



**CICELY HARRIS**  
Chairperson

**SHATIC MITCHELL**  
District Manager

# CITY OF NEW YORK

MANHATTAN COMMUNITY BOARD 10

215 West 125th Street, 4th Floor

New York, NY 10027

T: 212-749-3105 F: 212-662-4215

## **Resolution Manhattan Community Board 10**

**RESOLUTION:** To approve the Zoning for Accessibility Text Amendment that will make the transit system more accessible to New York City residents.

**WHEREAS**, New York City Department of City Planning (*hereafter known as "DCP"*) and Metropolitan Transportation Authority (*hereafter known as "MTA"*) is seeking approval of the Zoning for Accessibility Text Amendment (*hereafter known as "ZFA"*) application, N210270ZRY, that will allow the MTA to work more efficiently with private developers to help achieve system-wide accessibility more quickly; and

**WHEREAS**, most stations in the system were built before 1950, there are only 136 out of 492 subway stations, and 25 out of 39 Long Island Rail Road (*hereafter known as "LIRR"*) and Metro-North Rail Road (*hereafter known as "MNR"*) that are ADA accessible; and

**WHEREAS**, ZFA includes a system-wide transit easement requirement in applicable zoning districts at or above R5 (with commercial overlay) and R5D districts, C7 and C8, and all manufacturing districts, and an expanded transit improvement bonus in high density areas for stations in R9 and R10 districts; and

**WHEREAS**, ZFA incentivizes station improvement through a new transit bonus that would provide a floor area ratio (*hereafter known as "FAR"*) increase of up to 20% for significant improvements such as the installation of elevators and new entrances, and would be subjected to a more simplified discretionary review and approval process; and

**WHEREAS**, Manhattan Community Board 10 has **11** subway stations, of which **8** are eligible for the proposed easement (110<sup>th</sup> St, 116<sup>th</sup>, 135<sup>th</sup>, and 145<sup>th</sup> & Malcom X. Blvd, 116<sup>th</sup> & 125<sup>th</sup> Street & St. Nicholas Ave., 148<sup>th</sup> Street & Adam Clayton Powell, Jr. Blvd., and 155<sup>th</sup> Street & Frederick Douglass Blvd.), and **4** stations are eligible for the expanded transit improvement bonus (110<sup>th</sup> Street & Cathedral



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Pkwy, 125<sup>th</sup> and 135<sup>th</sup> Street & St. Nicholas Ave., and 125<sup>th</sup> Street & Malcolm X. Blvd.); and

**WHEREAS**, currently there are only two stations (125<sup>th</sup> Street & St. Nicholas Ave. and 135<sup>th</sup> Street & Malcolm X. Blvd.) in Manhattan Community Board 10 that are fully ADA accessible, and the current MTA 2020-2024 Capital Program will only provide full accessibility for one additional station located at 148<sup>th</sup> Street and Adam Clayton Powell, Jr. Blvd.; and

**WHEREAS**, Manhattan Community Board 10 has recently completed and/or current construction projects (i.e. the Circa Building, the Victoria Theater Redevelopment that includes hotel and residential building, the Urban League Empowerment Center, and 56 West 125<sup>th</sup> Street Apartments) near the 110<sup>th</sup> St. Cathedral Pkwy and 125<sup>th</sup> St. Malcom X. Blvd. subway stations that will add significant density and increase utilization, but will not benefit from ZFA; and

**WHEREAS**, on Thursday, April 22, 2021, the Land Use Committee of Manhattan Community Board 10, after hearing all of the views, including written submissions on the project voted **5 Yes, 0 No, 1 Abstention, and 0 Recusal** to approve the application with the following recommendations;

1. DCP and MTA should explore transforming all subway stations in Manhattan Community Board 10 to full ADA accessibility.
2. For new residential developments within 500 ft. of stations eligible for the FAR bonus, *all* apartment units within the bonus area should be 100% affordable in addition to the number of apartment units designated under mandatory inclusionary housing prior to receiving the bonus FAR.
3. Manhattan Community Board 10 should be consulted on all actions related to ZFA and the subway stations located within the district.

**WHEREAS**, on April 28, 2021, The Executive Committee voted **10 Yes, 0 No, 0 Abstention, and 0 Recusal** to approve the application with the aforementioned recommendations.



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## **NOW THEREFORE, BE IT RESOLVED**

Manhattan Community Board 10 **APPROVES** application N210270ZRY, Zoning for Accessibility Text Amendment with the recommendations listed below. During the May 5, 2021 General Board Meeting, the board voted **30 Yes, 0 No, 0 Abstentions and 1 Recusal.**

1. DCP and MTA should explore transforming all subway stations in Manhattan Community Board 10 to full ADA accessibility.
2. For new residential developments within 500 ft. of stations eligible for the FAR bonus, *all* apartment units within the bonus area s

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3. should be 100% affordable in addition to the number of apartment units designated under mandatory inclusionary housing prior to receiving the bonus FAR.
4. Manhattan Community Board 10 should be consulted on all actions related to ZFA and the subway stations located within the district.