

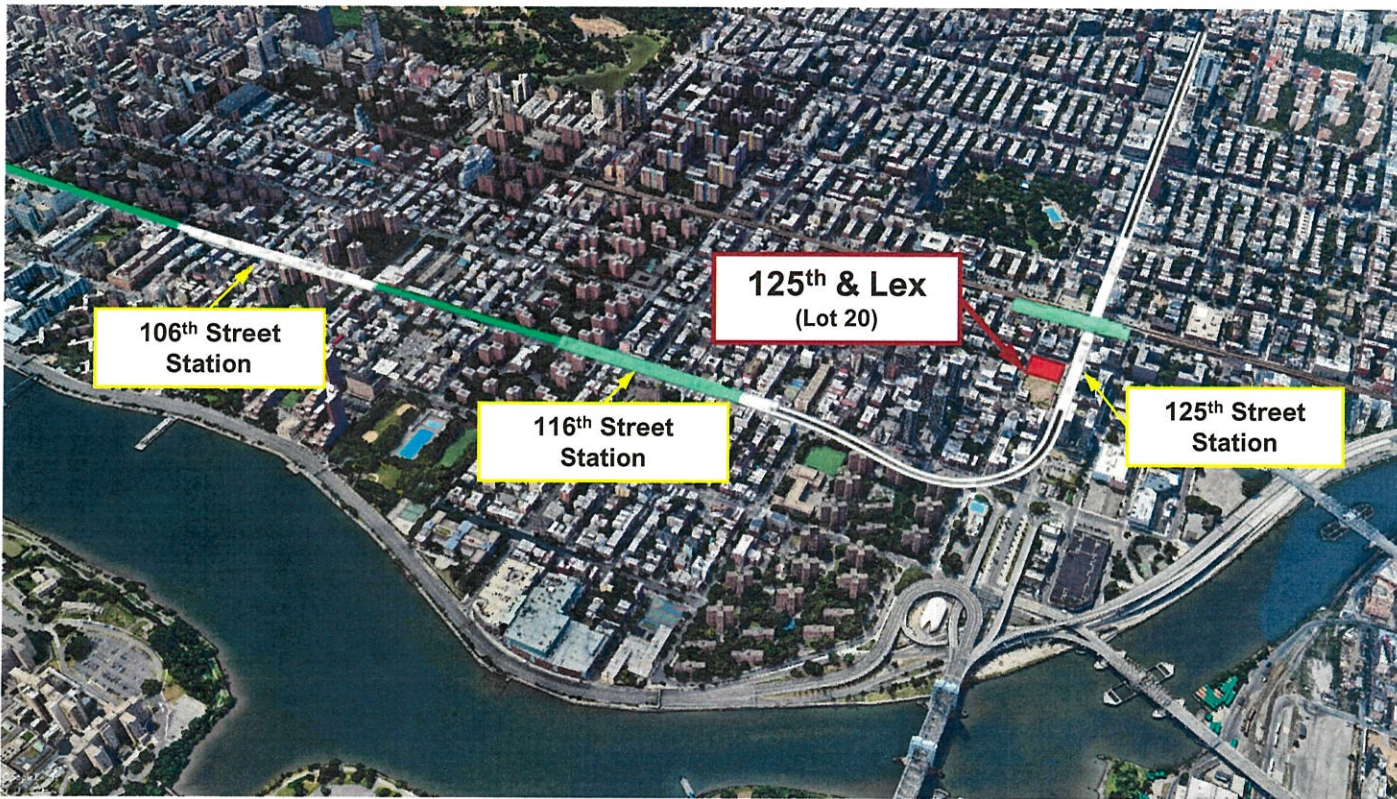


**MTA 125th St. & Lexington Avenue
ULURP # C250300ZMM**

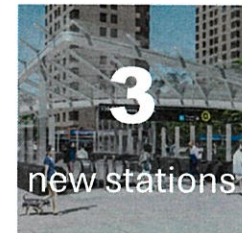
**City Council Subcommittee on Zoning and Franchises
October 23, 2025**

