



# Land Use Review Application

Department of City Planning

22 Reade Street, New York, NY 10007-1216

190069 HAM

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

### 1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Dept. of Housing Pres. & Development

Kevin Parris

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) \*

APPLICANT'S PRIMARY REPRESENTATIVE

100 Gold Street  
STREET ADDRESS

HPD  
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

New York NY 10038  
CITY STATE ZIP

100 Gold Street  
STREET ADDRESS

212-863-6520 212-863-5052  
AREA CODE TELEPHONE # FAX#

New York NY 10038  
CITY STATE ZIP

212-863-5105 212-863-5052  
AREA CODE TELEPHONE # FAX#

\* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION )

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION )  
ADDITIONAL APPLICANT REPRESENTATIVE:

Rona Reodica, Assistant Commissioner, BLDS 212-863-8576 212-863-5052  
NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

### 2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

204 Avenue A & 535 East 12<sup>th</sup> Street  
STREET ADDRESS

East Village Housing  
PROJECT NAME (IF ANY)

Avenue A; East 12<sup>th</sup> Street; Avenue B; East 13<sup>th</sup> Street  
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R7A/C2-5 (Avenue A); R8B (East 12th) 12c  
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S).

Block 406 - Lots 6, 47 Manhattan 3  
TAX BLOCK AND LOT NUMBER BOROUGH COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO  YES  IF YES, IDENTIFY

### 3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

### 4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

\* No supplemental form required

- CHANGE IN CITY MAP.....MM \$ \_\_\_\_\_
- ZONING MAP AMENDMENT.....ZM \$ \_\_\_\_\_
- ZONING TEXT AMENDMENT..... ZR \$ \_\_\_\_\_
- ZONING SPECIAL PERMIT.....ZS \$ \_\_\_\_\_
- ZONING AUTHORIZATION.....ZA \$ \_\_\_\_\_
- ZONING CERTIFICATION.....ZC \$ \_\_\_\_\_
- PUBLIC FACILITY, SEL./ACQ.....PF \$ \_\_\_\_\_
- DISPOSITION OF REAL PROP.....PD \$ \_\_\_\_\_
- URBAN DEVELOP=MENT ACTION.....HA \$ \_\_\_\_\_
- URBAN RENEWAL PROJECT.....\* \$ \_\_\_\_\_
- HOUSING PLAN & PROJECT.....\* \$ \_\_\_\_\_
- FRANCHISE.....\* \$ \_\_\_\_\_
- REVOCABLE CONSENT.....\* \$ \_\_\_\_\_
- CONCESSION.....\* \$ \_\_\_\_\_
- LANDFILL.....\* \$ \_\_\_\_\_
- OTHER (Describe) \$ \_\_\_\_\_

- MODIFICATION \$ \_\_\_\_\_
  - FOLLOW-UP \$ \_\_\_\_\_
  - RENEWAL \$ \_\_\_\_\_
  - OTHER \$ \_\_\_\_\_
- APPLICATION NO. \_\_\_\_\_
- APPLICATION NO. \_\_\_\_\_
- SPECIFY \_\_\_\_\_
- TOTAL FEE (For all actions) \$ \_\_\_\_\_**

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

Has pre-application meeting been held?  NO  YES

If yes Xinyu Liang 11/22/2017  
DCP Office/Representative Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)
LEAD AGENCY HPD CEQR NUMBER 18HPD092M

TYPE OF CEQR ACTION:

Form with checkboxes for TYPE II, TYPE I, UNLISTED, and questions about EAS filings and CEQR determinations. Includes fields for 'Date determination was made' and 'Date determination made: Pending (Attach Copy)'.

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No Yes

7. RELATED ACTIONS BY CITY PLANNING

Table with 4 columns: APPLICATION NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE. Row 1: 080397(A) ZMM, East Village/Lower East Side Rezoning, 22, 10/07/08

8. RELATED ACTIONS BY OTHER AGENCIES

Table with 4 columns: REFERENCE NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE. Header row only.

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Eunice Suh, Assistant Commissioner of Planning
NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE
Department of Housing Preservation & Development
APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

Handwritten signature and date 8/21/18
SIGNATURE OF APPLICANT DATE

11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)

Form for co-applicants with fields for NAME AND TITLE, SIGNATURE, DATE, STREET ADDRESS, CITY, STATE, ZIP, TEL.NO., FAX.

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

# Property Disposition ..... PD

190069 HAM

APPLICATION NO.

**1.**

Type of disposition  
(Check appropriate box)

a.  DIRECT

b.  GENERAL

**2.**

Restrictions and conditions

a.  PURSUANT TO ZONING

b.  RESTRICTED (Describe restrictions below, including any restrictions on disposition, term, or use of property. If additional space is required, attach separate sheet, Site Data Sheet, or Fact Sheet, and note here.)

**3.**

For direct disposition only

Indicate intended recipient of direct disposition\*

a. FROM: New York City Department of Housing Preservation & Development

City Agency

b. TO\*: To Be Determined by HPD

Sponsor/ developer/ purchaser/ lessee or local public development corporation

\* If recipient has not been selected or disposition is not limited to particular recipient, indicate "To be determined by agency" in item 3.b.

# UDAA/UDAAP ..... HA

APPLICATION NO.

APPLICATION NO.

Requested action  
(Check applicable boxes and provide requested information)

DESIGNATION\*  
(Also complete Site Data Sheet, Form H)

PROJECT\*†

DISPOSITION  
(Also complete Form PD, above)

\* FOR DESIGNATIONS AND PROJECTS, THE "DESCRIPTION OF PROPOSAL", ITEM #3 ON THE LR FORM, MUST CONTAIN INFORMATION SUPPORTING AN URBAN ACTION AREA DETERMINATION PURSUANT TO SECTIONS 693 AND 694 OF THE GENERAL MUNICIPAL LAW AND AN URBAN DEVELOPMENT ACTION AREA PROJECT PURSUANT TO SECTIONS 692 AND 694 OF THE GENERAL MUNICIPAL LAW.

† For Projects, provide a separate sheet (labeled UDAAP Project Summary) with information relative to:

- a) Proposed Land Use
- b) Proposed Public, Semi-public, Private or Community Facilities or Utilities
- c) Proposed New Codes and Ordinances
- d) Proposed Time Schedule for Effectuation



## **LR ITEM 3: DESCRIPTION OF PROPOSAL**

### **East Village Housing**

#### **1. Introduction**

The Department of Housing Preservation and Development (“HPD”) of the City of New York is seeking approval for an Urban Development Action Area (“UDAA”) designation, Urban Development Action Area Project (“UDAAP”) approval and disposition of City-owned property on non-contiguous lots bounded by Avenue A to the west, East 13th Street to the north, Avenue B to the east, and East 12th Street to the south (“Project Area”) in the East Village neighborhood of Manhattan Community District No. 3. These actions will facilitate the development of two buildings with a total of approximately 21 units (“Proposed Development”). The proposed development at 204 Avenue A (Block 406, Lot 6) (“Development Site 1”) will contain approximately 10 cooperative units and the proposed development at 535 East 12th Street (Block 406, Lot 47) (“Development Site 2”) will contain approximately 11 affordable housing units.

#### **2. Background**

The Project Area has been subject to a number of City actions.

In 1976 (Development Site 2) and 1978 (Development Site 1), the Project Area was acquired by the City as part of a tax lien foreclosure action. The properties remained in City ownership and in 2001 the Project Area entered into HPD’s Tenant Interim Lease (“TIL”) program. The TIL program assisted tenant organizations in City-owned buildings to develop self-sufficient low-income cooperatives. However, in 2008 due to deteriorating conditions, the tenants were relocated from the Project Area.

In November 2008, the Project Area was rezoned as part of the Department of City Planning’s East Village/Lower East Side Rezoning (C 080397(A) ZMM). Development Site 1 was rezoned from R7-2/C2-5 to R7A/C2-5 and Development Site 2 was rezoned from R7-2 to R8B.

#### **3. Description of Surrounding Area**

The Project Area is in the East Village neighborhood of Manhattan Community District No. 3. Zoning districts within approximately 600 feet of the Project Area include R8B, R7A, C1-6A and C1-7A. The surrounding area is predominantly developed with multi-family residential buildings that generally range in height from four to eight stories.

Within the surrounding area, the major Avenues (1<sup>st</sup> Ave., 2<sup>nd</sup> Ave., Ave. A, Ave. B) are mapped as an R7A/C2-5 district, a contextual, medium-density district that permits residential and community facility development with a basic maximum floor area ratio (“FAR”) of 4.0 and a 4.6 maximum FAR when inclusionary housing is provided. New development must comply with Quality Housing bulk regulations and heights are limited to 85 feet. Along Avenue A, a C2-5 overlay is mapped between East 10<sup>th</sup> and East 13<sup>th</sup> Street, and along 1<sup>st</sup> Avenue and Avenue B, a C1-5 overlay is mapped. These overlays have a maximum FAR of 2.0 and allow for the local retail context found along these avenues. The mid-blocks of the surrounding area are designated with an R8B zoning district, which is a contextual district that creates brownstone-style row-houses on narrow streets.

The blocks immediately north of the Project Area are zoned C1-6A and C1-7A, which permit local retail and service districts and allow for residential uses. C1-6A and C1-7A districts permit a commercial FAR of 2.0 and have residential equivalents of R7A and R8A, respectively. The 80-acre Stuyvesant Town – Peter Cooper Village development on East 14<sup>th</sup> Street between 1<sup>st</sup> Avenue and Avenue C is zoned R7-2. An R7-2 district permits medium-density apartment buildings on smaller lots or taller buildings with less lot coverage on larger lots. The R7-2 district permits an FAR of up to 3.44 and a maximum base height of 60 feet, above which building heights are governed by a sky exposure plane.

The East 10<sup>th</sup> Street Historic District, which consists of 26 row-house buildings, is located on the north side of East 10<sup>th</sup> Street, immediately south of the Project Area. Within the surrounding area there are three landmark buildings including the Tompkins Square Branch of the New York Public Library, Free Public Baths of the City of New York, and the Eleventh Street Methodist Episcopal Chapel (Father’s Heart Church).

The surrounding area is well served by a number of open spaces, recreational facilities, and community facility uses. South of the Project Area are two parks, Tompkins Square Park and Joseph C Sauer Park. On the same block as the Project Area, there are two community

gardens, Dias Y Flores and El Sol Brillante Jr. Garden. Within the immediate vicinity are several academic institutions including: P.S. Asher Levy/Technical Arts and Science Studio, East Side Community H.S./Urban Assembly School of Business for Young Women and East Village Community Children's Workshop.

Major thoroughfares in the surrounding area include 1<sup>st</sup> Avenue, located one block west of the Project Area, and Avenue C located two blocks east of the Project Area. The FDR Drive is also located approximately three blocks east of the Project Area. Mass transit options in the surrounding area include various bus and train routes. The M14 runs along Avenue A and partially along Avenue C; the M8 runs along East 10<sup>th</sup> Street; and the M9 runs along Avenue C. The 1<sup>st</sup> Avenue L-train stop is one block away from the Project Area and the Union Square 4/5/6 train stop five blocks away.

#### **4. Description of Proposed Project Area/Development Site**

The Project Area, which includes Block 406, Lots 6 and 47 is bounded by Avenue A to the west, East 13th street to the north, Avenue B to the east, and East 12th Street to the south. Development Site 1 (Block 406, Lot 6) fronts onto Avenue A and has a total lot area of approximately 2,472 square feet. It is currently developed with a four-story building that has been vacated due to deteriorating conditions. The building contains eight residential units with space for a ground-floor commercial use within an R7A/C2-5 district. The site is also located in the Inclusionary Housing ("IH") Designated Area, which permits a base residential FAR of 3.45 and 4.6 with IH designated area bonus. The maximum lot coverage for interior lots is 65 percent. It is a contextual district which sets a minimum base height of 40 feet with a maximum of 75 feet, and a maximum building height of 95 feet with IH. The C2-5 commercial overlay allows a maximum commercial FAR of 2.0.

Development Site 2 (Block 406, Lot 47) fronts onto East 12<sup>th</sup> Street and has a total lot area of approximately 2,581 square feet. It is currently developed with a five-story building that has been vacated due to deteriorating conditions. The building contains six residential units within an R8B district. R8B districts permit a residential FAR of 4.0. Above a base height of 55 to 65 feet, the building can rise to a maximum height of 75 feet. The maximum lot coverage for interior lots is 70 percent.

#### **5. Description of Proposed Development**

The Proposed Development will consist of the new construction of two buildings on non-contiguous lots following the demolition of the existing structures. Development Site 1 will be developed as a seven-story building with a height of approximately 68 feet. The building will provide approximately 10 cooperative units that are expected to be sold to the former tenants who were temporarily relocated from the Project Area. Given the location of the development along a major avenue, the ground floor is proposed to have a commercial component. The building will have approximately 10,965 zoning square feet (4.44 FAR) and contain approximately 300 square feet of recreation space on the roof.

Development Site 2 will be developed as a six-story building with a height of approximately 60 feet. The building will provide approximately 11 residential 1-bedroom units within a rental building. The units are expected to remain affordable in perpetuity. The building will have approximately 9,788 zoning square feet (3.79 FAR).

