

15-21 West 124th Street

Zoning Text Amendment

ULURP: N 220434 ZRM



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.

Presentation to Subcommittee on Zoning and Franchises
April 17, 2024

Property Details and Proposed Action



- **Block 1722, Lots 26 and 27**
- **Lot area: 10,092 sf**
- **R6A zoning district within the Special 125th Street District**
- **Proposed amendment to ZR 97-511 to apply R7-2 parking requirements in R6A zoning districts within the Special 125th Street District**

15-21 West 124th Street Text Amendment Area Map

Harlem LLC



Project

- ▭ Project Area
- ▭ Development Site
- ▭ Rezoning Area
- ⋯ 600 Foot Radius

Zoning

- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

Land Use

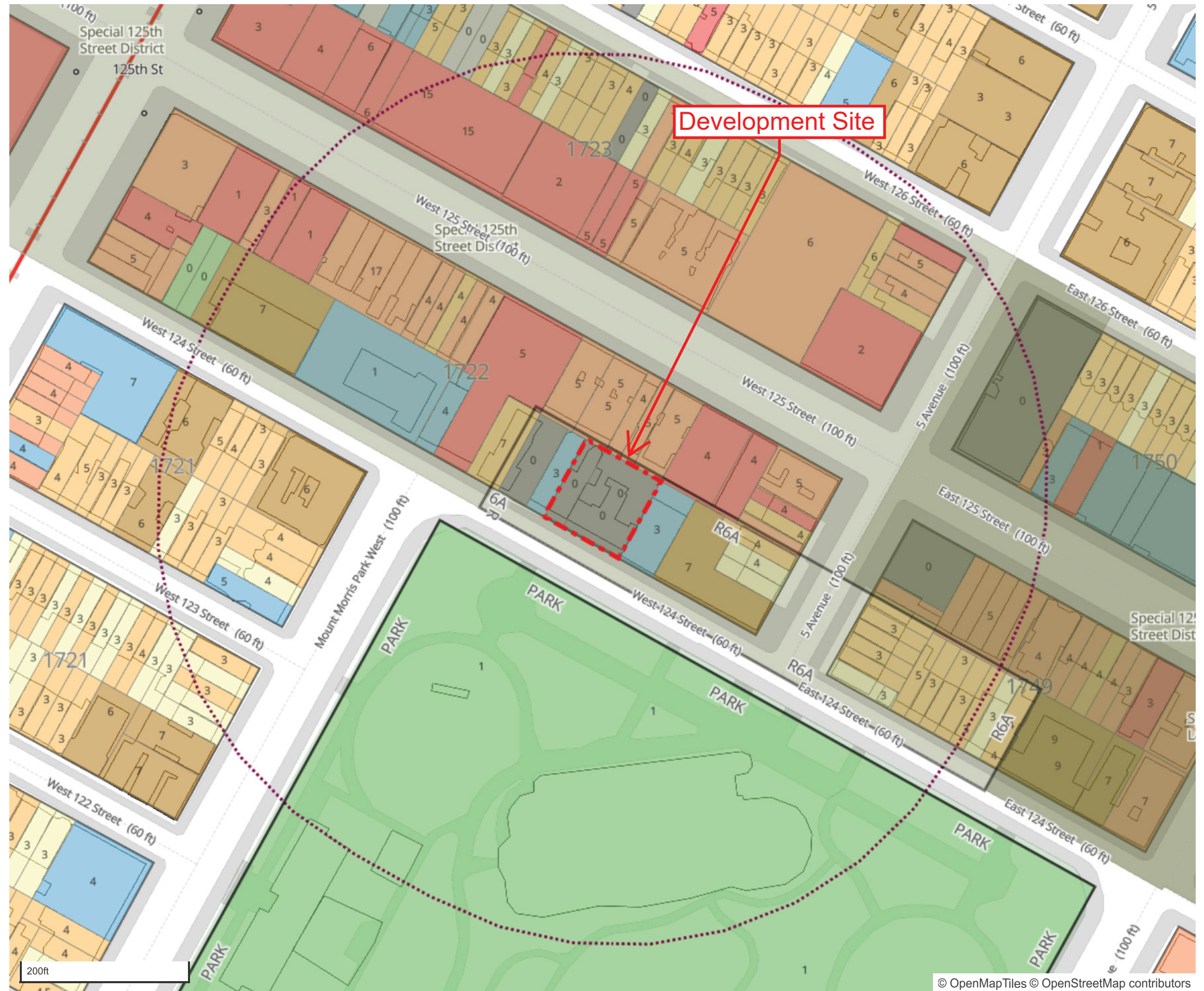
- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