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

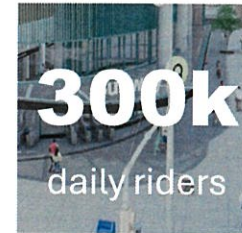
Future 2nd Ave Subway Alignment



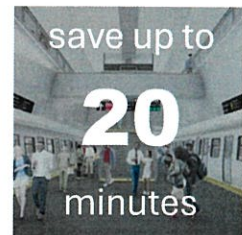
SAS2 Benefits



ACCESSIBILITY



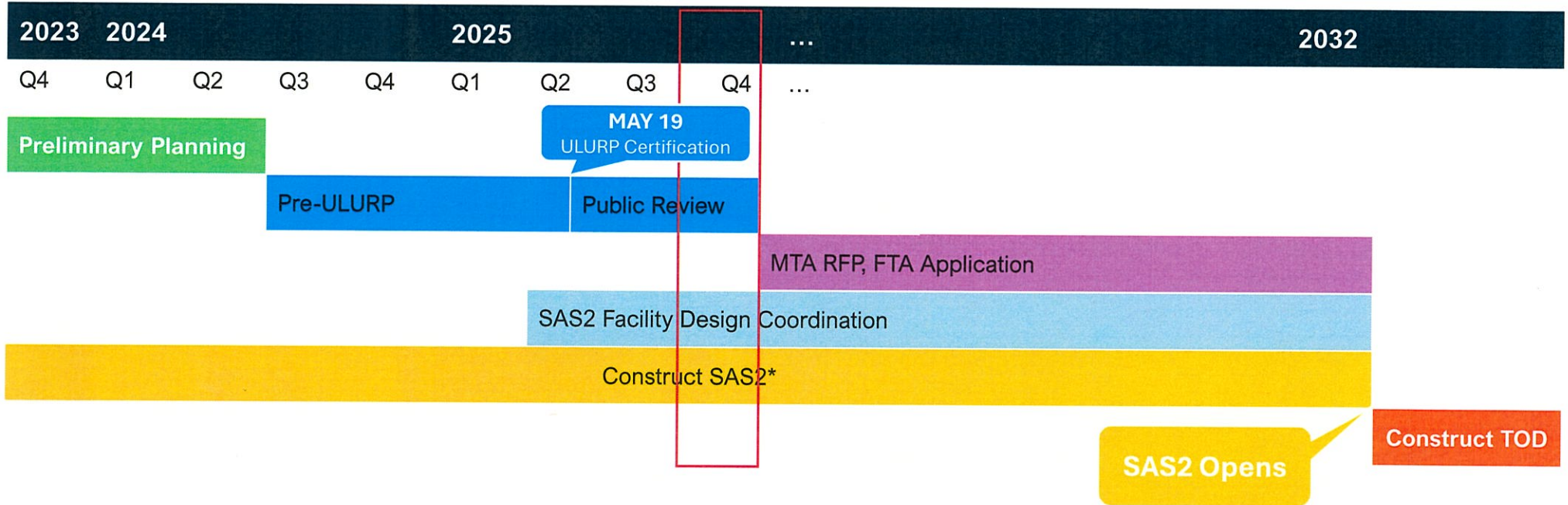
CONNECTIVITY



TIME SAVINGS



SAS Project Timeline



Contract 1: Utility Relocation Awarded in December 2023
 Contract 2: Tunnelling, Excavation of Entrances/Ancillaries
 Contract 3: 116th Street Station Rehab, 106th Street Station Box
 Contract 4: Tunnel & Station Fit-out & Systems



