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DRAFT

Taskforce on the Development of the Site Located between East 125th Street and East 127th Street, from Second to Third Avenues Elements of Consensus – April 5, 2006

Housing

- Housing should be a mix of homeownership and rentals
- A portion of the homeownership opportunities must be provided for Community Board 11 residents who typically can't afford market rate opportunities
- All housing (rental/homeownership) must target a mix of household incomes based on the Community Board 11 Affordable Housing Development Guidelines.
- Housing must also accommodate families (2 or 3 bedrooms)
- The proposal should incorporate "green" designs elements and physically integrate into the existing community

Zoning

- Currently zoned R7-2, M1-2 and C4-4; developer proposing high density C4-6 (with an R10 equivalent) with a maximum 12.0 FAR
- Must maintain contextual zoning
 - C4-6A (with R10-A equivalent), includes the same FAR as C4-6 (12.0 FAR) with height limitation of 210 feet
 - Maximum of 21 stories; will start negotiations at 15 stories