Transportation

- Subway Stop
- Subway Entrance

Map Created: Oct 19, 2023, 2:26pm

Data Sources: layers-api.planninglabs.nyc/v1/sources
 planimetrics (26 February 2019); transportation (21 November 2017);
 supporting-zoning (December 2022); digital-citymap (December 2022);
 pluto MapPLUTO™ 21v2, Bytes of the Big Apple (November 2022)



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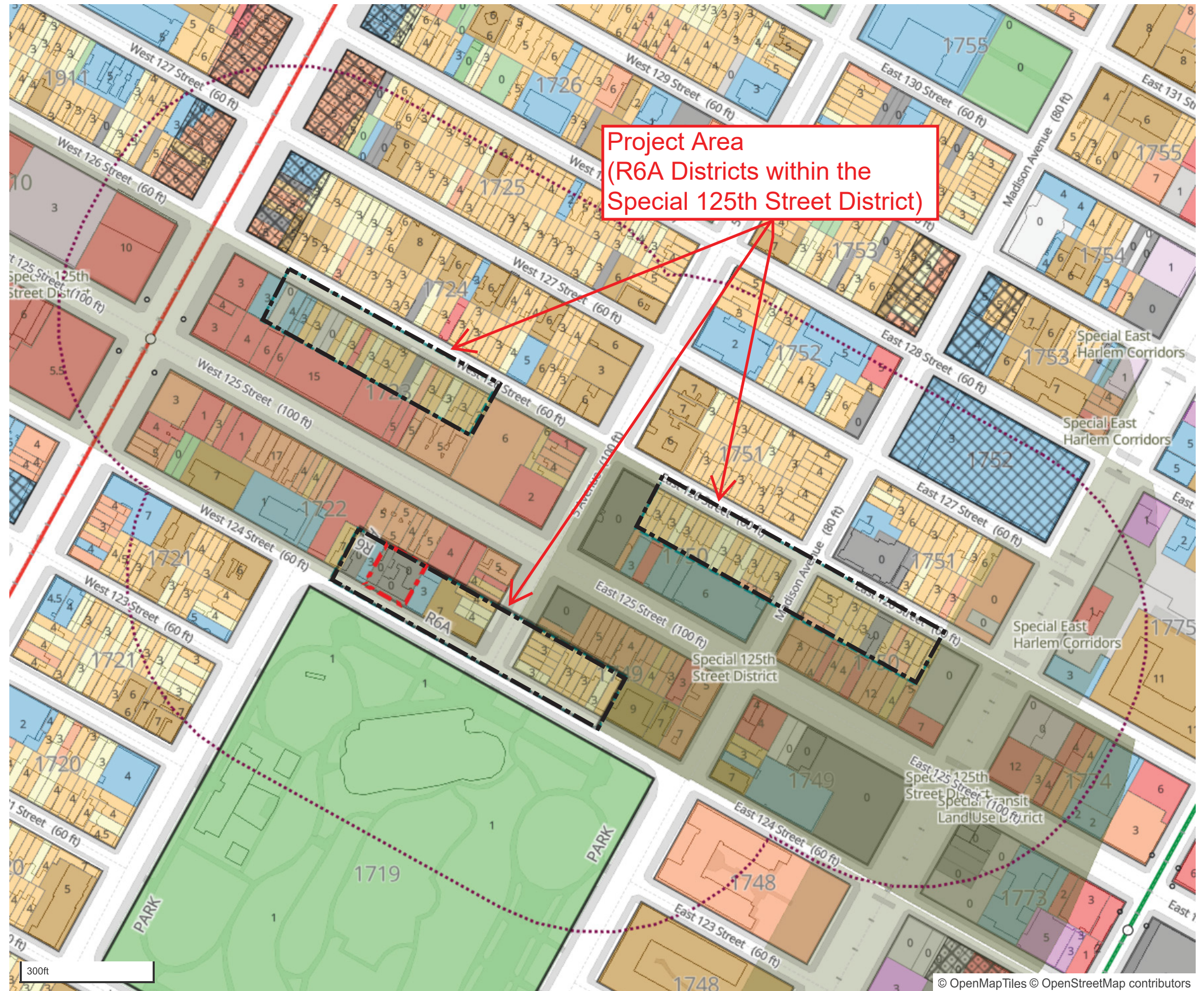
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Map Created: Oct 19, 2023, 2:35pm