Area Map – Land Use

Proposed Development:
 Block 1773 | Lot: 20

Rezoning Area:
 Block 1773 | Lot: 20, 27, 33

Land Use

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

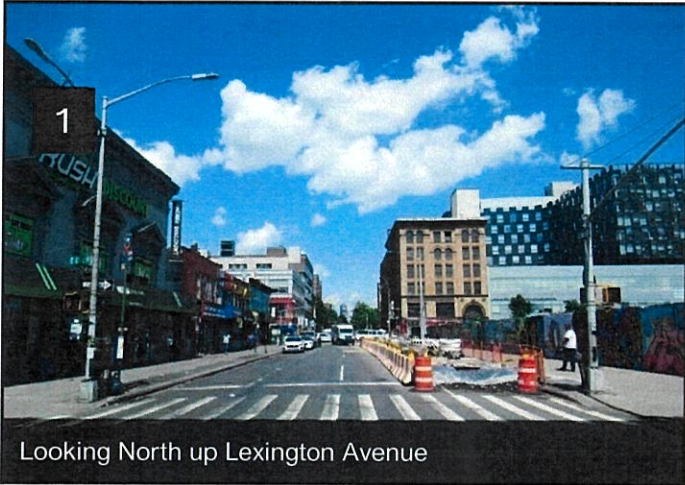


Rezoning Area

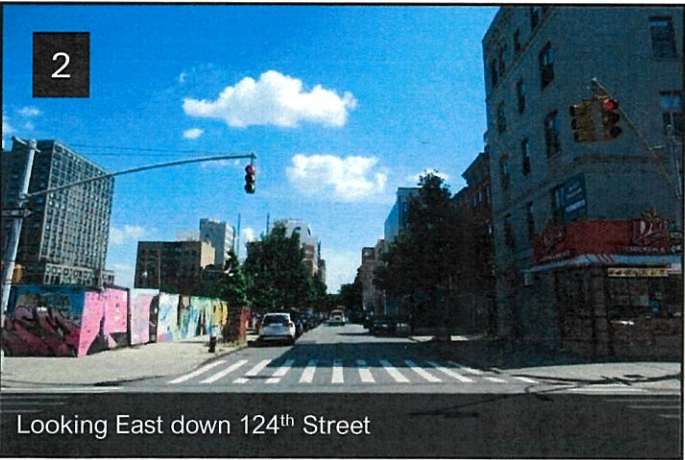
The rezoning area contains three sites:

- Lot 20 (MTA) is vacant
- Lot 27 (private owner) is vacant
- Lot 33 (City) contains an FDNY firehouse

