- to 15-story development on the block bounded by Lexington Avenue, Park Avenue, 107th Street and 108th Street
 - ■ **Mixed-Income, Affordable Apartments**
400 residential units affordable to households earning between 47% and 130% of Area Median Income*
 - ■ **Child Development Center**
2-story, 35,000 square foot space for Northside Center for Child Development, Inc.
 - ■ **Community Facility Space**
3,000 square feet of additional ground floor community facility space for Union Settlement
 - ■ **Vibrant, Street Level Retail**
4,500 square feet of ground floor retail along Lexington Avenue (including 1,000 SF of mezzanine space)
 - ■ **Structured Parking**
Two parking garages providing 57 replacement parking spaces for the existing Lexington Gardens Apartments and the NYPD
- *Affordability mix under discussion

LAND USE ACTIONS

- ■ **Zoning Map Amendment:** Rezoning of entirety of Block 1635 from C8-4 and R7-2/C1-5 to R9/C2-4

- ■ **Urban Development Action Area Project:** UDAAP designation and project approval for Lot 1 and disposition of City-owned property for Lot 1

- ■ **General Large Scale Development Special Permit, ZR 74-743**

- ■ **Parking Waiver Special Permit, ZR 74-532**

- ■ **Zoning Text Amendment:** Apply Mandatory Inclusionary Housing program to Development Site. Proposed MIH Option 2 (30% of affordable housing set-aside at 80% of AMI on average)

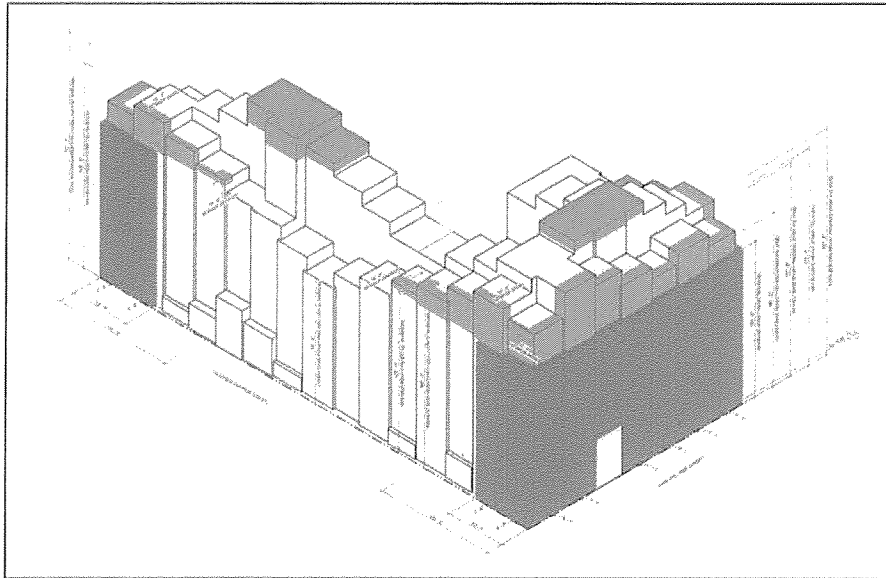
- ■ **Site Selection and Acquisition by the Department of Citywide Administrative Services*:** for a parking facility by the New York City Department of Citywide Administrative Services