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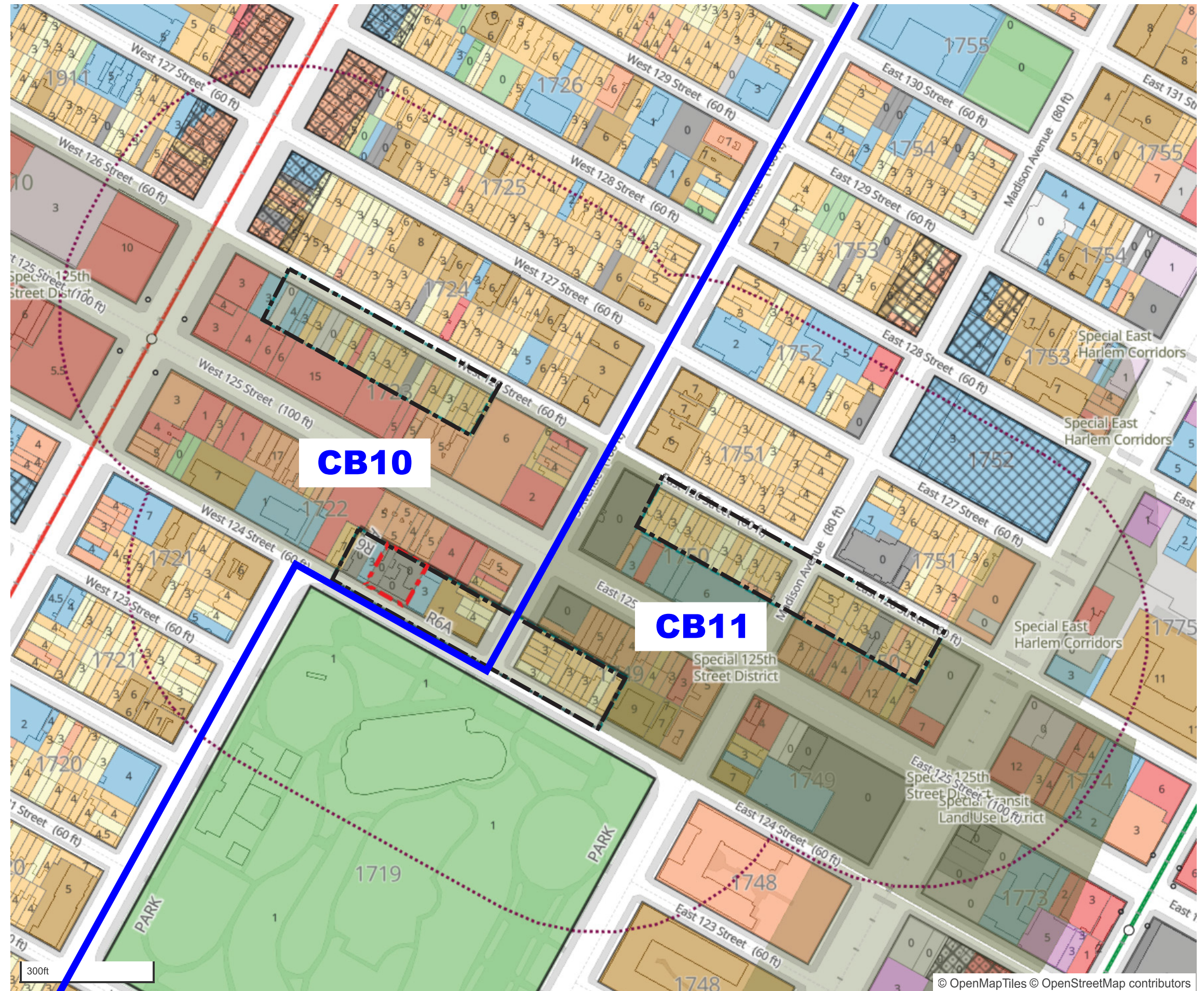
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