#### **6. Actions Necessary to Facilitate the Project**

The project requires approval of certain actions by the City Planning Commission:

- a. Designation as an Urban Development Action Area, Approval of an Urban Development Action Area Project, and Disposition: The Project Area consists of underutilized property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Project Area is therefore eligible to be an urban development action area and the proposed project is therefore eligible to be an urban development action area project pursuant to Article 16 of the General Municipal Law.

The Project Area is proposed for disposition to a developer to be selected by HPD.

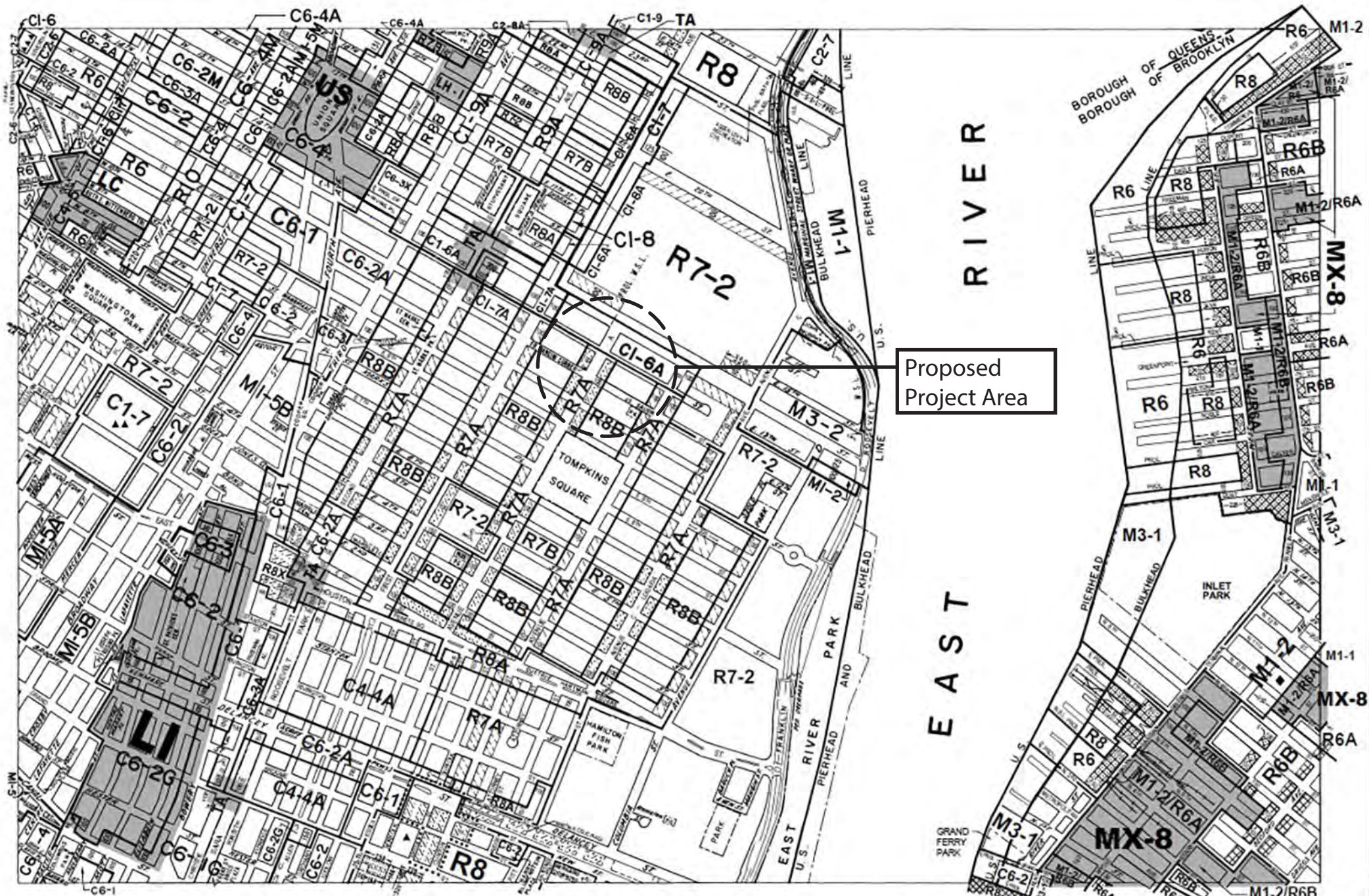
## **7. Conclusion**

The proposed UDAA designation and UDAAP approval and disposition of City-owned property would facilitate the development of approximately 21 affordable housing units in the East Village neighborhood of Manhattan. The Proposed Development will promote public health and safety by redeveloping underutilized land with tenanted buildings that will reactivate the streetscape along Avenue A and East 12<sup>th</sup> Street.

## UDAAP Project Summary

<u>Block</u>	<u>Lot</u>	<u>Address</u>
406	6	204 Avenue A
406	47	535 East 12 <sup>th</sup> Street
1.	LAND USE	Residential/Commercial
2.	PROPOSED FACILITIES	None
3.	PROPOSED CODES/ORDINANCES	None
4.	PROPOSED TIME SCHEDULE	Approximately 36 months from closing to the completion of project.





# ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
 The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
 10-11-2012 C 120226 ZMM

**Special Requirements:**  
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
 For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

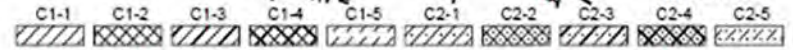
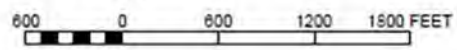
**CITY MAP CHANGE(S):**  
 ▲▲▲ 8-28-2015 C 150203 MMM  
 ▲▲ 7-25-2015 C 120077 MMM  
 ▲ 6-01-2013 C 120156 MMM  
 ◆ AS CORRECTED 10-04-2017

MAP KEY

8b	8d	9b
12a	12c	13a
12b	12d	13b

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Proposed Project Area



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

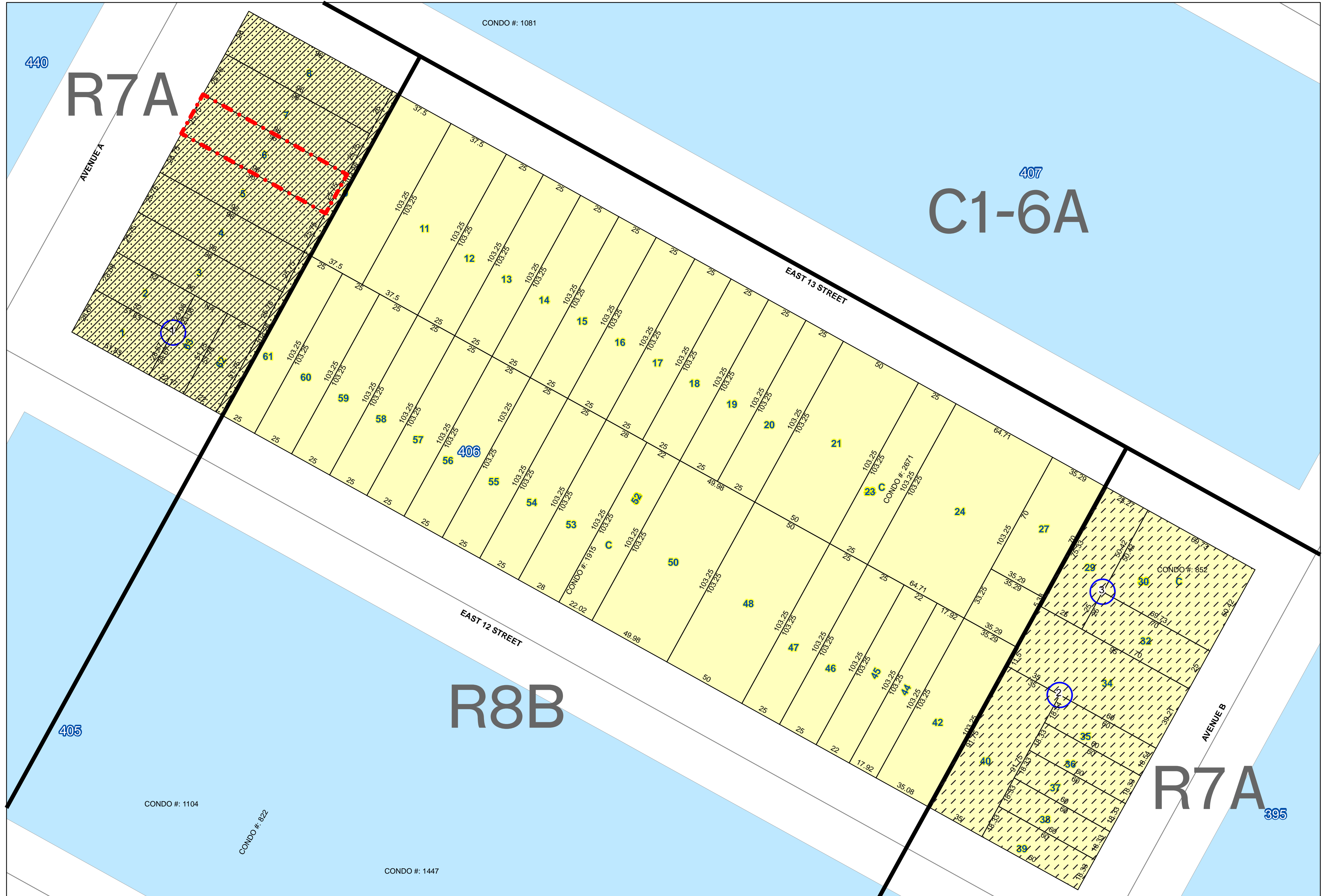
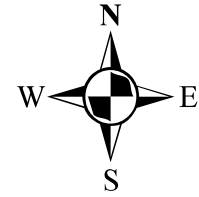
NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 12c-1



# NYC Digital Tax Map

Effective Date : 03-14-2016 09:30:08  
End Date : Current  
Manhattan Block: 406



### Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Zoning District Line
- R7A Existing Zoning District
- Existing C1-5 District
- Existing C2-5 District
- Development Site

# 204 Avenue A Area Map











## Manhattan Block 406 Lot 6


204 Avenue A

-  Project Area
-  Development Site
-  5 Block Transit Radii

### Zoning

#### Commercial Overlay

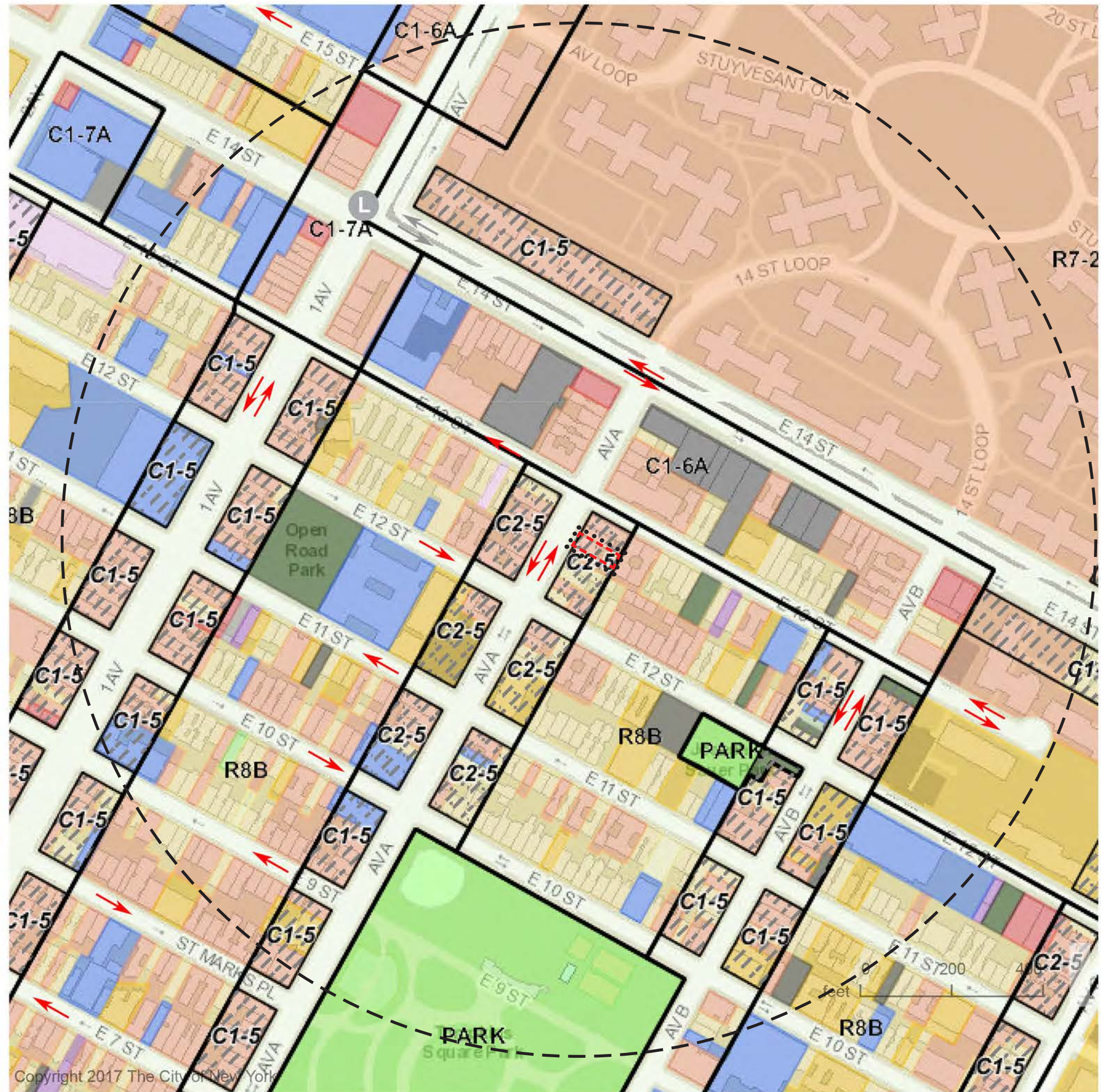
-  C1-1
-  C1-2
-  C1-3
-  C1-4
-  C1-5
-  C2-1
-  C2-2
-  C2-3
-  C2-4
-  C2-5