*Application made separately by DCAS

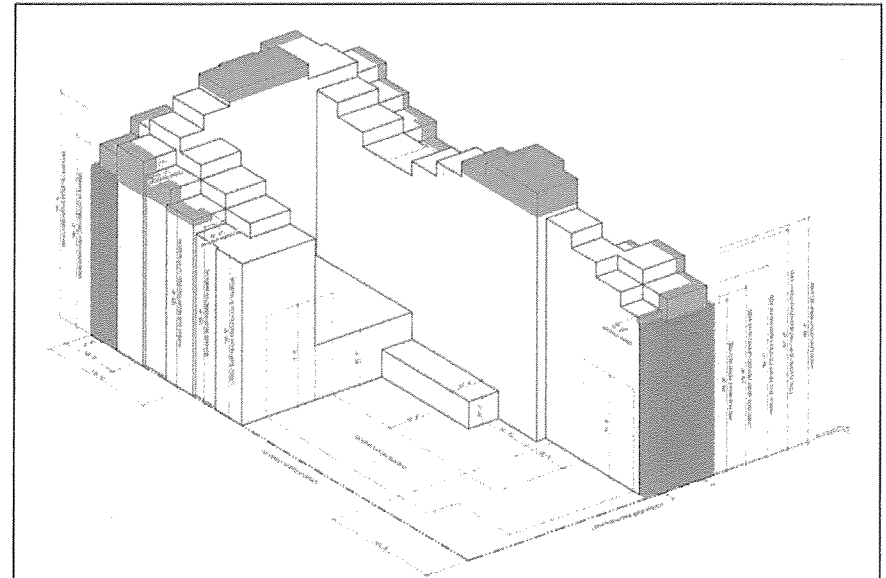
ZONING WAIVER









AXONOMETRIC: PROPOSED WAIVERS

NORTHWEST VIEW



SOUTHEAST VIEW



LEGEND		LEGEND	
	ZONING LOT LINE		EXISTING LEGAL NON-COMPLIANT STREET WALL LOCATION
	GENERAL LARGE SCALE DEVELOPMENT AREA		BUILDING DOES NOT COMPLY WITH REQUIRED STREET WALL LOCATION AS PER ZR 35-651 REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-743
	PROPOSED ZONING ENVELOPE		BUILDING EXCEEDS MAXIMUM BASE HEIGHT WITHOUT PROVIDING REQUIRED SETBACK AS PER ZR 35-654 / 23-684 (b) REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-743
	ILLUSTRATIVE BUILDING ENVELOPE		BUILDING EXCEEDS MAXIMUM BUILDING HEIGHT AS PER ZR 35-654 / 23-684 (b) REQUIRES SPECIAL PERMIT PURSUANT TO ZR 74-743

IMPROVING THE NEIGHBORHOOD

PROPOSED: MIXED USE, AFFORDABLE BUILDING – NORTHWEST VIEW



IMPROVING THE NEIGHBORHOOD

PROPOSED: MIXED USE, AFFORDABLE BUILDING – SOUTHEAST VIEW



STREET LEVEL ACTIVATION



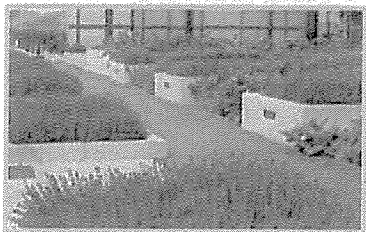
LOOKING NORTH ALONG PARK AVENUE
Residential Entrance