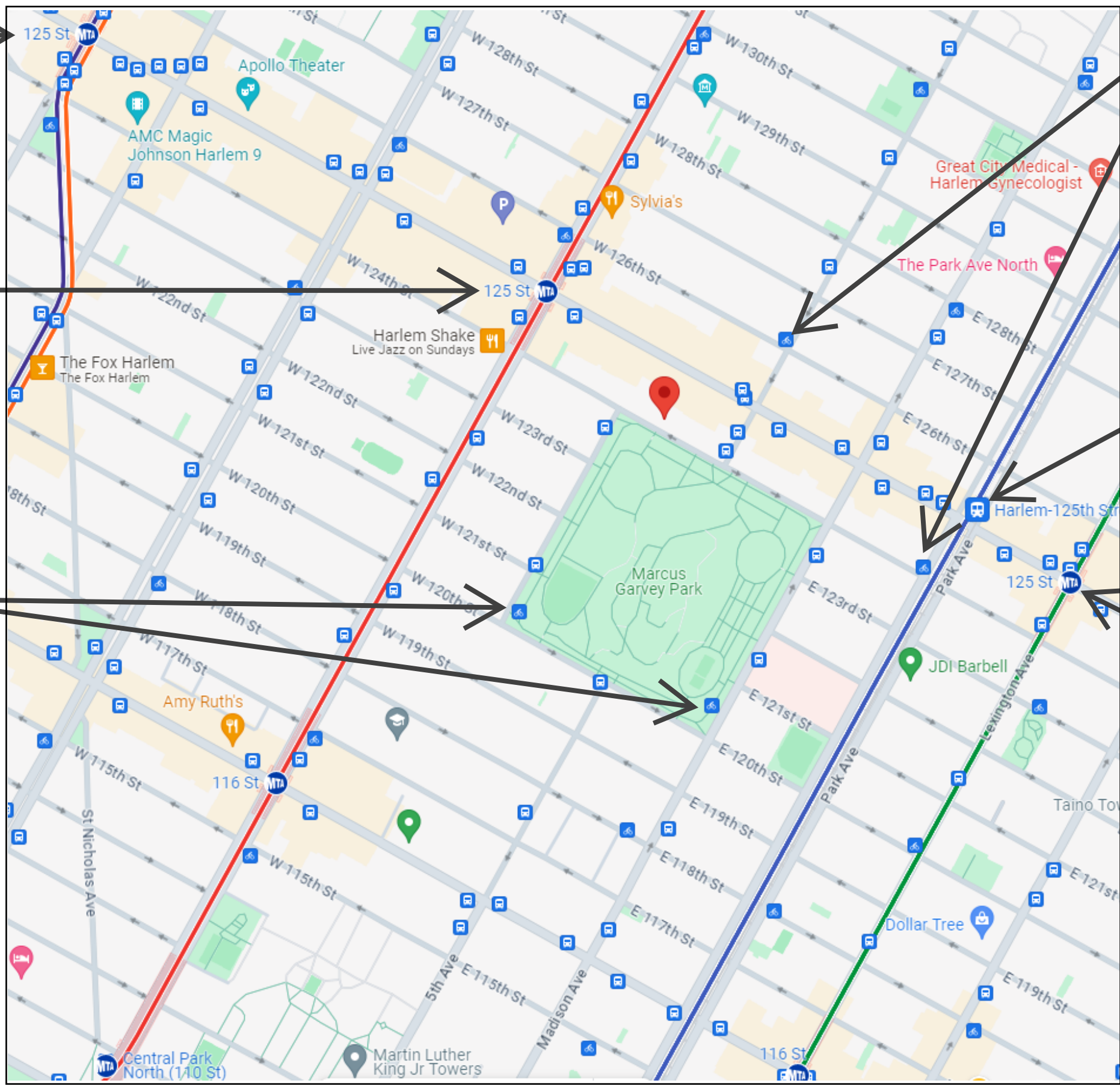
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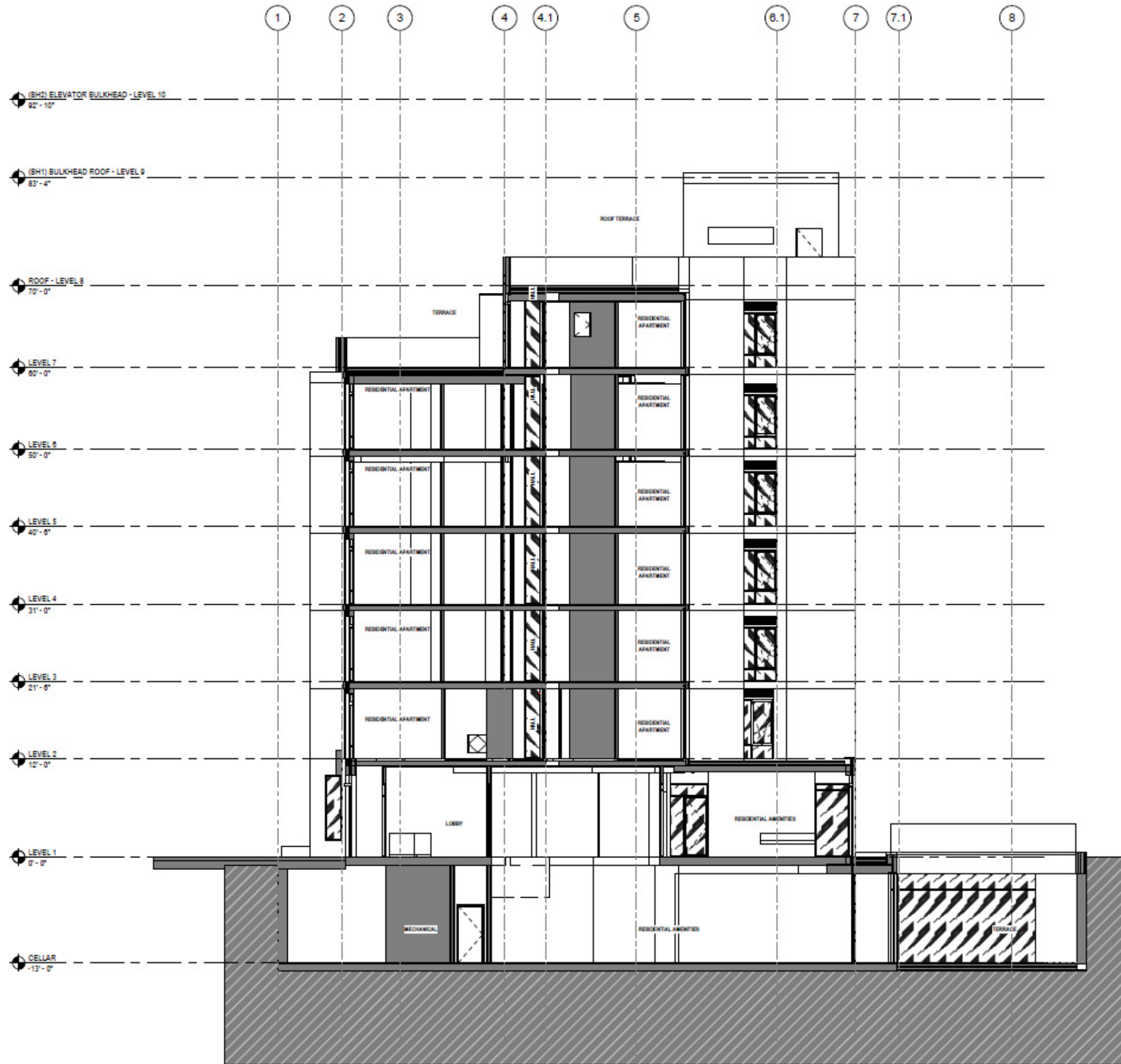
Trains