 Zoning Districts

 Subway Entrance

#### Primary Land Use

-  One & Two Family Residence
-  Multi-Family Residence (Walkup)
-  Multi-Family Residence (Elevator)
-  Mixed Residential & Commercial
-  Commercial Use
-  Industrial / Manufacturing
-  Transportation / Utility
-  Public Facilities and Institutions
-  Open Space & Recreation
-  Parking
-  Vacant Land





3. VIEW EAST DIRECTLY IN FRONT OF DEVELOPMENT SITE



2. VIEW SOUTH OF BUILDINGS SOUTH OF DEVELOPMENT SITE



1. VIEW EAST OF THE SOUTH INTERSECTION OF THE PROJECT AREA



PHOTOGRAPH KEY PLAN  
 PHOTOGRAPHS TAKEN ON  
 AUGUST 30, 2017

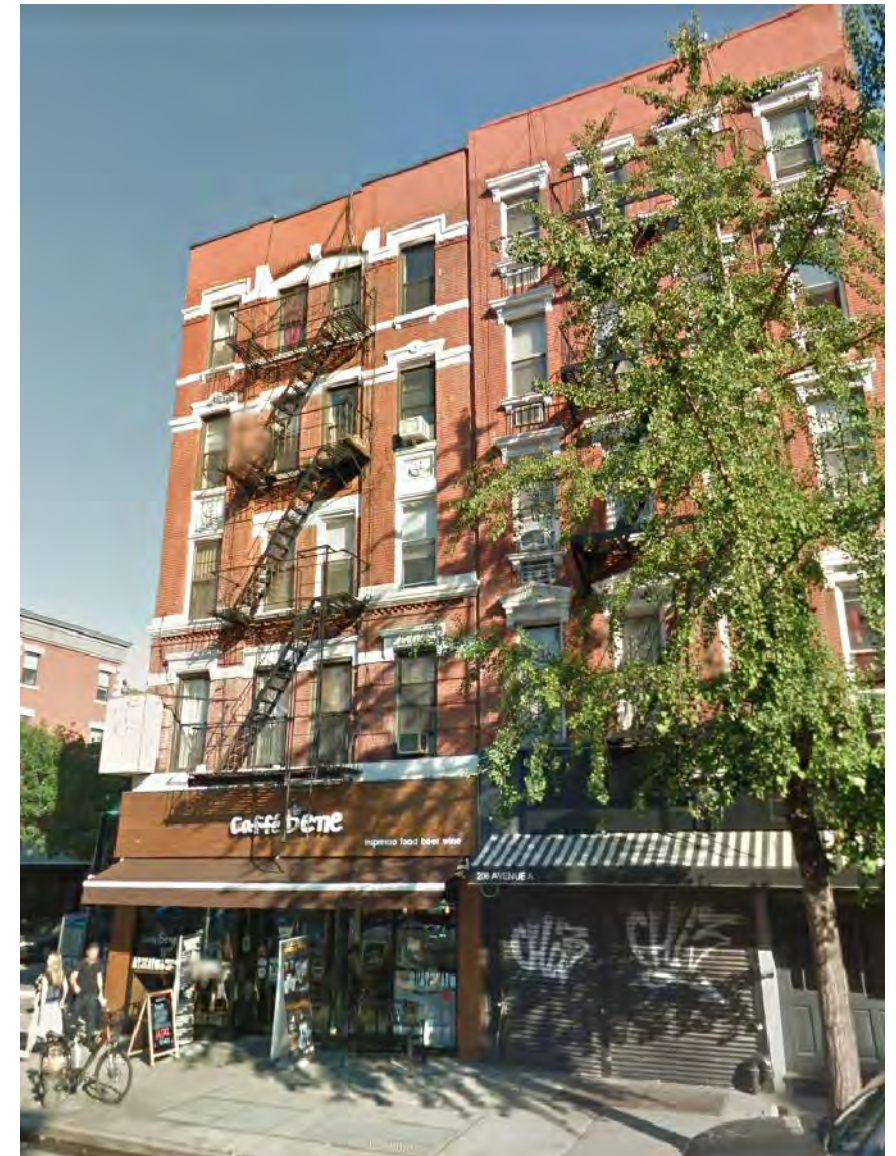




6. VIEW WEST OF THE NORTH INTERSECTION OF THE PROJECT AREA



5 VIEW SOUTH EAST OF THE NORTH INTERSECTION OF THE PROJECT AREA



4. VIEW EAST OF BUILDINGS NORTH OF DEVELOPMENT SITE



PHOTOGRAPH KEY PLAN  
 PHOTOGRAPHS TAKEN ON  
 AUGUST 30, 2017

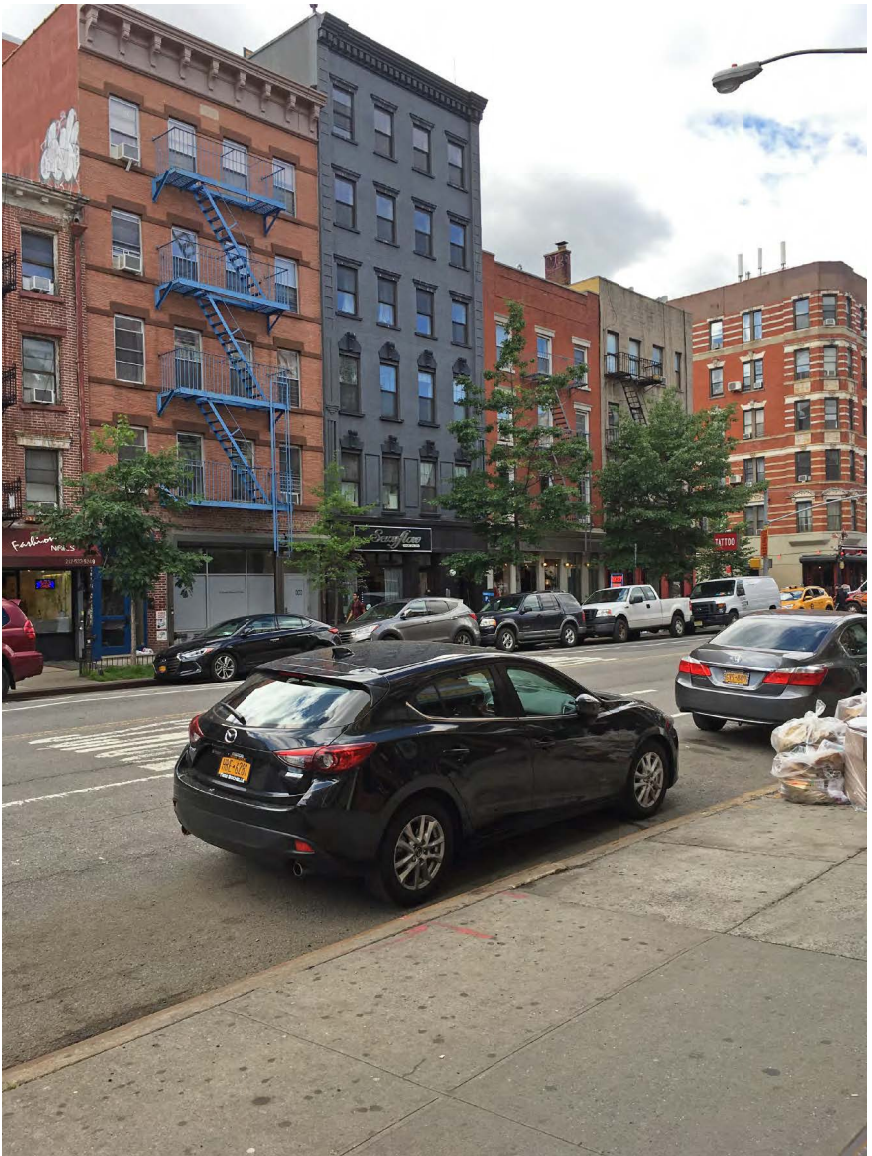




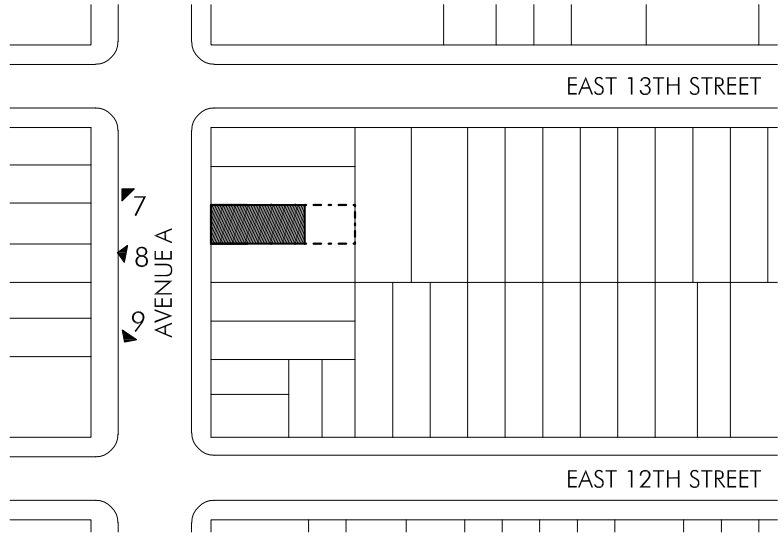
9. VIEW SOUTH WEST OF BUILDINGS ACROSS AVENUE A SOUTH OF THE DEVELOPMENT SITE



8. VIEW WEST DIRECTLY ACROSS AVENUE A OF THE DEVELOPMENT SITE



7. VIEW NORTH WEST OF BUILDINGS ACROSS AVENUE A NORTH OF THE DEVELOPMENT SITE



PHOTOGRAPH KEY PLAN  
 PHOTOGRAPHS TAKEN ON  
 AUGUST 30, 2017

ZR Section	Item Description	Permitted/Required R7A w/ C2-5, Inclusionary Housing Designated Area	Proposed	Compliance/ Notes
<b>USES</b>				
22-12, 22-13, 22-14, 32-15, 32-16, 32-17, 32-18	USES	USES 1-4, 5-12, 14	Residential w/ Inclusionary: Use Group 2, Commercial TBD, Use Group 6-9,14	Complies
<b>BULK REGULATIONS</b>				
	MAXIMUM FLOOR AREA RATIO, FLOOR AREA			Complies
23-153, 23-154			Residential Zoning Floor Area: FAR: 9,550 sf /2,472 = 3.86 FAR	Complies
33-121, 35-31			Commercial Zoning Floor Area: 1,602 sf FAR: 1,602 sf /2,472 = 0.65 FAR	Complies
35-31			Total Zoning Floor Area: 9,550 + 1,602 = 11,152 sf FAR: 11,152 sf /2,472 = 4.51 FAR	Complies
23-15	OPEN SPACE RATIO		Development is a Quality Housing project, therefore Lot Coverage per 23-153 applies	Complies
23-153	MAXIMUM LOT COVERAGE		Proposed building footprint = 1,590 sf. 1,590 /2,472= 64.3%	Complies
<b>DENSITY REGULATIONS</b>				
23-22	DENSITY		10 apts provided. 10 < 17	Complies
<b>YARD REGULATIONS</b>				
23-45, 24-31	FRONT YARDS	None required		N/A
23-462(c), 24-35	SIDE YARDS	None required		N/A
23-47	REAR YARDS		33'-8" ft deep Rear Yard provided	Complies
33-23 (b)(3), 33-26			33'-8" Rear Yard provided on roof of one-story Commercial Space	Complies
<b>HEIGHT AND SETBACK REGULATIONS</b>				
35-651 (a) for R7A/C2-5	STREET WALL LOCATION	Street wall shall be located on the Street Line and extend along the 70% entire street frontage of the Zoning Lot up to the minimum base height per ZR 35-652/23-662	Street Wall is located on the Street Line.	Complies
23-662 (c)(1)	SETBACK REQUIREMENTS (WIDE ST)	Setback required at 10' from Street Wall	68'-8" < 90'-0" Building height does not exceed base height; no setback required.	Complies
23-664 for R7A/C2-4 with IH	MODIFIED HEIGHT AND SETBACK REQUIREMENTS FOR CERTAIN INCLUSIONARY HOUSING BUILDINGS	R7A: Minimum Base Height = 40 Maximum Base Height = 75 Maximum Building Height = 90	Base Height = 68'-8" ft Maximum Base Height = 75'-0" ft.	Complies
<b>ACCESSORY OFF-STREET PARKING</b>				
25-023	APPLICABILITY OF REGULATIONS IN MANHATTAN CORE	Special regulations for accessory off-street parking in the Manhattan Core per 13-10.	0 spaces proposed	Complies
13-10	PERMITTED OFF STREET PARKING IN THE	No parking required within the Manhattan Core.	0 spaces proposed	Complies
36-21, 36-232	GENERAL PROVISIONS, IN DISTRICTS WITH VERY LOW PARKING REQUIREMENTS		0 spaces proposed	Complies
<b>BICYCLE PARKING</b>				
25-811(a)	ENCLOSED BICYCLE PARKING SPACES-		5 spaces provided per tenant request.	Complies
36-70, 36-711	ENCLOSED BICYCLE PARKING SPACES-		1,602/10,000= 0.16 space required. Waived as < 3 spaces required. 0 spaces proposed	Complies
<b>STREET TREE PLANTING</b>				
26-41	STREET TREE PLANTING	1 Street Tree, new or existing, per 25' of frontage.	25.75 linear feet street frontage/25 = 1.03 street trees required. 1 new tree offsite.	Complies
<b>QUALITY HOUSING</b>				
ZR 28-11	ELEVATED GROUND FLOOR UNITS	Up to 100 sf of entryway may be excluded from floor area per foot of difference between the floor level of the dwelling unit and curb level for dwelling units that are elevated above curb level on the first story of the building.	No ground floor units proposed.	Complies
ZR 28-12	REFUSE STORAGE & DISPOSAL	A refuse disposal room of not less than 12 sf with no dimension less than 3 ft shall be provided on each story that has entrances to dwelling units. 12 sf of floor space allocated to such refuse disposal room shall be excluded from floor area per story.	Trash rooms and chute are provided at floors 2-7 and trash chute terminates at Cellar.	Complies