LOOKING WEST ALONG 107TH STREET
NYPD Garage Entrance

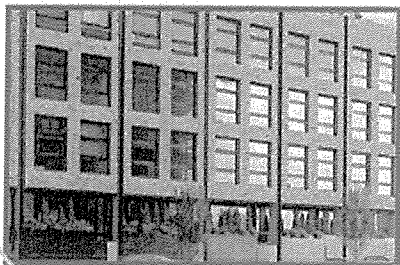


LANDSCAPE DESIGN

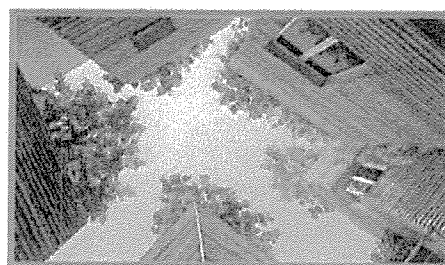
THIRD FLOOR TERRACE



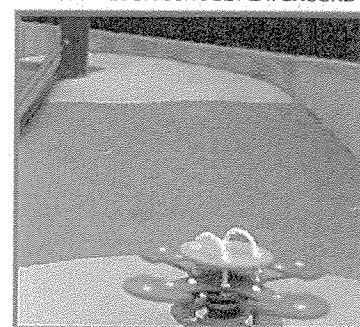
PLANTERS ALONG STREET



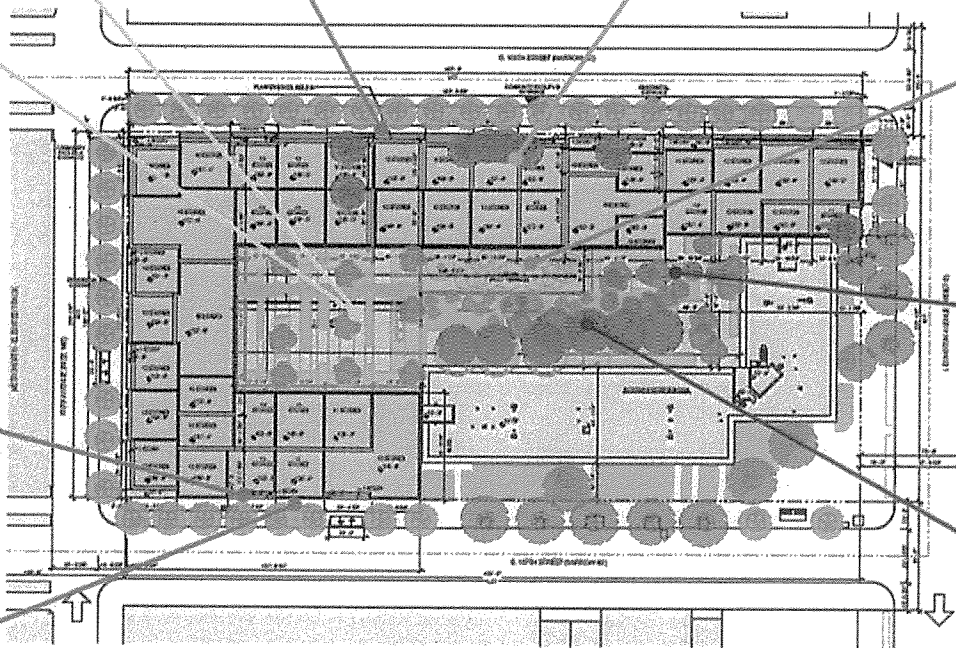
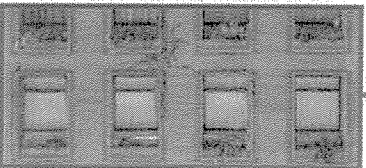
ROOF TREES



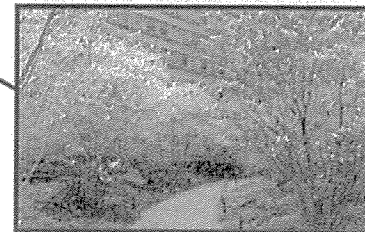
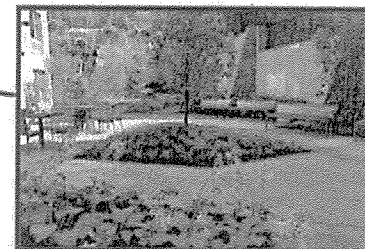
SECOND FLOOR SCHOOL PLAYGROUND



VINES + RECESSED PLANTERS



FIRST FLOOR COURTYARD



URBAN DESIGN CONTINUITY

STREET VIEW: NORTHEAST CORNER



**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 11/1/16

(PLEASE PRINT)

Name: Joseph Tahl

Address: 1811 7th Ave NY NY 10026

I represent: Tahl Papp

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 11/1/16

(PLEASE PRINT)

Name: Ashley Peate

Address: _____

I represent: LTM Development Partners, Inc.

Address: 419 Park Ave South, 18th Fl

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. _____ Res. No. 55-519

in favor in opposition

Date: Nov 1st 2016

(PLEASE PRINT)

Name: Kevin Parris

Address: 100 Gold Street

I represent: HPD

Address: 100 Gold Street

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 515-519 Res. No. _____

in favor in opposition

Date: 11/1/16

(PLEASE PRINT)

Name: Arttimeche Pearson, Director of Land

Address: 100 Gold St Use

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 514 Res. No. _____

in favor in opposition

Date: 11/1/2016

(PLEASE PRINT)

Name: Lisa Talma, Assistant Commissioner of

Address: 100 Gold St Finance & Property

I represent: HPD Disposition

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 514 Res. No. _____

in favor in opposition

Date: ~~5/1/16~~ 11/1/2016

(PLEASE PRINT)

Name: Arttimeche (Artie) Pearson, Director

Address: 100 Gold Street Use

I represent: HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 513 Res. No. _____

in favor in opposition

Date: 11/11/16

(PLEASE PRINT)

Name: Lisa Talma, Assistant Commissioner of

Address: 100 Gold St Finance & Property

I represent: HPD Disposition

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 513 Res. No. _____

in favor in opposition

Date: 11/1/2016

(PLEASE PRINT)

Name: Antimeche (Ante) Pearson, Director of

Address: 100 Gold Street Land Use

I represent: HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 5011 Res. No. _____

in favor in opposition

Date: 11/11/2016

(PLEASE PRINT)

Name: Jaclyn Sach

Address: 100 Gold Street

I represent: HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 501 Res. No. _____

in favor in opposition

Date: 11/11/2016

(PLEASE PRINT)

Name: Arttimeche (Artic) Pearson, Director of Land

Address: 100 Gold Street use

I represent: HPD

Address: _____

Please complete this card and return to the Sergeant-at-Arms