Danbury	Harlem
Hudson	New Canaan
New Haven	

4 5 6 6



Illustrative Section - West 124th Street



- **Seven (7) stories / 70'**
- **30,276 sf residential use**
- **33 dwelling units**

Proposed Text Amendment

**Article IX: Special Purpose Districts
Chapter 7 – Special 125th Street District**

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97-50

SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

97-51

Accessory Off-street Parking Within the Core Subdistrict and Areas Outside of a Subdistrict

97-511

Required accessory off-street residential parking

#Accessory# off-street parking spaces, open or enclosed, shall be provided for all #developments# or enlargements within the #Special 125th Street District# that contain #residences#, according to the provisions of the underlying district, as modified by the provisions of Section 97-50 (SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS), inclusive. However, for #developments# or #enlargements# within R6A Districts, the off-street parking regulations of an R7-2 District, as modified by the provisions of Section 97-50, inclusive, shall apply.

Current R6A Parking Requirements

- Parking Spaces Required: 50% of Total Dwelling Units (ZR 25-23)
- Proposed Dwelling Units: 33
- Parking Spaces Required: $33 \times 50\% = 17$ spaces
- No applicable reductions or waivers

Proposed Text Change: R7-2 Parking Requirements Apply

- Parking spaces required: 50% of total dwelling units (ZR 25-23)
- On zoning lots with 10,001-15,000 sf of lot area, parking requirement is reduced to 30% (ZR 25-241)
- Where 15 or fewer accessory residential parking spaces are required on a zoning lot, parking requirement is waived (ZR 25-261)
- Parking Spaces Required: $33 \times 30\% = 10$ spaces; allows waiver of parking requirement ($10 < 15$)