ZR 28-13	LAUNDRY FACILITIES	If the Laundry Room meets the requirements of this section, the floor area shall be excluded.	Proposed does not provide for a laundry room that meet these conditions. Floor area is not excluded.	Does not apply
ZR 28-14	DAYLIGHT IN CORRIDORS	If corridors have windows meeting the requirements of this section, 50% of the area of the corridor may be excluded.	Proposed does not provide for corridors that meet these conditions. Floor area is not excluded.	Does not apply
ZR 28-21	REQ'D RECREATION SPACE	Projects with 9 or more DUs/vertical circulation core shall provide an interior or exterior recreation space sized at a minimum of 3.3% of the residential area.	A 300 sf exterior recreation space is provided at the roof. No deductions taken, as space is outdoors.	Complies
ZR 28-22	STANDARDS OF RECREATION SPACE	Projects with 9 or more DUs/vertical circulation core shall provide an interior or exterior recreation space meeting the requirements of this section.	An exterior recreation space is provided at the roof. The space has a 15' min dimension and is 300 sf.	Complies
ZR 28-23	PLANTING AREAS	The area of the zoning lot between the street line and all street walls of the building and their prolongations shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground	Street Wall is located on the Street Line.	Does not apply
ZR 28-31	DENSITY PER CORRIDOR	If the number of dwelling units served by a vertical circulation core and corridor on each story does not exceed 11 for R7 districts, 50% of the square feet of the corridor serving such dwelling units on such story may be excluded from the definition of floor area	Proposed is 1-2 DU/floor. 2 < 11	Complies
ZR 28-40	PARKING FOR QUALITY HOUSING	Except as modified by provisions of this section, accessory off-street parking shall be provided as set forth in the applicable underlying district regulations	See Parking Analysis above.	Complies

**204 Avenue A, New York NY 10009 Site - Zoning Analysis**

**Site Data**  
 Block 406  
 Lot 6  
 Street Address 204 Avenue A, New York NY10009  
 Existing Zoning R7A/ C2-5  
 Community District Manhattan CB3  
 Zoning Section Map 12c  
 Zoning Lot Area 2,472

Lot Data	lot width	lot depth	area	zoning
6	25.75	96	2,472	R7A/C2-5

Zoning Summary	lot area	FAR	Allowable Floor Area
Lot Area x 4.6	2,472	4.6	11,371
total allowable	2,472		11,371

EAST VILLAGE HOUSING: AVENUE A  
 204 Avenue A  
 New York, NY 10009

Client:

SMJ Development  
 150 Myrtle Avenue  
 Brooklyn, NY 11201

Architect:

**S,g,v:a.**

Shakespeare Gordon Vlado Architects PLLC  
 168 7th Street, Suite 316  
 Brooklyn, NY 11215  
 212.822.3200

**Zoning Floor Area Calculations**

Floor	Total Gross Area (sf)	Res. Gross Floor Area	Commerc. Gross Floor Area	Zoning Floor Area Deductions	QH Trash Room	Mech	QH Corridor Density	QH Laundry Room	Exterior Wall	Subtotal Res. Deducts	Total Res. Zoning Floor Area after deducts	Total Zoning Floor Area	Floor to Floor Height	Building Height
Cellar	2,448	1,557	891	-	-	-	-	-	-	-	-	-		
1	2,440	838	1,602	-	5	-	-	-	38	43	795	2,397	12'-0"	12'-0"
2	1,590	1,590	-	12	5	70	-	-	44	131	1,459	1,459	9'-4"	21'-4"
3	1,590	1,590	-	12	5	70	-	-	44	131	1,459	1,459	9'-4"	30'-8"
4	1,590	1,590	-	12	5	70	-	-	44	131	1,459	1,459	9'-4"	40'-0"
5	1,590	1,590	-	12	5	70	-	-	44	131	1,459	1,459	9'-4"	49'-4"
6	1,590	1,590	-	12	5	70	-	-	44	131	1,459	1,459	9'-4"	58'-8"
7	1,590	1,590	-	12	5	70	-	-	44	131	1,459	1,459	10'-0"	68'-8"
Mech.	420	420	-	-	-	-	-	-	-	-	-	-		
Mch Roof	179	179	-	-	-	-	-	-	-	-	-	-		
Total	15,027	12,534	2,493	72	35	420	-	-	301	828	9,550	11,152		
												FAR =	4.51	

DCP REVIEW

PROJECT:

EAST VILLAGE HOUSING  
 204 Avenue A  
 New York, NY 10009

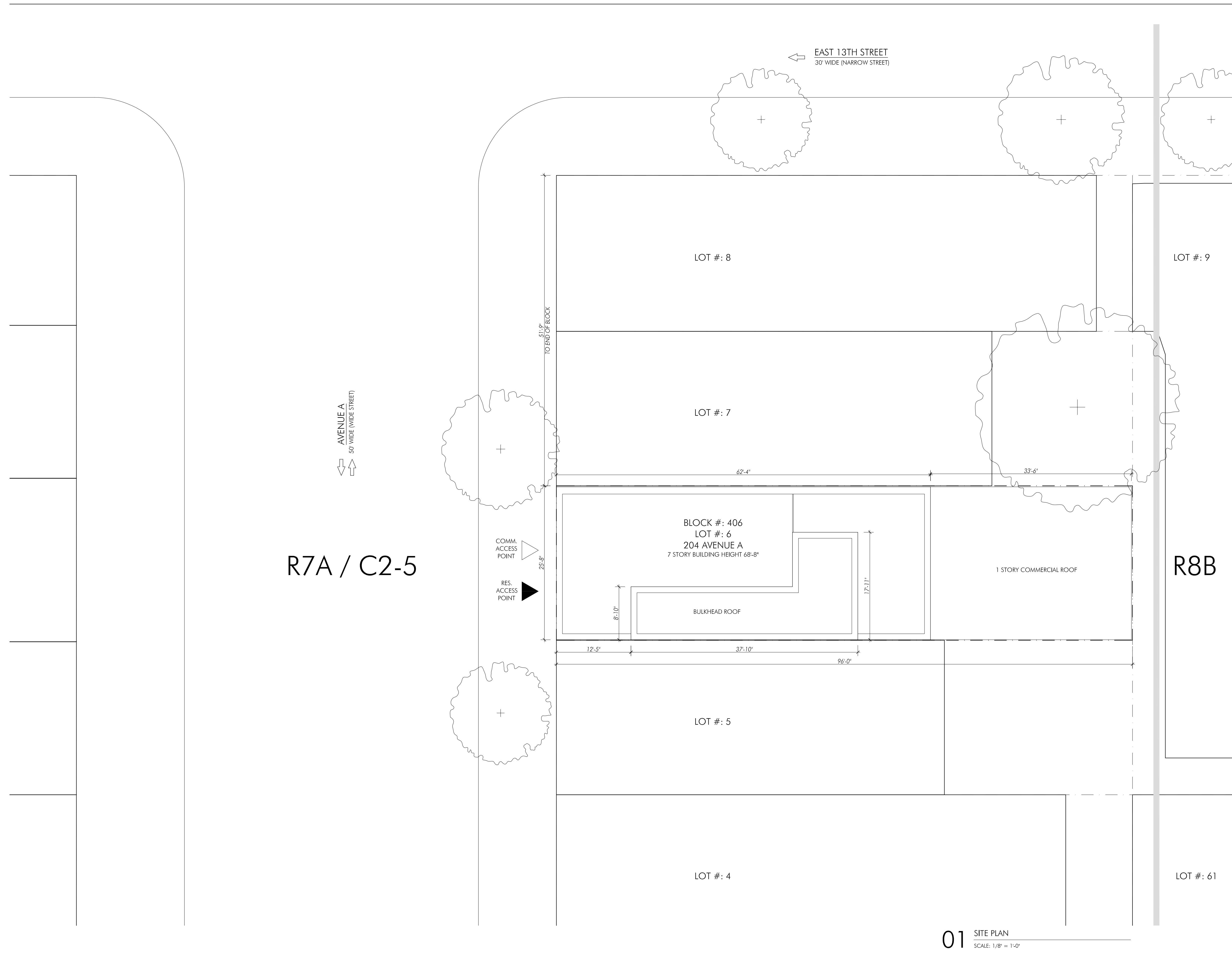
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UDAAP ZONING ANALYSIS

SEAL & SIGNATURE

DATE: 27 JULY 2018  
 PROJECT No.: 1711  
 DRAWING BY: YT  
 CHK BY: NV  
 DWG No.:

**Z-001.00**



- KEY**
- ZONING LOT LINE
  - PROPERTY LINE
  - SITE LINE
  - NEW TREE IN EXISTING TREE PIT; LOCATION TO BE VERIFIED BY OWNER PROVIDED SURVEY
  - RESIDENTIAL ENTRY
  - COMMERCIAL ENTRY
  - DIRECTION OF TRAFFIC

EAST VILLAGE HOUSING: AVENUE A  
 204 Avenue A  
 New York, NY 10009

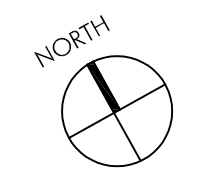
Client:  
 SMJ Development  
 150 Myrtle Avenue  
 Brooklyn, NY 11201

Architect:  
**S,g,v:a.**  
 Shakespeare Gordon Vlado Architects PLLC  
 168 7th Street, Suite 316  
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MEP Consultant:  
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 White Plains, NY 10603  
 212.736.2584

Structural Consultant:  
 Severud Associates Consulting Engineers, PC  
 469 Seventh Avenue, Suite 900  
 New York, NY 10018  
 212.986.3700

DCP SUBMISSION  
 PROJECT:  
 EAST VILLAGE HOUSING  
 204 Avenue A  
 New York, NY 10009



DRAWING TITLE:  
 SITE PLAN

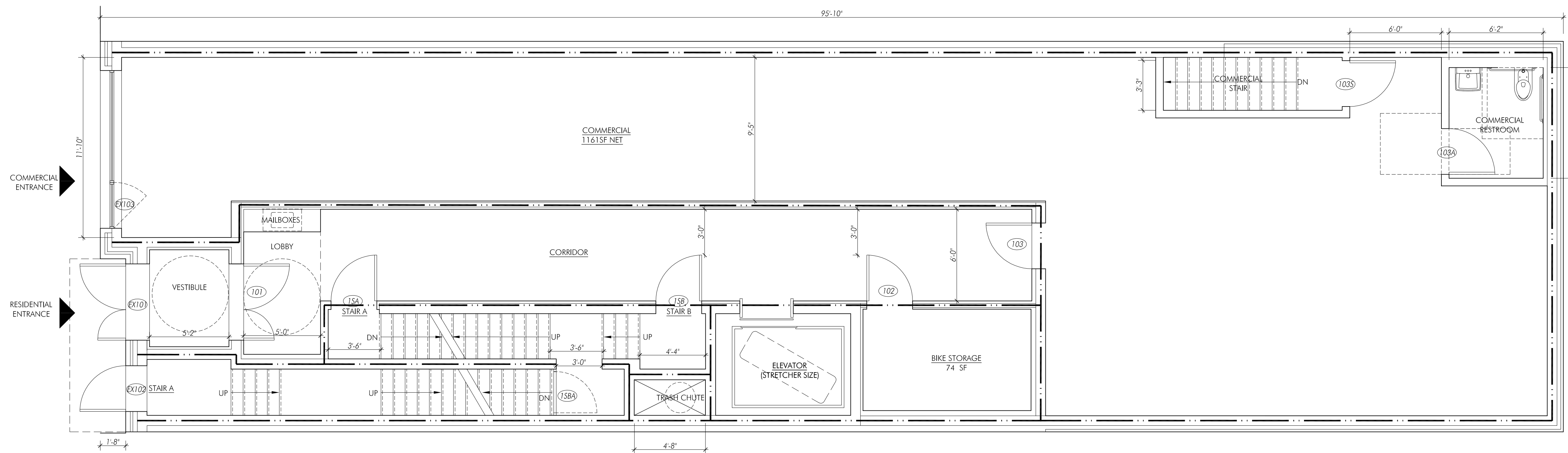
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DATE:	26 OCTOBER 2017
PROJECT No.:	1711
DRAWING BY:	YT
CHK BY:	NV
DWG No.:	