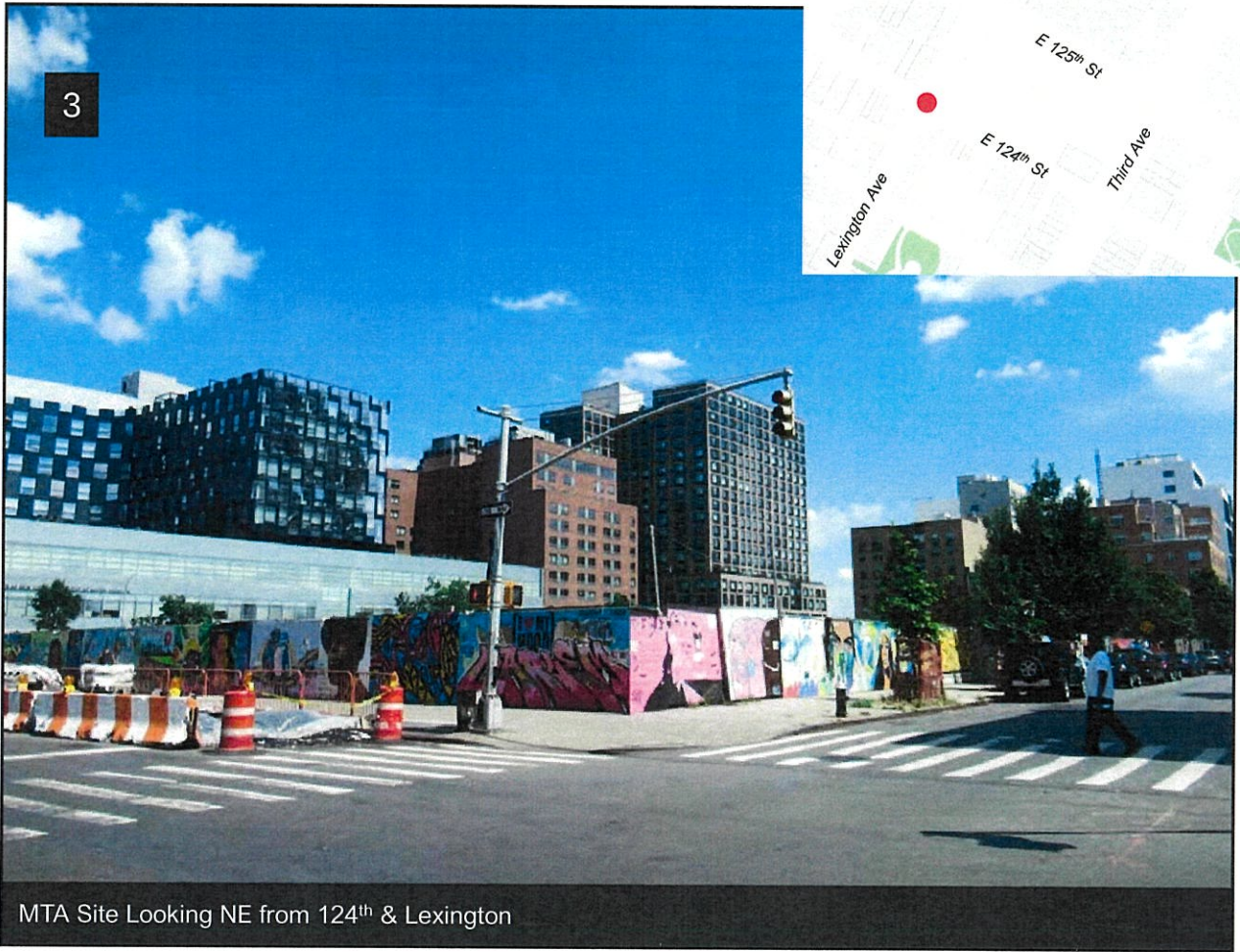




Looking North up Lexington Avenue



Looking East down 124th Street



MTA Site Looking NE from 124th & Lexington



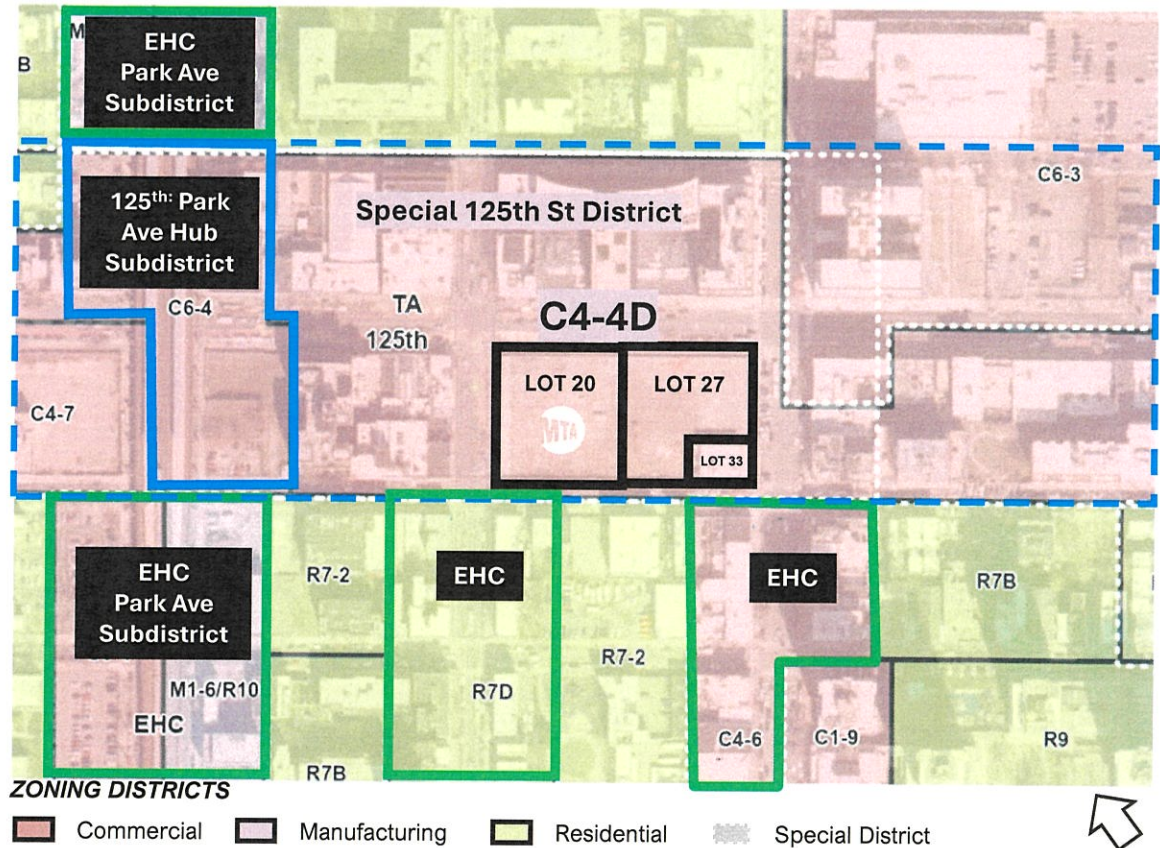
Current Zoning

Current zoning limits density and height compared to surrounding districts with similar characteristics

