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Mark Levine, Borough President

October 6, 2023

**Recommendation on ULURP Application No. C230344ZMM and C230346ZSM – 2226
Third Avenue
By REEC Third Ave LLC**

PROPOSED ACTIONS

REEC Third Ave LLC (“The Applicant”) is seeking the following actions for the residential portion of Block 1770, Lot 36 (the “Development Site”):

1. Zoning map amendment to rezone a portion of Manhattan Block 1770, Lot 36 (the "Rezoning Area") from R7B to a C4-6 zoning district and extend the boundaries of the Special East Harlem Corridors District ("EHC") to include this area;
2. Zoning text amendment to the Appendix of Zoning Resolution ("ZR") Article XIII Chapter 8, "Special East Harlem Corridors District" to extend the EHC boundaries to include the entirety of the Development Site;
3. Zoning text amendment to establish ZR 138-42 to enable the City Planning Commission ("CPC") to reduce the number of required loading berths for zoning lots located within a C4-6/EHC zoning district;
4. CPC special permit pursuant to the proposed ZR 138-42 to reduce the number of required loading berths at the Development Site; and
5. Zoning text amendment to Appendix F of the ZR to extend an existing Mandatory Inclusionary Housing ("MIH") area to include the entirety of the Development Site.

The proposal will facilitate the development of an as-of-right 133,426 square foot (7.06 FAR), 10-story (145 feet) life sciences building at 2226 Third Avenue in East Harlem, Community District 11 in Manhattan.

BACKGROUND

Proposed Development

The proposed building would be a 133,426 square foot (7.06 FAR), 10-story (145 feet) life sciences building at 2226 Third Avenue. The building filing was approved by the Department of Buildings (“DOB”) in 2021. That filing included 95,669 square feet of medical office space, 37,757 square feet of commercial uses, and one loading berth (DOB Job No. 121209156). Construction of the proposed project is nearing completion, and the proposed actions would not alter the bulk or massing of the building. The actions would, however, facilitate the use of the building as the first life-sciences only building in East Harlem. The Applicant has represented that they have not yet identified any tenants for the building.

A small portion of the development site is located in a R7B district, which does not permit Group 9A, which includes life science uses. The proposal to rezone the R7B portion to C4-6 and extend the boundaries of the EHC to cover the entire lot would permit commercial uses on the site with a maximum commercial FAR of 7.1 and height of 235 feet, with special ground-floor design and parking provisions. However, due to the fact that this building has already been constructed, the rezoning of this portion of the block would not impact the FAR, height, or bulk of the proposed building. Although the proposed building would not include any residential uses, an MIH mapping is required because the proposed rezoning would increase the residential capacity of the Development Site.

The proposed building would also require a zoning text amendment to ZR138-42 to establish a waiver that would allow a reduction in the number of loading berths for developments within C4-6 districts in the EHC. The proposed building would be required to provide three berths, but currently only has one.

The proposed rezoning would, in addition to the Development Site, also apply to the following properties on Block 1770: 38, 39, 40

- A 3 story mixed use building at 2236 Third Avenue
- A 3 story church at 2238 Third Avenue
- A 4 story mixed use building at 2240 Third Avenue

Area Context

The Development Site is located in Community Board 11, in the neighborhood of East Harlem. Surrounding zoning districts include C4-6, C4-4D, C1-9, R7B, R7-2, and R7A, with some manufacturing districts in the area. Common building uses include commercial and retail, with mixed use buildings that include first-floor retail and residential uses above. Much of the surrounding area is also within the Special East Harlem Corridors District (EHC), which was established to foster a mixed-use neighborhood, as well as affordable housing and high-density commercial and manufacturing uses that are easily accessible to public transit.

The Development Site is well serviced by public transportation, including the 4, 5, and 6 Subway trains at East 125th Street and Lexington Avenue, M101 and M103 bus stations located on Lexington Avenue between East 121st and East 122nd Streets, and M15 bus station located on 2nd Avenue between East 121st and East 122nd Streets, BxM6, MxM7, BxM8, BxM9, and BxM10 bus station at Third Avenue between East 120th and East 121st Streets.

COMMUNITY BOARD RESOLUTION

On September 26th, 2023, Manhattan Community Board 11 voted to recommend approval for the application with conditions, including that the developer utilize local hiring for the remainder of the construction as well as for future building operations, and exclude three privately owned adjacent lots from the proposed rezoning area and any other action sought by the Applicant.

BOROUGH PRESIDENT'S COMMENTS

The proposed actions at 2226 Third Avenue would establish the first life sciences building in East Harlem, a neighborhood well served by public transit, that would benefit from more robust employment opportunities. These proposed actions further the goals put forth by City agencies to expand opportunities for the life sciences sector in the east side of Manhattan. Following Community Board 11's request, the Applicant expressed no objections to modifying the proposed rezoning so that it applies exclusively to the Development Site, and not the 3 adjacent properties.

BOROUGH PRESIDENT'S RECOMMENDATION

I therefore recommend **approval** of ULURP applications No. C230344ZMM and C230346ZSM, and Zoning Special Permit C230346ZSM.

A handwritten signature in black ink, appearing to read "Mark Levine". The signature is fluid and cursive, with the first name "Mark" and last name "Levine" clearly distinguishable.

Mark Levine
Manhattan Borough President