**A-100.00**



- KEY
- 1-HR RATED PARTITION
  - - - 2-HR RATED PARTITION
  - · · 3-HR RATED PARTITION



02 CONSTRUCTION PLAN: FIRST FLOOR  
SCALE: 1/4" = 1'-0"

EAST VILLAGE HOUSING: AVENUE A  
204 Avenue A  
New York, NY 10009

Client:  
SMJ Development  
150 Myrtle Avenue  
Brooklyn, NY 11201

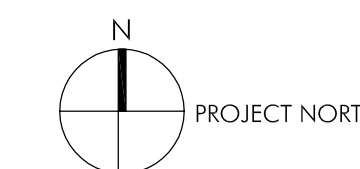
Architect:  
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SCHEMATIC PLANS FOR HPD REVIEW  
PROJECT:  
EAST VILLAGE HOUSING  
204 Avenue A  
New York, NY 10009

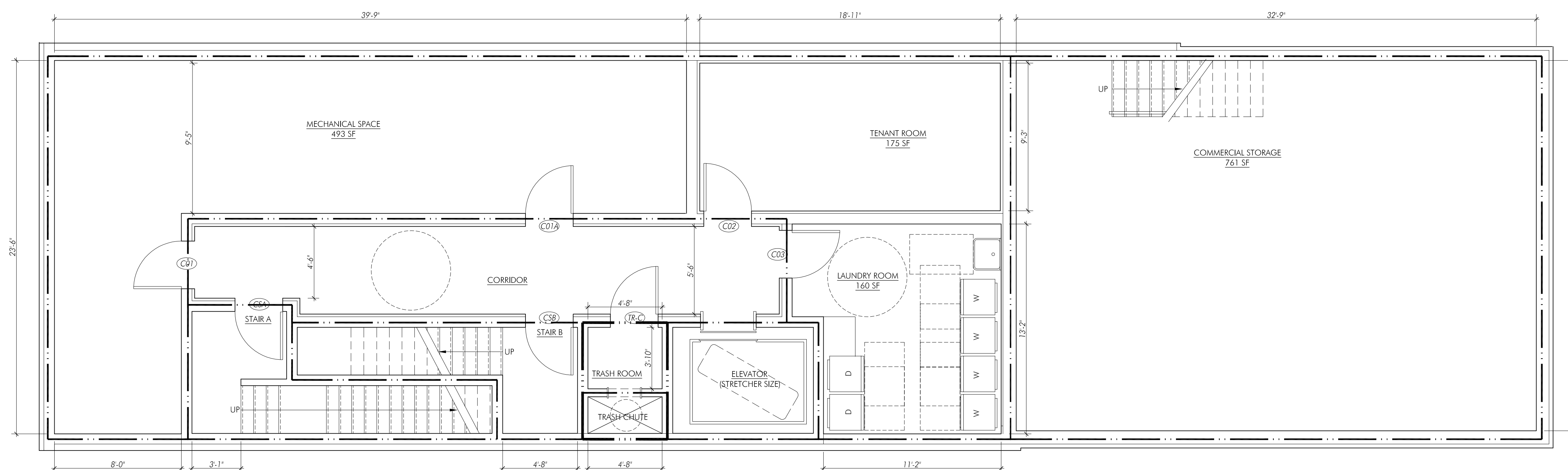


DRAWING TITLE:  
CONSTRUCTION PLANS: CELLAR & FIRST FLOOR

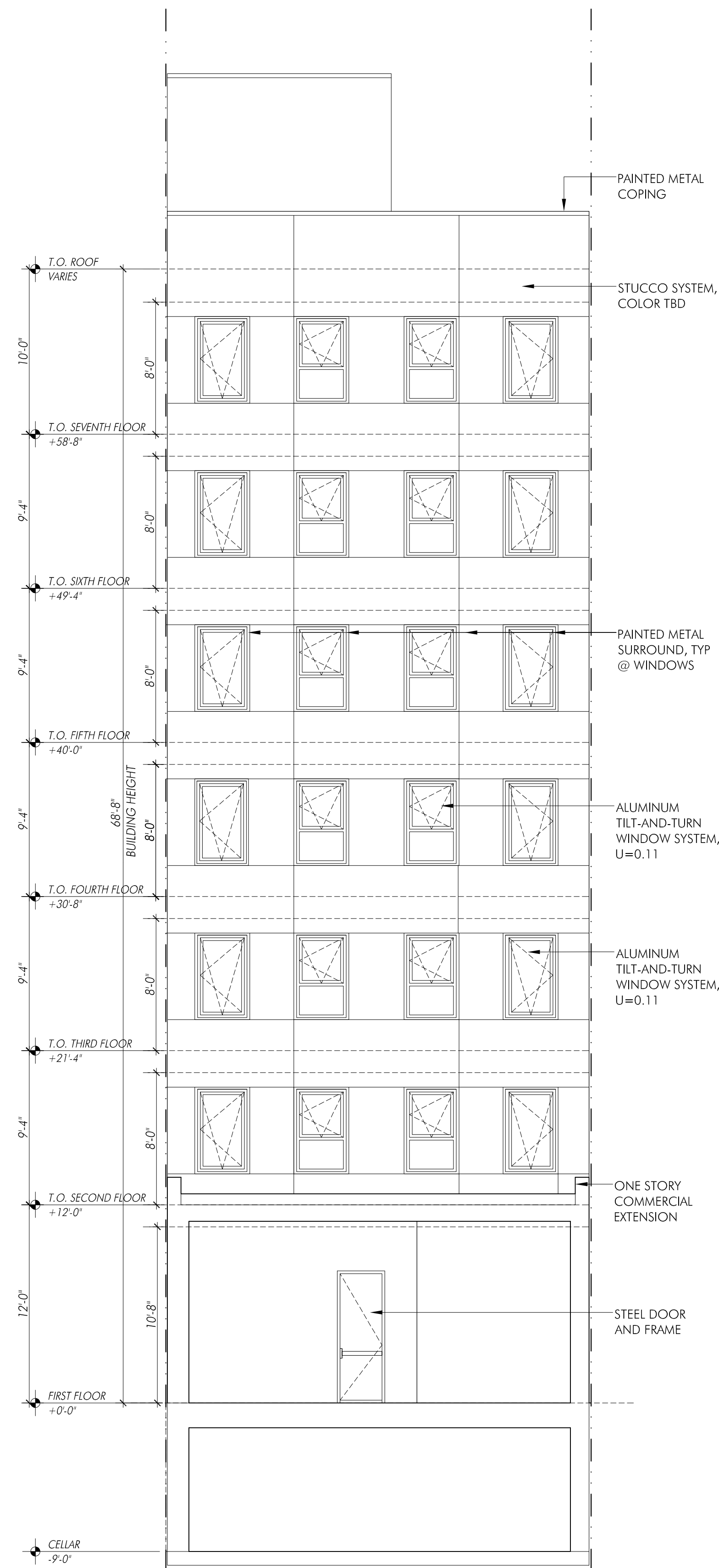
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DATE: 26 OCTOBER 2017  
PROJECT No.: 1711  
DRAWING BY: YT  
CHK BY: NV  
DWG No.:

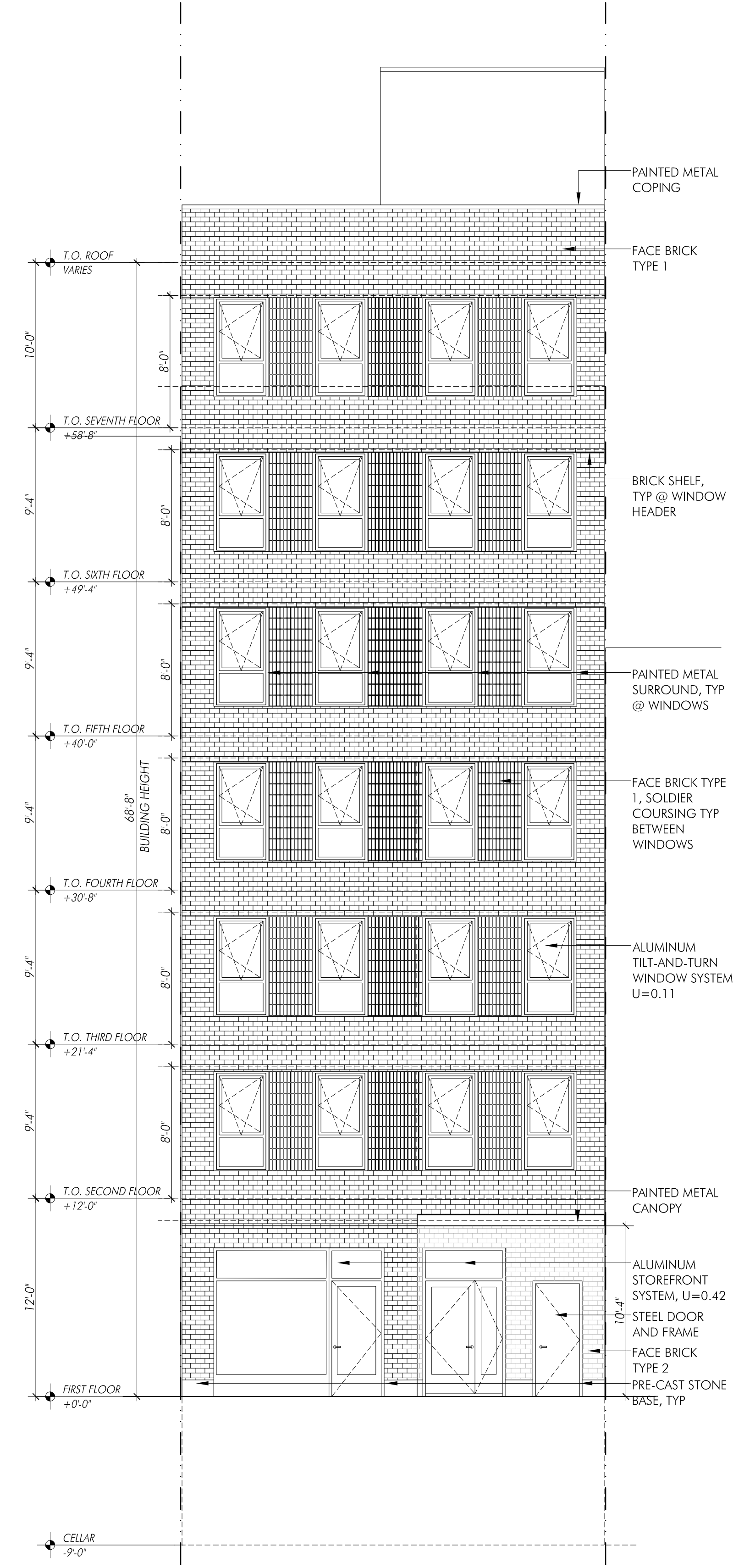
**A-200.00**



01 CONSTRUCTION PLAN: CELLAR FLOOR  
SCALE: 1/4" = 1'-0"



**02** EXTERIOR ELEVATION: BACK FACADE  
SCALE: 3/16" = 1'-0"



**01** EXTERIOR ELEVATION: FRONT FACADE  
SCALE: 3/16" = 1'-0"

EAST VILLAGE HOUSING: AVENUE A  
204 Avenue A  
New York, NY 10009

Client:

SMJ Development  
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Architect:

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MEP Consultant:

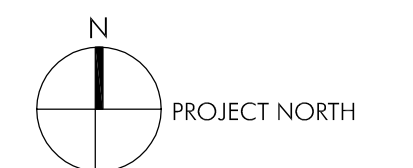
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Structural Consultant:

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212.986.3700

SCHEMATIC PLANS FOR HPD REVIEW

PROJECT:  
EAST VILLAGE HOUSING  
204 Avenue A  
New York, NY 10009



DRAWING TITLE:

EXTERIOR ELEVATIONS

SEAL & SIGNATURE

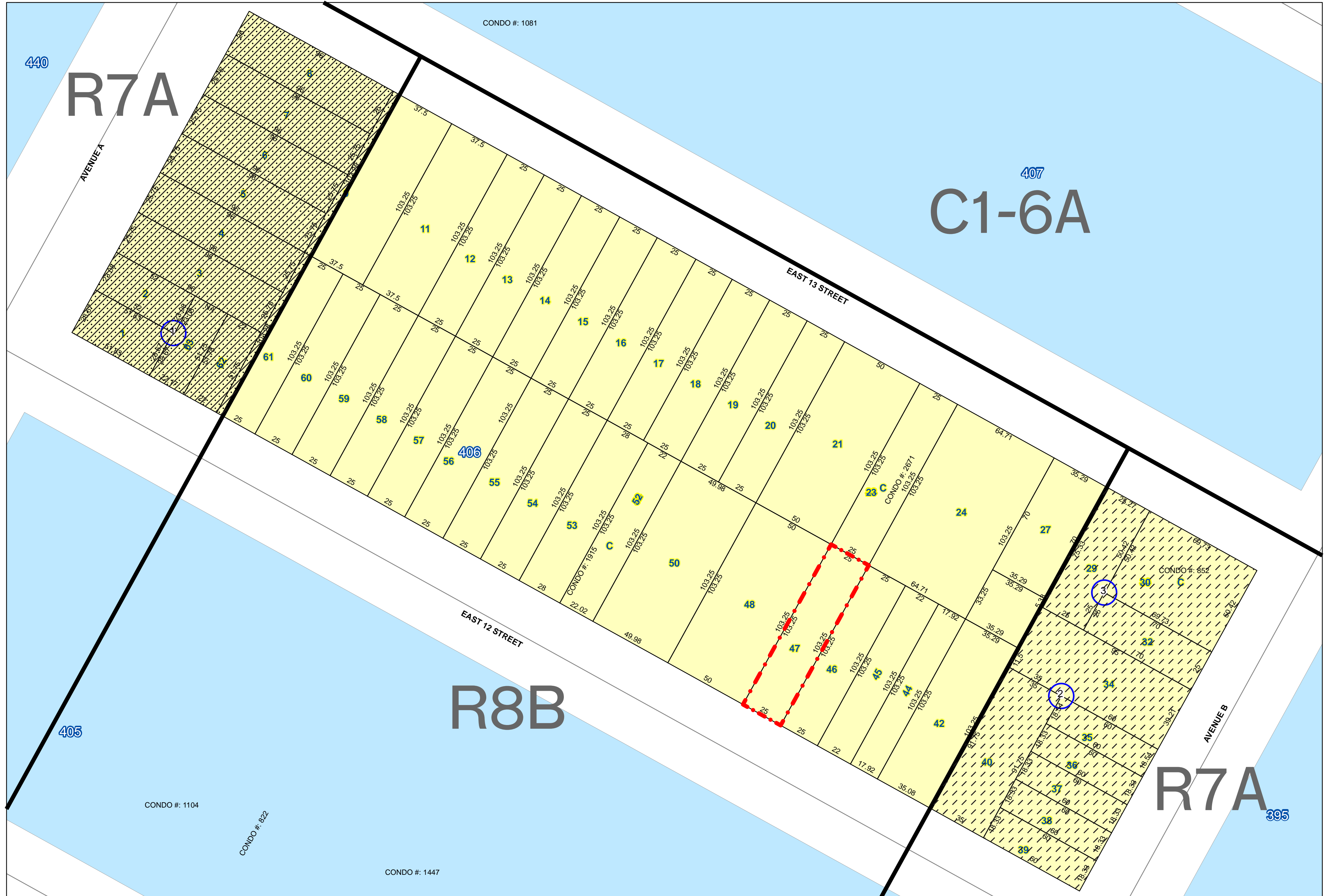
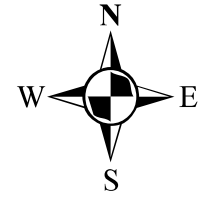
DATE: 26 OCTOBER 2017  
PROJECT No.: 1711  
DRAWING BY: AS  
CHK BY: NV  
DWG No.:

**A-300.00**



# NYC Digital Tax Map

Effective Date : 03-14-2016 09:30:08  
End Date : Current  
Manhattan Block: 406



### Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- - - Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- Zoning District Line
- R7A Existing Zoning District
- Existing C1-5 District
- Existing C2-5 District
- Development Site

# 535 East 12th Street Area Map











Manhattan Block 406 Lot 47


535 East 12th Street

-  Project Area
-  Development Site
-  5 Block Transit Radii

## Zoning

### Commercial Overlay

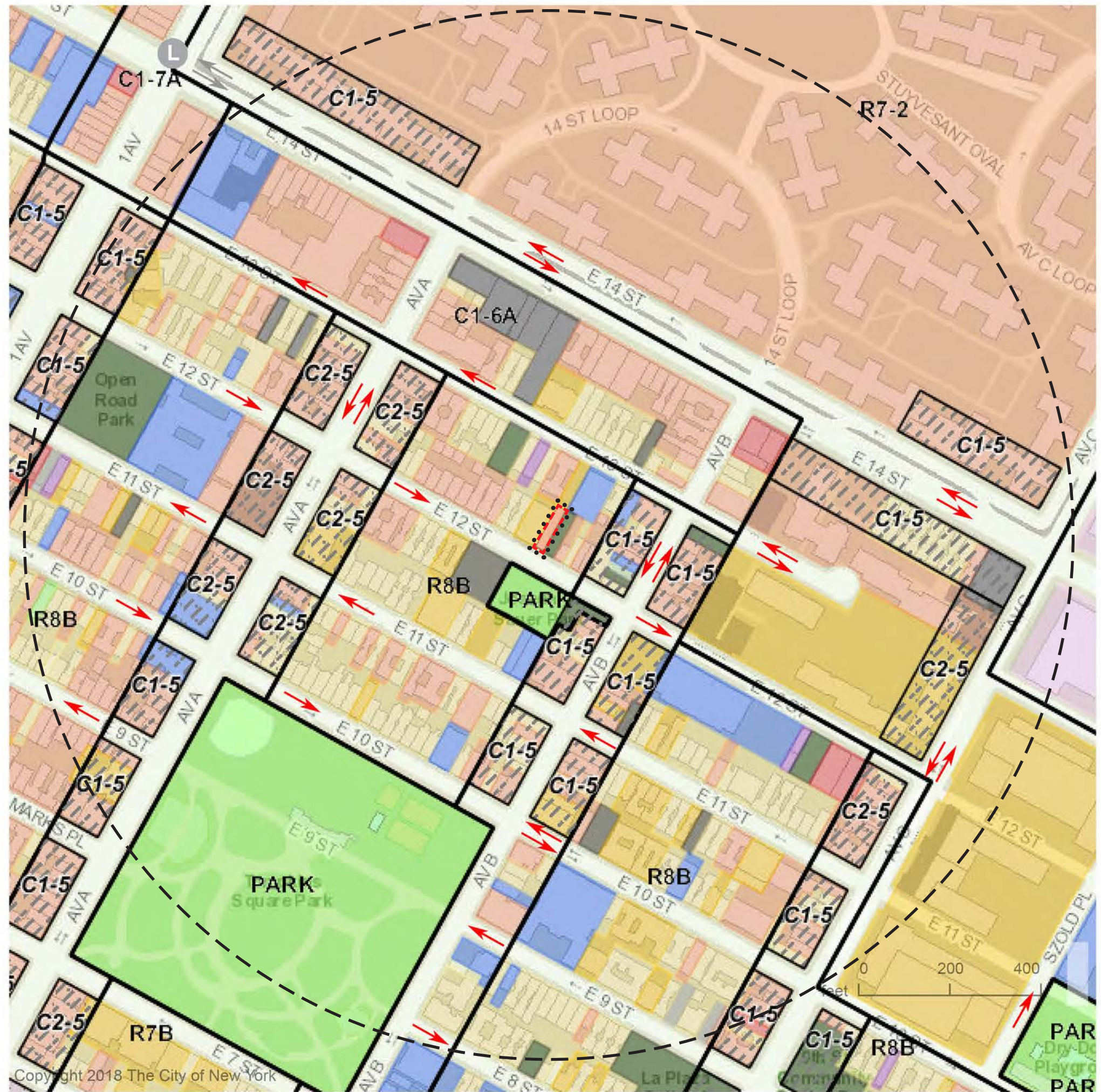
-  C1-1
-  C1-2
-  C1-3
-  C1-4
-  C1-5
-  C2-1
-  C2-2
-  C2-3
-  C2-4
-  C2-5

 Zoning Districts

 Subway Entrance

### Primary Land Use

-  One & Two Family Residence
-  Multi-Family Residence (Walkup)
-  Multi-Family Residence (Elevator)
-  Mixed Residential & Commercial
-  Commercial Use
-  Industrial / Manufacturing
-  Transportation / Utility
-  Public Facilities and Institutions
-  Open Space & Recreation
-  Parking
-  Vacant Land