Zoning at **125th and Park** already allows for the highest densities near transit hubs with flexible tower regulations

Zoning just **south of 124th St** allows for slightly taller base heights and has lower commercial requirements

MTA is proposing similar density and height at 125th & Lex



Proposed Development

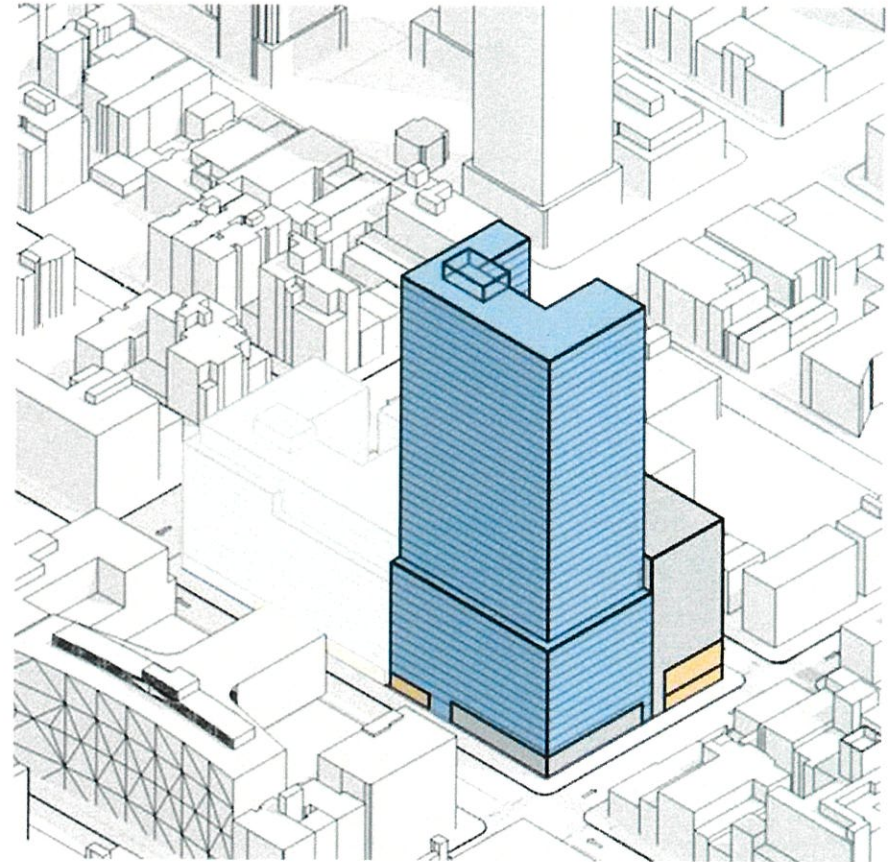
MTA is seeking a rezoning for transit-oriented development near future 2nd Avenue subway 125th St. Station, that would result in:

up to
684
new housing
units

up to
171
affordable
units

funds
SAS
Phase II

supports
TOD
density near
transit



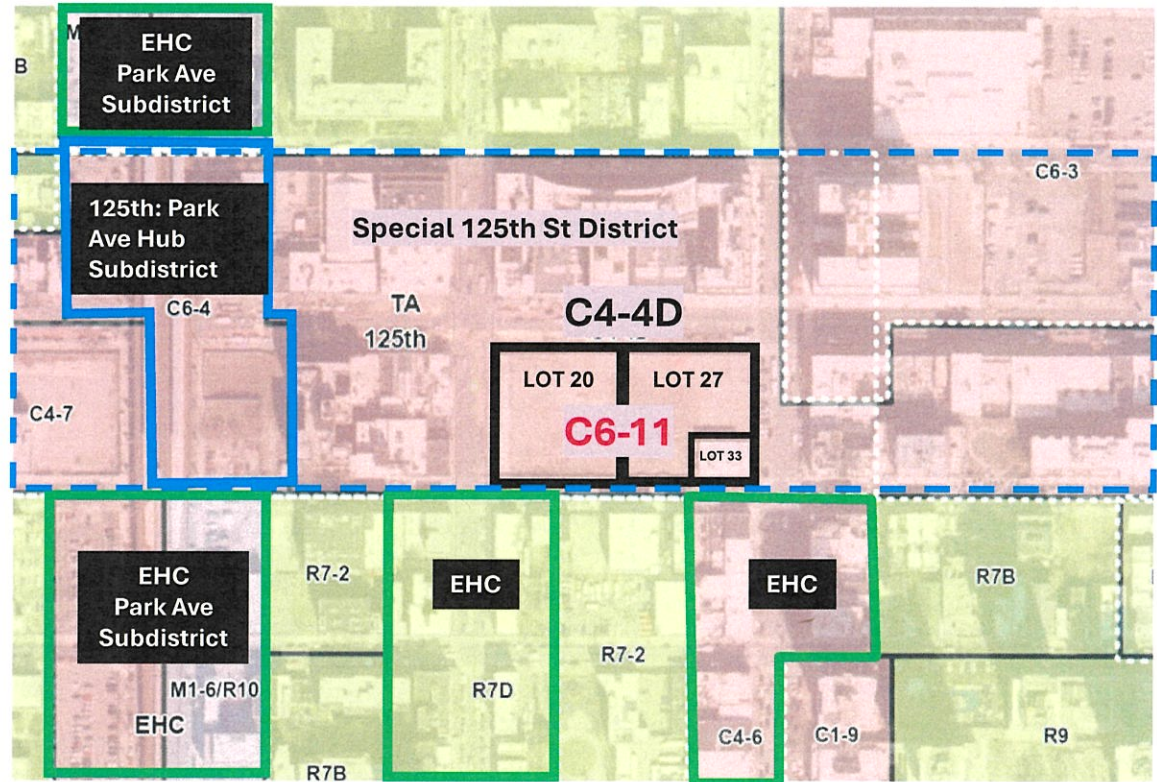
Proposed Zoning: C6-11 (125th/TA)

FAR

Residential	15 FAR
Commercial	12 FAR
Community Facility	12 FAR

New Subdistrict B

- Maximum Base Height: 125 feet
- Minimum Base Height:
 - 60 feet on 125th St
 - 40 feet elsewhere
- Maximum Building Height: Tower (subject to FAA/BSA special permit)
- MIH:
 - 25% of units at 60% AMI
 - 20% of units at 40% AMI



ZONING DISTRICTS

Commercial
 Manufacturing
 Residential
 Special District



Proposed Actions

1. **Zoning Map Amendment** to rezone the Rezoning Area from C4-4D within the Special 125th Street and Special Transit Land Use Districts to C6-11 within those same special districts.
2. **Zoning Text Amendment** to modify Appendix F to map an MIH area over the Rezoning Area specifying Options 1 and 3
3. **Zoning Text Amendments to the Special 125th Street District:**
 - a. create a new Subdistrict B within the Special 125th Street District that would encompass the Rezoning Area;
 - b. modify the maximum base height requirement in the Park Avenue Hub Subdistrict for buildings on and within 50 feet of 125th Street from 85 to 125 feet
 - c. modify the non-residential floor area ratio requirement in the existing Park Avenue Subdistrict of the Special 125th Street District from 2.0 to 1.5 FAR and eliminate that requirement entirely for zoning lots that include a transit easement in accordance with Art. IX, Ch.5
 - d. make the height and setback regulations applicable to the Park Avenue Hub Subdistrict as so modified applicable to C6 districts in new Subdistrict B



ULURP Review

Manhattan Community Board 11

- Unanimous Recommendation of Approval with Conditions (7/29/25)

Manhattan Borough President Mark Levine

- Recommended Approval with Conditions (8/8/25)

New York City Planning Commission

- Unanimous Approval (10/8/25)



Questions?