Community Institutions along Surrounding Block:

- Harlem Library
- Harlem Village Academies High
- The Children's Storefront preschool
- Antioch Church
- Greater Calvary Baptist Church



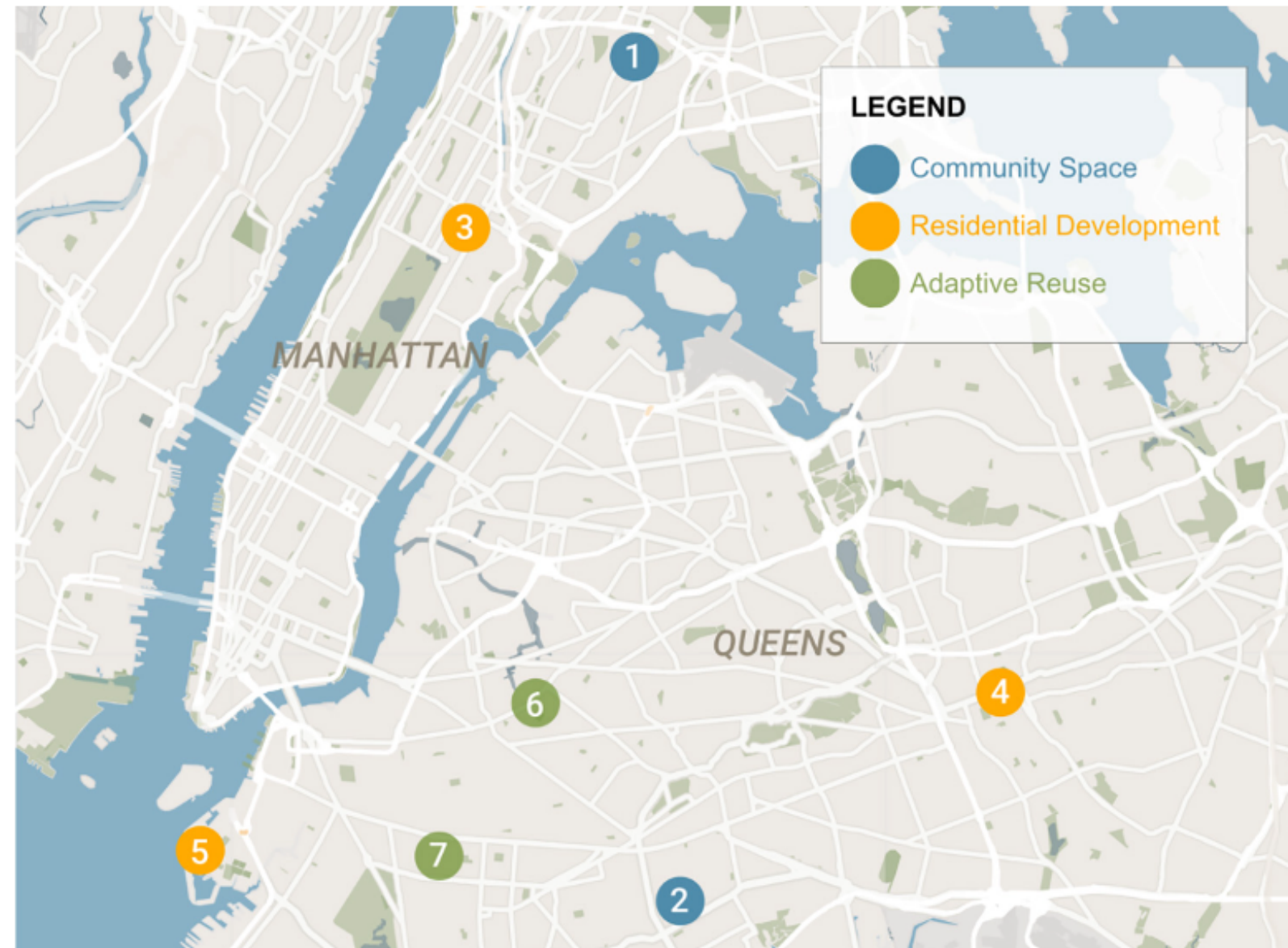
Marcus Garvey Park Playground



Illustrative Rendering - Proposed Development



NYCEDC Names 7 Teams for Inaugural NYC Mass Timber Studio



The first cohort of teams included in the New York City Economic Development Corporation's (NYCEDC) NYC Mass Timber Studio. Graphic: NYCEDC.