3. VIEW SOUTH ACROSS E 12TH STREET FROM DEVELOPMENT SITE TOWARDS JOSEPH C SAUER PARK



2. VIEW SOUTH WEST ACROSS E 12TH STREET FROM DEVELOPMENT SITE



1. VIEW WEST ACROSS E 12TH STREET FROM DEVELOPMENT SITE



PHOTOGRAPH KEY PLAN  
PHOTOGRAPHS TAKEN ON  
AUGUST 30, 2017

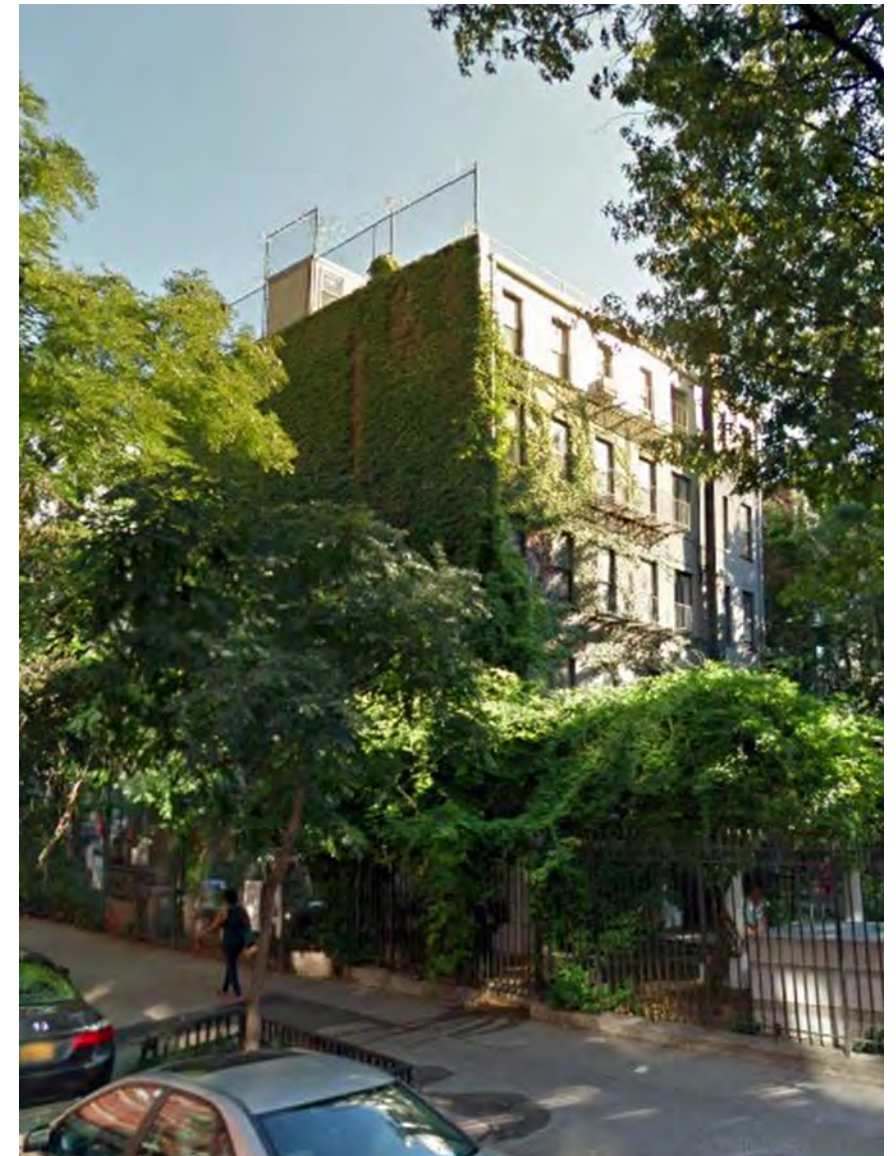




6. VIEW NORTH WEST OF SOUTHEAST INTERSECTION OF DEVELOPMENT SITE



5. VIEW SOUTH EAST OF SOUTHEAST INTERSECTION OF DEVELOPMENT SITE



4. VIEW SOUTH EAST ACROSS E 12TH STREET FROM DEVELOPMENT SITE

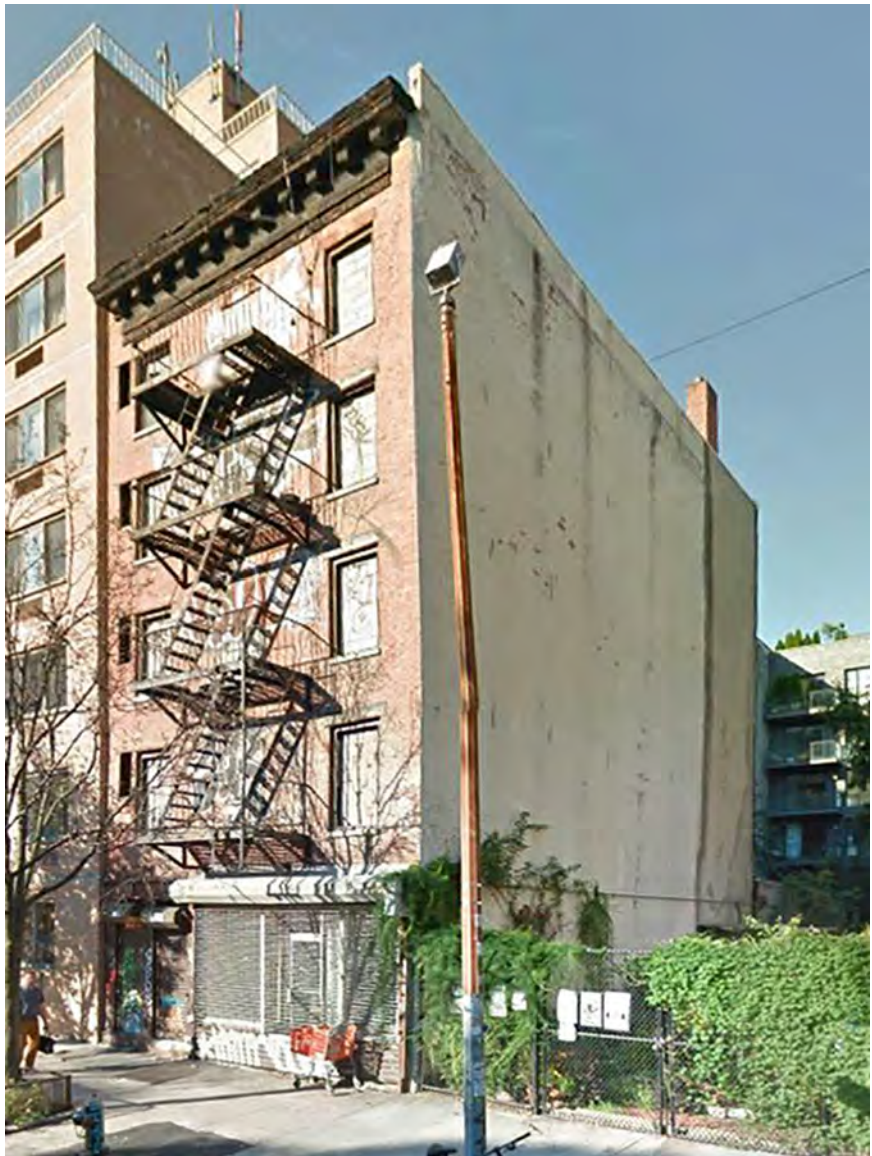


PHOTOGRAPH KEY PLAN  
 PHOTOGRAPHS TAKEN ON  
 AUGUST 30, 2017





9. VIEW NORTH OF BUILDINGS WEST OF DEVELOPMENT SITE



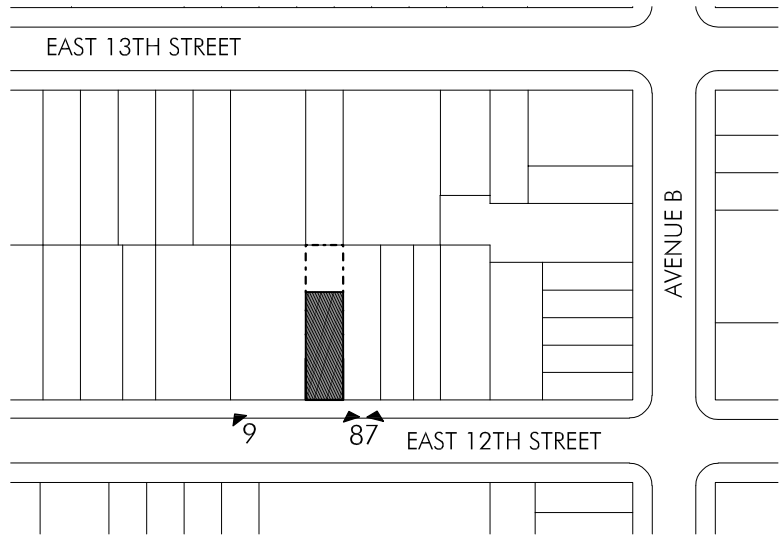
8. VIEW NORTH DIRECTLY IN FRONT OF DEVELOPMENT SITE



7. VIEW NORTH OF BUILDINGS EAST OF DEVELOPMENT SITE



PHOTOGRAPH KEY PLAN  
 PHOTOGRAPHS TAKEN ON  
 AUGUST 30, 2017



ZR Section	Item Description	Permitted/Required R8B	Proposed	Compliance/Notes
<b>USES</b>				
22-12, 22-13, 22-14	USES	USES 1-4	Residential: Use Group 2	Complies
<b>BULK REGULATIONS</b>				
	MAXIMUM FLOOR AREA RATIO, FLOOR AREA			Complies
23-153			Residential Zoning Floor Area: 9,816 sf /2,581 = 3.80 FAR	Complies
23-15	OPEN SPACE RATIO		Development is a Quality Housing project, therefore Lot Coverage per 23-153 applies	Complies
23-153	MAXIMUM LOT COVERAGE		Proposed building footprint = 1,782 sf. 1,782 /2,581 = 69%	Complies
<b>DENSITY REGULATIONS</b>				
23-22	DENSITY		11 apts provided. 11 < 15	Complies
<b>YARD REGULATIONS</b>				
23-45, 24-31	FRONT YARDS	None required		N/A
23-462(c), 24-35	SIDE YARDS	None required		N/A
23-47	REAR YARDS		31'-3" ft deep Rear Yard provided	Complies
<b>HEIGHT AND SETBACK REGULATIONS</b>				
23-662 (c)(1)	SETBACK REQUIREMENTS (WIDE ST)	Setback required at 10' from Street Wall	60'-8" < 65'-0" Building height does not exceed base heights; no setback required.	Complies
23-664 for R8B	MODIFIED HEIGHT AND SETBACK REQUIREMENTS FOR CERTAIN INCLUSIONARY HOUSING BUILDINGS	R8B: Minimum Base Height = 55 Maximum Base Height = 65 Maximum Building Height = 75	Base Height = 60'-8" Maximum Height = 65'-0"	Complies
<b>ACCESSORY OFF-STREET PARKING</b>				
25-023	APPLICABILITY OF REGULATIONS IN MANHATTAN CORE	Special regulations for accessory off-street parking in the Manhattan Core per 13-10.	0 spaces proposed	Complies
13-10	PERMITTED OFF STREET PARKING IN THE MANHATTAN CORE	No parking required within the Manhattan Core.	0 spaces proposed	Complies
<b>BICYCLE PARKING</b>				
25-811(a)	ENCLOSED BICYCLE PARKING SPACES- RESIDENTIAL		Building has 11 units; 6 spaces proposed at First Floor.	Complies
<b>STREET TREE PLANTING</b>				
26-41	STREET TREE PLANTING	1 Street Tree, new or existing, per 25' of frontage.	25 linear feet street frontage/25 = 1.0 street trees required. 1 existing street tree to remain.	Complies
<b>QUALITY HOUSING</b>				
ZR 28-11	ELEVATED GROUND FLOOR UNITS	Up to 100 sf of entryway may be excluded from floor area per foot of difference between the floor level of the dwelling unit and curb level for dwelling units that are elevated above curb level on the first story of the building.	Ground floor unit is not at an elevated floor level. Floor area is not deducted.	Does not apply
ZR 28-12	REFUSE STORAGE & DISPOSAL	A refuse disposal room of not less than 12 sf with no dimension less than 3 ft shall be provided on each story that has entrances to dwelling units. 12 sf of floor space allocated to such refuse disposal room shall be excluded from floor area per story.	Trash rooms and chute are provided at floors 1-6 and trash chute terminates at First Floor.	Complies
ZR 28-13	LAUNDRY FACILITIES	If the Laundry Room meets the requirements of this section, the floor area shall be excluded.	Compliant Laundry Room is provided at First Floor.	Complies
ZR 28-14	DAYLIGHT IN CORRIDORS	If corridors have windows meeting the requirements of this section, 50% of the area of the corridor may be excluded.	Proposed does not provide for corridors that meet these conditions. Floor area is not excluded.	Does not apply
ZR 28-21	REQD RECREATION SPACE	Projects with 9 or more DUs/vertical circulation core shall provide an interior or exterior recreation space sized at a minimum of 3.3% of the residential area.	A 321 sf exterior recreation space is provided at the rear yard. No deductions taken, as space is outdoors.	Complies
ZR 28-22	STANDARDS OF RECREATION SPACE	Projects with 9 or more DUs/vertical circulation core shall provide an interior or exterior recreation space meeting the requirements of this section.	An exterior recreation space is provided at the rear yard. The space has a 15' min dimension and is 721 sf.	Complies
ZR 28-23	PLANTING AREAS	The area of the zoning lot between the street line and all street walls of the building and their prolongations shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground	Street Wall is located on the Street Line.	Does not apply
ZR 28-31	DENSITY PER CORRIDOR	If the number of dwelling units served by a vertical circulation core and corridor on each story does not exceed 10 for R8 districts, 50% of the square feet of the corridor serving such dwelling units on such story may be excluded from the definition of floor area	Proposed is 1-2 DU/floor. 2 < 10	Complies
ZR 28-40	PARKING FOR QUALITY HOUSING	Except as modified by provisions of this section, accessory off-street parking shall be provided as set forth in the applicable underlying district regulations	See Parking Analysis above.	Complies

**535 East 12th Street, New York NY 10009 Site - Zoning Analy**

**Site Data**  
Block 406  
Lot 47  
Street Address 535 East 12th Street, New York NY 10009  
Existing Zoning R8B  
Community District Manhattan CB3  
Zoning Section Map 12c  
Zoning Lot Area 2,581

Lot Data	lot width	lot depth	area	zoning
47	25	103.25	2,581	R8B

Zoning Summary	lot area	FAR	Allowable Floor Area
Lot Area x 4.0	2,581	4	10,325
total allowable	2,581		10,325

EAST VILLAGE HOUSING: AVENUE A  
535 East 12th Street  
New York, NY 10009

Client:

SMJ Development  
150 Myrtle Avenue  
Brooklyn, NY 11201

Architect:

**s,g,v:a.**

Shakespeare Gordon Vlado Architects PLLC  
168 7th Street, Suite 316  
Brooklyn, NY 11215  
212.822.3200

Floor	Zoning Floor Area Calculations												
	Total Gross Area (sf)	Res. Gross Floor Area	Commerc. Gross Floor Area	QH Trash Room	Mech	QH Corridor Density	QH Laundry Room	Exterior Wall	Subtotal Res. Deducts	Total Res. Zoning Floor Area after deducts	Total Zoning Floor Area	Floor to Floor Height	Building Height
1	1,771	1,771	-	12	5	114	113	48	292	1,479	1,479	10'-0"	10'-0"
2	1,782	1,782	-	12	5	49	-	48	114	1,668	1,668	10'-0"	20'-0"
3	1,782	1,782	-	12	5	49	-	48	114	1,668	1,668	10'-0"	30'-0"
4	1,782	1,782	-	12	5	49	-	48	114	1,668	1,668	10'-0"	40'-0"
5	1,782	1,782	-	12	5	49	-	48	114	1,668	1,668	10'-0"	50'-0"
6	1,782	1,782	-	12	5	49	-	48	114	1,668	1,668	10'-8"	60'-8"
Mech.	796	796	-	-	-	-	-	-	-	-	-	-	-
Total	11,477	11,477	-	72	30	359	113	291	865	9,816	9,816	FAR =	3.80

DCP REVIEW

PROJECT:

EAST VILLAGE HOUSING  
535 East 12th Street  
New York, NY 10009

DRAWING TITLE:

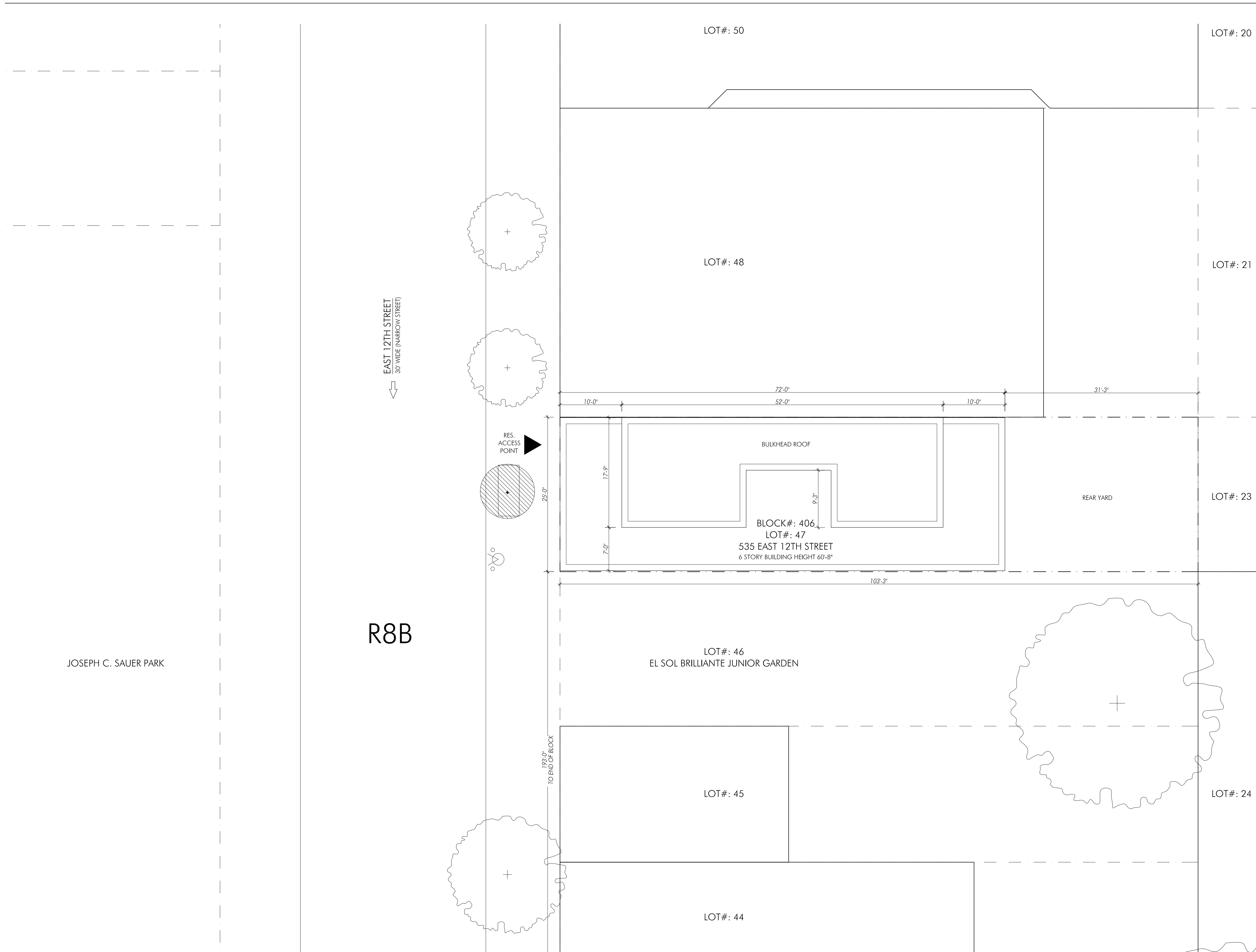
UDAAP ZONING ANALYSIS

SEAL & SIGNATURE

DATE: 27 JULY 2018  
PROJECT No. 1711  
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CHK BY: NV  
DWG No.:

**Z-001.00**





- KEY
- — — — — PROPERTY LINE
  - — — — — SITE LINE
  - NEW TREE IN EXISTING TREE PIT; LOCATION TO BE VERIFIED BY OWNER PROVIDED SURVEY
  - RESIDENTIAL ENTRY
  - DIRECTION OF TRAFFIC
  - FIRE HYDRANT, EXISTING

EAST VILLAGE HOUSING: EAST 12TH ST  
535 East 12th Street  
New York, NY 10009

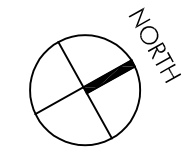
Client:  
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DCP SUBMISSION  
PROJECT:  
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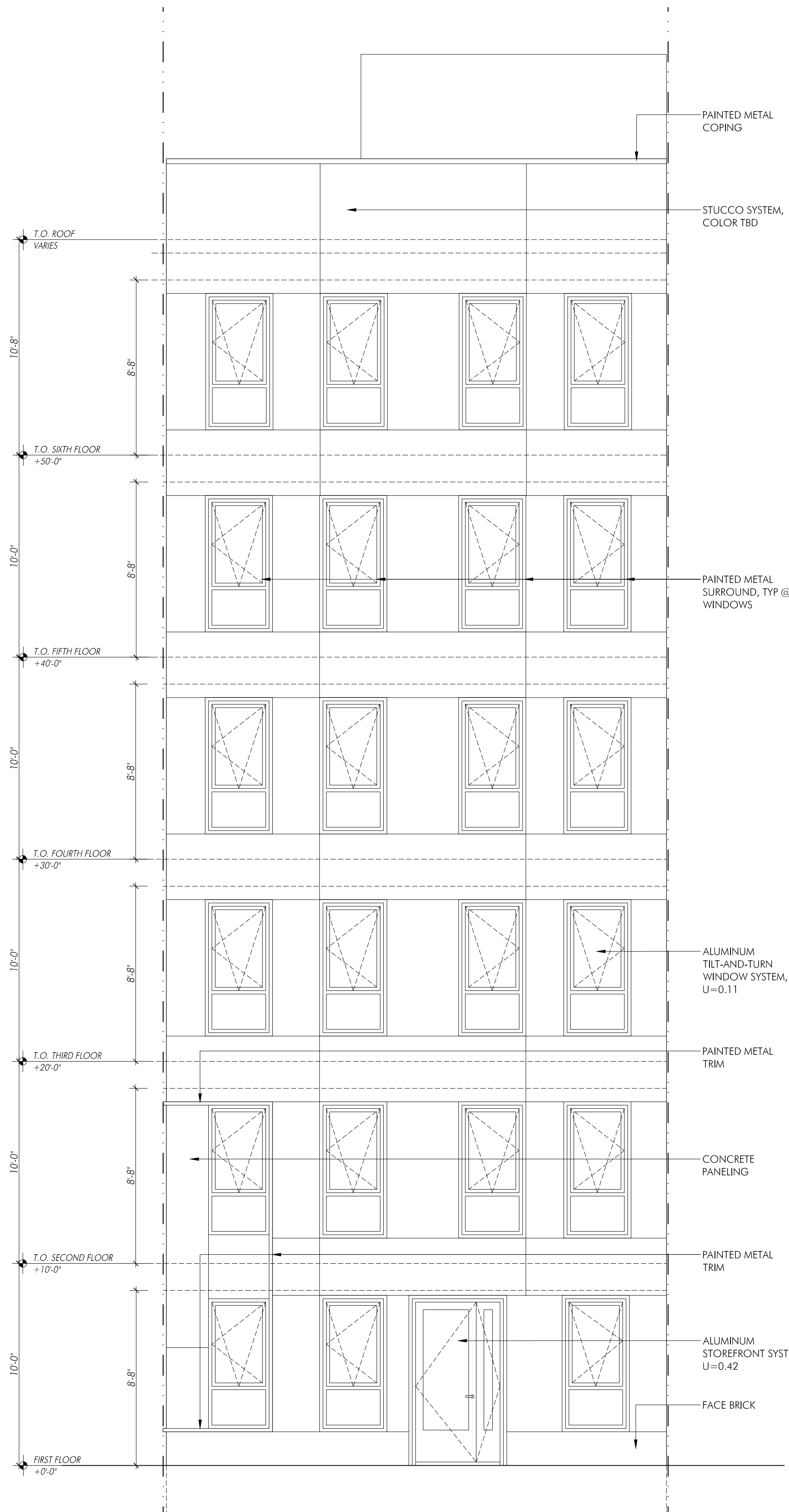


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SITE PLAN

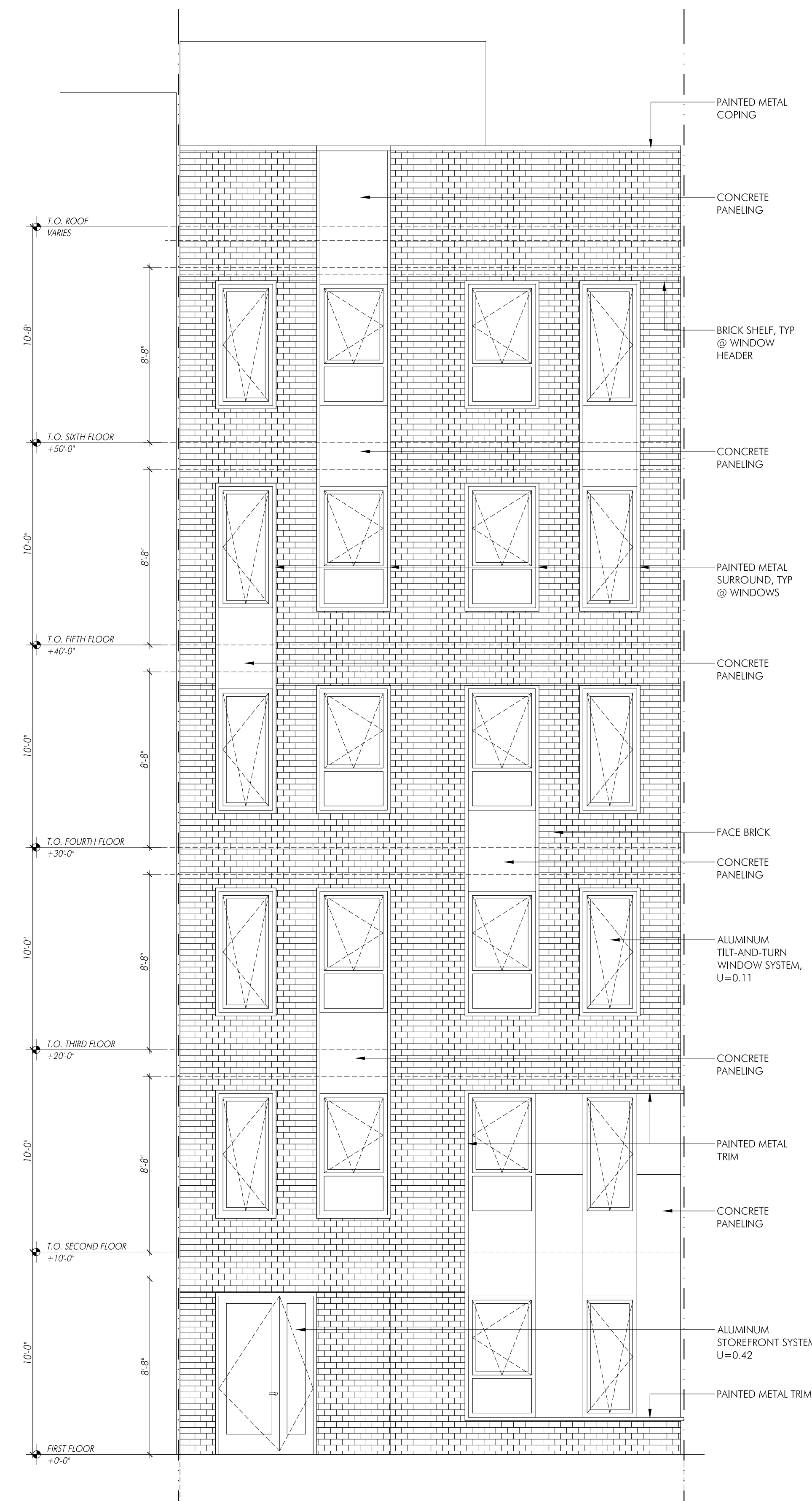
SEAL & SIGNATURE

DATE:	26 OCTOBER 2017
PROJECT No.:	1711
DRAWING BY:	YT
CHK BY:	NV
DWG No.:	

**A-100.00**



**02** EXTERIOR ELEVATION: BACK FACADE  
SCALE: 3/16" = 1'-0"



**01** EXTERIOR ELEVATION: FRONT FACADE  
SCALE: 3/16" = 1'-0"

NOTES  
1. MOBILITY IMPAIRED ACCESSIBLE UNIT: 2A  
2. HEARING AND VISUALLY IMPAIRED ACCESSIBLE UNIT: 4B

KEY  
--- 2-HR RATED PARTITION  
--- 1-HR RATED PARTITION

EAST VILLAGE HOUSING: EAST 12TH ST  
535 East 12th Street  
New York, NY 10009

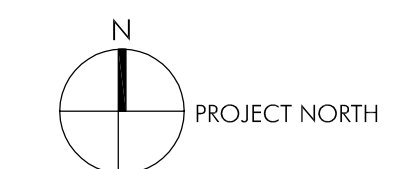
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212.986.3700

SCHEMATIC PLANS FOR OWNER REVIEW  
PROJECT:  
EAST VILLAGE HOUSING  
535 East 12th Street  
New York, NY 10009



DRAWING TITLE:  
EXTERIOR ELEVATIONS

SEAL & SIGNATURE  
DATE: 26 OCTOBER 2017  
PROJECT No.: 1711  
DRAWING BY: AL  
CHK BY: NV  
DWG No.:

**A-300.00**